

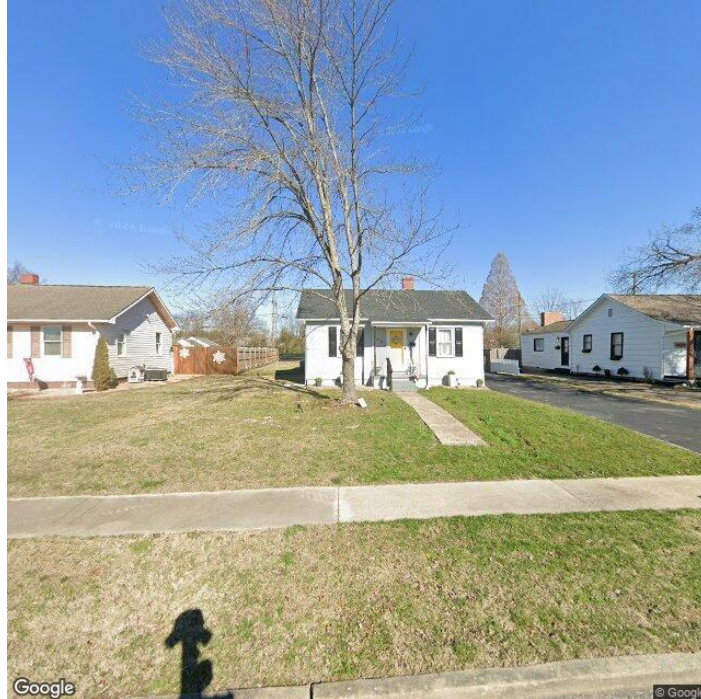


HOME EDGE INSPECTION

4233871534

voorhis.michael@gmail.com

<http://homeedgeinspection.com>



RESIDENTIAL REPORT

1234 Main Street
Bristol, VA 24202

Buyer Name

10/31/2025 9:00AM

Inspector

Michael Voorhis

NHIE certified, NRPP certified

4233871534

voorhis.michael@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

TABLE OF CONTENTS

1: Inspection Details	5
2: Exterior	6
3: Roof	15
4: Basement, Foundation, Crawlspace & Structure	22
5: HVAC	26
6: Plumbing	30
7: Electrical	37
8: Attic, Insulation & Ventilation	47
9: Doors, Windows & Interior	52
10: Built-in Appliances	63
Standards of Practice	65

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.2.1 Exterior - Siding, Flashing & Trim: Damage - Minor
- ⊖ 2.2.2 Exterior - Siding, Flashing & Trim: Paint/Caulk Maintenance
- ⊖ 2.2.3 Exterior - Siding, Flashing & Trim: Gaps/Holes
- ⊖ 2.2.4 Exterior - Siding, Flashing & Trim: Water damage
- ⊖ 2.2.5 Exterior - Siding, Flashing & Trim: Flashing missing
- ⊖ 2.2.6 Exterior - Siding, Flashing & Trim: Possible Asbestos Siding
- ⊖ 2.3.1 Exterior - Decks/Balconies/Porches/Steps: Deck - Water Sealant Required
- ⊖ 2.3.2 Exterior - Decks/Balconies/Porches/Steps: Handrail/Guardrail - Fall Protection
- ⊖ 2.3.3 Exterior - Decks/Balconies/Porches/Steps: Loose fence
- ⊖ 2.3.4 Exterior - Decks/Balconies/Porches/Steps: Water leak
- ⊖ 2.4.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 2.5.1 Exterior - Walkways, Patios & Driveways: Driveway/ Sidewalk Cracking -
- ⊖ 2.5.2 Exterior - Walkways, Patios & Driveways: Sidewalk trip hazard
- ⊖ 3.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 3.2.2 Roof - Roof Drainage Systems: Gutter Leakage
- ⊖ 3.2.3 Roof - Roof Drainage Systems: Gutter retaining water
- ⊖ 3.3.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
- ⊖ 3.3.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney sealing
- ⊖ 3.3.3 Roof - Skylights, Chimneys & Other Roof Penetrations: Crown defects
- 🔧 3.3.4 Roof - Skylights, Chimneys & Other Roof Penetrations: Venting defects
- ⊖ 4.2.1 Basement, Foundation, Crawlspace & Structure - Basements/ Crawlspace: Efflorescence
- ⊖ 4.2.2 Basement, Foundation, Crawlspace & Structure - Basements/ Crawlspace: Vapor Barrier-Defects
- 🔧 5.1.1 HVAC - Equipment: Needs Servicing/Cleaning
- ⚠ 5.1.2 HVAC - Equipment: High Efficiency Heater Fresh Air Supply
- 🔧 6.1.1 Plumbing - Main Water Shut-off Device: No Shut Off Located
- ⊖ 6.2.1 Plumbing - Drain, Waste, & Vent Systems: Poor Drainage
- ⊖ 6.2.2 Plumbing - Drain, Waste, & Vent Systems: S-Trap
- ⊖ 6.2.3 Plumbing - Drain, Waste, & Vent Systems: Caulk/Sealant Maintenance

- ⊖ 6.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Missing shut off valve
- ⊖ 6.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Temperature
- ⊖ 6.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Drip Pan
- ⊖ 6.4.3 Plumbing - Hot Water Systems, Controls, Flues & Vents: No shut off
- ⊖ 6.5.1 Plumbing - Fuel Storage & Distribution Systems: Grounding- Not Located
- ⊖ 7.1.1 Electrical - Service Entrance Conductors: Electric meter Base
- ⊖ 7.2.1 Electrical - Breaker-box/ Subpanels/ Grounding: Wire- Improperly Identified
- ⊖ 7.2.2 Electrical - Breaker-box/ Subpanels/ Grounding: Breaker- Turned Off
- ⊖ 7.2.3 Electrical - Breaker-box/ Subpanels/ Grounding: Breaker- Double Tap (Double Fed Lug)
- ⊖ 7.2.4 Electrical - Breaker-box/ Subpanels/ Grounding: Breaker- Incorrectly Wired
- ⊖ 7.2.5 Electrical - Breaker-box/ Subpanels/ Grounding: Breaker- Miss-Matched
- ⊖ 7.2.6 Electrical - Breaker-box/ Subpanels/ Grounding: Screws/Fasteners- Defects
- ⊖ 7.2.7 Electrical - Breaker-box/ Subpanels/ Grounding: Panel- Knockouts/Wire Clamps Missing
- ⊖ 7.2.8 Electrical - Breaker-box/ Subpanels/ Grounding: Panel- Debris
- ⊖ 7.2.9 Electrical - Breaker-box/ Subpanels/ Grounding: Neutral double lug
- ⊖ 7.2.10 Electrical - Breaker-box/ Subpanels/ Grounding: Unused /Abandoned Breakers
- ⊖ 7.3.1 Electrical - Branch Wiring: Junction Box- Open or None
- ⊖ 7.4.1 Electrical - Lighting/ Switches/ Outlets/ GFCI: Outlet Defects
- ⊖ 7.4.2 Electrical - Lighting/ Switches/ Outlets/ GFCI: Outlet- Ungrounded
- ⊖ 7.4.3 Electrical - Lighting/ Switches/ Outlets/ GFCI: Outlet- Loose
- ⊖ 7.4.4 Electrical - Lighting/ Switches/ Outlets/ GFCI: Outlet- Reverse Polarity
- ⊖ 7.5.1 Electrical - Detectors- Smoke/Carbon: Expired Date
- ⊖ 8.1.1 Attic, Insulation & Ventilation - Attic Insulation: Insulation- Insufficient/Missing
- ⊖ 8.2.1 Attic, Insulation & Ventilation - Ventilation/Exhaust: Bathroom Vents Into Attic
- ⊖ 8.3.1 Attic, Insulation & Ventilation - Roof Structure & Attic: Water Intrusion- Sign of possible
- ⚠ 8.3.2 Attic, Insulation & Ventilation - Roof Structure & Attic: Broken cross support Purlins
- ⊖ 9.1.1 Doors, Windows & Interior - Exterior Doors: Hardware Damaged/Missing
- ⊖ 9.2.1 Doors, Windows & Interior - Interior Doors: Function Defects
- ⊖ 9.3.1 Doors, Windows & Interior - Windows: Defects-Window
- ⊖ 9.3.2 Doors, Windows & Interior - Windows: Failed Seal
- ⊖ 9.3.3 Doors, Windows & Interior - Windows: Damage screen
- ⊖ 9.4.1 Doors, Windows & Interior - Floors: Damaged (General)
- ⊖ 9.4.2 Doors, Windows & Interior - Floors: Deflection
- ⊖ 9.4.3 Doors, Windows & Interior - Floors: Pet urine smell
- ⊖ 9.4.4 Doors, Windows & Interior - Floors: Non-professional finish
- ⊖ 9.5.1 Doors, Windows & Interior - Walls: Wall-Defects
- ⊖ 9.5.2 Doors, Windows & Interior - Walls: Minor aesthetic damage
- ⊖ 9.6.1 Doors, Windows & Interior - Ceilings: Minor Damage
- ⊖ 9.6.2 Doors, Windows & Interior - Ceilings: Stain(s) on Ceiling
- ⊖ 9.6.3 Doors, Windows & Interior - Ceilings: Ceiling Cracks-Minor
- ⊖ 10.2.1 Built-in Appliances - Range/Oven/Cooktop: Anti Tip Bracket- Missing

1: INSPECTION DETAILS

Information

Always use Licensed and Insured Professionals

Home Edge Inspection recommends that any repairs, mitigation, or further evaluations to be performed by Licensed and Insured professionals . This ensures compliance with local regulations and protects property and client.

Termite Inspection

Termite inspections are not in the scope of this inspection per the InterNACHI standards of practice. Due to potential hidden damage which can affect property value and safety. We recommend scheduling a qualified termite professional to further inspect.

Fresh Paint Disclosure

The presence of fresh paint may conceal underlying defects such as water damage, structural issues or pest damage. Which are not detectable through visual inspection alone. Not to suggest this is the case with this current home but it can happen .

In Attendance

Client, Clients Family Member

Occupancy

Vacant

Style

Traditional

Temperature

51 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Light Rain

Standards of Practice

Home edge conducts home inspections in accordance with InterNACHI SOP's. This inspection is non invasive, visual evaluation of the properties accessible systems and components, it is not a warranty, guarantee, or insurance policy, nor does it include environmental testing unless specified. Limitations, exceptions, and exclusions are outlined in the signed home Inspection Agreement.

2: EXTERIOR

Information

General: Inspection Method Visual, Crawlspace Access	Siding, Flashing & Trim: Siding Material Engineered Wood, Fiber Cement	Decks/Balconies/Porches/Steps: Type Deck, Covered Porch
Decks/Balconies/Porches/Steps: Material Wood, Concrete	Walkways, Patios & Driveways: Driveway Material Concrete	

Deficiencies

2.2.1 Siding, Flashing & Trim

DAMAGE - MINOR

Siding showed signs of damage.

Recommend Handyman to remedy areas that are allowing moisture intrusion, or gaps that can lead to pest intrusion.

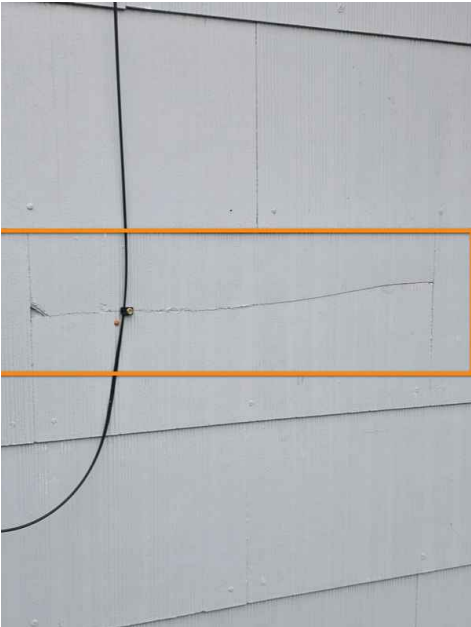
Recommendation

Contact a qualified handyman.

Recommendation



Right



Right



Right front



Front



Left side



Right rear



Left side



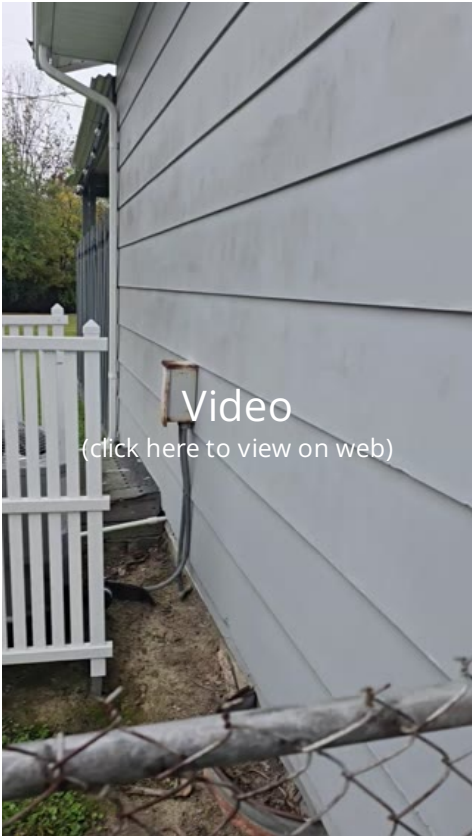
Left side

2.2.2 Siding, Flashing & Trim

PAINT/CAULK MAINTENANCE

 Recommendation

Areas were worn and showing signs of water damage, In need of paint/caulk maintenance or replacement.
Recommend a qualified Handyman to further inspect and to correct.
Recommendation
Contact a qualified handyman.



2.2.3 Siding, Flashing & Trim

GAPS/HOLES

Observed Gaps/Holes at one or more locations

This can lead to water or pest intrusion

Recommend a siding contractor to correct.

Recommendation

Contact a qualified siding specialist.

 Recommendation



2.2.4 Siding, Flashing & Trim

 Recommendation

WATER DAMAGE

Observed one or more areas of exterior siding that show signs of water damage .
Recommend a siding contractor to repair or replace.

Recommendation
Contact a qualified siding specialist.



Video
(click here to view on web)

2.2.5 Siding, Flashing & Trim

 Recommendation

FLASHING MISSING

Observed missing flashing, recommend a professional roofer to further inspect and remedy.
Recommendation
Contact a qualified roofing professional.



2.2.6 Siding, Flashing & Trim

POSSIBLE ASBESTOS SIDING

Observed exterior siding that appears to be older fiber cement board that may contain possible asbestos. This was commonly used material. If asbestos materials are disturbed they can release fibers that may pose health risks. Recommend further testing by a qualified professional .

Recommendation

Contact a qualified professional.



Recommendation



2.3.1 Decks/Balconies/Porches/Steps

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Contact a qualified handyman.



Recommendation



2.3.2 Decks/Balconies/Porches/Steps

HANDRAIL/GUARDRAIL - FALL PROTECTION

Recommendation

Observed lack of fall protection
This is a potential safety hazard
Recommend a qualified carpenter to inspect and remedy.
Recommendation
Contact a qualified carpenter.



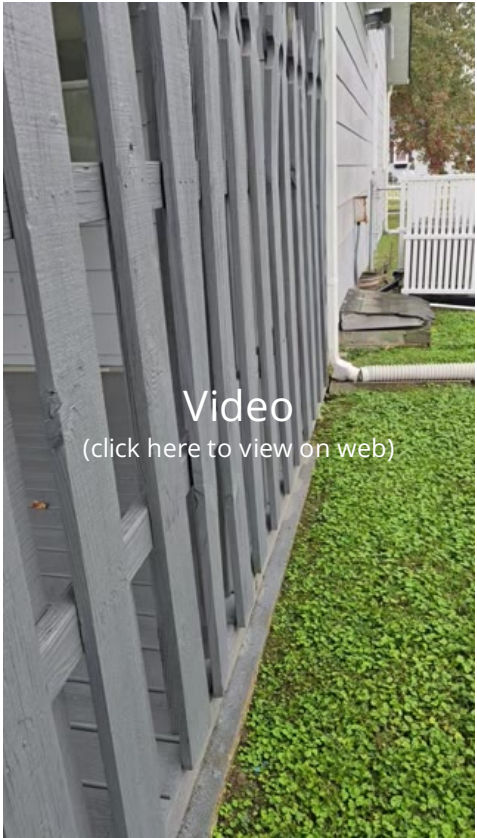
2.3.3 Decks/Balconies/Porches/Steps

LOOSE FENCE

Observed privacy fence to be loose. Recommend a handyman to inspect and remedy.

Recommendation
Contact a qualified handyman.

 Recommendation



Video
(click here to view on web)

2.3.4 Decks/Balconies/Porches/Steps



Recommendation

WATER LEAK

Noted areas of back deck covering to be leaking/dripping water in areas. Recommend a Roofer to inspect and correct.

Recommendation

Contact a qualified roofing professional.



2.4.1 Vegetation, Grading, Drainage & Retaining Walls



Recommendation

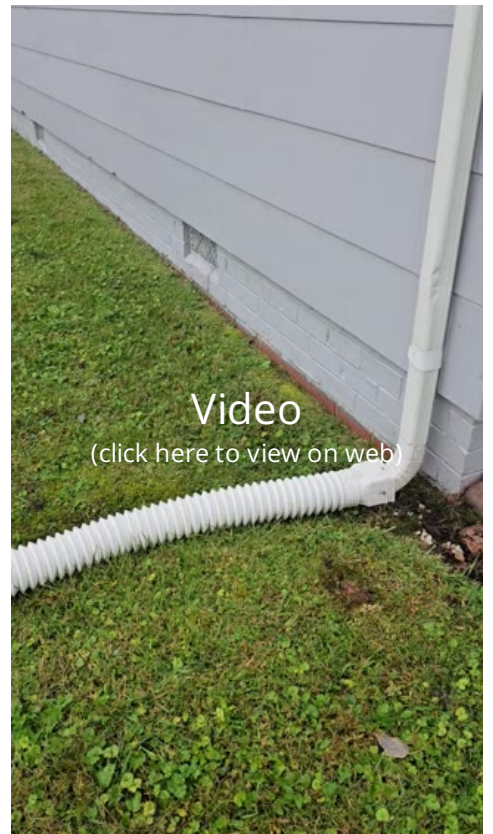
NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



2.5.1 Walkways, Patios & Driveways



Recommendation

DRIVEWAY/ SIDEWALK CRACKING -

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have driveway contractor patch/seal.

Recommendation

Contact a qualified driveway contractor.



2.5.2 Walkways, Patios & Driveways

SIDEWALK TRIP HAZARD

Observed settling sidewalk which could potentially be a trip hazard. Recommend a concrete contractor to remedy.

Recommendation

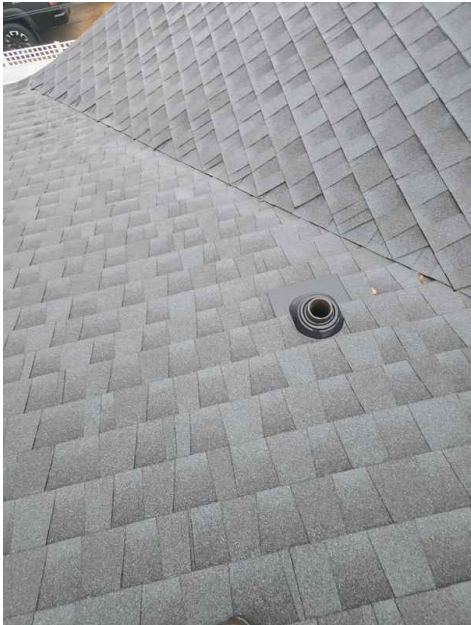
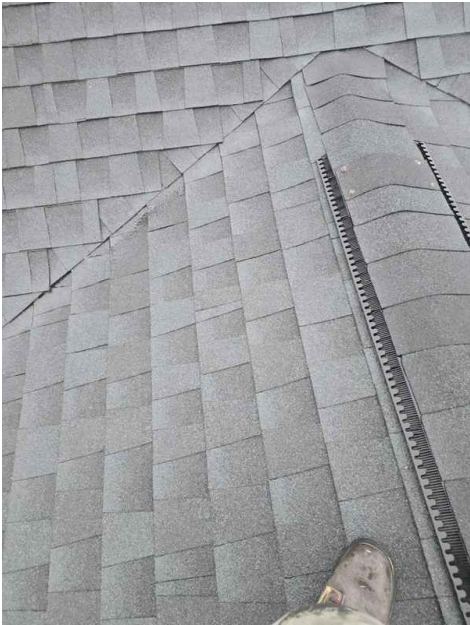
Contact a qualified concrete contractor.



Information

Page 15 of 67

Coverings: Material
Asphalt



Roof Drainage Systems: Gutter

Material

Aluminum

Deficiencies

3.2.1 Roof Drainage Systems

 Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

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

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified gutter contractor



3.2.2 Roof Drainage Systems

 Recommendation

GUTTER LEAKAGE

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation

Contact a qualified gutter contractor



Video
(click here to view on web)

3.2.3 Roof Drainage Systems

GUTTER RETAINING WATER

Noted one or more gutters were retaining water in areas.
Recommend a gutter contractor to remedy.
Recommendation
Contact a qualified gutter contractor

 Recommendation



3.3.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.
Recommendation
Contact a qualified chimney contractor.

 Recommendation



3.3.2 Skylights, Chimneys & Other Roof Penetrations

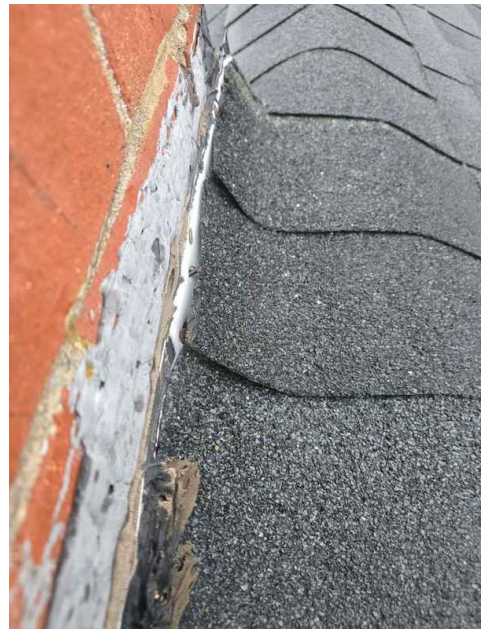
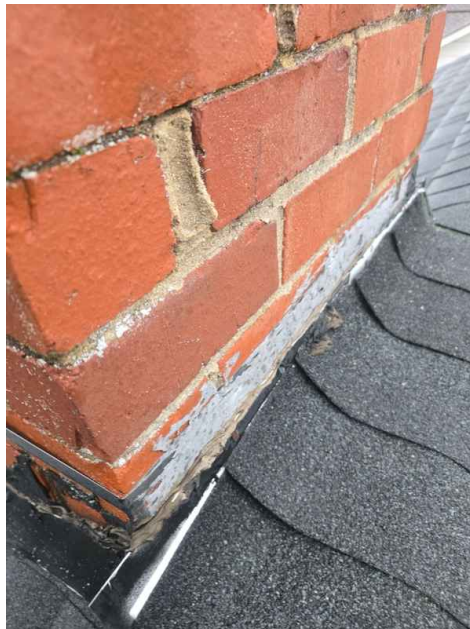
CHIMNEY SEALING



The chimney flashing is not properly installed and has been attempted to be sealed in multiple areas. Recommend a qualified roofer to further inspect and repair.

Recommendation

Contact a qualified roofing professional.





3.3.3 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

CROWN DEFECTS

Observed missing or deteriorated chimney crown.

This is a potential point for water intrusion .

Recommend a qualified chimney contractor to inspect and repair or to install a stainless steel cover.

Recommendation

Contact a qualified chimney contractor.



3.3.4 Skylights, Chimneys & Other Roof Penetrations

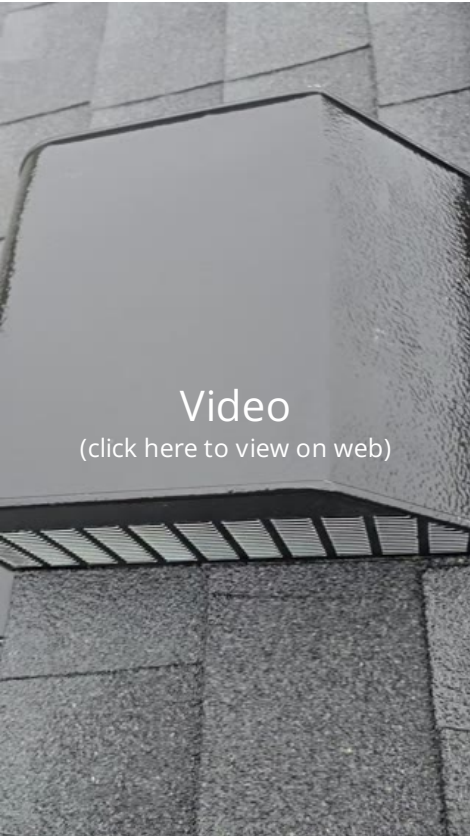
 Maintenance Item

VENTING DEFECTS

Recommend a qualified roofer to further inspect and remedy if needed.

Recommendation

Contact a qualified roofing professional.



Video

(click here to view on web)

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Crawlspace Access, Visual



Foundation/ Walls: Material
Brick, Masonry Block

Floor Structure:
Basement/Crawlspace Floor
Dirt

Floor Structure: Material
Wood Beams
Floor Structure: Sub-floor
Plywood



Deficiencies

4.2.1 Basements/ Crawlspaces

 Recommendation

EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

Recommendation

Contact a qualified landscaping contractor



4.2.2 Basements/ Crawlspaces

 Recommendation

VAPOR BARRIER-DEFECTS

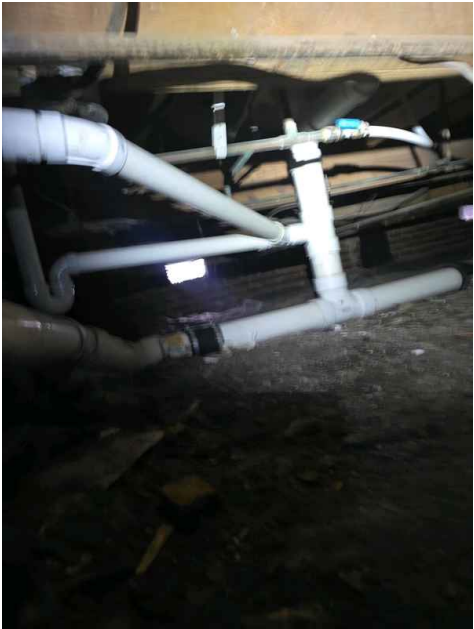
Observed Vapor Barrier Defects

Crawlspace has improperly installed vapor barrier , this can include but not limited to incomplete, damaged, exposed soil, or insufficient material.

Recommend a qualified contractor to advise and remedy.

Recommendation

Contact a qualified professional.



5: HVAC

Information

Homeowner's Responsibility Maintenance

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Location- Thermostat + Filter

Hallway



Equipment: Brand
Comfort maker

Equipment: Energy Source
Electric, Gas

Equipment: Heat Type
Gas-Fired Heat

Equipment: Pictures- Information



Outdoor Unit



Heat intake temperature



Heat supply temperature



Cold air intake temperature



High Efficiency Gas Heater



Cold air supply temperature

Equipment: Age Of Unit



Equipment: Servicing and Cleaning

Furnace should be cleaned and serviced annually by a Licensed HVAC Professional to ensure efficiency, and extended life expectancy of the unit.

Ducting- Distribution Systems:

Ductwork

Insulated

Deficiencies

5.1.1 Equipment

NEEDS SERVICING/CLEANING

 Maintenance Item

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

5.1.2 Equipment

HIGH EFFICIENCY HEATER FRESH AIR SUPPLY

 Safety Hazard

The Pvc combustion air intake pipe intended to supply fresh air to the furnace exhibits a disconnection/ break at the line between the intake pipe and the combustion air collar. High efficiency gas furnaces require sealed direct vent or two pipe combustion air system . when the combustion air is not properly connected to the outside the furnace may draw combustion air from the living space this can lead to poor combustion, reduced efficiency, potential backdrafting of exhaust gases, and elevated safety concerns such as elevated carbon monoxide levels.

NOTE: This may differ according to manufacture instructions and applicable codes. Recommend a Qualified HVAC contractor to further inspect and correct if required.

Recommendation
Contact a qualified HVAC professional.



6: PLUMBING

Information

Filters	Water Source
None	Public

Water Pressure

Observed water pressure to be 55 psi

Water pressure should be between 40-80psi

Recommend a qualified Plummer to further inspect and remedy.



Main Water Shut-off Device:	Drain, Waste, & Vent Systems:	Drain, Waste, & Vent Systems:
Location	Drain Size	Material
Not Found	1 1/2"	PVC, Iron
Water Supply, Distribution Systems & Fixtures: Distribution	Water Supply, Distribution Systems & Fixtures: Water Supply	Hot Water Systems, Controls, Flues & Vents: Capacity
Material	Material	40 gallons
Copper, Pex	Copper	Hot Water Systems, Controls, Flues & Vents: Location
		Washer/Dryer Area

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

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: Power
Source/Type
Gas



Hot Water Systems, Controls, Flues & Vents: AGE

Hot water heater was manufactured in **2017**

Hot water heaters generally have a life expectancy of 8-12 years, proper maintenance, use and water quality can greatly effect its life expectancy.

Recommend replacement within 2-4 years, perform annual flushing to extend life or consider proactive replacement .



Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Gas Meter

Located at the gas meter outside.



Deficiencies

6.1.1 Main Water Shut-off Device

NO SHUT OFF LOCATED

Maintenance Item

No Water shutoff was located. Recommend a qualified Plummer to further inspect, locate and remedy if needed.

Recommendation

Contact a qualified professional.

6.2.1 Drain, Waste, & Vent Systems

POOR DRAINAGE

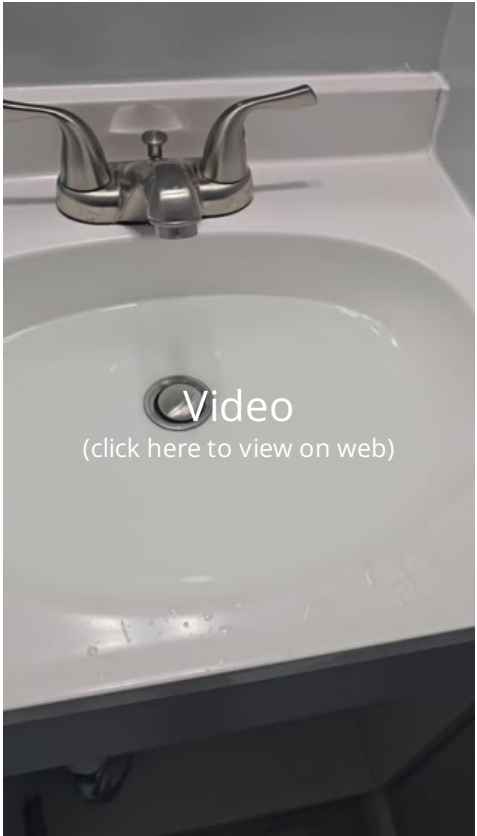
Recommendation

Slow/poor drainage observed at one or more locations.

Recommend a qualified plumber to inspect and repair.

Recommendation

Contact a qualified plumbing contractor.



6.2.2 Drain, Waste, & Vent Systems

S-TRAP

Observed improper plumbing S-Trap

S-traps are prone to siphoning which causes sewer gases to leak into the home.

Recommend a qualified Plummer to inspect and remedy.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



Half bathroom

6.2.3 Drain, Waste, & Vent Systems

CAULK/SEALANT MAINTENANCE

Observed areas needing caulk or sealant

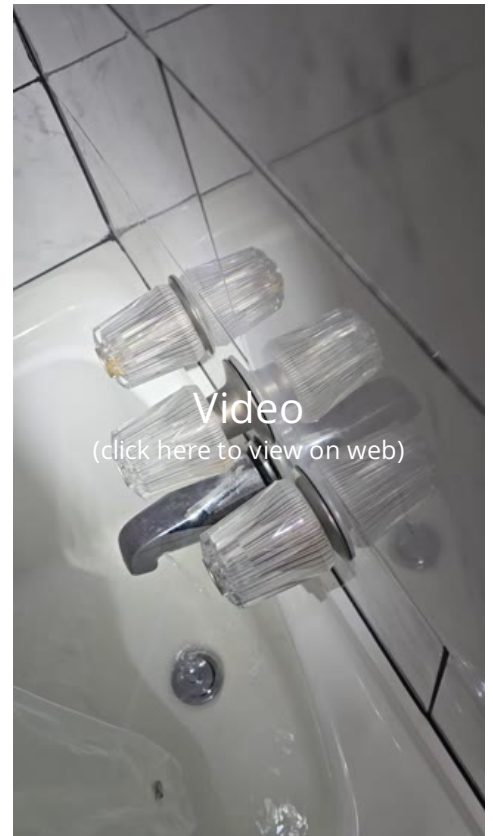
This could lead to potential water or moisture damage.

Recommend a qualified Handyman to remedy.

 Recommendation

Recommendation

Contact a handyman or DIY project



6.3.1 Water Supply, Distribution Systems & Fixtures



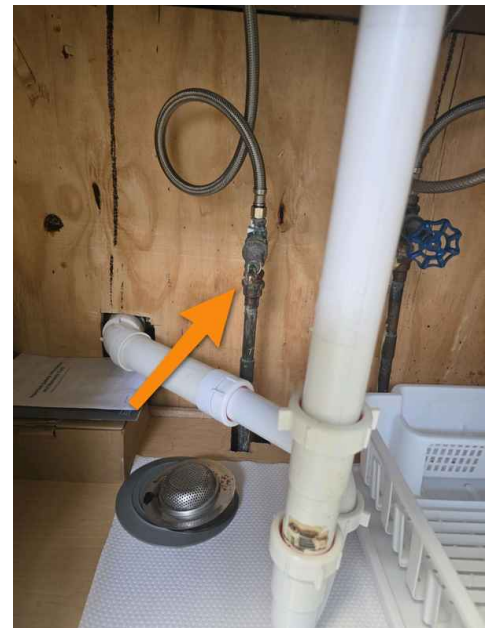
Recommendation

MISSING SHUT OFF VALVE

Observed piping to not have proper water shutoff valve.
Recommend a qualified plumber to inspect and remedy.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

6.4.1 Hot Water Systems, Controls, Flues & Vents



Recommendation

TEMPERATURE

observed temperature to be **138 degrees**

Hot water should be between 120-130 degrees to reduce bacterial growth while not being a potential burn risk.

Recommend a qualified plumber to further inspect and adjust.

Recommendation

Contact a qualified plumbing contractor.



6.4.2 Hot Water Systems, Controls, Flues & Vents



Recommendation

NO DRIP PAN

No drip pan was present.

Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



6.4.3 Hot Water Systems, Controls, Flues & Vents



Recommendation

NO SHUT OFF

No dedicated Cold water shutoff at the water heater.

This is needed for maintenance and emergency shutoff.

Recommend a qualified plumber to inspect and remedy.

Recommendation

Contact a qualified plumbing contractor.



6.5.1 Fuel Storage & Distribution Systems

GROUNDING- NOT LOCATED

 Recommendation

Ground wiring for gas lines was not observed or located at the exterior and was not visible in the crawl space at the time of inspection.

This could be a potential safety hazard .

Recommend qualified electrician to properly ground .

Recommendation

Contact a qualified electrical contractor.



7: ELECTRICAL

Information

Electrical Information Disclaimer

Electrical Systems require regular maintenance to ensure safety, and efficiencyincluding checking, for corrosion, loose connections, or outdated components.

Recommend having a Licensed Electrician perform a detailed evaluation and address any observed concerns to maintain compliance with current electrical codes and standards.

Service Entrance Conductors:
Electrical Service Conductors
Overhead, 220 Volts

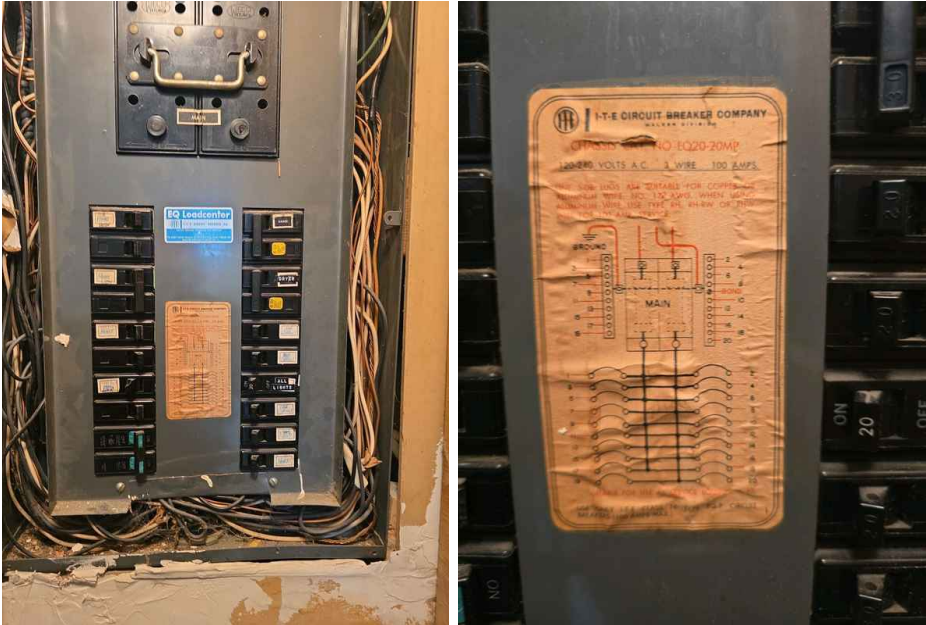


Breaker-box/ Subpanels/
Grounding: Main Panel Location
Hot water heater room



Breaker-box/ Subpanels/
Grounding: Panel Capacity
200 AMP

Breaker-box/ Subpanels/ Grounding: Panel Manufacturer
ITE



Breaker-box/ Subpanels/
Grounding: Panel Type
Circuit Breaker, Fuses

Breaker-box/ Subpanels/
Grounding: Sub Panel Location
Hot water heater room

Branch Wiring: Branch Wire 15
and 20 AMP
Copper

Branch Wiring: Wiring Method
Not Visible

Limitations

General

ELECTRICAL INSPECTION LIMITATION

The electrical inspection is limited to a non-invasive visual assessment of accessible components, including the service panel, wiring, outlets, and switches, using normal operating controls and a basic receptacle tester. The inspector does not dismantle panels, test hidden wires, verify load capacity, or assess compliance with current codes. Specialized testing of ARC fault and low voltage wiring systems are excluded unless otherwise noted. Note: due to these limitations, hidden defects or safety risks may exist.

Recommend a Qualified Electrical contractor to conduct a comprehensive evaluation especially for older homes or components that are showing signs of wear, to ensure safety and function.

Deficiencies

7.1.1 Service Entrance Conductors

ELECTRIC METER BASE

The Electric meter is labeled for 200 CL however the meter base appears smaller than typical for this service size, and the Meter base could not be verified from the exterior. Recommend a evaluation by a License electrician to confirm the meter base and service components are properly rated for the homes amperage. .

Recommendation

Contact a qualified electrical contractor.

Recommendation

7.2.1 Breaker-box/ Subpanels/ Grounding

WIRE- IMPROPERLY IDENTIFIED

Observed improperly identified wire.

Any neutral wires used as a hot conductor should be properly labeled for safety.

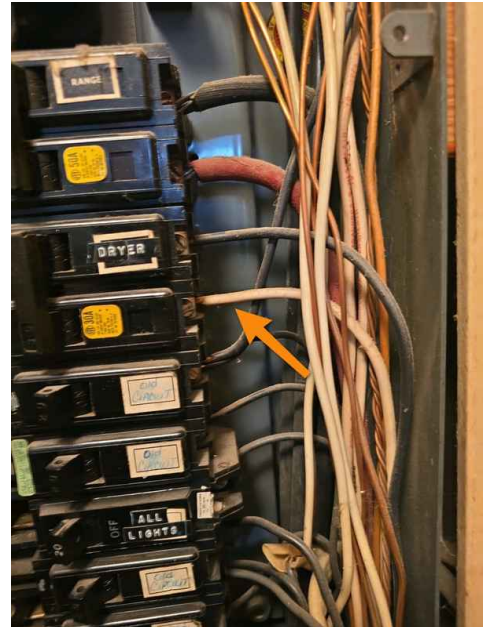
Recommend an Electrical contractor to remedy.

Recommendation

Contact a qualified electrical contractor.



Recommendation



7.2.2 Breaker-box/ Subpanels/ Grounding

BREAKER- TURNED OFF

Observed one or more Breakers in the off position.

Breakers in the off position could have multiple reasons for being turned off, unused breakers should be removed if not active or defective..

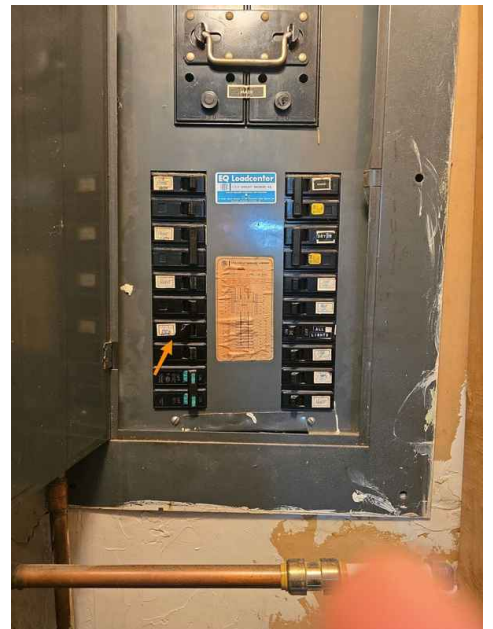
Recommend a Licensed Electrician to further inspect, and advise.

Recommendation

Contact a qualified electrical contractor.



Recommendation



7.2.3 Breaker-box/ Subpanels/ Grounding

BREAKER- DOUBLE TAP (DOUBLE FED LUG)

Observed a Double Fed Breaker or Lug.

One wire is allowed per lug unless otherwise designed.

This is a potential fire hazard.

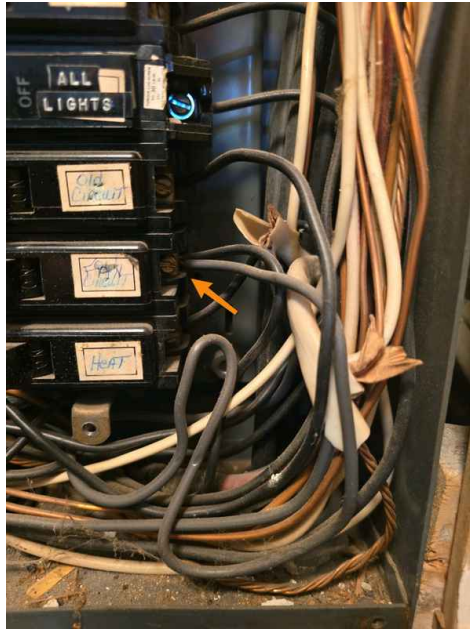
Recommend a qualified electrician to further inspect and advise.

Recommendation

Contact a qualified electrical contractor.



Recommendation



7.2.4 Breaker-box/ Subpanels/ Grounding

BREAKER- INCORRECTLY WIRED

Circuit breaker was incorrectly wired and not protected. This indicates that work was probably not performed by a licensed electrician and poses a safety hazard.

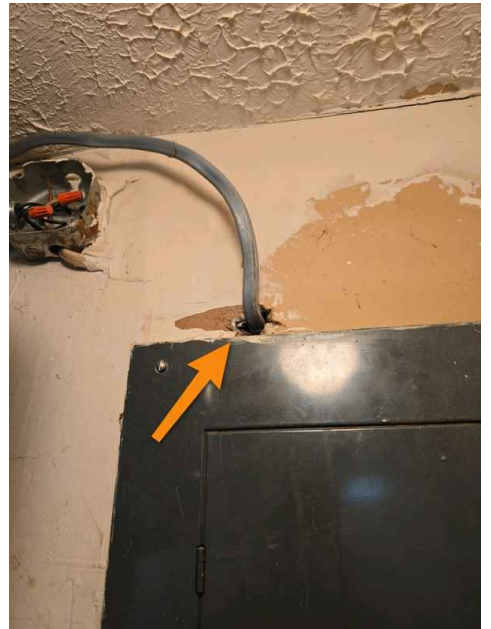
Recommend that a licensed electrician check the entire panel and repair and replace as need.

Recommendation

Contact a qualified electrical contractor.



Recommendation



7.2.5 Breaker-box/ Subpanels/ Grounding

BREAKER- MISS-MATCHED

Observed Miss-Matched Breakers.

Some breakers are allowed to be mis-matched to different brands, and may not be a safety risk, others may not be allowed and pose safety hazards.

Recommend a Licensed Electrician to inspect and verify.

Recommendation

Contact a qualified electrical contractor.



Recommendation



7.2.6 Breaker-box/ Subpanels/ Grounding

SCREWS/FASTENERS- DEFECTS

Observed Screw/Fastener Defects.

Recommend a qualified Professional to Remedy.

Recommendation

Contact a qualified electrical contractor.



Recommendation



7.2.7 Breaker-box/ Subpanels/ Grounding

PANEL- KNOCKOUTS/WIRE CLAMPS MISSING

"Knockouts" and or Wire clamps are missing on the electric panel.

This poses a safety hazard and it is recommended that the opening in the panel caused by the missing item(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Recommendation

7.2.8 Breaker-box/ Subpanels/ Grounding

PANEL- DEBRIS



Recommendation

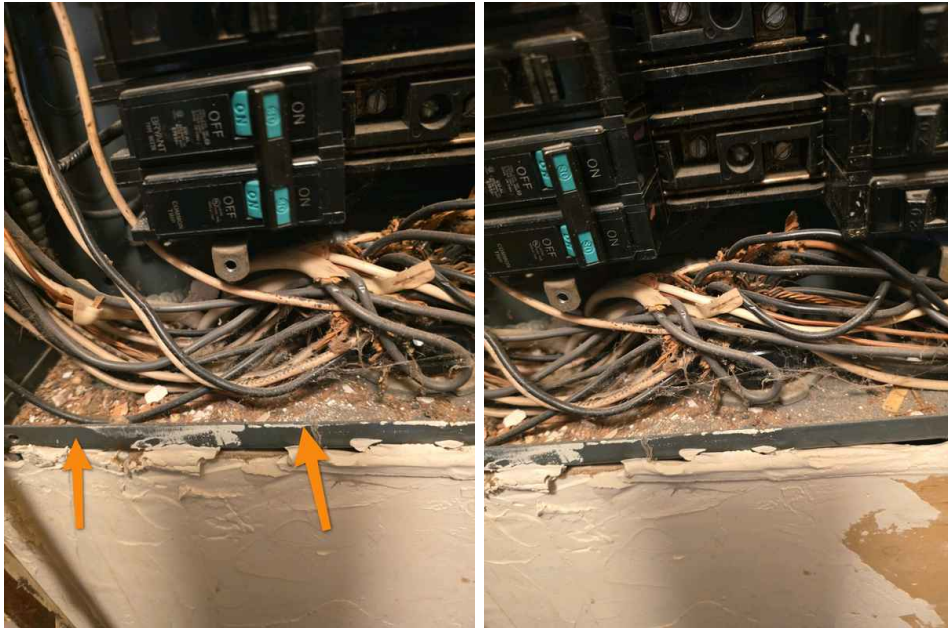
Observed Panel with Debris.

This is a potential fire hazard.

Recommend a qualified electrician to remedy.

Recommendation

Contact a qualified electrical contractor.



7.2.9 Breaker-box/ Subpanels/ Grounding

NEUTRAL DOUBLE LUG

Double tapped neutral wires.

This could be a potential fire hazard.

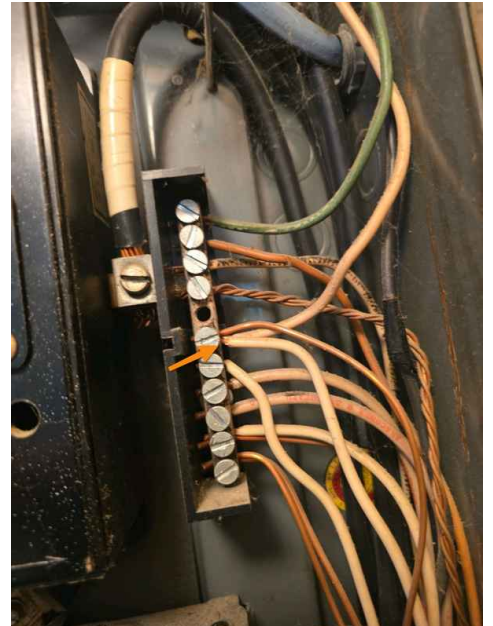
Recommend a electrician to inspect and remedy.

Recommendation

Contact a qualified electrical contractor.



Recommendation



7.2.10 Breaker-box/ Subpanels/ Grounding

UNUSED /ABANDONED BREAKERS

One or more Breakers are installed but not wired to any circuits.

Remove all unused breakers and install filler plates.

Recommend a qualified electrician to inspect and advise.



Recommendation

Recommendation

Contact a qualified electrical contractor.

7.3.1 Branch Wiring

JUNCTION BOX- OPEN OR NONE

Observed Open or Missing Junction Box.

Junction boxes could contain live electrical wires.

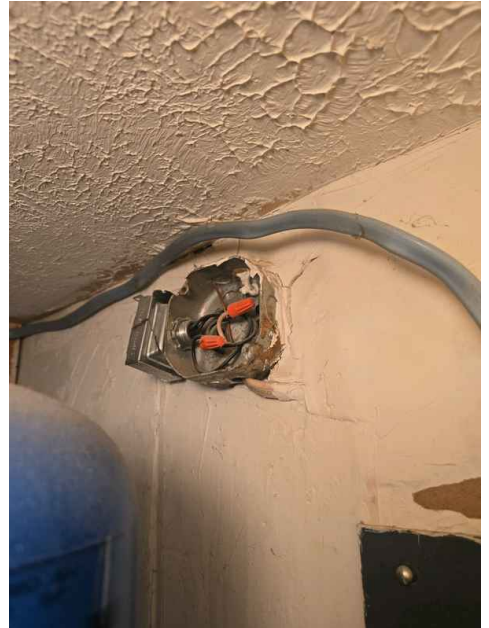
Recommend a qualified electrician to inspect and remedy.

Recommendation

Contact a qualified electrical contractor.



Recommendation



Water heater room

7.4.1 Lighting/ Switches/ Outlets/ GFCI

OUTLET DEFECTS

Observed one or more outlets with the following defects.

Recommend a qualified contractor to inspect and remedy.

Recommendation

Contact a qualified electrical contractor.



Recommendation



Missing cover

7.4.2 Lighting/ Switches/ Outlets/ GFCI

OUTLET- UNGROUNDED

One or more receptacles are ungrounded.

Recommend a qualified electrician to inspect and advise.

Recommendation

Contact a qualified electrical contractor.



Recommendation



Dining Room- one or more



Common bathroom



Middle left bedroom- one or more



Front left bedroom- one or more



Living Room- one or more

7.4.3 Lighting/ Switches/ Outlets/ GFCI

OUTLET- LOOSE

Observed one or more Electrical Outlet to be loose.
Recommend a qualified electrician to inspect and remedy.

Recommendation

Contact a qualified electrical contractor.

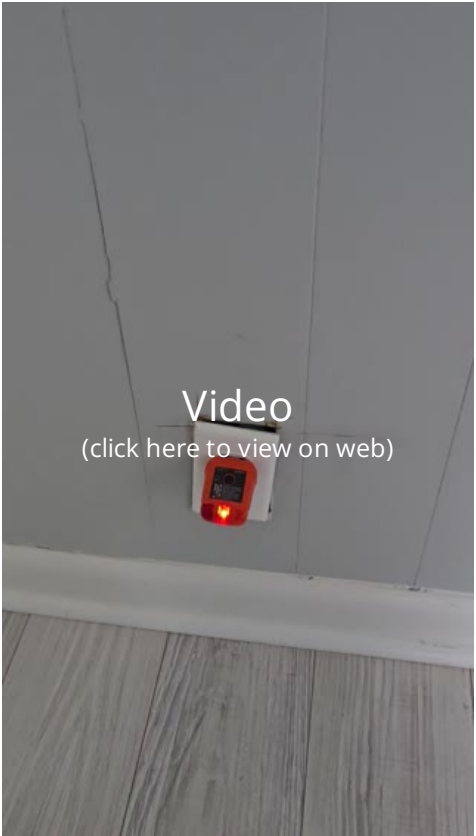
 Recommendation



Half bathroom



Living Room



Living Room

7.4.4 Lighting/ Switches/ Outlets/ GFCI



Recommendation

OUTLET- REVERSE POLARITY

One or more receptacles have been wired with reverse polarity.
This can create a shock hazard.

Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



Half bathroom

7.5.1 Detectors- Smoke/Carbon



Recommendation

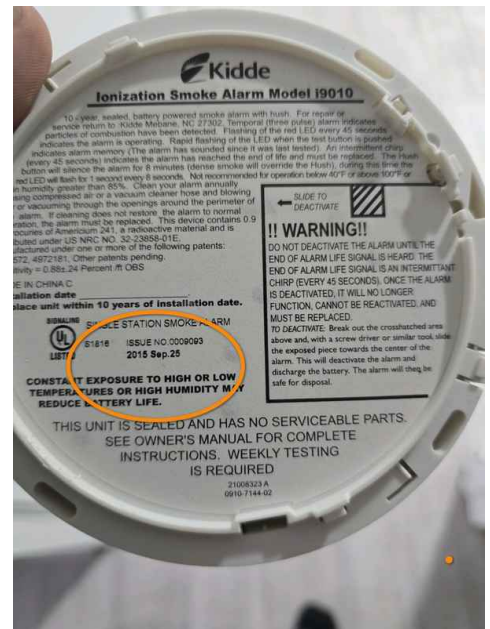
EXPIRED DATE

Smoke detectors should be replaced within 10 years.
Older smoke detectors are less effective due to sensor glazing.
One or more Smoke alarms is aged at 10 years+ 1 Month and should be replaced.

Recommend a handyman to replace.

Recommendation

Contact a handyman or DIY project



8: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source 220 Electric	Dryer Vent Foil Flex	Ceiling Insulation None
Attic Insulation: Insulation Type Blown-in Insulation, Fiberglass	Attic Insulation: R-value Approximately R17-R26	



Ventilation/Exhaust: Ventilation Type
Gable Vents

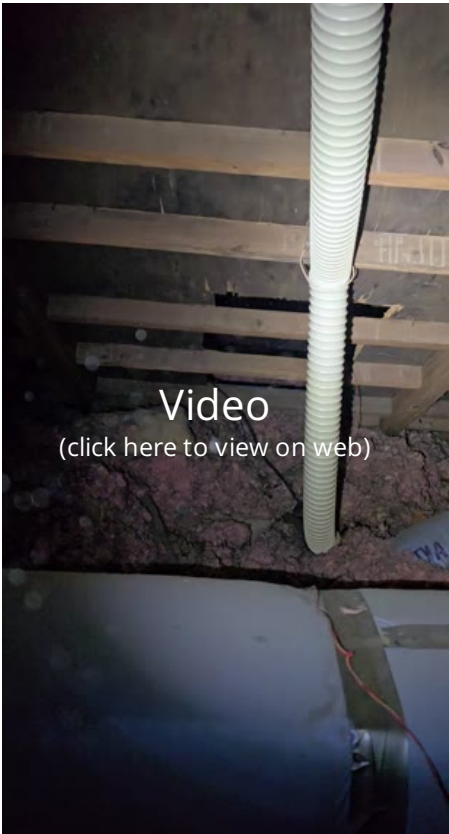


Roof Structure & Attic: Material
Plywood, Inaccessible, OSB

Roof Structure & Attic: Type
Gable



Roof Structure & Attic: Unable to access full attic space.
Was unable to fully inspect one section of attic due to opening limitations.



Deficiencies

8.1.1 Attic Insulation
**INSULATION-
INSUFFICIENT/MISSING**

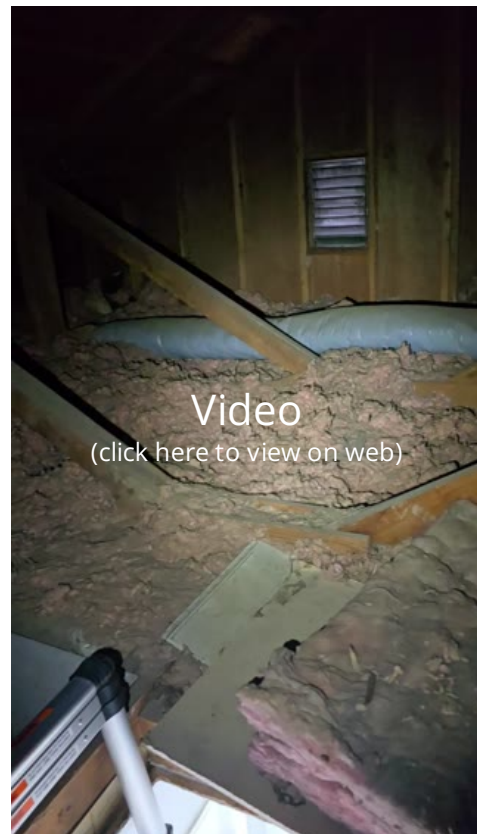
 Recommendation

Insulation depth was inadequate and or missing.

Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



8.2.1 Ventilation/Exhaust

BATHROOM VENTS INTO ATTIC

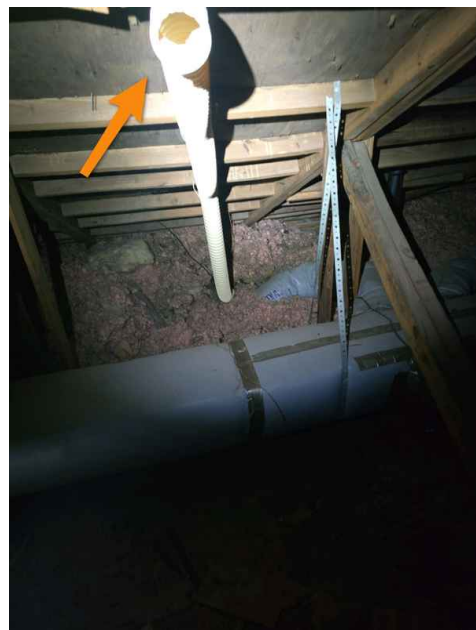
Bathroom fan vents into the attic.

Which can cause moisture and mold.

Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified heating and cooling contractor



8.3.1 Roof Structure & Attic

WATER INTRUSION- SIGN OF POSSIBLE

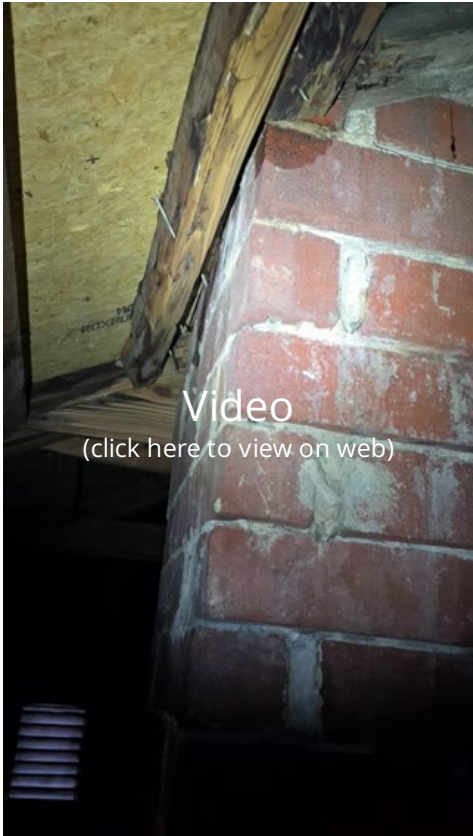
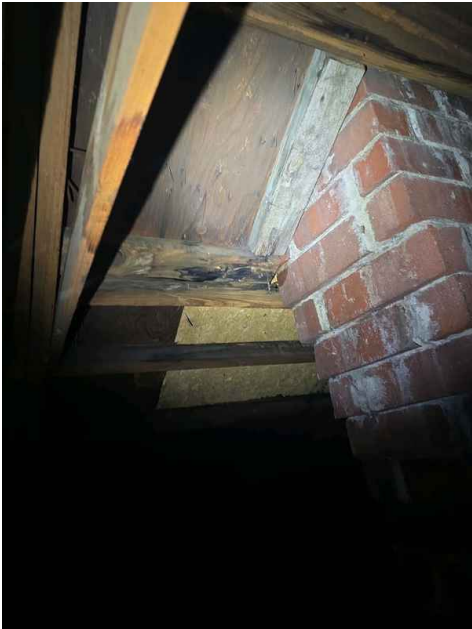
Observed active water intrusion.

Recommend a qualified roofing Professional to further inspect and advise.

Recommendation

Contact a qualified roofing professional.





8.3.2 Roof Structure & Attic

BROKEN CROSS SUPPORT PURLINS

Observed broken Purlins .

Purlins must be intact to support against snow load and sagging roof.

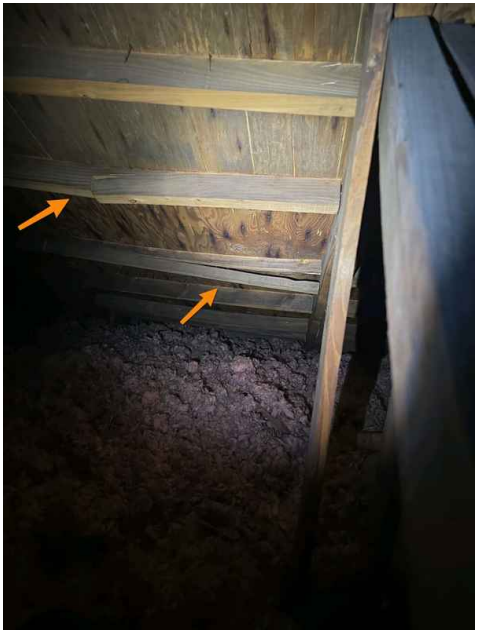
This is a potential roof collapse Hazard.

Recommend a qualified roofing contractor to further inspect and advise repair.

 Safety Hazard

Recommendation

Contact a qualified professional.





9: DOORS, WINDOWS & INTERIOR

Information

Exterior Doors: Exterior Entry Door Wood	Windows: Window Manufacturer Unknown	Windows: Window Type Double Pane, Double-hung
	Floors: Floor Coverings Laminate	Walls: Wall Material Paneling, Gypsum Board
Ceilings: Ceiling Material Gypsum Board	Countertops & Cabinets: Cabinetry Wood	Countertops & Cabinets: Countertop Material Laminate
Radon test: Radon test Middle left bedroom Radon Testing in Progress		



5:45 p.m. Monday

Deficiencies

9.1.1 Exterior Doors

HARDWARE DAMAGED/MISSING

Front door is missing a Locking Deadbolt.
Recommend Handyman to repair or replace.
Recommendation
Contact a qualified handyman.

 Recommendation



No deadbolt

9.2.1 Interior Doors

FUNCTION DEFECTS

One or more doors doesn't operate properly.

Recommend handyman repair or replace.

Recommendation

Contact a qualified handyman.

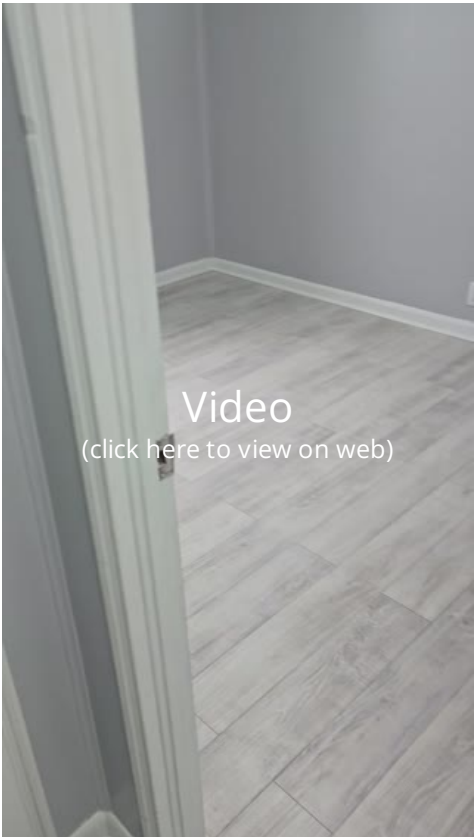
 Recommendation



Doesn't latch



Doesn't latch



9.3.1 Windows

 Recommendation

DEFECTS-WINDOW

Observed one or more windows with locking defects
Recommend a window contractor to further inspect and remedy.
Recommendation
Contact a qualified window repair/installation contractor.



Is still functional but doesn't fully engage

9.3.2 Windows

 Recommendation

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal.
Recommend qualified window contractor evaluate & replace.
Recommendation
Contact a qualified window repair/installation contractor.



Front left room

9.3.3 Windows

 Recommendation

DAMAGE SCREEN

Observed multiple windows with damaged /patched screens.
Recommend a qualified window contractor to advise.
Recommendation
Contact a qualified window repair/installation contractor.



9.4.1 Floors

DAMAGED (GENERAL)

The home had general damage visible at the time of the inspection.
Recommend service by a qualified contractor.

Recommendation

Contact a qualified flooring contractor



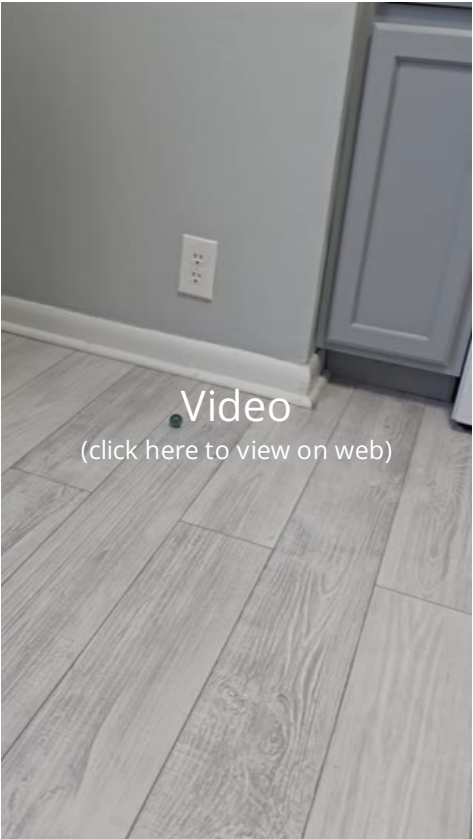
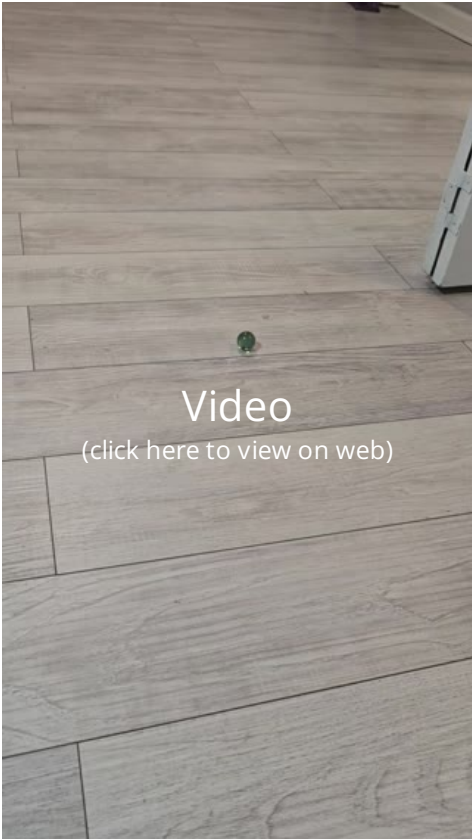
9.4.2 Floors

DEFLECTION

Floors had deflection in one or more areas.
Wood that is exposed to humidity and age is the biggest contributor to deflection.
Recommend a qualified flooring contractor to advise and remedy.

Recommendation
Contact a qualified flooring contractor

 Recommendation



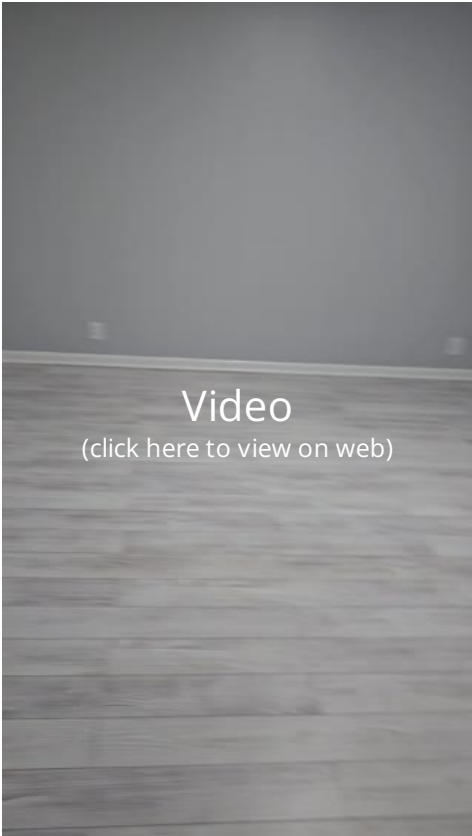
9.4.3 Floors

PET URINE SMELL

Noted Pet urine smell in one or more areas of the home.
Recommend a qualified professional to advise.

Recommendation
Contact a qualified professional.

 Recommendation



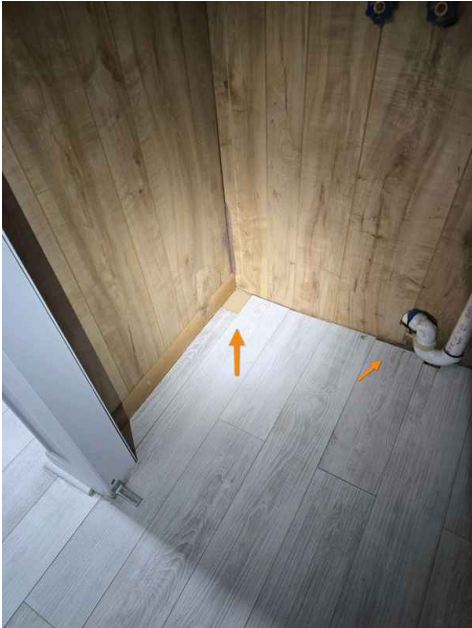
9.4.4 Floors

NON-PROFESSIONAL FINISH

Recommendation

Contact a qualified professional.

 Recommendation





9.5.1 Walls

WALL-DEFECTS

Observed one or more wall defects.
Recommend a qualified Handyman to remedy.

Recommendation
Contact a qualified professional.

 Recommendation



Living Room



Front left bedroom



Middle left bedroom



Hallway closet

9.5.2 Walls

MINOR AESTHETIC DAMAGE

Recommendation

Contact a qualified professional.

 Recommendation



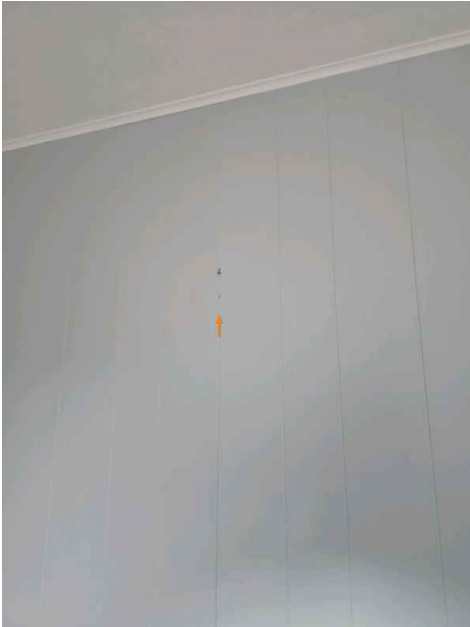
Front left Bedroom



Middle left bedroom



Living Room



Living Room



9.6.1 Ceilings

MINOR DAMAGE

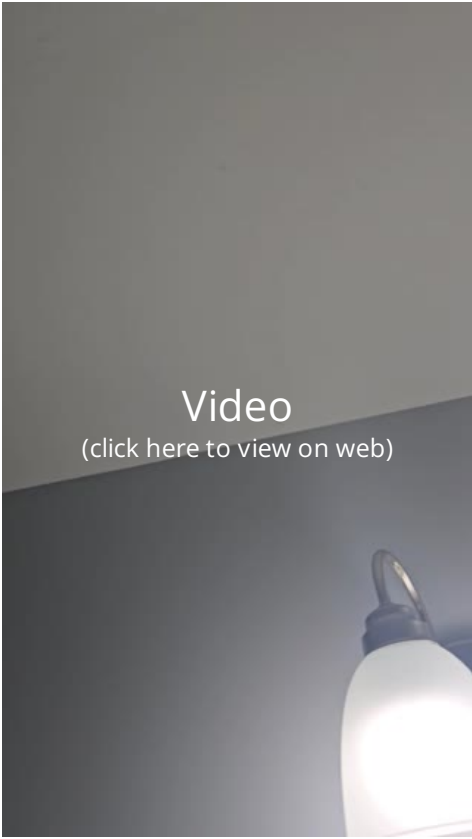
 Recommendation

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommend further inspection to find source of damage and to advise and remedy.

Recommendation

Contact a qualified handyman.



9.6.2 Ceilings

STAIN(S) ON CEILING

 Recommendation

There is a stain on ceiling/wall that requires repair and paint.

Note: at the time of inspection the ceiling **was/wasn't** showing signs of moisture

Source of staining should be determined.

Recommend a qualified professional to advise

Recommendation

Contact a qualified professional.



Hot water heater room



Hot water heater room



Common bathroom



Common bathroom

9.6.3 Ceilings

CEILING CRACKS-MINOR

 Recommendation

Observed minor cracks on the ceiling.
These may result in normal settling, or moisture issues.
Recommend painting and Monitoring and if cracks widen or multiply consult a licensed contractor.

Recommendation
Contact a qualified painting contractor.



Front left room



Front left room opposite side

10: BUILT-IN APPLIANCES

Information

Refrigerator: Brand
Hisense

Refrigerator: Temperature



Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range/Oven Brand
GE

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Tested



Deficiencies

10.2.1 Range/Oven/Cooktop

ANTI TIP BRACKET- MISSING

Missing Anti Tip Bracket.

These are a required safety feature for ranges. These prevent ranges from falling with excessive weight causing burns.

Recommend a qualified handyman to remedy.

Recommendation

Contact a qualified handyman.



STANDARDS OF PRACTICE

Inspection Details

Exterior

I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof

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.

Basement, Foundation, Crawlpace & 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.

HVAC

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 service entrance 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.

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.