TRUEPEAK HOME INSPECTIONS
(437) 452-7300
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RESIDENTIAL REPORT

Sample Property

Brampton, ON L6Z 1E6

Sample Client

2026/08/03

Inspector
Tirth Patel
(437) 452-7300
truepeak.homeinspections@gmail.com

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1: INSPECTION DETAILS

Information

Scope of Inspection

The inspection was a visual, non-invasive evaluation of readily accessible systems and components of the home, performed in accordance with the Standards of Practice of InterNACHI. The purpose of this inspection is to identify material defects observed at the time of inspection.

This inspection is not technically exhaustive, and conditions may change after the inspection. Concealed defects and underlying conditions may exist and are not visible or discoverable during a visual inspection.

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied

Style

Two storey townhouse



Front view



Side view



Backside view

Type of Building

Townhouse

Age of Home

56

Year built is approximate and based on available information.

Temperature

18 Celsius (C)

Weather Conditions

Sunny



Home inspection agreement

AGREEMENT

Sample Property , Brampton, ON L6Z 1E6 August 03, 2026

HOME INSPECTION AGREEMENT

PARTIES TO THE AGREEMENT

Company: TruePeak Home Inspections

Inspector: Tirth Patel

Email : Truepeak.homeinspections@gmail.com

Cell : 4374527300

Client : Sample Client

Client Email :sample.client@example.com

Cell : 555-123-4567

AGREEMENT — THIS AGREEMENT LIMITS OUR LIABILITY. PLEASE READ CAREFULLY.

For the Fee, TruePeak Home Inspections will perform a Home Inspection at the Property located at Sample Property , Brampton, ON L6Z 1E6 and provide you with our written report in accordance with the InterNACHI Standards of Practice.

In addition to the limitations set out in the Standards of Practice, your Inspection is subject to the limitations and conditions set out in this Agreement.

Inspection Fee

The total fee for the home inspection is $XYZ. The fee is payable in full prior to or at the time of the inspection and is non-refundable once the inspection has begun, whether or not you proceed with the purchase of the property.

Limitations and Conditions

The Report will provide a general overview of the more obvious defects observed and deemed material by our inspector. The Inspection is limited and the Report is not intended to be an exhaustive list. As a courtesy, the Report may include our Inspector's comments or recommendations but it will be up to you to decide whether to repair, replace or take other steps with respect to any condition noted in the Report. Code Compliance inspection of existing structures is specifically excluded from the inspection, although some codes may be used as a reference and basis for the Inspector's opinions.

Limited Visual Inspection

The Inspection is a non-invasive, visual examination of the readily accessible features of the Property in their condition at the time of the Inspection. The Inspection does not include the identification of defects that are hidden behind walls, floors and ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible. Our Inspector will not move furniture or personal property, lift flooring (including carpeting), remove wall or ceiling coverings (including wallpaper and suspended ceiling tiles) or disturb other obstructions (including soil, vegetation, water, ice or snow) to look underneath or behind and will not identify defects so hidden.

Defects that are only observable under certain conditions may not be obvious on Inspection. For example, leaks that only occur when a certain appliance is in use or under certain weather conditions.

Not Technically Exhaustive or Speculative

The Inspection is not technically exhaustive and the Report will not include predictions or speculate on the causes and methods and costs for correcting any existing condition. Our inspectors are generalists and the Report will provide a basic overview of the condition of the Property.

If you require a technically exhaustive inspection, speculative reporting, have specific concerns or require information on the causes and solutions to any conditions noted in the Report, we recommend you consult with a licensed contractor or engineer who can provide more detailed analysis at additional cost.

Inspection Does Not Include Hazardous Substances. We do not test for the presence and potential dangers of substances including building materials now known or suspected of being hazardous to health such as formaldehyde, vermiculite, lead paint, toxic metals, asbestos or toxic drywall. The Inspection does not deal with environmental hazards such as soil contamination, hazardous waste, electromagnetic fields or the past use of insecticides, fungicides, herbicides or pesticides in or about the Property.

We Do Not Comment on Air Quality

The Inspection does not include tests and the Report will not speculate on the presence of allergens, irritants, pollutants, contaminants or toxic substances in or around the Property. We do not test for mould, mildew, spores or fungi that may be present, but you should note that where the

Report indicates past or present water damage there is always the possibility that these may be present unseen behind a wall, floor or ceiling.

Soil Contamination and Buried Tanks. We do not test for soil contamination and do not look for and are not responsible for any buried tanks (septic, oil, gasoline etc.). You may be responsible for safe removal and disposal of such tanks and

any contaminated soil. If you suspect there may be a buried tank or soil contamination (for any reason) we recommend you retain a qualified environmental consultant.

Systems and Components Not Included Unless specifically agreed to in writing, the inspection does not include evaluation of: septic systems, wells, water potability testing, pool, hot tub, spa equipment, sprinkler/irrigation systems, solar systems, fireplaces or wood-burning appliances, central vacuum systems, security systems, smart home systems, appliances, elevator/lift systems, or any specialty equipment.

Weather / Accessibility / Utilities

If utilities are shut off, areas are blocked, or weather prevents inspection of a system or component,

the inspector will not return for a free re-inspection. A separate visit may be booked for an additional fee.

Report

We will deliver your Report electronically within 24 hours following the Inspection. The Report is for the sole benefit and use of the client named herein and not by any other person.

No Warranty, Guarantee or Insurance

Our Inspection and Report are not a warranty, guarantee or insurance policy of any kind (express or implied) with respect to the fitness of the Property. They are supplementary to and do not substitute for any disclosure statement or seller's disclosure as may be required by law.

Notice of Claims

You agree to immediately provide written notice of any complaint. Unless there is an emergency condition, you agree we will have no liability if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

Limitation of Liability / Liquidated Damages

Our total liability (including that of our inspector) arising out of the Inspection and Report, for any cause of action whatsoever, whether in contract or negligence, is limited to the amount of the Fee paid and you release us from any and all additional liability (including but not limited to consequential damages).

The customer further agrees to a one-year statute of limitations to make any and all claims. The Customer agrees to pay all legal expenses and reasonable compensation for loss of time that may be incurred by TruePeak Home Inspections, any inspector, owner or employee of TruePeak Home Inspections as a result of any legal action by the customer where the customer does not prevail.

No Third-Party Reliance

The Report is intended solely for the Client named in this Agreement. No third party — including purchasers, sellers, lenders, insurers, lawyers or real estate agents — may rely on the Report, and the Inspector has no liability to any third party.

No Verbal Modifications

Only the written Report is final. Verbal statements before, during or after the inspection do not change or extend the scope of the inspection or the terms of this Agreement.

DISPUTE RESOLUTION — Arbitration

Any dispute arising out of or in connection with this Agreement will be finally resolved by arbitration pursuant to the National Arbitration Rules of the ADR Institute of Canada, Inc., before a single arbitrator familiar with the inspection industry.

The place of arbitration will be Toronto, Ontario.

The language of the arbitration will be English.

The decision of the arbitrator will be final and binding.

Severability

Each provision of this Agreement is distinct and severable. If any provision of this Agreement, in whole or in part, is or becomes illegal, invalid or unenforceable, the illegality, invalidity or unenforcibility of that provision will not affect the legality, validity or enforceability of the remaining provisions.

Entire Agreement

This Agreement, together with the InterNACHI Residential Standards of Practice incorporated by

reference into this Agreement, constitutes the entire agreement pertaining to the subject matter and

supersedes all prior agreements, understandings, negotiations and discussions, oral or written.

Client Acceptance

I, Sample Client, have read, understood and accepted the terms of this Agreement.

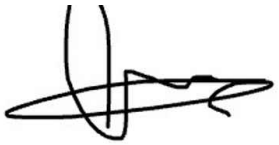
Client Printed Name:

_____

Client Signature: _____

Date: _____ Time:

_____



Schedule a Home maintenance inspection

2027/08/02

A Home Maintenance Inspection helps homeowners identify small issues before they become expensive problems. This inspection focuses on the overall condition of the home's major systems—roofing, exterior, structure, HVAC, electrical, and plumbing—to ensure everything is functioning safely and efficiently. Regular maintenance inspections can prevent unexpected repairs, extend the life of home components, and protect your investment.

Resources

Regular home maintenance is essential for protecting your investment and preventing unexpected repairs. For clients who want to better understand their home's systems and learn practical maintenance tips, the following books are highly recommended. These resources provide clear, easy-to-follow guidance on caring for roofing, plumbing, electrical, HVAC, and other major components of your home.

Recommended Books:

Home Maintenance For Dummies

The Home Maintenance Handbook

The Complete Guide to Home Inspection (Michael Litchfield & Roger Robinson)

The Canadian Home Inspection Manual (Carson Dunlop)

Homeowner's DIY Guide to Plumbing, Electrical & HVAC

Homeowner's Maintenance Log Book

The Family Handyman Home Maintenance Manual

The Complete Do-It-Yourself Manual (Reader's Digest)

2: ROOF

Information

Roofing- Description

The roofing system is designed to protect the structure from weather elements and direct water away from the building. The roofing components were visually inspected from accessible areas, including ground level and other safe vantage points where possible. A representative number of components were observed for general condition, installation, and visible damage.

The inspection is limited to readily accessible areas and is not technically exhaustive. The inspector does not walk on all roof surfaces or dismantle roofing components. Concealed defects and underlying conditions are not visible and cannot be evaluated.

Inspection Method

Drone

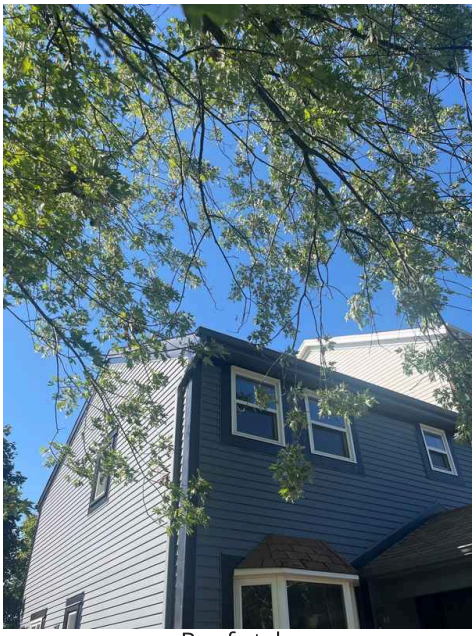
The roof was inspected using the safest and most appropriate method based on conditions at the time of inspection.

Roof Type/Style

Side Gable



Roof style

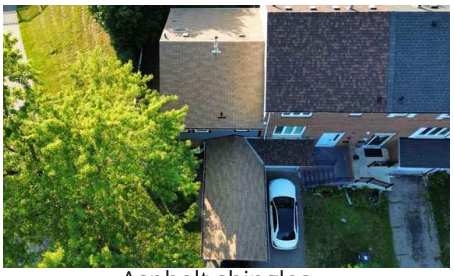


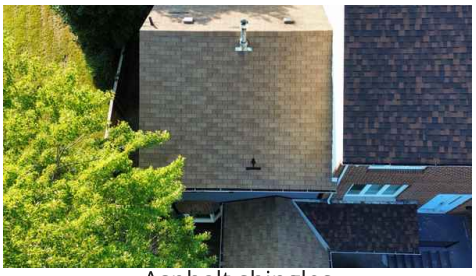
Roof style

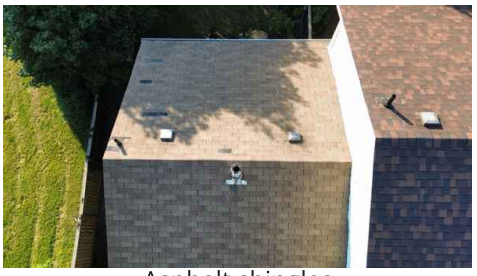
Coverings: Roof Coverings – Description

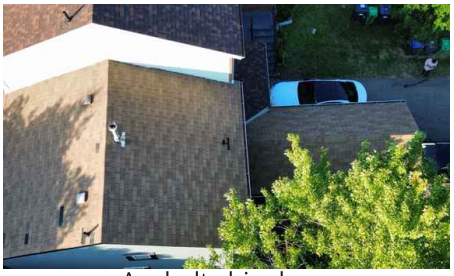
The roof covering was visually inspected from accessible areas. The inspection included observing the general condition, visible damage, installation quality, and signs of wear or deterioration.

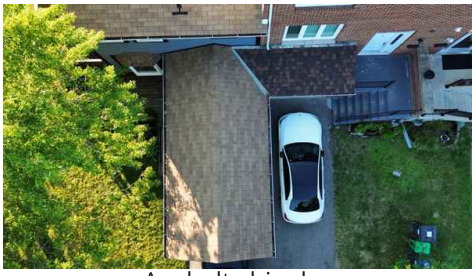
The inspector does not walk on all roof surfaces or remove roofing materials. Underlying layers and concealed defects are not visible and cannot be evaluated.


Asphalt shingles


Asphalt shingles


Asphalt shingles

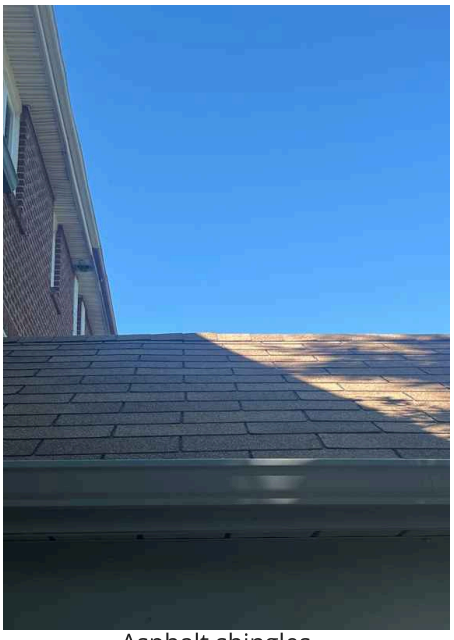

Asphalt shingles


Asphalt shingles


Asphalt shingles

Coverings: Material

Asphalt shingles


Asphalt shingles


Asphalt shingles

Roof Drainage Systems: Roof Drainage System – Description

The roof drainage system, including gutters and downspouts, was visually inspected from accessible areas. The inspection included observing attachment, alignment, and signs of blockage, leakage, or improper discharge.

The inspector does not remove debris or test underground drainage components. Concealed portions of the drainage system are not visible and cannot be evaluated.



Roof drainage system



Roof drainage system

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Flashings – Description

Roof flashings were visually inspected where accessible. The inspection included observing installation at roof penetrations, valleys, and transitions for signs of damage, improper installation, or potential water entry points.

Flashings may be partially or fully concealed by roofing materials. The inspector does not remove materials, and hidden conditions cannot be evaluated.

Flashings: Material

Metal



Flashing

Skylights, Chimneys & Other Roof Penetrations: No Chimney and skylight

Roof

No chimney or skylights were present on this home. Only standard plumbing, attic, and exhaust penetrations were observed. Due to snow coverage, full evaluation of flashing and sealing around these penetrations was limited.

Deficiencies

2.1.1 Coverings

Recommendation

DAMAGED ASPHALT SHINGLES

EXTERIOR FRONT

Asphalt shingles on the roof are damaged. Damaged shingles compromise the roof's ability to shed water and protect the underlying structure. A roofing professional should inspect the roof to assess the extent of damage and recommend repair or replacement options.

Recommendation

Contact a qualified roofing professional.





Damaged and lifted asphalt shingles

2.2.1 Roof Drainage Systems

Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

EXTERIOR SIDE

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 handyman or DIY project



Downspout drain near house



Downspout drain near house

3: EXTERIOR

Information

General: Exterior- Description

The exterior of the property was visually inspected from accessible areas. A representative number of components were observed for general condition, visible damage, installation quality, and signs of moisture intrusion or deterioration, including exterior wall coverings, trim, doors, windows, grading, and other visible elements.

The inspection is limited to readily accessible areas and is not technically exhaustive. The inspector does not remove exterior finishes, dismantle components, or evaluate concealed wall assemblies. Concealed defects and underlying conditions are not visible and cannot be evaluated.

General: Inspection Method

Visual

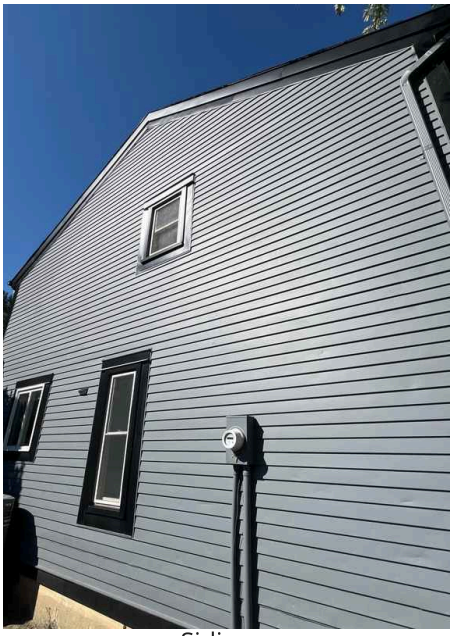
Siding, Flashing & Trim: Siding, Flashing, and Trim – Description

Exterior wall coverings, flashing, and trim were visually inspected from accessible areas. The inspection included observing general condition, visible damage, installation quality, and signs of moisture intrusion or deterioration.

The inspector does not remove siding materials or dismantle components. Concealed wall assemblies, weather barriers, and hidden defects are not visible and cannot be evaluated.

Siding, Flashing & Trim: Siding Material

Metal



Siding



Siding

Exterior Doors: Exterior Doors – Description

Exterior doors were visually inspected from accessible areas. The inspection included checking operation, alignment, visible damage, and condition of weatherstripping and seals.

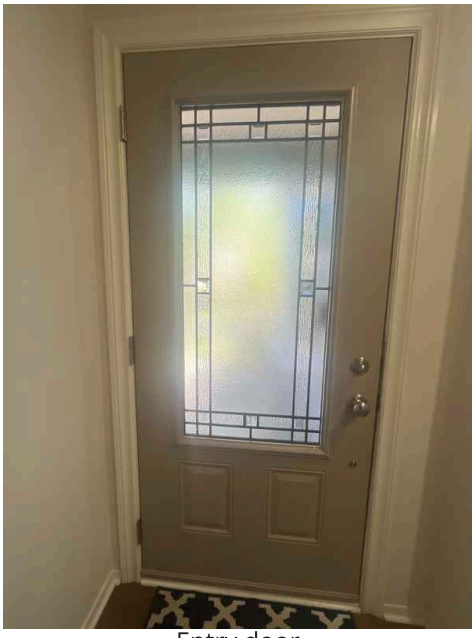
The inspector does not dismantle door components or evaluate internal mechanisms. Concealed defects within door assemblies and surrounding structures are not visible and cannot be evaluated.

Exterior Doors: **Exterior Entry Door**

Glazed entry door



Entry door



Entry door

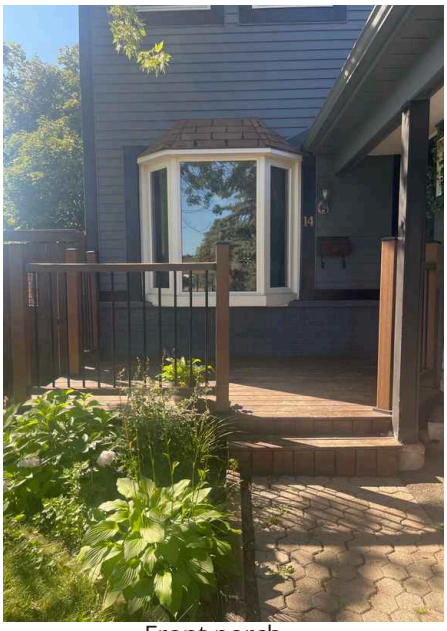
Decks, Balconies, Porches & Steps: **Decks, Balconies, Porches, and Steps – Description**

Decks, balconies, porches, and steps were visually inspected from accessible areas. The inspection included observing structural components, guards, handrails, attachment to the building, and general condition.

The inspector does not perform load testing or dismantle components. Concealed structural elements and hidden defects are not visible and cannot be evaluated.

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

Front Porch



Front porch

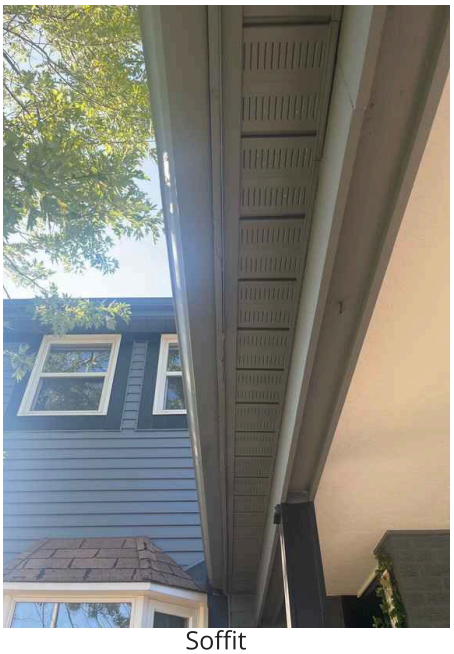
Decks, Balconies, Porches & Steps: **Material**

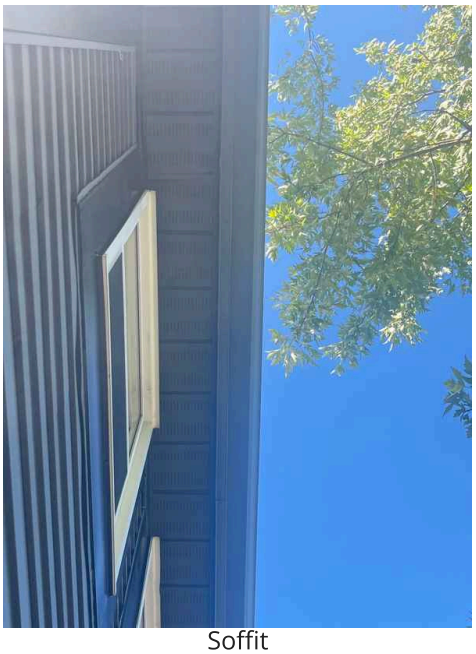
Pressure treated wood

Eaves, Soffits & Fascia: Eaves, Soffits & Fascia – Description

Eaves, soffits, and fascia were visually inspected from accessible areas. The inspection included observing general condition, ventilation openings, and signs of damage, deterioration, or moisture intrusion.

The inspector does not remove materials or access concealed areas. Hidden defects and underlying components are not visible and cannot be evaluated.


Soffit

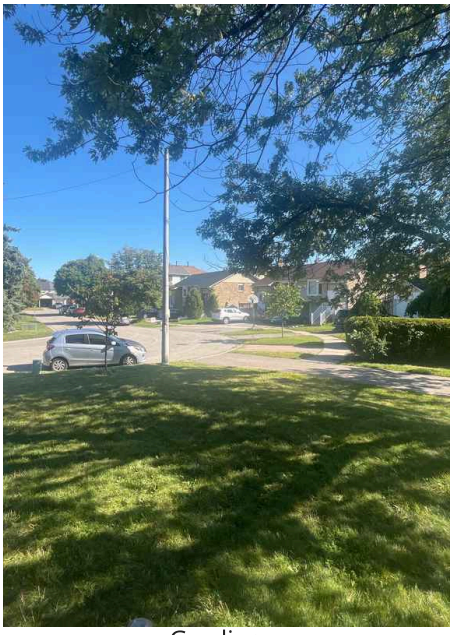

Soffit


Soffit

Vegetation, Grading, Drainage & Retaining Walls: Vegetation, Grading, Drainage & Retaining Walls – Description

Vegetation, grading, drainage, and retaining walls were visually inspected from accessible areas. The inspection included observing site conditions, slope away from the structure, and signs of water accumulation or improper drainage.

The inspector does not perform engineering analysis or evaluate subsurface conditions. Future performance and hidden defects cannot be determined.


Grading


Grading


Grading

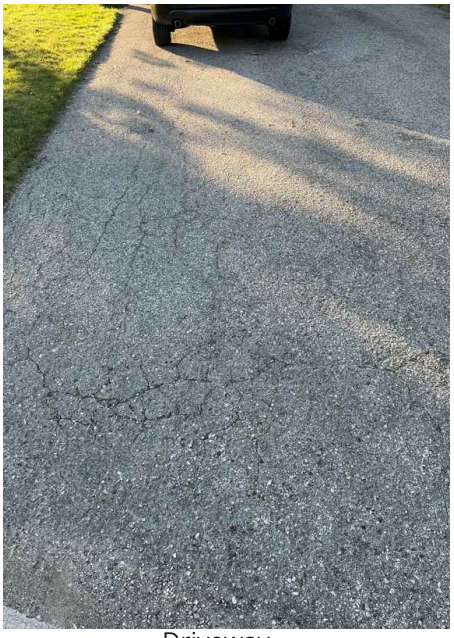
Walkways, Patios & Driveways: Walkways, Patios, and Driveways – Description

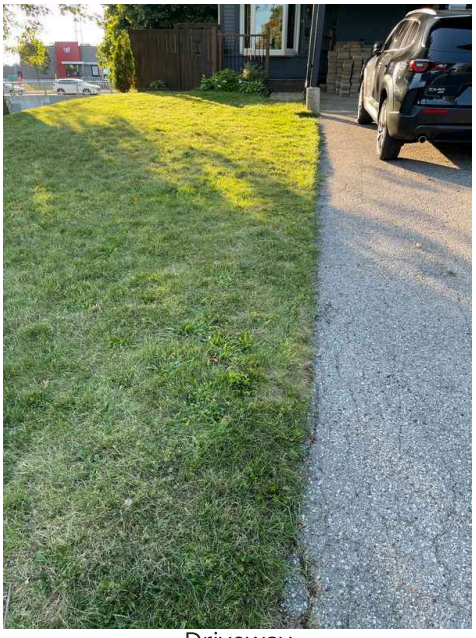
Walkways, patios, and driveways were visually inspected from accessible areas. The inspection included observing surface condition, settlement, cracking, and potential trip hazards.

The inspector does not evaluate subsurface support or perform load testing. Concealed conditions and underlying base materials are not visible and cannot be evaluated.

Walkways, Patios & Driveways: Driveway Material

Asphalt


Driveway

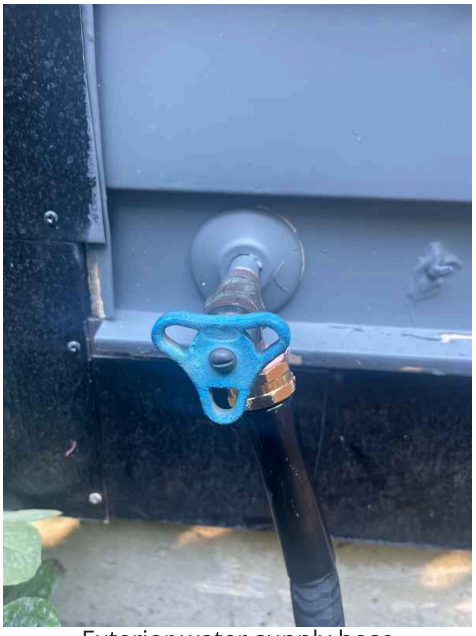

Driveway

Exterior Water Supply (Hose Bibb): Exterior Water Supply (Hose Bib) – Description

Exterior water supply outlets (hose bibs) were visually inspected and operated where possible. The inspection included observing water flow, leaks, and general condition.

The inspector does not evaluate underground piping or concealed plumbing components. Seasonal conditions may limit testing, and hidden defects cannot be evaluated.


Exterior water supply hose


Exterior water supply hose


Exterior water supply hose

Deficiencies

3.5.1 Eaves, Soffits & Fascia

BEE NEST ON SOFFIT

EXTERIOR FROMT

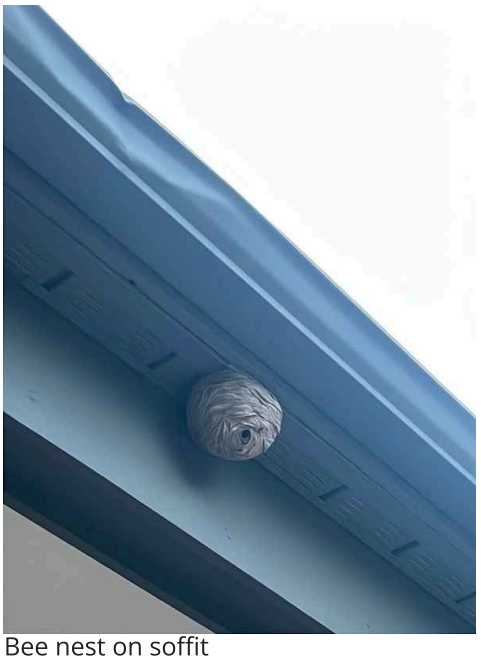
Recommendation

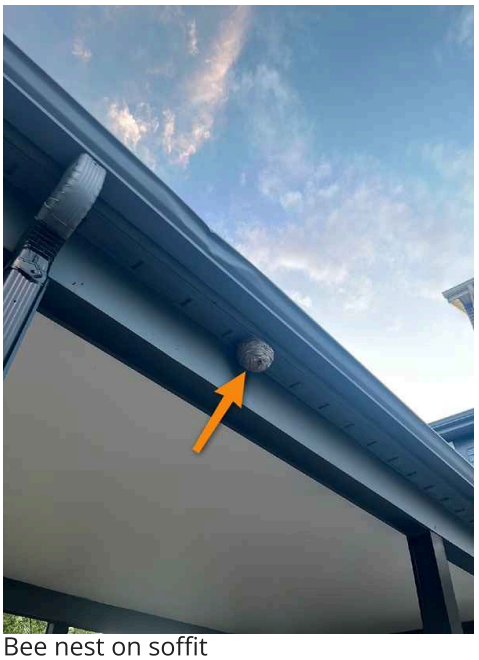
A bee nest was observed on the soffit during the exterior inspection. Bee nests pose a potential safety hazard to occupants and visitors, particularly those with allergies or sensitivities. Contact a pest control professional to safely assess and remove the nest without harming the bees when possible.

Recommendation

Contact a qualified pest control specialist.


Bee nest on soffit


Bee nest on soffit


Bee nest on soffit

3.7.1 Walkways, Patios & Driveways

Recommendation

MINOR DRIVEWAY CRACKING

Minor cracks were observed in the driveway surface during the exterior inspection. These cracks are typical wear patterns in asphalt or concrete driveways and can allow water infiltration, potentially accelerating deterioration over time. Sealing these cracks now can help prevent more extensive damage and extend the driveway's lifespan.


Minor crack in Driveway


Minor crack in Driveway

3.8.1 Exterior Water Supply (Hose Bibb)

Recommendation

IMPROPERLY ORIENTED HOSE BIBB WITH MISSING HANDLE

EXTERIOR FRONT

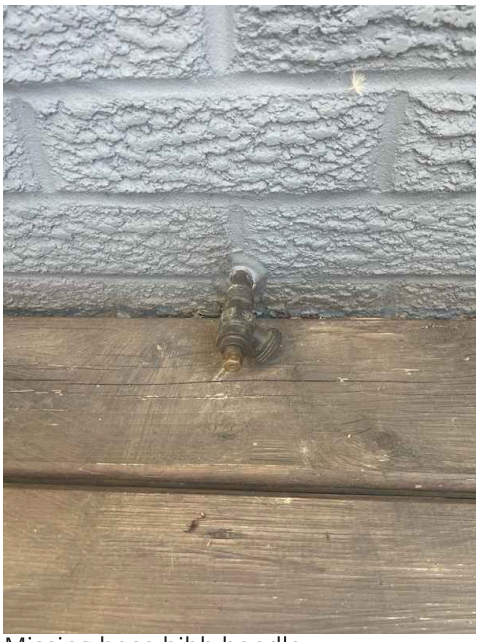
The exterior hose bibb is oriented improperly and is missing its handle. This compromises the functionality of the water outlet and may allow water to pool or freeze at the connection point. The hose bibb should be repositioned to ensure proper drainage and the handle should be installed to allow for normal operation of the water supply.

Recommendation

Contact a qualified plumbing contractor.



Improperly oriented hose bibb



Missing hose bibb handle

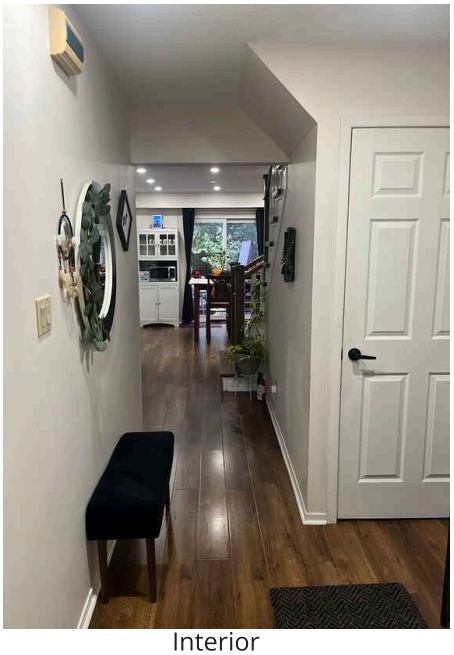
4: DOORS, WINDOWS & INTERIOR

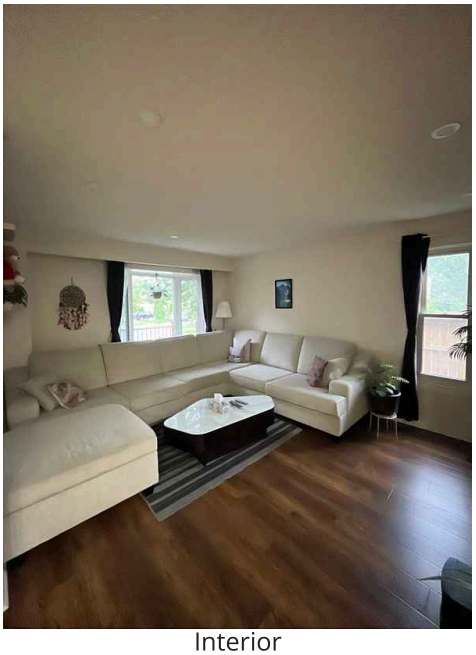
Information

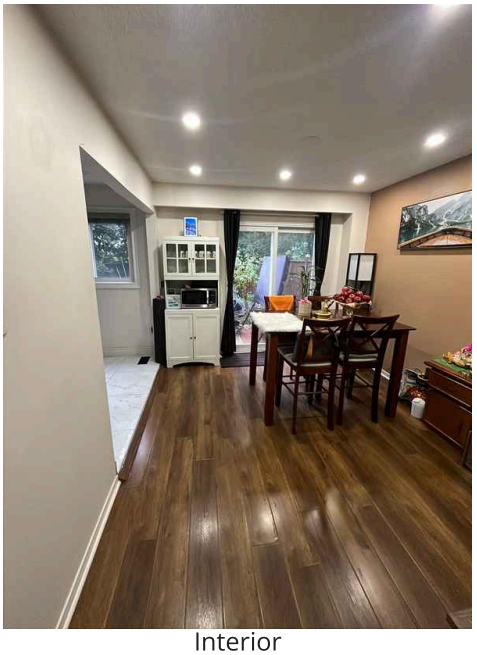
Doors, Windows & Interior – Description

Doors, windows, and interior components were visually inspected from accessible areas. A representative number of components were observed for general operation, alignment, visible damage, and overall condition, including walls, ceilings, floors, stairs, and other interior elements for signs of moisture intrusion, settlement, or deterioration.

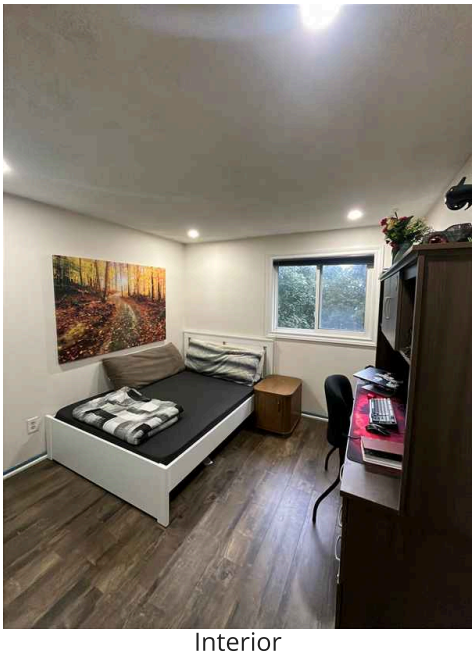
The inspection is limited to readily accessible areas and is not technically exhaustive. The inspector does not dismantle components, move furniture, or remove finishes. Concealed defects and underlying conditions are not visible and cannot be evaluated.

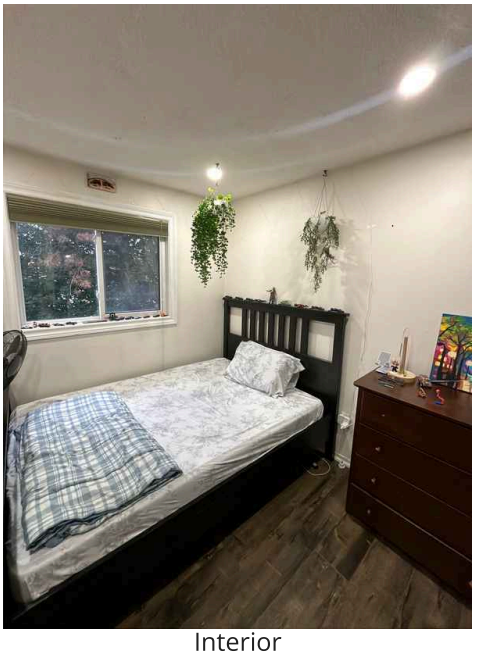

Interior


Interior


Interior


Interior


Interior


Interior

Doors: Doors – Description

Interior and exterior doors were visually inspected from accessible areas. A representative number of doors were operated to assess general operation, alignment, latching, and overall condition.

Thermal imaging was performed around the exterior doors to evaluate for apparent temperature variations that may indicate air leakage or insulation deficiencies. No significant thermal anomalies were observed at the time of inspection.

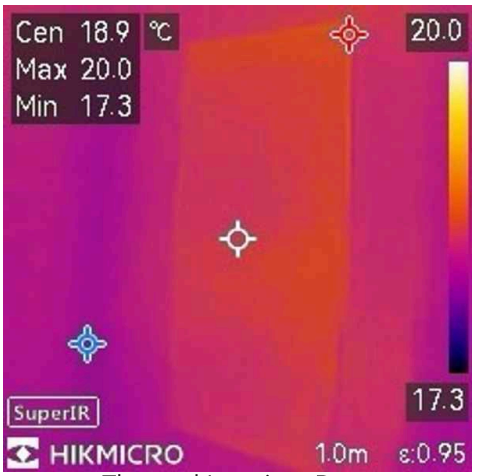
The inspector does not dismantle components or evaluate concealed defects within door assemblies and surrounding structures.



Door



Door



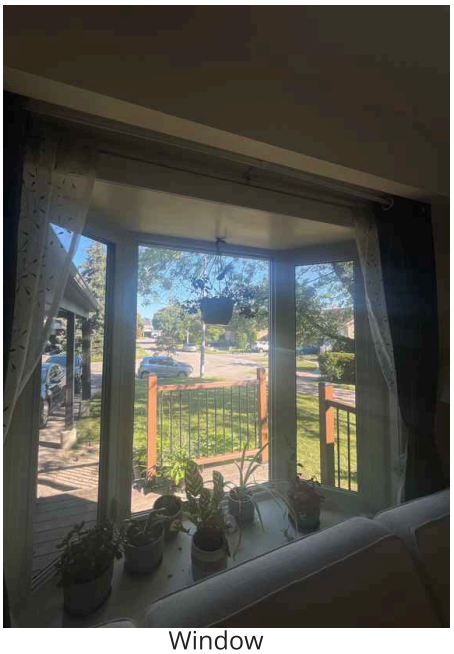
Thermal Imaging- Door

Windows: Windows- Description

Windows were visually inspected from accessible areas. A representative number of windows were operated to assess general operation, visible damage, and overall condition.

Thermal imaging was performed around accessible windows to evaluate for apparent temperature variations that may indicate air leakage or insulation deficiencies. No significant thermal anomalies were observed at the time of inspection.

The inspector does not dismantle components or evaluate concealed defects within window assemblies or surrounding wall systems.



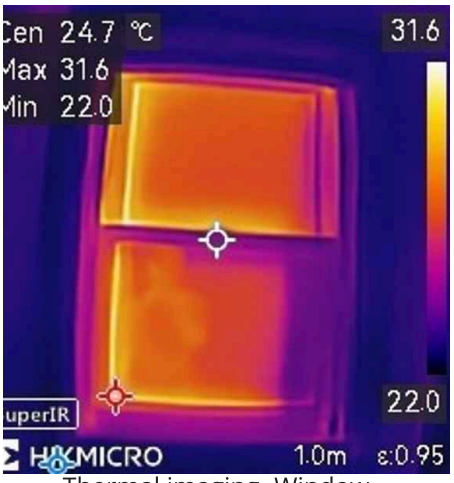
Window



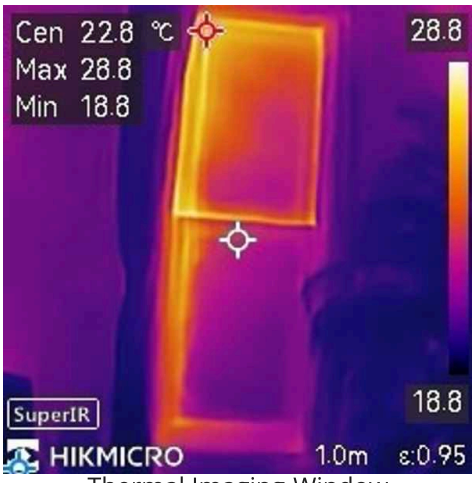
Window



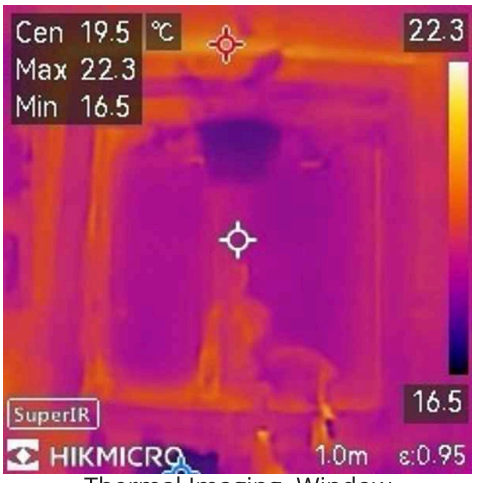
Window



Thermal imaging- Window



Thermal Imaging-Window



Thermal Imaging- Window

Windows: Window Manufacturer

Brown window corporation

Windows: Window Type

Casement, Sliders

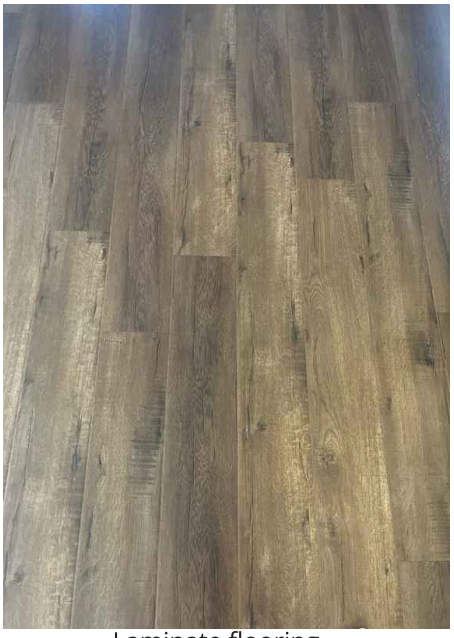
Floors: Floors- Description

Floors were visually inspected from accessible areas. The inspection included observing general condition, levelness, and signs of visible damage or settlement.

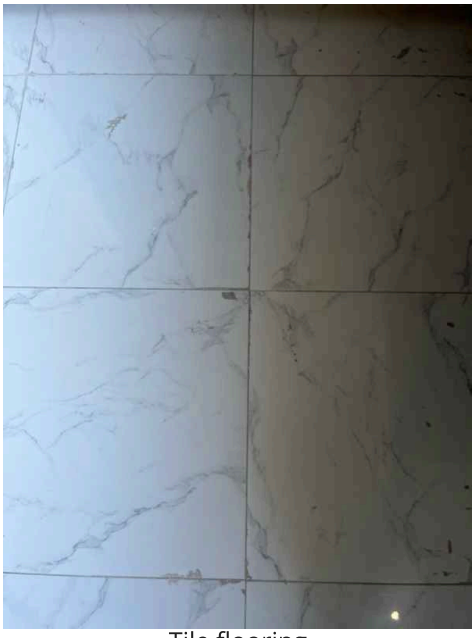
The inspector does not remove floor coverings or evaluate concealed structural components. Hidden defects are not visible and cannot be evaluated.

Floors: Floor Coverings

Laminate, Tile



Laminate flooring



Tile flooring

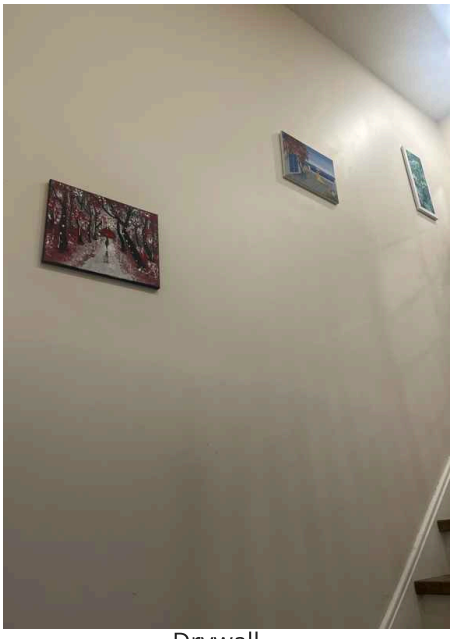
Walls: Walls- Description

Walls were visually inspected from accessible areas. The inspection included observing general condition and signs of visible damage, moisture intrusion, or settlement.

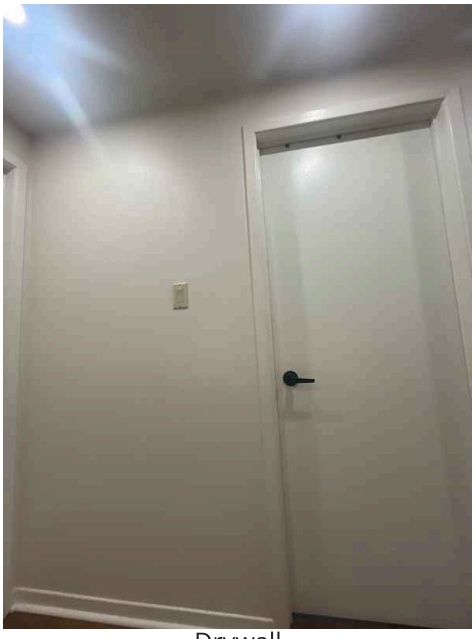
The inspector does not remove finishes or evaluate concealed wall assemblies. Hidden defects are not visible and cannot be evaluated.

Walls: Wall Material

Drywall



Drywall



Drywall

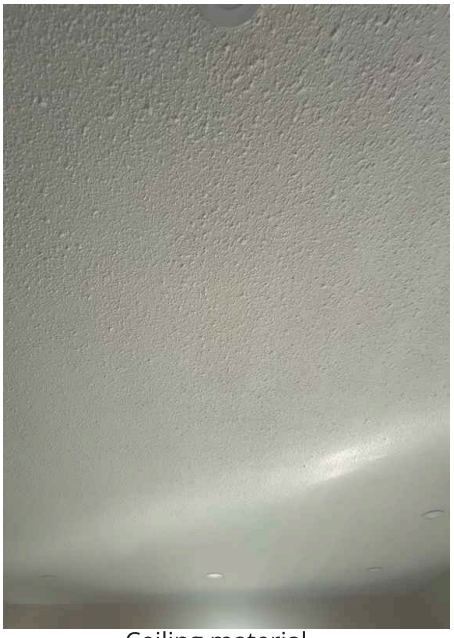
Ceilings: Ceilings- Description

Ceilings were visually inspected from accessible areas. The inspection included observing general condition and signs of staining, cracking, or moisture intrusion.

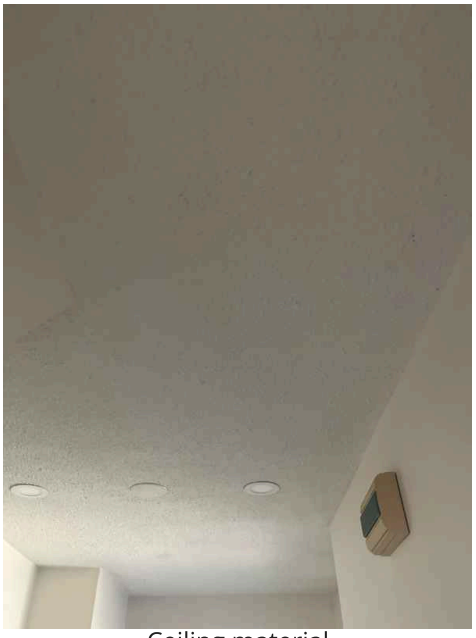
The inspector does not remove finishes or evaluate concealed conditions. Hidden defects are not visible and cannot be evaluated.

Ceilings: Ceiling Material

Popcorn



Ceiling material



Ceiling material

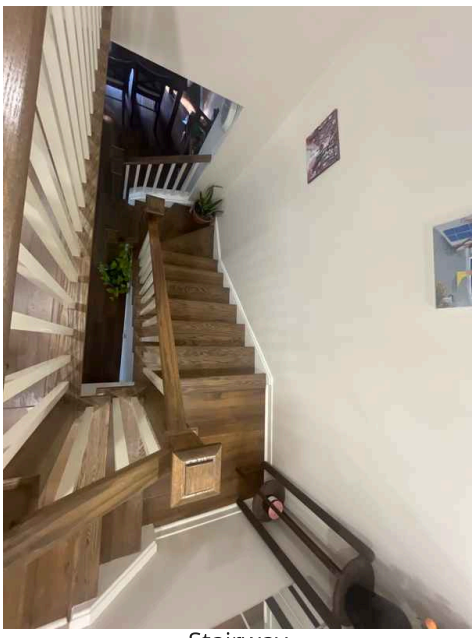
Steps, Stairways & Railings: Steps, Stairways & Railings- Description

Steps, stairways, and railings were visually inspected from accessible areas. The inspection included observing general condition, attachment, and safety features.

The inspector does not perform load testing or dismantle components. Concealed defects are not visible and cannot be evaluated.



Steps



Stairway

Countertops & Cabinets: Kitchen Countertops & Cabinetry – Description

Countertops and cabinets were visually inspected from accessible areas. The inspection included observing general condition, installation, and visible damage.

The inspector does not dismantle components or evaluate concealed defects within cabinetry or supporting structures.

Countertops & Cabinets: Cabinetry

MDF



Cabinatery



Cabinatery

Countertops & Cabinets: Countertop Material

Granite



Countertop



Countertop

Deficiencies

4.2.1 Windows

BROKEN WINDOW LOCKING LEVER

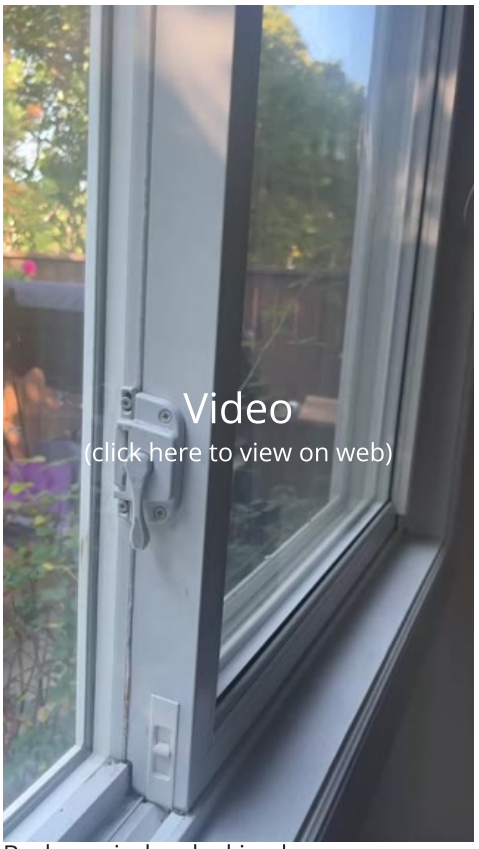
KITCHEN

Recommendation

The window locking lever is broken and unable to secure the window properly. This was observed during inspection of the window hardware. A non-functional locking mechanism compromises security and may allow the window to open unintentionally. The lever should be repaired or replaced by a qualified professional to restore proper window operation and security.

Recommendation

Contact a qualified window repair/installation contractor.



Broken window locking lever

4.2.2 Windows

BROKEN WINDOW GLASS

Recommendation

EXTERIOR BACKSIDE

Broken window glass was observed during the exterior inspection. This compromises the window's ability to provide weather protection and security for the home. The broken pane should be replaced by a qualified window professional to restore proper function and appearance.

Recommendation

Contact a qualified professional.


Broken window glass


Broken window glass

4.3.1 Floors

Recommendation

BROKEN FLOOR TILE

KITCHEN

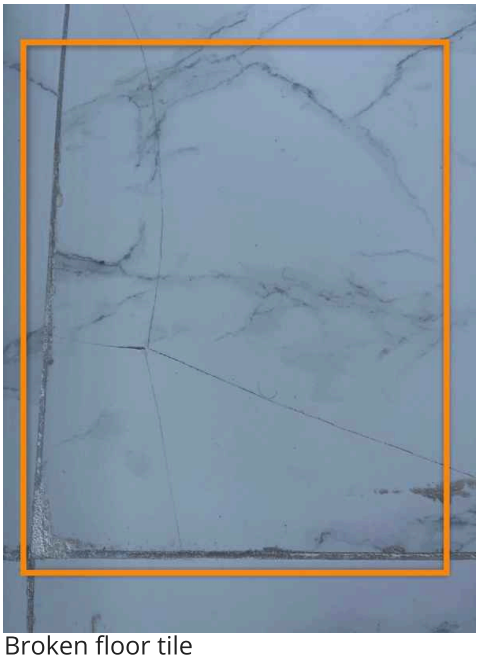
A broken tile was observed in the flooring during inspection. Broken tiles can create sharp edges that pose a cut hazard and may indicate underlying structural movement or impact damage. The broken tile should be replaced by a flooring contractor to restore the floor's appearance and eliminate safety concerns.

Recommendation

Contact a qualified flooring contractor



Broken floor tile



Broken floor tile

4.5.1 Ceilings

Recommendation

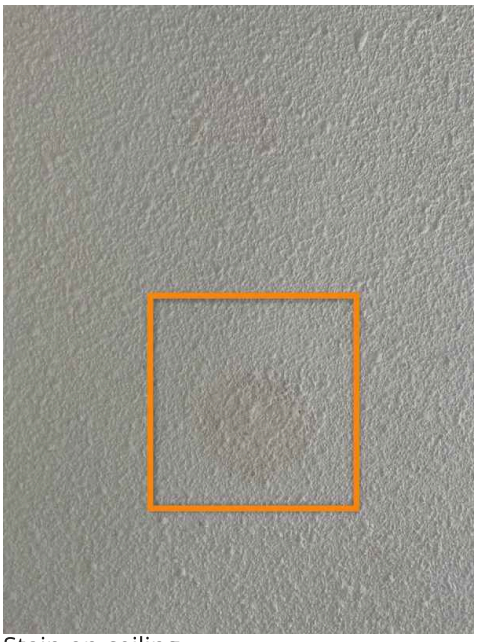
CEILING STAINS

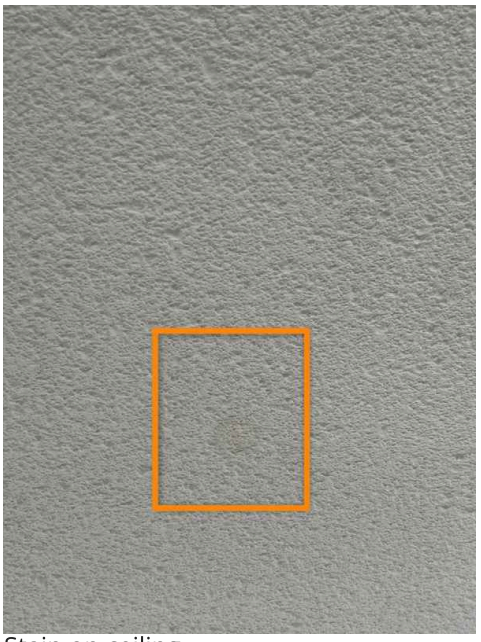
LIVING ROOM

Stains observed on the ceiling during inspection. Ceiling stains typically indicate water intrusion from above, which may result from plumbing issues or condensation problems. A plumbing contractor should evaluate the source and extent of the water damage to prevent further deterioration and potential mold growth.

Recommendation

Contact a qualified plumbing contractor.


Stain on ceiling


Stain on ceiling

4.5.2 Ceilings

Recommendation

HOLE IN CEILING

LIVING ROOM

A hole was observed in the ceiling near a window outlet during inspection. This opening compromises the ceiling's integrity and may allow air infiltration, dust, or moisture entry. The area should be evaluated by a qualified professional to determine the cause and appropriate repair method.

Recommendation

Contact a qualified professional.


Hole in ceiling


Hole in ceiling


Hole in ceiling

5: BATHROOM

Information

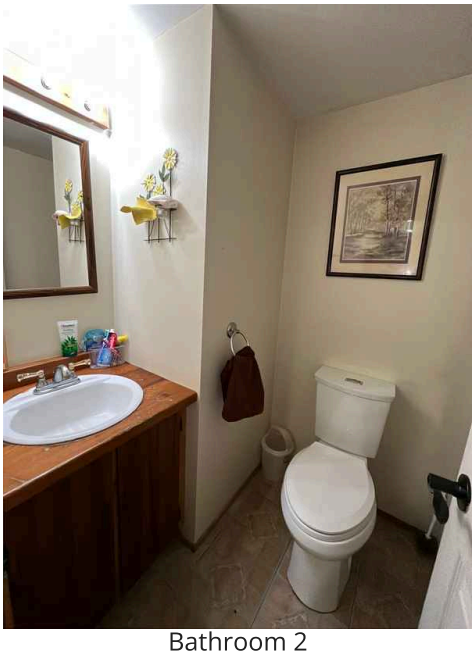
Bathroom – Description

Bathroom components were visually inspected from accessible areas. A representative number of fixtures and components were operated and observed for general condition, functionality, and visible defects, including sinks, tubs, showers, toilets, faucets, and visible plumbing.

The inspection is limited to readily accessible areas and is not technically exhaustive. The inspector does not dismantle components, remove finishes, or perform destructive testing. Concealed defects and underlying conditions are not visible and cannot be evaluated.



Bathroom 1



Bathroom 2

Toilet: Toilet-Description

Toilets were visually inspected from accessible areas. A representative number were operated to assess flushing, stability, and general condition.

The inspector does not dismantle components or evaluate concealed plumbing connections. Hidden defects are not visible and cannot be evaluated.



Toilet

Sink/Faucet: Sink & Faucet- Description

Sinks and faucets were visually inspected from accessible areas. A representative number were operated to assess water flow, drainage, and general condition.

The inspector does not dismantle components or evaluate concealed plumbing. Hidden defects are not visible and cannot be evaluated.

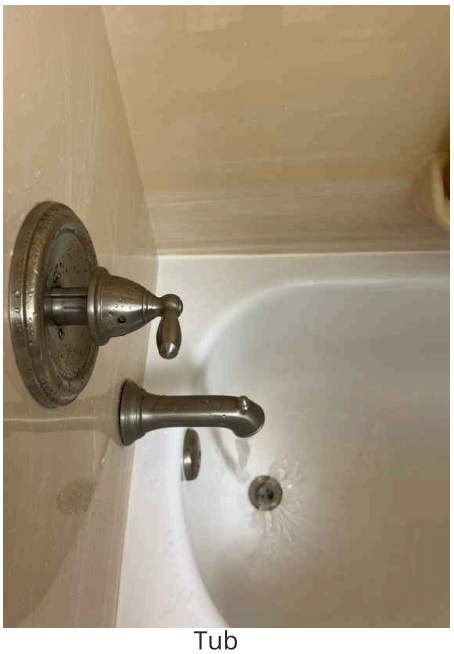


Sink-Faucet

Tub/Shower: Tub/Shower- Description

Tubs and showers were visually inspected from accessible areas. A representative number were operated to assess water flow, drainage, and general condition.

The inspector does not dismantle components or evaluate concealed plumbing or waterproofing systems. Hidden defects are not visible and cannot be evaluated.



Tub



Shower

Ventilation/ Exhaust fan- Description: Ventilation/Exhaust Fan- Description

Bathroom ventilation systems were visually inspected from accessible areas. A representative number were operated to assess functionality and air movement.

The inspector does not measure airflow or evaluate concealed ducting. Hidden defects are not visible and cannot be evaluated.



Exhaust fan

Electrical (Outlets/GFCI/Lightings): Electrical (Outlets/GFCI/Lightings)- Description

Bathroom electrical components were visually inspected from accessible areas. A representative number of outlets, GFCIs, and lighting fixtures were tested to assess operation and general condition.

The inspector does not dismantle components or evaluate concealed wiring. Hidden defects are not visible and cannot be evaluated.



Power outlet

Plumbing Supply Lines: Bathroom plumbing supply lines- Description

Visible plumbing supply lines were visually inspected from accessible areas. The inspection included observing general condition, leaks, and material type where visible.

The inspector does not evaluate concealed piping or internal pipe condition. Hidden defects are not visible and cannot be evaluated.



Water supply line



Water supply line

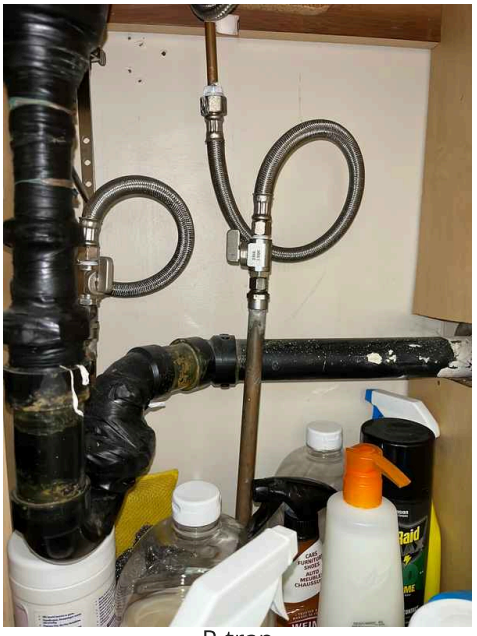
Drainage/P-traps: Drainage/ P-traps- Description

Visible drainage components and P-traps were visually inspected from accessible areas. The inspection included observing general condition and signs of leakage.

The inspector does not evaluate concealed drainage piping. Hidden defects are not visible and cannot be evaluated.


P-trap

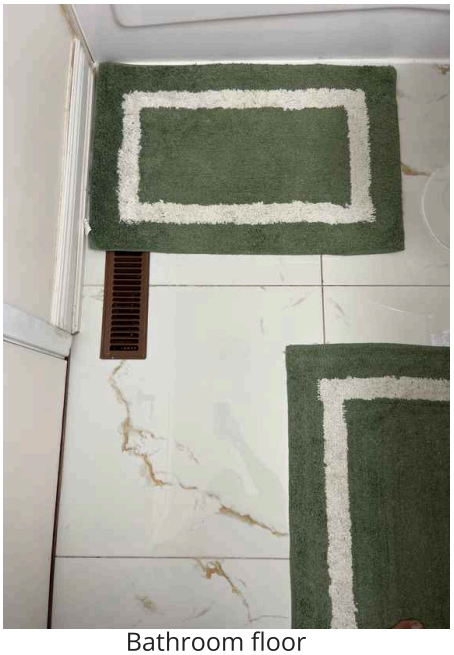

P-trap


P-trap

Flooring/Water intrusion: Flooring/ Water intrusion- Description

Bathroom flooring was visually inspected from accessible areas. The inspection included observing general condition and signs of moisture intrusion or damage.

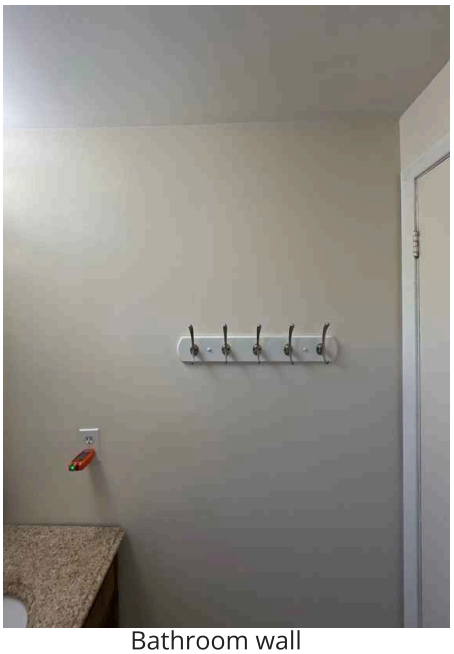
The inspector does not remove flooring materials or evaluate concealed subfloor conditions. Hidden defects are not visible and cannot be evaluated.


Bathroom floor

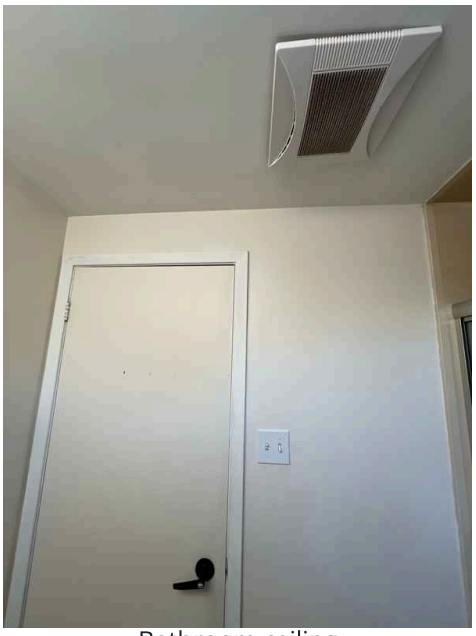
Walls & Ceilings- Description: Walls & Ceilings- Description

Walls and ceilings were visually inspected from accessible areas. The inspection included observing general condition and signs of staining, damage, or moisture intrusion.

The inspector does not remove finishes or evaluate concealed conditions. Hidden defects are not visible and cannot be evaluated.



Bathroom wall



Bathroom ceiling

Windows: Windows- Description

Bathroom windows were visually inspected from accessible areas. A representative number were operated to assess general condition and functionality.

The inspector does not dismantle components or evaluate concealed defects. Hidden defects are not visible and cannot be evaluated.



Window



Window

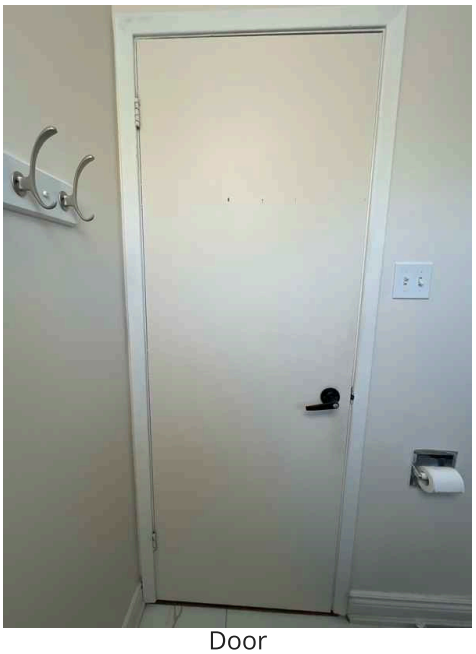
Door/Privacy lock: Door & Privacy lock- Description

Bathroom doors and privacy locks were visually inspected from accessible areas. A representative number were operated to assess general condition and functionality.

The inspector does not dismantle components or evaluate concealed defects. Hidden defects are not visible and cannot be evaluated.



Privacy lock



Door

Heating Register/Comfort: Heating Register/ Comfort- Description

Heating registers and comfort conditions were visually inspected from accessible areas. The inspection included observing general condition and airflow at registers where present.

The inspector does not measure temperature differentials or system performance. Hidden defects are not visible and cannot be evaluated.

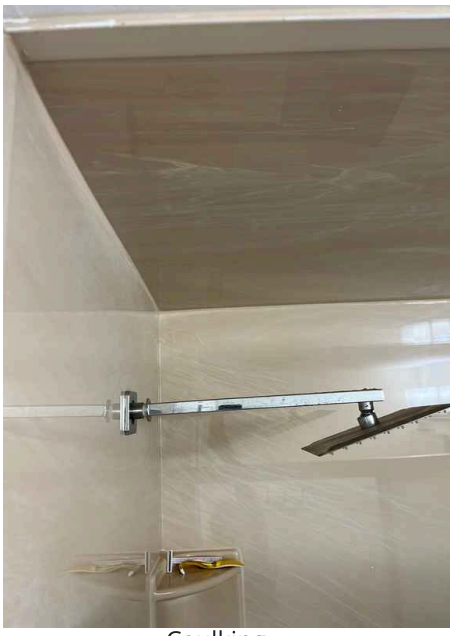


Floor register

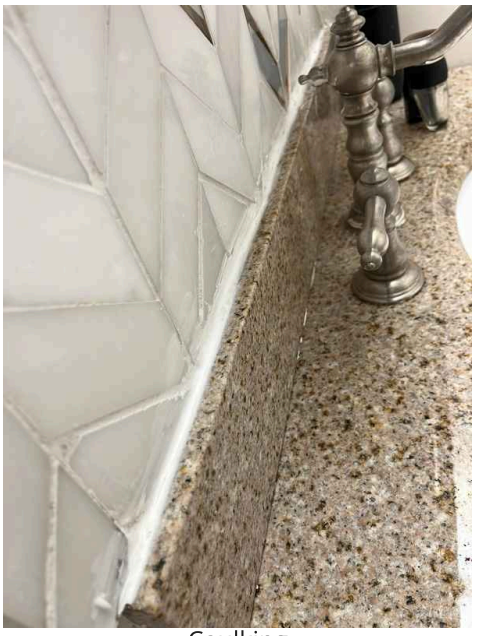
Caulking/grout: **Caulking/Grout- Description**

Caulking and grout were visually inspected from accessible areas. The inspection included observing general condition and signs of deterioration or gaps.

The inspector does not evaluate concealed waterproofing systems. Hidden defects are not visible and cannot be evaluated.


Caulking


Caulking

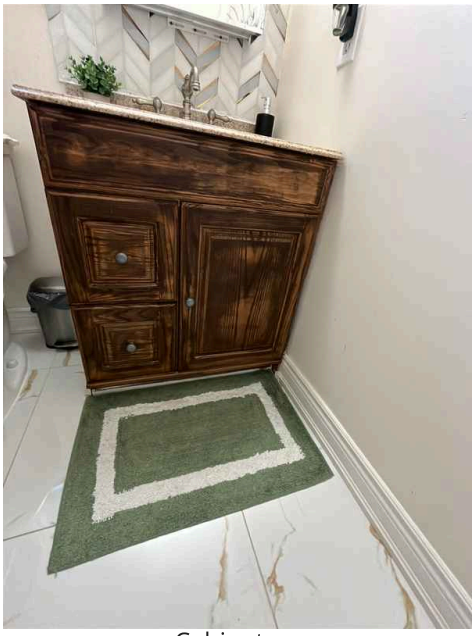

Caulking

Countertops & Cabinatery: **Countertops & Cabinetry - Description**

Countertops and cabinetry were visually inspected from accessible areas. The inspection included observing general condition, installation, and visible damage.

The inspector does not dismantle components or evaluate concealed defects within cabinetry or supporting structures.


Cabinatery


Cabinatery


Cabinatery

Deficiencies

5.1.1 Toilet

MISSING CAULK

BATHROOM

Maintenance Item

Caulk is missing from the toilet area. This gap allows water and moisture to seep behind fixtures, potentially causing water damage, mold growth, and structural deterioration. Recaulk the area with appropriate bathroom-grade silicone caulk to create a watertight seal.

Recommendation

Contact a handyman or DIY project



Missing caulking



Missing caulking



Missing caulking

5.2.1 Sink/Faucet

LEAKING FAUCET

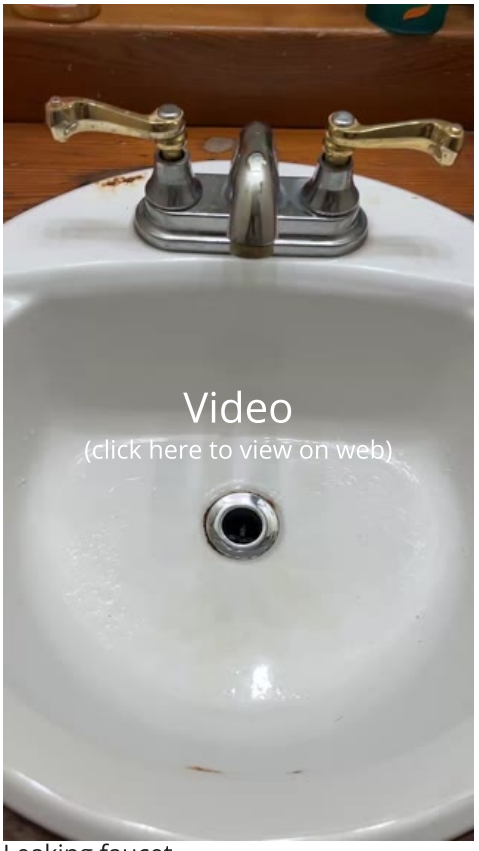
Recommendation

BATHROOM-BASEMENT

A leaking faucet was observed at the sink during inspection. Water dripping from the faucet indicates worn internal seals or a faulty valve. This results in wasted water and potential water damage to cabinet interiors and flooring over time. A plumbing contractor should evaluate and repair or replace the faucet as needed.

Recommendation

Contact a qualified plumbing contractor.



Leaking faucet

5.2.2 Sink/Faucet

Recommendation

CORROSION UNDER SINK

BATHROOM-BASEMENT

Corrosion was observed beneath the bathroom sink, likely caused by moisture exposure or water leaks. This indicates ongoing moisture issues that can lead to structural damage, mold growth, and further deterioration of plumbing components. A plumbing contractor should inspect the area to identify the moisture source and determine if repairs or replacement of affected materials are needed.

Recommendation

Contact a qualified plumbing contractor.



Corrosion under the sink



Corrosion under the sink



Corrosion under the sink

5.4.1 Ventilation/ Exhaust fan- Description

Maintenance Item

DIRTY OR CLOGGED FAN COVER

BATHROOM

The fan grille/cover is noticeably dirty, which can reduce airflow.

Recommendation: Recommend cleaning the fan cover and interior components.

Recommendation

Recommended DIY Project


Dirty/clogged exhaust fan cover


Dirty/clogged exhaust fan cover

5.4.2 Ventilation/ Exhaust fan- Description

Recommendation

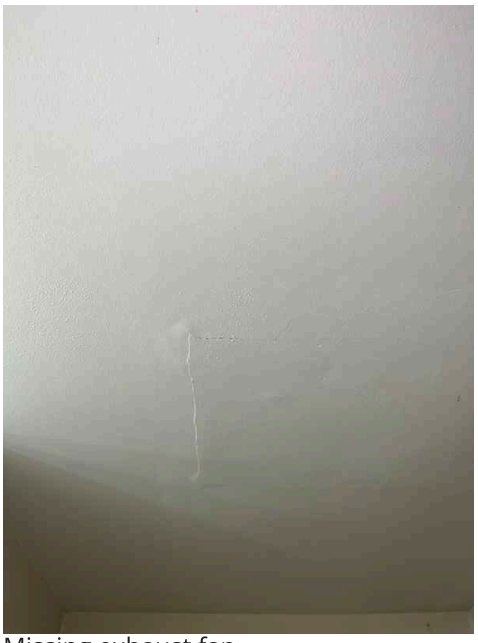
MISSING EXHAUST FAN

BATHROOM-BASEMENT

No exhaust fan was present in the bathroom. Proper ventilation is essential to remove moisture and odors, preventing mold growth and structural damage. Installation of a functioning exhaust fan is recommended to maintain adequate air circulation and protect the bathroom environment.

Recommendation

Contact a qualified HVAC professional.


Missing exhaust fan


Missing exhaust fan

5.5.1 Electrical (Outlets/GFCI/Lightings)

Safety Hazard

OUTLET NOT GFCI PROTECTED

BATHROOM

A bathroom outlet lacks Ground Fault Circuit Interrupter (GFCI) protection. GFCI outlets are designed to quickly shut off power if moisture or a ground fault is detected, significantly reducing the risk of electrical shock in wet environments. This outlet should be replaced with a GFCI-protected outlet or the circuit should be protected by a GFCI breaker at the electrical panel.

Recommendation

Contact a qualified electrical contractor.



Missing gfci outlet



Missing gfci outlet

5.12.1 Heating Register/Comfort

Recommendation

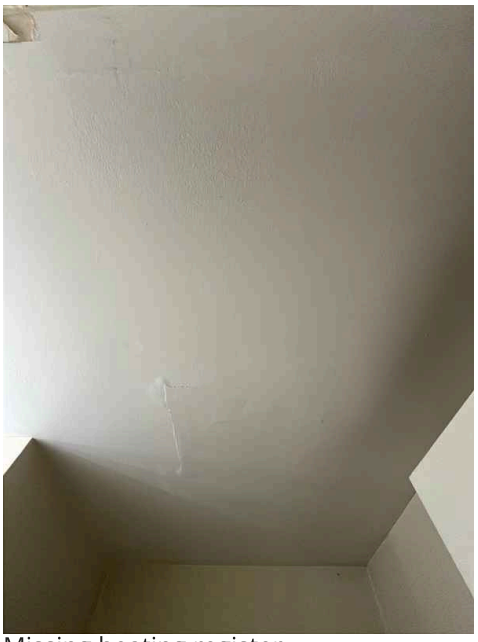
MISSING HEATING REGISTER

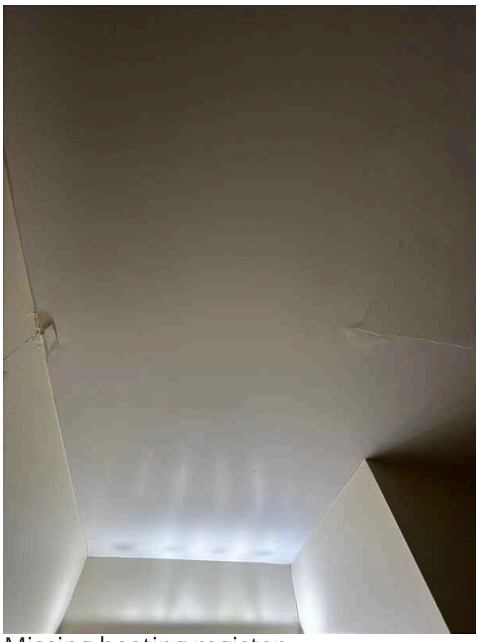
BATHROOM

The heating register is absent from the bathroom. This prevents heated air from reaching the space, which will result in inadequate heating and comfort issues during colder months. A heating contractor should evaluate the ductwork and install an appropriate register to restore proper heat distribution to the bathroom.

Recommendation

Contact a qualified professional.


Missing heating register


Missing heating register

5.13.1 Caulking/grout

Recommendation

MISSING CAULKING ON CABINETRY

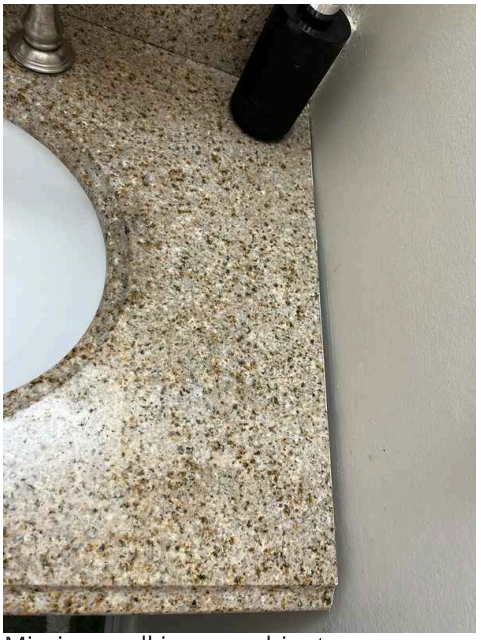
BATHROOM

Caulking is absent along the side of the bathroom cabinetry. Missing caulk allows moisture to penetrate behind and between cabinet components, potentially leading to water damage, mold growth, and cabinet deterioration. Reapply caulk along all gaps and seams where the cabinetry meets walls or other surfaces to restore the moisture barrier.

Recommendation

Contact a handyman or DIY project


Missing caulking on cabinatery


Missing caulking on cabinatery


Missing caulking on cabinatery

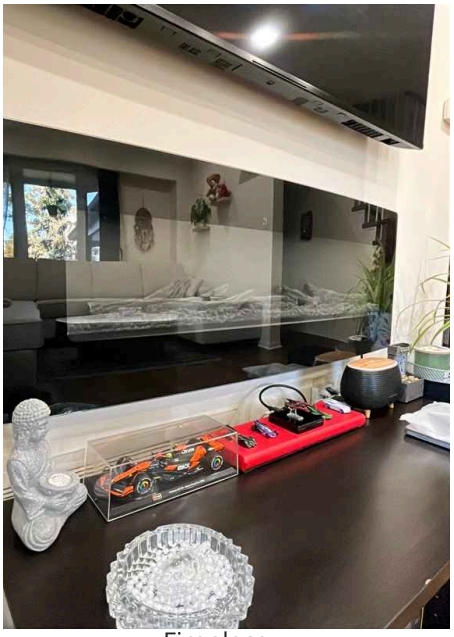
6: FIREPLACE

Information

Fireplace- Description

Fireplace components were visually inspected from accessible areas. A representative number of fireplaces were operated using normal controls where possible and observed for general condition, basic function, and visible defects, including the firebox, hearth, surround, and visible venting components.

The inspection is limited to readily accessible areas and is not technically exhaustive. The inspector does not dismantle components, remove finishes, or evaluate concealed venting or chimney systems. Concealed defects and underlying conditions are not visible and cannot be evaluated.



Fireplace



Fireplace

Type

Electric

7: PLUMBING

Information

Plumbing – Description

The plumbing system was visually inspected from accessible areas. A representative number of fixtures and components were operated and observed for general condition, basic function, and visible defects, including water supply piping, drainage systems, fixtures, and water flow.

The inspection is limited to readily accessible areas and is not technically exhaustive. The inspector does not dismantle components, remove finishes, or perform destructive testing. Concealed defects and underlying conditions within plumbing systems are not visible and cannot be evaluated.

Filters

Whole house water softener



Water softener system



Water softener system



Water softener system

Water Source

Public

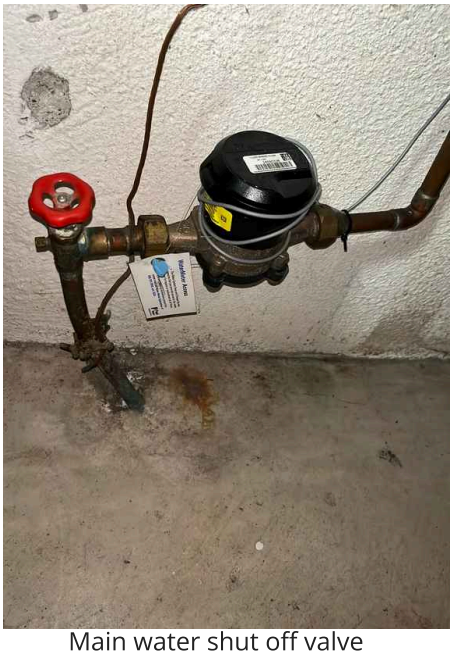
Main Water Shut-off Device: Main Water Shut-off Device – Description

The main water shut-off device was visually inspected from accessible areas. The inspection included observing location, accessibility, and general condition.

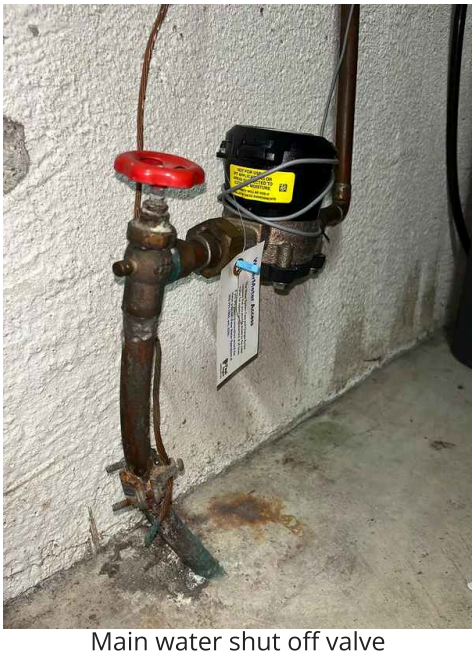
The inspector does not operate the main shut-off valve. Concealed defects and underlying conditions are not visible and cannot be evaluated.Main Water Shut-off Device – Description

Main Water Shut-off Device: Location

Basement



Main water shut off valve



Main water shut off valve

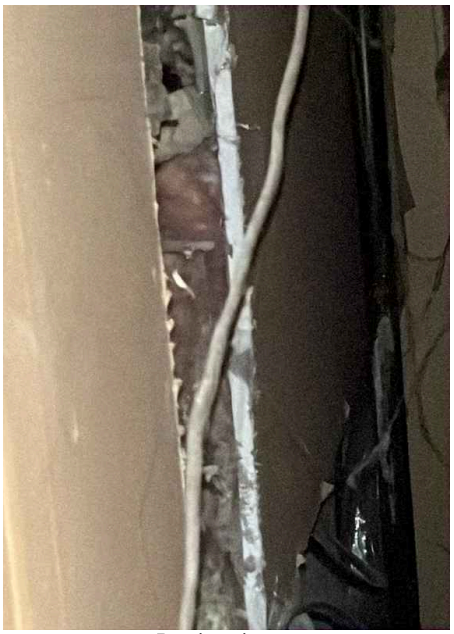
Drain, Waste, & Vent Systems: Drain, Waste, & Vent Systems – Description

Visible drain, waste, and vent systems were visually inspected from accessible areas. The inspection included observing general condition and signs of leakage or improper installation.

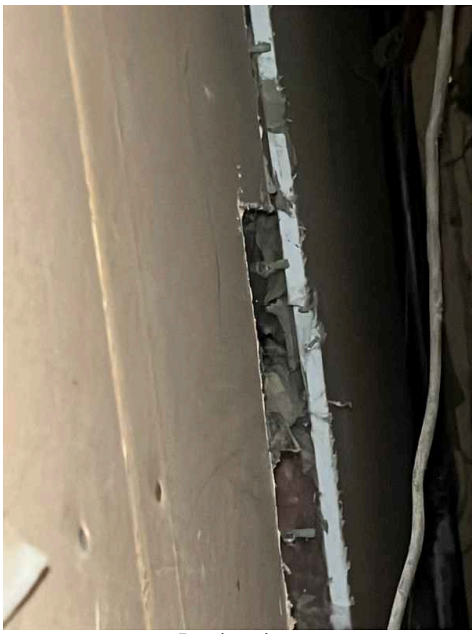
The inspector does not evaluate concealed piping or perform flow or capacity testing. Hidden defects are not visible and cannot be evaluated.

Drain, Waste, & Vent Systems: Drain Size

1 1/2″ - 4″



Drain pipe



Drain pipe

Drain, Waste, & Vent Systems: Material

ABS

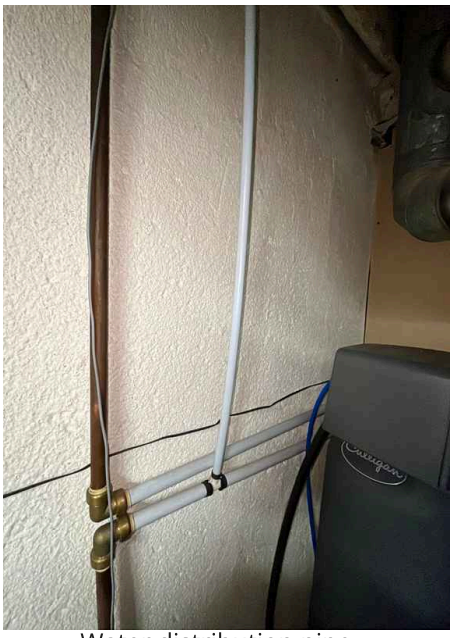
Water Supply, Distribution Systems & Fixtures: Water Supply, Distribution Systems & Fixtures – Description

Visible water supply and distribution systems, along with fixtures, were visually inspected from accessible areas. A representative number of fixtures were operated to assess water flow, leaks, and general condition.

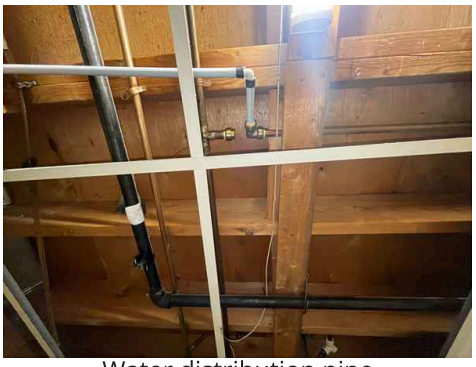
The inspector does not evaluate concealed piping or internal pipe condition. Hidden defects and underlying conditions are not visible and cannot be evaluated.

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Pex



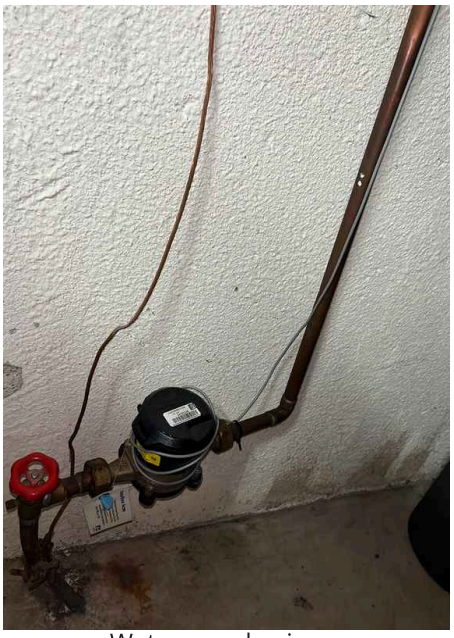
Water distribution pipe



Water distribution pipe

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper



Water supply pipe



Water supply pipe

Hot Water Systems, Controls, Flues & Vents: Hot Water Systems, Controls, Flues & Vents – Description

Hot water systems and associated components were visually inspected from accessible areas. The inspection included observing general condition, installation, and operation using normal controls where possible.

The inspector does not dismantle components or evaluate concealed venting or internal system conditions. Hidden defects and underlying conditions are not visible and cannot be evaluated.



Hot water tank



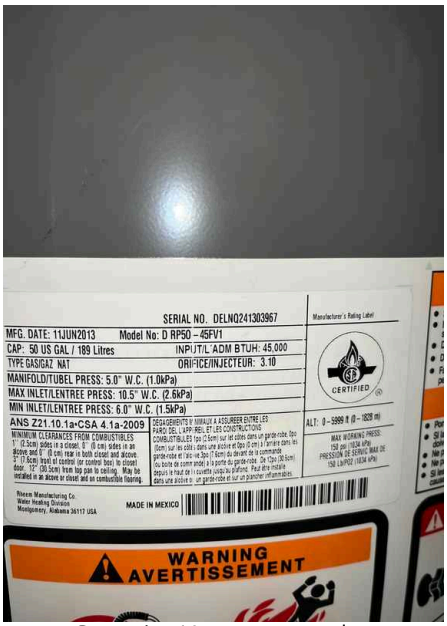
Hot water tank



Hot water tank

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons



Capacity-Hot water tank

Hot Water Systems, Controls, Flues & Vents: Location

Basement, Mechanical room



Hot water tank



Hot water tank

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



Hot water tank

Fuel Storage & Distribution Systems: Fuel Storage & Distribution Systems – Description

Fuel storage and distribution systems were visually inspected from accessible areas. The inspection included observing general condition and visible components where present.

The inspector does not evaluate concealed piping, internal tank condition, or perform leak testing. Hidden defects are not visible and cannot be evaluated.



Gas meter

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

Gas Meter



Main gas shut off valve



Main gas shut off valve

Sump Pump: Sump Pump – Description

The sump pump was not present in the house.

Deficiencies

7.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

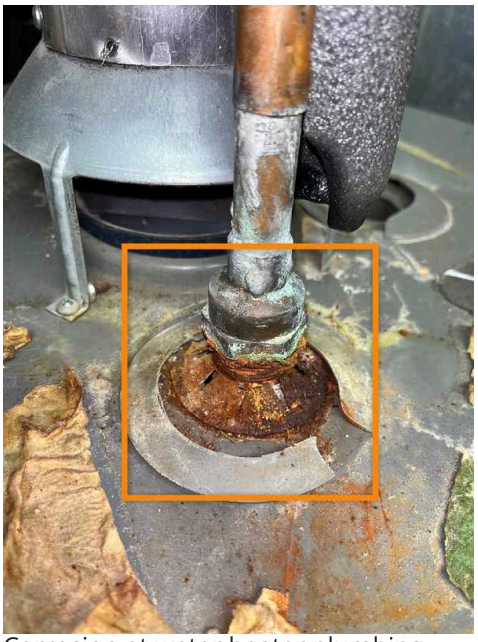
CORROSION AT WATER HEATER PLUMBING CONNECTIONS

MECHANICAL ROOM -BASEMENT

Corrosion was observed at the plumbing connections on the water heater during inspection. Corroded connections can develop leaks over time, potentially causing water damage to surrounding areas and reducing the lifespan of the connections. A plumbing contractor should evaluate the extent of the corrosion and replace corroded fittings or connections as needed to prevent future water leaks.

Recommendation

Contact a qualified plumbing contractor.



Corrosion at water heater plumbing connections



Corrosion at plumbing connections



Corrosion at plumbing connections

7.5.1 Fuel Storage & Distribution Systems

Recommendation

CORROSION IN FUEL STORAGE & DISTRIBUTION

EXTERIOR SIDE

Corrosion was observed on fuel storage and distribution system components during inspection. Corrosion can compromise the integrity of pipes and fittings, potentially leading to leaks or system failures. A qualified professional should evaluate the extent of corrosion and recommend appropriate repairs or replacement of affected components.

Recommendation

Contact a qualified professional.



Corrosion on gas pipe



Corrosion on gas pipe

8: HEATING

Information

Heating – Description

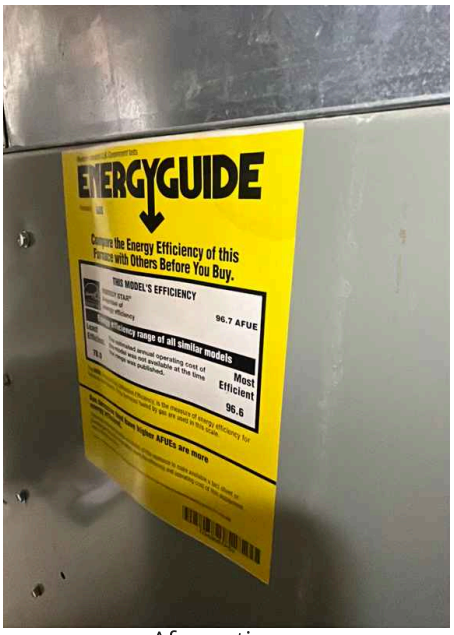
The heating system was visually inspected from accessible areas. A representative number of components were operated using normal controls to assess general condition, basic function, and visible defects, including the heating unit, distribution system, and visible controls.

The inspection is limited to readily accessible areas and is not technically exhaustive. The inspector does not dismantle components, remove finishes, or perform destructive testing. Concealed defects and underlying conditions within the heating system are not visible and cannot be evaluated.

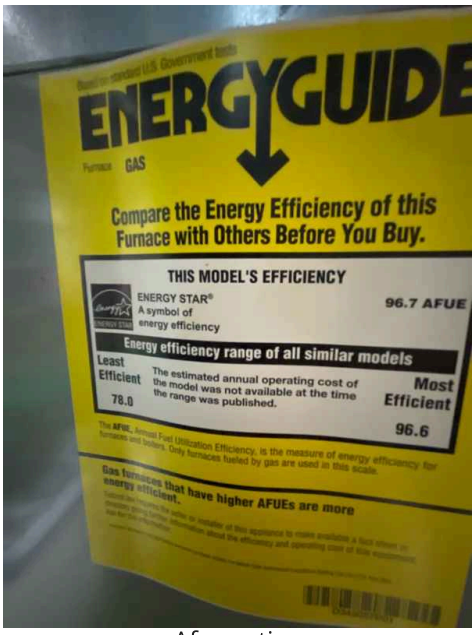
AFUE Rating

96.7

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.



Afue rating



Afue rating

Homeowner's Responsibility

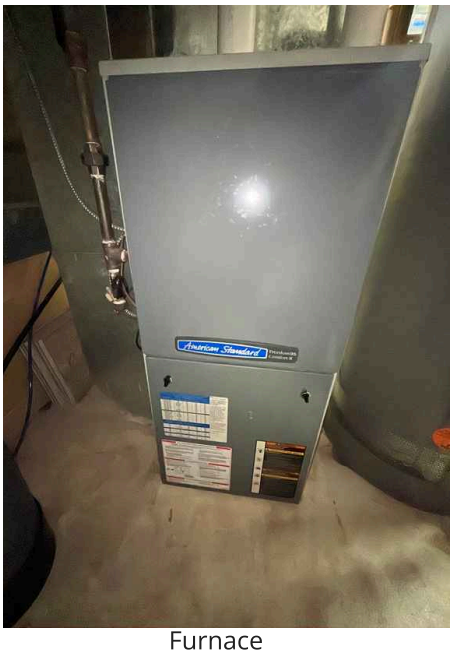
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon 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: Equipment – Description

Heating equipment was visually inspected from accessible areas. The inspection included observing general condition, installation, and operation using normal controls where possible.

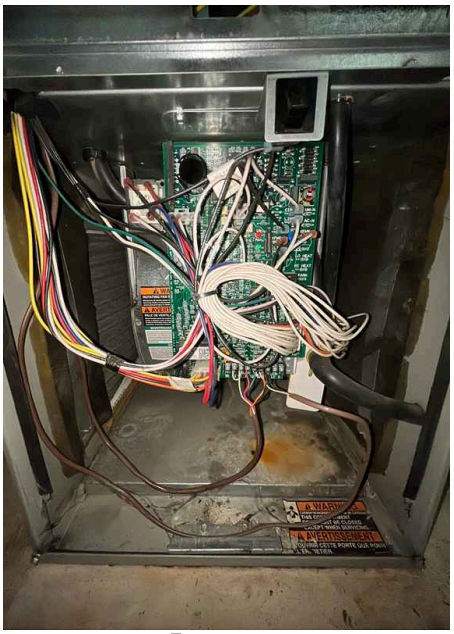
The inspector does not dismantle components or evaluate internal system components such as heat exchangers. Hidden defects and underlying conditions are not visible and cannot be evaluated.



Furnace


Furnace


Furnace


Furnace


Furnace



Furnace

Equipment: Brand
American Standard

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air

Normal Operating Controls: Normal Operating Controls – Description

The thermostat was visually inspected from accessible areas. It was operated using normal controls to assess basic functionality and response of the heating system.

The inspector does not evaluate system calibration, programming, or internal components. Hidden defects and underlying conditions are not visible and cannot be evaluated.

Normal Operating Controls: Location of thermostat for the heating system

Living room



Thermostat


Thermostat

Distribution Systems: Distribution Systems – Description

Heating distribution systems were visually inspected from accessible areas. The inspection included observing visible ductwork, piping, or radiators for general condition and signs of damage or improper installation.

The inspector does not evaluate concealed distribution components or system balancing. Hidden defects are not visible and cannot be evaluated.

Distribution Systems: Ductwork

Non-insulated


Ductwork


Ductwork


Ductwork

Presence of installed heat source in each room- Description: **Presence of installed heat source in each room- Description**

The presence of a permanent heat source was visually verified in habitable rooms. The inspection included observing the general presence and apparent condition of heating components.

The inspector does not evaluate system performance or adequacy of heat distribution. Hidden defects and underlying conditions are not visible and cannot be evaluated.



Floor register



Floor register



Floor register

Deficiencies

8.1.1 Equipment

Maintenance Item

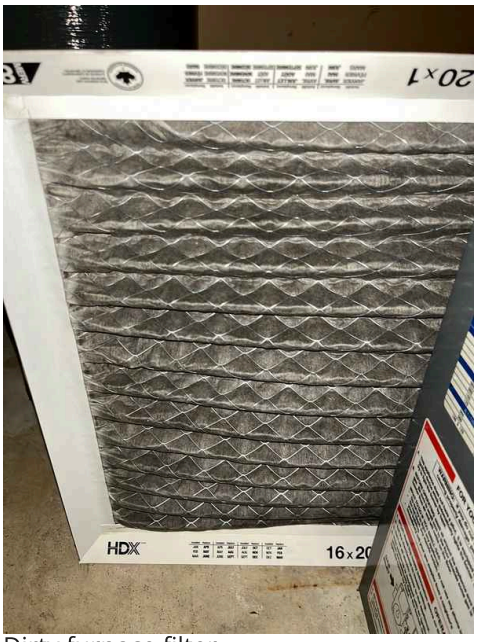
DIRTY HEATING SYSTEM FILTER

MECHANICAL ROOM - BASEMENT

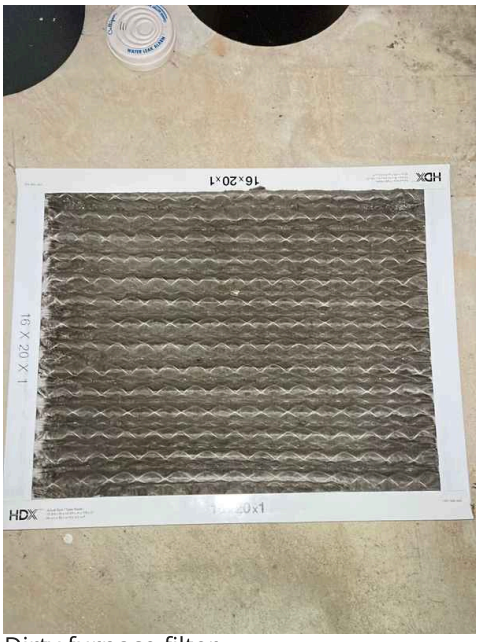
The heating system filter was found to be dirty during inspection. A clogged filter restricts airflow, reducing system efficiency and increasing energy costs. The filter should be replaced immediately to restore proper operation and prevent strain on the heating equipment.

Recommendation

Recommended DIY Project



Dirty furnace filter



Dirty furnace filter

8.1.2 Equipment

Maintenance Item

DEHUMIDIFIER EVAPORATOR PAD REPLACEMENT NEEDED

FURNACE-BASEMENT

The evaporator pad in the dehumidifier requires replacement. This component is essential for moisture removal and cooling efficiency. A worn or saturated pad reduces the system's ability to effectively dehumidify the space and should be replaced to restore proper operation.

Recommendation

Contact a handyman or DIY project


Clogged pad


Clogged pad


Clogged pad

9: COOLING

Information

Cooling- Description / Advisory Note

The cooling system was visually inspected from accessible areas. A representative number of components were operated using normal controls to assess general condition, basic function, and visible defects, including the cooling unit, distribution system, and visible controls.

The inspection is limited to readily accessible areas and is not technically exhaustive. The inspector does not dismantle components, remove finishes, or perform destructive testing. Concealed defects and underlying conditions within the cooling system are not visible and cannot be evaluated.

Cooling Equipment: Equipment – Description

Cooling equipment was visually inspected from accessible areas. The inspection included observing general condition, installation, and operation using normal controls where possible.

The inspector does not dismantle components or evaluate internal system components such as coils or compressors. Hidden defects and underlying conditions are not visible and cannot be evaluated.



Condenser

Cooling Equipment: Brand

American Standard

Cooling Equipment: Energy Source/Type

Central Air Conditioner

Cooling Equipment: Location

Exterior side



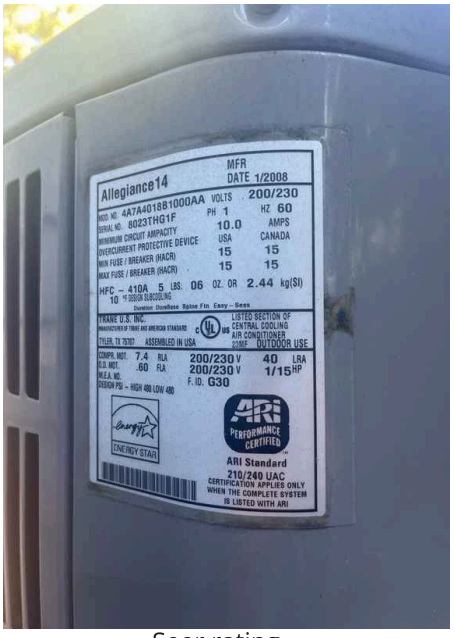
Condenser



Condenser

Cooling Equipment: SEER Rating

SEER (Seasonal Energy Efficiency Ratio) is a measure of cooling system efficiency that indicates how effectively an air conditioning unit converts electricity into cooling output over a typical cooling season. Higher SEER ratings indicate greater energy efficiency and lower operating costs. Modern systems typically range from SEER 13 to SEER 21 or higher, with older units often rated below SEER 10.



Seer rating

Normal Operating Controls: Normal Operating Controls – Description

The thermostat was visually inspected from accessible areas. It was operated using normal controls to assess basic functionality and response of the cooling system.

The inspector does not evaluate system calibration, programming, or internal components. Hidden defects and underlying conditions are not visible and cannot be evaluated.

Normal Operating Controls:

Location of thermostat for the cooling system

Living room



Thermostat

Distribution System: Distribution System – Description

Cooling distribution systems were visually inspected from accessible areas. The inspection included observing visible ductwork or distribution components for general condition and signs of damage or improper installation.

The inspector does not evaluate concealed distribution components or system balancing. Hidden defects are not visible and cannot be evaluated.

Distribution System:

Configuration

Central

Presence of Installed Cooling Source in Each Room: Presence of installed cooling source in each room-Description

The presence of a permanent cooling source was visually verified in habitable rooms. The inspection included observing the general presence and apparent condition of cooling components.

The inspector does not evaluate system performance or adequacy of cooling distribution. Hidden defects and underlying conditions are not visible and cannot be evaluated.



Floor register



Floor register

10: ELECTRICAL

Information

Electrical- Description

The electrical system was visually inspected from accessible areas. A representative number of components were tested using normal operating controls and built-in test functions where present to assess general condition, basic function, and visible defects, including service equipment, panels, branch wiring, receptacles, switches, and lighting fixtures.

The inspection is limited to readily accessible areas and is not technically exhaustive. The inspector does not dismantle components, remove finishes, or perform destructive testing. Concealed defects and underlying conditions within the electrical system are not visible and cannot be evaluated.

Service Entrance Conductors: Service Entrance Conductors – Description

Service entrance conductors were visually inspected from accessible areas. The inspection included observing general condition, routing, and visible connections.

The inspector does not evaluate concealed conductors or utility-owned components. Hidden defects are not visible and cannot be evaluated.



Service entrance conductors

Service Entrance Conductors: Electrical Service Conductors

Below Ground



Electric meter



Underground service conductors

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main & Subpanels, Service & Grounding, Main Overcurrent Device – Description

Electrical panels, service equipment, grounding, and the main overcurrent device were visually inspected from accessible areas. The inspection included observing general condition, labeling, and visible wiring connections.

Federal Pioneer (FPE) Stab-Lok Electrical Panel

The home is equipped with a Federal Pioneer Stab-Lok electrical panel. Panels and breakers of this type have a history of reported performance and reliability concerns, particularly regarding breaker operation. Recommend evaluation by a licensed electrician to determine the condition of the panel and whether replacement or other corrective action is warranted.

The inspector does not dismantle components beyond standard access or evaluate concealed wiring. Hidden defects and underlying conditions are not visible and cannot be evaluated.



Main panel



Main panel

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
Stab-lok

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Not available





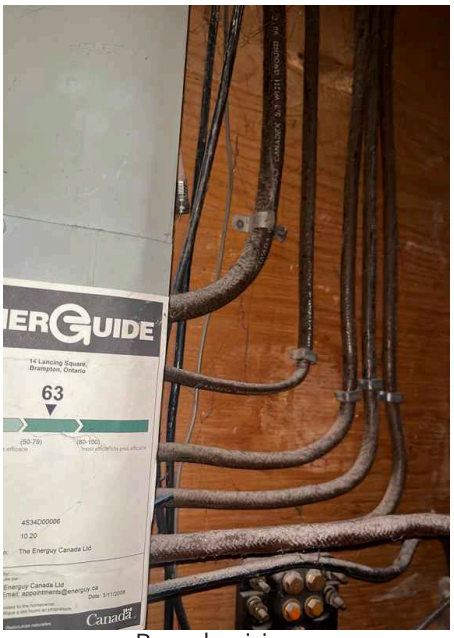
Panel capacity

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring Circuits, Breakers & Fuses – Description

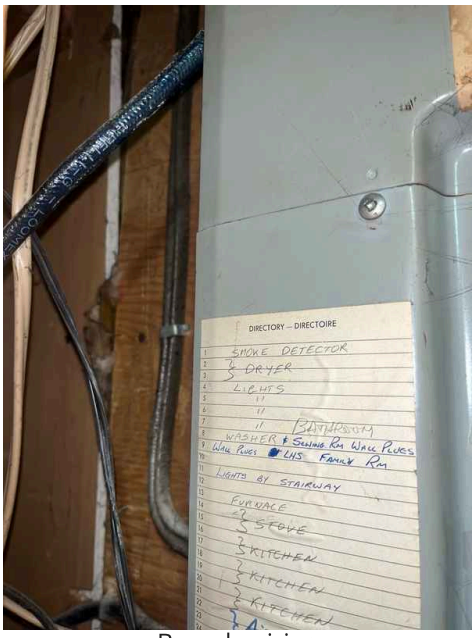
Branch wiring circuits, breakers, and fuses were visually inspected from accessible areas. The inspection included observing general condition and visible wiring and overcurrent protection devices.

The inspector does not evaluate concealed wiring or perform load calculations. Hidden defects are not visible and cannot be evaluated.

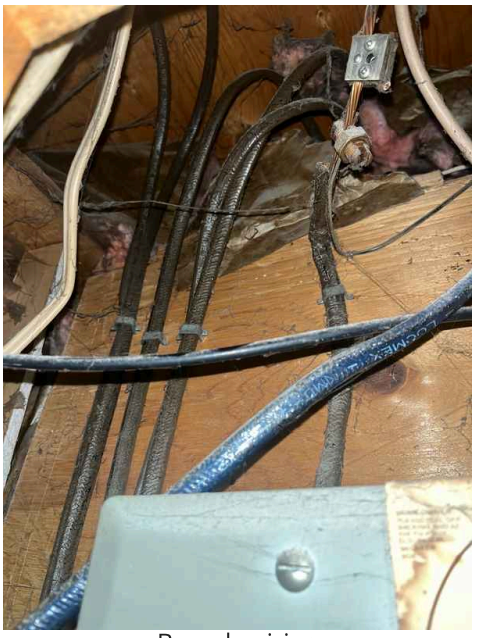
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper



Branch wiring



Branch wiring


Branch wiring

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

Non-metallic sheathed cable (Romex)

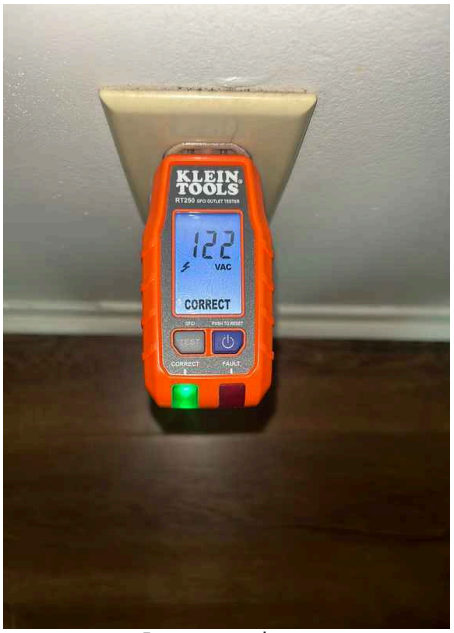


Wiring method

Lighting Fixtures, Switches & Receptacles: **Lighting Fixtures, Switches & Receptacles – Description**

Lighting fixtures, switches, and receptacles were visually inspected from accessible areas. A representative number were operated to assess general condition and basic functionality.

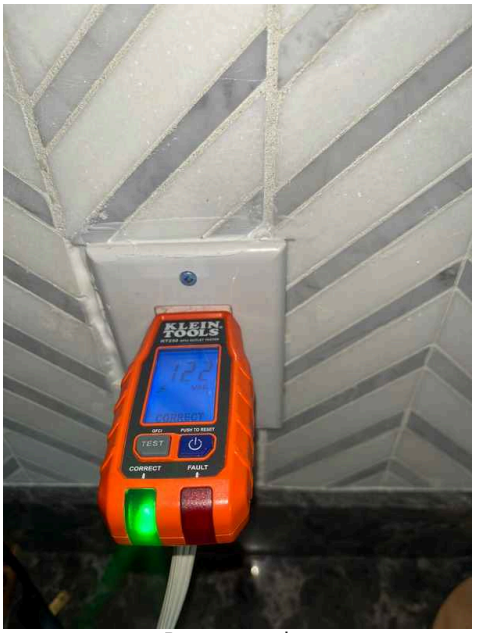
The inspector does not dismantle components or evaluate concealed wiring. Hidden defects are not visible and cannot be evaluated.



Power outlet



Power outlet



Power outlet

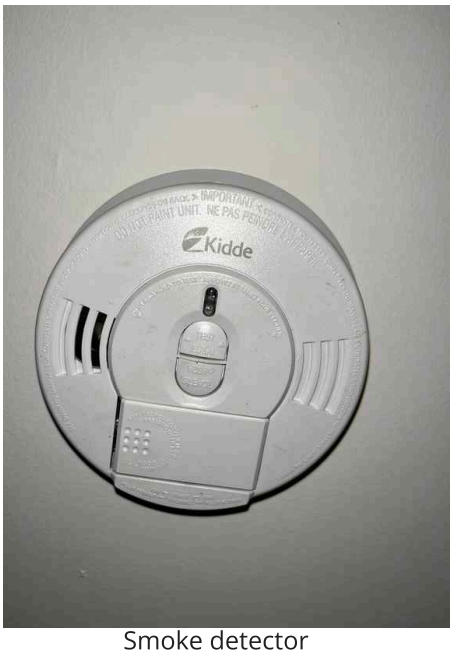
GFCI & AFCI: **GFCI & AFCI – Description**

GFCI and AFCI protection devices were not present in the house.

Smoke Detectors: Smoke Detectors – Description

Smoke detectors were visually inspected from accessible areas. The inspection included observing presence and general condition, and testing using built-in test functions where possible.

The inspector does not verify device age, sensitivity, or interconnection. Hidden defects are not visible and cannot be evaluated.



Smoke detector


Smoke detector

Carbon Monoxide Detectors: Carbon Monoxide Detectors – Description

Carbon monoxide detectors were missing in the house.

The inspector does not verify device age, calibration, or interconnection. Hidden defects are not visible and cannot be evaluated.

Deficiencies

10.5.1 GFCI & AFCI

Safety Hazard

NO GFCI PROTECTION INSTALLED

ENTIRE PROPERTY

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.


Missing gfci outlet

10.6.1 Smoke Detectors

Recommendation

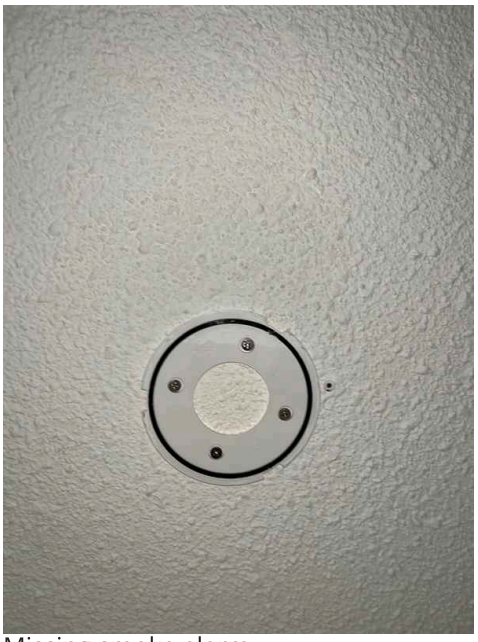
MISSING SMOKE DETECTOR

LIVING ROOM AREA

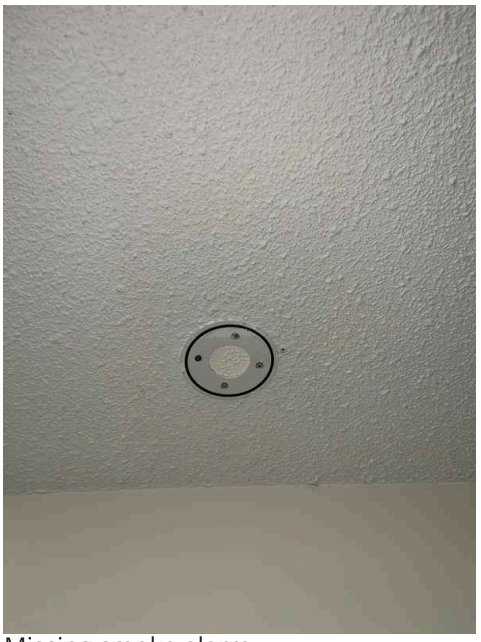
No smoke detector was observed in this area during inspection. Smoke detectors are critical safety devices that provide early warning of fire, allowing occupants time to evacuate safely. Install an approved smoke detector in accordance with manufacturer guidelines and local safety standards.

Recommendation

Contact a handyman or DIY project



Missing smoke alarm



Missing smoke alarm

10.7.1 Carbon Monoxide Detectors

Recommendation

MISSING CARBON MONOXIDE DETECTOR

LIVING ROOM AREA

Carbon monoxide detectors were not observed in the home at the time of inspection. Carbon monoxide is a colorless and odorless gas produced by fuel-burning appliances and can pose a serious safety risk. It is recommended that carbon monoxide detectors be installed on each level of the home and near sleeping areas for improved safety.

Recommendation

Recommended DIY Project

11: BUILT-IN APPLIANCES

Information

Built-in Appliances – Description

Built-in appliances were visually inspected from accessible areas. A representative number of appliances were operated using normal controls to assess general condition, basic function, and visible defects, including items such as dishwashers, ranges, ovens, built-in microwaves, and other permanently installed appliances.

The inspection is limited to readily accessible areas and is not technically exhaustive. The inspector does not dismantle components, move appliances, or perform destructive testing. Concealed defects and underlying conditions within appliances are not visible and cannot be evaluated.

Dishwasher: Dishwasher – Description

The dishwasher was visually inspected from accessible areas. It was operated using normal controls to assess basic function, water flow, and general condition.

The inspector does not run full cycles or dismantle components. Hidden defects are not visible and cannot be evaluated.



Dishwasher


Dishwasher


Dishwasher

Dishwasher: Brand

Whirlpool

Refrigerator: Refrigerator – Description

The refrigerator was visually inspected from accessible areas. The inspection included observing general condition and basic operation where possible.

The inspector does not evaluate internal components or cooling performance. Hidden defects are not visible and cannot be evaluated.



Refrigerator

Refrigerator: Brand

Whirlpool

Range/Oven/Cooktop: Range / Oven / Cooktop – Description

Cooking appliances were visually inspected from accessible areas. A representative number of burners and controls were operated to assess basic function and general condition.

The inspector does not evaluate all cooking functions or calibration. Hidden defects are not visible and cannot be evaluated.

Range/Oven/Cooktop: Exhaust Hood Type

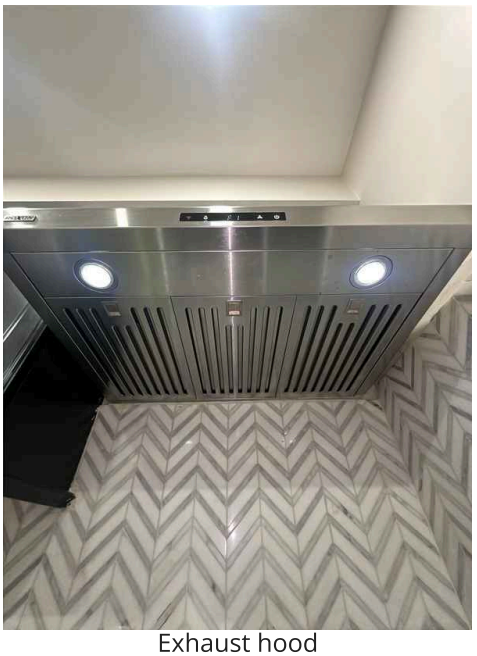
Vented



Exhaust hood



Exhaust hood



Exhaust hood

Range/Oven/Cooktop: **Exhaust Hood Brand**

Roxon

Range/Oven/Cooktop: **Range/Oven Brand**

Whirlpool



Range



Range



Range

Range/Oven/Cooktop: **Range/Oven Energy Source**

Electric

Washer: **Washer – Description**

The washer was visually inspected from accessible areas. The inspection included observing general condition and basic operation using normal controls.

The inspector does not run full cycles or evaluate full performance. Hidden defects are not visible and cannot be evaluated.



Washer



Washer



Washer

Washer: Brand name

Samsung

Dryer: Dryer – Description

The dryer was visually inspected from accessible areas. The inspection included observing general condition and basic operation using normal controls.

The inspector does not run full cycles or evaluate full performance. Hidden defects are not visible and cannot be evaluated.



Dryer



Dryer



Dryer

Dryer: Brand name

Electrolux

Samsung

Deficiencies

11.3.1 Range/Oven/Cooktop

Recommendation

BURNER NOT LIGHTING

KITCHEN

One burner on the cooktop are not igniting when operated. This was discovered during functional testing of the range. A non-functional burner limits cooking capability and may indicate an ignition system malfunction, gas supply issue, or electrical problem. Have an appliance repair professional diagnose the cause and restore proper burner operation.

Recommendation

Contact a qualified appliance repair professional.



Burner not working



Burner not working

12: GARAGE/CARPORT

Information

Carport – Description

Exterior front

The house doesn’t have a garage, there is a carpor present on driveway.

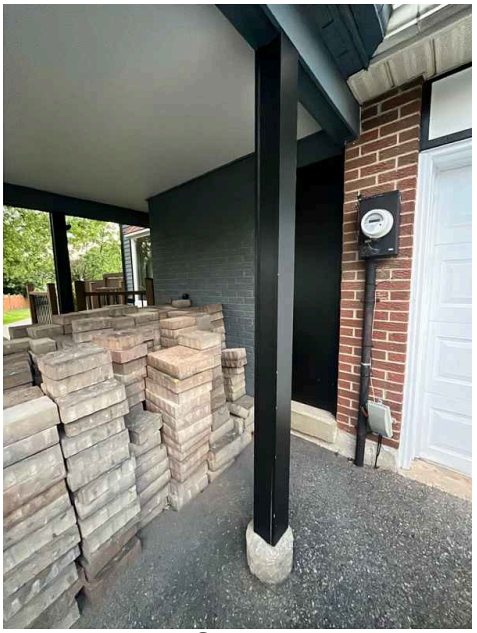
The inspection is limited to readily accessible areas and is not technically exhaustive. The inspector does not dismantle components, move stored items, or perform destructive testing. Concealed defects and underlying conditions within the garage are not visible and cannot be evaluated.



Carport



Carport

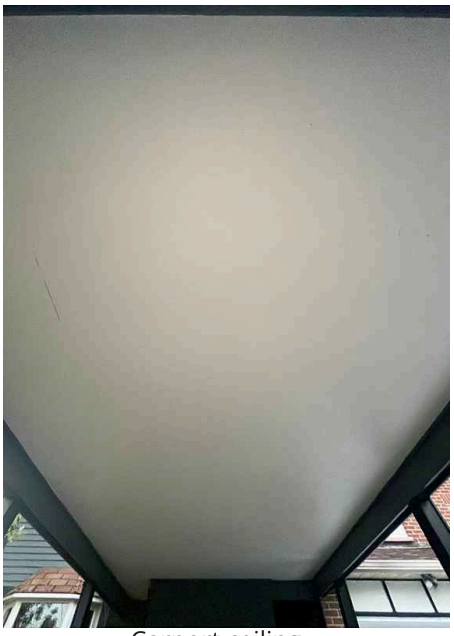


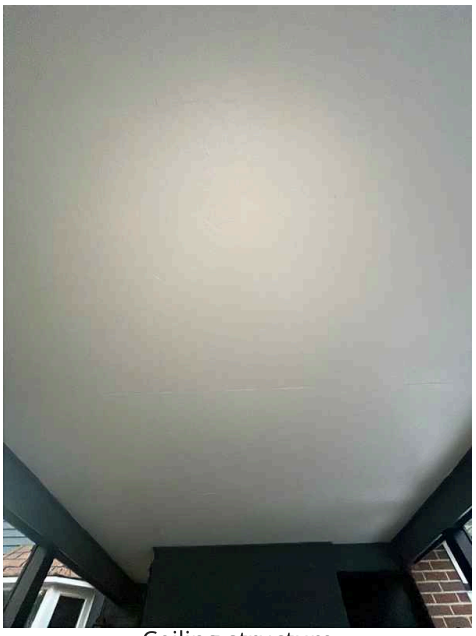
Carport

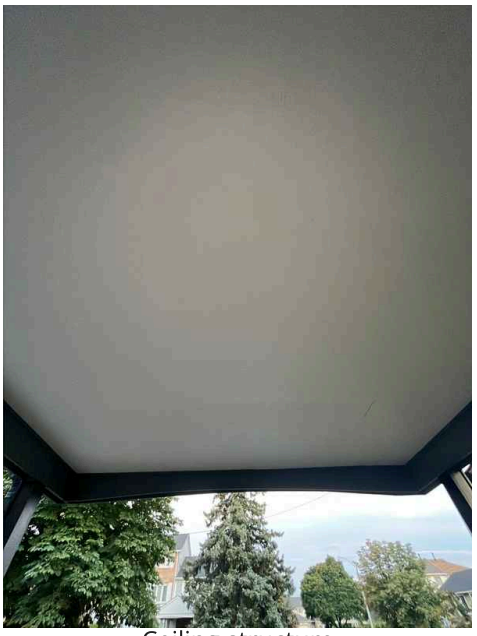
Ceiling: Ceiling – Description

The carport ceiling was visually inspected from accessible areas. The inspection included observing general condition and signs of damage, separation, or moisture intrusion.

The inspector does not remove finishes or evaluate concealed structural components. Hidden defects are not visible and cannot be evaluated.


Carport ceiling


Ceiling structure


Ceiling structure

Floor: Floor – Description

The carport is installed on the driveway and the driveway was visually inspected from accessible areas. The inspection included observing general condition, cracking, and signs of settlement.

The inspector does not evaluate subsurface conditions or structural integrity. Hidden defects are not visible and cannot be evaluated.

Walls & Firewalls: Walls & Firewalls – Description

There are no sidewalls in the carport.

Garage Door: Garage Door – Description

The garage door was not available as this house has a carport on driveway.

The inspector does not dismantle components or evaluate internal door systems. Hidden defects are not visible and cannot be evaluated.

Garage Door Opener: Garage Door Opener – Description

The garage door opener was not present as the house has a carport on driveway.

The inspector does not evaluate internal components or long-term reliability. Hidden defects are not visible and cannot be evaluated.

Occupant Door (From garage to inside of home): Occupant Door (From Carport to Inside of Home) – Description

The occupant door between the carport and living space was not available.

The inspector does not evaluate concealed components or code compliance. Hidden defects are not visible and cannot be evaluated.

13: ATTIC, INSULATION & VENTILATION

Information

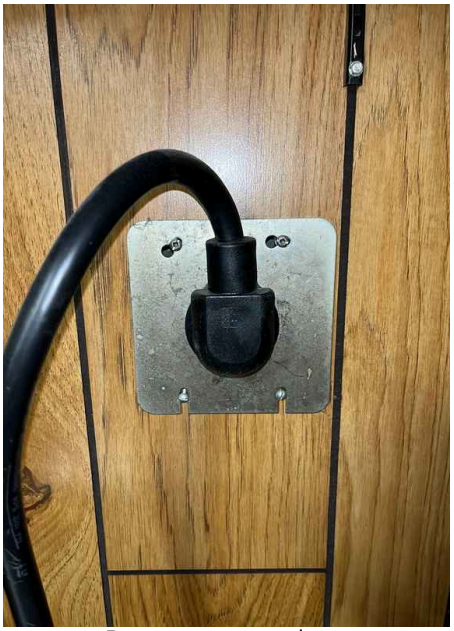
Attic, Insulation & Ventilation – Description

The attic, insulation, and ventilation systems were visually inspected from accessible areas. A representative number of components were observed for general condition, installation, and visible defects, including insulation levels, distribution, and ventilation openings.

The inspection is limited to readily accessible areas and is not technically exhaustive. The inspector does not move insulation, enter confined or unsafe areas, or evaluate concealed conditions within wall or ceiling cavities. Concealed defects and underlying conditions are not visible and cannot be evaluated.

Dryer Power Source

250V



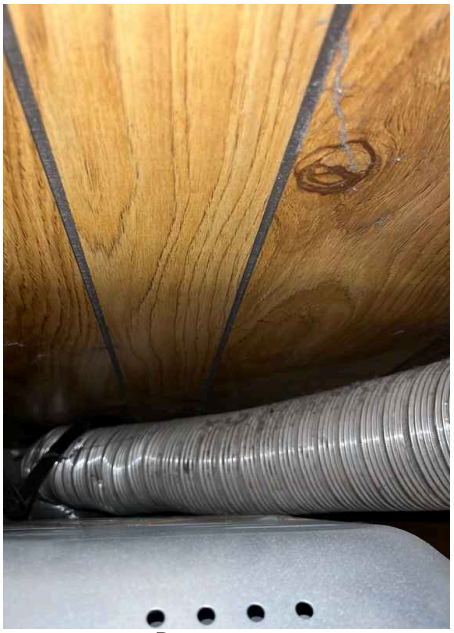
Dryer power outlet



Dryer power outlet

Dryer Vent

Flexible foil duct



Dryer vent



Dryer vent

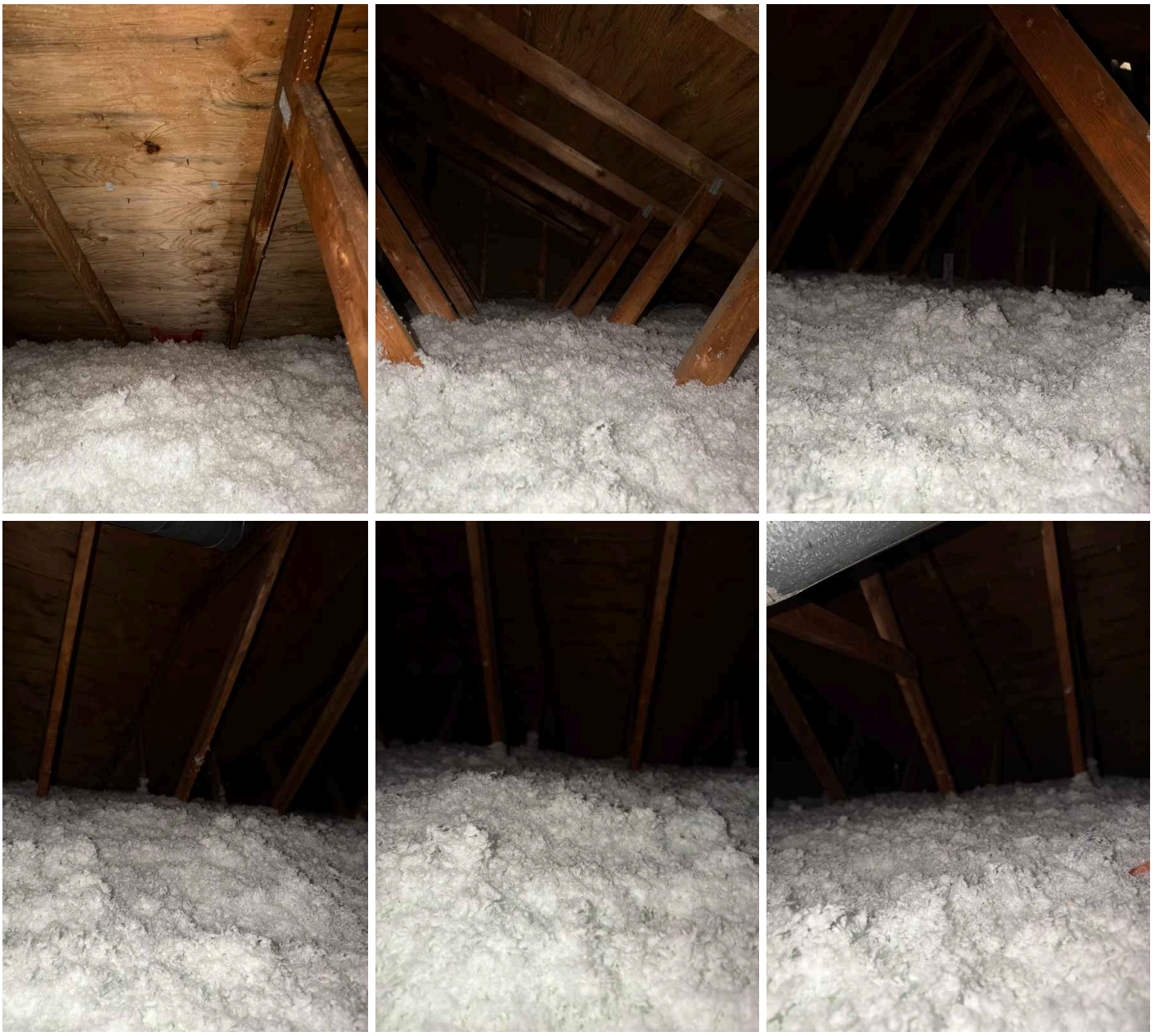
Flooring Insulation

Not visible

Attic Insulation: Attic Insulation – Description

Attic insulation was visually inspected from accessible areas. The inspection included observing general condition, distribution, and approximate coverage.

The inspector does not move insulation or evaluate concealed conditions beneath insulation. Hidden defects and underlying conditions are not visible and cannot be evaluated.

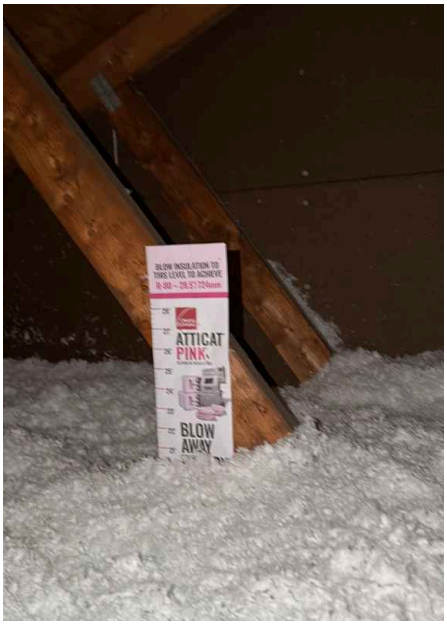


Attic Insulation: Insulation Type

Fiberglass, Loose-fill

Attic Insulation: R-value

60



Vapor Retarders (Crawlspace or Basement): Vapor Retarders (Crawlspace or Basement) – Description

Vapor retarders were visually inspected from accessible areas. The inspection included observing general condition, coverage, and visible damage where present.

The inspector does not remove materials or evaluate concealed moisture conditions. Hidden defects are not visible and cannot be evaluated.

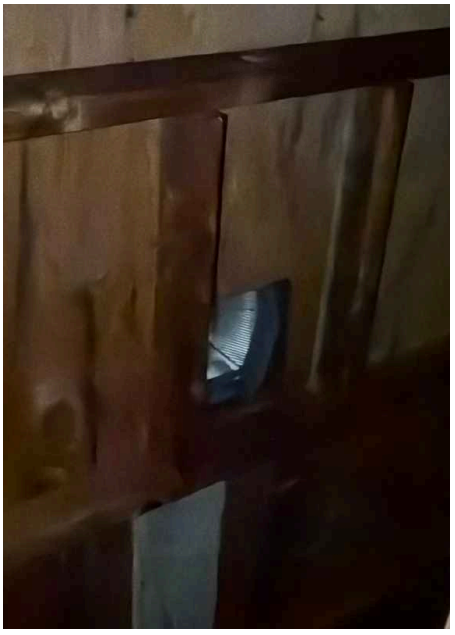
Ventilation: Ventilation – Description

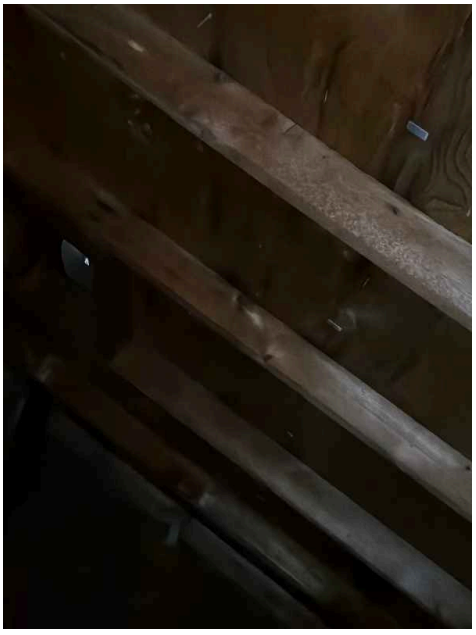
Attic ventilation components were visually inspected from accessible areas. The inspection included observing the presence and general condition of ventilation openings.

The inspector does not measure airflow or evaluate concealed ventilation systems. Hidden defects and underlying conditions are not visible and cannot be evaluated.

Ventilation: Ventilation Type

Static box vents





Exhaust Systems: Exhaust Systems – Description

Exhaust systems terminating in the attic were visually inspected from accessible areas. The inspection included observing general condition and visible routing.

The inspector does not evaluate full system performance or concealed ducting. Hidden defects are not visible and cannot be evaluated.

Exhaust Systems: Exhaust Fans

None

Deficiencies

13.3.1 Ventilation

Recommendation

ATTIC ROOF SHEATHING – MOISTURE STAINING OBSERVED

ATTIC

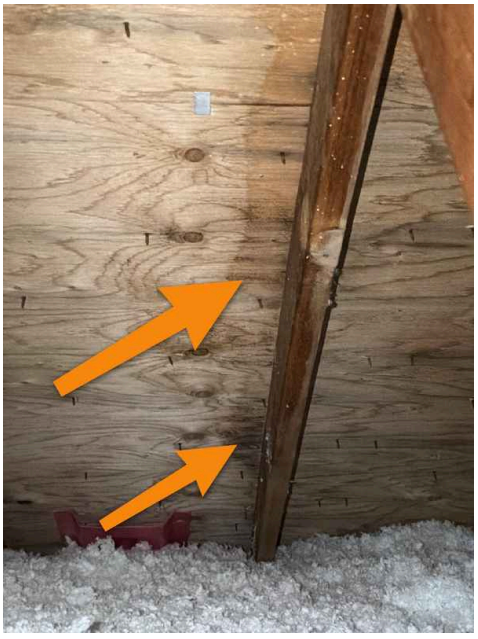
Dark staining and discoloration were observed on the underside of the roof sheathing and framing members in the attic.

Why this matters: Moisture exposure can lead to wood deterioration and may indicate past or ongoing moisture intrusion.

Recommendation: A qualified roofing contractor should further evaluate the attic and roof system to determine the source of moisture and make repairs as needed.

Recommendation

Contact a qualified roofing professional.







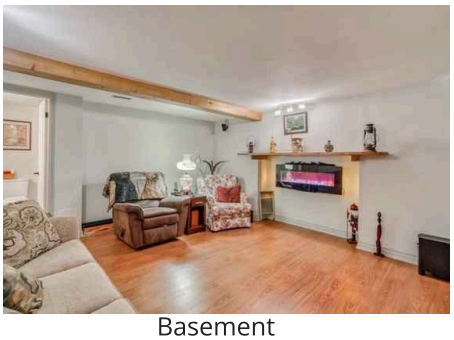
14: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

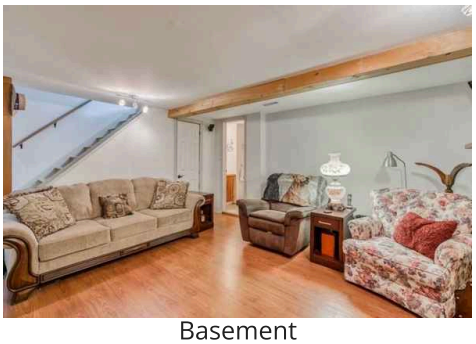
Information

Basement, Foundation, Crawlspace & Structure – Description

The basement, foundation, crawlspace, and structural components were visually inspected from accessible areas. A representative number of components were observed for general condition, visible damage, and signs of movement or moisture intrusion, including foundation walls, framing, beams, columns, and floor structures.

The inspection is limited to readily accessible areas and is not technically exhaustive. The inspector does not move finishes or stored items, enter confined or unsafe spaces, or evaluate concealed structural components. Concealed defects and underlying conditions are not visible and cannot be evaluated.


Basement


Basement


Basement

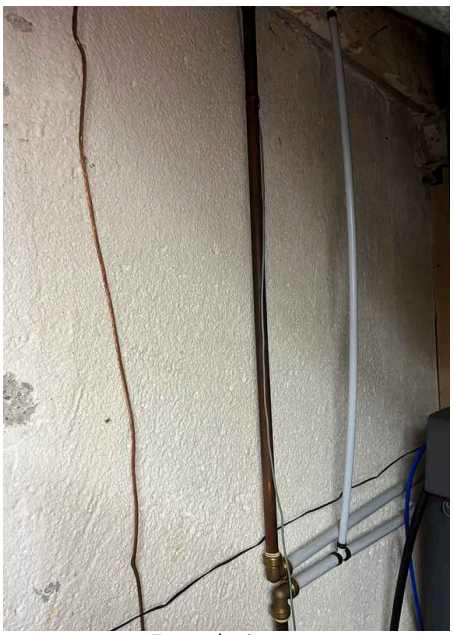
Inspection Method

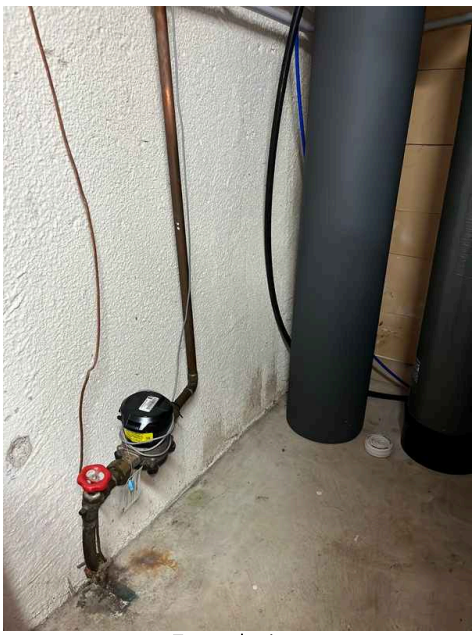
Visual

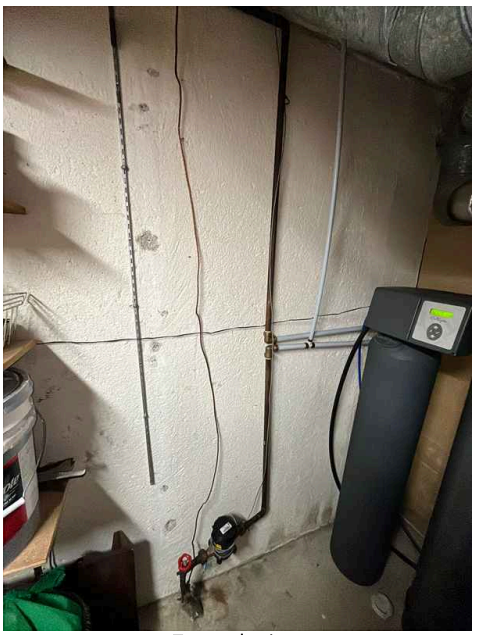
Foundation: Foundation – Description

The foundation was visually inspected from accessible areas. The inspection included observing general condition, visible damage, and signs of movement or moisture intrusion.

The inspector does not evaluate concealed foundation components or subsurface conditions. Hidden defects and underlying conditions are not visible and cannot be evaluated.


Foundation


Foundation


Foundation

Foundation: Material

Poured Concrete

Basements & Crawlspaces: Basements & Crawlspaces – Description

Basements and crawlspaces were visually inspected from accessible areas. The inspection included observing general condition, moisture intrusion, and visible structural components.

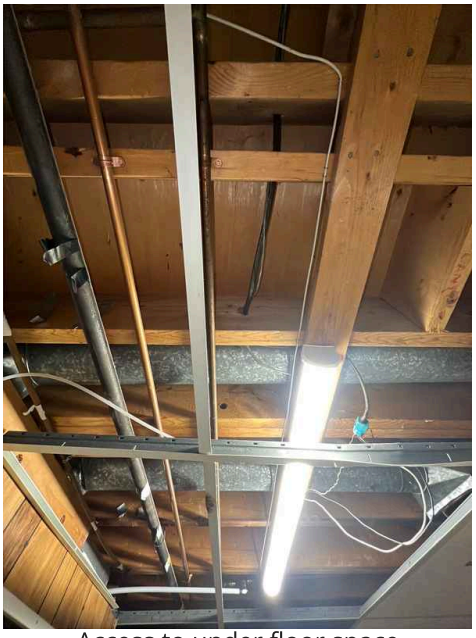
The inspector does not enter confined or unsafe spaces or evaluate concealed conditions. Hidden defects are not visible and cannot be evaluated.

Basements & Crawlspaces: The location of the Access to the under-floor space

Basement



Access to under floor space



Access to under floor space

Floor Structure: Floor Structure – Description

The floor structure was visually inspected from accessible areas. The inspection included observing framing members such as joists and beams for general condition and signs of damage or movement.

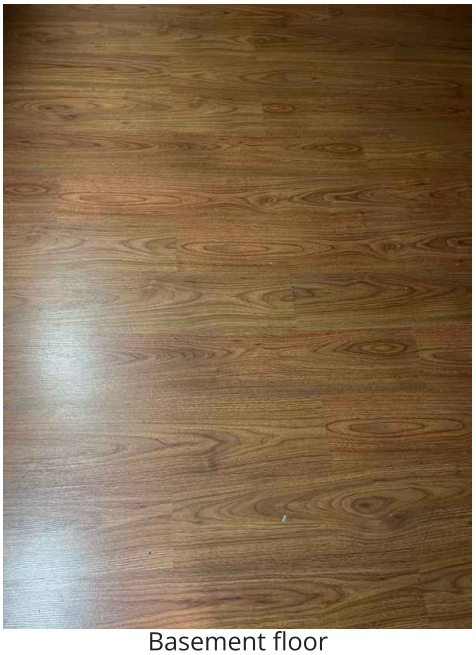
The inspector does not remove finishes or evaluate concealed structural components. Hidden defects are not visible and cannot be evaluated.

Floor Structure: Basement/Crawlspace Floor

Concrete, Laminate



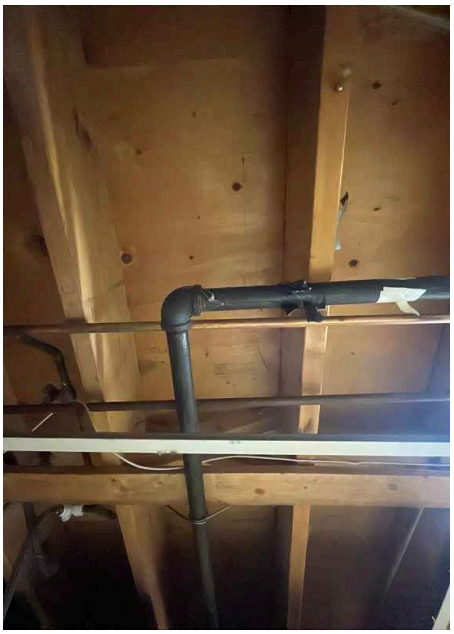
Basement floor

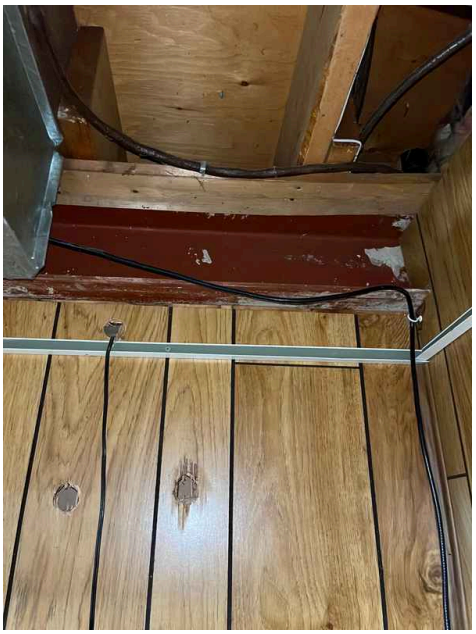


Basement floor

Floor Structure: Material

Wood Beams, Steel I-Beams

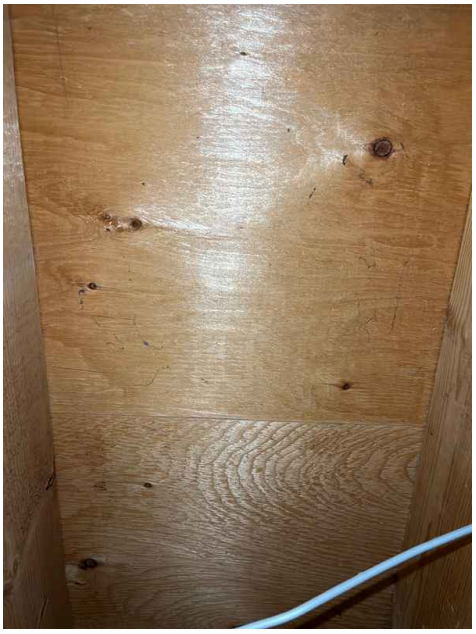






Floor Structure: Sub-floor

Plywood


Wall Structure: Wall Structure – Description

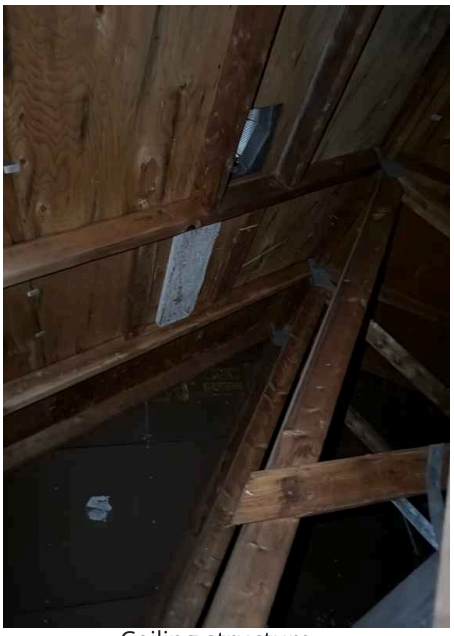
Wall structure components were visually inspected from accessible areas. The inspection included observing general condition and signs of movement, damage, or deterioration.

The inspector does not remove finishes or evaluate concealed structural elements. Hidden defects are not visible and cannot be evaluated.

Ceiling Structure: Ceiling Structure – Description

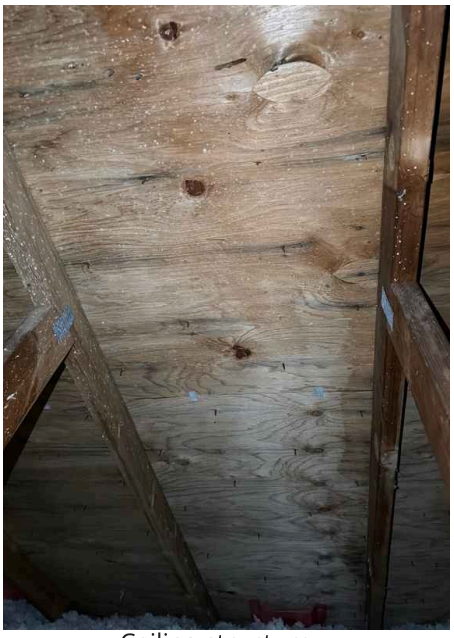
Ceiling structure components were visually inspected from accessible areas. The inspection included observing visible framing and signs of damage or movement.

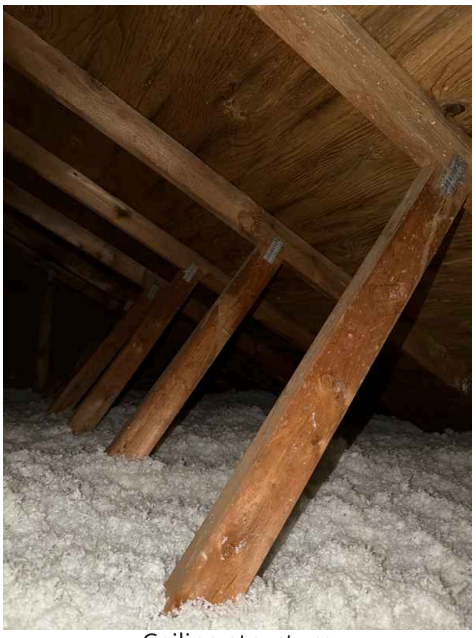
The inspector does not remove finishes or evaluate concealed structural elements. Hidden defects are not visible and cannot be evaluated.

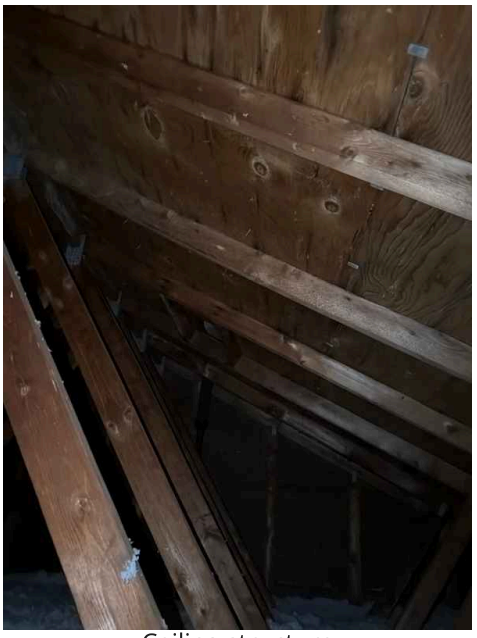

Ceiling structure


Ceiling structure


Ceiling structure


Ceiling structure


Ceiling structure


Ceiling structure

STANDARDS OF PRACTICE

Inspection Details

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.

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.

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.

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.

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.

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.

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.

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.