



JPR HOME INSPECTIONS LLC

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jrichter@jprhomeinspectionsllc.com

<https://www.jprhomeinspectionsllc.com>



RESIDENTIAL REPORT

1234 Main St. Franklin Wi 53132

Buyer Name

05/14/2021 9:00AM



Inspector

John Richter

License # 2604-106

2624838369

jrichter@jprhomeinspectionsllc.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION

-  3.1.1 Roofing - Roof Drainage Systems: Improperly Allined with drain
-  4.9.1 Exterior - Lighting Fixtures, Switches & Receptacles: Loose receptacle outlet
-  5.4.1 Air-Conditioning - Refrigerant Lines: Seal Wall Penetration
-  9.4.1 Kitchen - Exhaust Fan: Damaged Flashing
-  12.3.1 Doors, Windows & Interior - Windows: Weathered sills and frames
-  14.1.1 Heating - Equipment: Past Leak/Rust
-  14.10.1 Heating - Fresh Air Intake: Plugged Screen

1: SCOPE AND LIMITATIONS

Information

Using This Report:

Thank you for choosing **Jpr Home Inspections llc** (JPRHILLC) to inspect your new home! **Please carefully read your entire Inspection Report.** If you have any questions throughout the closing process don't hesitate to ask. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.** Any and all evaluations or repairs made by JPRHILLC should be carried out prior to closing. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

Orientation

For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard, viewing the front of the home.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

INSPECTION CATEGORIES

1) **Minor Defects/Maintenance Items/FYI** -Means maintenance should be performed. This categorization will include items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. This categorization will also include FYI items that could include observations, important information, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

2) **Marginal Defects** - Means these items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

3) **Major Defects** - Means this category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace.

Trades Recommendations

Listed with most items is a recommendation for a trades specialist. The persons recommended in this report are, in my honest and unbiased opinion, the best and most qualified persons to address the specific concerns. A lesser skilled professional may be able to make repairs on some of the items listed; however, contracting a lesser skilled individual to perform repairs is not the decision of our company and the person who hires the contractor assumes all risk.

Due Diligence

Some repairs may be complex and there may be additional concerns that cannot be seen or discovered during this inspection. Therefore, I highly recommend ALL of the following items to be addressed or reviewed further by licensed contractors or repair professionals PRIOR to the purchase of the home so that you will be fully aware of the depth of repair for each particular concern.

THIS REPORT IS NOT A WARRANTY

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report by such party(ies). We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report. The Home Inspection and the Inspection Report do not constitute and shall not be considered to be a warranty, either expressed or implied, concerning the present or future condition of the Property, the presence or absence of latent or hidden defects that are not reasonably ascertainable in a competently performed home inspection, or the remaining useful life of any system or component of the property. This report is not binding unless the pre-inspection agreement has been signed by the client and returned to *Jpr Home Inspections LLC* along with payment of the inspection fee.

KEYS TO THE HOME INSPECTION

The home inspection was performed in accordance with the Standard of Practice and Code of Ethics of the International Association of Certified Home Inspectors (INTERNACHI). These standards are included in the report under each section summary. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to three times the price of the home inspection. This inspection is an evaluation of the condition of the home. Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the home inspection report. The home inspection is not intended as a substitute for a Sellers Disclosure. This home inspection is not a compliance inspection or certification of any kind. It simply is an inspection of the condition of the home at the time of the inspection. This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection. The inspection report lists the systems and components inspected Jpr Home Inspections LLC. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, Jpr Home Inspections LLC, cannot be held liable for your understanding or misunderstanding of this reports contents. If you were not present during this inspection, please call the office at (262-483-8369) to arrange for your verbal consultation.

Permits

Explained-

It is recommended that the buyer confirm with the applicable city to ensure all updates and remodeling have had permits pulled to ensure all improvements are code compliant. Home inspections are not code compliant inspections. Permits follow the building, when you buy the building you are responsible for all permits past and present.

Your Inspection Includes:

RecallChek- The first service for consumer recalls in the US has compiled over 225 million recalls from public records, to create a fail-safe system to check for dangerous issues with home appliances. RecallChek issues a report including the nature of the recall where the product was sold how to remedy the defect how to get the item repaired/replaced in most cases - absolutely FREE!

Buy-Back Guarantee

If your participating inspector misses anything, we'll buy your home back.

1. InterNACHI's Buy-Back Program ("Program") is offered to homebuyers who hire a participating InterNACHI® member to perform their home inspection. Under the Program, if InterNACHI® determines that the inspector missed something that he/she should have identified and reported, InterNACHI® will buy your home back. (See inspector for more details)

Home Maintenance Booklet

This booklet provides accurate and useful information in regard to the maintenance of a residential building.

MOLD

This home inspection is not an inspection for mold. Mold can be present in any home. Mold cannot grow unless there is excess moisture. The key to mold control is moisture control. While this inspection attempts to detect high moisture conditions that can lead to mold growth, be advised that mold can grow in hidden areas which are beyond the scope of this inspection. If mold is a concern to you, you should obtain a further evaluation by a mold specialist prior to the end of the inspection contingency.

Recommended reading - A Brief Guide to Mold Moisture and Your Home

[:https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf](https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf)

Majordomo's Domoreport:

You may have ordered a separate report that includes prices for the summary issues in the inspection report. This would of been a **separate fee by the client**, but can also be purchased before or after the inspection. Majordomo's Domoreport is the second half of the home inspection. It's the most in-depth, easy-to-read report on the house's condition along with a list of repair cost estimates identified from the inspection. It's the information you need to be able to negotiate with confidence - all delivered within 24 hours and with guaranteed satisfaction.

While we can't guarantee the estimates, as there are many variables, the Domoreport will give you the confidence to make more empowered decisions during this time-sensitive, crucial point of your home-purchasing process.

NOTICE TO THIRD PARTIES OR OTHER PURCHASERS

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report.

NOTICE: CODES AND REGULATIONS

It is always wise to check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the construction or remodeling of a home.

Here's a Link On How to Read Your Home Inspection Report / Spector

<https://www.youtube.com/watch?v=pm9nir2WC38>

For Agents:

We make it easy if you prefer just to view the summary. You can click the summary button under my name and license # for viewing online or on the right side is the PDF button that allow you to view or print the summary only. On the top edge is the "Agent Tools" button that opens a window you can easily copy/paste from.

Thank you for all the hard work that you put into this transaction!

John Richter

7752 Cambridge Ct
Franklin WI 53132
04/09/2021 11:00 am

Report Tools

INSPECTOR
John Richter
License # 2604-106

AGENT
Manoj Tewari
Exp Realty

Section Pdf
Summary

5 Maintenance Item

2 Recommendation

2: INSPECTION/PROPERTY DETAILS

Information

In Attendance

Client

Approximate Square Footage

3796 sq. Ft.

Weather Conditions

Cloudy, Cool

Temperature At Time Of Inspection

56 degrees

Occupancy

Occupied

Definitions:

FURNISHED - Access to some items such as electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

OCCUPIED - Similar to FURNISHED. Potentially more areas of restricted access due to furniture and personal belongings. Areas that are restricted are excluded from this inspection report.

UNOCCUPIED - The home was not being lived in and was empty of furniture at the time of the inspection.

VACANT - Access to plumbing, electrical and HVAC systems may be limited due to those systems being turned off. Access to other parts of the home may be limited due to locked doors, barricades or usage conditions. Any items or areas that are not accessible for the above reasons will be excluded from this report.

STAGED - The home was unoccupied, but had been staged with furniture at the time of the inspection. Homes that are not used on a full-time basis may have problems, such as plumbing leakage, that will not be identified without regular use.

UTILITIES OFF - The utilities were shut off to the house at the time of the inspection. The plumbing, electrical and heating systems could not be fully evaluated and should be completely evaluated after the utilities are turned on and prior to settlement.

Type of Building

Single Family

The images here are the directional locations of the home used throughout the report. Ensure you get yourself orientated to what direction the house is situated in order to better follow along.

Elevation Pictures

Front, Side, Back Yard





3: ROOFING

Information

Roof Type/Style Combination	Coverings: Number of Layers 1layers	Flashings: Head Wall Flashing OK
Flashings: Side Wall Flashing OK	Vents: Number of Vents Ridge venting, Soffit venting	Stack Vent/Penetrations: Types of vent Penetrations Main Stack, No issues

General Roof Inspection Description

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Roofs may leak anytime. Leaks often appear at roof penetrations, flashing, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Disclaimer / Shingle Installation

Shingle installation

A huge number of different types and models of asphalt shingles have been produced and installed over the years. Shingles vary in material design and quality, in installation quality, installation requirements, and performance characteristics. For optimum performance, and for shingle manufacturer's warranties to remain in effect, asphalt shingles must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another, and even between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist, can often require research, and exceeds the scope of the General Home Inspection.

No destructive testing or research

Although the Inspector inspects the roof to the best of his ability, the General Home Inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components including, but not limited to, shingles, underlayment, flashing and fasteners. Inspection of these components is limited to compliance with widely accepted general best practices.

Roof Drainage Systems: Gutter Material

Aluminum

Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than the foundation.

At the time of inspection the gutter and downspouts appeared to be functional. I recommend periodic cleaning to maintain open flow of water.



Roof Drainage Systems: Gutter and Downspout Type

Eave mounted

Gutters / Downspouts: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing may be needed at seams or end-caps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Roof Drainage Systems: Gutter and Downspout Discharge

Below grade

Gutters / Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.



Coverings: Roof Surface Condition: Shingles Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, loss of adhesion between the shingles, and any other signs of damage or excessive age. The shingles appeared to be in satisfactory condition, allowing for normal wear and tear, at the time of inspection. No deficiencies were observed unless otherwise noted in this report.

Coverings: Material

Fiberglass, Architectural Composite Shingles

At the time of inspection the roof material seemed to be in good condition. I recommend monitoring for future damage and or leakage. Any defects will be listed separately in the report.



Coverings: Architectural Shingles

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These 'premium' shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layer of asphalt are added over the mat, and lastly ceramic granules are added over the upper layer of asphalt for protection against the elements (wind, rain, UV rays from the sun). Architectural shingles typically have higher wind resistance numbers than their 3-tab counterparts, and resist leaks better. 30 - 50 year warranties are common with these shingles, but the warranty is highly prorated after 25 - 30 years. Typical replacement is usually needed 23 - 28 years after the initial installation.

Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof.
- Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible. Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Flashings: Material

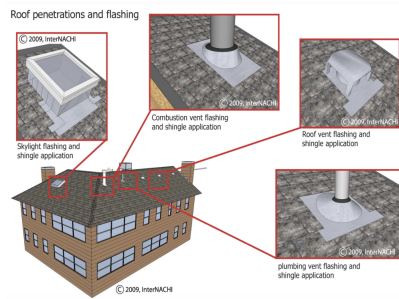
Aluminum

At time of inspection the roof flashing's appear to be functional. Ant defects will be listed separately in the report.

Stack Vent/Penetrations: Homeowners Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.



Limitations

Coverings

DISCLAIM PROPER FASTENING

Inspection of fasteners of shingles to the roof are not required nor are they checked for proper fastening techniques. This would require breaking the bonds of all the adhesive strips to examine all the fasteners.

For asphalt shingles, the adhesive strip is the most important component in resisting wind damage. Fasteners for asphalt shingles should be roofing nails or staples. The head of a roofing nail or the crown of a staple is what actually holds a shingle in place. Although both nails and staples have been used in the past, staples are often not recommended in areas subject to high winds, and they are not allowed in new construction by the IRC. Shingles fastened with staples are often not warranted against wind blow-off.

Both nails and staples have sufficient strength to resist small uplift load on the shingles, as long as the tabs remain sealed. If staples are properly installed, they offer nearly the same wind resistance as nails.

The problem with staples is the orientation of the staple crown.

Coverings

DISCLAIMER / INSTALLATION

Shingle installation

A huge number of different types and models of asphalt shingles have been produced and installed over the years. Shingles vary in material design and quality, in installation quality, installation requirements, and performance characteristics. For optimum performance, and for shingle manufacturer's warranties to remain in effect, asphalt shingles must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another, and even between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist, can often require research, and exceeds the scope of the General Home Inspection.

No destructive testing or research

Although the Inspector inspects the roof to the best of his ability, the General Home Inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components including, but not limited to, shingles, underlayment, flashing and fasteners. Inspection of these components is limited to compliance with widely accepted general best practices.

Observations

3.1.1 Roof Drainage Systems

IMPROPERLY ALLINED WITH DRAIN

BACK YARD

Gutter not properly aligned with ground drain. Recommend a lining drain tile with down gutter for proper drainage.

Recommendation

Contact a qualified professional.



4: EXTERIOR

Information

Eaves, Soffits & Fascia: Material

Fiber cement board

Siding, Flashing & Trim: Exterior/Details

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Siding, Flashing & Trim: Siding Material

LP Siding

At the time of inspection the siding, flashing and trim appeared to be in good condition. Any recommendations will be listed separately in the report.

Walkways,& Driveways: Driveway Material

Concrete

Driveways and walkways are inspected to determine their effect on the structure of the home. I will also report on any visual deficiencies that may be present such as cracking, displacement, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



Walkways,& Driveways: Walkway Material

Concrete

At the time of inspection the walkway appeared to be in good condition. Any recommendations will be listed separately in the report.

Walkways,& Driveways: Driveway and Walkway Condition: Driveway / walkway Information

The driveways and walkways (if applicable) were inspected to determine their affect on the structure of the home only. I will also report on any visible deficiencies that may be present 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 and may not be an all-inclusive listing. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Porches and Patios and Stoops: Patio Material

Concrete

**Exterior Doors: Exterior Entry Door**

Aluminum front door

At the time of inspection the exterior entry door appeared to be in good condition. Any recommendations will be listed separately in the report.

Exterior Doors: Patio Doors

None

At the time of inspection the exterior doors appeared to be in good condition. Any recommendations will be listed separately in the report.

Exterior Windows / Shutters / Panels / Awnings: Windows / Exterior

No issues were found on the exterior of windows unless noted in the report.

Lighting Fixtures, Switches & Receptacles: Exterior GFCI's

Present

At the time of inspection the exterior GFCI outlets were functioning properly.

Lighting Fixtures, Switches & Receptacles: Lighting Fixtures

Present and Tested

At the time of inspection the exterior lighting fixtures were functioning properly.

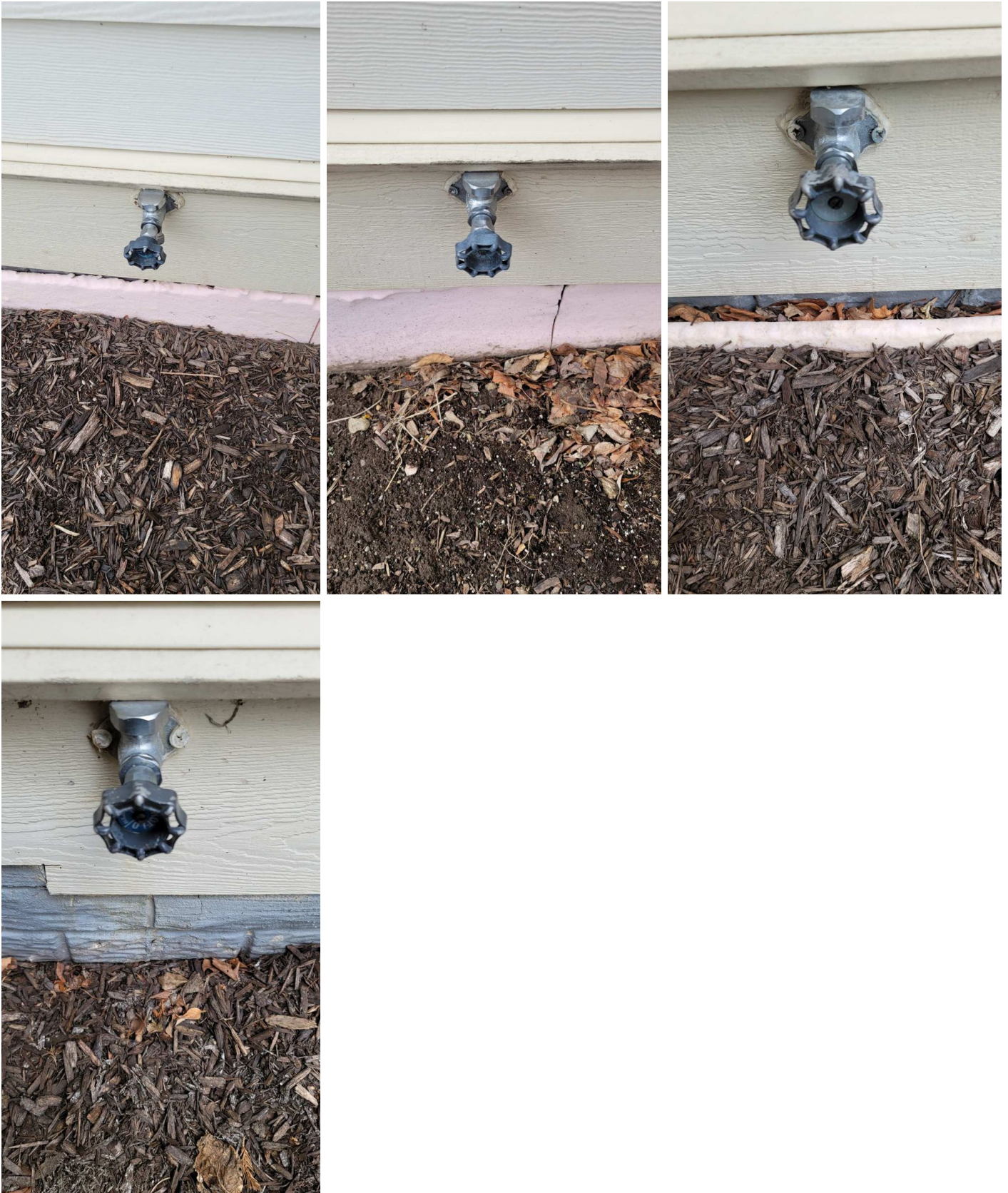
Vegetation, Grading, Drainage & Retaining Walls: Lot Slope

Away from building

At the time of inspection the lot slope appeared to be in good condition. Any recommendations will be listed separately in the report.

Exterior Faucets: Location

Left side, Back of house, Front of home



Exterior Faucets: Water Pressure

Water to hose bibbs were turned off at time of inspection.

A normal residential water pressure is the average water pressure for a home and can be between 40 and 80 pounds per square inch. The maximum water pressure for a residence is 80 psi. A standard water pressure is important in ensuring a constant water supply and to prevent leaks.

High water pressure is a major cause of pipe damage, water waste and leaks. Excessive water pressure can also lead to thermal expansion in a residence. A homeowner can test water pressure using a gauge that is screwed onto the hose bibb. Owners of homes with high water pressure can install a pressure regulator at the meter to ensure a safe pressure.

Observations

4.9.1 Lighting Fixtures, Switches & Receptacles



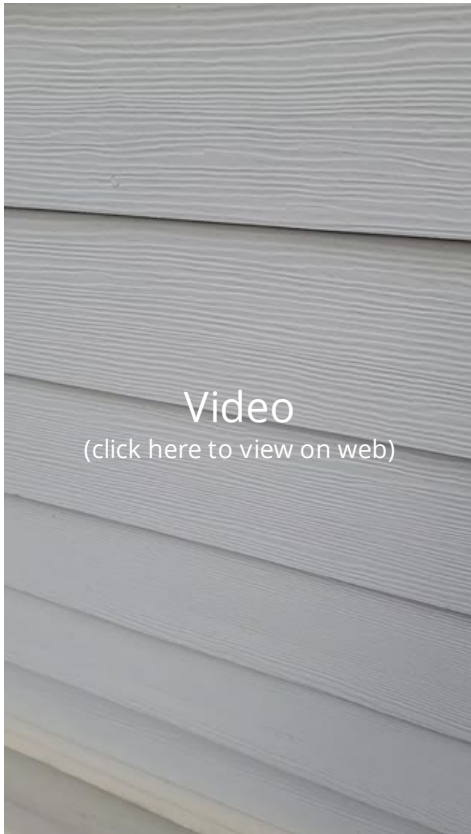
LOOSE RECEPTACLE OUTLET

BACK YARD

Loose receptacle outlet exterior backyard also not functioning properly. Recommend replacement by qualified electrical contractor.

Recommendation

Contact a qualified professional.



5: AIR-CONDITIONING

Information

A/C
Present

A/C
Not tested, Cool Temperature

Cooling Equipment: Approximate Age
2016

Cooling Equipment: Cooling Capacity
3 Ton, 2 Ton

Cooling Equipment: Model Number
2SCU13LB160P-1

Cooling Equipment: Serial Number
1606B02948



Cooling Equipment: A/C # 2 Brand Armstrong Air

Cooling Equipment: A/C Unit # 2 Model #. 4SCU14LE130P-1

Cooling Equipment: A/C # 2 Serial #. 1610A15939
Backyard



Cooling Equipment: A/C # 2 Age of Unit
2016

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Normal Operating Controls: Thermostat Brand / Type
Programmable

Cooling Details

Disclaimer

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Cooling Equipment: Whats Inspected

Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.

Cooling Equipment: Brand

Armstrong

Disclaimer

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

**Cooling Equipment: Refrigerant Type**

R-22

After R22 becomes illegal on January 1, 2020, older R22 systems become obsolete and can no longer be repaired when the repair would require adding refrigerant to the system. The system will still be operational until repairs are needed.

Cooling Equipment: Typical Life Expectancy

12 to 15 Years

The average replacement life of a unit is 15 years. I recommend budgeting for a new condensor unit in the next 1-3 years.

Normal Operating Controls: A/C Disconnect

Pull-out type

Safety disconnects should be installed outside next to the compressor/condenser unit and are often also installed next to or mounted on the air handler/blower unit.

If you cannot find an outside electrical disconnect at your compressor/condenser unit, one should be installed.

These controls are recommended for safety to reduce the temptation to open the cabinet and work on the equipment with power on.

Working on electrically "live" cooling equipment risks both shock and mechanical injury such as being cut by the fan if the motor starts unexpectedly. Safety shutoffs are required for new equipment.



Distribution System: Configuration

Central

At the time of inspection the ducting system appeared to be in good condition. Any defects will be listed separately in the report.

Refrigerant Lines: Liquid,suction Lines

Too cold to test

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

Refrigerant Lines: Evaporator Coils

Not evaluated during a home inspection.

The air-conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

Observations

5.4.1 Refrigerant Lines

SEAL WALL PENETRATION

BACK YARD

The hole in the exterior wall-covering cut to allow penetration of air-conditioning lines should be sealed with an appropriate sealant to prevent moisture and insect entry.

Recommendation

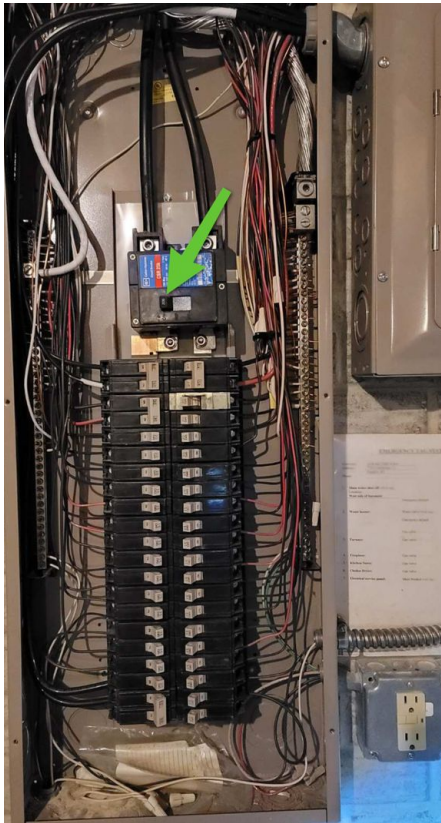
Recommended DIY Project



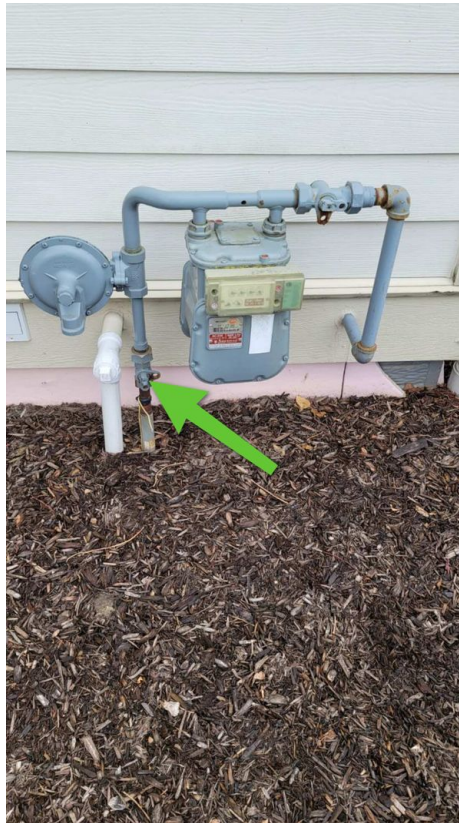
6: UTILITY LOCATIONS AND SHUT-OFFS

Information

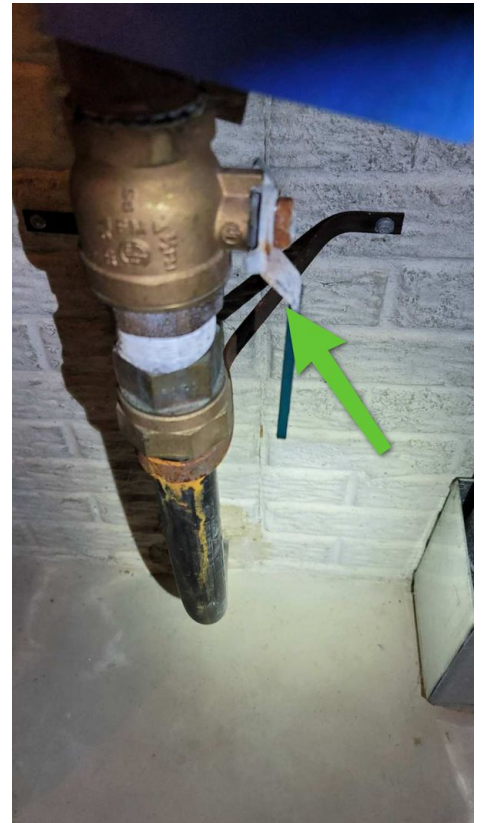
Electric: Electric disconnect
Basement



Gas: Gas shut-off
Exterior side



Water: Shut-off
Basement



7: GARAGE

Information

Roof: Roof Condition

No Issues

Floor: Floor Condition

No issues that time of inspection.

Overhead Door: Material

Metal, Insulated



Garage Door Opener: Brand

Chamberlain/Liftmaster



Garage Door Opener: Number Of Openers

None Noticed

Occupant Door (From garage to inside of home): Type of Door

Wood, No Issues

Side Door to Exterior: Door Operation

OK

Side Door to Exterior: Door Condition

no issues

Gutters: Gutter Condition

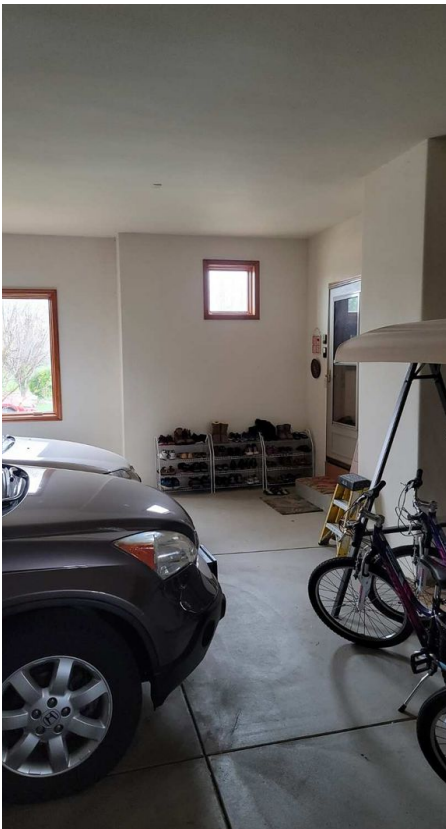
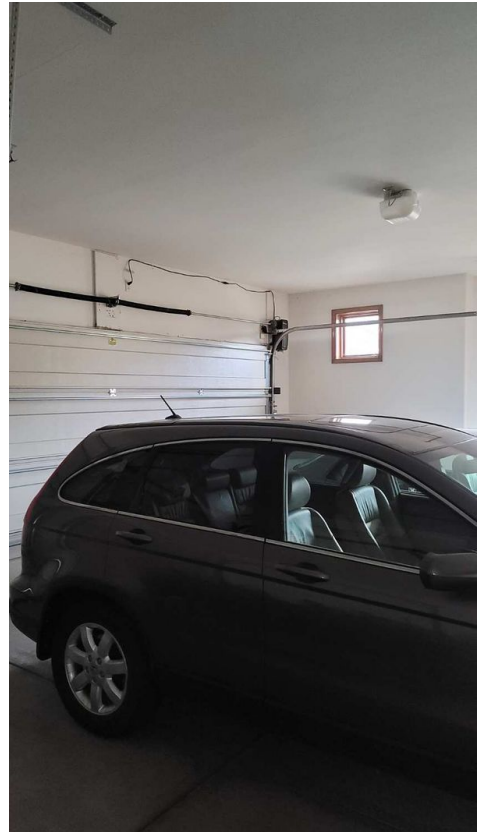
No issues

Automatic Reverse Disclaimer

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Ceiling and Walls: Ceiling / Walls Condition / Type

Drywall

**Lighting Fixtures, Switches & Receptacles: Light Switches / Outlets / Condition**

At the time of inspection the receptacles and switches appeared to be in good condition. Any defects will be listed separately in the report.

Overhead Door: Type

Automatic

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: door condition; mounting brackets; automatic opener; automatic reverse; photo sensor; switch placement; track & rollers; manual disconnect.

Garage Door Opener: Manuel Disconnect OK

At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

Occupant Door (From garage to inside of home): Closure Type

Self-closing

It's code in most areas that the entry door to an attached garage be " fire Rated" and have self closing hinges. This can be as simple as adding self-closing hinges or a self-closing unit attached to the garage door.

Windows: Windows / Condition

No Issues

At the time of inspection the windows appeared to be in good condition. Any defects will be listed separately in the report.

Door Sensors: Sensor OK

The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

8: ATTIC, INSULATION & VENTILATION

Information

Attic Structure / Access: Location of Access

Upstairs bedroom closet

Attic Structure / Access: Roof and ceiling framing

Trusses

Attic Structure / Access: Party Walls

Wood frame

**General: General Attic Inspection Details**

Inspection of the attic spaces includes observation of the following components: the presence and general condition of the insulation, methods of ventilation, and visual condition of the framing. As noted in the standards of practice, the roof framing system is not inspected for design or load calculations - ventilation and insulation value are not calculated for adequacy or performance. Obvious and visible signs of water intrusion will be noted in this report and effort will be made to try to determine water entry is ongoing - however, it is not possible in all situations to verify. All items in this section should be reviewed and corrected by the appropriate trades professionals.

Attic Insulation: Insulation Type

Loose-fill

At the time of inspection, the attic insulation appeared to be in good condition. Any defects will be listed separately in the report.

**Attic Insulation: R -Value**

R-40

The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation.

LOOSE-FILL INSULATION

Cellulose	3.1 to 3.7
Cellulose dense pack	3.4 to 3.6
Fiberglass	2.2 to 2.9
Fiberglass dense pack	3.4 to 4.2
Mineral wool	2.2 to 2.9

BATT INSULATION

Fiberglass	2.9 to 3.8
Cotton	3.0 to 3.7

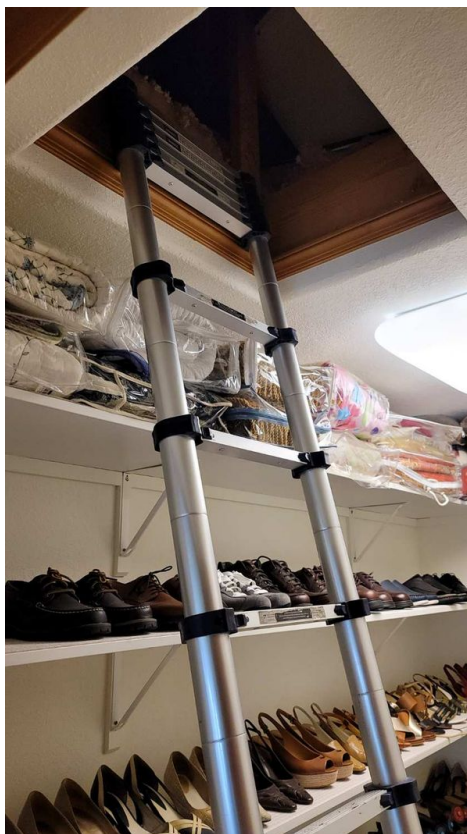
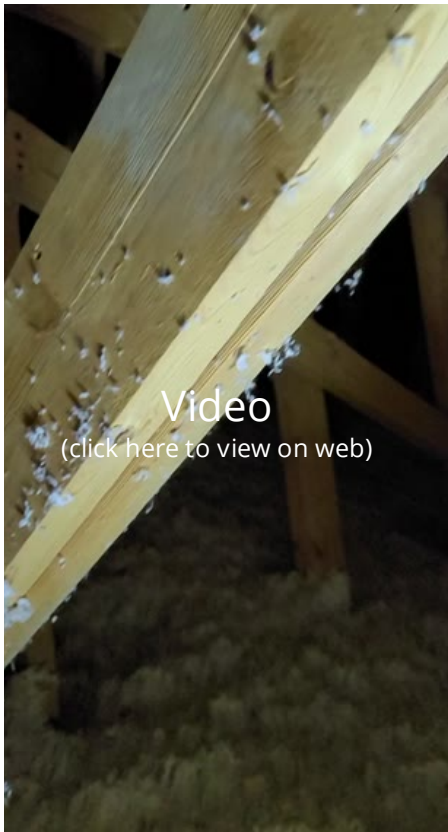
Attic Insulation: Vermiculite Attic Insulation

Not present, Not visible

Here is a link for more information on Vermiculite insulation: <https://bit.ly/2tEfh1Q>

Attic Structure / Access: Attic Access Performed

From access hatch



Attic Structure / Access: Roof Trusses

In inspecting roof trusses, generally, we'll be looking for the following:

- cut, damaged, or altered trusses;
- trusses out of plumb;
- trusses that are poorly installed;
- trusses installed too far apart (over-spanned);
- trusses that are too long or too short;

- trusses that are improperly or poorly connected/fastened; or
- trusses that were not designed and built in a manufacturing facility (site-built trusses)

Ventilation: Ventilation Type

Soffit Vents, Ridge Vents

At the time of my inspection, no deficiencies were noted with the condition of the ventilation system. Notable exceptions will be listed in the report.

Exhaust Systems: Bath / Kitchen Exhaust Fans

Sidewall or roof termination

At the time of inspection the exhaust fans appeared to be in good condition. Any defects will be listed separately in the report.

9: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

We ran water at the kitchen sink.

Kitchen Sink: Kitchen Sprayer

Kitchen sprayer was tested at time of inspection.

Countertops and Cabinets: Inspected Cabinets and Countertops

We inspected a representative number of cabinets and countertop surfaces.

Garbage Disposal: Turned on Garbage Disposal

We turned on the garbage disposal.

Range/Oven/Cooktop: Turned On Stove and Oven

We turned on the kitchen's stove and oven.

What's Inspected ?

What's inspected?

Inspection of kitchens typically includes the following:

ROOM

- wall, ceiling and floor
- windows, skylights and doors

APPLIANCES

- range/cooktop (basic functions, anti-tip)
- range hood/downdraft (fan, lights, type)
- dishwasher (operated only at the Inspector's discretion)

CABINETS

- exterior and interior
- door and drawer

SINK

- basin condition
- supply valves
- adequate trap configuration
- functional water flow and drainage
- disposal

ELECTRICAL

- switch operation
- outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector

Details

The appliances that are present are operated / inspected using normal operation controls and are tested for basic function only. Notable deficiencies will be listed in this report.

GFCI: GFCI Tested

We observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Exhaust Fan: Inspected Exhaust Fan

We inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Floors, Walls, Ceiling: Floors, Walls, Ceiling Inspected

We inspected the readily visible surfaces of floors, walls and ceilings. We looked for material defects according to the [Home Inspection Standards of Practice](#).

Windows: Windows Inspected

We inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. We did not operate window locks and operation features, which is beyond the scope of a home inspection.

Garbage Disposal: Brand

In-sink-erator



Refrigerator: Brand

Samsung



Refrigerator: Refrigerator Was On

We checked to see if the refrigerator was on. It was. That's all we inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection. We did not check the temperature inside the refrigerator or the freezer.

Range/Oven/Cooktop: Range/Oven Brand

Jenn-Air, Viking



Dishwasher: Brand

Jenn-Air

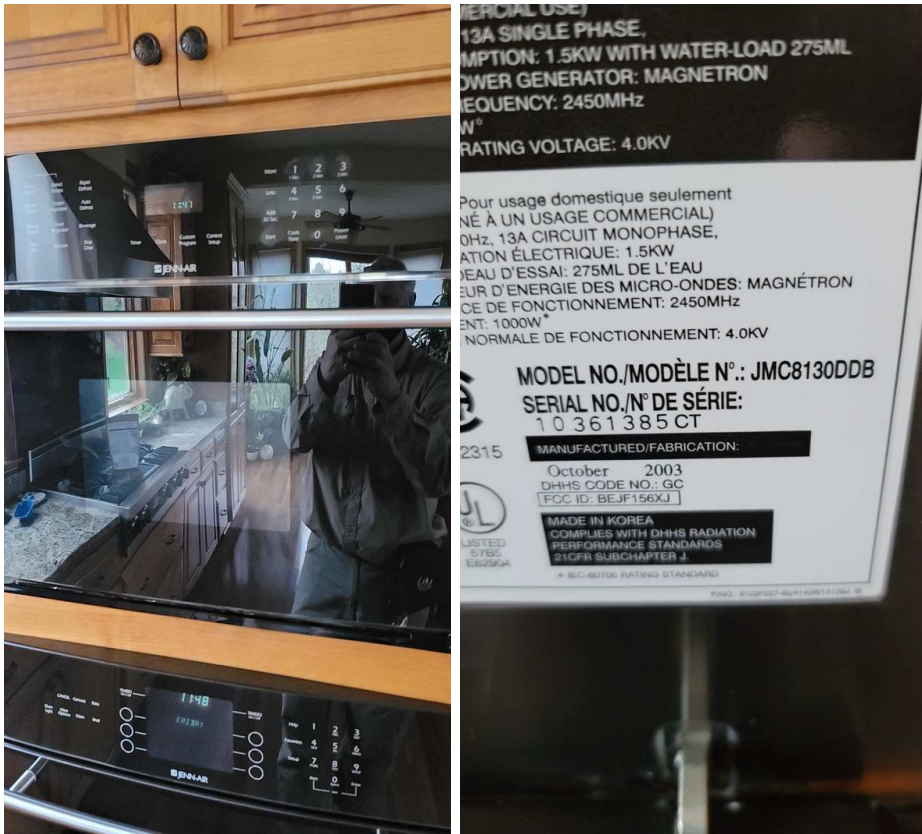
**Dishwasher: Inspected Dishwasher**

We inspected the dishwasher by turning it on and letting it run a short cycle.

Built-In Microwave: Brand

Jenn-Air

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.



Built-In Microwave: Microwave Turned On

We observed that the microwave turned on. We typically do nothing more than turn the unit on unless we use a simple mechanism known as a microwave tester. We may perform this quick test, but it is no indication of the strength of the microwaves emitted or length of time the microwave may perform. Microwaves are *beyond* the scope of a home inspection.

Observations

9.4.1 Exhaust Fan



Maintenance Item

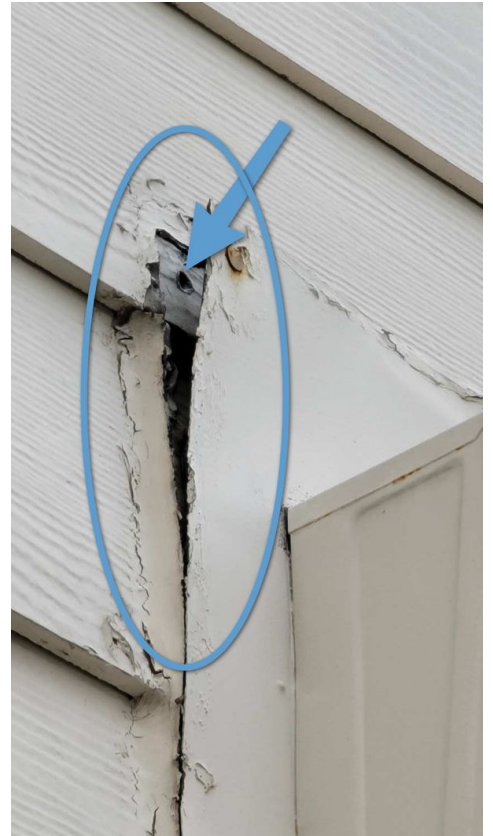
DAMAGED FLASHING

BACK EXTERIOR

Damaged kitchen vent exterior flashing. Recommend sealing this area up and caulking around flashing.

Recommendation

Contact a qualified professional.



10: BATHROOMS

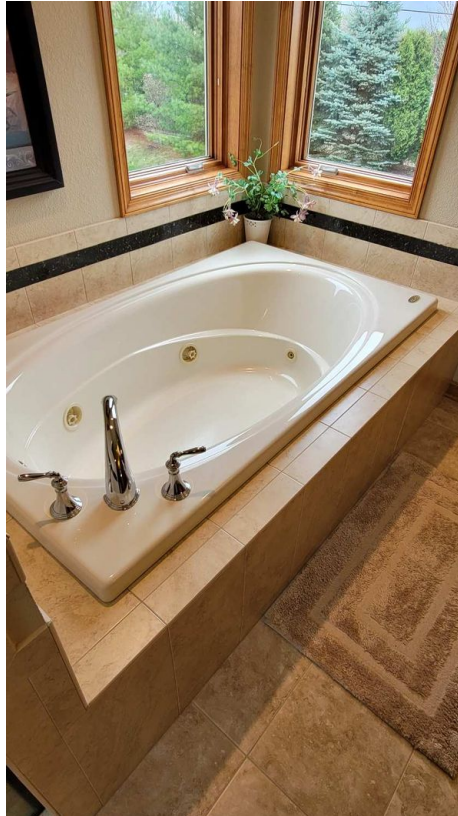
Information

Bathroom Toilets: Toilets Inspected

All the toilets were flushed.

Hydromassage Bathtub: Tub Filled & Turned On

We filled the tub and turned on the bubbles.



Heat Source in Bathroom: Heat Source in Bathroom was Inspected

We inspected the heat source in the bathroom (register/baseboard).

Bathroom Inspection Includes:

Inspection of the bathroom typically includes the following:

- walls, floors, and ceiling
- sink (basin, faucet, overflow);
- cabinets (exteriors, doors, drawers, under-sink);
- shower (valves, showerhead, walls, enclosure;
- electrical (outlets, lighting); and
- room ventilation

Sinks/Tubs/showers: Ran Water at Sinks, Tubs & Showers

Inspector ran water at all bathroom sinks, bathtubs and showers. We inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operating simultaneously.

Bathroom Exhaust Fan / Window: Inspect Bath Exhaust Fans

We inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

GFCI and Electric in Bathroom: GFCI-Protection Tested

We inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

11: LAUNDRY

Information

Laundry Room, Electric, And Tub: Dryer: Clothes Dryer

Laundry Tub Material

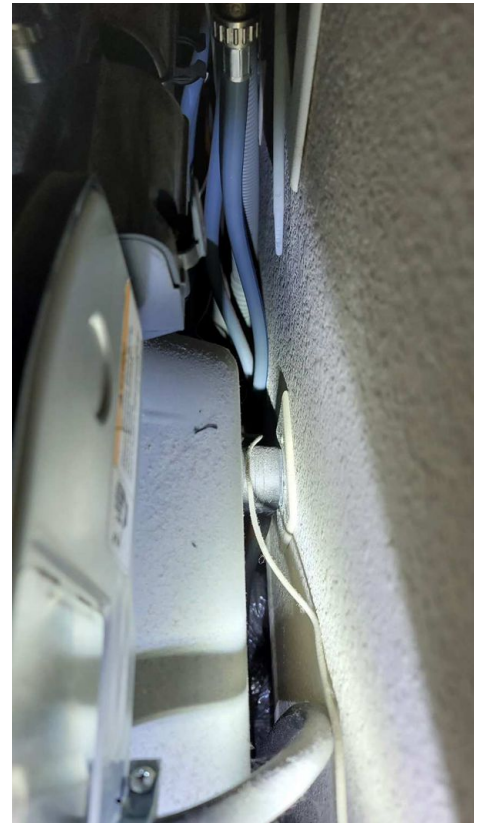
Plastic



The Clothes dryer was inspected, started and observed.

Dryer: Power Source

Electric, Electric only



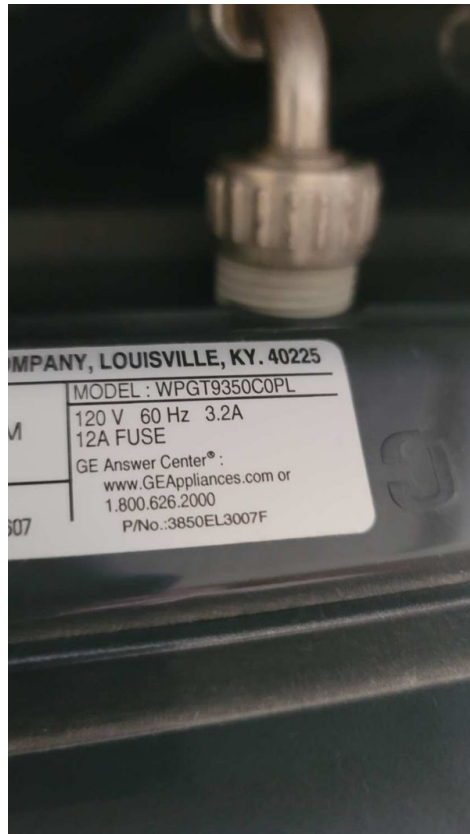
Details

Operated

The appliances that are present are operated / inspected using normal operation controls and are tested for basic function only. Notable deficiencies will be listed in this report.

Washer: Brand

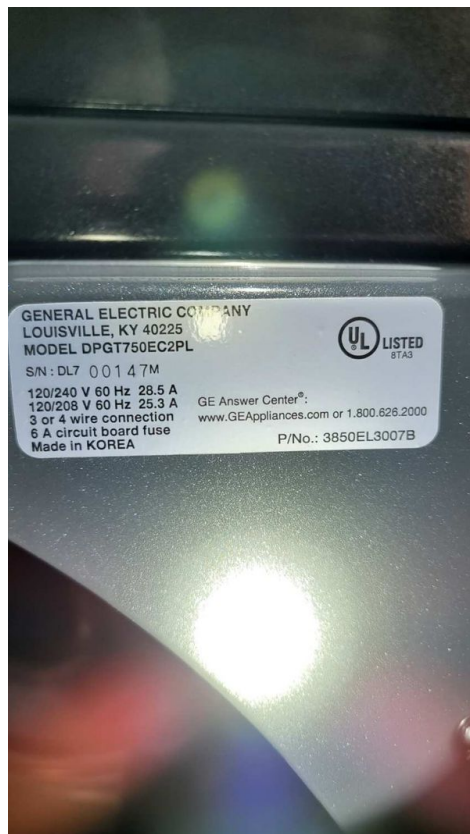
GE



Washer: Washer

Washer was checked for leaks, hoses checked, connections and overall operation.

**Dryer: Brand
GE**



Dryer: Vent Visual Inspection

A dryer vent connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

12: DOORS, WINDOWS & INTERIOR

Information

General Condition of Interior

Interior ok- no deficiencies

Windows: Glazing

Double

Ceiling Fans: Location

Bedroom, Tested

Central Vac System: Central Vac System

Present

**Interior Details: Interior Information**

The following are not included as part of a home inspection: alarm systems, security systems, intercoms, central vacuum systems, cosmetic issues, appliances, water treatment systems, indoor air quality and concealed items unless otherwise noted.

Doors: Door Type

Solid, Wood

At the time of inspection the interior doors appeared to be in good condition. Any defects will be listed separately in the report.

Windows: Window Type

Casement, Wood

Accessible windows are spot checked for functionality . At the time of inspection the windows appeared to be in good condition. Any defects will be listed separately in the report.

Floors: Floor Coverings

No issues

At the time of inspection the floor coverings appeared to be in good condition. Any defects will be listed separately in the report.

Floors: Carpet

No issues at time of inspection.

At the time of inspection the floors / carpet appeared to be in good condition. Any defects will be listed separately in the report.

Floors: Tile Flooring

No issues at time of inspection

At the time of inspection the tile flooring appeared to be in good condition. Any defects will be listed separately in the report.

Floors: Wood Floors

No issues at time of inspection.

At the time of inspection the wood floors appeared to be in good condition. Any defects will be listed separately in the report.

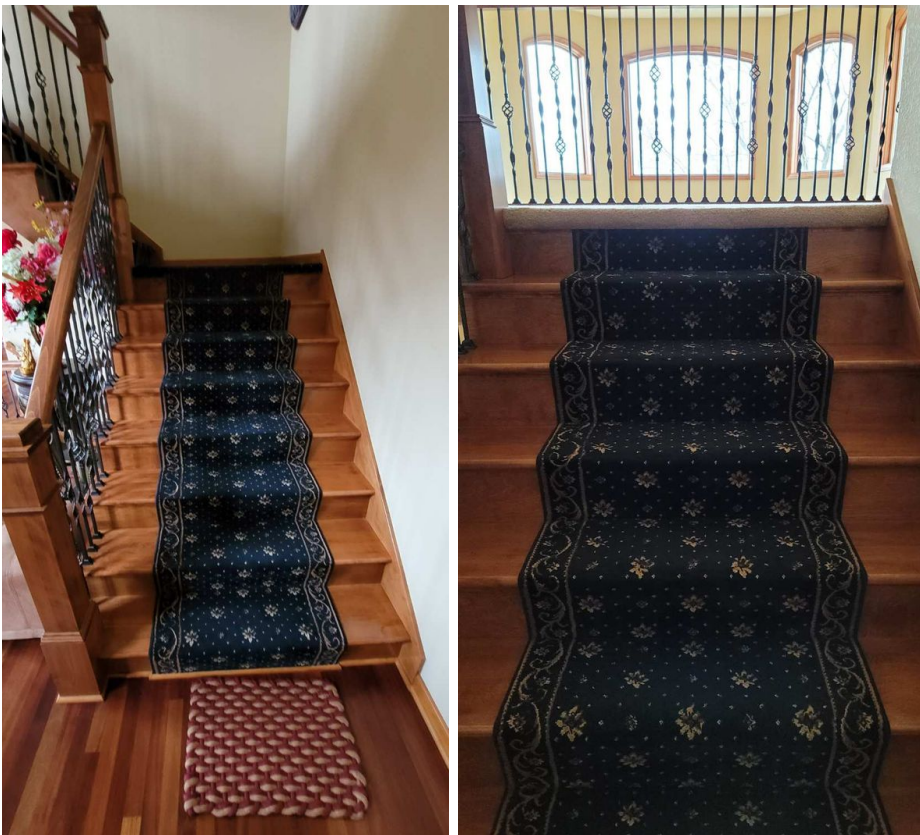
Walls and Ceilings: Wall / Ceiling Material

Drywall

At the time of inspection the walls and ceilings appeared to be in good condition. Any defects will be listed separately in the report.

Steps, Stairways & Railings: Staircase Illumination

Staircase lights OK

**Observations**

12.3.1 Windows

 Maintenance Item

WEATHERED SILLS AND FRAMES

Some windows showed weathered areas around the frames. Inspector recommends sanding and finishing regularly for optimal longevity.

Recommendation

Contact a qualified professional.



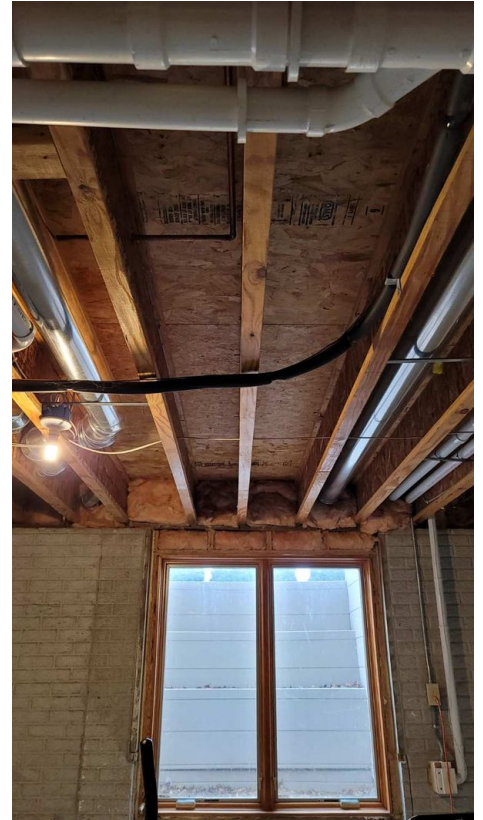
13: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Configuration
Basement

Foundation: Basement Floor
No issues at times of inspection.

Floor Structure: Sub-floor
OSB



Floor Drain Location: Location
Near heating system

Basement Sink/Tub: Sink/Tub
Material
fiberglass



General: Structural And Foundation Inspection Description

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

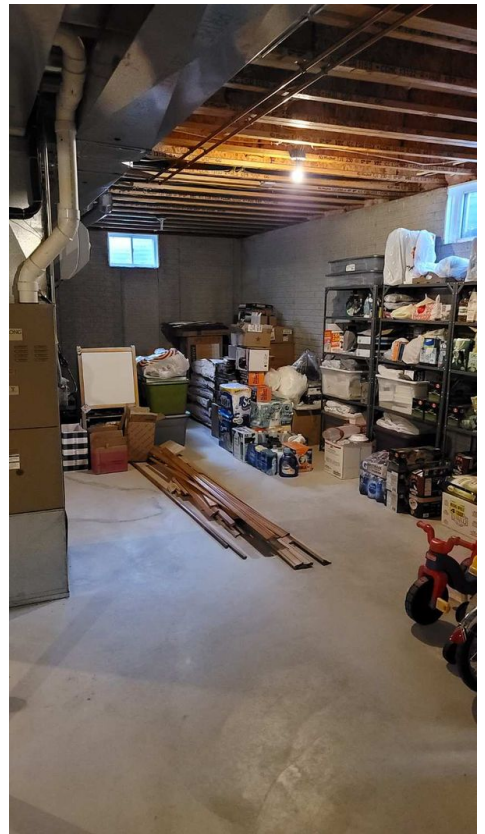
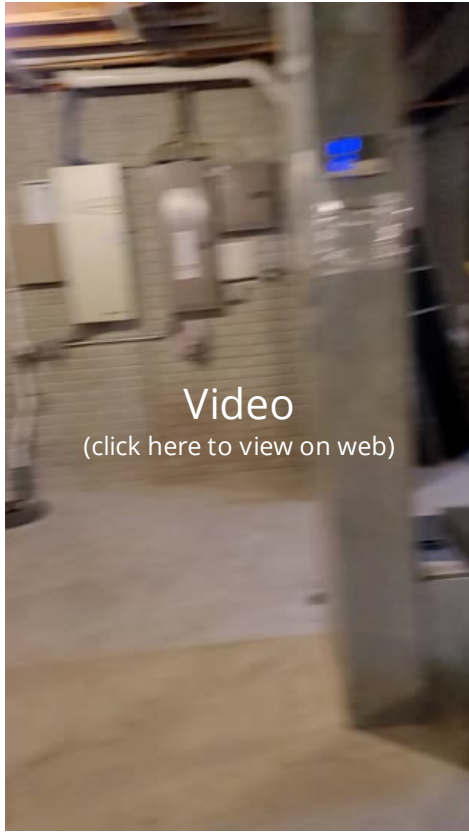
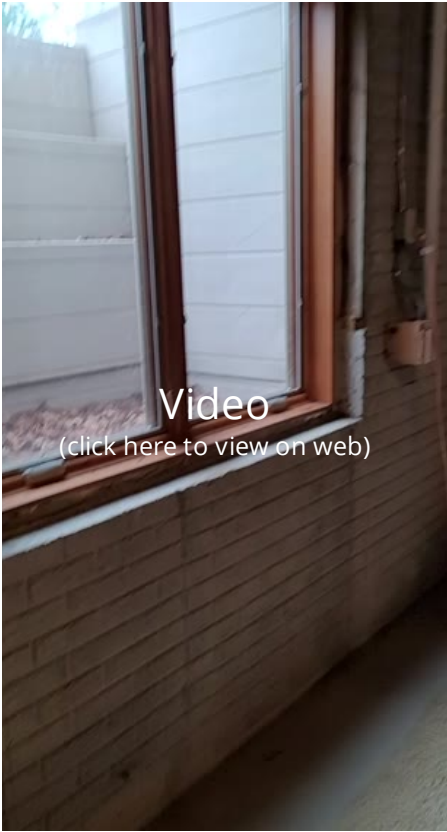
General: Basement/Information

Basement leakage: Almost every basement leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or how badly this basement may leak. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house, often cause basement leakage problems.

Foundation: Material

Poured concrete

At the time of inspection the foundation structure and material appeared to be in good condition. Any specific defects will be listed in the report.





Foundation Wall Structure: Structure Integrity

Foundation Walls: Foundation Wall Information

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Foundation Wall Structure: Foundation Walls / Wall Cracks

Not present

Foundation Walls: Foundation Wall Cracks Information/Limitations

Cracks 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 a cracks severity, cause, or whether it has been recently active. Only a Structural Engineer can render a judgement on a cracks severity and repercussions and they should be consulted as desired.

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

Foundation Wall Structure: Foundation Crack Guidelines

All foundations will have cracks. Some cracking is expected as the concrete dries and shrinks or minor settlement occurs. For the purpose of this report cracks will be classified as either Minor, Moderate, or Major. This classification is done solely based on the size of the crack and is not meant to represent an actual severity of the crack or potential ongoing risk. All foundation cracks should be evaluated by a professional and monitored for changing. Cracks may extend to hidden or invisible areas and change in size or worsen. Observing a crack over time is the only way to know if the issue is ongoing. Invasive evaluation is the only way to truly know the size of the entire crack. All cracks that can be filled to prevent water entry should be filled by a professional. All cracks that have chipping or have been filled with caulk or cement (unprofessionally) will be considered Moderate or Major and should be evaluated by a qualified professional.

Minor = ~1/8" or less

Moderate = ~1/8" - ~1/4"

Major = ~1/4" and larger

Floor Structure: Material

Wood I-Joists

Because of interior floor and ceiling coverings, not all floor structural members were able to be inspected. At the time of inspection, the floor structure and material appeared to be in good condition. Any specific defects will be listed in the report.

14: HEATING

Information

Equipment: Model Number
G1D91BT125D20C-1A

Equipment: Serial Number
8405M17299

Equipment: Year of Manufacture
2005

Equipment: Furnace # 2 Model
#G2D95CTO40V12B-2A
Basement

Equipment: Furnace # 2 Serial
#1610G08583
Basement

Equipment: Furnace # 2 Age
2015

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

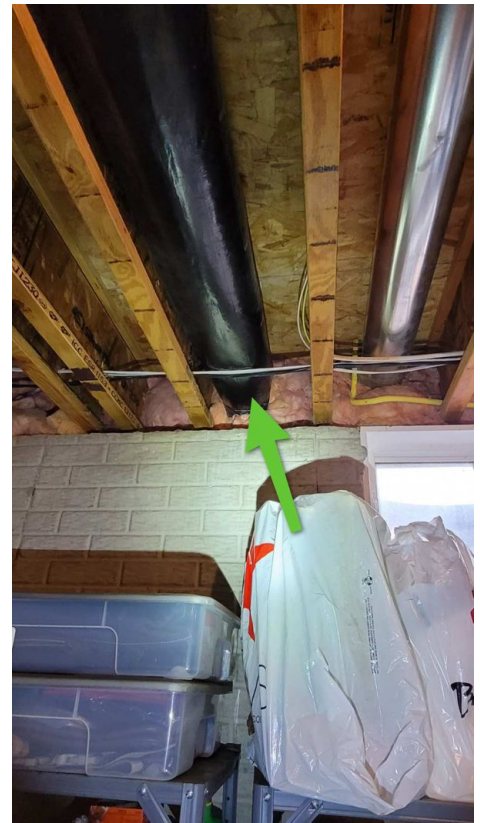
Distribution Systems: Ductwork
Metal ductwork

Presence of Installed Heat Source in Each Room: Installed Heat Source
Forced air floor registers

Humidifier: Type
Evaporative

Fresh Air Intake: Fresh Air Intake
Present, plugged screen





Fresh Air Intake

AFUE Rating

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Heating System Efficiency

The U.S EPA sets minimum efficiency standards for appliances such as heating and cooling equipment. Many older furnaces still operating and functioning well have efficiencies between 70% and 75%. Furnaces installed after 1992 must have efficiency ratings above 78%. Modern, high-efficiency furnaces have ratings in the mid-90%. Heating systems with leaky, un-insulated ducts or which are improperly sized can reduce even a high-efficiency furnace to an efficiency of under 65%.

Carbon Monoxide

Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon Monoxide detectors are inexpensive and installing one in a home with a furnace or boiler is recommended. Detectors should not be placed next to heating appliances like furnaces and boilers, but should be placed to protect living and sleeping areas.

Here is a link for more information on Carbon Monoxide: <https://bit.ly/36iBCKu>

Equipment: HVAC Section Introduction

The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

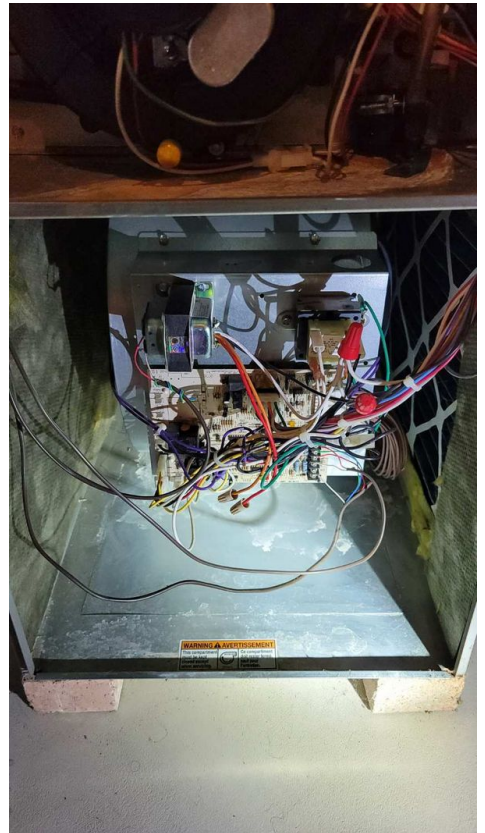
Equipment: Furnace # 1/Brand

Armstrong

An annual maintenance agreement that covers parts and labor is recommended.



Equipment: Furnace # 2 Brand
Armstrong Air



Equipment: Heat Exchanger

Disclaim heat exchanger:

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.

Combustion Air for Fossil Fuel Utilities: Combustion Air

Sufficient

Combustion air is necessary for burning fuel such as gas, oil, and wood. For a furnace to work properly, it must have an adequate supply of combustion air. The rule of thumb is 50 cubic feet per 1000 BTU's of heat.

Normal Operating Controls: Thermostat

Programmable

The furnace and the air-conditioning were controlled by a wall thermostat. Heating and cooling costs can be reduced by having a programmable thermostat to raise and lower home temperatures at key times.

**Vents, Flues & Chimneys: Vents, Flue, Chimney Type**

PVC



Air Filter: Filter Size

20x25x4

At the time of inspection the filter appeared to be in good condition. Any defects will be listed separately in the report.



Air Filter: Location

Filter Rack attached to return ducting

At time of inspection filter appeared to be in serviceable condition unless otherwise noted in report.

Air Filter: Air Filter Condition

Good

Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced effectiveness of air filtration resulting in deterioration of indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.

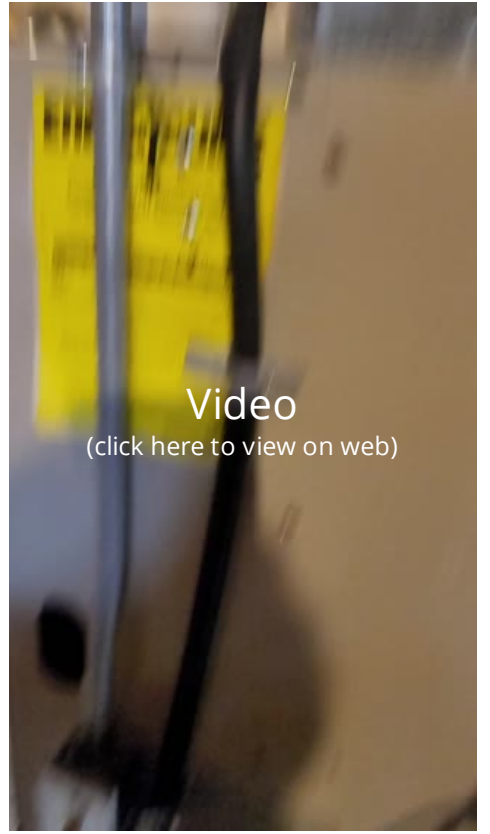
**Humidifier: Maintenance**

Basement/Furnace

Maintenance

Humidifier present- maintenance

Humidifiers are designed to raise relative humidity levels in homes located in dry climates by adding moisture vapor to air heated by the furnace. Because a warm moist environment such as that which exists in humidifiers can promote the growth of bacteria, yeasts, and molds, the housing, condensation tubes and pumps must be kept clean. In accordance with the Standards of Practice the Inspector does not evaluate humidifiers. You should ask the seller about the functionality of the humidifier. Many homeowners do not understand the maintenance requirements connected with these appliances and the Inspector recommends that you contact the humidifier manufacturer to ask about any maintenance requirements.



Video
(click here to view on web)

Observations

14.1.1 Equipment

PAST LEAK/RUST

MAIN FURNACE

 Recommendation

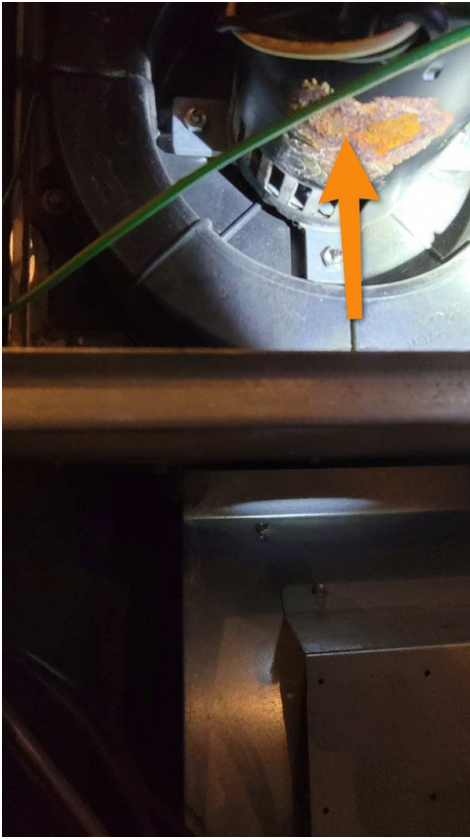
Inspector noticed rust spots in upper cabinet , Main furnace. ***There was no leaking at time of inspection.*** New buyer may want to check with owner for past records if this issue was corrected. It looks like original leak may have come from the collector box.

Recommendation

Contact a qualified professional.



Past leak



14.10.1 Fresh Air Intake

 Recommendation

PLUGGED SCREEN

Air intake screen should be cleaned and checked during the heating season. Can be cleaned with a small brush.

Also termination next to sump in basement was also plugged. Recommend cleaning.

Recommendation

Contact a qualified professional.



15: PLUMBING

Information

Filters

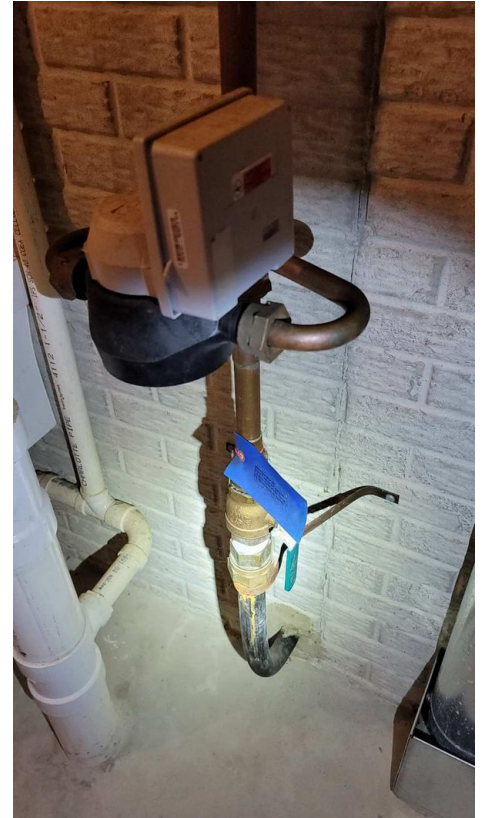
None

Water Source

Local Municipality

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Poly



Hot Water Systems, Controls, Flues & Vents: Tank Capacity

75 gallons

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

Gas

Hot Water Systems, Controls, Flues & Vents: Water Heater Type

Power vented

Hot Water Systems, Controls, Flues & Vents: Water Heater Approximately Age

2019

Hot Water Systems, Controls, Flues & Vents: Model Number

PR0+G75-76N RH PV

Hot Water Systems, Controls, Flues & Vents: Serial Number

Q131941625

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter, Outside

Fuel Storage & Distribution Systems: Gas Piping

Steel

Water Supply, Distribution Systems & Fixtures: Distribution Material

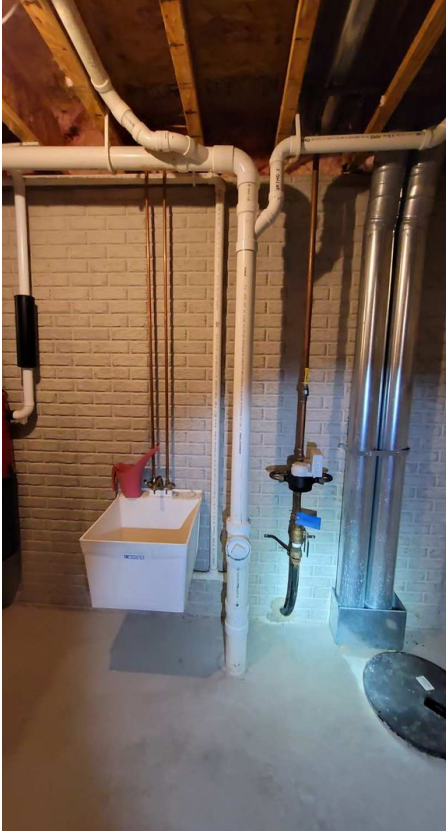
Copper

At the time of inspection the water lines appeared to be in good condition. Any defects will be listed separately in the report.

Drain, Waste, & Vent Systems: Material

PVC

At the time of inspection the drain, waste and venting systems seemed to be functioning adequately. Any specific defects will be listed in the report.

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

Rheem

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

[Here is a nice maintenance guide from Lowe's to help.](#)



Hot Water Systems, Controls, Flues & Vents: Location

Basement

RUMBLING, CRACKLING, POPPING SOUNDS

Lime is present in all home water to some degree. Because lime is inversely soluble, the more that water is heated, the more lime comes out of it. High degrees of use, excessive water hardness, and increased heating surface area can increase lime build up on the tank bottom and walls. Popping sounds are often made by water trapped beneath lime deposits and sizzling sounds are made by water trapped next to heating elements.

Fuel Storage & Distribution Systems: Fuel Storage / Supply

Public Gas

The condition of the interior of gas lines, oil tanks and their supply lines, propane tanks and their supply lines or other forms of fuel storage and supply are not part of the home inspection and was not evaluated.

Fuel Storage & Distribution Systems: FAC (Flexible Appliance Connectors)

No issues

Some FAC from the 1970s are brass-colored with no paint or coating. These FAC are a known gas leak hazard. You should report their presence and recommend immediate replacement. They should have been replaced a long time ago regardless. One common manufacturers installation instruction is that FAC are recommended for one-time use with one appliance only. When the appliance is replaced, the FAC should be replaced too. Heres the CSPC website about these hazardous connectors. <http://www.cpsc.gov/CPSCPUB/PREREL/PRHTML97/97003.html>

Sump Pumps / Ejector Pumps: Sealing The Sump Pump

Sealing The Sump Pump: Informational

The sump pit should be covered with a gas-tight lid. While sump pumps are very effective in removing water, if they are not covered and installed properly, they can create additional water management issues, as well as indoor air quality concerns for the house. Sumps usually have standing water. If the sump pit is open or has a loose-fitting lid, this water can evaporate into the air, raising the relative humidity inside the home, basement, and crawlspace. This can promote mold growth, which is a health concern, and can increase the moisture level of wood framing, inviting fungal decay and wood-eating pests.

Uncovered or improperly sealed sump pumps can also allow radon and other soil gases to enter the basement and crawlspace, and then mix with the air inside the home. Radon is a naturally occurring radioactive, carcinogenic gas

found in varying levels in the soil and air. In high-radon areas, if soil gases are allowed to enter the home, radon can accumulate inside the home at potentially toxic levels.

Sump Pumps / Ejector Pumps: Location
Basement



Professional Sprinkler System Installation: Breakdown of a Standard Irrigation System Components
Front Left

1. Shutoff Valve – An irrigation system is like any other water appliance in your house. It's important to make sure you...
2. Backflow Preventer – An anti-siphon device that prevents water from your sprinkler system from being reintroduced into...
3. Main Line – The pipes that deliver the water to the main portion of the...



Ground Valves



Ground Valves

Professional Sprinkler System Installation: Irrigation Backflow Preventer

It is recommended that the new buyers get the system inspected by a qualified irrigation contractor .



16: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit, Romex

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper



Smoke Detectors: Smoke Detectors
No issues

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 220 Volts

At the time of inspection the service conductors appeared to be in good condition. Any defects will be listed separately in the report.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

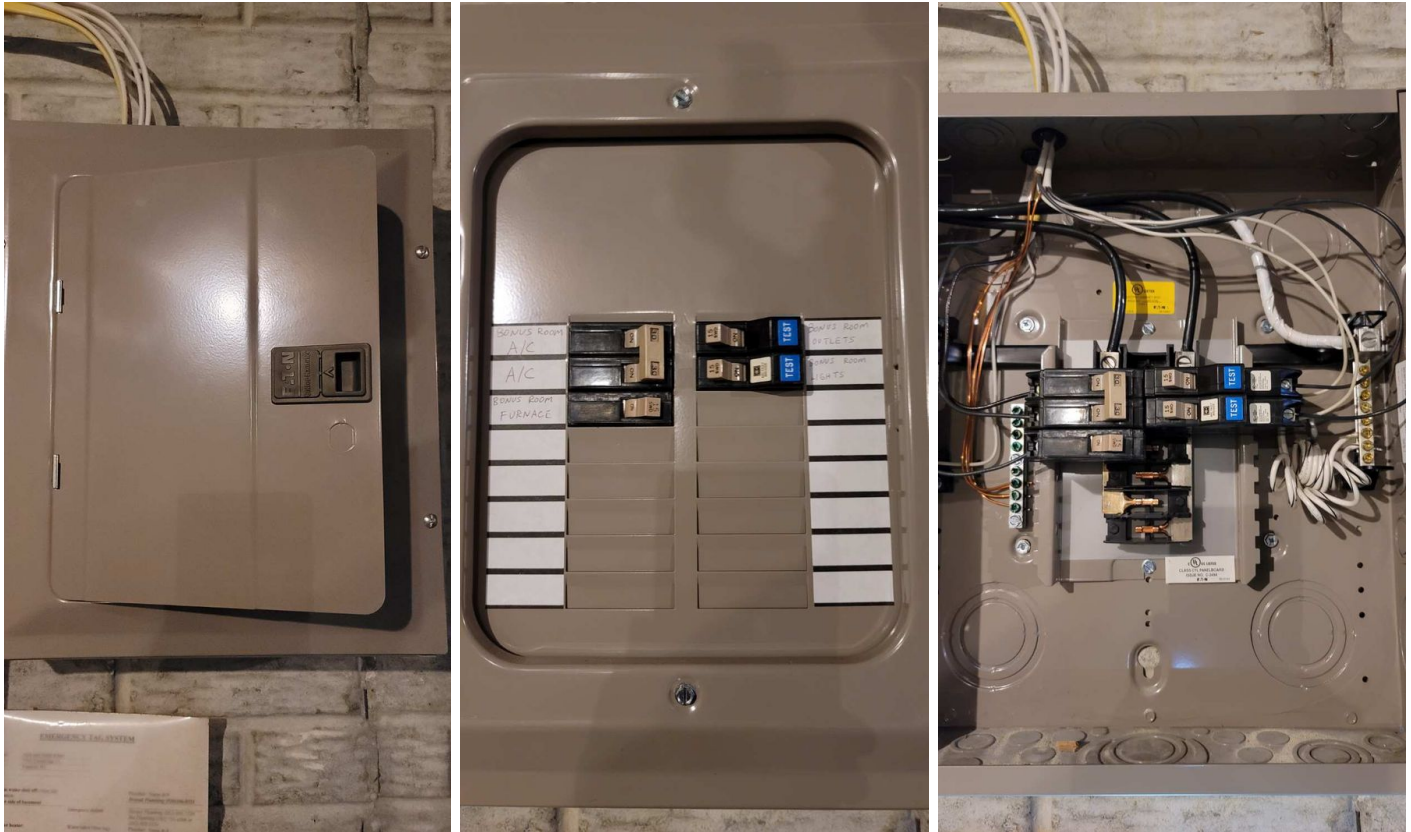


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer

Dead-front covers are removed for inspection of the wiring unless otherwise noted in this report.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

Basement



Branch Wiring Circuits, Breakers & Fuses: Branch Wiring Discription

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

GFCI & AFCI: GFCI Protection

At the time of my inspection, the home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection. Any individual GFCI receptacle defects will be listed separately.

Lighting Fixtures, Switches & Receptacles: Receptacles and Switches

No issues at time of inspection

At the time of inspection the receptacles and switches appeared to be in good condition. Any defects will be listed separately in the report.

Carbon Monoxide Detectors: Combination Smoke/CO Detector(s)

No issues

CO Detectors: CO Alarm Information

Many smoke alarms now monitor both smoke and carbon monoxide. Smoke and [carbon monoxide detectors](#) that provide two-in-one protection can save you worry and money.

Since CO is colorless, tasteless and odorless (unlike smoke from a fire), detection and prevention of carbon monoxide poisoning in a home environment is impossible without a warning device. In North America, some state, provincial and municipal governments require installation of CO detectors in new units

According to the 2005 edition of the carbon monoxide guidelines, NFPA 720, published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors 'shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms,' and each detector 'shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.'

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and there requirements can be found here:

<https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide>

Security System: Security System

Home had a home security system built into it. Security systems are not inspected during a home inspection process.



17: ENVIRONMENTAL

Information

Radon Mitigation: Radon Mitigation Installed

No

Exclusions

This inspection is not required to include the following items: Lead-based paint, Radon, Asbestos, Cockroaches, Rodents, Pesticides, Treated lumber, Fungus, Mercury, Carbon monoxide, or Other similar environmental hazards. In addition, the report is not required to address subterranean systems or system components (operational or nonoperational), including: Sewage disposal, Water supply, or Fuel storage or delivery.

If there is readily visible evidence or a possibility that one of these items may be present, you may be advised to contact a specialist in the appropriate field for further investigation and to determine if corrective action is necessary.

If you have any specific concerns in regards to any of the items listed above (or any unmentioned environmental or health concerns), you should contact a specialist immediately so that you can have the appropriate inspections and testing performed, as they are not included in this inspection (unless otherwise agreed upon).

Pest / Insect: No Pest Inspection Performed

There was no pest inspection performed. Contact our office if you wish to have this service provided.

Microbial Growth: No Mold Testing or Air Sampling Performed

There was no mold testing or air quality sampling performed as a part of this inspection. Contact our office if you wish to have this service provided.

Radon: No Testing Performed

Basement

There was a radon testing performed as a part of this inspection. Testing proved **positive**. See report for more information.

18: FIREPLACE

Information

Gas Fireplace

Tested



Damper: Sealed

Firebox: Condition

No issues at time of inspection.

Hearth: Hearth

No issues

Air Intake



Types of Fireplace: Types of Fireplaces

Gas Fireplace



Fluepipe: Types of Flues

Side wall

Clay flues are perhaps the most common type of chimney flue currently available. In addition to being very affordable, their clay tiles are quite durable and can last up to 80 years. They are particularly effective when used in conjunction with open fireplace chimneys. However, it should be noted that since clay tiles are ceramic, they will not be able to handle chimney fires and are certain to crack and fall apart in the event that one occurs. The tiles will then need to be repaired or replaced before your chimney will be safe to use again. In addition, clay flues are not recommended for use with gas fireplaces, as they are incapable of containing the combustion byproducts produced by such fires. So while they look nice and are relatively inexpensive, clay flues do have their share of flaws.

Metal flues are another common type of chimney flue, and they come in two varieties: stainless steel and aluminum. Whereas stainless steel flues can be used in conjunction with oil, wood or gas fireplaces, their aluminum counterparts are only safe for use with certain types of gas fireplaces. Also, be sure to exercise caution when using a metal chimney flue in conjunction with an open fireplace, as they are typically too small to properly vent such fireplaces. In addition, take care to cover metal flues with insulation, as it will enhance performance and increase safety.

Concrete chimney flues, also commonly referred to as cast-in-place flues, are another common type of chimney flue. These flues are formed by heat-resistant concrete that is poured into your chimney's interior and creates a pathway through which gases are vented outside. In addition to having a reputation for improving the structure of old chimneys, concrete flues can be used in conjunction with a vast assortment of fireplaces. While concrete flues can be somewhat pricey in comparison to their metal and clay counterparts, most homeowners will find that the resilience and safety they offer is well worth any additional money. Be advised, however, that concrete flues are permanent and, as such, cannot be removed without replacing your entire chimney.



Spark Barrier: Spark Barrier

Sealed

Safety tips around gas fireplaces:

1) Supervise children, the elderly, disabled and pets near a gas fireplace, stove or inset that is in use or was recently turned off.

- 2) Keep any remote controls out of the reach of children.
- 3) Install a switch lock to prevent children from turning on the appliance.
- 4) Make sure family members and guests are aware the glass panel of a gas fireplace, stove or insert can be very hot.
- 5) Wait for the appliance and glass panel to cool down before allowing anyone near it. Cool down can take an hour or more. Some appliances turn on and off automatically with a thermostat, so it may not be clear when a fire is turned off.
- 6) Be aware that metal surfaces, such as door frames and grilles, can also get hot.
- 7) Read the owner's manual and follow instructions.

19: "GET LOCAL REPAIR ESTIMATES WITHIN 24-HOURS"

Information

Get Local Repair Estimates

[Get local repair estimates.](#)

Negotiate your best deal.

Stack the odds on your side during seller negotiations with zip code specific repair estimates based on your home inspection, prepared by industry experts.

MAJORDOMO

Negotiate the best deal

Stack the odds on your side during seller negotiations with **ZIP Code specific repair estimates** based on your home inspection, prepared by industry experts

HOW IT WORKS

- 1 Upload your home inspection
- 2 Within 24 hours access your repair estimates
- 3 Review with your agent
- 4 Create a request list of repairs and credits for negotiations

- Reliable repair estimates broken down by materials and labor
- Prioritized repairs by severity and urgency
- \$19,380 of repairs identified on average

24 HOUR TURN AROUND
100% GUARANTEED SATISFACTION
ALL FOR JUST \$79

We are a proud affiliate with Majordomo, meaning if you make a purchase we may earn a commission at no extra cost to you

Take action with repair estimates. Focus on the big picture & close on time

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<https://majordomo.com/w/ter/QfRahvH2yR8>

Get Local Repair Estimates

STANDARDS OF PRACTICE

Inspection/Property Details

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the Wisconsin State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

The inspection is limited to visible and accessible components and areas only. Due to insurance restrictions, we are not permitted to operate any main shutoff valves (water or gas) or switch on any circuit breakers that may be shut off. We also can not move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. We also cannot allow you, the buyer, to move any items or operate any shutoff valves or breakers in the home. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. Some items or areas may not be inspected if they are blocked by furniture or stored items. Please note that we cannot make phone calls or wait for someone to arrive while on site regarding any items that have not been properly prepared. The property was inspected regardless of limitations or hindrances. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Roofing

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Air-Conditioning

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C.

operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

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

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts

210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

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