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RESIDENTIAL PROPERTY INSPECTION

5772 N White Sands Rd
Reno, NV 89511

Ken and Divinia Goegeline

10/12/2026



Inspector
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Inspection Report for Ken and Divinia Goegeline

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1: INSPECTION INFORMATION

Information

In Attendance
Inspector Only

Occupancy
Vacant

Type of Building
Single-Family

Structure Compass Orientation
East

Construction Year (From Online Sources)
2000

Square Footage (From Online Sources)
2540

Number of Levels
Single Story

Weather Conditions
Clear, 40-50°F

Precipitation in the Last 48 hrs?
Yes

Ground Condition
Dry

Important Information/Limitations: Square Footage, Year Built, Outline, Orientation

The square footage and year built stated in this report, as well as the structure outline sketch are based upon online data and may not be verified.
The orientation as stated is of the predominant face of the structure and may not be that side facing the street.

Important Information/Limitations: Irrigation Not Inspected

EXCL - The testing of irrigation/sprinkler systems is beyond the scope of a home inspection. Any such systems or components were not inspected and are excluded from this inspection.

Important Information/Limitations: Drainage Systems

EXCL - There may be underground drains, irrigation ditches or other drainage features on or near the property whose evaluation is outside the scope of this inspection and would require a qualified specialist.

Important Information/Limitations: Systems Outside of Scope

Security Systems, Sound Systems, Roof and Gutter Ice Melt Systems

EXCL - This building/property may contain one or more of the above systems, which are outside the scope of this inspection.

Important Information/Limitations: Inspection Overview

Eagle Rock Inspections strives to perform all inspections in compliance with the Standards of Practice. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure located at 5772 N White Sands Rd, Reno, NV 89511, for the Client Ken and Divinia Goegeline, as designated in these Nevada Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive nor quantitative.**

There may be comments made in this report that exceed the required reporting standards; these comments are made as a courtesy, to give you as much information as possible about the structure. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe, in my professional judgment. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople,** to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions or determine if latent or concealed defects exist. The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. The limit

of liability of the Inspection Company and its employees, officers, etc., does not extend beyond the time that the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice and the Inspection Agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** It should be used alongside quotes and advice from the tradespeople recommended in this report, to understand the condition of the structure better and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. Home Warranties are recommended as they may cover future repairs on major items and components of the home. Your Realtor can advise you of companies that offer them.

HOME INSURANCE COVERAGE/CANCELLATION/DECLINATION - Home insurance companies may refuse coverage or cancel current policies, based upon conditions such as outdated electrical panels, outdated (or non-permitted) roofing, or other factors. A structural inspection identifies the current state of the structure and components at the time of the inspection. It is not possible to presume what an insurer may or may not glean about the structure and it is beyond the scope of this inspection to advise the client about these potential pitfalls. If this is a concern, it is recommended to consult with your insurer/potential insurer to determine these situations. In addition, insurers may require this report be provided to them and the report stands as written, no matter the end use, and shall not be modified for a particular viewer.

The scope of structural inspections performed by Eagle Rock Inspections is based on standards established by the State of Nevada, and set forth in Nevada Administrative Code 645D and Nevada Revised Statutes 645D. Full text of these documents may be viewed online at
http://www.leg.state.nv.us/nac/nac-645d.html#NAC645DSec480
https://www.leg.state.nv.us/nrs/nrs-645d.html

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Important Information/Limitations: Items Not Inspected and Other Limitations

EXCL - ITEMS NOT INSPECTED: Per the standards of practice, there are items that are not inspected/included in a home inspection, such as, but not limited to, fences and gates, pools and spas, outbuildings or any other detached structure, gas furnace heat exchangers, central vacuum systems, water softeners, window coverings, personal property (refrigerators, washers/dryers, portable heaters/coolers, window heaters/coolers), low voltage systems (alarm and intercom systems, security systems, video systems, sound systems, USB power outlets), and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not required to be operated under any circumstances. Also, any component or appliance that is unplugged or "shut off" is not required to be turned on or connected for evaluation. I don't know why a component may be shut down and could be liable for damages that may result from activating said components/appliances.

Also not reported on are: the causes of the defect; the methods, materials, and costs of corrections; recalled appliances, items, and/or components; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; proper permitting; the market value of the property or its marketability; the advisability or inadvisability of purchase of the property; the insurability of the structure or any of its items or components; any component or system that was not observed; calculation of the strength, adequacy, design, or efficiency of any system or component. We are not required to enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; operate any system or component that is shut down or otherwise inoperable; operate any system or component that does not respond to normal operating controls; disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as but not limited to: asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Important Information/Limitations: Recommended Contractors & Professionals Information

It is HIGHLY recommended that licensed/insured professionals are used for repairs, replacements, or further evaluations of defects referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes.

The term **"Qualified Professional"** or **"Qualified Person"** in this report relates to an individual, company, or contractor who is either **licensed or certified** in the field of concern. The term **"evaluation"** may be used in conjunction with repairs to be performed by contractors or other licensed professionals, as they may discover additional problems due to their repairs being invasive and they are specialists in their respective fields. This differs from the term **"Full Evaluation"**, as a full evaluation is a recommendation for the referenced contractor/professional to fully look over all components, parts, and pieces of a component, system, or area. *Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern.*

Important Information/Limitations: Causes of Damage/Methods of Repair

Any suggested causes of damage or defects and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion, only from the standpoint of a visual inspection, and should not be wholly relied upon. **Contractors or other licensed professionals will have the final determination on the causes of damage and/or defects and the best methods of repairs** due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Important Information/Limitations: Specialty Tools Information

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

Important Information/Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible. These conditions or damage are excluded from this inspection.**

QUALITATIVE vs. QUANTITATIVE - A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted qualitatively, such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given. The repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - We inspect homes to today's safety and building standards, therefore some recommendations made in this report may not have been required when the home was constructed and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the home's occupants. Therefore, **any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and longevity of the home's items and components.** Although I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector.

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by The Standards of Practice. These photos are for **informational purposes only and do not attempt to show every instance or occurrence of a defect.**

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, don't hesitate to contact me for clarification.

Please acknowledge once you have completed reading this report. At that time, I will be happy to answer any questions you may have or provide clarification. Non-acknowledgment implies that you understood all information contained in this report.

Important Information/Limitations: Comment Key - Definitions

This report places defects or concerns into three categories: **Significant/Major Defects**, **Moderate Defects**, and **Minor Defects/Maintenance Items/FYI**.
Significant Defects - Items or components that were not functional represent a serious safety concern and/or may require a major expense to correct/replace. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **before the end of your contingency period.**
Moderate Defects - Items or components that were found to include a safety hazard or a functional or installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be

impaired, not ideal, and/or the defect may lead to further problems (***most defects will fall into this categorization***). Repairs or replacement is recommended for items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect before the end of your contingency period. Items categorized in this manner typically require repairs from a Qualified Contractor or Handyman **and are not considered routine maintenance or DIY repairs.**
Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality and/or items found to be in need of recurring or basic general maintenance. ***This categorization will also include observations, recommended upgrades to items, areas, or components,*** These categorizations are based on my professional judgment and experience, based on what I observed at the time of inspection. These categorizations should not be construed to mean that items designated as "**Minor defects**" or "**Moderate Defects**" do not need repairs or replacement. **The recommendations made in each comment are more important than the categorization**. Due to your perception, opinions, or personal experience, you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the comment's text pertaining to each defect that is paramount, not its categorical placement. Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as **Minor** to turn **Moderate** and **Moderate** items into **Significant**.
Other designations include:
SFTY: Safety Concern - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a qualified professional.
AGED: AGED - The item, system, or component was nearing, at, or past the end of its typical service life but may have been still functional to some degree at the time of inspection. Although aged components are not a deficiency in and of themselves, major repairs or replacements should be anticipated and planned for on any items that are designated as being at or past the end of their typical life. Depending on the item, these repair or replacement costs can represent a major expense, i.e., HVAC Systems, Water Heaters, Plumbing pipes, Aged wiring, electrical panels, etc.
LMT: Limitation - The item, system, area, or component contained inspection limitations, which may include, but are not limited to: visibility limitations, accessibility limitations, items being shut off, etc. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.
EXCL: Excluded - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible or visible, and/or for other reasons. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

2: UTILITY SHUTOFF LOCATIONS

Information

Electrical Service Disconnect Location

South Side of Structure





Electrical Service Disconnect Information

The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.

Water: **Water Shutoff Valve Location**

North Corner of Front Yard



Water: **Water Shutoff Valve Information**

The pictured water shutoff valve will shut off the water supply in the home in the case of an emergency, or for servicing.

Gas/LP: **Main Gas Shutoff Valve Location**

South Side of Structure



Gas/LP: **Gas Shutoff Valve Information**

The pictured main gas shutoff valve will shut off the gas supply to the home in the case of an emergency, or for servicing.

3: GROUNDS & APPURTENANCES

Information

Driveway and Walkway Condition: **Driveway/Walkway Information**

The driveway(s) and walkway(s) (as applicable) were inspected to determine their effect on the structure, only. Any visible deficiencies that may be present will also be reported on, such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy. They may not be an all-inclusive listing, as the Standards of Practice only require that driveway(s) and walkway(s) be reported on with their respective effect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Grading/Lot Drainage: **Grading/Drainage Overview**

The grounds in contact with the structure were inspected to determine that they were sloped to allow rainwater to drain away from the structure adequately. The soil is recommended to slope away from the foundation, with a 6-inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or

drains should be used as needed to properly divert and/or manage rainwater runoff. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (as applicable). No significant grading deficiencies were present at the time of inspection unless otherwise noted in this report.

4: ROOF & RELATED COMPONENTS

Information

General Info: **Roof Covering Material**

Concrete Tile

General Info: **Roof Limitations**

LMT - The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Inspection Method: **Walked The Roof**

The roof cover and its components were evaluated by walking the accessible areas of its surface.

Concrete Tile: **Concrete Tile Roof Cover**

This structure has a concrete tile roof covering. Small chips and broken tile corners that do not extend beyond the headlap of the tile below may not be noted, as these conditions generally do not significantly affect the roof's water-shedding function or expose the underlying roof membrane. Some degree of surface irregularity is common with concrete tile roofing and may not be reported unless considered functionally significant. No significant visible deficiencies were observed at the time of inspection unless otherwise noted in this report.

Recommendations

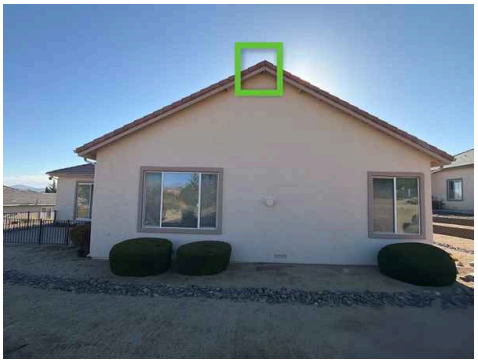
4.5.1 Concrete Tile

Minor Defect, Maintenance Item, or FYI Item

BROKEN RAKE TILES

REAR/WEST SIDE OF ROOF

There was one or more rake tiles with a broken side. This is primarily cosmetic, but you may choose to have it repaired.





5: EXTERIOR WALLS & COMPONENTS

Information

Walls/Cladding: Cladding Material

Stucco, Stone Veneer

Walls/Cladding: Wall Construction Type

Wood Framed

Walls/Cladding: Wall and Cladding Information

The walls and wall cladding were inspected, looking for significant damage, proper flashings, potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Windows: General Comments

A representative number of accessible windows are evaluated to gain an overall impression of their condition. Window coverings and personal belongings can prevent access to windows and are not moved for this inspection. Evaluated dual glazed windows are visually assessed for compromised thermal seals, which can cause fogging between window panes, but as changing lighting, weather and temperature can cause these conditions to disappear, it is often not possible to identify failed thermal seals. Inspectors will not clean windows in an attempt to identify failed seals. Failed thermal seals with minimal effect are not considered a material defect and may not be reported. If failed seals are suspected, the client should obtain the expertise of a window contractor.

Windows: Dual-Glazed Vinyl-Framed

Dual-glazed vinyl-framed units were observed.

Windows: Dirty Windows

LMT - Many of the windows were dirty, which affects the ability to evaluate their condition. As identification of dual pane seal failures is often difficult with dirty windows and faulty windows may exist, a window repair or replacement contractor should evaluate all windows in the structure to identify any and all faults and recommend repair or replacement options.

Windows: Window Coating/Tint

There were windows that appeared to have coatings and/or tint. The windows were difficult to determine if the dual pane seal had failed.

Recommendations

5.4.1 Stucco/EIFS

Minor Defect, Maintenance Item, or FYI Item

STUCCO - TYPICAL CRACKS

There were typical minor cracks in the stucco wall covered in a few areas, including at the corners and plant-ons of windows and doors. There are typical minor gaps around some of the windows and doors as well that do not necessarily indicate a structural problem. All of the cracks and gaps should be monitored and sealed as it becomes needed to prevent moisture penetration and possible stucco damage.





5.13.1 Windows

Marginal Defect

TRACKS - CLEAN AND LUBRICATE

Some of the windows were difficult to slide, which could result in damage to the sash. These should be cleaned and/or properly lubricated, per the manufacturer's instructions, to operate more smoothly.

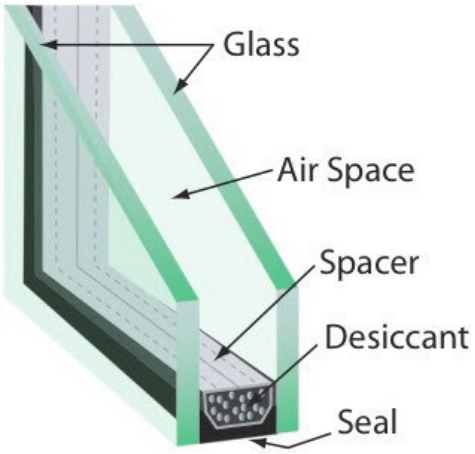
5.13.2 Windows

Marginal Defect

GLASS - DUAL PANE SEAL FAILURE

SOUTHWEST BEDROOM

Seal failure was observed or suspected at referenced window(s), typically indicated by condensation or dust between panes, rainbow or shine, or visible separation of the glazing seal. This allows moisture infiltration between the glass layers, reducing insulation effectiveness and potentially leading to interior fogging or water damage over time. As identification of these seal failures is often difficult and inspections are limited to a representative number of accessible windows, additional faulty windows may exist. A window repair or replacement contractor should evaluate all windows in the structure to identify all faults and recommend repair or replacement options.





This window is in the process of being replaced.

5.13.3 Windows

Minor Defect, Maintenance Item, or FYI Item

SNAP-IN BEAD

FRONT OF STRUCTURE

Snap-in vinyl glazing bead was damaged or displaced at the referenced windows. Although this is largely trim for appearances, consider replacement.





5.15.1 Exterior Doors

Minor Defect, Maintenance Item, or FYI Item

HARDWARE - DEADBOLT DIFFICULT TO ENGAGE

GARAGE SIDE DOOR

The deadbolt on the referenced door was difficult to engage. Adjustments or repairs as needed to achieve smooth operation of the deadbolt is recommended to be performed by a qualified person.

6: INTERIOR AREAS AND ITEMS

Information

General Info: Cosmetic Defects

LMT - Cosmetic defects, damage, wear and tear, and/or other aesthetic concerns may have been present in this structure. This can include scuffs, small holes, stains, cracks, displacement, dents and dings, and other forms of damage to the home's materials, including but not limited to the wall and ceiling surfaces, floor coverings, trimwork, cabinetry, and/or other building materials.

If these items are of concern, appropriate tradespeople should be contacted for repairs as needed. Cosmetic deficiencies and wear and tear concerns are not included in a home inspection. If any reference(s) are present, these should be viewed as a courtesy and not a listing of every occurrence present.

Wall & Ceiling Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. Note that cracks, staining and other such items may be noted in the WMC or CSM sections near the end of this report.

Floor Condition: Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Recommendations

6.4.1 Interior Doors

Minor Defect, Maintenance Item, or FYI Item

OPERATION - NOT LATCHING PROPERLY

SOUTH BEDROOM

The referenced door(s) were not latching properly. Adjustments or modifications made as needed for proper operation is recommended to be conducted by a qualified person.

6.4.2 Interior Doors

Minor Defect, Maintenance Item, or FYI Item

OPERATION - DOOR BINDING

SOUTHWEST HALLWAY BATHROOM

The door was binding/rubbing on the jamb. Adjustments or modifications are recommended to be performed as needed for proper operation, by a qualified person.

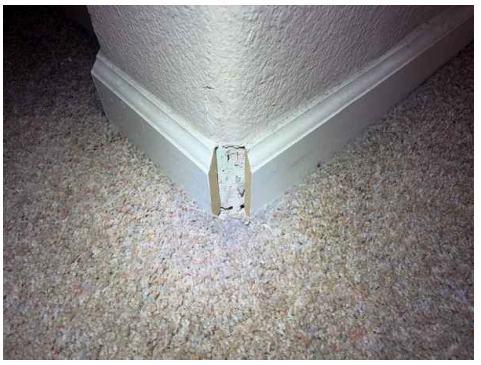
6.6.1 Wall & Ceiling Surfaces

Minor Defect, Maintenance Item, or FYI Item

BASEBOARD - MISSING COMPONENTS

FAMILY ROOM

There were missing components or incomplete installations of baseboard in the referenced area(s) of the home. Repairs to finish the baseboards is recommended to be performed by a qualified professional.



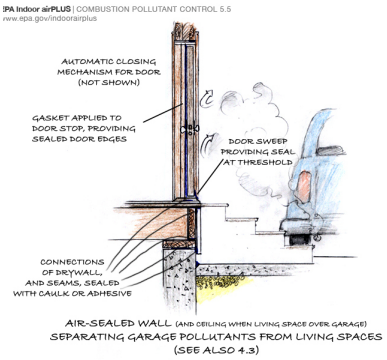
This Baseboard has been repaired. See B&A Handyman Invoice #209

7: GARAGE

Information

Garage Separation: Garage Area to Living Space Separation Information

SFTY - Current building standards for homes require "garage to living space separation". This separation helps to slow a garage-oriented fire and to help prevent carbon monoxide gases and other garage fumes from entering living areas. This is achieved by the installation of a fire-rated door between the garage and living areas, with proper weatherstripping, to prevent fumes leaking in. The walls and the ceiling (if living areas are overhead) require the installation of appropriate drywall or other materials to slow fire spread. No protrusions should be present on the area's walls and/or ceiling unless properly sealed with an approved fire-rated foam or sealant. The house should not be at a lower pressure than the garage (to prevent fumes from being drawn inside), which can result from exhaust fans, fireplaces/stoves, dryers and natural draft heating units and water heaters. **These items are recommended to be upgraded for safety if not present,** and a qualified contractor can be consulted for more information.



Garage Separation Door

Garage Door Openers: Resistance Not Tested

EXCL - The "Resistance" test of the garage door opener(s) was not conducted due to the possibility of damaging the door and/or the opener, should the resistance feature not function properly, and this functionality is excluded from this inspection. Garage doors contain two safety measures to prevent someone from being injured or pinned by a closing garage door. Photoelectric eyes and the ability to auto-reverse if the door meets resistance or a solid object. I recommend testing this feature for functionality once taking ownership of the home. The test can be conducted by placing a 2" X 4" laid on the ground underneath the door. When the door is closed, it should contact the 2" X 4" and auto-reverse. If it does not, adjustments to the "force close" setting on the opener may need to be made, and/or a garage door contractor should evaluate.

Garage Door Openers: Not Tested - Traveler Not Connected
Small Garage Door

EXCL - The pull rope for the garage door traveler was pulled at some time prior to the inspection, preventing the operation of the garage door. Travelers are not reconnected as I don't know why it was pulled and what repercussions could result from operation. The functionality of the door opener is excluded from this inspection.

Recommendations

7.2.1 Garage Separation

SEPARATION DOOR - AUTO CLOSURE NOT LATCHING DOOR

Marginal Defect

The automatic closure device did not fully close and latch the door properly. Separation doors should self-close, in order to maintain the barrier between the garage and living space, reducing the spread of fire and hazardous gasses and fumes. Repairs are recommended to be performed as needed for proper operation of the auto closure function by a qualified professional, allowing the door to fully latch.

7.2.2 Garage Separation

SEPARATION DOOR - 20 MINUTE FIRE RATED DESIGNATION MISSING

Marginal Defect

The garage entry door did not have a tag on it to indicate that it was acceptable for use in a fire separation boundary. Typical standards require that all fire door openings are required to have a fire rated certification label clearly visible and these labels should not be removed or painted over during the life of the structure.

8: KITCHEN

Information

General Info: Kitchen Info

Inspection of kitchens includes operation and assessment of all plumbing fixtures. Ovens, stoves, range hoods, disposals and dishwashers are operated and assessed to determine that they respond to controls, but are not evaluated for performance. Microwave ovens are not fully operated or evaluated. We do not inspect the following items: free-standing or portable appliances, refrigerators, timers, clocks, thermostats, the self-cleaning capacity of ovens, built-in toasters, coffee-makers, can-openers, blenders, barbecues, grills, rotisseries, instant hot-water dispensers, steam ovens, water-purifiers, water softeners or filters.

Walls and floors around plumbing fixtures are subject to moisture exposure, and although significant visible moisture damage will be reported, covered floor and wall surfaces can prevent complete evaluation. Moisture damage may exist areas that are not visible and therefore not within the scope of this inspection. Note that cracks, staining and other such items may be noted in the WMC or CSM sections near the end of this report.

Refrigerator: Freestanding Refrigerators Not Inspected

EXCL - Freestanding refrigerators are not inspected during a Home Inspection as they are considered transient, "unattached" items or personal property. They are also not moved to look at the condition of the floor under them or the cabinetry or wall around them. Therefore their water line and power receptacle are not visible and are excluded from this inspection. If the refrigerator is of concern, you are recommended to have an evaluation performed by an appliance repair company or other qualified professional before closing.

Recommendations

8.3.1 Sink(s)

Marginal Defect

SEALANT - GAPS PRESENT

Gaps were present where the sink transitions to the countertop. I recommend sealing around the sink as needed to prevent water / moisture infiltration.





8.3.2 Sink(s)

Marginal Defect

VALVES - HOT/COLD REVERSED SIDE HANDLE

The kitchen sink faucet control moved toward the user provided hot water. Although the faucet may be marked, many people feel that children are inclined to pull the handle toward them and, thus, cold should be toward. As there does not seem to be code or consensus, it is your decision, but all faucets in a home should be the same.

9: BATHROOM(S)

Information

General Info: Tub and Shower Drain Information

LMT - Water was run through the drains of tubs and showers for an extended period, and the areas under these drains (if applicable) were then inspected, looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.
What can't be replicated are the effects of weight applied to these drains. When showering or bathing, the forces from weight can put strain on gaskets or joints on the drain pipes, which can possibly result in leaking. This can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

General Info: Tub and Sink Overflow Limitations

LMT - Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumbing contractor could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be watertight.

General Info: Bathrooms - General Caulking

Areas around water, such as caulk and grout joints at sink and counter tops, toilet areas, bathtubs and showers, as well as tiles at the kitchen and bathroom floors all require regular maintenance to maintain their ability to contain or deflect water. We encourage regular inspections of these areas to identify leak vulnerable areas. Making regular repairs will help prevent water damage to the walls, floors and their respective substrates.

Bathtub(s): Jetted Tub Information

Master Bathroom

The jetted tub was inspected by filling the tub with water to a level above the ports, and then initiating the motor to check that the motor was functional. The tub was then drained to check for leaks and/or damage or cracking in the tub. No significant deficiencies or leaks were observed at visible portions, at the time of inspection, unless otherwise noted in this report.



Bathtub(s): Jetted Tub Access Panel Sealed

EXCL - The access panel for the jetted tub was sealed or grouted to the wall and was not removed. This is considered not readily openable. The components located behind this panel are excluded from this inspection.

Recommendations

9.2.1 Toilet(s)

Marginal Defect

FLUSH LEVER - HAS TO BE HELD DOWN

MASTER BATHROOM

The toilet handle had to be held down for the toilet to flush properly. The toilet fill valve or stopper chain may need adjustment or replacement to function properly. Repairs are recommended to be conducted as needed by a licensed plumbing contractor or other qualified person for proper operation.

9.3.1 Sink(s)

Minor Defect, Maintenance Item, or FYI Item

POP-UP - NOT FUNCTIONING PROPERLY

MASTER BATHROOM RIGHT SINK

The pop-up stopper was not functioning properly on the referenced sink(s), this could include difficult to operate, not being connected properly, not sealing, or other defects. Repairs are recommended to be performed as needed by a qualified person for proper operation.

9.6.1 Shower(s)

Marginal Defect

SHOWER HEAD - LEAKING

MASTER BATHROOM

The referenced shower head was leaking at the fitting or at its housing, while in operation. Repairs or replacement of the shower head as needed for proper operation is recommended to be conducted by a qualified person.



9.6.2 Shower(s)

Marginal Defect

DIVERTER - NOT ENGAGING FULLY

SOUTHEAST HALLWAY BATHROOM

The shower diverter was not engaging fully, preventing full water flow from the showerhead. Repairs are recommended to be performed by a licensed plumbing contractor as needed for proper operation.

9.9.1 Ventilation

Marginal Defect

VENTILATION FAN - IRREGULAR NOISE

SOUTHWEST HALLWAY BATHROOM

An irregular noise was produced from the exhaust fan. This may be from loose components, an object impeding the fan, or an indicator that the fan is nearing end of its useful life. An evaluation and repairs or replacement made as needed is recommended to be conducted by a licensed electrician.

10: LAUNDRY

Information

General Info: Laundry Area Info

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. It is not possible to completely assess the condition of the supply and drain pipes for washing machines.

General Info: Washer/Dryer Present

LMT - A washer and/or dryer was present. This washer and dryer may block the accessibility of electrical receptacles and plumbing components, as well as wall and floor surfaces. The inspection of the laundry area is limited to visual portions

only, as the washer and/or dryer are not moved for accessibility. Washers and dryers are also not tested for functionality.

Recommendations

10.5.1 Exhaust Fan

Marginal Defect

VENTILATION FAN - IRREGULAR NOISE

An irregular noise was produced from the exhaust fan. This may be from loose components, an object impeding the fan, or an indicator that the fan is nearing end of its useful life. An evaluation and repairs or replacement made as needed is recommended to be conducted by a licensed electrician.

11: PLUMBING

Information

General Info: Water Distribution Pipe Material (Visible Portions)
Copper

General Info: DWV Pipe Material Type (Visible Portions)
ABS

General Info: Shutoff Valves Operation

EXCL - Structures contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur once operated.

Plumbing Leaks Information: Plumbing Leaks Overview

The visible and accessible components of the plumbing system were inspected for leaks. If not otherwise noted in this report, no leaks were present at the time of inspection. Evidence of prior leaks, with no current indication will only be noted, if deemed essential.

Water Supply: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected, looking for leaks or other significant defects. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Water Supply: Portions Not Visible - Wrapped With Pipe Insulation

LMT - Most sections of the water distribution pipes were wrapped with pipe insulation and were not visible for evaluation.

Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected, looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around $250.00 but can save thousands if a problem is found.

Functional Flow: Flow Information

Water was run from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.

Functional Drainage: Drainage Information

Water was run through all drains in the structure for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. ***Lived-in conditions can not be adequately replicated during an inspection and I have no control over future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).***

Recommendations

11.2.1 Plumbing Leaks Information

Marginal Defect

FAUCET MIXING VALVE - LEAK

SOUTHWEST HALLWAY BATHROOM TUB

A water leak was present from the faucet mixing valve. Repairs are recommended to be performed as needed by a licensed plumbing contractor to rectify the leak.

This has been repaired. See B&A Handyman Invoice #208



11.2.2 Plumbing Leaks Information

Significant Defect

SHUT OFF VALVE(S) - LEAK

LAUNDRY ROOM SINK COLD SUPPLY

A leak was present from the refernced shut-off valve area. Repairs are recommended to be performed as needed to rectify the leak by a licensed plumbing contractor.

This has been repaired. See B&A Handyman Invoice #208



11.8.1 Gas Pipes

Marginal Defect

CAP - LAUNDRY

The gas line in the laundry area should be capped with a brass cap, if not in use, to help prevent the accidental release of fuel gas

This has been repaired. See B&A Handyman Invoice #208



12: WATER HEATER

Information

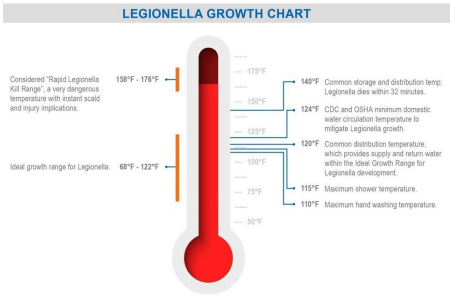
General Information: Water Heater Information

The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and that it produced heated water at the time of inspection. Information such as year of manufacture and capacity is based upon the label. No reportable deficiencies were visibly present with the unit unless otherwise noted in this report.

General Information: Water Temp Information

The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water at faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria.



General Information: Water Heater Location

Garage



General Information: Energy Source

Gas

General Information: Capacity

Undetermined

General Information: Manufacture Year

Undetermined

The typical life expectancy of a water heater is 13-15 years.

General Information: General Comments

All water heaters must be equipped with a temperature pressure relief valve (TPR), discharge pipe, and safety strapping. Current installations may require devices not standard in older installations, including expansion tanks. The absence of these types of items may not be reported unless considered to be functionally significant or a safety concern, as old installations are not required to be updated to new codes. It is not possible to visually evaluate the function of circulation pumps.

General Information: Wrapped in Insulation

LMT - The water heater enclosure was wrapped with insulation and was not fully visible for evaluation. This insulation may obscure visibility of the data tag containing the capacity and year of manufacture, and visibility of the condition of the unit itself. Due to the insulation the inspection of the water heater is limited to functionality only.

General Information: Recirculation Pump Information

LMT - A recirculation pump was present at the water heater area. These systems/pumps reduce the time it takes for hot water to be produced at faucets throughout the home. The inspection of these pumps is limited to their functionality of producing hot water at faucets throughout the home in a reasonable amount of time.



Water Pipes: **Wrapped With Pipe Insulation**

LMT - The water pipes were wrapped with pipe insulation at the time of inspection and were not fully visible for evaluation. No deficiencies were observed at visual portions unless otherwise noted in this report.

TPR Valve: **TPR Valve Information**

LMT - The water heater was inspected for the presence of a TPR valve. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches an internal pressure over 150psi or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

TPRV Discharge Pipe: **Discharge Pipe Information**

The water heater was inspected for the presence of a TPR valve discharge pipe. No deficiencies were observed unless otherwise noted in this report.

Seismic Strapping: **Seismic Strapping - Present**

There are appropriate seismic straps installed at the upper and lower thirds of the tank, which appear functional.

Recommendations

12.1.1 General Information

Minor Defect, Maintenance Item, or FYI Item

DRAIN PAN - DRAIN PIPE MISSING

The drain for the catch pan beneath the water heater was not plumbed to drain away and should drain to a conspicuous exterior location or to a garage floor. An alternative, which may not preclude water overflow, is to install a water sensor alarm in the pan that alerts to water leaks.



13: ELECTRICAL

Information

Service Disconnect and Sizing:

Service Disconnect Amperage

200amps 120/240VAC

Service Disconnect and Sizing: Service Amperage

The potential service amperage to the structure is not determined as part of this inspection. This requires electrician and, likely, utility evaluation of the utility's service entrance and the structure's service wiring to the meter and panel. If it is desired to upgrade to a larger service, consult with a licensed electrical contractor.

Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Location

South Side of Structure





Service Equipment/Electrical Panel: Circuit Protection Type

Circuit Breakers

Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Branch Wiring : Visible Branch Wiring Type

NM Sheathed Cable ("Romex")

Branch Wiring : Branch Wiring Information

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Breakers: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Breakers: Breakers in Off Position

0

Switches & Light Fixtures: Lights Not Tested

EXCL - Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in this inspection, and were not tested for functionality. These items are excluded from this inspection.

Ceiling Fans: Ceiling Fan Not Tested - No Remote

Southeast Bedroom

LMT - There were ceiling fans in the home which were controlled by a remote, and the referenced remotes were not found to test the functionality of the fans. I recommend confirming proper operation prior to closing.

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI or GFI) protection is a safety feature provided by certain receptacles and circuit breakers. A GFCI monitors the current flowing through a circuit and quickly disconnects power when it detects an imbalance between the current leaving and returning through the intended circuit conductors. Such an imbalance may indicate that current is flowing through an unintended path, potentially including a person, creating an electrical shock hazard.

GFCI protection is generally required or recommended in locations where an increased risk of electrical shock may exist, including bathrooms, kitchens, exterior areas, garages, laundry areas, basements, and crawl spaces. More recent electrical codes have expanded GFCI requirements to include additional circuits and equipment, including certain exterior equipment such as air-conditioning systems.

Although GFCI protection may not have been required in some or all of these locations when the structure was built, upgrading to current safety standards is recommended and is typically relatively inexpensive. A single GFCI receptacle can also provide protection for additional standard receptacles downstream on the same circuit when they are properly connected to the load side of the GFCI device.

GFCI Protection: GFCI Testing Limitations

LMT - GFCI protection is only tested if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing GFCI protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester.

When test and reset buttons are not located on each receptacle, testing them by tripping them with a polarity tester may trip a downstream receptacle that was not visible, accessible, and/or blocked by personal belongings, rendering the tripped receptacles unpowered. Therefore an exhaustive evaluation of GFCI protected areas is excluded from this inspection. I recommend confirming GFCI protection at all recommended areas at some point after personal belongings have been removed or after taking ownership of the structure. If you are not comfortable doing this, a licensed electrician should be hired to perform this service.

AFCI Protection: AFCI General Information

Arc-fault circuit-interrupter (AFCI) protection is a safety feature typically provided by specific circuit breakers that monitor electrical circuits for abnormal arcing. Electrical arcing can result from damaged wiring, loose connections, deteriorated insulation, damaged cords, or other electrical faults and can generate enough heat to start a fire without tripping a conventional circuit breaker.

AFCI protection is recommended for many circuits supplying living areas of a residence, including bedrooms, living rooms, dining rooms, kitchens, laundry areas, hallways, and similar areas. Standards for AFCI protection have expanded considerably over the years, and older homes commonly have little or no AFCI protection. Although AFCI protection may not have been recommended when a structure was built, upgrading appropriate circuits with AFCI protection to today's standards, as is feasible, is recommended as a fire-safety improvement.

Retrofitting AFCI protection may not be as simple or inexpensive as replacing existing circuit breakers. Wiring configurations, including those with shared neutrals and other conditions, may require compatible AFCI devices, circuit modifications, extensive troubleshooting, or wiring modification/replacement. Evaluation by a qualified electrical contractor is recommended to determine the appropriate method and extent of AFCI protection that can reasonably be provided. A balance between safety improvement and cost may need to be weighed.

AFCI devices should be periodically tested using their TEST buttons to confirm proper operation. Manufacturers commonly recommend testing AFCIs monthly. Recognizing that circuits may supply computers or other devices that should not lose power, if possible, consider testing immediately after a power outage is restored, prior to powering those devices, again. If an AFCI does not trip when its TEST button is operated, evaluation by a qualified electrical contractor is recommended.

AFCI Protection: AFCI Breakers

Present

No

Recommendations

13.8.1 Receptacles

Marginal Defect

RECEPTACLE(S) - NOT FUNCTIONAL

BACK YARD

There were receptacle(s) present in the referenced area(s) that were not functional at the time of inspection. These may be associated with a "tripped" GFCI receptacle or an unfound switch, if so the tripped receptacle or switch was not found. Repairs or replacement as needed for proper operation is recommended to be performed by a licensed electrician.



13.9.1 Switches & Light Fixtures

Marginal Defect

LIGHT FIXTURE(S) - NOT SECURED (EXTERIOR)

FRONT COACH LIGHTS

There were exterior light(s) present that were not secured properly, with gaps behind that may allow water intrusion. Repairs are recommended to be performed as needed to properly secure the fixture(s) by a licensed electrician or other qualified person.





13.10.1 Ceiling Fans

Minor Defect, Maintenance Item, or FYI Item

FAN - NOT FUNCTIONAL

MASTER BEDROOM

The referenced ceiling fan did not respond to switches and remote controls. I recommend consulting with the sellers as to its operation, and if they have no information, repairs or replacement as needed for proper operation is recommended to be performed by a licensed electrician.

13.12.1 AFCI Protection

Minor Defect, Maintenance Item, or FYI Item

AFCI DEFICIENCY - PRE-ERA

SFTY - Arc-fault circuit-interrupter (AFCI) protection was observed to be missing or more limited and less than recommended by current standards. AFCI protection may not have been generally required when this home was constructed; however, current standards recommend AFCI protection for many branch circuits. AFCIs are intended to reduce the risk of electrical fires by detecting certain hazardous arcing conditions that conventional circuit breakers may not detect, including faults in structure wiring (such as wiring within walls) and connected equipment (such as damaged or frayed cords).

Upgrading the electrical system to provide AFCI protection to today's standards, as is feasible, is recommended as a safety improvement. Retrofitting AFCI protection may not be as simple or inexpensive as replacing existing circuit breakers. Wiring configurations, including those with shared neutrals and other conditions, may require compatible AFCI devices, circuit modifications, extensive troubleshooting, or wiring modification/replacement. Evaluation by a qualified electrical contractor is recommended to determine the appropriate method and extent of AFCI protection that can reasonably be provided. A balance between safety improvement and cost may need to be weighed.

14: HEATING, COOLING & VENTILATION

Information

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels intended for normal service. An HVAC contractor should be consulted if a more thorough inspection is desired.

General Info: Split System HVAC Present

This home contained a split system for heating and cooling which typically consists of four main parts:

- An Exterior unit (AC Condenser Unit or Heat Pump)
- An Interior unit (Gas Furnace or Air Handler)
- One or more Thermostats
- Interior ductwork to distribute conditioned air throughout the home

Conditioned Space Ventilation: Ventilation and Depressurization

Ventilation systems, including exhaust-only systems (kitchen, bathroom and laundry fans) and improperly balanced ERVs and HRVs, can depressurize a structure, expelling more air, to the outside, than is brought inside. Large range hood fans, clothes dryers, central vacuums, furnaces, water heaters, and fireplaces also contribute to depressurization if makeup air is not provided. Wind and stack effect pressure can also contribute to depressurization.

Depressurization can contribute to indoor air quality issues and resulting health effects as follows:

- Depressurization has the potential to bring in fumes and contaminants from basements, crawlspaces, attics, or attached dwelling units. Connecting walls and doors to these areas should be well sealed (sealing, in the case of doors), to prevent this ingress.
- In a structure with an attached garage, depressurization could pull garage air into the living space, including carbon monoxide and fumes from hazardous items stored there. The entry door should have be self-closing and should be fully weatherstripped with a sealing threshold. The wall separating the living space from the garage should be completely air sealed and HVAC ducts located in the garage should be well sealed. Structure pressurization testing can be conducted to confirm the air tightness of the wall between the living space and the garage. An exhaust fan can be installed in the garage to exhaust garage air directly to the outside, and to keep the garage at negative pressure with respect to the living space.
- Depressurizing the living space can interfere with any natural-draft combustion appliances located inside the living space, such as furnace and water heater. A home energy rater or HVAC contractor can perform standardized test

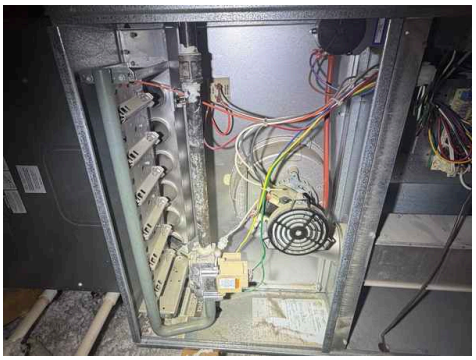
procedures to assess this issue. Best practice is to remove and replace natural-draft combustion appliances with direct-vent sealed-combustion appliances or noncombustion appliances.

- Supply and balanced systems have been found in field studies to have fouled air inlets and to provide less incoming air than planned. They have often been found to be turned off or closed by occupants. Maintenance is required to keep the intake grills and filters clean.
- Any existing ventilation system, whether exhaust fans, ERVs, HRVs, or central fan integrated supply systems, should be assessed for effectiveness and any new systems that are installed should be commissioned by a trained HVAC technician or energy rater to verify performance.

Furnaces/Interior Units: Furnace/Interior Units Locations

Attic

Furnaces and air handlers are listed.


Furnaces/Interior Units: Interior Unit(s) Energy Source and Distribution

Gas Forced Air

Furnaces/Interior Units: Furnace/Interior Unit Manufacture Year

1999

The typical life expectancy of gas furnaces is 15-20 years.

Furnaces/Interior Units: Gas Forced Air Furnace Information

EXCL - This structure contains gas forced air furnace(s). The key to all combustion equipment is the heat exchanger. This is a welded clam-shell piece of metal inside of the furnace that contains the products of combustion so that moisture, carbon monoxide, and other products of combustion do not mix with interior air and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are buried inside of heating equipment, are not visible, and are specifically excluded from this inspection. The risk of continuing to use older gas equipment is the possibility of forming a crack in the heat exchanger and never being aware of it. I recommend that you have operable carbon monoxide alarms inside the structure, have HVAC servicing performed annually, and anticipate replacing forced air furnaces on a roughly 15-20 year schedule.

Furnaces/Interior Units: Furnace(s) Operated

The furnace responded to the thermostat and appeared to function normally, other than any defects noted.

Furnaces/Interior Units: Furnace - Maintenance

It is recommended that the furnace be serviced and/or cleaned and regularly maintained. Any available recent service records should be provided by the seller.

AC Condenser/Exterior Units: Exterior Unit Location

South Side Yard

AC Condenser/Exterior Units: Exterior Unit Energy Source & Type

Electric AC Unit

AC Condenser/Exterior Units: Exterior Unit Manufacture Year

2000

AC Condenser/Exterior Units: Condenser Unit Tonnage

5

Per the label, this is the tonnage of the condenser unit.



AC Condenser/Exterior Units: Operation - Briefly Operated

The air-conditioning responded to the thermostat but was not fully operated or evaluated because the ambient temperature was too low for safe and effective operation of the compressor and coils.

Thermostat(s): Thermostat Location(s)
Hallway

Air Filter/Return Plenum: Filter Location(s)
Dining Room, Outside of Master

Air Filter/Return Plenum: Filter Size
20 X 30, 20 X 20

Visible Ductwork: Flexible Ducting

The structure is primarily served by flexible ducting. The visible ducting was found to be serviceable, other than any defects noted.

Recommendations

14.3.1 Furnaces/Interior Units

Minor Defect, Maintenance Item, or FYI Item

FURNACE AGED

AGED - One or more furnace(s) were past the typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit(s). Depending on prior maintenance and other factors, the unit(s) could last anywhere from months to years, and the remaining life is undeterminable. ***Due to its age, servicing is recommended to be conducted by an HVAC/plumbing contractor***.

14.4.1 AC Condenser/Exterior Units

Minor Defect, Maintenance Item, or FYI Item

EXTERIOR UNIT(S) - AGED

AGED - One or more air conditioning units are nearing, at, or beyond their typical service life. Although the system may continue to operate satisfactorily, major repairs or replacement should be anticipated due to age.

The remaining service life cannot be determined during a visual home inspection. Depending on maintenance history, operating conditions, and usage, the system may continue to function for months or for many years.

Due to the age of the equipment, recommend evaluation and servicing by a licensed HVAC contractor, and budget for the likelihood of future repair or replacement.

14.3.1 and 14.4.1 have been addressed. The HVAC units were replaced on 10/29/26. See Invoice from B&B Heating and Air.

14.4.2 AC Condenser/Exterior Units

Minor Defect, Maintenance Item, or FYI Item

R-22 REFRIGERANT

One or more air conditioning condenser units are labeled for use with R-22 refrigerant, which is typical for equipment of this age. Production and import of new R-22 in the United States has been phased out, and only reclaimed or recycled supplies remain available. As a result, R-22 has become increasingly expensive and less readily available.

The system may continue to operate satisfactorily for many years if it remains leak-free. However, if a refrigerant leak or major repair requiring refrigerant replacement occurs, repairs may be costly and replacement of the air conditioning equipment may be the more practical option. Some systems can be converted to an approved alternative refrigerant, such as R-407C, R-438A, R-422D or R-427A, while others may require replacement rather than conversion.

In addition, older equipment such as this is typically less energy efficient than modern air conditioning systems, which may result in higher operating costs.

Recommend consultation with a licensed HVAC contractor regarding the condition of the system and repair or replacement options if refrigerant service becomes necessary.

14.10.1 Refrigerant Lines

Minor Defect, Maintenance Item, or FYI Item

PIPE INSULATION - MISSING/DAMAGED (EXTERIOR UNIT)

The pipe insulation was damaged or missing on the unit's suction line. Replacement of the insulation as needed is recommended by a qualified person.



14.10.2 Refrigerant Lines

Marginal Defect

IN SOIL AT EXTERIOR

Between the condenser unit and the structure, the refrigerant lines were in contact with the soil, which may result in corrosion and damage. Recommend they be raised clear of the soil, cleaned and new insulation be installed.



15: FIREPLACES

Information

Gas Fireplaces: Standing Pilot with Fan

Family Room

There is/are gas-fired fireplace(s) with a standing pilot flame ignition. Circulation fan(s) is/are installed.



Gas Fireplaces: Fan Wall Switch

The fireplace fan responded to the wall switch and appeared functional.

Gas Fireplaces: Integral Rocker Switch

The fireplace responded to the integral rocker switch and appeared to operate properly.



16: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

Inspection Method: Attic Accessibility Information & Limitations

LMT - All attics are attempted to be entered and traversed as best and safely as possible. The inspection method will be listed above, along with any safety concerns or hindrances that limited the attic's inspection. The inspection method is at my sole discretion and depends on several factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The inspection of the attic is limited to visible portions only, and any areas that were not visible are excluded from this inspection. Hidden damage is always possible, as no attic can be fully evaluated due to physical and visible obstructions such as insulation, which is not moved or disturbed for visual accessibility of any items.

Inspection Method: Inspection Method

Walked Where Possible

Inspection Method: Attic Area - Safety Concerns/Obstructions

Insulation Coverage

Inspection Method: Walked Where Possible - Insulation Obscuring Ceiling Joists/Trusses

LMT - The attic area was walked where possible, but not all areas were able to be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists. Traversing an attic with a high level of insulation is dangerous, as footing can be lost. Also, compressing or disturbing insulation by stepping on it affects its R-value and essentially "damages" it. This insulation also obscures wiring and plumbing pipes, and these items can be damaged by stepping on

them. The inspection of the attic area is limited to visual portions only. Hidden damage may exist in areas that were not visible from accessible areas.

Roof Structure/Framing: Roof Structure Type

Manufactured Trusses, OSB Sheathing





Roof Structure/Framing: Roof Structure Information

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

Insulation: Insulation Type

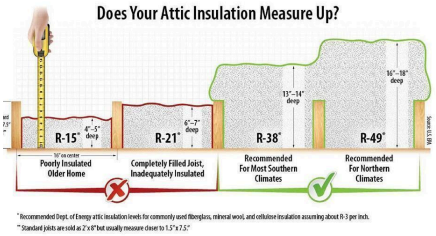
Blown-in Fiberglass

Insulation: Insulation Depth (Average)

14"+

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10-17 inches of insulation (dependent upon type) to achieve an R-38 rating. Depending on when the structure was constructed, anywhere from 6 - 14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.



Ventilation: Ventilation Types

Eave Intake Vents, Field Vents

Ventilation: Ventilation Adequate

Conditions of the accessible attic space indicate that the attic ventilation is adequate for current conditions.

Limitations

General Info/Limitations

GENERAL

Inspection of the insulation includes identification of the predominant type of insulation in use in accessible areas, and identification of areas where insulation is absent from conditioned surfaces. Insulation resistance values are approximate, and may not be accurate. Insulation values in concealed areas cannot be visually determined.

Recommendations

16.5.1 Insulation

Marginal Defect

INSULATION - DISPLACED IN AREAS

There were areas of disturbed insulation present in the attic which has resulted in less than the recommended depth being present. This affects energy efficiency. The installation of additional insulation or leveling out the current insulation is recommended to be performed by an insulation contractor.







17: FOUNDATION AREA

Information

Foundation General Information:
Foundation Type
Crawl Space

Foundation General Information:
Raised Foundation Support Structure
Pier Post and Girder



Crawl Space Inspection Method: **Crawl Space Accessibility Information & Limitations**

LMT - Crawl spaces are attempted to be entered and traversed as best and safely as I possibly can. The inspection method, along with the approximate percentages of the foundation that were both physically and visibly accessible, will be listed above, along with any safety concerns or physical obstructions that limited the area's inspection.

The inspection method is at my sole discretion and is dependent upon several factors, including, but not limited to: accessibility, height clearances, physical obstructions, moisture presence, and safety concerns. Crawl spaces can contain many potential hazards, not limited to the following.

- Hantavirus - A respiratory illness contracted from rodent feces, urine, or saliva that becomes airborne once the soil is stirred up. More info can be found at this link: https://www.cdc.gov/hantavirus/hps/transmission.html
- Current or Aged Waste Pipe Leaks - Create the possibility of wet sewage pathogens and even airborne or dust-borne dry pathogens.
- Standing Water or Wet/Damp Soil - If the crawl space has areas of puddles or standing water or the soil surface is simply wet, there is a risk of electrical shock (if wiring or electrical devices are present).
- Evidence of Possible Asbestos - This, if friable, can cause respiratory disease and be transferred from clothing to other surfaces/materials.
- Debris in the Crawl Space - This can harbor rodents, snakes, and other hazards.
- Evidence of Fungal Growth - This can also cause respiratory illness.

A great article covering these and more hazards can be found here:
https://inspectapedia.com/structure/Crawl_Space_Safety.php

The inspection of the area is limited to visible portions only, and any areas not visible are excluded from this inspection. Hidden damage is always possible, as no crawl space can be fully evaluated due to physical and visible obstructions such as insulation, which is not moved or disturbed for visual accessibility of any items.

Crawl Space Inspection Method:
Inspection Method
Crawled Where Possible

Floor Structure: Floor Structure Materials
Wood Girder(s), Wood I-Joists (engineered floor joists)

Floor Structure: Floor Structure Information

Visible and accessible portions of the floor structure were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Subfloor: Subfloor Materials

OSB

Subfloor: Subfloor Information

Visual portions of the subfloor were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Insulation: Insulation Information

Current standards require for R-19 insulation to be installed between the joists of unconditioned areas and living areas of the home for energy efficiency. The presence or lack of insulation will be reported on. No significant deficiencies were present at visible portions unless otherwise noted in this report.

Ventilation: Crawl Space Ventilation Adequate with Vapor Barrier

The visible conditions of the crawl space, at the time of the inspection, indicate that ventilation in the crawl space was adequate. There was a plastic moisture barrier in place on the ground in the crawl space. It is recommended that all foundation vents be unobstructed and kept open to aid in keeping the crawl space dry.

Ground Cover/Vapor Barrier :
Vapor Barrier Condition
Present

Ground Cover/Vapor Barrier : Vapor Barrier Information

Vapor barriers, also called ground covers (if present) are inspected to ensure they cover the entirety of the soil in the crawl space, that they are not damaged or dry rotted, and contain no gaps. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Recommendations

17.8.1 Floor Structure

Minor Defect, Maintenance Item, or FYI Item

WHITE PAINT

White paint was observed on the floor framing throughout the crawl space. This may indicate mold or fungus remediation actions or preventative actions. Consult with the seller as to the reason for this.





17.10.1 Insulation

Minor Defect, Maintenance Item, or FYI Item

INSULATION - NOT PRESENT UNDER FLOOR

Insulation was not observed in the crawl space, under the floor of the living space. Because the crawl space is ventilated to the outdoors, the lack of insulation may result in cold floors in the heating season and increased need for heating. Any insulation at the stem wall will not mitigate this fact. Current energy-efficiency standards recommend insulation between conditioned living areas and unconditioned spaces to reduce heat transfer, to improve energy efficiency and comfort. Installation of insulation is recommended as an energy upgrade by a qualified insulation contractor.

18: SAFETY

Information

Smoke and CO Detection: CO Alarm Presence
Present

Smoke and CO Detection: Smoke Alarm Presence
Present

Smoke and CO Detection: Carbon Monoxide (CO) Alarm Information

In homes that have a fuel-burning appliance or fireplace, or have an attached garage, we recommend at least one UL-listed carbon monoxide (CO) alarm on every occupiable level of the dwelling, including basements. In addition, alarms should be located outside each separate sleeping area. If a bedroom contains, or has an attached room containing, a fuel-burning appliance or other carbon monoxide source, an alarm should also be located in that bedroom.

For a typical single-family home:

- One CO alarm on each occupiable level, including basements.
- One outside each separate sleeping area, typically in the hallway.
- An additional alarm inside a bedroom if that bedroom, or an attached room, contains a fuel-burning appliance or other carbon monoxide source.

Standard UL-listed carbon monoxide alarms are primarily intended to provide warning of potentially dangerous CO concentrations and are designed to reduce nuisance alarms from lower-level exposures. As a result, they may not provide an early warning of lower concentrations of CO that can indicate a combustion or venting problem and may present health concerns with prolonged exposure. Especially if susceptible individuals occupy the dwelling, consider the use of a low-level CO monitor that displays CO concentrations and provides alerts at lower levels, in addition to required UL-listed CO alarms.

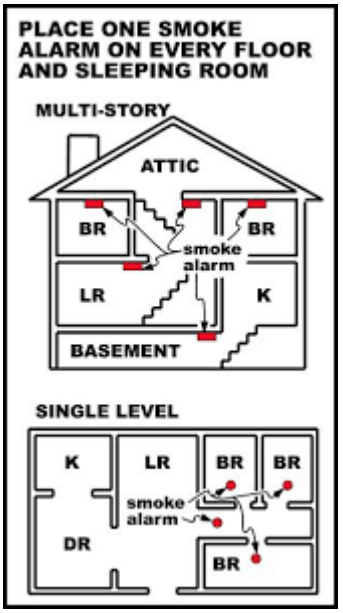
More information about CO detectors and there requirements can be found here:

https://www.nfpa.org/education-and-research/home-fire-safety/carbon-monoxide

Smoke and CO Detection: Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, outside of sleeping room(s), and one per level including habitable attics and basements. **I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home.** Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms



Smoke and CO Detection: Smoke Alarms Testing Information

LMT - Smoke alarms may not be tested by pressing the "Test" button. **This, unfortunately, only tests the functionality of the audible alarm and not the ability of the unit to detect smoke and/or a fire. A true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection.** In addition, alarm systems may trigger and direct emergency personnel to the location. I highly recommend either testing these detectors with a smoke can or replacing all of the alarms as soon as you move in and then testing them monthly thereafter, replacing the batteries every six to twelve months, and replacing the alarms again every five to ten years (manufacturer specific).

Dual sensor alarms incorporating an ionization sensing chamber and photoelectric eyes are recommended for optimal safety.

http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU

Recommendations

18.2.1 Smoke and CO Detection

Marginal Defect

SMOKE ALARM(S) - AGED

SFTY - There were smoke alarm(s) present that appeared to be past their useful service life. Smoke alarms are recommended to be replaced at least every ten years (manufacturer-specific) for fire safety. Replacement of the unit(s) is recommended to be performed by a qualified professional.

The dectectors have been replaced. See B&A Handyman Invoice #209

19: WATER, MOISTURE, & CONDENSATION (WMC)

Information

General Information: Water, Moisture, & Condensation Information

This section of the report will focus on concerns and/or deficiencies associated with water leaks and/or water infiltration from the exterior and cover condensation concerns. The exterior, interior, attic, and foundation areas were inspected at visible and accessible portions focusing on any signs of leaking, water infiltration, or indications of condensation. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

WMC - This acronym will be used in areas of this report to shorten the reference for **"Water, Moisture, and Condensation."**

Exterior Areas - WMC: Exterior Leaks Information

Exterior components, particularly appurtenance roofs were inspected for indications of leaking and related damage. No indications of leaks were present at visible portions unless otherwise noted in this report.

Interior Areas - WMC: Interior Moisture Information

The ceilings, walls, and floors throughout the structure were inspected, looking for stains or other indications of water from roof leaks, plumbing leaks, or other sources. No indications of moisture were visible at the time of inspection unless otherwise noted in this report.

Roof Structure - WMC: Roof Leaks & Condensation Information

The roof structure from within the attic was inspected at visible portions looking for leaks and indications of condensation. No concerns were visibly present at the time of the inspection, at accessible portions, unless otherwise noted in this report. *Please see the Attic section of this report regarding any visibility and accessibility limitations.

Foundation - WMC: Moisture Infiltration Information - Areas Below Grade

LMT - Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil, looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion were present at visible areas below grade unless otherwise noted in this report. Only conditions as they existed at the time of inspection can be reported, and a guarantee that water will not infiltrate this area at a future time due to heavy rain or changes in conditions cannot be given. **I have inspected structures where no water or indications of water intrusion was present at the time of inspection, but days later, water infiltration occurred due to a rainfall event.** For this reason, it is **highly recommended** to inquire with the seller(s) as to any prior moisture infiltration into areas below grade.

20: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

Information

General Information - CSM: Cracking, Settlement, & Movement Information

This section of the report will focus on concerns and/or deficiencies in association with cracking, settlement, or movement. The exterior, interior, and foundation areas were inspected at visible portions focusing on any cracking and indications of movement or settlement. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

CSM - This acronym will be used in areas of this report to shorten the reference for **"Cracking, Settlement, and Movement"**.

Exterior Hardscapes & Flatwork - CSM: Hardscape/Flatwork Cracking Information

LMT - Exterior hardscapes and flatwork were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of this inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection, and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate, foundation), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly, cracking can continue to worsen if left unrepaired. For this reason alone, an evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

Interior Areas - CSM: Interior CSM Information

The interior of the structure was inspected looking for any indications of movement or settlement. This can include cracking of drywall or plaster over windows and doors, on ceilings, and other areas. The floors were also inspected to ensure they were visibly level. No indications of movement or settlement was visibly present unless otherwise noted in this report.

Interior Areas - CSM: Cracking, Settlement, and Movement Limitations

LMT - Cracking and indications of settlement and movement are reported on by their presence, location, and visual condition as existing at the time of inspection only. I can not render a professional opinion as to the severity, cause, or whether the movement has been recently active. **Only a Structural Engineer can render a judgment on the severity and cause of settlement; movement; thermal expansion; and cracks; and they should be consulted as desired.**

Interior Areas - CSM: Drywall Joint Cracking

Garage Ceiling

Crack(s) were present at drywall joints on the ceiling. This can be caused by expansion and contraction of building materials, or standard settlement. If a concern have a drywall contractor evaluate for repair.

Foundation Walls - CSM: Foundation Wall Cracks Information

LMT - The foundation walls were inspected for cracking, settlement, and movement at visible portions, and any such conditions will be listed in this report if visibly present.

CSM's are reported on by their presence and visual condition as existing at the time of the inspection only. Determining the acceptability of foundation CSM's is beyond the scope of this inspection, as determining a cracks cause, recent activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

A major limiting factor is the recent activity of cracking; it is not possible during this inspection to determine if a crack has been present for years or longer with no continual movement or if it is still active. And honestly, no one can truly tell you that a crack is not active other than time itself. Most structural engineers I have seen that evaluate cracking will recommend monitoring the area for further movement over a period of time.

It is recommended to consult with the seller(s) regarding any cracking activity and have an evaluation conducted by a foundation contractor or structural engineer. Foundation contractors can quote repairs on basically any crack, no matter their severity; if you want any cracks repaired and/or to ensure no further movement occurs (stabilization), you are advised to obtain quotes from a foundation contractor before the end of your inspection contingency period.

Any references to cracks on foundation walls below grade are recommended to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

Recommendations

20.2.1 Exterior Hardscapes & Flatwork - CSM

Minor Defect, Maintenance Item, or FYI Item

FLATWORK - CRACKS

ENTRY WALKWAY

There were cracks in the concrete flatwork which would not necessarily need to be serviced.



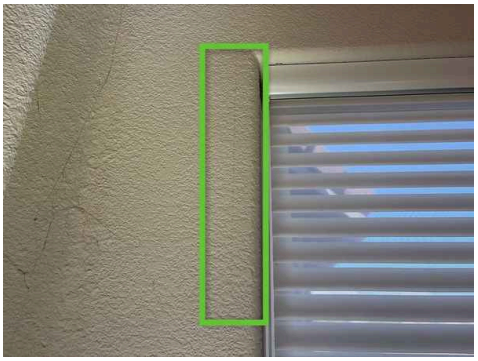
20.4.1 Interior Areas - CSM

Minor Defect, Maintenance Item, or FYI Item

MOVEMENT/SETTLEMENT - NO OBSERVED CAUSE

LIVING ROOM WEST WALL & OFFICE EAST WALL

LMT - There was cracking present on the referenced wall(s) and/or ceiling(s), and no attributable conditions were observed with visible portions of the floor structure or foundation in these area(s) at the time of inspection. I can only report on the visible conditions of these items as they existed at the time of inspection, as I do not know how long they have been in this condition, or if any further movement could occur. I recommend consulting with the seller(s) as to any information regarding the indications of settlement or movement. If concern still exists, the evaluation and guidance of a licensed contractor or engineer is recommended. ****Please read the Indications of Movement/Settlement Limitations at the top of this section of the report.***





STANDARDS OF PRACTICE

Inspection Information

Grounds & Appurtenances
Per the Standards of Practice, the home inspector **shall observe** Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). The inspector shall also inspect decks, balconies, stoops, steps, areaways, porches, and applicable railings that are directly attached to the structure. Vegetation, grading, and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is **not required to observe**: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is **not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris obstructing access or visibility.

Roof & Related Components
Per the Standards of Practice, the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations and report signs of leaks or abnormal condensation on building components. **The home inspector shall**: Describe the type of roof covering materials and Report the method used to observe the roofing.

The home inspector is not required to: Walk on the roofing (although every safe attempt to do so will be taken), report on the age or remaining life of the roof covering, or move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes, and lightning arrestors. No claims will be made as to the remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, I recommend that you consult with the sellers about the age of the roof covering and that you either include comprehensive roof coverage in your home insurance policy or obtain a roof certification from an established local roofing company.

Exterior Walls & Components
Per the Standards of Practice, **the home inspector shall observe from ground level:** Wall cladding, flashings, trim, entryway doors, a representative number of windows, eaves, soffits, and fascias. **The home inspector shall**: Describe wall cladding materials, Operate all entryway doors and a representative number of windows, and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening/screens, shutters, awnings, and similar seasonal accessories; the Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. **The home inspector is not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris obstructing access or visibility.

Interior Areas and Items
Per the Standards of Practice, **the home inspector shall observe** walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. **The home inspector shall**: Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting, tile; or Draperies, blinds, or other window treatments. Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

Garage
Per the Standards of Practice, **the inspector will examine**: the Attached garage and report the condition of the: garage door(s) (including related parts), the garage door opener, the presence, and operability of photoelectric eyes (safety feature), doors, ceilings, floors, a representative number of windows and receptacles, and the presence of GFCI

receptacles. Current safety standards require the presence of 1/2" Type X drywall for wall/ceiling surfaces and solid wood, steel, or fire-rated door between the garage and living areas for fire safety. I recommend that these improvements be considered for the safety of the occupants. The home inspector is **not required to inspect**: the safety reverse operation of garage door openers, remote-controlled garage door opener transmitters.

Kitchen
Per the Standards of Practice, the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range/cooktop/ovens by testing the heating elements, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

The home inspector is not required to report on: Clocks, timers, self-cleaning oven functions, thermostats for calibration or automatic operation; Non-built-in appliances; or Refrigeration units. **The home inspector is not required to operate**: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Bathroom(s)
Per the Standards of Practice, the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, and the presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975, but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

Laundry
Per the Standards of Practice, **the inspector will examine and report on the condition of** the exposed plumbing, the presence of a 240-volt receptacle, GFCI receptacles, dryer vent condition, and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, or Inspect the plumbing for proper sizing, design, or use of proper materials.

Plumbing
Per the Standards of Practice, **the home inspector shall observe at visible portions**: Interior water supply and distribution system, including piping materials and supports; fixtures and faucets; functional flow; leaks; and cross-connections. Interior drain, waste, and vent system, including traps; drain and waste lines; leaks; and functional drainage. **The home inspector shall describe** Water supply and distribution piping materials; Drain, waste, and vent piping materials; and the Location of the main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Water Heater
Per the Standards of Practice, the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down or the pilot flame is not lit; Inspect the system for proper sizing, design, or use of proper materials; activate the TPR valve.

Electrical
Per the Standards of Practice, **the home inspector shall observe** Service entrance conductors; Service equipment, grounding equipment, the main overcurrent device, main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present/legible); Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. **The home inspector shall describe** Service disconnect amperage and the location of main and distribution panels. **The home inspector shall report on**: the presence of any observed aluminum branch circuit wiring.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over-current device except ground fault circuit interrupters; Dismantle any electrical device or control, remove the covers of the main and auxiliary distribution panels; or Observe: Motion or Dusk to Dawn lighting, Low voltage systems; Security

system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Heating, Cooling & Ventilation
Per the Standards of Practice, **the home inspector shall observe** the permanently installed heating and cooling systems, including Heating and cooling equipment central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. **The home inspector shall describe** the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to**: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe Humidifiers, Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The efficiency of the units and load testing is not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees due to the possibility of damaging the compressor. Clients are advised to have an HVAC company perform maintenance on the system annually.

Attic, Roof Structure, & Ventilation
Per the Standards of Practice, **the inspector will examine**: the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

The inspector is not required to: move or disturb insulation, report on the adequacy of current ventilation, or Calculate the strength, adequacy, or efficiency of any system or component, including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom, where insulation obscures the ceiling joists, or where ducts block access. In these cases, I will evaluate from the access opening as best I can.

Foundation Area
Per the Standards of practice, **the inspector will examine and report on the condition of** the foundation walls, the framing (including probing of any framing that looks to have damage/deterioration), columns/piers, and insulation if applicable.

The inspector is not required to: enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, and insulation may block the visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items looking for indications that moisture has infiltrated the foundation area. But, I can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.