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RK DEFAULT TEMP

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Buyer Name
01/17/2026 9:00AM

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This report reflects a visual inspection of the property conducted by the inspector at the time of the scheduled inspection. Observations are based on what could be seen and accessed. This report is not a warranty or guarantee of current or future conditions. The client is advised to call the inspector with any questions regarding the findings in this report. Clients should also review the full report, the Home Inspection Agreement, and recommended home maintenance guidance when making decisions about the property.

SUMMARY

74	9	31	8
ITEMS INSPECTED	MINOR DEFECT	MAJOR DEFECT	MATERIAL DEFECT

This summary highlights the key observations and potential concerns noted during the inspection. It is not a warranty or guarantee of current or future conditions. The client is encouraged to call the inspector with any questions about these findings. For full context, please review the complete report.

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1: INSPECTION DETAIL

Information

General Inspection Info: Weather Conditions
Sunny, Cold

General Inspection Info: Occupancy
Vacant

General Inspection Info: In Attendance
Just the Inspector

General Inspection Info: Type of Building
Single Family Residence




General Inspection Info: General Inspection Statement & Recommendations

Items, components, and systems noted as “Inspected” were visually observed from accessible areas only. When no additional comments or deficiencies are provided, these items appeared to be functioning as intended at the time of inspection within the limited scope of a general home inspection.

Any recommendations made by the inspector indicate that further evaluation, repair, or correction by a qualified contractor or specialist is advised to determine the exact cause, extent, and appropriate corrective action. This inspection is not technically exhaustive and does not constitute a guarantee or warranty.

General Inspection Info: The Client Did Not Attend

The client was unable to attend the inspection. As a result, they did not have the opportunity to walk through the home with me or ask questions during the inspection. I am happy to review the report by phone after delivery to answer any questions or concerns.

General Inspection Info: Attic Access Not Observed

No attic access was observed during the inspection. Access may be concealed, located in an area not visible, or not provided at all. As a result, attic components could not be fully inspected.

Your Job As a Homeowner: What Really Matters in a Home Inspection

Whether you move forward with this home or not, you may still have questions about the property and the items identified in your inspection report.

Your report is designed to help you focus on what matters most. Inspection findings generally fall into four key categories:

major defects, conditions that may lead to major defects, items that could affect financing/insurance/occupancy, and safety hazards.

Concerns in these areas should be addressed as soon as possible.

Keep in mind that no home is perfect, and sellers are not required to repair every item noted. Most sellers are often unaware of issues until an inspection is performed.

If you have any questions after reviewing your report, your InterNACHI Certified Professional Inspector is available to discuss the findings and help you plan for future maintenance and repairs.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term, and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

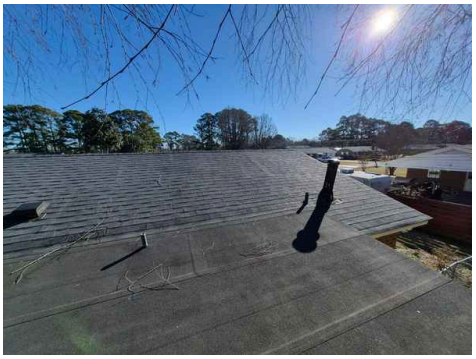
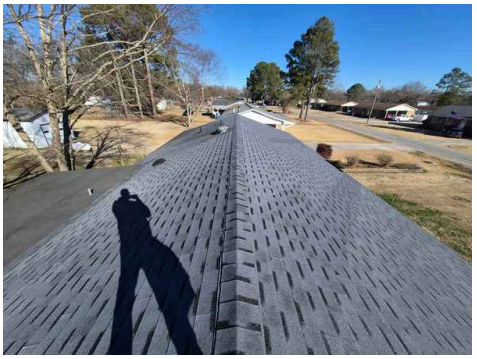
2: ROOF

Information

Roof Inspected According to Standards

Roof

The roof covering and visible roof components were inspected in accordance with the InterNACHI and North Carolina Standards of Practice. The inspection is visual in nature and limited to readily accessible areas at the time of inspection.


Roof Covering: Type of Roof-Covering Described

Asphalt Shingles

The roof-covering material was observed and its type was identified based on visible characteristics at the time of inspection.

Roof systems are designed to shed water but are not completely waterproof. The home inspection does not guarantee that roof leaks will not occur in the future, as leaks can develop due to age, weather conditions, installation methods, or other factors.

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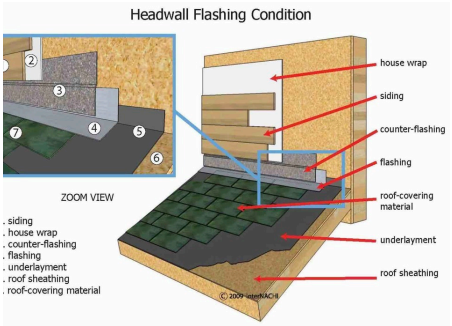
Flashing: Wall Intersections

Roof flashing at wall intersections is a critical waterproofing component that prevents water intrusion where different roof surfaces and vertical walls meet. This metal or synthetic material creates a protective barrier to redirect water away from vulnerable connection points.



Flashing Details

Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

The plumbing vent pipes were observed and visually inspected where accessible. Vent pipes allow sewer gases to escape and help maintain proper drainage in the plumbing system. I was able to check for visible condition and general alignment, but concealed portions of the vent system were not accessible.

Flue Gas Vent Pipes: Flue Gas Vent Pipe Inspected

I looked at flue gas vent pipes that pass through the roof covering.

All gas-fired appliances must be connected to venting systems. There should be watertight metal flashing installed around the flue gas vent pipes. The vent pipes should extend far enough above the roof surface.

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or available during a home inspection, including underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Recommendations

2.1.1 Roof Covering

MISSING ROOF-COVERING MATERIAL

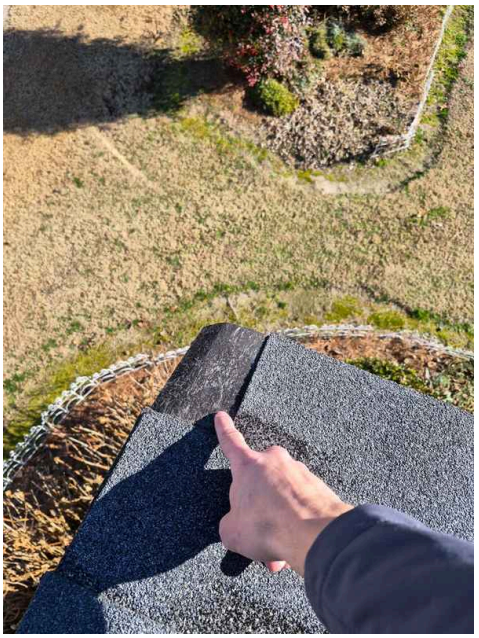
Material Defect

FRONT RIGHT CORNER

A section of the roof-covering material was missing. Missing material exposes underlying layers to water and can increase the risk of leaks and accelerated deterioration.
I recommend repair of the affected areas by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.1.2 Roof Covering

Major Defect

EXPOSED FASTENERS

LEFT SIDE ROOF RIDGE

Fasteners were exposed on the roof surface. Exposed fasteners can loosen or corrode over time, providing a pathway for water to enter the roof system.
I recommend further evaluation and repair by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.

2.1.3 Roof Covering

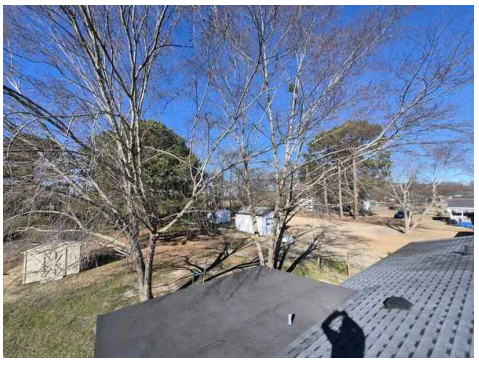
Minor Defect

TREE TOO CLOSE

Tree branches located too close to roof surface can create potential damage risks. During the inspection, Tree limbs are near or touching the roof covering. This situation can cause damage to roofing materials, potentially leading to premature wear, punctures, or compromised roof integrity. I recommend having the tree trimmed to maintain a safe clearance of at least 6-10 feet between tree branches and roof surface.

Recommendation

Contact a qualified tree service company.



2.1.4 Roof Covering

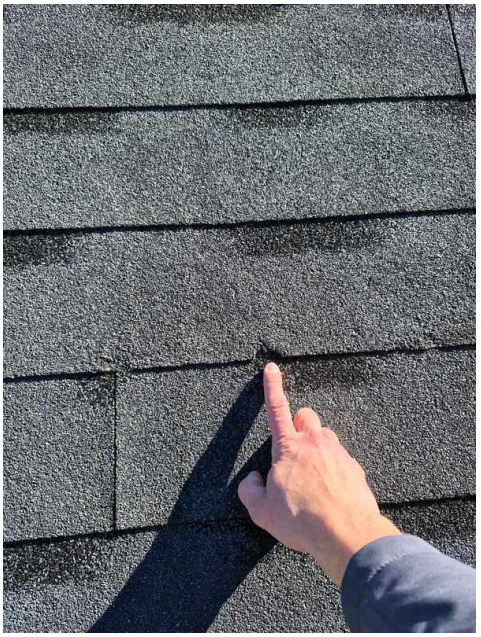
Major Defect

DAMAGED SHINGLES

Shingles were damaged or missing granules. Damaged shingles may not protect against water penetration and can accelerate deterioration of the roof system.
I recommend repair or replacement of the damaged shingles by a qualified roofing contractor.

Recommendation

Contact a qualified professional.

2.1.5 Roof Covering

Major Defect

IMPROPERLY FASTENED ROOF SHINGLE

BACK SIDE OF ROOF, RIGHT SIDE OF HOME

One shingle was observed to be lifted due to a nail that was not properly secured. This can allow water intrusion and may lead to premature shingle wear or roof leaks if not corrected. Recommend proper fastening by a qualified roofing contractor.

Recommendation

Contact a qualified professional.


2.2.1 Flashing

MISSING FLASHING

Major Defect

BACK OF ROOF

I observed areas where flashing was missing. These areas of missing flashing are prone to water penetration. Flashing should be installed to provide protection against roof leaks and to divert water away from certain areas. Correction and further evaluation by a professional roofer is recommended.

Recommendation

Contact a qualified roofing professional.


2.5.1 Gutters & Downspouts

GUTTERS MISSING

Major Defect

Gutters are essential drainage components that direct water away from a home's foundation. Without gutters, water can cause significant erosion, foundation damage, and potential moisture intrusion issues..

I recommend installing gutters, This should be performed by a qualified gutter contractor.

Recommendation

Contact a qualified gutter contractor



3: EXTERIOR

Information

Exterior Inspected According to Standards

The exterior of the home, including siding, trim, windows, doors, and other visible components, was visually inspected where accessible. I checked for signs of damage, deterioration, or other conditions that may affect the home's performance. Concealed areas and components behind finishes were not inspected.

Exterior Wall-Covering Materials: Type of Wall-Covering Material Described

Brick

The exterior wall-covering material was observed and identified based on visible characteristics. I checked for general condition and signs of damage or deterioration. Concealed areas behind finishes or coverings were not inspected.

Eaves, Soffits, and Fascia: Eaves, Soffits and Fascia Were Inspected

The eaves, soffits, and fascia were visually inspected where accessible. I looked for signs of damage, deterioration, water intrusion, or other conditions that may affect the home's exterior performance. Concealed areas behind siding, trim, or roof edges were not inspected.

Representative Number of Windows: Windows Inspected

A representative number of windows were visually inspected where accessible. I checked for general condition, signs of damage, proper operation, and evidence of water intrusion or air leaks. Concealed areas, such as behind trim or between window panes, were not inspected.



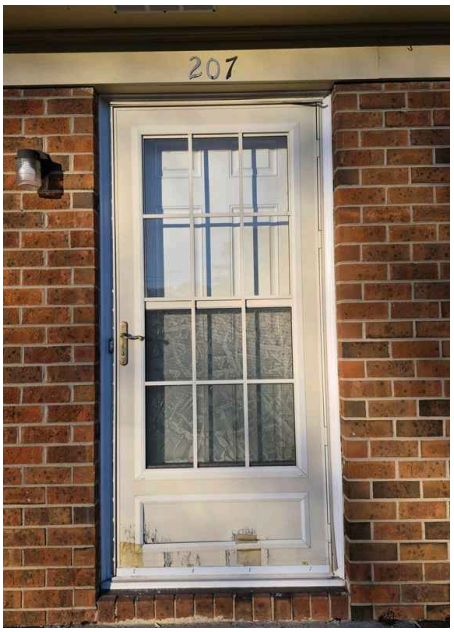


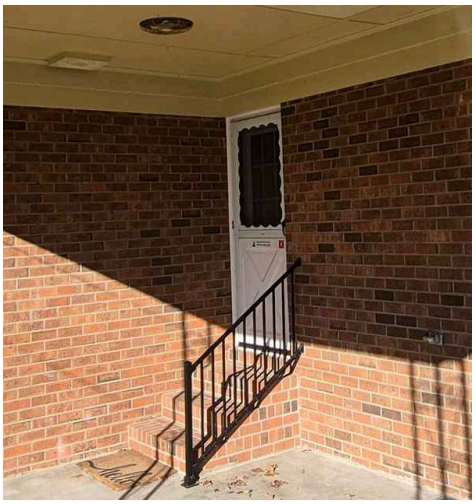


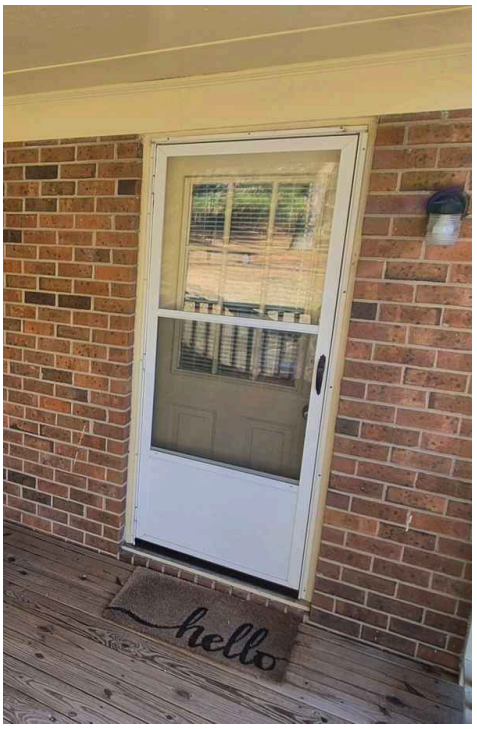


All Exterior Doors: Exterior Doors Inspected

The exterior doors were visually inspected where accessible. I checked for general condition, proper operation, signs of damage, water intrusion, or air leaks. Concealed components, such as door frames behind trim, were not inspected.







Flashing and Trim: Flashing and Trim Inspected

Exterior flashing and trim are critical components that protect a building's structural elements from water intrusion and weather damage. These materials are typically installed around windows, doors, roof edges, and other potential entry points to prevent moisture penetration and maintain the building's integrity.

Adjacent Walkways and Driveways: Walkways & Driveways Were Inspected

The walkways and driveways were visually inspected where accessible. I checked for signs of cracking, uneven surfaces, trip hazards, or other conditions that may affect safety and function.

Stairs, Steps, Stoops, Stairways, and Ramps: Stairs, Steps, Stoops, Stairways Were Inspected

I inspected the stairs, steps, stoops, stairways that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Porches, Patios, Decks, Balconies, and Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

The exterior porches, patios, decks, balconies, and carports were visually inspected where accessible. I checked for general condition, structural integrity, safety concerns, and signs of damage or deterioration. Concealed components, such as framing beneath surfaces or connections hidden from view, were not inspected.





Vegetation, Surface Drainage, Retaining Walls, and Grading: Vegetation, Drainage, Walls & Grading Were Inspected

The vegetation, drainage patterns, exterior walls, and grading around the home were visually inspected where accessible. I looked for conditions that could affect water flow, soil erosion, moisture intrusion, or damage to the structure. Concealed areas and underground drainage systems were not inspected.

GFCIs & Electrical: GFCI Outlets Tested & Inspected

Ground Fault Circuit Interrupters (GFCIs) located in exterior areas, such as outlets on porches, patios, or near water sources, were tested where accessible. I checked for proper operation but did not test every outlet or circuit beyond accessible locations.

GFCIs are safety devices designed to protect against electrical shock by quickly interrupting power when a ground fault is detected.

Recommendations

3.1.1 Exterior Wall-Covering Materials

Material Defect

SIGNIFICANT STEP CRACKING OBSERVED IN REAR BRICK VENEER

BACK OF HOME

Large step cracking was observed in the brick veneer at the rear of the home. Step cracking in masonry is commonly associated with differential movement, foundation settlement, or structural stress and may allow moisture intrusion if left unaddressed. The extent and size of the cracking suggests movement beyond normal cosmetic shrinkage and should be considered a material defect. I recommend further evaluation and repair by a qualified structural engineer or masonry contractor to determine the cause of the movement and to make appropriate repairs to prevent continued deterioration or water intrusion.

Recommendation

Contact a qualified masonry professional.

3.1.2 Exterior Wall-Covering Materials

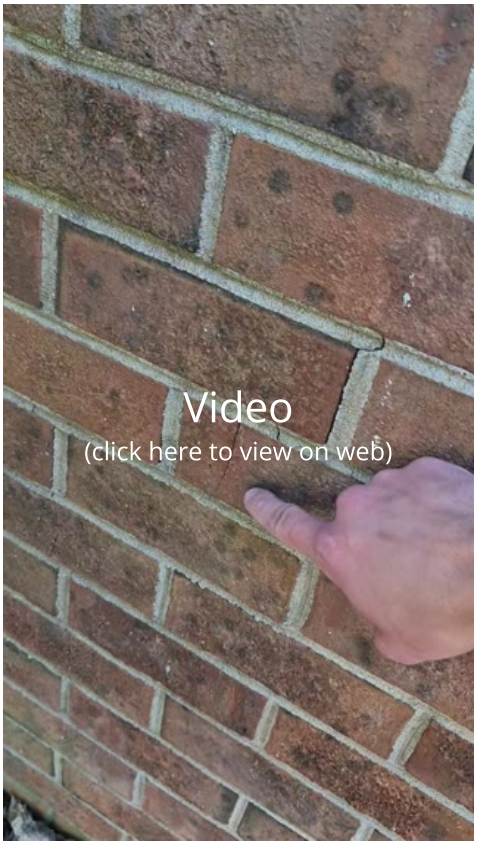
Material Defect

STEP CRACKING AT RIGHT-SIDE BRICK VENEER NEAR WINDOW

Step cracking was observed in the brick veneer on the right side of the home, including cracking that originated at the top right corner of a window lintel and extended upward at an angle, as well as cracking below the window extending from the ground up toward the bottom left corner of the window opening. Cracking at window openings is commonly associated with structural movement and may allow moisture intrusion if not corrected. I recommend further evaluation and repair by a qualified structural engineer or masonry contractor.

Recommendation

Contact a qualified masonry professional.



3.2.1 Eaves, Soffits, and Fascia

Major Defect

DAMAGED FASCIA BOARD OBSERVED ABOVE REAR DECK

The fascia board at the rear of the home above the deck was observed to be damaged, with deterioration and splitting noted along the bottom edge. Damaged fascia can allow moisture intrusion and may lead to further deterioration of adjacent components if not corrected. I recommend repair or replacement by a qualified roofing or general contractor to prevent continued damage.

Recommendation

Contact a qualified general contractor.

3.2.2 Eaves, Soffits, and Fascia

Minor Defect

PAINT SURFACE IN POOR CONDITION

Paint surface shows signs of wear and poor condition. This indicates potential moisture exposure and material degradation. Recommend professional painting to prevent further damage and protect underlying surfaces.

Recommendation

Contact a qualified painting contractor.



3.2.3 Eaves, Soffits, and Fascia

Minor Defect

FASCIA BOARD JOINT MISSING / WORN CAULKING

The fascia board joint was observed to have missing or worn caulking. Gaps at fascia joints can allow moisture intrusion and contribute to wood deterioration. I recommend sealing the joint with appropriate exterior-grade caulking by a qualified general or roofing contractor to prevent further damage.

Recommendation

Contact a qualified professional.




3.3.1 Representative Number of Windows

Major Defect

BOWING WINDOW LINTEL OBSERVED ON LEFT SIDE OF HOME

The lintel above the window on the left side of the home was observed to be bowing and showing signs of damage. A damaged or deflected lintel may indicate inadequate support and can contribute to cracking or movement in the surrounding masonry. I recommend further evaluation and repair by a qualified masonry contractor or structural engineer to correct the condition and prevent further deterioration.

Recommendation

Contact a qualified professional.

3.3.2 Representative Number of Windows

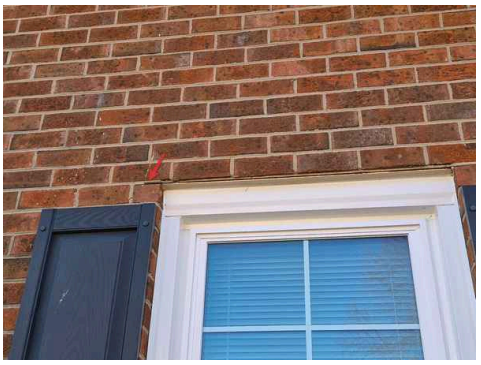
Major Defect

BRICK CRACKING ABOVE WINDOW AT RIGHT SIDE OF HOME

Cracking was observed in the brick veneer above a window on the right side of the home, likely associated with damage or failure of the supporting lintel. Cracks in this location may worsen over time and allow moisture intrusion. I recommend further evaluation and repair by a qualified masonry contractor or structural engineer to address the lintel and associated masonry damage.

Recommendation

Contact a qualified professional.



3.5.1 Flashing and Trim

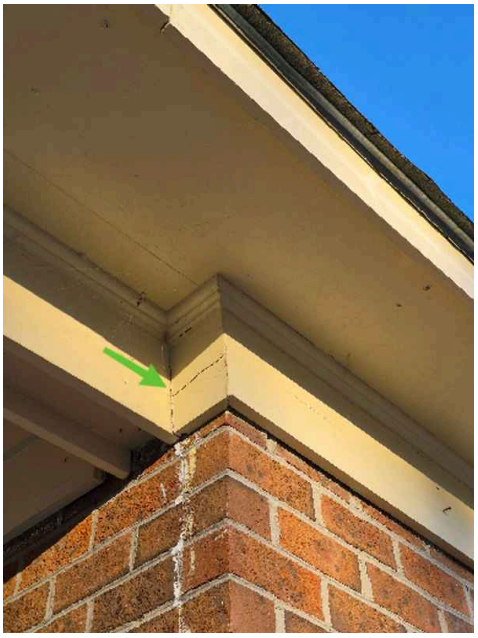
Major Defect

DAMAGED EXTERIOR TRIM

Damaged exterior trim was observed, which may allow water intrusion and lead to further deterioration if not corrected. I recommend repair or replacement by a qualified general contractor to prevent moisture-related damage.

Recommendation

Contact a qualified professional.



3.6.1 Adjacent Walkways and Driveways

Major Defect

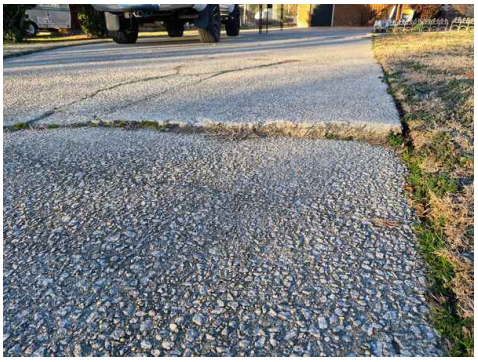
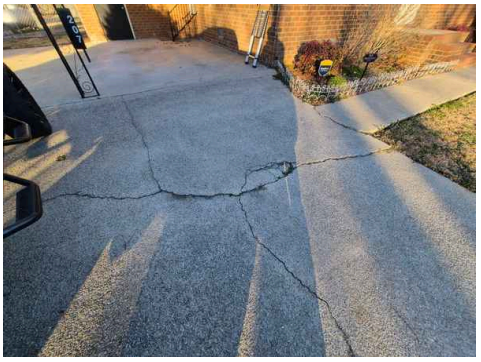
MAJOR CRACKING AT DRIVEWAY

Significant cracking was observed in the driveway surface, which may create a trip hazard and could lead to further deterioration or water infiltration. I recommend evaluation and repair or replacement by a qualified concrete or driveway contractor to address safety and structural concerns.

Recommendation

Contact a qualified concrete contractor.



3.6.2 Adjacent Walkways and Driveways

Major Defect

SIGNIFICANT CRACKING OBSERVED AT WALKWAY

Major cracking was observed at the walkway, which may create a trip hazard and increase the risk of injury. I recommend repair or further evaluation by a qualified concrete contractor to reduce safety concerns.

Recommendation

Contact a handyman or DIY project


3.8.1 Porches, Patios, Decks, Balconies, and Carports

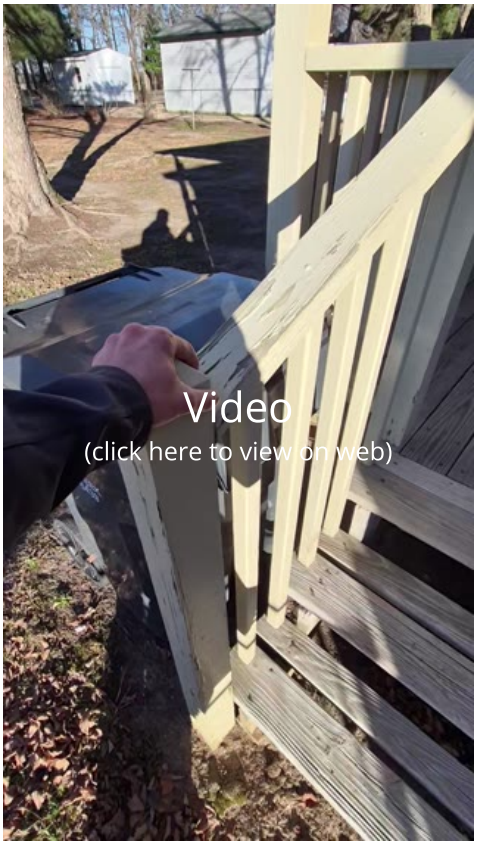
Material Defect

LOOSE HANDRAIL ON REAR DECK STAIRS

The handrail on the rear deck stairs is loose and not properly attached at the bottom post, creating a safety hazard. I recommend a qualified deck contractor secure the handrail to ensure stability and safe use.

Recommendation

Contact a qualified deck contractor.



3.8.2 Porches, Patios, Decks, Balconies, and Carports

Minor Defect

WATER-DAMAGED SCREEN COVERS OBSERVED

The covers securing the screen were observed to be water damaged, which may lead to further deterioration or failure. I recommend repair or replacement by a qualified contractor to restore proper function and prevent additional damage.

Recommendation

Contact a qualified professional.

3.9.1 Vegetation, Surface Drainage, Retaining Walls, and Grading

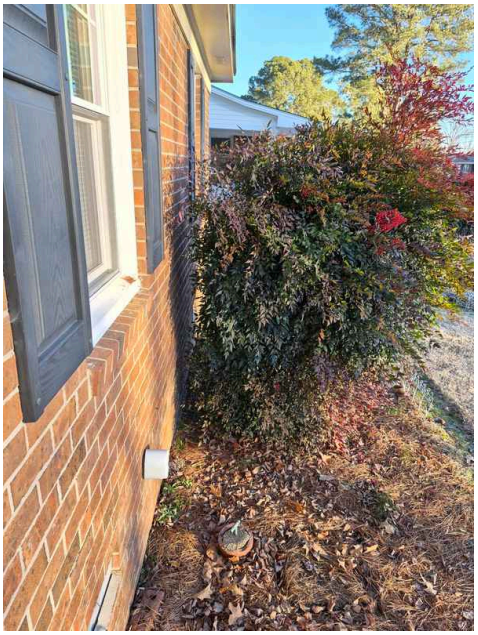
Major Defect

VEGETATION CLOSE TO HOME

Vegetation was observed close to the home, which can trap moisture against exterior surfaces and potentially lead to damage or pest intrusion. I recommend trimming or relocating vegetation away from the structure by a qualified landscaping or general contractor to reduce risk.

Recommendation

Contact a qualified professional.




3.9.2 Vegetation, Surface Drainage, Retaining Walls, and Grading

Material Defect

TREE ROOTS NEAR HOME

Tree roots were observed close to the home, which can damage the foundation, hardscapes, or underground utilities over time. I recommend evaluation and management by a qualified arborist or landscaping contractor to prevent potential structural or utility damage.

Recommendation

Contact a qualified professional.



3.11.1 Exhaust Hoods

Material Defect

CLOGGED DRYER EXHAUST HOOD

The exhaust hood connected to the clothes dryer was observed to be clogged. Accumulated lint can ignite from the dryer's heat, creating a fire hazard. I recommend further evaluation and cleaning by a qualified dryer vent cleaning professional to ensure safe operation.

Recommendation

Contact a qualified appliance repair professional.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

The Foundation, Basement, Crawlspace, Structure Inspected

The foundation, basement, crawlspace, and other visible structural components were visually inspected where accessible. I checked for signs of cracking, settlement, moisture intrusion, or other conditions that could affect structural performance.

Foundation Type

Brick

A foundation is the structural base of a building that transfers the weight of the structure to the ground. It provides critical support, stability, and protection against soil movement, moisture, and other environmental factors. Different foundation types are selected based on local geology, climate, soil conditions, and architectural requirements.

Structural Components Were Inspected

Structural components are the essential load-bearing elements that provide support, stability, and integrity to a building's overall framework. These typically include foundations, walls, beams, columns, floor joists, and roof trusses, which work together to transfer loads and resist various environmental and gravitational forces.

Ventilation in Foundation/Basement Area: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, crawlspaces and foundation areas.

Under-Floor Crawlspace: Type of Under-Floor Crawlspace Foundation Described

Ventilated Crawlspace

An under-floor crawlspace is a shallow accessible area beneath a home's main living area, typically providing space for utilities, mechanical systems, and limited storage.

Under-Floor Crawlspace: Under-Floor Crawl Access Location

Exterior Access Point

Crawlspace access points provide entry to the area beneath the first floor, allowing inspection and maintenance of structural components, utilities, and systems.

Under-Floor Crawlspace: Under-Floor Crawlspace Inspected

I inspected the under-floor crawlspace for visible conditions, including moisture, structural components, and general cleanliness. Accessible areas were evaluated to assess overall condition and performance.

Under-Floor Crawlspace: Structural Components Inspected

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.

Recommendations

4.2.1 Under-Floor Crawlspace

Major Defect

WOOD IN CONTACT WITH OR CLOSE TO SOIL

Wooden structural components were observed in contact with or close to soil, which can allow water penetration and lead to deterioration or structural damage. I recommend further evaluation and corrective measures by a qualified general contractor or structural professional to prevent water-related damage.

Recommendation

Contact a qualified general contractor.


4.2.2 Under-Floor Crawlspace

Major Defect

MISSING CRAWL SPACE VAPOR BARRIER

A vapor retarder was not present on the crawl space floor. Missing vapor barriers can allow ground moisture to enter the crawl space, increasing the risk of elevated humidity, wood deterioration, and mold growth. Recommend installation of a proper vapor barrier.

Recommendation

Contact a qualified professional.


4.2.3 Under-Floor Crawlspace

Major Defect

NO INSULATION PRESENT IN CRAWLSPACE

No insulation was present in the crawlspace at the time of inspection. Lack of insulation can result in heat loss, higher energy costs, cold floors above, and increased risk of moisture and condensation issues. Recommend installation of proper insulation by a qualified contractor to improve energy efficiency and overall comfort.

Recommendation

Contact a qualified professional.



4.2.4 Under-Floor Crawlspace

Major Defect

SUSPECTED ORGANIC GROWTH ON CRAWLSPACE SOIL

Organic growth–like material was observed on the soil surface in the crawlspace. The area was noted to have elevated moisture conditions at the time of inspection. Excess moisture can promote microbial growth and may lead to wood deterioration and air quality concerns. Recommend further evaluation and correction of moisture conditions by a qualified professional, and additional assessment of the material as needed.

Recommendation

Contact a qualified professional.

4.2.5 Under-Floor Crawlspace

Material Defect

OPEN ELECTRICAL SPLICES OBSERVED IN CRAWLSPACE

Open splices were observed in the crawlspace wiring. Exposed connections can pose a risk of electrical shock or fire if not properly enclosed. Recommend evaluation and correction by a licensed electrician.

Recommendation

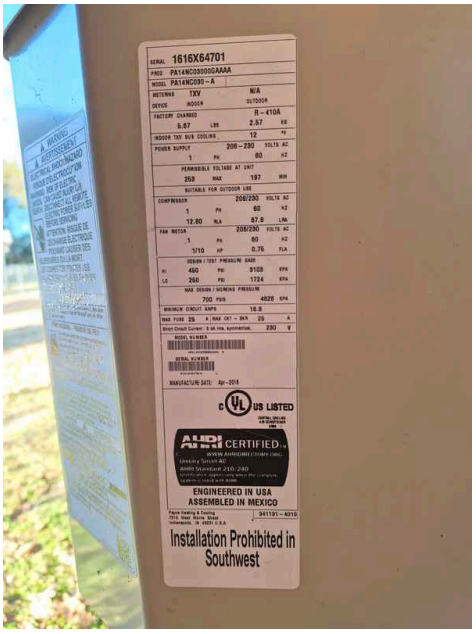
Contact a qualified professional.

5: COOLING

Information

Cooling System Information: Cooling System Inspected

The cooling system was visually inspected to assess general condition, but it was not tested or operated due to cold outdoor temperatures.



Thermostat and Normal Operating Controls: Thermostat Location

Hallway

Thermostat placement is a critical factor in accurately measuring and controlling home temperature. Optimal location ensures precise temperature readings and efficient heating and cooling system performance.

Cooling System: Energy Source

Electric

The energy source for the cooling system was observed and identified. This indicates how the system is powered and helps determine proper operation and safety requirements.

Cooling System: Cooling Method

vapor-compression cooling

The cooling system method was observed and identified (such as central air, heat pump, or ductless mini-split). This describes how the system cools the home and helps assess its operation and performance.

Condensate: Condensate Discharge Confirmed

I confirmed that the cooling system's condensate drains properly where accessible. Proper drainage helps prevent water accumulation and potential damage.

Limitations

Cooling System Information

COOL TEMPERATURE RESTRICTION

The cooling system was not operated because outside temperatures were too low, which could damage the system. This is an inspection limitation. I recommend asking the homeowner about the system's condition, including past performance, and having it evaluated by a qualified HVAC contractor when conditions allow safe operation.

Cooling System

COLD TEMPERATURE RESTRICTION

Because the outside temperature was too cold to operate the cooling system without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.

Recommendations

5.1.1 Cooling System Information

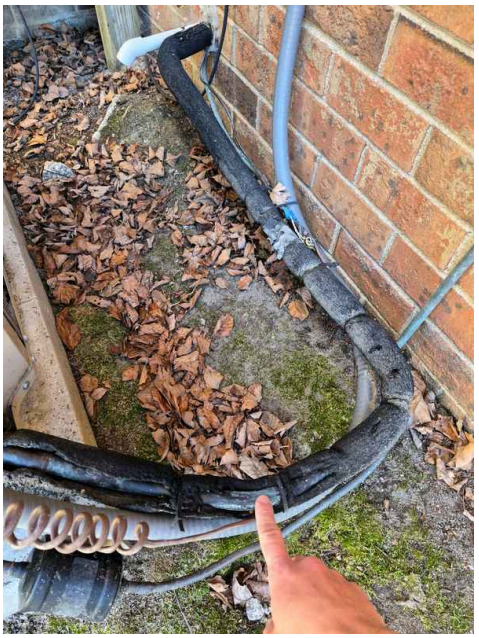
Minor Defect

REFRIGERANT LINE INSULATION MISSING OR DAMAGED

I observed missing or damaged foam insulation at the cooling system's refrigerant line, which can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Cooling System Information

Major Defect

DRYER EXHAUST VENT DISCHARGING NEAR A/C CONDENSER

The dryer exhaust vent terminates directly behind the exterior A/C condenser. Lint and debris from the dryer vent were observed on the condenser fins. This can restrict airflow, reduce system efficiency, and contribute to overheating or premature wear. Recommend redirecting the dryer vent away from the A/C unit and cleaning the condenser fins by a qualified professional.

Recommendation

Contact a qualified professional.

5.1.3 Cooling System Information

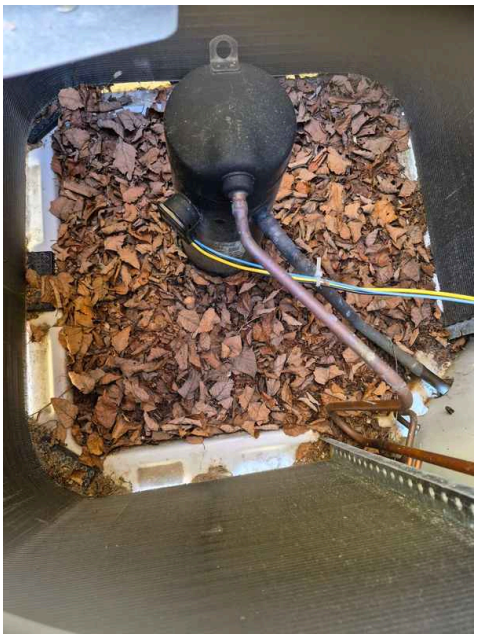
Minor Defect

DEBRIS OBSERVED INSIDE A/C CONDENSER

Leaves and debris were observed inside the exterior A/C condenser cabinet. Accumulated debris can restrict airflow, reduce cooling efficiency, and contribute to overheating or damage to internal components. Recommend having the unit cleaned and serviced by a qualified HVAC professional to help ensure proper operation.

Recommendation

Contact a qualified professional.



5.4.1 Condensate

Major Defect

CONDENSATE DISCHARGE SHOULD BE EXTENDED

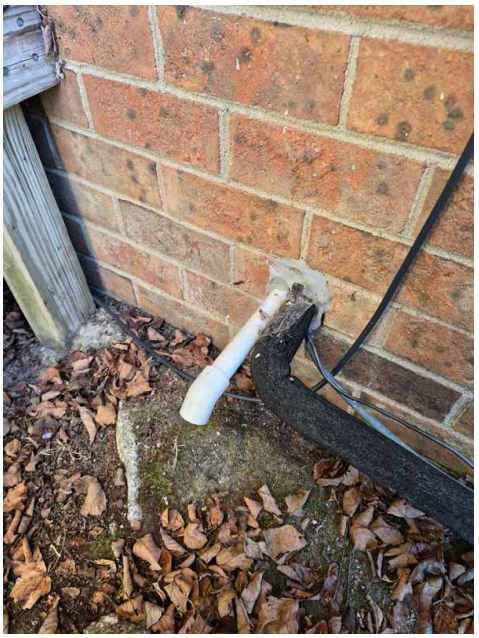
The condensate discharge pipe should be extended at least 12 inches away from the house foundation.

Discharging condensate lines too close to the foundation introduces excess moisture into the soil, which can lead to significant foundation damage

I recommend correction by a qualified professional

Recommendation

Contact a qualified professional.

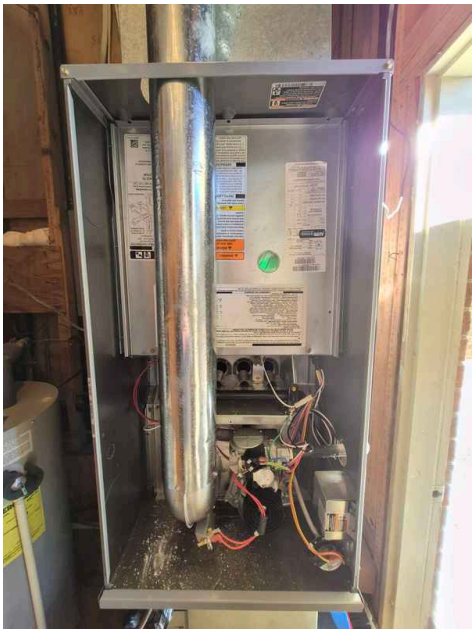


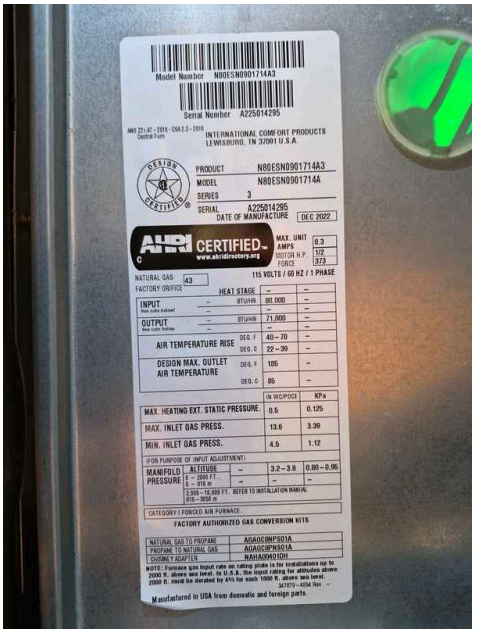
6: HEATING

Information

Heating System Inspected

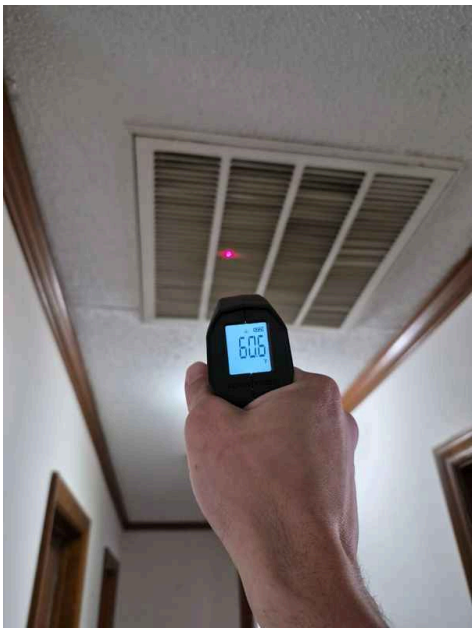
The heating system was visually inspected and tested where accessible. I checked general condition, operation, and visible components to assess performance and identify any obvious concerns.





Heating Temperature Differential (Delta T)

The temperature differential (Delta T) between the return and supply air was measured while the heating system was operating. The supply air temperature measured approximately 82.8°F, and the return air temperature measured approximately 60.6°F, resulting in a temperature rise of about 22°F. This temperature differential falls within a typical operating range for a forced-air heating system at the time of inspection.



Thermostat and Normal Operating Controls: Thermostat Location

Hallway

The thermostat controlling the heating system was observed and its location noted. The thermostat is used to adjust and regulate the indoor temperature and control the operation of the heating system.

Heating System: Energy Source

Gas

The energy source for the heating system was observed and identified. This indicates how the system is powered and helps assess operation and safety considerations.

Heating System: Heating Method

Forced-air furnace

A heating method describes the system and energy source used to generate warmth within a residential structure, providing comfortable indoor temperatures during colder periods.

7: KITCHEN

Information

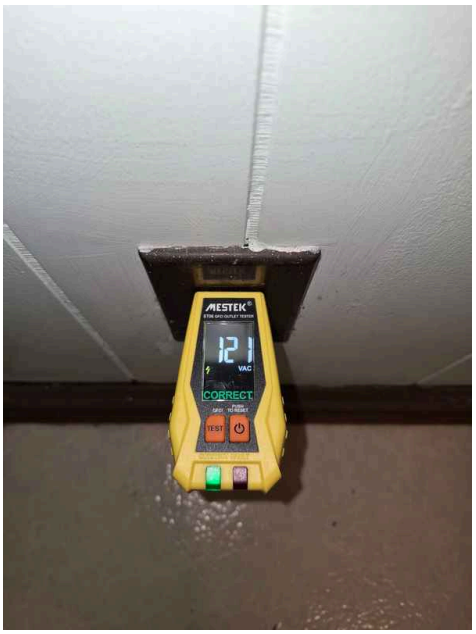
Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink to observe flow, drainage, and general operation. This helps confirm the plumbing is functioning normally under typical conditions.


GFCI: Kitchen GFCI Tested

Kitchen

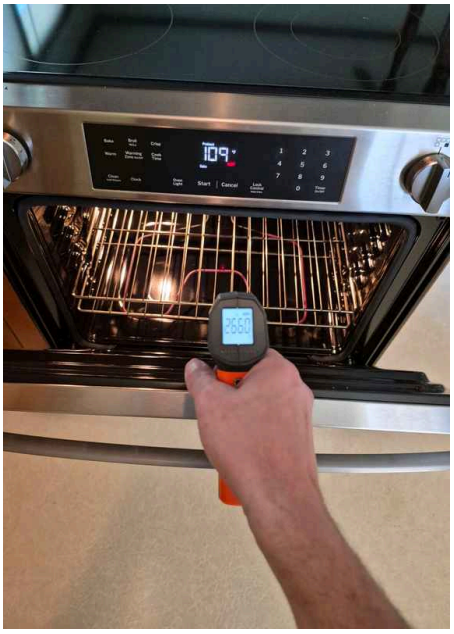
The Ground Fault Circuit Interrupter outlets in the kitchen were tested to confirm proper operation. GFCIs help protect against electrical shock in areas where water is present.

Range/Oven/Cooktop: Turned On Stove & Oven

Kitchen

The stove and oven were turned on and tested where accessible. I checked for proper operation, functionality of burners and oven elements, and general condition.



Exhaust Fan: Inspected Exhaust Fan

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

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

The kitchen floors, walls, and ceilings were visually inspected. I checked for signs of damage, deterioration, moisture issues, or other conditions that could affect function or safety.

I looked for material defects according to the Home Inspection Standards of Practice.




Windows: Windows Inspected

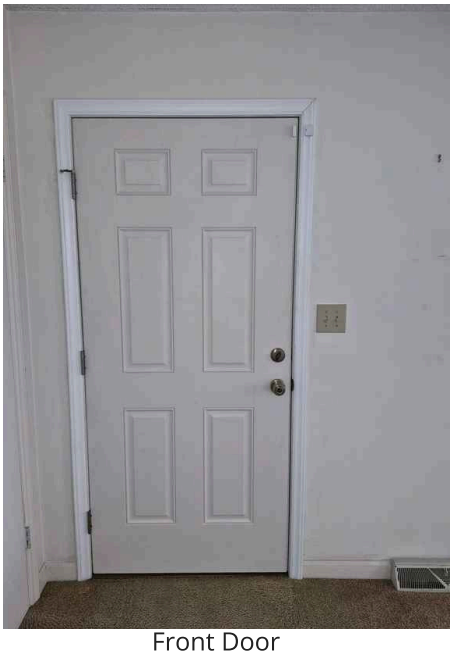
The kitchen windows were visually inspected where accessible. I checked for general condition, proper operation, and any visible damage or deterioration.

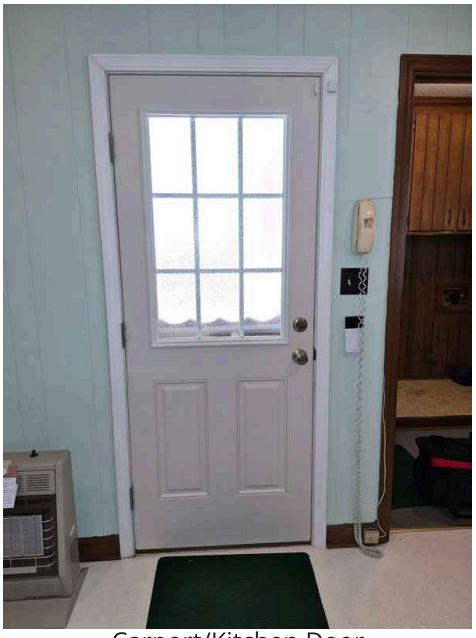
8: INTERIOR

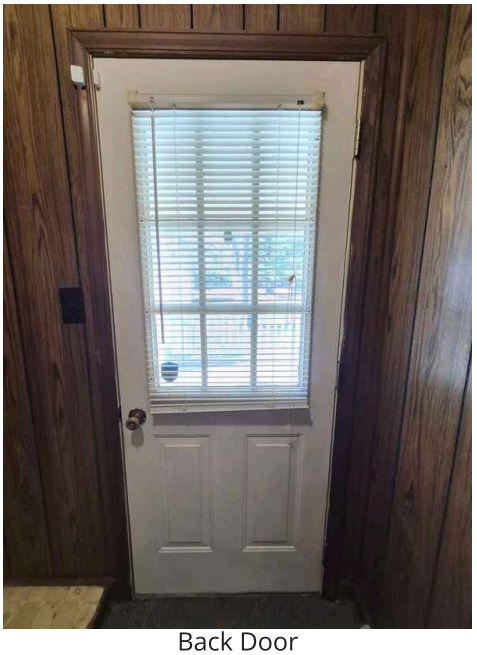
Information

Doors: Doors Inspected

The interior doors were visually inspected where accessible. I checked for general condition, proper operation, and visible damage.


Front Door


Carport/Kitchen Door


Back Door

Windows: Windows Inspected

A representative number of interior windows were visually inspected and operated where accessible. I checked for general condition, proper operation, and visible damage or deterioration.





Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

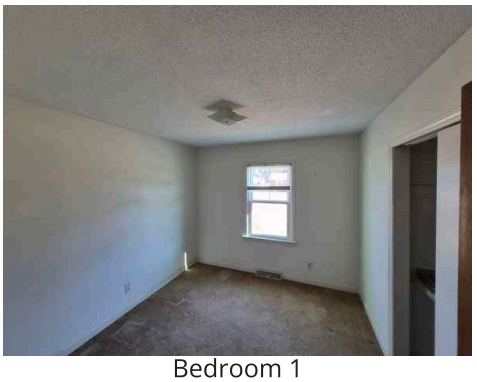
A representative number of Interior electrical switches, fixtures, and receptacles were observed and tested. I checked for proper operation and visible signs of damage or safety concerns.

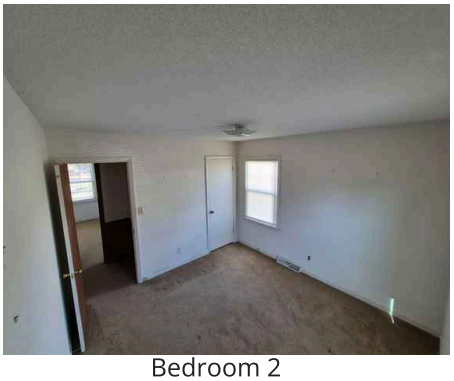
Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

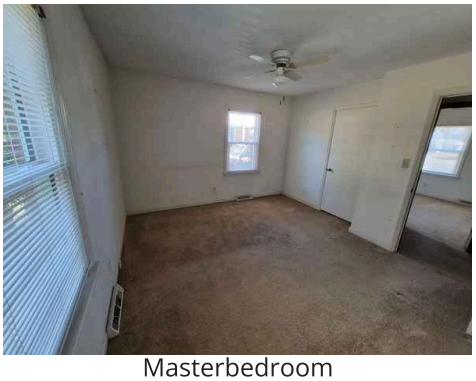
The interior floors, walls, and ceilings were visually inspected. I looked for signs of damage, deterioration, moisture issues, or other conditions that could affect function or safety.


Main entry room


Dining room


Bedroom 1

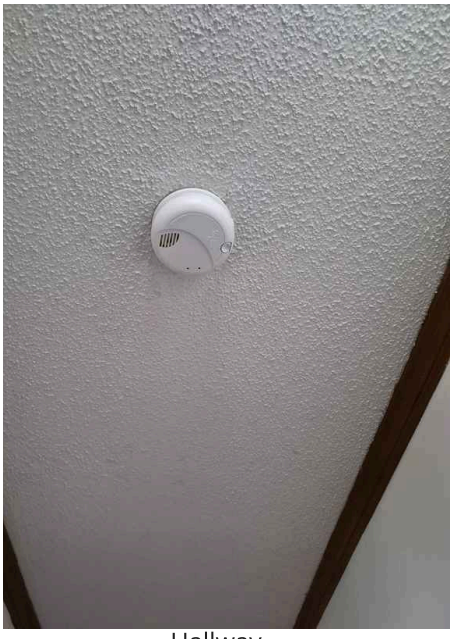

Bedroom 2


Masterbedroom


Hallway

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I checked for the presence of smoke and carbon monoxide detectors throughout the home. Detectors are essential for early warning of fire or unsafe gas levels.


Hallway

Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Recommendations

8.3.1 Switches, Fixtures & Receptacles

Minor Defect

LIGHT INOPERABLE, COULD BE BULB

I observed one or more lights that were not turning on. A new light bulb was possibly needed. We recommend asking the homeowner about why this light fixture did not turn on.

Recommendation

Contact a qualified electrical contractor.

8.4.1 Floors, Walls, Ceilings

Minor Defect

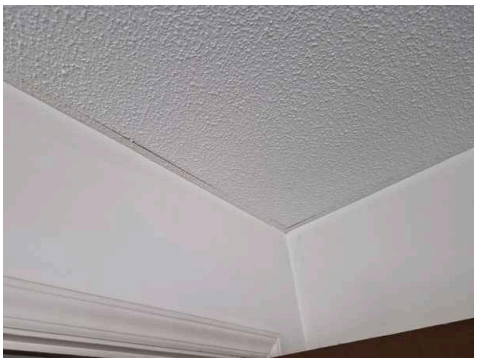
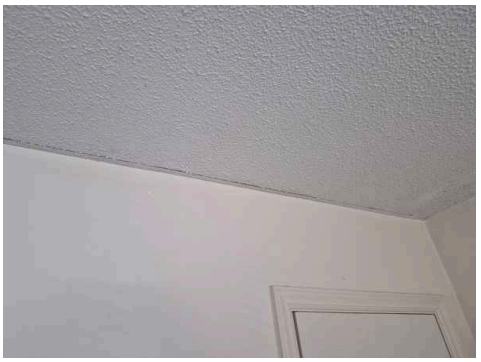
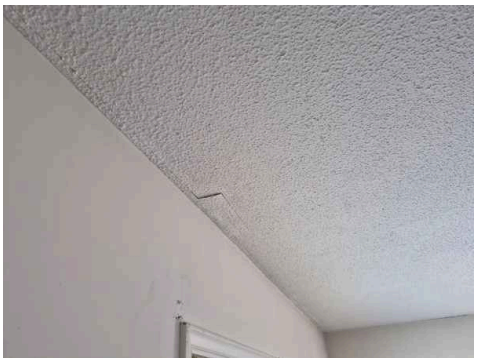
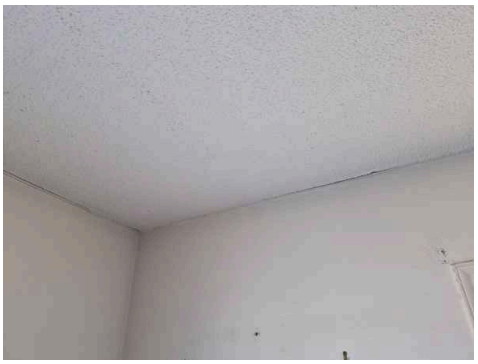
CEILING PAINT CRACKING AT CORNERS

MULTIPLE LOCATIONS

Cracking or chipping was observed at the drywall tape in the ceiling corners, which may be caused by normal settling or minor movement. I recommend repair by a qualified painter or drywall contractor to restore a finished appearance and prevent further deterioration.

Recommendation

Contact a qualified painting contractor.



8.4.2 Floors, Walls, Ceilings

Major Defect

SMALL HOLE IN CLOSET CEILING

FIRST BEDROOM

A small hole was observed in the ceiling of the first-room closet, which can allow interior air to escape into the attic, potentially affecting energy efficiency and moisture control. I recommend repair by a qualified painter or drywall contractor to seal the opening and restore proper separation between living space and attic.

Recommendation

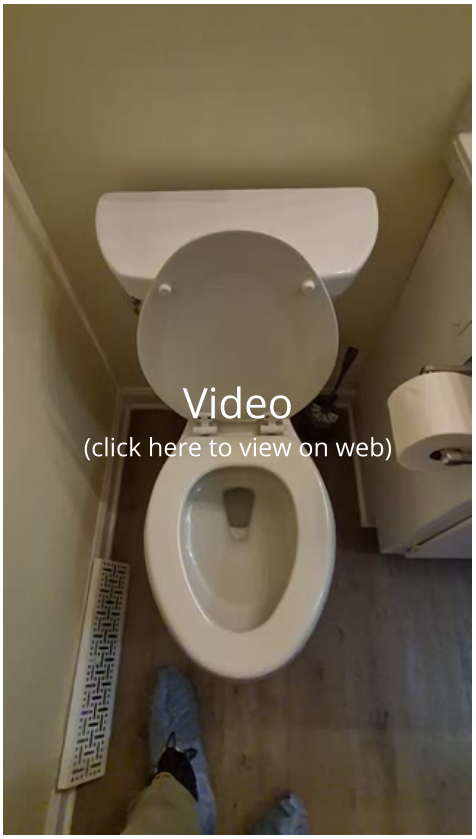
Contact a qualified professional.

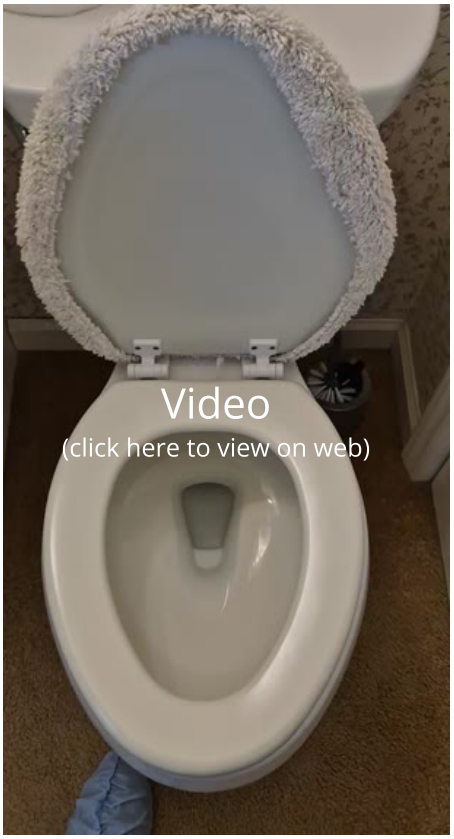
9: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

The bathroom toilets were visually inspected and tested for proper operation, including flushing and water flow.





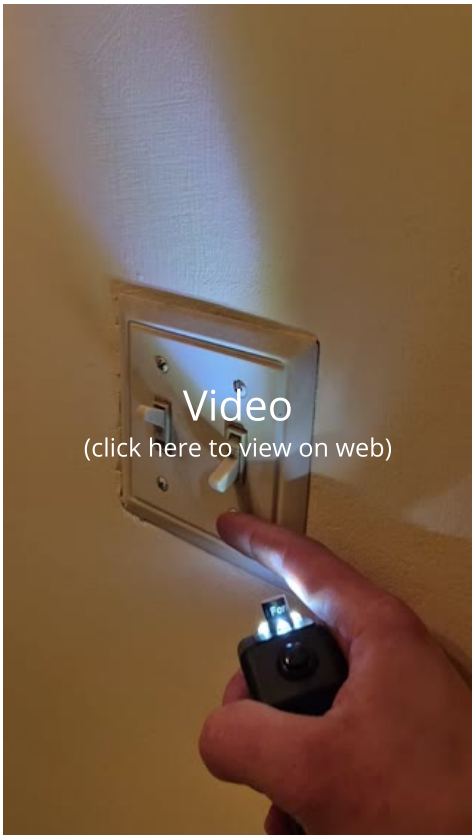
Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

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



Bathroom Exhaust Fan / Window: Exhaust Fans Inspected & Tested

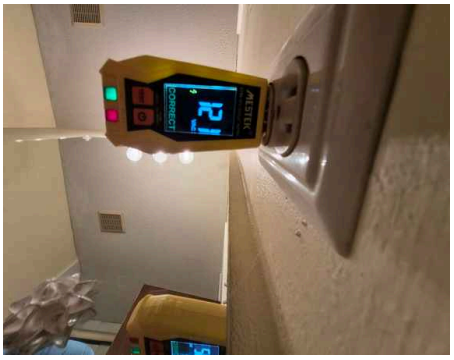
Bathroom exhaust fans were inspected and tested to ensure proper operation and ventilation performance.

GFCI & Electric in Bathroom: GFCI-Protection Tested

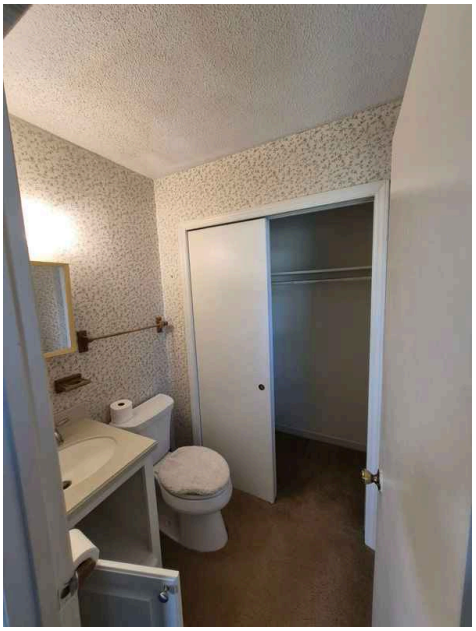
I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.



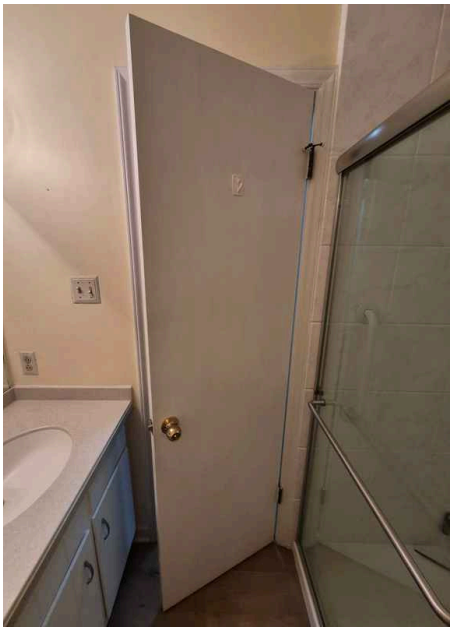
Cabinetry, Ceiling, Walls & Floor: Cabinets, Ceilings, Walls & Floors were inspected

The cabinets, ceilings, walls, and floors in the bathroom were visually inspected. I looked for signs of damage, moisture intrusion, or deterioration.



Door: Bathroom door inspected

The bathroom door was inspected for proper operation, condition, and any visible damage.



Recommendations

9.6.1 Door

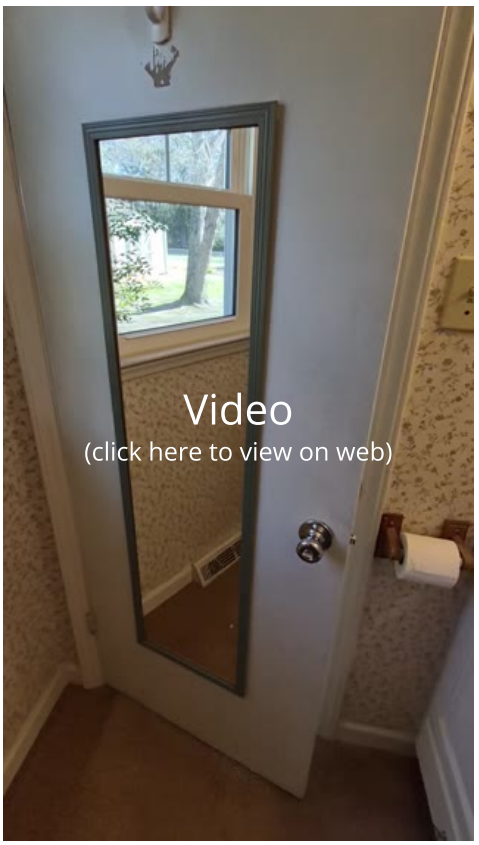
Minor Defect

LOOSE DOOR HINGE

The bathroom door hinge is loose, causing the door to slowly swing open on its own. I recommend tightening or replacing the hinge by a qualified carpenter or handyman to ensure proper door function and safety.

Recommendation

Contact a qualified professional.



10: PLUMBING

Information

Main Water Shut-Off Valve: Location of Main Shut-Off Valve

Unable to Determine

The location of the home's main water shut-off valve was observed. This valve allows the water supply to the house to be quickly turned off in case of leaks or emergencies.

Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the home builder for details.

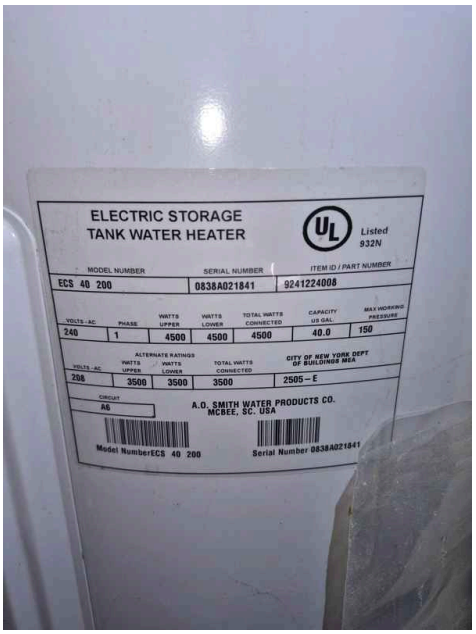
Hot Water Source: Type of Hot Water Source

Electric Hot Water Tank

The type of hot water source (such as tank, tankless, or combination system) was observed and identified. This indicates how the home provides heated water.

Hot Water Source: Inspected Hot Water Source

The hot water source was visually inspected and tested where possible. I checked for general condition, operation, and signs of leaks or deterioration.



Hot Water Source: Inspected TPR Valve

The Temperature and Pressure Relief (TPR) valve was observed and inspected for proper presence and installation. This valve is a critical safety device on the water heater.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

The drain, waste, and vent piping was visually inspected. I looked for general condition, proper slope, leaks, or visible damage. Not all of the pipes and components were accessible and observed.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

The water supply and distribution pipes were visually inspected. I checked for general condition, signs of leaks, corrosion, or improper connections. Not all of the pipes and components were accessible and observed..



Limitations

Main Water Shut-Off Valve

UNABLE TO LOCATE

The location of the main shutoff valve was not readily visible or identifiable during the inspection. Access may be concealed or located outside typical inspection areas. Knowledge of the shutoff location is important for emergency situations. Recommend the homeowner confirm and clearly label the shutoff location for future reference.

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Recommendations

10.3.1 Hot Water Source

Major Defect

CORROSION CORRODED COPPER PIPE AT WATER HEATER

Heavy corrosion and buildup were observed on the copper cold water supply line near the water heater. Corrosion can weaken the pipe over time and lead to leaks or water damage. Recommend evaluation and repair by a licensed plumber, including cleaning or replacement of the affected pipe and correction of the underlying cause.

Recommendation

Contact a qualified plumbing contractor.

11: ELECTRICAL

Information

Service Drop: **Inspected the Service Drop**

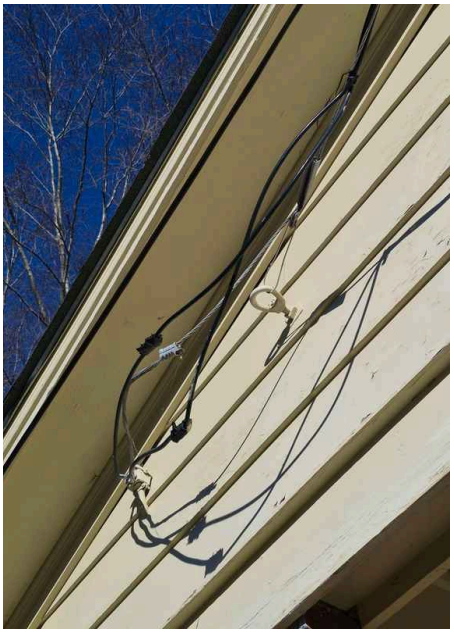
I inspected the electrical service drop.

Service Head, Gooseneck & Drip Loops: **Inspected the Service Head, Gooseneck & Drip Loops**

I inspected the electrical service head, gooseneck and drip loops.

Overhead Service Conductors & Attachment Point: **Inspected the Overhead Service Conductors & Attachment Point**

I inspected the electrical overhead service conductors and attachment point.



Electric Meter & Base: Inspected the Electric Meter & Base

The electric meter and base were visually inspected. I checked for general condition, signs of damage, corrosion, or loose connections.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

The service-entrance conductors were observed and inspected for visible condition, proper routing, and signs of wear or damage.

Main Service Disconnect: Inspected Main Service Disconnect

The main service disconnect was observed and inspected. This disconnect allows power to the home to be safely turned off for emergencies or maintenance.

Main Service Disconnect: Main Disconnect Rating, If Labeled

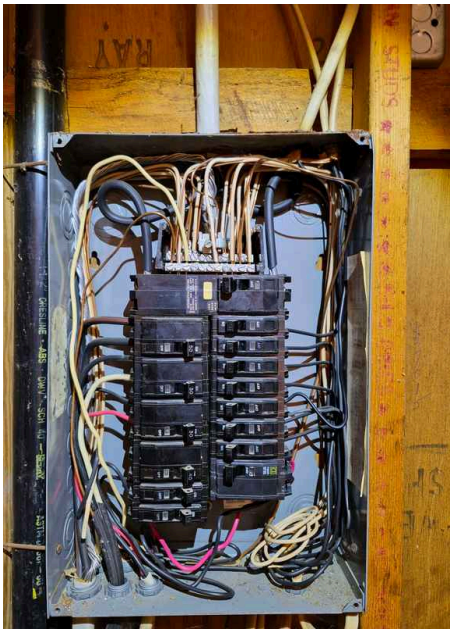
100 Amp Service

The amperage rating of the main service disconnect was observed and noted if labeling was present. This indicates the maximum safe current for the service.

Electrical Wiring: Type of Wiring, If Visible

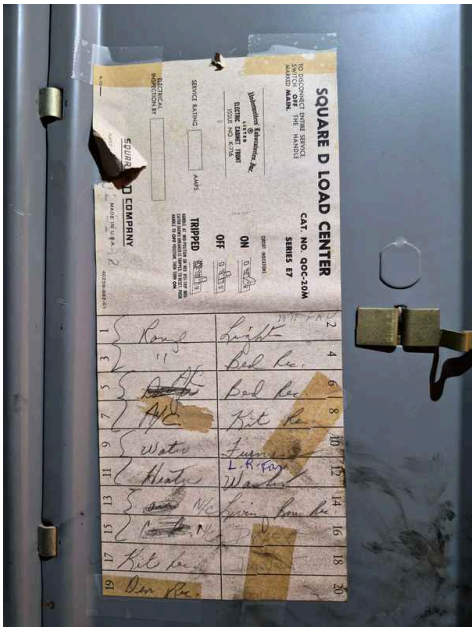
Copper

The type of electrical wiring visible throughout the home was observed and identified (e.g., copper, aluminum, or other). Proper wiring type is important for safety and performance.



Panelboards & Breakers: Inspected Main Panelboard & Breakers

The main electrical panelboard and breakers were visually inspected. I checked for general condition, proper labeling, and any visible signs of damage or wear.



Service Grounding & Bonding: Inspected the Service Grounding & Bonding

The service grounding and bonding connections were observed. Proper grounding and bonding help protect the home and occupants from electrical hazards.

GFCIs: Inspected GFCIs

Ground Fault Circuit Interrupters (GFCIs) were tested where present. GFCIs help protect against electrical shock in areas near water or damp locations.

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Recommendations

11.7.1 Electrical Wiring

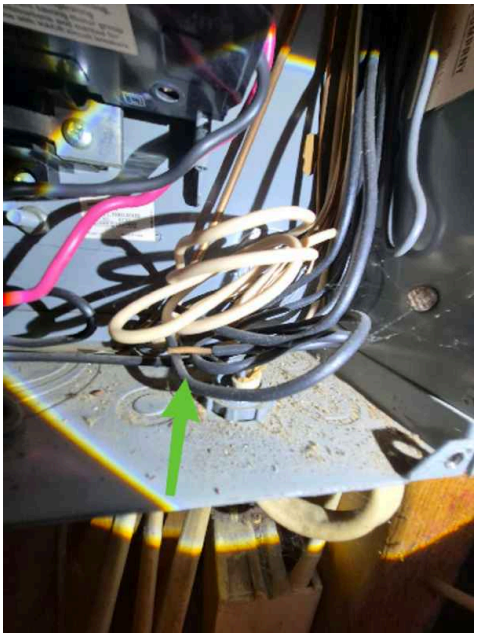
UNCAPPED WIRES IN ELECTRICAL PANEL

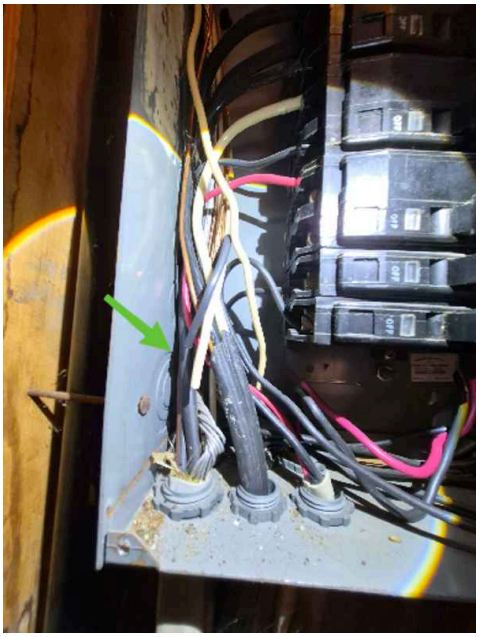
Material Defect

Three wires in the panel were not capped or terminated with wire nuts, leaving exposed conductors. Two of these wires were positioned near a framing nail securing the panel, increasing the risk of accidental contact or short circuit. This creates a potential shock and fire hazard. Recommend a licensed electrician properly cap or terminate the wires and ensure safe clearance from the panel mounting hardware.

Recommendation

Contact a qualified professional.





11.8.1 Panelboards & Breakers

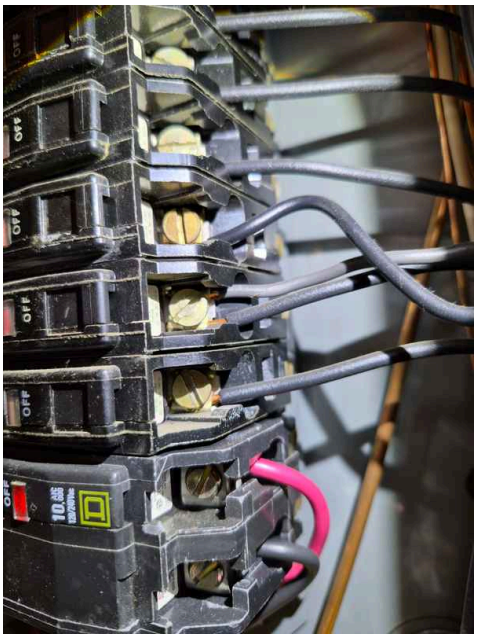
Major Defect

TWO CONDUCTORS ON SINGLE BREAKER

Two hot conductors were observed connected to a single breaker, which is not allowed unless the breaker is specifically rated for it. This can create loose connections, overheating, or arcing, posing a potential shock or fire hazard. Recommend evaluation and correction by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



11.8.2 Panelboards & Breakers

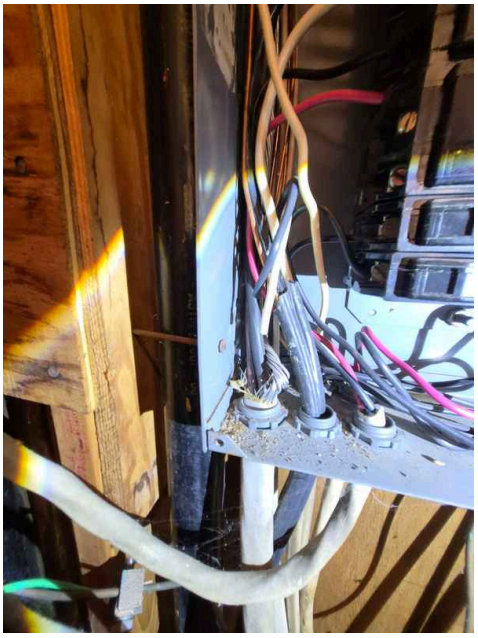
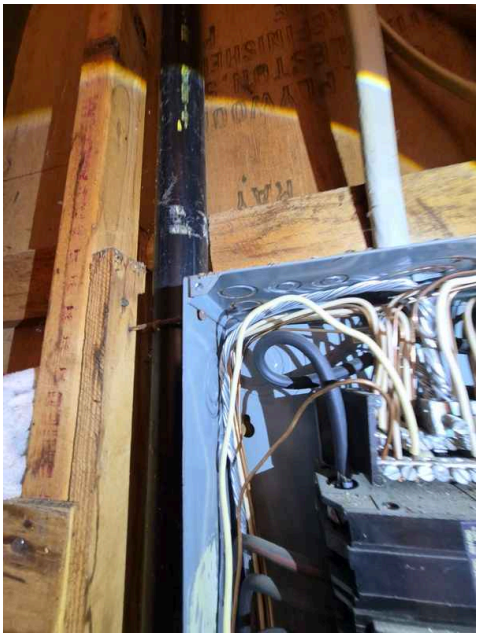
Major Defect

IMPROPER PANEL MOUNTING

The main electrical panel is held in place with framing nails rather than approved fasteners. This can allow movement of the panel, placing stress on wiring and connections, which may create a shock or fire hazard. Recommend a licensed electrician secure the panel with proper hardware.

Recommendation

Contact a qualified professional.

11.9.1 Service Grounding & Bonding

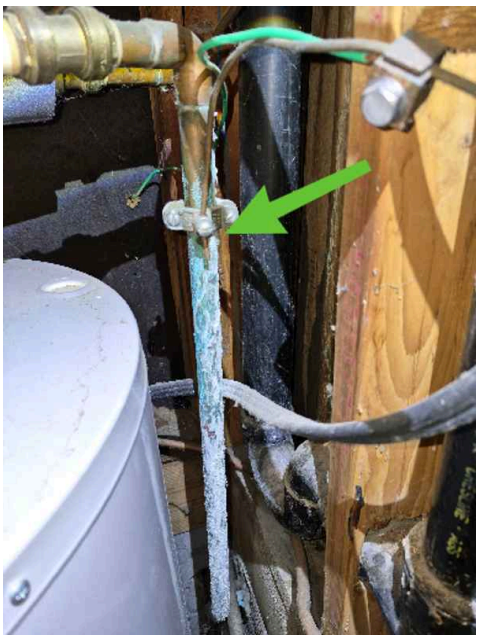
Major Defect

MAIN PANEL BONDED TO CORRODED WATER PIPE

The main electrical panel is bonded to a copper water pipe that shows visible corrosion. Corroded piping may not provide a reliable path to ground, compromising the panel's bonding and creating a potential shock hazard. Recommend evaluation and correction by a licensed electrician, including proper grounding and bonding to a suitable conductor or electrode.

Recommendation

Contact a qualified professional.

12: THERMAL IMAGING FINDINGS

Information

General Information: Scope of Thermal Scan

Thermal imaging scans were performed throughout the interior of the home, including supply registers, plumbing, walls, windows, ceilings, and other accessible areas. The scans were used to identify temperature irregularities or other visible abnormalities that may indicate issues such as missing insulation, air infiltration, or moisture intrusion.

Areas that were scanned but not specifically noted as a defect in this report appeared to be functioning normally at the time of inspection. Thermal imaging is a non-invasive tool and provides a visual indication only; further evaluation by a qualified professional may be needed to determine the exact cause of any observed condition.

Back Door: Thermal Imaging Scan

Thermal imaging scan performed at the bottom left corner of the door; reference photo also taken. Hand test confirmed air movement.

Living Room Window: Thermal Imaging Scan

Thermal imaging scans performed on both the left and right sides of the window; reference photos taken. Hand test confirmed air movement.

First Bedroom: Thermal Imaging Scan

Thermal imaging scan performed along corner wall from floor up and along bottom plate; reference photos taken.

Back Right Room : Thermal Imaging Scan

Thermal imaging scans performed at both windows in the room, under the window sills, along the bottom plates, and at corners; reference photos taken. Hand tests were performed where applicable.

Master Bedroom: Thermal Imaging Scan

Thermal imaging scans performed along all walls and window sills; reference photos taken. Cold spots were observed at multiple locations along walls, corners, and window sills. Hand tests confirmed air movement at certain locations.

Master Bathroom: Thermal Imaging Scan

Thermal imaging scan performed at both sides of the window; reference photos taken. Hand test confirmed air movement.

Recommendations

12.2.1 Back Door

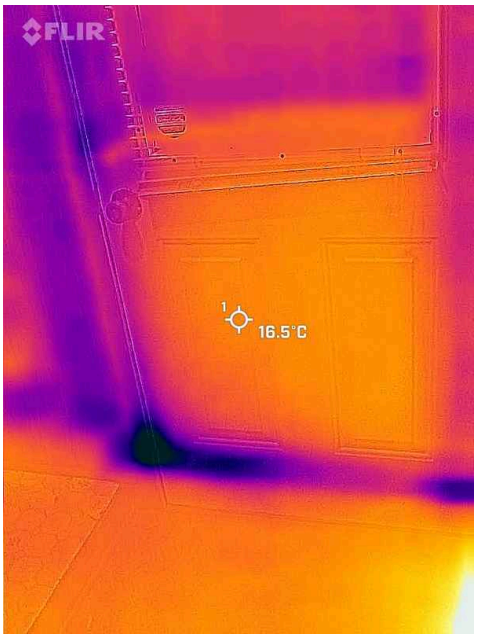
Major Defect

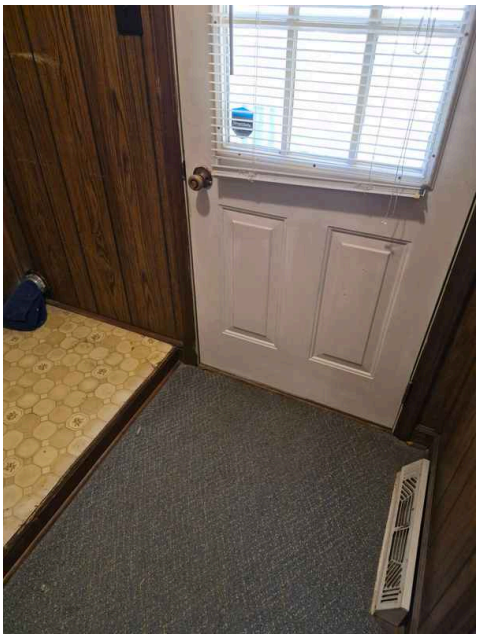
COLD SPOT OBSERVED AT BACK DOOR

Cold spot observed at the bottom left corner of the door, indicating possible air infiltration. This may contribute to drafts and higher energy costs. Recommend sealing or weatherstripping by a qualified contractor.

Recommendation

Contact a qualified professional.





12.3.1 Living Room Window

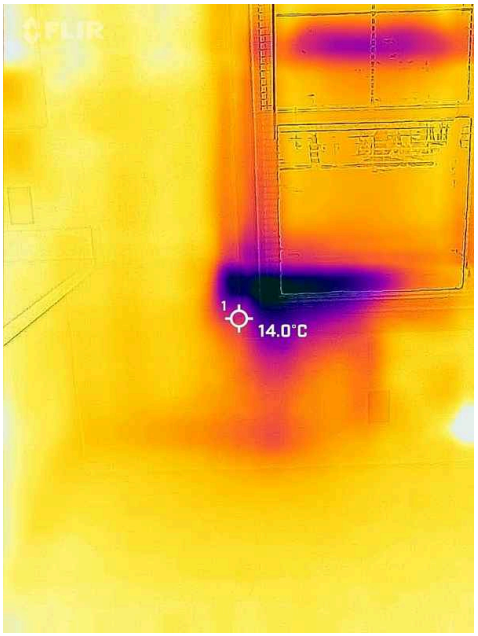
COLD SPOTS OBSERVED AT LIVING ROOM WINDOW

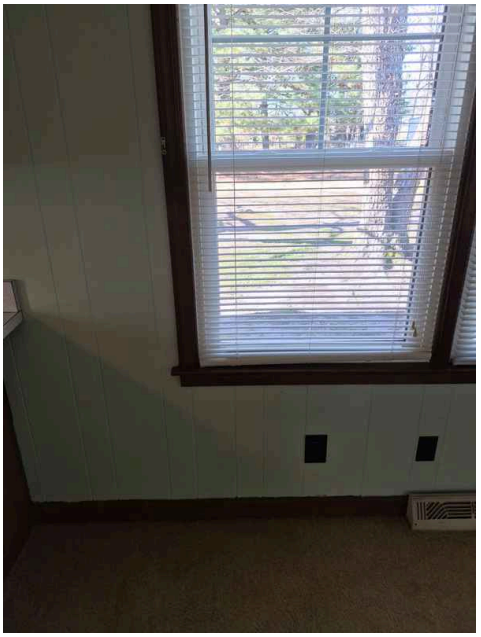
Major Defect

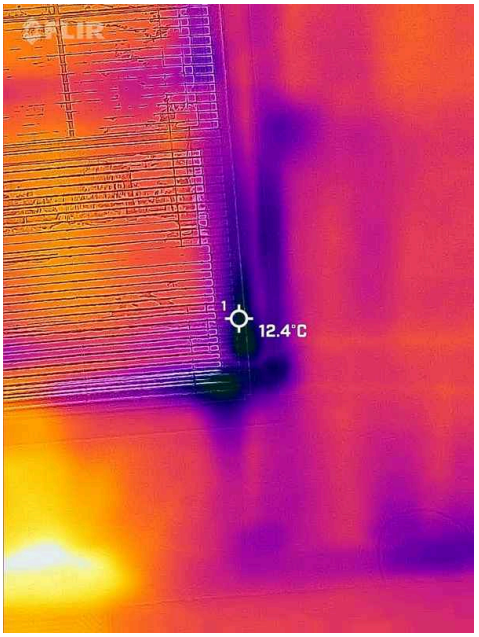
Cold spots observed at both sides of the window, indicating possible air infiltration. This can contribute to drafts and higher energy costs. Recommend sealing or weatherstripping by a qualified contractor.

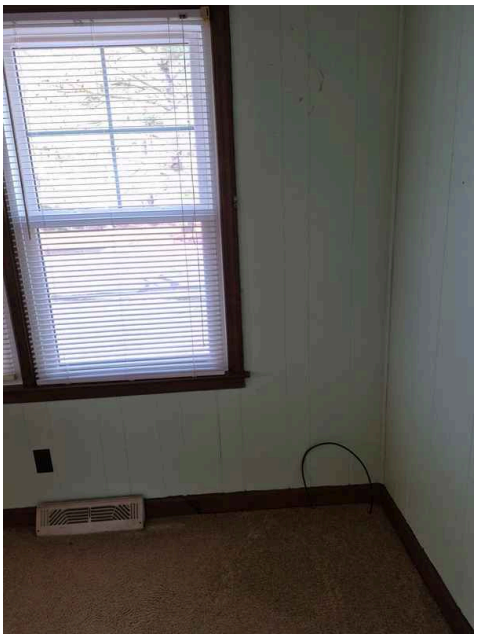
Recommendation

Contact a qualified professional.









12.4.1 First Bedroom

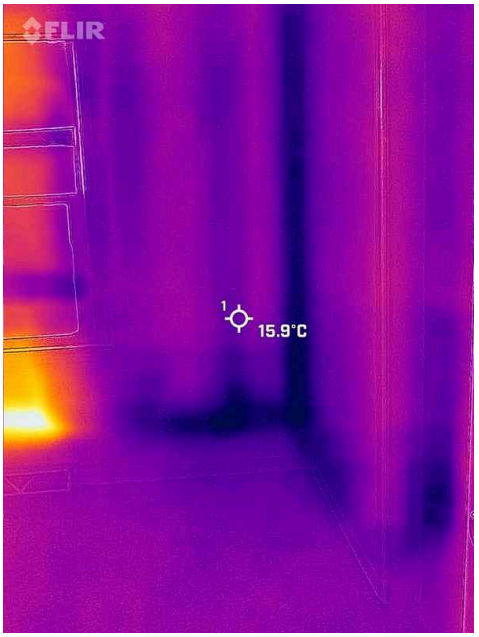
Major Defect

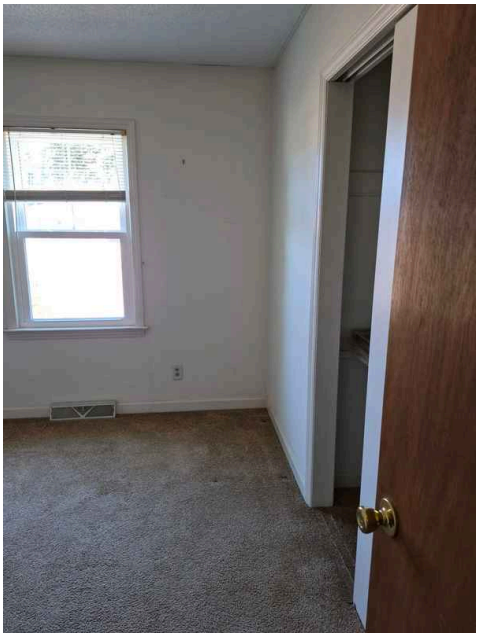
COLD SPOTS OBSERVED AT BEDROOM CORNER WALL

Cold spots observed along the wall corner and bottom plate, likely due to missing insulation or air infiltration. Recommend further evaluation and insulation correction by a qualified contractor.

Recommendation

Contact a qualified professional.





12.5.1 Back Right Room

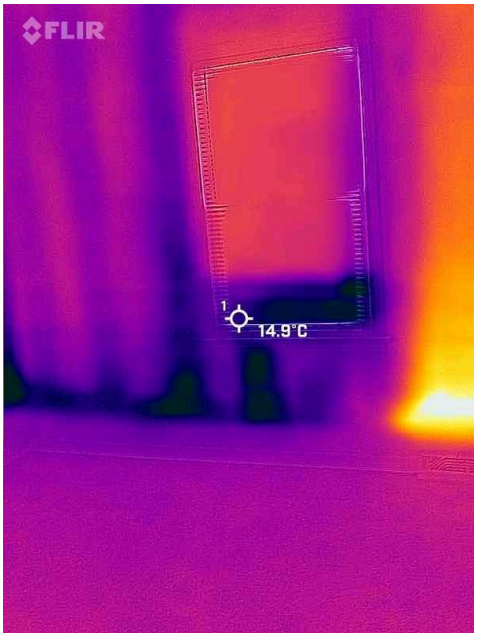
Major Defect

COLD SPOTS OBSERVED UNDER WINDOW – BACK RIGHT ROOM (WINDOW 1)

Cold spots observed under the first window, along the bottom plate, and at the window sill, potentially indicating missing insulation or air infiltration. Recommend evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified professional.



12.5.2 Back Right Room

Major Defect

LARGE COLD SPOT OBSERVED UNDER WINDOW – BACK RIGHT ROOM (WINDOW 2)

Large square-shaped cold spot observed under the second window, with additional cold spots along the bottom plate and corner, likely due to missing insulation. Recommend evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified professional.

12.6.1 Master Bedroom

Major Defect

COLD SPOTS OBSERVED AT MASTER BEDROOM WALL CORNERS

Cold spots observed at the bottom corners of the walls, indicating possible missing insulation or air infiltration. Recommend evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified professional.

12.6.2 Master Bedroom

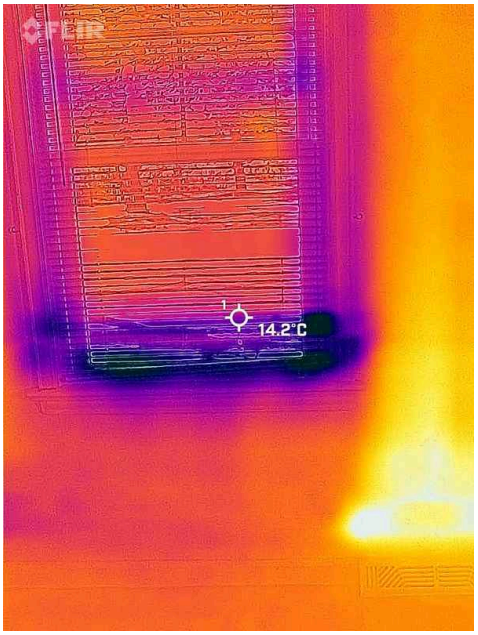
Major Defect

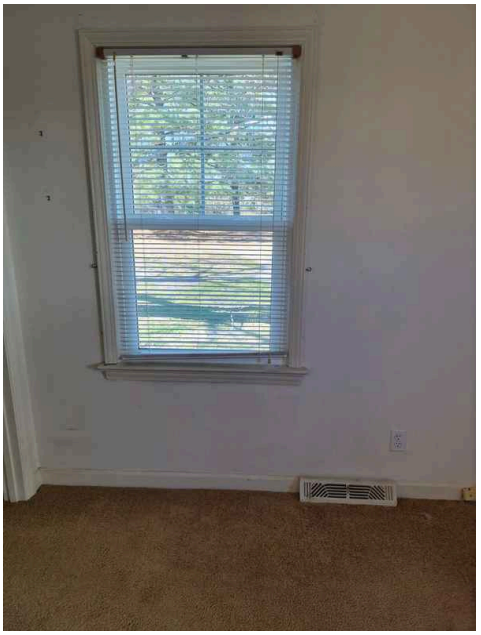
COLD SPOTS OBSERVED AT MASTER BEDROOM WINDOW SILL

Cold spots observed at the window sill, especially at the right corner, indicating possible air infiltration. Recommend sealing or insulation correction by a qualified contractor.

Recommendation

Contact a qualified professional.





12.7.1 Master Bathroom

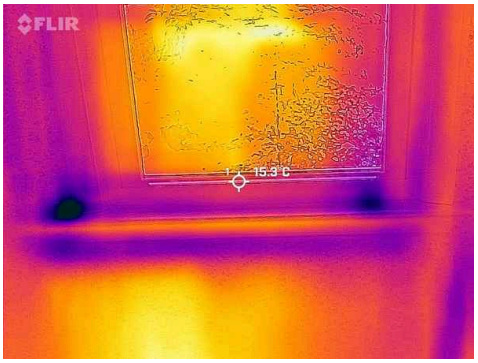
Major Defect

COLD SPOTS OBSERVED AT MASTER BATHROOM WINDOW

Cold spots observed at both sides of the window, indicating possible air infiltration. Recommend sealing or insulation correction by a qualified contractor.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Inspection Detail
Please refer to the Home Inspection Standards of Practice while reading this inspection report. I performed the home inspection according to the standards. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof
Please refer to the Home Inspection Standards of Practice related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

Exterior
Please refer to the Home Inspection Standards of Practice related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect:

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

Cooling
I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

Heating
I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Kitchen
The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Interior
The inspector shall inspect:

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Bathrooms
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Plumbing
I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical
I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.