Cleveland Home Inspections

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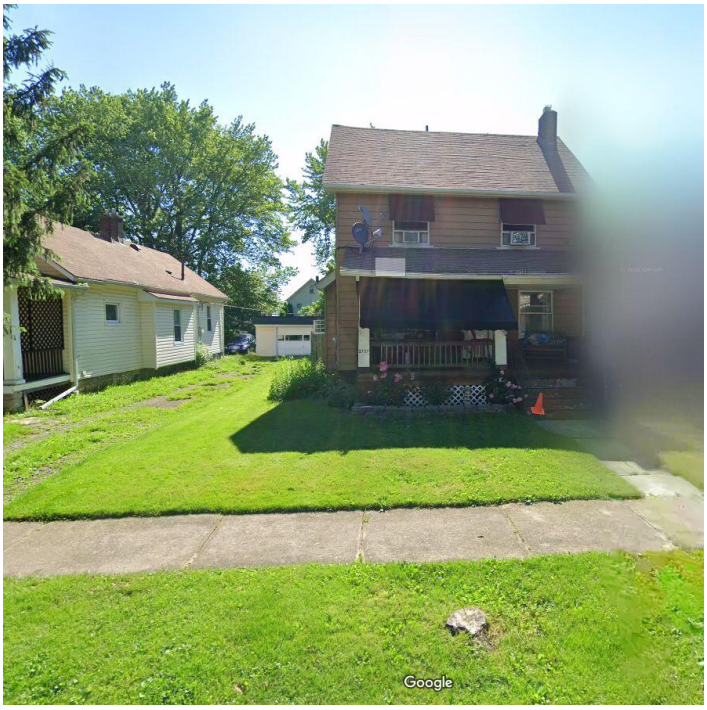

RESIDENTIAL REPORT

3757 W 139th St
Cleveland, OH 44111

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MAY 9, 2025

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SUMMARY

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RECOMMENDATION

1
SAFETY HAZARD

13.4.1 Garage - Garage Door: Auto Reverse Sensor Not Working

1: INSPECTION DETAILS

Information

In Attendance
Client

Occupancy
Furnished, Occupied

Style
Colonial

Temperature
50 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

2: EXTERIOR

Information

General: Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Vinyl

Exterior Doors: Exterior Entry Door
Steel

Decks, Balconies, Porches & Steps: Appurtenance
Deck with Steps, Patio, Pool

Decks, Balconies, Porches & Steps: Material
Concrete

Walkways, Patios & Driveways: Driveway Material
Concrete

Deficiencies

2.3.1 Exterior Doors

Recommendation

HARDWARE DAMAGED

FRONT DOOR

One or more pieces of door hardware are damaged. Recommend repair or replace.

Recommendation

Contact a qualified painting contractor.

2.3.2 Exterior Doors

Recommendation

PAINT/REFINISH NEEDED

FRONT DOOR

Door finish is worn. Recommend refinish and/or paint to maximize service life.

Here is a DIY article on refinishing a wood door.

2.5.1 Eaves, Soffits & Fascia

Recommendation

EAVES - WATER STAINS

DRIVE WAY

Water stains were observed under the roof eaves. This may indicate an active leak. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified siding specialist.

2.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

TREE DEBRIS ON ROOF

GARAGE

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation

Contact a qualified tree service company.

2.7.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY CRACKING - MINOR

BY THE GARAGE

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

Recommendation

Contact a qualified concrete contractor.

2.7.2 Walkways, Patios & Driveways

Recommendation

DRIVEWAY TRIP HAZARD

GARAGE DOOR

Trip hazards observed. Patch or repair recommended.

Recommendation

Contact a qualified concrete contractor.

3: ROOF

Information

Inspection Method
Binoculars

Roof Type/Style
Gable

Coverings: Material
Slate, Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Deficiencies

3.1.1 Coverings

Recommendation

TILES CRACKED/BROKEN

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation

Contact a qualified roofing professional.

3.2.1 Roof Drainage Systems

Recommendation

GUTTER LEAKAGE

FRONT OF THE HOUSE

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.

3.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

CHIMNEY REPOINT NEEDED

ROOF

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

Recommendation

Contact a qualified chimney contractor.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Foundation: Material
Stone

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Concrete

Floor Structure: Sub-floor
Plank

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.

5: HEATING

Information

AFUE Rating

95

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.

Homeowner's Responsibility

Basement

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.

Equipment: Brand
American Standard

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Non-insulated

Deficiencies

5.2.1 Normal Operating Controls

Recommendation

LOOSE THERMOSTAT

LIVING ROOM

Thermostat was loose on the wall. Recommend repair or replacement.

Recommendation

Contact a qualified handyman.

5.3.1 Distribution Systems

Recommendation

DUCT LEAKING

BASEMENT

Air supply duct was leaking air. Recommend a qualified HVAC technician or vents & ducts contractor repair.

Recommendation

Contact a qualified HVAC professional.

6: COOLING

Information

Cooling Equipment: Brand
Unknown

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Exterior East

Cooling Equipment: SEER Rating
14 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

Distribution System: Configuration
Central

Deficiencies

6.1.1 Cooling Equipment

Recommendation

INSULATION MISSING OR DAMAGED

EXTERIOR EAST

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a handyman or DIY project

6.2.1 Normal Operating Controls

Recommendation

LOOSE THERMOSTAT

LIVING ROOM

Thermostat was loose. Recommend repair or replacement.

Recommendation

Contact a qualified handyman.

6.3.1 Distribution System

Recommendation

COLD AIR RETURN LEAKING

The cold air return is leaking at the unit. Recommend licensed HVAC contractor seal or patch ductwork.

7: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Basement, West

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
Iron, PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper, Pex

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

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

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: Power Source/Type
Gas

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

Sump Pump: Location
Not Present

Deficiencies

7.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Recommend monitoring.

8: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, 120 Volts

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Siemens

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

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

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

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

Deficiencies

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

PANEL DAMAGED

Recommendation

Contact a qualified electrical contractor.

8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES DAMAGED

KITCHEN

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.

8.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.

8.5.1 GFCI & AFCI

Recommendation

IMPROPER INSTALLATION

BATHROOM

Recommendation

Contact a qualified electrical contractor.

8.6.1 Smoke Detectors

Recommendation

NOT PRESENT

Recommendation

Contact a qualified electrical contractor.

8.7.1 Carbon Monoxide Detectors

Recommendation

MISSING

Recommendation

Contact a qualified electrical contractor.

9: FIREPLACE

Information

Type
N/A

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
110 Volt, Gas

Dryer Vent
Vinyl (Flex)

Flooring Insulation
Loose Fill

Attic Insulation: Insulation Type
Blown, Cellulose

Attic Insulation: R-value
3

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
Fan/Heat/Light

Deficiencies

10.4.1 Exhaust Systems

Recommendation

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified handyman.

11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

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

Floors: Floor Coverings
Vinyl

Walls: Wall Material
Drywall, Plaster

Ceilings: Ceiling Material
Plaster, Popcorn

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Quartz

Deficiencies

11.1.1 Doors

Recommendation

DOOR LATCH ALIGNMENT

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a qualified door repair/installation contractor.

11.3.1 Floors

Recommendation

CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a carpet cleaner.

11.6.1 Steps, Stairways & Railings

Recommendation

NO HANDRAIL

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified carpenter.

12: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
GE

Refrigerator: Brand
LG

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
Frigidaire

Range/Oven/Cooktop: Range/Oven Energy Source
Gas

13: GARAGE

Information

Garage Door: Material
Metal

Garage Door: Type
Automatic, Sectional

Deficiencies

13.2.1 Floor

Recommendation

EFFLORESCENSE

Efflorescense is a white, crystalline deposit of salts that are left behind when moisture was present. Recommend scrubbing with a mild detergent.

Here is a DIY resource to help.

13.3.1 Walls & Firewalls

Recommendation

MOISTURE INTRUSION

Garage walls showed signs of moisture intrusion. Recommend a qualified contractor evaluate and find source of moisture to prevent further damage and/or mold.

13.4.1 Garage Door

Safety Hazard

AUTO REVERSE SENSOR NOT WORKING

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

STANDARDS OF PRACTICE

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, 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.

Cooling
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.

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.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

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.