

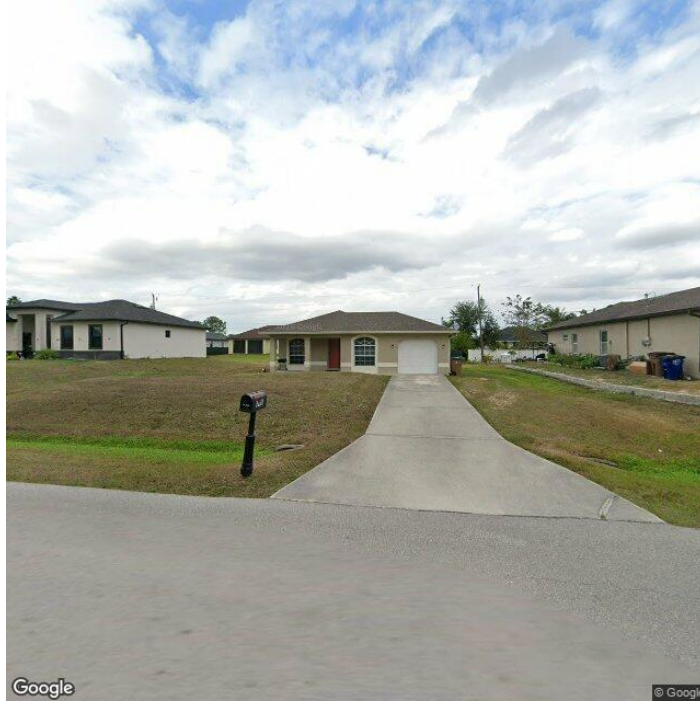


CLEARPATH INSPECTION GROUP, LLC

239-955-1440

tj@clearpathinspectiongroup.com

<https://www.clearpathinspectiongroup.com>



RESIDENTIAL REPORT

4706 5th St W
Lehigh Acres, FL 33971

Donald Douglass
09/11/2026



Inspector
TJ Ernsdorff

TJ Ernsdorff

Florida License: HI18859
239-955-1440
tj@clearpathinspectiongroup.com



Agent
Devonte Adams
Marzucco Real Estate
239-222-3256
ace1sthome@gmail.com

TABLE OF CONTENTS

1: Inspection Details	5
2: Roof	11
3: Exterior	16
4: Basement, Foundation, Crawlspace & Structure	19
5: Heating	20
6: Cooling	24
7: Plumbing	29
8: Electrical	35
9: Attic, Insulation & Ventilation	46
10: Doors, Windows & Interior	49
11: Built-in Appliances	54
12: Garage	59
13: Irrigation System	62
14: Additional Photos	63
15: Lee County Property Information	67
16: Final Checklist	70
17: InterNachi SOP	71
Standards of Practice	72



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

SUMMARY

- 🔧 2.1.1 Roof - Coverings: Damaged (General)
- 🔧 2.1.2 Roof - Coverings: Roof Granule Loss
- 🔧 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near Foundation
- 🔧 2.2.2 Roof - Roof Drainage Systems: Gutters Missing
- 🔧 2.3.1 Roof - Flashings: Plumbing Vent Sealant Needed
- 🔧 3.1.1 Exterior - General: Low Hanging Wire
- 🔧 3.7.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- 🔧 5.1.1 Heating - Equipment: Filter Dirty
- ⚠️ 5.2.1 Heating - Normal Operating Controls: Heat Triggering Smoke Alarm
- 🔧 6.1.1 Cooling - Cooling Equipment: Refrigerant Line Insulation Missing or Damaged
- 🔧 6.1.2 Cooling - Cooling Equipment: Secondary drain not connected
- 🔧 6.1.3 Cooling - Cooling Equipment: Condensation on Refrigerant Lines
- 🔧 6.1.4 Cooling - Cooling Equipment: Leak Into Drip Pan
- 🔧 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Loose Outside Faucet
- 🔧 7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Rusting Filter Cage
- ⚠️ 8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Wiring Too Close to Attic Entrance
- 🔧 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
- 🔧 8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Loose Electrical Receptacle
- ⚠️ 8.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Non-Functioning Receptacle
- 🔧 8.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Non-Functioning Light Switch
- 🔧 8.4.5 Electrical - Lighting Fixtures, Switches & Receptacles: Non-Functioning Receptacle
- 🔧 8.4.6 Electrical - Lighting Fixtures, Switches & Receptacles: Garbage Disposal Switch Disconnected
- 🔧 8.4.7 Electrical - Lighting Fixtures, Switches & Receptacles: Active Bee Nest in Exterior Receptacle
- 🔧 8.5.1 Electrical - GFCI & AFCI: Non-Functioning GFCI Receptacle
- 🔧 8.5.2 Electrical - GFCI & AFCI: GFCI Outlet Failed to Reset
- 🔧 9.3.1 Attic, Insulation & Ventilation - Ventilation: Inadequate Ridge Vent
- 🔧 9.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Loud Exhaust Fan

-  10.2.1 Doors, Windows & Interior - Windows: Loud Window Operation
-  10.3.1 Doors, Windows & Interior - Floors: Damaged (General)
-  12.2.1 Garage - Floor: Cracked Floor
-  12.3.1 Garage - Walls & Firewalls: Damaged Drywall
-  12.4.1 Garage - Garage Door: Garage Door Pressure Sensor Not Working
-  12.6.1 Garage - Occupant Door (From garage to inside of home): Door Not Self-Closing

1: INSPECTION DETAILS

Information

In Attendance

None

Occupancy

Vacant

Style

Ranch

Temperature

90 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Hot, Humid



Understanding the Home Inspection

****PLEASE READ THIS SECTION CAREFULLY- IT IS VERY IMPORTANT**

Buying and owning a home is an emotional experience. It often brings a mix of excitement, anticipation, and satisfaction, along with concerns about potential hidden defects and unexpected repair costs.

A home inspection is designed to help identify many of the significant issues that may be present in a property. However, no inspection can uncover every possible defect or future concern. Our goal is to identify and clearly communicate deficiencies, whether they are classified as Major Concerns, Minor Concerns, or Maintenance Items.

We encourage you to participate in the inspection process and will take the time necessary to explain our findings and answer any questions you may have. Understanding both the scope and limitations of a home inspection will help you make informed decisions and better understand the risks that may remain after the inspection is completed.

The following information is provided to help set realistic expectations and give you a better understanding of what a home inspection can and cannot reveal.

Overview

ClearPath Inspection Group, LLC endeavors to perform all inspections in substantial compliance with the Standards of Practice of the State of Florida, and the International Association of Certified Home Inspectors (InterNACHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in these governing bodies' Standards of Practice.

ClearPath Inspection Group, LLC Inspection SOP

- Home inspections are visual and non-invasive. This means that some deficiencies will not be visible or accessible. Examples include deficiencies behind walls, underground, in inaccessible portions of attics and crawlspaces, where access requires disassembly of components, beneath floor coverings, in areas concealed by furniture or personal belongings, and in areas where the inspector determines that access would be unsafe or could cause damage to the property. An inspection will not identify concealed or latent defects.
- Home inspections report on conditions present at the time of the inspection. Conditions can change. Something that functioned as intended during the inspection can fail immediately afterward. Home inspections do not eliminate the risks associated with buying and owning a home; they help identify and manage most major risks.
- Home inspections are one tool in your homeownership risk management plan. Other tools include homeowners insurance, home warranties, and periodic preventive maintenance. You should carefully research and understand all available risk management tools and implement those that are appropriate for your situation.
- We may report deficiencies in systems and components that are outside the scope of our inspection. We do this as an additional service and courtesy to you. You should not assume that we have fully inspected out-of-scope systems and components. Additional significant and costly deficiencies could exist in these systems and components. An inspection does not include items or appliances that are not permanently installed.
- Home inspections, including new construction inspections, are not building code or zoning compliance inspections. Only the local building official can conduct such inspections.
- Home inspectors are like general practice doctors. They look for symptoms that may indicate problems and refer you to specialists for additional diagnosis and evaluation. Sometimes the specialist determines that no actionable problem exists. This is a positive outcome. It is better to obtain a professional second opinion than to ignore a potential risk.
- Home inspections are limited by time. We strive to balance a reasonable inspection fee with the time required to discover most major deficiencies. It is neither practical nor feasible within that timeframe to remove all furniture, stored items, or wall hangings to inspect concealed areas. Home inspections involve one visit to the property and telephone consultation before and after the inspection. If you would like the inspector to monitor seller repairs or return to the property for any other reason, additional fees will apply.
- Home inspections with few or no findings are a good thing. The absence of major defects does not mean the inspection fee was "wasted." Just as you do not wish for an accident to justify your car insurance, you should not hope to find major defects to justify a home inspection. At some point, everything in a home will require repair or replacement. There are always upgrades, improvements, and enhanced disaster-resistant materials and building techniques available that may not be addressed in a standard home inspection.
- Home inspections do not report cosmetic deficiencies that a homeowner or buyer could readily observe through a normal walk-through of the property. The inspector's time, and your money, are best spent looking for deficiencies that most people do not know to look for in places most people do not access.
- An inspection does not determine the advisability or inadvisability of purchasing the inspected property.
- An inspection does not determine the insurability of the property.
- Home inspections focus on identifying and reporting major deficiencies that may require immediate repair or replacement. A major deficiency occurs when a component is significantly deficient, not functioning as intended, unsafe, or near the end of its service life. An immediate major repair is generally one that may cost more than \$1,000 when performed by a qualified licensed contractor. We may report minor deficiencies as a courtesy to you, but doing so does not expand the scope of this inspection.
- Some repairs may be complex, and there may be additional concerns that cannot be observed or discovered during this inspection. Therefore, we highly recommend that all reported items be further evaluated by appropriately licensed contractors or qualified repair professionals prior to the purchase of the home so that you fully understand the scope and cost of any necessary repairs. Any repairs should be performed by licensed and bonded tradespersons or other qualified professionals who provide copies of all receipts, warranties, and any applicable permits.

Please review the report in its entirety. It is ultimately your responsibility to interpret its findings and decide how to proceed.

This report does not offer an opinion regarding which party to the transaction should assume responsibility for addressing any concerns identified. As with all aspects of your real estate transaction, you should consult with your real estate professional and any appropriate advisors regarding the contents of this report.

How to Read and Use the Inspection Report

- It is very important that you read the entire home inspection report. It may be tempting to focus solely on the Summary Report because it contains the primary findings, deficiencies, and recommendations. Please resist that temptation. The full report contains important information that will help you better understand the condition of the property and place the findings and recommendations contained in the Summary Report into proper context.
- When systems or components addressed by the applicable Standards of Practice are present but not inspected, the reason(s) for the limitation will be identified within the "Limitations" section of this report.
- This report may contain observations regarding systems and components that, in the professional judgment of the inspector, are not functioning as intended, are significantly deficient, present a safety concern, or are nearing the end of their estimated service life. When the cause of a deficiency is not readily apparent, the suspected cause or reason for the condition may be reported. Recommendations for further evaluation, repair, replacement, or monitoring will be provided when deemed appropriate.

ClearPath Inspection Group, LLC performs inspections in accordance with applicable Standards of Practice and provides findings based on the conditions observed at the time of the inspection. The report should be reviewed in its entirety to gain a complete understanding of the property's condition, inspection limitations, and recommendations.

Use of Photos

USE OF PHOTOGRAPHS

Your inspection report includes numerous photographs. Many of these photographs are provided for informational purposes and offer general views of areas, systems, and components inspected. These images help demonstrate where the inspector accessed, what was observed, and the condition of the item or area at the time of the inspection.

Some photographs may depict deficiencies, safety concerns, damaged components, or other conditions noted in the report. These images are intended to help you better understand the observations and recommendations made by the inspector, as well as to illustrate areas that may not be readily accessible or visible during a typical walkthrough of the property.

Photographs should be considered a visual supplement to the written report and not a substitute for the report's narrative descriptions, findings, limitations, and recommendations. Not all deficiencies, concerns, or conditions identified during the inspection will be documented with photographs. Likewise, the absence of a photograph does not indicate that a condition does not exist.

All photographs represent conditions observed on the date and time of the inspection only. Conditions may change after the inspection due to repairs, deterioration, weather events, occupancy, or other factors. As with all aspects of this report, the written observations and recommendations should be reviewed in their entirety.

ClearPath Inspection Group, LLC uses photographs as a tool to enhance communication and improve your understanding of the property's condition at the time of the inspection.

Categories and Comments Key

CATEGORIES & COMMENT KEY

This report organizes observations into three categories to help prioritize repairs, maintenance, and further evaluation:

- Maintenance Items / Minor Defects / Informational Notes
 - Marginal or Potential Concerns
 - Significant, Major, or Safety Concerns

Regardless of the category assigned, all deficiencies should be reviewed and addressed by qualified professionals as appropriate. Safety-related concerns are identified in either the Orange or Red categories based on the inspector's assessment of risk but should always be addressed as soon as possible.



Minor Defect, Maintenance Item, or FYI Item

These are items that typically require routine maintenance, minor repairs, or monitoring. This category may also include:

- General wear and tear.
- Cosmetic deficiencies.
- Components in need of basic maintenance.
- Recommended upgrades or improvements.
- Informational observations and inspection limitations.
- Components that are approaching, at, or beyond their typical service life but were functioning at the time of the inspection.

While these items may not require immediate action, deferred maintenance can often lead to more significant and costly repairs over time. Components near or beyond their expected service life should be budgeted for replacement as failure may occur without warning. Examples include HVAC equipment, water heaters, plumbing systems, roofing materials, and other major home components.



Marginal / Potential Concern

This category includes deficiencies that may involve:

- Potential safety or health concerns.
- Improper installation practices.
- Functional deficiencies.
- Conditions that may worsen over time.
- Components operating below optimal standards.

Many items in this category may have been functional at the time of inspection; however, their current condition may contribute to future damage, reduced performance, or increased repair costs if not addressed.

Repairs, corrections, or further evaluation are recommended before the end of any applicable inspection or contingency period. These items typically require service by a qualified contractor and are generally beyond the scope of routine homeowner maintenance.



Significant Concern

These items represent conditions that are considered:

- Significant safety hazards.
- Potential health concerns.
- Major defects.
- Conditions requiring substantial repair or replacement costs.

Items in this category should be evaluated and corrected by qualified contractors as soon as practical. Further investigation may be necessary to determine the full extent of repairs needed. Immediate attention is recommended whenever occupant safety, property damage, or system failure is a concern.

RECOMMENDATIONS

Recommendations may be provided for observed deficiencies, concealed (latent) defects, maintenance concerns, or suggested improvements. In many cases, a system or component may have been functioning at the time of the inspection, but addressing the recommendation may improve safety, performance, reliability, or longevity.

Recommendations generally fall into one or more of the following categories:

1. Major Defects - Conditions requiring significant repair or replacement, such as structural deficiencies or major system failures.
2. Conditions Likely to Lead to Major Defects - Issues that may appear minor today but could result in substantial damage or costly repairs if left uncorrected, such as roof leaks or improper drainage.
3. Conditions Affecting Financing, Insurance, or Occupancy - Deficiencies that could impact the property's insurability, financing eligibility, or compliance with local occupancy requirements.
4. Safety Hazards - Conditions that present a risk of injury, fire, shock, or other hazards to occupants or the property, such as exposed energized electrical components.

All recommended items should be carefully considered and addressed as appropriate. In many cases, correcting a condition early can significantly reduce future repair costs while helping protect both people and property.

The categorization of findings reflects the inspector's professional judgment based solely on conditions observed at the time of inspection. Categories are intended to assist in prioritizing repairs and should not be interpreted to mean that items placed in a lower category do not require attention. Deferred maintenance and minor defects can quickly progress into more serious and costly problems if left unaddressed.

Every property and buyer is different. You may identify additional concerns not noted in this report or place a different level of importance on certain findings. We encourage you to review all observations carefully, consult qualified professionals when appropriate, and make repair decisions based on your own needs, priorities, and risk tolerance.

Notes

IMPORTANT INFORMATION

1. Standards of Practice

This inspection was performed in accordance with the InterNACHI® Standards of Practice. Clients are encouraged to review these standards to better understand the scope, limitations, and purpose of a home inspection: [InterNACHI SOP](#)

2. Our Commitment to You

At ClearPath Inspection Group, LLC, our commitment is to provide accurate, unbiased, and objective assessments of the property based on the conditions observed at the time of inspection. Our findings and opinions are derived from our training, experience, and professional judgment, and are intended to help clients make informed decisions regarding the property.

While we may receive referrals from real estate professionals, lenders, attorneys, business partners, or other industry contacts, our loyalty remains solely with our client. We do not allow outside interests, relationships, or potential business opportunities to influence our findings. We are committed to conducting every inspection with honesty, integrity, independence, and professionalism.

3. Property Condition Disclaimer

A home inspection is a snapshot of the property's observable condition on the date and time of the inspection. Conditions can change between the inspection date and closing, occupancy, or title transfer. For this reason, we strongly recommend that clients conduct a final walk-through immediately prior to closing and consider the purchase of a comprehensive home warranty for additional protection against unforeseen issues.

4. Notice to Third Parties

This report has been prepared exclusively for the client(s) identified in this report and remains the property of ClearPath Inspection Group, LLC. The inspection and report were completed under the terms of a written inspection agreement and are intended solely for the use of the named client(s).

Any third party, including prospective buyers, sellers, lenders, insurers, contractors, or agents, who obtains access to this report does so at their own risk. Because they were not a party to the inspection agreement, third parties should not rely on this report and are encouraged to obtain their own independent inspection by a qualified professional.

5. Inspection Agreement and Report Use

Acceptance, use, or reliance upon this report constitutes acknowledgment and acceptance of the terms, conditions, limitations, and exclusions contained within the Inspection Agreement previously provided to the client.

If you have not received or reviewed the Inspection Agreement, please contact ClearPath Inspection Group, LLC immediately. Should you disagree with the terms of the agreement, you must notify ClearPath Inspection Group, LLC upon receipt of this report. In such cases, all electronic and printed copies of the report shall be deleted or destroyed and may not be used, distributed, relied upon, or referenced, in whole or in part, for any real estate transaction or related purpose.

ClearPath Inspection Group, LLC

Clarity. Confidence. Informed Decisions.

Providing thorough, unbiased property inspections to help you move forward with confidence.

Inspection Limitations

INSPECTION LIMITATIONS

1. General Limitations

All home inspections have inherent limitations. Rather than repeating the same disclosures throughout this report, the following limitations apply by reference to all inspection findings, observations, recommendations, and limitations contained herein.

2. Concealed and Inaccessible Areas

The inspection is limited to areas and components that were readily accessible and visible at the time of the inspection. In occupied homes, personal belongings, furnishings, stored items, finishes, insulation, and other obstructions may conceal conditions from view. Additionally, certain systems and components may be hidden behind walls, ceilings, floors, siding, cabinetry, or other finish materials; located underground; situated within sealed assemblies; or otherwise inaccessible for inspection.

No determination can be made regarding the condition of concealed, inaccessible, or non-visible components. Defects, damage, deterioration, improper installations, moisture intrusion, pest activity, or other significant deficiencies may exist in these areas and remain undiscovered during a non-invasive inspection.

For a more complete evaluation, we recommend a thorough review of the property after personal belongings have been removed and all areas are accessible. Additional evaluation by qualified specialists may be appropriate where concerns exist. In some cases, invasive or destructive testing may be necessary to fully determine the condition of concealed components. Significant defects and repair costs may be present.

3. Concealed, Inoperable, or Shut-Down Components

No opinion is expressed regarding the condition, performance, functionality, or remaining service life of any component that was concealed, inaccessible, shut down, disconnected, not installed, or otherwise unavailable for inspection at the time of the evaluation.

Such components may contain hidden defects or operational issues that could not be identified during the inspection process. Clients seeking additional assurance regarding these components should consult with appropriately licensed and qualified contractors or specialists for further evaluation. In certain circumstances, dismantling, invasive testing, or other destructive measures may be required to determine actual condition and performance.

The possibility exists that substantial deficiencies, safety hazards, or significant repair and replacement expenses may be discovered once access is provided or systems are placed into operation.

Component Life Expectancy

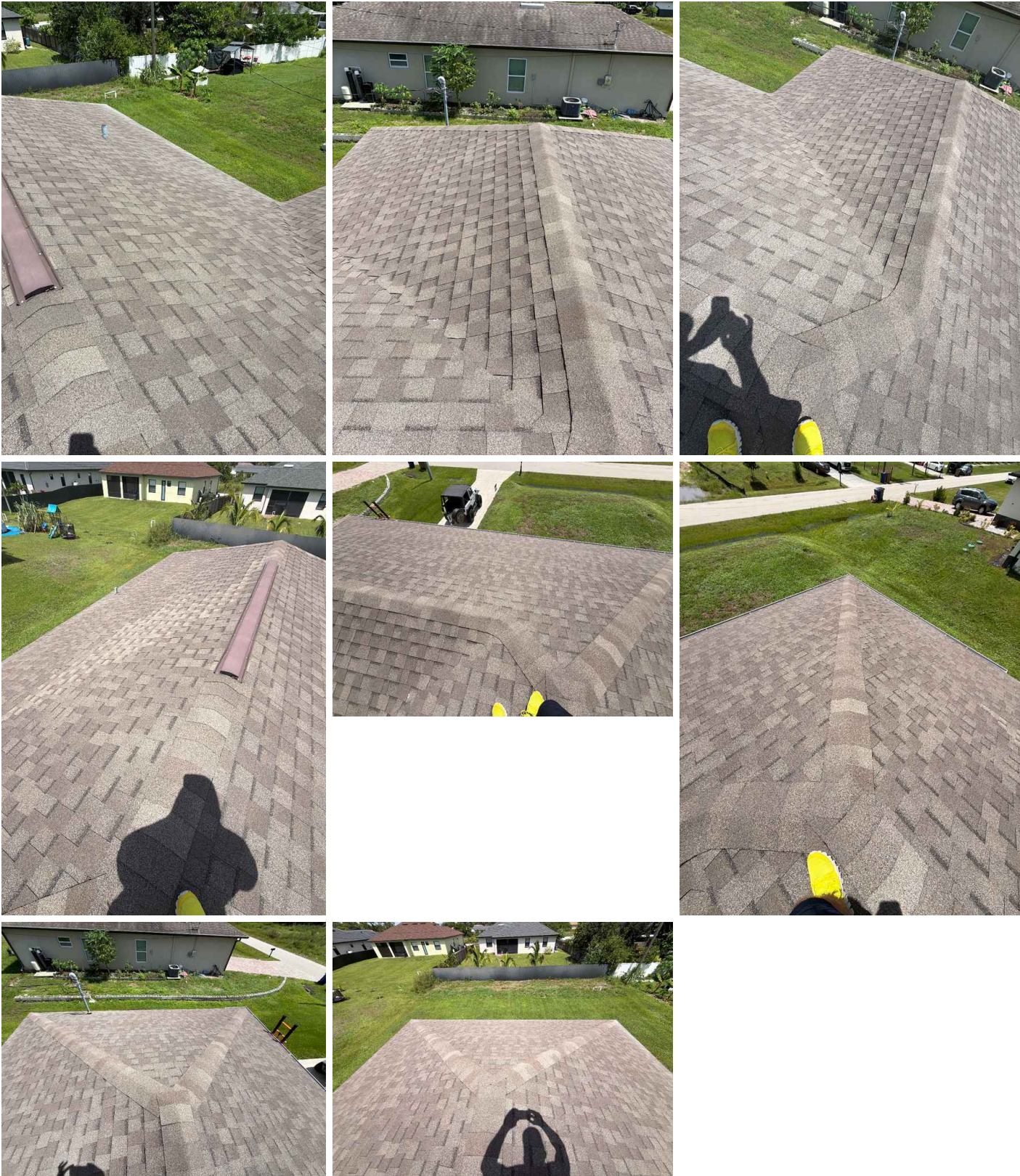
Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting

[Florida Household Life Expectancy Information](#)

Information

Page 11 of 83

Coverings: Material
Asphalt



Roof Drainage Systems: Gutter
Material
Aluminum

Flashings: Material
Asphalt

Deficiencies

2.1.1 Coverings



Maintenance Item

DAMAGED (GENERAL)

EXTERIOR

Minor damage to the roof covering was observed at the time of inspection. Damaged roofing materials can allow moisture intrusion, accelerate deterioration, and reduce the overall service life of the roof.

The full extent of any concealed damage could not be determined during this visual inspection.

Recommend to monitor for further damage.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings



Maintenance Item

ROOF GRANULE LOSS

SOUTH

Granule loss observed on roof coverings during inspection. Granules protect the underlying asphalt from UV damage and weathering. Some granule loss is normal over time. Progressive granule loss indicates the roof is aging and becoming more vulnerable to deterioration, which may lead to leaks and reduced roof lifespan.

Recommend a licensed roofing professional should evaluate the extent of granule loss and recommend whether repairs or replacement is needed.

Recommendation

Recommend monitoring.



South



South

2.2.1 Roof Drainage Systems

**DOWNSPOUTS DRAIN NEAR FOUNDATION**

EXTERIOR

The downspouts were observed discharging water too close to the home's foundation rather than directing runoff away from the structure. Concentrated water at the foundation can lead to soil saturation, erosion, moisture intrusion, settlement, and other foundation-related concerns. Over time, excessive moisture around the foundation may contribute to structural movement and damage to adjacent building components.

Proper drainage practices generally require roof runoff to be discharged a minimum of 4 to 6 feet away from the foundation.

Recommend extending the downspouts and/or installing an approved surface or underground drainage system to direct water away from the home's perimeter. Corrections should be made as needed to help reduce the risk of moisture intrusion, soil movement, and foundation-related damage.

Recommendation

Contact a handyman or DIY project



East



West

2.2.2 Roof Drainage Systems

**GUTTERS MISSING**

SIDES AND BACK

No gutters were present on the structure at the time of inspection other than front of home. While gutters may not be required on all homes, they are strongly recommended as they collect rainwater from the roof and direct it away from the foundation and other vulnerable areas of the property.

Without a gutter system, roof runoff can discharge directly adjacent to the structure, potentially contributing to soil erosion, excessive moisture around the foundation, settlement, staining of exterior surfaces, and moisture intrusion into crawlspaces or basements where applicable.

Recommend consideration be given to the installation of a properly designed gutter and downspout system. Gutters should be configured to direct roof runoff away from the home's foundation and help manage site drainage effectively.

Recommendation

Contact a qualified gutter contractor



East



North



North



West

2.3.1 Flashings

PLUMBING VENT SEALANT NEEDED

ROOF

The plumbing vent penetration through the roof lacks adequate sealant. Insufficient sealing around vent pipes allows water infiltration during rain, which can lead to leaks, water damage, and potential mold growth in the attic and interior walls. A qualified professional should inspect the vent seal and apply appropriate roofing sealant or flashing repair to ensure a watertight connection.

Recommendation

Contact a qualified professional.

 Recommendation



3: EXTERIOR

Information

General: Inspection Method

Visual, Attic Access



Siding, Flashing & Trim: Siding Material

Stucco

Exterior Doors: Exterior Entry Door

Exterior

Hollow Core



Front Door



Front Door



Front Door Label



Front Door Label

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch



Decks, Balconies, Porches & Steps: Material

Concrete

Walkways, Patios & Driveways: Driveway Material

Concrete

Deficiencies

3.1.1 General



Maintenance Item

LOW HANGING WIRE

A low hanging wire was observed on the exterior during inspection. This creates a potential hazard for occupants, vehicles, or equipment that may contact it. An electrical contractor should evaluate the wire to determine its purpose, condition, and proper routing or securing to eliminate the safety risk.

Recommendation

Contact a qualified professional.



7 to 7.5 ft high

3.7.1 Walkways, Patios & Driveways



Maintenance Item

DRIVEWAY CRACKING - MINOR

DRIVEWAY

Minor cosmetic cracking was observed in the driveway surface at the time of inspection. Small cracks are common in concrete and asphalt surfaces and may result from normal aging, shrinkage, temperature fluctuations, and minor soil movement. While the observed cracking does not currently appear to be a significant structural concern, it may allow water infiltration, which can contribute to further deterioration over time.

Recommend monitoring the affected areas for signs of widening, settlement, displacement, or additional cracking. As a preventative maintenance measure, a qualified driveway contractor may be consulted to seal or patch the cracks as needed to help limit moisture intrusion and extend the service life of the driveway.

Recommendation

Recommend monitoring.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method Visual	Foundation: Material Slab on Grade	Floor Structure: Basement/Crawlspace Floor Concrete
Floor Structure: Material Concrete	Floor Structure: Sub-floor Inaccessible	

5: HEATING

Information

AFUE Rating

NA - Electric

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

Homeowner's Responsibility

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 has an air filter, be sure to keep that filter cleaned.

Periodic Changing of Filter

Filters are critical to the system components as they trip particles in the air before they go into the unit. Filters should be changed/cleaned regularly. Depending on the type of filter, it can range from 1 to 3 months for the pleated type.

Equipment: Brand
Ruud

Equipment: Energy Source
Electric

Equipment: Heat Type
Forced Air



Distribution Systems: Ductwork

Attic

Insulated



Attic



Attic



Attic

Deficiencies

5.1.1 Equipment

FILTER DIRTY

HALLWAY RETURN

The furnace air filter was dirty at the time of inspection and is in need of replacement. A clogged or excessively dirty filter can restrict airflow through the HVAC system, reducing efficiency, increasing energy consumption, and placing additional strain on system components. Restricted airflow may also negatively impact heating performance and contribute to premature equipment wear.

Recommend replacing the furnace filter and maintaining a regular filter replacement schedule in accordance with the manufacturer's recommendations. Depending on the type of filter, system usage, indoor air quality conditions, and household factors such as pets, filters typically require replacement every 1 to 6 months. Routine filter maintenance can help improve system efficiency, indoor air quality, and equipment longevity.

Recommendation

Recommended DIY Project



Maintenance Item



Hallway, something in there



Dirty Filter



Filter Size

5.2.1 Normal Operating Controls

HEAT TRIGGERING SMOKE ALARM

INTERIOR

The smoke alarm activated during operation of the heating system, and a burning-type odor was noted at the time of inspection. The source of the odor and alarm activation could not be determined during this visual home inspection. Possible causes may include dust burning off heating components, electrical issues, overheating equipment, combustion-related concerns, or a smoke alarm installed too close to the heating system. Because activation of a smoke alarm accompanied by a burning odor may indicate a potential safety concern, further evaluation is recommended.

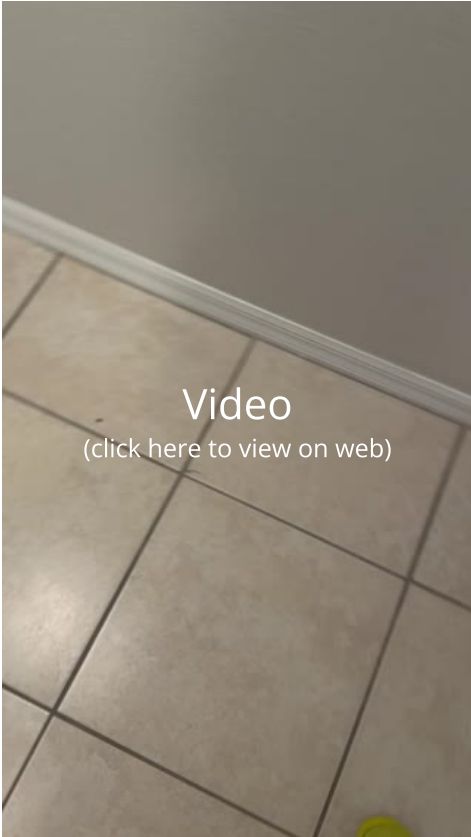
Recommend evaluation by a qualified HVAC contractor to determine the source of the odor and verify the heating system is operating safely. The smoke alarm location should also be reviewed and relocated if found to be improperly positioned near a heat source. Any identified deficiencies should be corrected promptly.

Recommendation

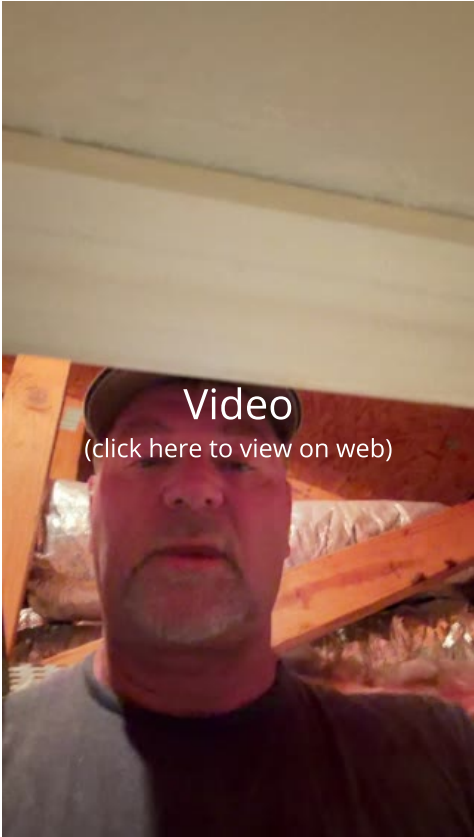
Contact a qualified professional.



Safety Hazard



Alarm



Post Alarm Check

6: COOLING

Information

Cooling Equipment: Brand
Ruud



Northeast



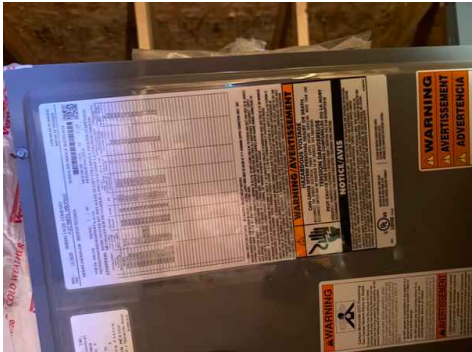
Label



Attic



Label



Label



Safety Switch



Hallway Thermostat

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Exterior North



Cooling Equipment: SEER Rating

14 SEER

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

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

**Distribution System:
Configuration**

Central, Split

Deficiencies

6.1.1 Cooling Equipment

REFRIGERANT LINE INSULATION MISSING OR DAMAGED

NORTHWEST

The refrigerant line insulation was observed to be missing and/or damaged at the time of inspection. Insulation on the refrigerant suction line is important for maintaining system efficiency and preventing condensation from forming on the refrigerant piping. Missing or deteriorated insulation can result in energy loss, reduced cooling performance, excessive condensation, and potential moisture-related damage to surrounding materials.

Recommend replacing the missing or damaged insulation with appropriate insulation designed for HVAC refrigerant lines. Proper insulation can help improve system efficiency, prevent condensation, and extend the service life of the air conditioning system.

Recommendation

Recommended DIY Project



Recommendation



6.1.2 Cooling Equipment

SECONDARY DRAIN NOT CONNECTED

ATTIC

The secondary condensate drain line was observed to be disconnected at the time of inspection. The secondary drain system is designed to provide an alternate drainage path if the primary condensate drain becomes clogged or fails. When the secondary drain line is not connected, condensate overflow from the auxiliary drain pan may discharge into the attic, ceiling cavity, or other concealed areas, potentially resulting in water damage, staining, mold growth, and deterioration of building materials.

Recommend evaluation and repair by a licensed HVAC contractor. The secondary drain line should be properly connected and configured to provide a safe and effective overflow drainage path, helping to prevent moisture-related damage in the event of a primary drain system failure.

Recommendation

Contact a qualified HVAC professional.



Recommendation



6.1.3 Cooling Equipment

CONDENSATION ON REFRIGERANT LINES

ATTIC



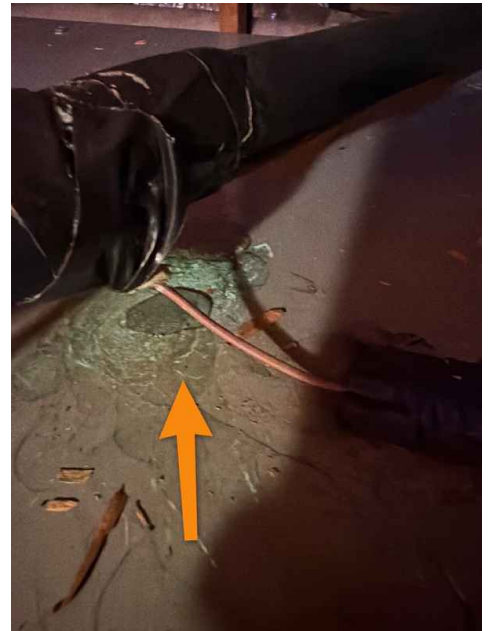
Recommendation

Condensation was observed on the cooling system's refrigerant lines within the attic during the inspection. Moisture accumulation on refrigerant lines is often associated with damaged, missing, or inadequate insulation, elevated attic humidity, or HVAC system performance issues. Continued condensation can result in water staining, damage to insulation, deterioration of building materials, and potential microbial growth if left uncorrected.

Recommend evaluation by a qualified HVAC contractor. The refrigerant line insulation should be inspected and repaired or replaced as needed, and the cooling system should be evaluated to verify proper operation and efficiency. Any moisture-damaged materials should also be repaired as necessary to prevent further deterioration.

Recommendation

Contact a qualified professional.



Currently active

6.1.4 Cooling Equipment

LEAK INTO DRIP PAN

ATTIC

Evidence of previous and active water intrusion was observed in the cooling system's auxiliary drain pan during the inspection. The presence of water and staining indicates the condensate drainage system is not functioning properly or has experienced a blockage, overflow condition, leak, or other drainage-related deficiency.

Water accumulation in the drain pan can lead to mold growth, corrosion of HVAC components, damage to insulation, and moisture-related deterioration of surrounding building materials. If left uncorrected, continued overflow may result in ceiling or structural damage below the air handler.

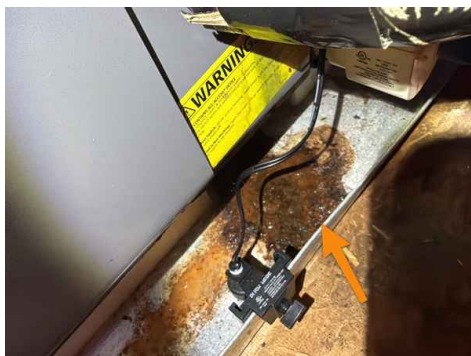
Recommend evaluation by a licensed HVAC contractor. The condensate drain system should be inspected for blockages, leaks, improper installation, or component failure, and repaired as necessary. Any damaged insulation or building materials should also be addressed to help prevent further moisture-related damage.

Recommendation

Contact a qualified HVAC professional.



Recommendation



Active Leak



Rust

7: PLUMBING

Information

Filters

Northwest

Whole house conditioner



System



Filter



System



Piping

Water Source

Well

Water Pressure

Northwest

Low Pressure, Pressure Loss Throughout Home, Unknown

Water pressure was measured at approximately 30-35 PSI at two separate fixtures during the inspection. Typical residential water pressure generally ranges from 40-80 PSI, with optimal performance commonly occurring between 50-70 PSI. Pressure levels below the recommended range may result in reduced fixture performance, slower water flow, and diminished operation of plumbing fixtures and appliances.

The cause of the low water pressure could not be determined during this visual inspection. Possible causes include restrictions in the plumbing system, a malfunctioning pressure regulator, water supply issues, partially closed valves, or other plumbing-related deficiencies.

Recommend evaluation by a licensed plumber. The water supply system should be inspected to determine the cause of the reduced pressure and repaired as necessary to restore adequate water flow and system performance.



Low Pressure



Main Water Shut-off Device: Location

Exterior

North



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



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

Water Supply, Distribution Systems & Fixtures: Distribution Material
PVC



Attic

Attic

Water Supply, Distribution Systems & Fixtures: Water Supply
Material
PVC

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

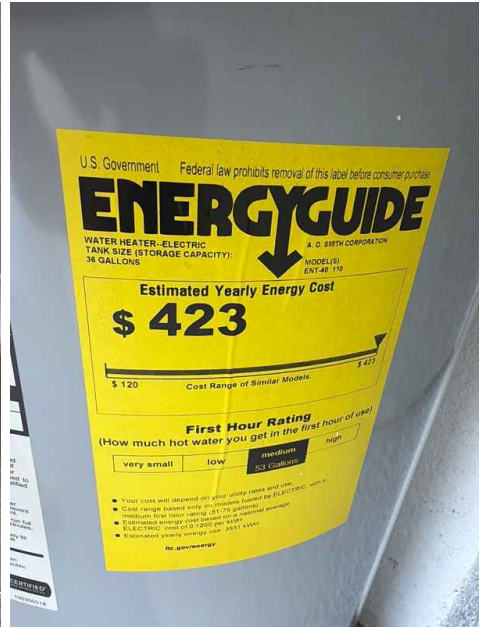
Hot Water Systems, Controls, Flues & Vents: Location
Garage

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

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

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





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

Electric

Hot Water Systems, Controls, Flues & Vents: Yearly Service Recommendation

Hot water systems benefit from annual professional maintenance to ensure optimal performance and longevity. Yearly service typically includes flushing sediment from the tank, inspecting the heating element or burner, testing the temperature and pressure relief valve, and checking for corrosion or leaks.

Limitations

Hot Water Systems, Controls, Flues & Vents

BREAKER OFF DURING INSPECTION

The breaker for the hot water system was in the off position during the inspection. This prevented full evaluation of the system's operation and functionality. The breaker should be turned on to allow for proper testing and assessment of the water heater.



Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures



Recommendation

LOOSE OUTSIDE FAUCET

WEST

The exterior hose bibb/faucet was observed to be loose at its mounting point during the inspection. A loose faucet can place stress on the plumbing connections concealed within the wall, potentially leading to leaks, water damage, and premature failure of the piping or fixture. Movement of the faucet during normal use may also compromise the watertight seal at the exterior wall.

Recommend evaluation by a licensed plumber. The faucet should be properly secured to the structure, and all associated connections should be inspected for leaks or damage. Repairs should be completed as necessary to restore a secure, watertight installation and prevent future water-related issues.

Recommendation

Contact a qualified plumbing contractor.



7.3.2 Water Supply, Distribution Systems & Fixtures



Recommendation

RUSTING FILTER CAGE

EXTERIOR, EAST

A rusted filter cage was observed around the water filtration system during the inspection. Corrosion of the filter cage may reduce its structural integrity.

Recommend evaluation by a licensed contractor. The filter housing and cage should be inspected to determine the extent of the corrosion, and the affected components should be repaired or replaced as necessary.

Recommendation

Contact a qualified general contractor.



East



East

8: ELECTRICAL

Information

Ground Rod

Service Entrance Conductors: Electrical Service Conductors
Overhead, 220 Volts



East



Roof

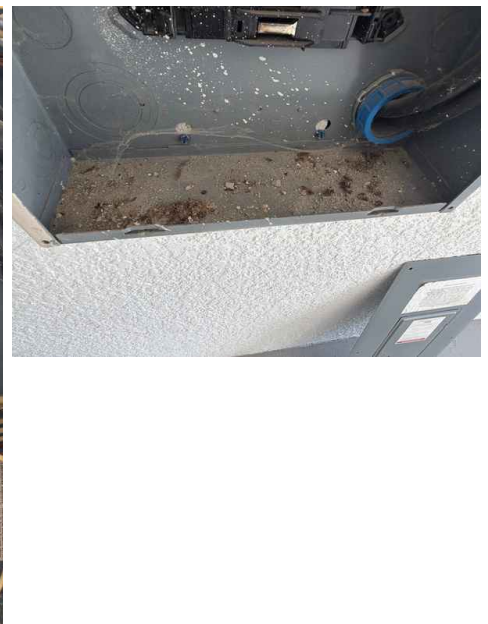
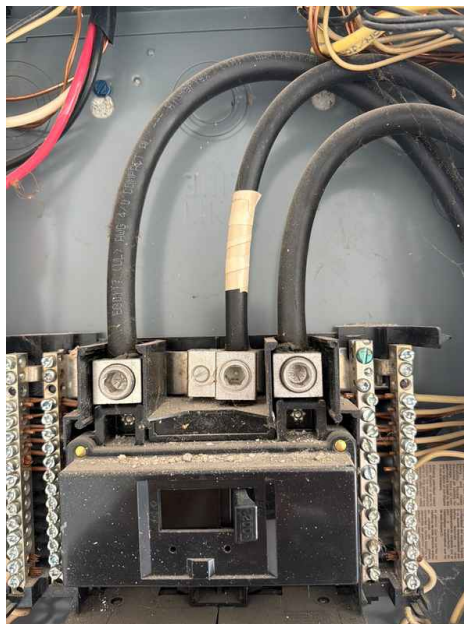
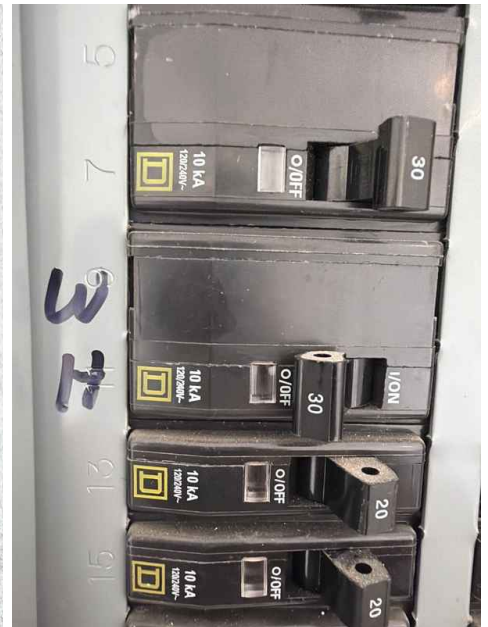
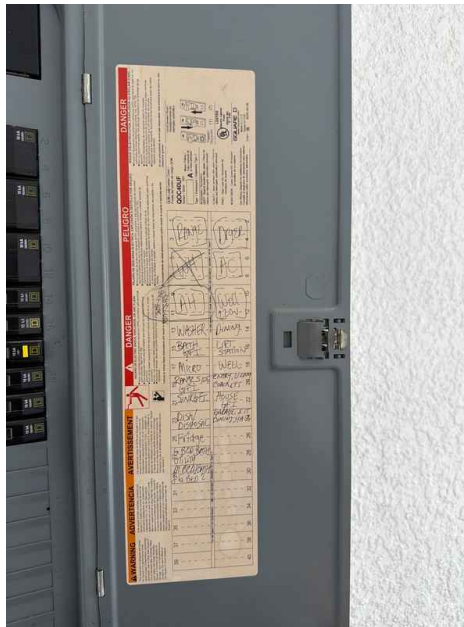
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Garage

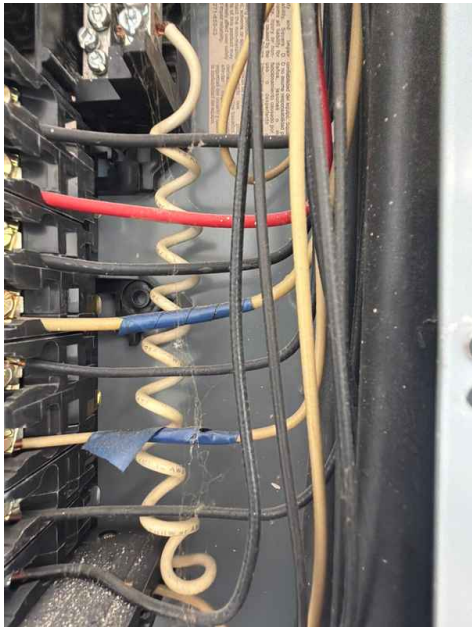
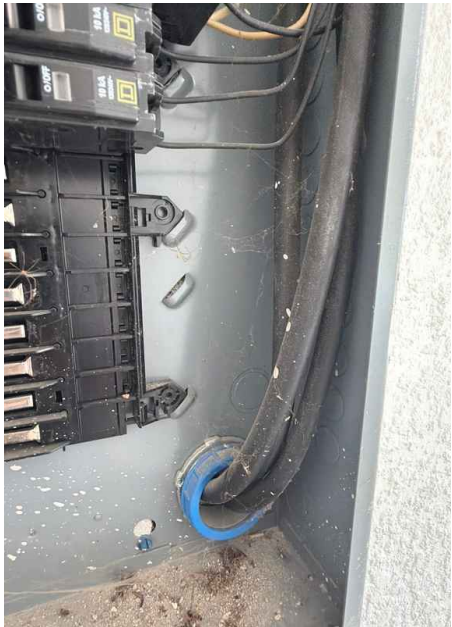
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

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

Garage

Square D





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

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

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



Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex

Smoke Detectors: Smoke Detectors Present



Guest Bedroom



Guest Bedroom



Master Bedroom



Kitchen



Living Room

Deficiencies

8.3.1 Branch Wiring Circuits, Breakers & Fuses

WIRING TOO CLOSE TO ATTIC ENTRANCE
ATTIC

 Safety Hazard

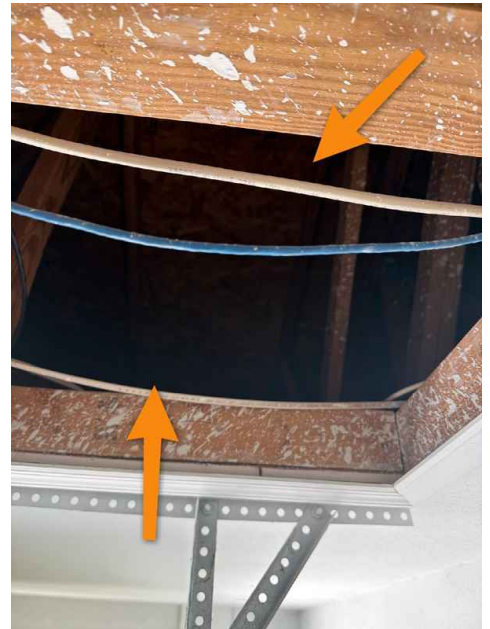
Electrical wiring was observed in close proximity to the attic and/or crawlspace access opening during the inspection. Wiring located near access points is susceptible to accidental contact, abrasion, or physical damage during routine access and maintenance activities. Damaged wiring can create electrical shock hazards, short circuits, and potential fire risks.

Current standards generally require wiring to be protected where subject to physical damage, and it is recommended that exposed wiring be maintained a minimum of 6 feet from the attic access opening or otherwise protected by an approved method when located near access areas.

Recommend evaluation by a licensed electrician. The wiring should be properly secured, relocated, or protected with approved conduit or guarding as necessary to reduce the risk of damage and improve safety at the attic/crawlspace entrance. Any deficiencies should be corrected to ensure the electrical system remains safely installed and protected.

Recommendation

Contact a qualified electrical contractor.



Garage attic entrance

8.4.1 Lighting Fixtures, Switches & Receptacles



Recommendation

LIGHT INOPERABLE

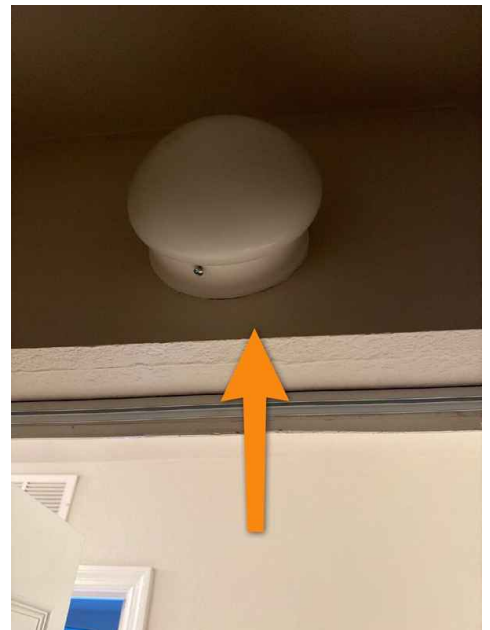
HALL CLOSET

Hall Closet light fixture was not functioning when operated during the inspection. The cause of the condition could not be determined as part of this visual inspection and may be due to a burned-out bulb, defective fixture, faulty switch, tripped circuit breaker, wiring defect, or other electrical issue.

Because the source of the problem could not be confirmed during the inspection, further evaluation is recommended. Check the light bulb first. If that doesn't work, a licensed electrician should inspect the affected fixture and associated circuit to determine the cause of the malfunction and perform any necessary repairs or replacement. Corrective action is advised to restore proper functionality and ensure the electrical system operates safely.

Recommendation

Contact a qualified electrical contractor.



Hallway closet

8.4.2 Lighting Fixtures, Switches & Receptacles



Recommendation

LOOSE ELECTRICAL RECEPTACLE

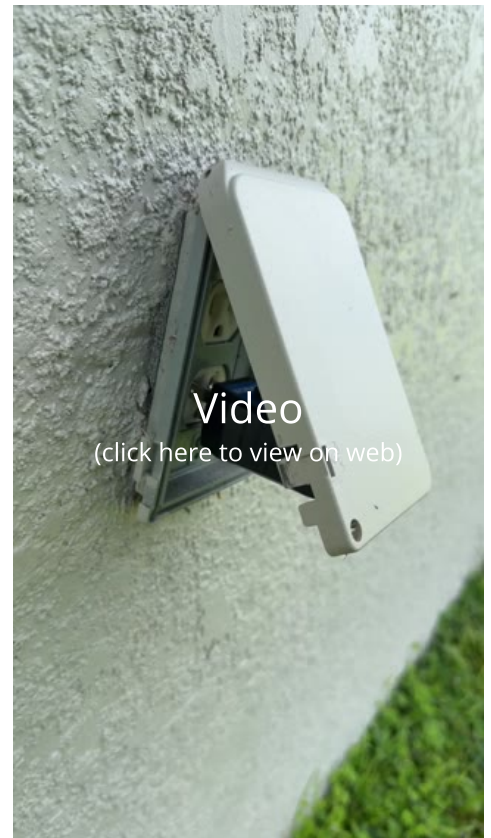
EXTERIOR, NORTH

An exterior electrical receptacle was observed to be loose during the inspection. Loose receptacles can result in poor electrical connections, increased resistance, overheating, arcing, and potential electrical shock hazards. Receptacles installed in exterior locations are especially vulnerable to movement, moisture intrusion, and deterioration when not securely mounted.

Recommend evaluation and repair by a licensed electrician. The receptacle should be properly secured to the electrical box, all mounting hardware tightened, and the box and weather-resistant cover evaluated to ensure a safe and secure installation. Any damaged components should be repaired or replaced as necessary to reduce the risk of electrical shock and fire hazards.

Recommendation

Contact a qualified professional.



North

8.4.3 Lighting Fixtures, Switches & Receptacles

NON-FUNCTIONING RECEPTACLE

GUEST BEDROOM, SW



Safety Hazard

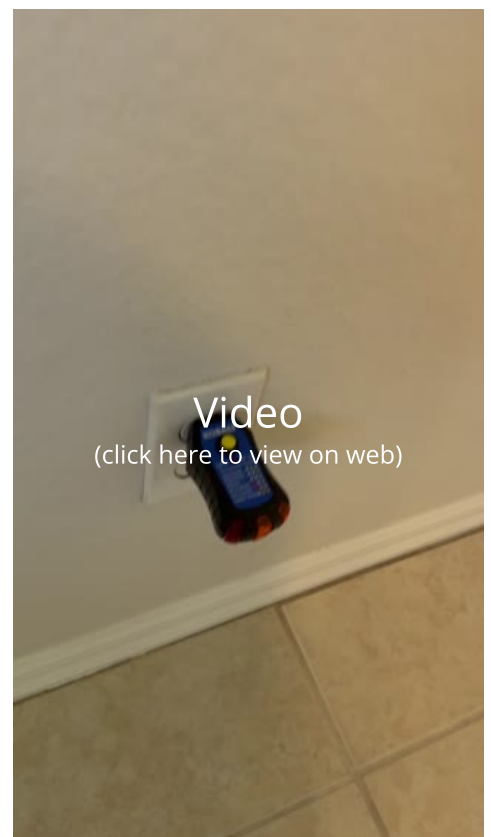
An electrical receptacle was observed to provide power only when a plug was moved or "wiggled" during testing. The receptacle would not consistently supply power when a device was plugged in normally. This condition is indicative of a loose internal connection, worn receptacle contacts, damaged wiring, or other electrical defect.

Intermittent electrical connections can create arcing, overheating, equipment damage, and potential fire hazards. Because power was only restored when the plug was manipulated, the receptacle should be considered defective.

Recommend evaluation by a licensed electrician. The affected receptacle and associated wiring should be inspected and repaired or replaced as necessary to restore a safe, secure, and reliable electrical connection. Prompt corrective action is advised due to the potential fire and shock hazards associated with loose electrical connections.

Recommendation

Contact a qualified electrical contractor.



Guest Bedroom, SW

8.4.4 Lighting Fixtures, Switches & Receptacles

 Recommendation

NON-FUNCTIONING LIGHT SWITCH

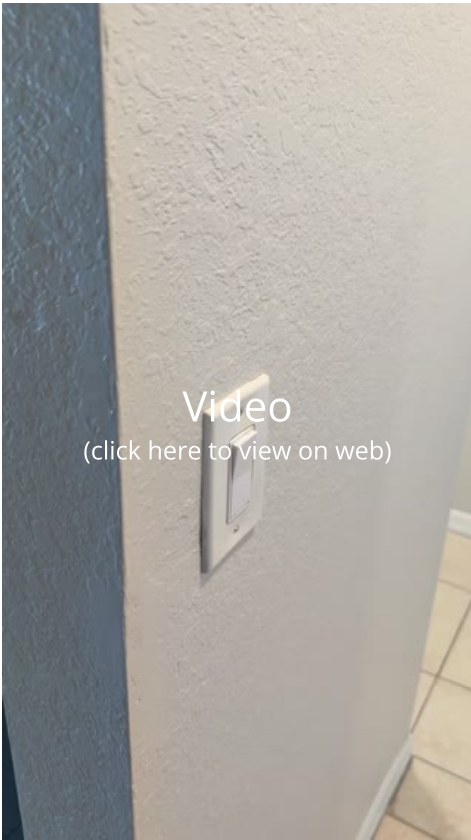
HALLWAY

A 3-way light switch was observed to operate improperly during testing. The light would only function when the companion switch was in a specific position, rather than operating normally from either switch location. This condition is often indicative of incorrect wiring, a failed switch, improper traveler wire connections, or another defect within the 3-way switching circuit.

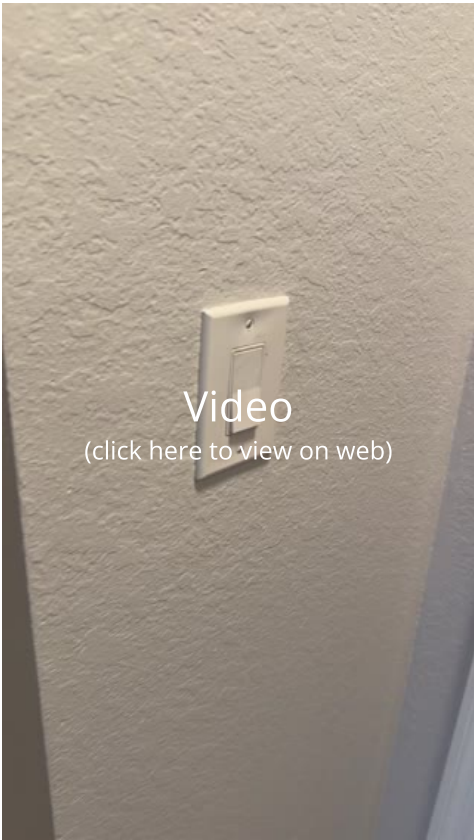
Improperly functioning 3-way switches can reduce convenience and may indicate an underlying electrical wiring issue. The cause of the condition could not be determined during this visual inspection.

Recommend evaluation by a licensed electrician. The affected switches and associated wiring should be inspected and repaired as necessary to restore proper operation, allowing the light to function correctly from either switch location regardless of the position of the other switch.

Recommendation
Contact a qualified electrical contractor.



Hallway by kitchen



Hallway by bedroom

8.4.5 Lighting Fixtures, Switches & Receptacles

 Recommendation

NON-FUNCTIONING RECEPTACLE

KITCHEN

An electrical receptacle was observed to be defective during the inspection. The lower outlet could not be tested because an unknown obstruction inside the receptacle prevented the tester from being fully inserted. This condition may indicate internal damage, a failed tamper-resistant mechanism, foreign material within the receptacle, or another defect affecting normal operation.

Because the receptacle could not be fully tested, proper operation and safety could not be verified. A damaged or obstructed receptacle may create poor electrical connections, overheating, equipment damage, and potential shock hazards.

Recommend evaluation by a licensed electrician. The affected receptacle should be inspected and repaired or replaced as necessary to restore safe and proper operation. Any associated wiring defects should also be corrected as needed.

Recommendation

Contact a qualified electrical contractor.



Cannot plug in bottom outlet, kitchen above DW

8.4.6 Lighting Fixtures, Switches & Receptacles

GARBAGE DISPOSAL SWITCH DISCONNECTED

KITCHEN

A wall switch commonly associated with a garbage disposal was observed; however, no garbage disposal was installed beneath the sink at the time of inspection. The switch did not appear to control any connected device and is likely disconnected, abandoned, or reserved for future installation of a garbage disposal.

While this condition does not currently affect the operation of the home, the purpose and wiring of the switch could not be verified during the inspection.

Recommend evaluation by a licensed electrician if the switch is intended to be functional. Otherwise, no action may be necessary unless a future garbage disposal installation is planned.

Recommendation

Contact a qualified professional.



Recommendation



Kitchen, no disposal

8.4.7 Lighting Fixtures, Switches & Receptacles

ACTIVE BEE NEST IN EXTERIOR RECEPTACLE

EXTERIOR, EAST



Recommendation

An active bee nest was observed within an exterior electrical receptacle during the inspection. The presence of bees within the outlet enclosure creates a safety hazard for anyone attempting to use, inspect, or service the receptacle. Disturbing the nest may provoke defensive behavior and result in stings, particularly for individuals with allergies or sensitivities.

Additionally, the nest may obstruct proper operation of the receptacle and could interfere with the weather-resistant enclosure designed to protect the electrical components.

Recommend contacting a licensed pest control professional to safely remove the nest before the receptacle is used or serviced. Once the nest has been removed, the receptacle and enclosure should be inspected by a licensed electrician for damage, contamination, or deterioration and repaired as necessary to ensure safe operation.

Recommendation

Contact a qualified pest control specialist.



Exterior, East

8.5.1 GFCI & AFCI

NON-FUNCTIONING GFCI RECEPTACLE

EXTERIOR, NORTH

The GFCI (Ground-Fault Circuit Interrupter) receptacle failed to reset when tested during the inspection. A GFCI receptacle that will not reset is typically defective, improperly wired, without power, or experiencing a fault condition within the circuit. As a result, the receptacle cannot provide the ground-fault protection for which it was designed.

A non-functional GFCI may leave the circuit unprotected against electrical shock hazards, particularly in locations exposed to moisture. Because proper GFCI protection is an important safety feature, the condition should be corrected promptly.

Recommend evaluation by a licensed electrician. The affected receptacle and associated circuit should be inspected to determine the cause of the failure. The GFCI device should be repaired or replaced as necessary to restore proper operation and electrical safety.

Recommendation

Contact a qualified electrical contractor.



Recommendation



North, front

8.5.2 GFCI & AFCI

GFCI OUTLET FAILED TO RESET

MASTER BATH



Recommendation

A GFCI (Ground-Fault Circuit Interrupter) receptacle failed to reset during testing at the time of inspection. A GFCI that will not reset is not functioning properly and cannot provide the ground-fault protection it is designed to offer. This condition may be caused by a defective GFCI device, loss of power, improper wiring, or another fault within the circuit.

Because GFCI protection is an important safety feature intended to reduce the risk of electrical shock, the affected receptacle should be considered defective until further evaluation is completed.

Recommend evaluation by a licensed electrician. The receptacle and associated circuit should be inspected to determine the cause of the failure. The GFCI should be repaired or replaced as necessary to restore proper operation and electrical safety.

Recommendation

Contact a qualified electrical contractor.



Master bath

9: ATTIC, INSULATION & VENTILATION

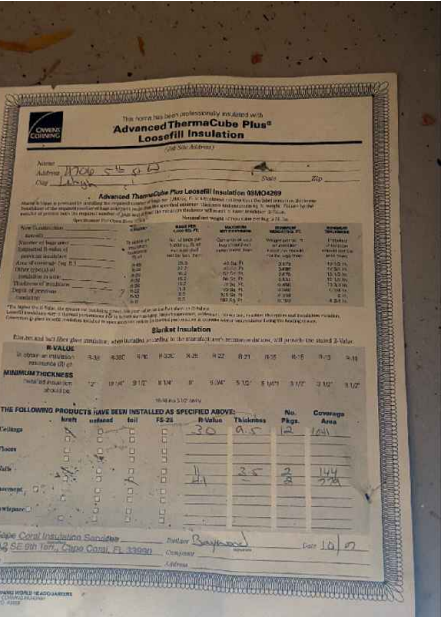
Information

Dryer Power Source
220 Electric

Dryer Vent
Metal

Flooring Insulation
None

Attic Insulation: Insulation Type
Fiberglass



Install Info Sheet

Attic Insulation: R-value
30



Depth



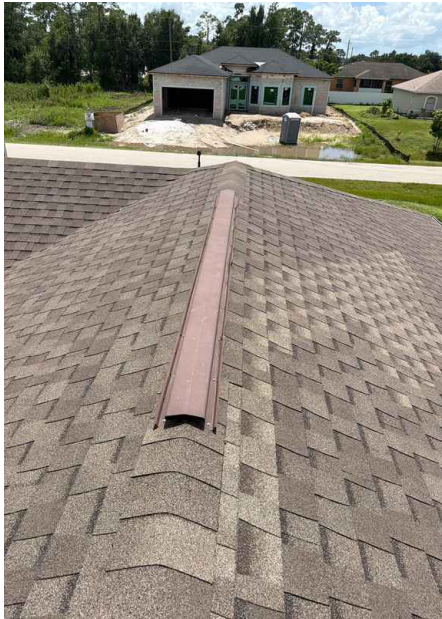
Depth

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan Only



Deficiencies

9.3.1 Ventilation

INADEQUATE RIDGE VENT

ROOF



The ridge vent appeared undersized and/or insufficient to provide adequate attic ventilation. During the inspection, attic temperatures were observed to be approximately 160°F, which is significantly elevated and may indicate inadequate attic airflow. Excessive attic heat can reduce the effectiveness of insulation, increase cooling costs, accelerate deterioration of roofing materials, and contribute to premature aging of HVAC components located in the attic.

Inadequate ventilation can also trap moisture within the attic, potentially leading to condensation, wood deterioration, mold growth, and reduced overall performance of the attic system. The observed attic temperature suggests the current ventilation system may not be adequately exhausting heat from the attic space.

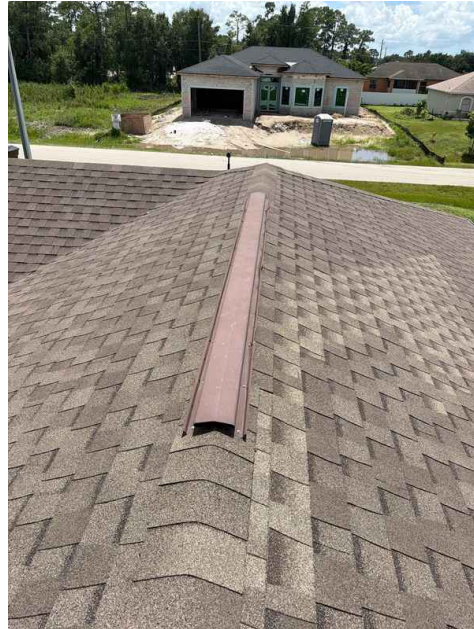
Recommend evaluation by a licensed roofing or attic ventilation contractor. The attic ventilation system should be assessed to determine whether additional ridge venting, soffit venting, attic fans, or other ventilation improvements are needed to provide proper airflow and reduce excessive attic temperatures. Corrective action may improve energy efficiency, help protect roofing materials, and extend the service life of attic-installed equipment.

Recommendation

Contact a qualified roofing professional.



Attic Temp



Ridge Vent

9.4.1 Exhaust Systems

LOUD EXHAUST FAN

MASTER BATHROOM

The bathroom exhaust fan produced excessive noise during operation at the time of inspection. Excessive noise may indicate loose mounting hardware, a worn fan motor, damaged fan blades, duct restrictions, or other mechanical deficiencies. While the fan was operational, the abnormal noise suggests the unit may not be functioning as intended and could be nearing the end of its service life.

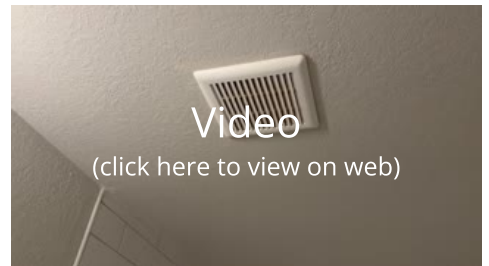
Recommend evaluation by a qualified contractor. The fan assembly, mounting components, and exhaust ductwork should be inspected to determine the source of the noise and repaired or replaced as necessary to restore proper operation and ventilation performance. Provide your feedback on BizChat

Recommendation

Contact a qualified professional.



Recommendation

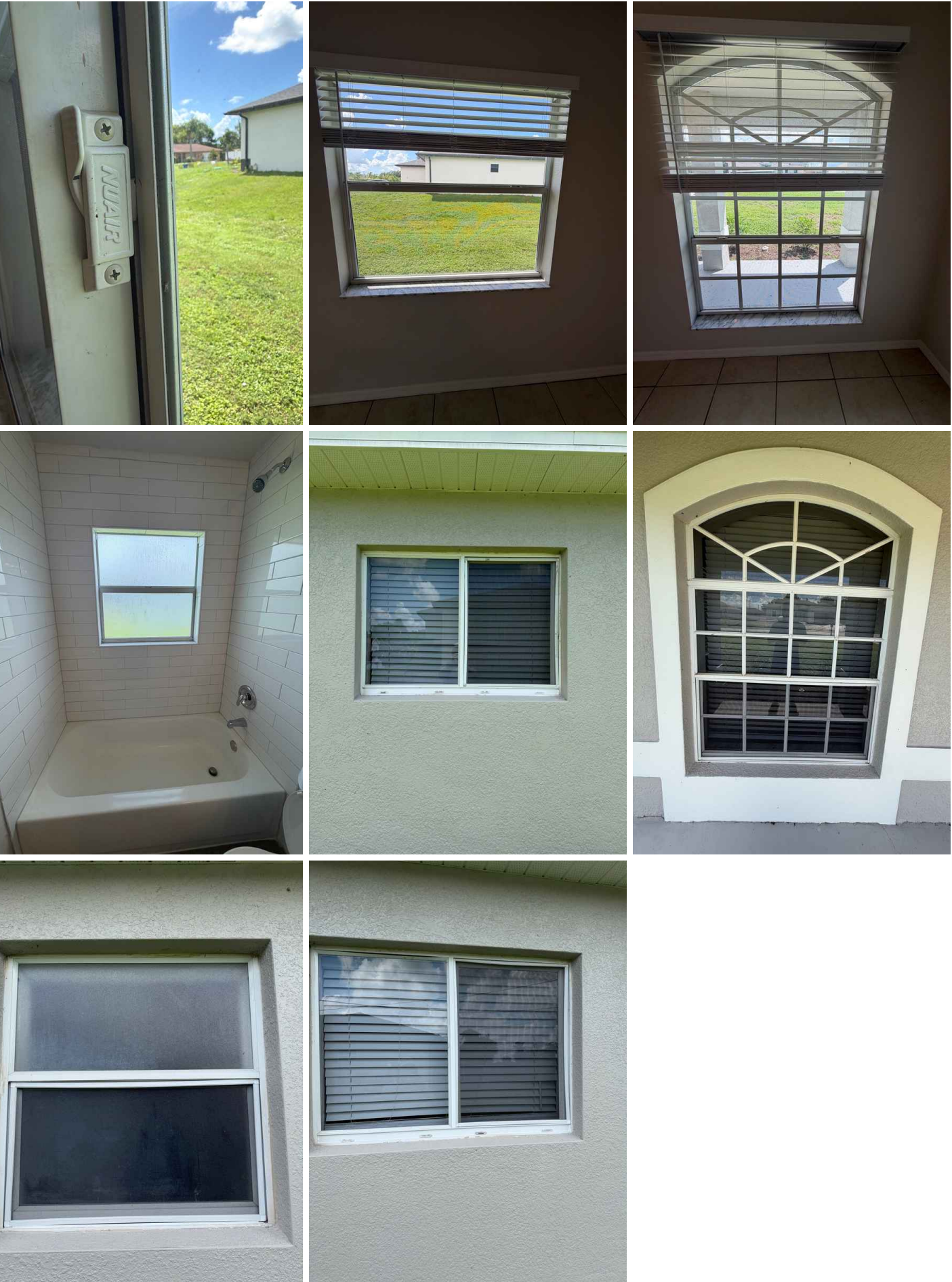


Master bath

10: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Nuair



Windows: Window Type Sliders	Floors: Floor Coverings Tile	Walls: Wall Material Drywall, Plaster
Ceilings: Ceiling Material Plaster		
Countertops & Cabinets: Cabinetry Wood		



Countertops & Cabinets:
Countertop Material
Granite

Deficiencies

10.2.1 Windows

 Maintenance Item

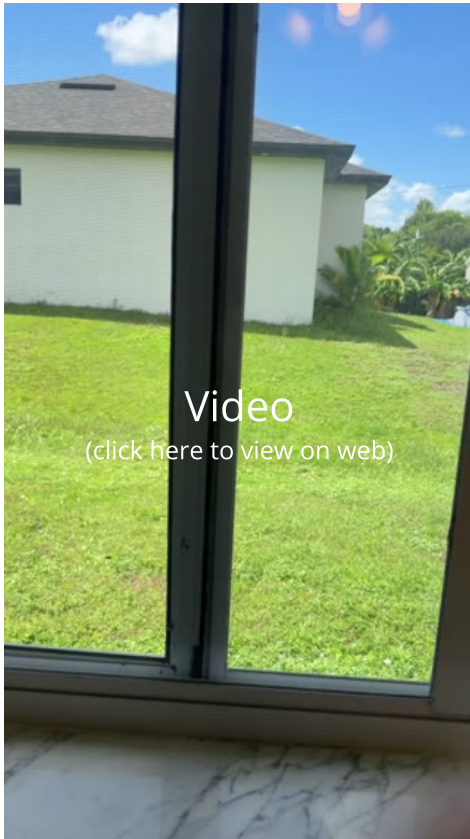
LOUD WINDOW OPERATION

GUEST BEDROOM

One or more windows produced excessive noise when opened and/or closed during the inspection. This condition is commonly caused by dirt or debris in the window tracks, worn hardware, lack of lubrication, or normal age-related wear of moving components. While the windows were operational, continued use without maintenance may result in increased wear and reduced ease of operation.

Recommend cleaning the window tracks and lubricating all applicable moving components. If excessive noise persists after maintenance, evaluation by a qualified window contractor is recommended to identify and repair any worn or damaged hardware. Proper maintenance can help restore smooth, quiet operation and extend the service life of the window components.

Recommendation
Recommended DIY Project



Guest Bedroom

10.3.1 Floors

DAMAGED (GENERAL)

VARIOUS

Moderate damage to the flooring was observed at one or more locations during the inspection. The damage may include wear, deterioration, staining, surface defects, separation, cracking, buckling, or other conditions that affect the appearance and/or performance of the flooring material. While the observed condition may not currently prevent normal use, continued deterioration can result in additional damage and may eventually require more extensive repairs.

The full extent of any underlying damage could not be determined during this visual inspection.

Recommend evaluation by a qualified flooring contractor to assess the condition and perform any necessary repairs or replacement. Corrective action should be taken as needed to restore the appearance, functionality, and serviceability of the affected flooring.

Recommendation

Contact a qualified flooring contractor





Guest bedroom, west



Hallway to guest bedroom, NW



Hall closet



Hall Closet



Master bedroom



Laundry

11: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Unknown



Refrigerator: Brand
GE



Range/Oven/Cooktop: Range/Oven Brand
GE



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

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



Washing Machine: Washing Machine Brand
No President

Clothes Dryer: Clothes Dryer Brand
Mot Present

Clothes Dryer: Clothes Dryer Power Source
Electric (240V)



Clothes Dryer: Clothes Dryer Vent**Type**

Rigid Metal Duct



12: GARAGE

Information

Garage Door: Material
Aluminum

Garage Door: Type
Up-and-Over



Deficiencies

12.2.1 Floor

CRACKED FLOOR

GARAGE

Cracking was observed in the garage floor during the inspection. Concrete floor cracks can develop as a result of normal shrinkage, settlement, age-related deterioration, soil movement, or other conditions. The significance of floor cracking often depends on factors such as crack width, displacement, pattern, and evidence of ongoing movement.

While some garage floor cracking may be cosmetic in nature, larger or unusual crack patterns can indicate underlying settlement or structural concerns that warrant further evaluation. The extent and cause of the observed cracking could not be fully determined during this visual inspection.

Recommend monitoring the cracks for signs of widening, vertical displacement, or additional movement. If concerns exist regarding the size, pattern, or progression of the cracking, further evaluation by a qualified concrete contractor or structural engineer is recommended to determine whether repairs or additional corrective measures are necessary. Repair options may range from crack sealing and patching to more extensive corrective work depending on the findings.



Maintenance Item



Filled in

Recommendation

Recommend monitoring.

12.3.1 Walls & Firewalls

DAMAGED DRYWALL

GARAGE

Evidence of previous repair work was observed on the garage wall drywall at the time of inspection. The repaired area appeared consistent with prior damage that had been addressed before the inspection. No indications of active moisture intrusion, ongoing movement, or recent damage were observed at the repaired location during the inspection.

While the repair appears serviceable at this time, the quality and extent of any concealed repairs cannot be determined during a visual inspection.

Recommend monitoring the area for signs of recurring cracking, staining, moisture intrusion, or other deterioration. No corrective action is recommended at this time unless future movement or damage is observed.

Recommendation

Recommend monitoring.



Maintenance Item



Repaired before

12.4.1 Garage Door

GARAGE DOOR PRESSURE SENSOR NOT WORKING

GARAGE

The garage door opener's force-reversal (pressure) safety feature did not function properly when tested during the inspection. This safety device is designed to detect excessive resistance or an obstruction in the path of the garage door and automatically reverse the door's direction to help prevent injury and property damage.

A malfunctioning force-reversal system creates a significant safety hazard because the door may continue closing when it encounters an obstruction. This condition can increase the risk of injury to occupants, pets, and damage to vehicles or personal property.

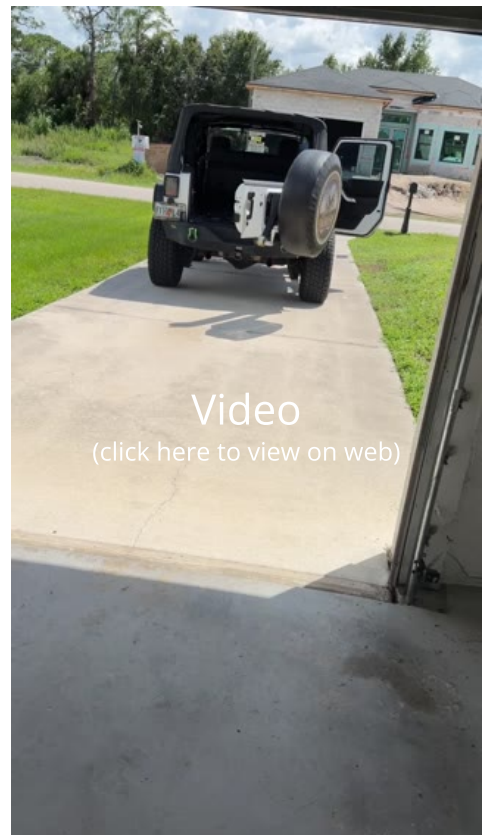
Recommend evaluation by a qualified garage door contractor. The garage door opener, force-reversal settings, safety controls, and associated components should be inspected, adjusted, repaired, or replaced as necessary to restore proper operation of this critical safety feature. The garage door should not be relied upon for safe operation until the deficiency has been corrected.

Recommendation

Contact a qualified garage door contractor.



Safety Hazard



Video
(click here to view on web)

12.6.1 Occupant Door (From garage to inside of home)



Safety Hazard

DOOR NOT SELF-CLOSING

GARAGE

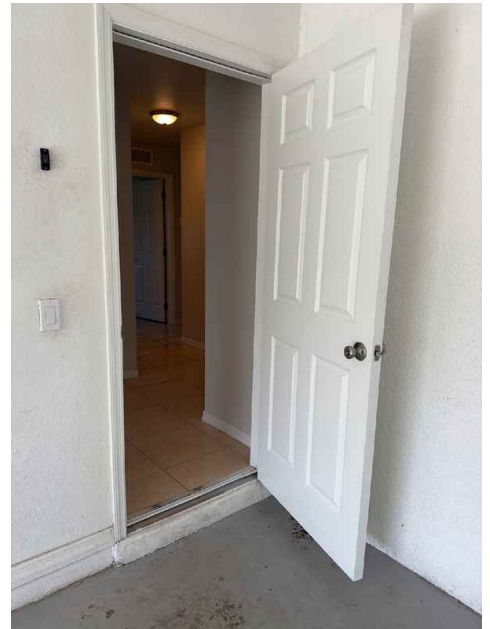
The door separating the garage from the interior living space did not self-close when tested during the inspection. Self-closing doors are an important safety feature intended to help maintain the fire separation between the garage and the home. A properly functioning self-closing door helps limit the spread of fire, smoke, fumes, and carbon monoxide from the garage into the living areas in the event of an emergency.

A door that fails to self-close may also allow conditioned air to escape, permit pests to enter, and create a security concern if the door is inadvertently left open or unlatched.

Recommend evaluation by a qualified door contractor. The door should be adjusted, repaired, or equipped with an approved self-closing device as necessary to ensure it closes and latches automatically when released. Restoring proper self-closing operation will improve safety, energy efficiency, and the effectiveness of the garage-to-house separation.

Recommendation

Contact a qualified door repair/installation contractor.



Stays open

13: IRRIGATION SYSTEM

Information

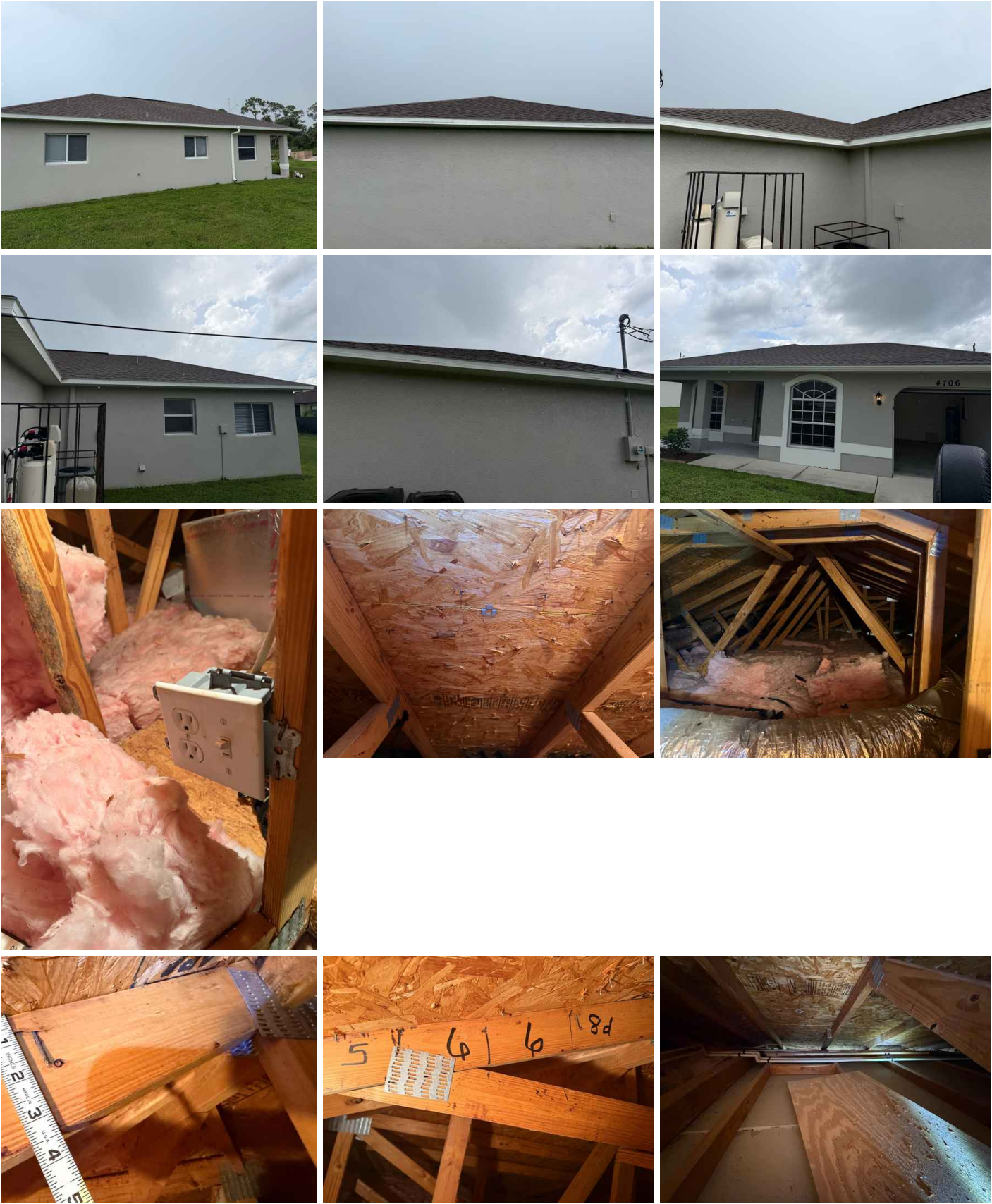
Limitations

This is a limited visual inspection of the irrigation system. This is not an exhaustive or invasive inspection. Much of the system is underground and not visible. Leak and pressure tests are not part of this inspection. Any visible leaks or excessively wet areas will be notated in the report. This inspection cannot gauge the adequacy of the system and how well it provides needed irrigation for the vegetation of the landscaping. This inspection tests the functionality of the system and it's components. For more detailed information on the water needs of the landscaping please consult with a licensed landscape contractor.

14: ADDITIONAL PHOTOS

Information

General: Additional Photos







15: LEE COUNTY PROPERTY INFORMATION

Information

General: County Information

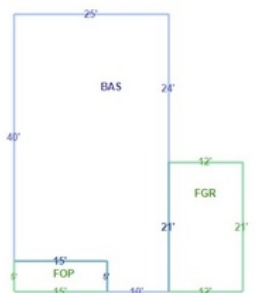
Permit Information

Permit information provided in this report is offered as a courtesy only and is based on information available through online public records at the time of the inspection. Permit records are often incomplete, inaccurate, inconsistently maintained, or unavailable through local municipalities.

Permit research is performed primarily to assist with inspection reporting and insurance-related documentation and should not be considered a comprehensive permit search or guarantee of permit accuracy.

- Buyers should independently verify permit history with the appropriate local building department.
- Renovations, additions, repairs, and system replacements may have been completed without permits or may not appear in publicly accessible records.
- Any discrepancies or concerns regarding permit information should be investigated with the local authority having jurisdiction.
- The inspection does not determine permit compliance, code compliance, permit enforceability, or the legal status of construction, additions, or alterations.
- Unpermitted work may result in additional inspections, permit fees, corrective work, fines, or removal requirements imposed by the local municipality.

If the seller has disclosed renovations, upgrades, additions, or replacement of major building systems, we recommend confirming permit status with the local building department prior to closing. Any permit-related issues discovered after closing are beyond the scope of this inspection.

Owner Of Record - Sole Owner (Change Mailing Address) BAF 2 LLC 3903 S CONGRESS AVE #40298 AUSTIN TX 78704	[Tax Map Viewer] [View Comparables] 																												
Site Address Site Address maintained by E911 Program Addressing 4706 5TH ST W LEHIGH ACRES FL 33971	[Pictometry Aerial Viewer] 																												
Property Description Do not use for legal documents! LEHIGH ACRES REPLAT SEC 28 BLK 10 PB 26 PG 158 LOT 14 View Recorded Plat at LeeClerk.org - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 26 and 158 for the book and page numbers. Attributes and Location Details <table><tr><td>Total Bedrooms / Bathrooms</td><td>3 / 2.0</td></tr><tr><td>Gross Living Area</td><td>1,050</td></tr><tr><td>1st Year Building on Tax Roll</td><td>2007</td></tr><tr><td>Historic Designation</td><td>No</td></tr></table> <table><tr><td>Township</td><td>Range</td><td>Section</td><td>Block</td><td>Lot</td></tr><tr><td>44</td><td>26E</td><td>28</td><td>01010</td><td>0140</td></tr><tr><td>Municipality</td><td>Latitude</td><td>Longitude</td><td colspan="2"></td></tr><tr><td>Lee County Unincorporated - L (Newer Subdivisions)</td><td>26.61802</td><td>-81.72406</td><td colspan="2"></td></tr></table>	Total Bedrooms / Bathrooms	3 / 2.0	Gross Living Area	1,050	1st Year Building on Tax Roll	2007	Historic Designation	No	Township	Range	Section	Block	Lot	44	26E	28	01010	0140	Municipality	Latitude	Longitude			Lee County Unincorporated - L (Newer Subdivisions)	26.61802	-81.72406			Image of Structure  Photo Date August of 2022 ☐ View other photos Last Inspection Date: 08/30/2022
Total Bedrooms / Bathrooms	3 / 2.0																												
Gross Living Area	1,050																												
1st Year Building on Tax Roll	2007																												
Historic Designation	No																												
Township	Range	Section	Block	Lot																									
44	26E	28	01010	0140																									
Municipality	Latitude	Longitude																											
Lee County Unincorporated - L (Newer Subdivisions)	26.61802	-81.72406																											
Building Front Photo  Photo Date: August of 2022	Building Footprint 																												
Building / Construction Permit Data <table><tr><th>Permit Number</th><th>Permit Type</th><th>Date</th></tr><tr><td>ROF2023-02806</td><td>Roof</td><td>02/10/2023</td></tr><tr><td>RES2007-05171</td><td>Building New Construction</td><td>09/04/2007</td></tr></table> IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY. Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel. The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion. Full, accurate, active and valid permit information for parcels can only be obtained from the appropriate permit issuing agency.		Permit Number	Permit Type	Date	ROF2023-02806	Roof	02/10/2023	RES2007-05171	Building New Construction	09/04/2007																			
Permit Number	Permit Type	Date																											
ROF2023-02806	Roof	02/10/2023																											
RES2007-05171	Building New Construction	09/04/2007																											

Flood and Storm Information					
Community		Flood Insurance Find my flood zone		Evacuation Zone	
Panel		Version		Date	
071C		0475		F	
				8/28/2008	
				E	

16: FINAL CHECKLIST

Information

General: End of Inspection Checklist

All Doors Are Locked, GFCI Reset Properly, Dishwasher Is Off, Washing Machine Is Off, Thermostat Returned To Original Setting, Oven/Cooktop Turned Off, Water Fixtures Turned Off, Initial Findings Discussed With Client

17: INTERNACHI SOP

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.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

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

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or

carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

InterNachi SOP

1. Definitions and Scope

2. Limitations, Exceptions and Exclusions

3. Standards of Practice

3.1. Roof

3.2. Exterior

3.3. Basement, Foundation, Crawl Space and Structure

3.4. Heating

3.5. Cooling

3.6. Plumbing

3.7. Electrical

3.8. Fireplace

3.9. Attic, Insulation and Ventilation

3.10. Doors, Windows and Interior

4. Glossary of Terms

1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions and Exclusions

2.1. Limitations:

1. An inspection is not technically exhaustive.
2. An inspection will not identify concealed or latent defects.
3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. An inspection will not determine the suitability of the property for any use.
5. An inspection does not determine the market value of the property or its marketability.
6. An inspection does not determine the insurability of the property.
7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. An inspection does not include items not permanently installed.
10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

1. property boundary lines or encroachments.
2. the condition of any component or system that is not readily accessible.
3. the service life expectancy of any component or system.
4. the size, capacity, BTU, performance or efficiency of any component or system.
5. the cause or reason of any condition.
6. the cause for the need of correction, repair or replacement of any system or component.
7. future conditions.
8. compliance with codes or regulations.
9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. the presence of mold, mildew or fungus.
11. the presence of airborne hazards, including radon.
12. the air quality.
13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. the existence of electromagnetic fields.
15. any hazardous waste conditions.
16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. acoustical properties.
18. correction, replacement or repair cost estimates.
19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. any system that is shut down.
2. any system that does not function properly.
3. or evaluate low-voltage electrical systems, such as, but not limited to:
 1. phone lines;
 2. cable lines;
 3. satellite dishes;
 4. antennae;
 5. lights; or
 6. remote controls.
4. any system that does not turn on with the use of normal operating controls.
5. any shut-off valves or manual stop valves.
6. any electrical disconnect or over-current protection devices.
7. any alarm systems.
8. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. dismantle, open or uncover any system or component.
3. enter or access any area that may, in the inspector's opinion, be unsafe.
4. enter crawl spaces or other areas that may be unsafe or not readily accessible.
5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
6. do anything that may, in the inspector's opinion, be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
7. inspect decorative items.
8. inspect common elements or areas in multi-unit housing.
9. inspect intercoms, speaker systems or security systems.
10. offer guarantees or warranties.
11. offer or perform any engineering services.
12. offer or perform any trade or professional service other than a home inspection.
13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. determine the insurability of a property.
16. perform or offer Phase 1 or environmental audits.
17. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof

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:

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:

1. walk on any roof surface.
2. predict the service life expectancy.

3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

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.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawl Space and Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawl space; and
4. structural components.

II. The inspector shall describe:

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

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

1. observed indications of wood in contact with or near soil;

2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. 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:

1. enter any crawl space that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

3.4. 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.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. 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.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. 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.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. 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.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. 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.

IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
10. 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.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

3.7. 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.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

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

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

1. inspect the flue or vent system.
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. determine the need for a chimney sweep.
4. operate gas fireplace inserts.
5. light pilot flames.
6. determine the appropriateness of any installation.
7. inspect automatic fuel-fed devices.
8. inspect combustion and/or make-up air devices.
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. ignite or extinguish fires.
11. determine the adequacy of drafts or draft characteristics.
12. move fireplace inserts, stoves or firebox contents.
13. perform a smoke test.
14. dismantle or remove any component.
15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation and Ventilation

I. The inspector shall inspect:

1. insulation in unfinished spaces, including attics, crawl spaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawl spaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

1. the type of insulation observed; and
2. 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:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

3.10. Doors, Windows and Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and

5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

4. Glossary of Terms

accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.

activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.

adversely affect: To constitute, or potentially constitute, a negative or destructive impact.

alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.

appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.

component: A permanently installed or attached fixture, element or part of a system.

condition: The visible and conspicuous state of being of an object.

correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.

cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.

crawl space: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.

decorative: Ornamental; not required for the operation of essential systems or components of a home.

describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.

determine: To arrive at an opinion or conclusion pursuant to examination.

dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.

enter: To go into an area to observe visible components.

evaluate: To assess the systems, structures and/or components of a property.

evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.

examine: To visually look (see inspect).

foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.

function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.

functional: Performing, or able to perform, a function.

functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.

general home inspection: See "home inspection."

home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.

household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

identify: To notice and report.

indication: That which serves to point out, show, or make known the present existence of something under certain conditions.

inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.

inspected property: The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.

inspection report: A written communication (possibly including images) of any material defects observed during the inspection.

inspector: One who performs a real estate inspection.

installed: Attached or connected such that the installed item requires a tool for removal.

material defect: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.

observe: To visually notice.

operate: To cause systems to function or turn on with normal operating controls.

readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.

report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)

representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.

residential property: Four or fewer residential units.

residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

safety glazing: Tempered glass, laminated glass, or rigid plastic.

shut down: Turned off, unplugged, inactive, not in service, not operational, etc.

structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

system: An assembly of various components which function as a whole.

technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.

unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

verify: To confirm or substantiate.