

INSPECTION ORDER FORM

Date Scheduled:	Thursday, August 15, 2019
Time Scheduled:	8:00 AM
Square Feet:	1620
Client Name:	Buyer / Seller
Client Address:	My Address Hometown, Arkansas 70000
Client Phone:	501-XXX-XXXX
Realtor Name:	John Realtor
Realtor Company:	John Realtor Firm
Realtor Phone (office):	501-XXX-XXXX
Realtor Phone (cell):	501-XXX-XXXX
Are Utilities On:	Yes.
Property Address To Be Inspected:	My Address Hometown, Arkansas 70000
Directions To Property:	Find my location.
Total Cost:	\$ 325.00

CAPITAL
PROPERTY INSPECTION SERVICE, LLC

14781 Highway 16 East
P. O. Box 1185
Fairfield Bay, Arkansas 72088
501-238-0062
Dale@capitalpropertyinspectionsservice.com
www.capitalpropertyinspectionsservice.com



My Address
Hometown, Arkansas 70000



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TO	Buyer / Seller My Address Hometown, Arkansas 70000 501-XXX-XXXX	August 15, 2019 EIN # 82-3119005	
	SERVICES RENDERED INSPECTION: My Address Hometown, Arkansas 70000 LOAN NUMBER: UNKNOWN FHA CASE # UNKNOWN BUILDER: UNKNOWN INSPECTION FEE: MILEAGE CHARGE:		 \$ 325.00 0.00
	TOTAL	\$	325.00

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General Property Information

Date Scheduled:	Thursday, August 15, 2019
Time Scheduled:	8:00 AM
Client Name:	Buyer / Seller
Client Mailing Address:	My Address Hometown, Arkansas 70000
Client Phone Number:	501-XXX-XXXX
Is Client Present For Inspection?	No.
Others Present:	Owner. Selling Agent.
Inspection Site Address:	My Address Hometown, Arkansas 70000
Surrounding Area:	Rural.
Weather:	Clear.
Soil Conditions:	Damp.
Temperature:	80-90.
Main Entry Direction:	North.
Estimated Year of Construction:	1985
Construction Date Determined From:	Zillow real estate listing
Property Type:	Single Family.
Number of Stories:	1.
Type of Foundation:	Crawlspace.
How Paid:	Check # .
Is House Occupied?	Yes.
Additional Comments:	This is a pre-sale inspection report ordered by the seller. Clothes and chest of drawers in bedroom 2 closet limited access to electrical panel. Removed clothes and was able to open panel door, but was not able to remove electrical panel cover. Furniture and window dressings limited access to windows to check operation. Debris in fireplace.

Pictures below reflect limitations due to occupancy:

(Example: furniture or storage may cover microbial growth or inoperative electrical components)





Utilities

Water Source:	Public.
Sewage Disposal:	Private (Septic System).
Electricity Status:	On.
Gas Status:	No gas service provided.
Water Status:	On.



Summary Letter

DATE: Thursday, August 15, 2019

Buyer / Seller

My Address

Hometown, Arkansas 70000

RE: My Address

Hometown, Arkansas 70000

Dear Buyer / Seller,

At your request a visual inspection was made of the referenced property on this date XXXXXX XX, 2019

REPORT SUMMARY

This inspection, which is an examination of systems or components of the building using normal operating controls and opening readily accessible panels, reflects the visual conditions of the property at the time of the inspection only. A readily assessable panel is one that is provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person and is not sealed in place. *Readily accessible means that the system or component is available for inspection without moving personal property, dismantling, destructive measures or any action that will involve risk to persons or property. Normal operating controls are devices such as thermostats switches or valves intended to be operated by the homeowner.* A home inspection is the process we use to visually examine a home and describe its systems and components. Hidden or concealed defects cannot be included in this report.

*Systems or components (if any) that are shut down, which means that they cannot be operated by **normal operating** controls, are not inspected* and are identified throughout this report. No warranty or guarantee is either expressed or implied. This report is not an insurance policy, nor a home warranty service. Due to varying insurance standards, it is recommended that your insurance company be contacted to verify the insurability of the house prior to closing.

Overall, the home appears to have been constructed in a workmanlike manner, consistent with the local building trades and standards of practice in effect at the time of construction and appears to have had average maintenance over the years. However, the inspection has revealed that *the following items should be addressed*. Each of these items will likely require further evaluation and repair. A further evaluation simply means the examination and analysis by a qualified professional, trades' person or service technician beyond that provided by the home inspection. This Inspector advises you to obtain competitive estimates for these items. Other minor items are also noted in the enclosed report and should receive eventual attention, but none

of them affect the habitability of the house. The majority are the result of normal wear and tear.

1. Rodent scat in crawlspace indicates a past or present vermin problem. If rodents have been exterminated, recommend removing waste evidence. If rodent problem is active, recommend having an exterminator suggest a treatment plan to correct rodent problem.
2. Furnace located in crawlspace has a problem with water condensation. Recommend having a licensed HVAC contractor assess situation to recommend corrective measures to be taken, determine if moisture problem has damaged any electrical and control components of system, if apparent mold development poses any health risk and if apparent mold has contaminated ductwork.
3. HVAC system is nineteen (19) years old. Recommend having a licensed HVAC technician evaluate overall condition of system and estimated remaining service life of system.
4. Recommend having a licensed plumber add discharge line to pressure relief valve on water heater in crawlspace.
5. Recommend having a licensed plumber assess septic system and recommend any needed service such as pumping septic tank or servicing ejector pump.
6. Recommend securing floor insulation as required that has fallen down in crawlspace.
7. Recommend roof and gutter repair or replacement.
8. Provide buyer information on operation of two exterior water faucets that are cut off.
9. Recommend having a licensed plumber make bathroom repairs to tighten toilet tank to toilet bowl in master bathroom and hall bathroom and repair sink stopper that is not connected in hall bathroom.
10. Recommend repairs to vinyl trim noted on each end of house.
11. Recommend pressure washing exterior of house to remove mildew stains and improve aesthetic appearance of house for sale.
12. Recommend having a licensed electrician evaluate electrical system, make corrections noted on subpanel box in garage, check electrical outlet in great room that will not receive an electrical plug, and upgrade exterior electrical outlets and electrical outlets over bathroom vanities and kitchen counter to GFCI outlets to comply with current electrical codes and standards.
13. Recommend having sensors and safety switches added to garage doors to protect persons and pets from injury if they are under garage door and it begins to close.
14. Verify that dryer vent is not crimped or obstructed.
15. Recommend having a licensed plumber evaluate condition of garbage disposal to determine if it needs repair or replacement because of noisy operation.
16. Advise buyer of condition of refrigerator ice maker.
17. Mark all electrical switches for buyer so they know what each switch operates. If there are any switches that are not operational, have electrician repair or replace.
18. Recommend having a professional chimney sweep clean and inspect wood burning fireplace and flue before operating for next heating season.
19. Recommend having a licensed professional structural engineer evaluate roof framing and recommend any additional roof support that might be required to replace bowed struts. If structural improvements are required, make these improvements in conjunction with roof and gutter replacement.
20. Recommend adding ceiling insulation over garage area.

SUGGESTIONS FOR EVERY HOME:

1. Exterior door locks should be either re-keyed or changed, unless you are positive that you are in possession of all keys.
2. Clothes washer hoses should be replaced no less than once every five years.
3. Remember to change smoke alarm batteries twice each year.
4. Building standards of practice recommends that the door from house interior to garage have a self-closing mechanism installed.
5. The Consumer Product Safety Commission issues recall notices on a regular basis concerning specific building appliances. Should you suspect any appliance in your home may be affected, please visit their web site: www.cpsc.gov
6. Client may want to consider the purchase of a Home Warranty.

Once again we would like to thank you for choosing Capital Property Inspection Service, LLC for your inspection.

Sincerely,

J. Dale Gunter, P. E., CEO, Ar. HI#1959
Capital Property Inspection Service, LLC

Structure

(Exterior Walls/Trim/Chimney(s)/Exterior Doors/ Foundation/ Basement/ Crawlspace/)

Within this section, you will find that the inspector has inspected structural components including the foundation and framing. A structural component is a component that supports the forces and weights of both dead and live loads. The inspector will have probed a representative number of structural components where deterioration is suspected or where clear indications of potential deterioration exists. Probing is not accomplished when such probing would damage any finished surface or where deterioration is visible or presumed to exist. The inspector has inspected the siding (exterior wall covering and cladding); chimney and vents; all exterior doors; attached decks, balconies, stoops, steps, porches and their railings; eaves, soffits and fascias where accessible from the ground level; and vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building; adjacent or entryway walkways, patios and driveways. You will find a description of the method used to inspect the under-floor crawl space and the attic; the foundation; the floor structure; the wall structure; the ceiling structure and the roof structure. You will find a description of the siding and the chimney. Areas which are hidden or concealed by finished materials or stored items cannot be inspected and are not including in this report. Typical cracks are defined as minor cracks that do not represent a structural problem. Major cracks cause the routine recommendation for further evaluation by a structural engineer. Surface drainage should allow for the drainage of water away from the building foundation. Concrete will crack as part of the drying process. All concrete slabs will experience some cracking. Installed floor coverings, carpet, tile, etc, will hide all but the most severe cracks. Inspections are visual in nature and therefore the condition of flooring can usually not be determined.

Exterior Walls

Cladding Material:	Vinyl Siding.
Is Aluminum or Steel Siding Grounded?	N/A
Condition of Material:	Appears serviceable. Mildrew stains noted.
Additional Comments:	Aesthetics of home can be improved by pressure washing siding.



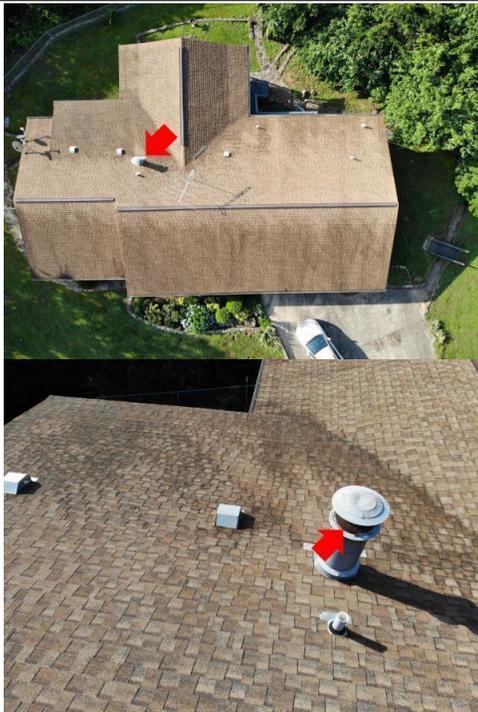
Trim

Cladding Material:	Vinyl.
Condition of Material:	Appears serviceable. Damaged trim noted on west and east ends.
Additional Comments:	Trim piece missing on east end of house. Non-matching trim piece installed as repair measure. Soffit hanging down on west end of house.



Chimney

Material:	Metal.
Condition of Material:	Appears serviceable. Spark arrester in place.
Additional Comments:	Recommend flue be cleaned and inspected by a professional chimney sweep before being placed in use for the next heating season.



Exterior Door (Main)

Main Entry Door Material:	Wood and glass
Door Material Condition:	Appears serviceable. Door bell appears serviceable. No storm door.



Exterior Door (Other)

Other Entry Door Material:	Metal and glass.
Door Type:	Sliding glass doors. Screen door installed.
Door Material Condition:	Appears serviceable. No door bell.
Additional Comments:	Opened all three exterior rear doors. Glass appears to be double pane.



Foundation

Slab on Grade:	Garage floor is slab on fill contained by stem wall observed in crawlspace.. Typical cracks
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are noted.



Basement/Crawlspace

How Inspected:	Visually inspected the crawlspace.
Condition:	Entered crawlspace at door under rear deck. Crawlspace fully accessible.
Foundation Material Type:	Concrete blocks. Stone veneer over blocks on front and each end of house.
Foundation Material Condition:	Visually inspected foundation material. Appears serviceable. Minor cracks not significant at this time, monitor. Ventilation appears serviceable.
Sub Floor Material:	Plywood.
Sub Floor Material Condition:	Floor insulation restricts viewing. Floor insulation has become detached in some locations.
Beams Material:	Dimensional lumber.
Beams Material Condition:	Visually inspected beams. Appears serviceable. Floors insulated.
Floor Joist Material:	Dimensional lumber.
Floor Joist Condition:	Visually inspected joists. Appears serviceable. Floors insulated. Floor insulation restricts viewing.
Additional Comments:	Most floor vents were open at time of inspection. Recommend removing discarded building materials and debris from under

crawlspace. What is purpose of steel cylinder noted?



Piers/Columns/Supports Material:	Concrete Blocks.
Piers/Columns/Supports Material Condition:	Visually inspected piers/columns/supports. Conditions appear serviceable.
Additional Comments:	What is purpose of wood floor support added under area of master bedroom?



Basement/Crawlspace Drainage:	Appears serviceable. Crawlspace area damp, but no indication of water intrusion. Most of crawlspace floor is covered by plastic vapor barrier.
Additional Comments:	Condensation water is forming on furnace unit and dripping onto crawlspace floor. Rodent droppings indicate that there has been or may be a vermin problem.



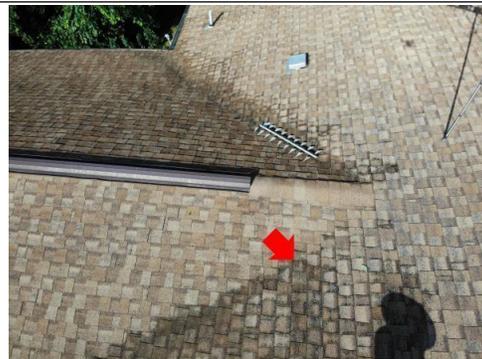
Roofing

(Roof/ Flashing/ Skylights/ Gutters/ Downspouts/ Attic/ Insulation)

Within this Section, you will find that the inspector has inspected the roofing materials, drainage systems, exposed flashings and roof penetrations. A description of the roofing materials and the method used to inspect the roofing is also provided. The inspector's opinion concerning the quality and condition of the roofing material is provided. No warranty is expressed or implied as to whether the roof leaks or is subject to future leakage. The only way to make a judgment as the roof weather tightness is to observe the roof during a prolonged rainfall which is usually not the situation at a home inspection. Due to varying insurance standards, it is recommended that your insurance company be contacted about insurability of this roof. Insulation and ventilation are also covered in this Section. The inspection will include the insulation and vapor retarders; ventilation of the attic and foundation area, including mechanical ventilation systems. The report will describe the insulation and vapor retarders and also the absence of insulation. Insulation is not disturbed during the inspection process.

Roof

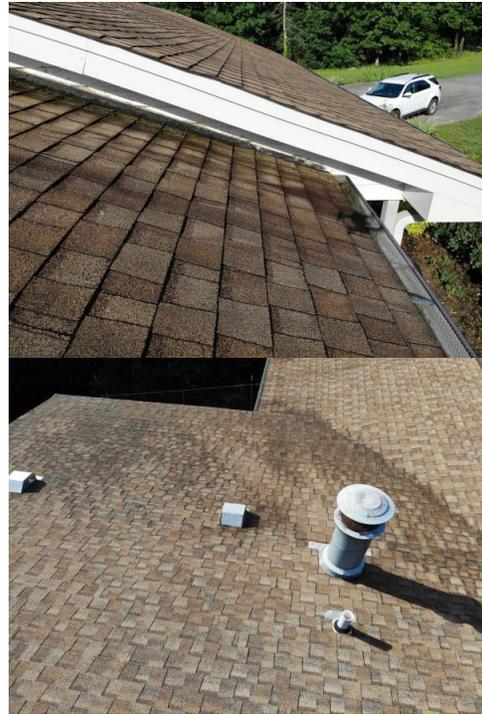
Inspection Method:	Aerial inspection using DJI Mavic Air drone and inspected from ground with Nikon Acculon A211 16x50 binoculars.
Roof Limitations:	None.
Additional Comments:	Walking on roof voids some roofing material manufacturer's warranties. Also, walking on roof can damage roofing material that may be near the end of its useful service life.
Roof Style:	Gable. 2 in 12 to 4 in 12.
Roof Covering:	Asphalt Shingles (Architectural).
Roof Covering Condition:	Appears to be near end of useful life. Anticipate the need to replace in near future. Note loss of granules on shingles indicating age.
Additional Comments:	Seller states that roof has sustained past hail damage. Seller states that he plans to replace the existing roofing material with new roof as part of real estate transaction.





Flashing

Flashing Material:	Unable to identify.
Flashing Material Condition:	Appears serviceable.
Additional Comments:	Roof appears to be near end of useful service life and according to seller has sustained hail damage in the past. Seller plans to install new roof before sale. Valley flashing is fully woven closed valley pattern.



Skylights

Skylight Condition:	N/A
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Gutters/Downspouts

Gutter Material:	Metal.
Gutters Condition:	Full gutters. Front gutters appear serviceable.

	Rear gutter is sagging and may be detached from house on west end. Rear gutter gutter sags on east corner Downspouts all have some degree of damage.
Additional Comments:	Gutters appear clean and are covered by guttergard material.



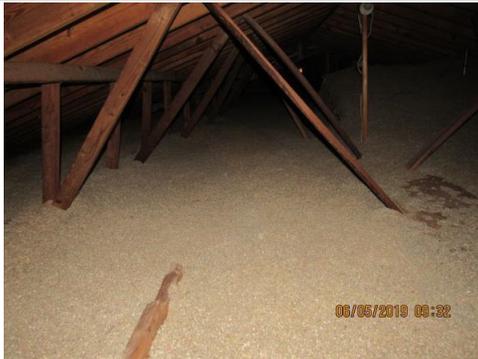
Attic

Attic - How Inspected:	Attic was accessed via access steps garage interior.
Roof Structure:	Attic is full size. Conventional framing. Roof sheathing plywood.
Framing Member Dimensions:	2x4 and 2x6
Attic - Stairs:	Appears serviceable. Pull down staircase has some minor obstructions, but can be lowered.
Attic Hatch:	Appears serviceable.
Attic Condition:	Appears serviceable. Ventilation is provided via ridge vent/gable vent/vented soffits.
Additional Comments:	Attic appears to have had some struts added for additional structural support and struts appear to be bowed. Consider having a structural engineer evaluate roof framing structure.



Insulation (Attic)

Attic Insulation Material:	Cellulose blown.
Attic Insulation Condition:	Appears adequate. No insulation over garage area.
Depth of Insulation:	Not determined. Estimate 8-10 inches.



Plumbing

(Main Line/Supply Line/Drain Waste & Vent System/Drain Ejector/Sump/Pump/Water Heater/Hose Faucets/Fuel System/Septic System)

Within this Section, you will find that the inspector has inspected the interior water supply and distribution system including all fixtures and faucets; the drain, waste and vent systems, flues and chimneys; water heating equipment and the hot water supply system; fuel storage and distribution systems; and drainage sumps, sump pumps and related piping. You will find a description of the water supply, drain, waste and venting materials; the water heating equipment including the energy source; and the location of the main water and fuel shut-off valves. Water condition quality testing is not provided during a normal inspection. Components excluded from the inspection and this report are: underground piping; clothes washing machine connections; not readily accessible flue interiors or chimneys; wells, well pumps or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; and private waste disposal systems.

Main Water Line

Main Line Material:	Not determined.
Main Line Service Condition:	Water meter location is front of lot and west of stone column
Additional Comments:	Water line from meter to cutoff valve appears to be galvanized steel. Water line from cutoff valve to house appears to be PVC plastic.



Supply Line

Supply Line Material:	Plastic and copper under the house.
Supply Line Condition:	Appears serviceable.
Additional Comments:	Water pipes in the crawlspace under the house are insulated.



Drain, Waste, and Vent System

Drain and Waste System Material:	PVC plastic.
Drain and Waste System Condition:	Appears serviceable.
Vents System:	Appears serviceable.
Additional Comments:	Drain exits east side of crawlspace to septic tank.



Drainage Ejector/Sump/Pump

Sewer Ejector Pump:	Appears serviceable.
Additional Comments:	Seller should advise buyer of septic tank and ejector pump location under concrete cover. Condition of septic tank and ejector pump may require evaluation by a licensed plumber depending on when the septic tank was last pumped out and cleaned. Distribution box for

	septic system is in front of house. Distribution box is upgrade from house and therefore, an ejector pump is required.
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Sump Pump:	N/A
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Water Heaters

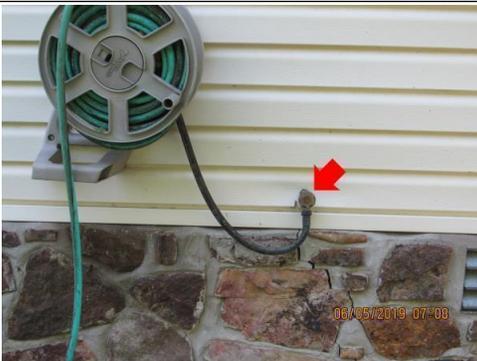
Water Heater Type (1):	Electrical. Manufacturer: Richmond Serial Number: RM Q271226224 Date of manufacture: July 06, 2012
Water Heater Location:	Crawlspace.
Water Heater Condition:	Appears serviceable. Water shutoff valve is installed. Temperature pressure relief valve noted but not tested. Temperature pressure relief drain line not installed.
Additional Comments:	50 gallon capacity





Hose Faucets

<p>Operation:</p>	<p>Faucets are located on west end and in front of house..These faucets appear to be frost proof and were operated. Faucets above deck and below deck are cutoff and no water was discharged. HOSES SHOULD BE DISCONNECTED FROM FAUCETS DURING COLD WEATHER AS THIS MAY CAUSE THEM TO FREEZE.</p>
<p>Additional Comments:</p>	<p>Verify for buyer if two faucets that did not discharge water are cutoff type and require being cutoff during cold weather to prevent freezing.</p>



Fuel System

Gas Meter/Tank Location and Condition:	N/A
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Septic System

Septic/Drain Field Location:	Septic tank is located under the concrete cover on the east side of property. Ejector pump is located inside septic tank .
System Condition:	Appears serviceable.
Additional Comments:	Odor emanates from distribution box when sewage is being pumped.



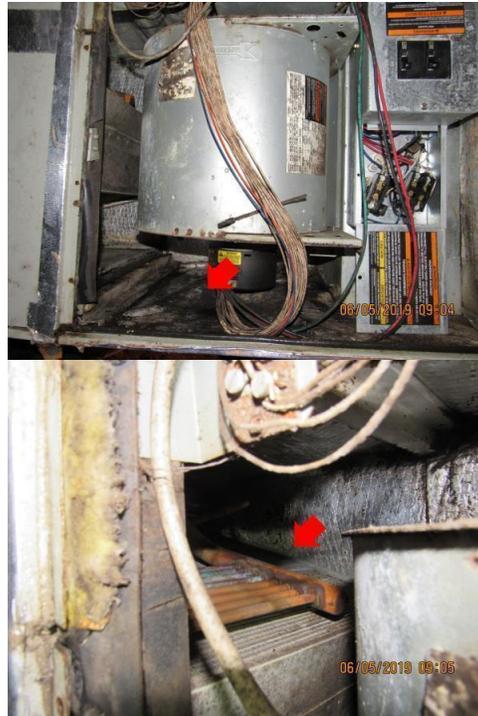
Heating/Air Conditioning

(Heating Systems/Fireplaces/Space Heaters/Wood Stoves/Air Conditioning)

Within this Section, you will find that the inspector has opened readily accessible access panels; has inspected installed heating equipment with its associated vent systems, flues and chimneys; central and through-the-wall air conditioning equipment and its associated distribution system. There is a description of the energy sources and the heating and air conditioning systems' distinguishing characteristics. The heat exchanger component of a gas furnace cannot be fully inspected without unit disassembly which is not a part of a home inspection. Recommend a licensed heating contractor be contacted to service unit. Some furnaces are designed in a manner that makes inspection virtually impossible. Pilot lights are not lit and safety devices are outside the scope of an inspection. Asbestos identification is also outside the scope of an inspection. Thermostat calibration and timing functions are not determined. Adequacy, capacity, efficiency or distribution throughout the house cannot be determined by a visual inspection. It is advisable for the client to schedule a thorough inspection by a licensed heat and air contractor. Normal yearly service and maintenance is recommended. The inspection and description of fireplace and solid fuel burning appliance system components is included in this Section.

Heating Systems

Heating System Location:	Crawlspace.
Heating System Type:	Heat Pump.
Fuel Type:	Electric.
Capacity of Unit:	BTU: 65,000 determined from model number (065)
Date of Manufacture/Manufacturer:	Manufacturer: American Standard Serial #: R2044J51V Model #: TWE065E13F80 Date of manufacture: May 2000
Condition of Unit:	Appears serviceable.
Blower Fan:	Appears serviceable. Operated during inspection. Fan compartment dirty needs cleaning. Mold appears to be present due to dampness caused by condensation in blower compartment.
Air Plenum:	Appears serviceable.
Thermostat:	Appears serviceable.
Ducts, Registers and Grilles:	Appears serviceable.
Additional Comments:	Recommend evaluation by a licensed HVAC technician to determine if there is a solution to the water condensation problem, has condensation caused any corrosion damage to the furnace unit or electrical controls, does the apparent mold present pose any health hazard? Has mold contaminated ductwork? Condensor compartment was sealed with tape. Did not break seal. Did not operate heat cycle because house was occupied and outdoor temperature was near 90-degrees.



Fireplaces/Space Heaters/Wood Stoves

Location/Description/Condition:	Appliance is prefabricated metal. Appears serviceable. Recommend cleaning and inspection before use.
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Air Conditioning

Air Conditioning Description:	Central.
Air Conditioning Power Source:	220.
Date of Manufacture/Manufacturer:	Manufacturer: American Standard . Serial #: R0852911F Model #: 6H4042B100A0 . Date of manufacture: February 2000
Size of Unit:	Tons. 3.5 as determined from model number (42)
Return Air Temperature:	67.2-degrees
Air Temperature Drop:	7.5-degrees

System Condition:	Appears serviceable. Electric disconnect provided as required. Electric disconnect within site of unit. Unit was operating at the time of inspection.
Condensate Line:	Present.
Attic Fan:	N/A
Swamp Cooler:	N/A
Additional Comments:	Recommend having a licensed HVAC technician evaluate HVAC system due to age (19 years).



Electrical

(Service Drop & Entrance/Panels and Notes /Electrical Panels/Distribution System and Components)

ELECTRICAL REPAIRS SHOULD BE ACCOMPLISHED BY A LICENSED ELECTRICIAN AS THIS IS A LIFE SAFETY CONCERN. Within this Section, you will find that the inspector has inspected the service drop; service entrance conductors, cables and raceways; service equipment and main disconnects; service grounding; interior components of the service panel and sub-panels; conductors; a representative number of installed light fixtures, switches and receptacles; and the ground fault circuit interrupters. Representative number means one component per room for multiple similar components. A description is provided for the amperage and voltage rating of the service; the location of the main disconnect and sub-panels; the presence of solid conductor aluminum branch circuit wiring; the presence or absence of smoke detectors and the wiring methods. Wiring method is the identification of electrical conductors or wires by their general type such as copper, knob and tube, etc. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Light bulbs are not changed during the inspection. Smoke alarms should be installed in all bedrooms and in community area and tested regularly. Smoke alarms connected to an alarm system are not tested.

Service Drop and Entrance

Service Drop and Entrance Type:	Underground. 110/220 Volt.
Service Drop and Entrance Condition:	Appears serviceable.



Electrical Panels

Panel Location:	Closet bedroom #2
Panel Condition:	Panel condition could not be determined because access to remove panel cover was obstructed by chest of drawers in closet.
Number of 110 Circuits:	18
Number of 220 Circuits:	6
(1) Sub Panel Location:	Garage. No panel cover and one circuit breaker panel cover is missing.
(2) Sub Panel Location:	Crawlspace. Panel cuts power to water heater.
Additional Comments:	Recommend having a licensed electrician evaluate complete electrical system.



Distribution System and Components

Entrance Cable:	Not determined. Could not remove electric panel box cover due to obstruction.
Branch Wiring:	Not determined. Could not remove electric panel box cover due to obstruction.
Switches and Outlet Condition:	Appears serviceable.
Additional Comments:	Test device could not be plugged into electric outlet on east wall of greatroom near sliding glass. Attic light fixture needs to be closed. Light fixture in east side of garage needs cover. Junction box in west side of garage needs cover. Light fixture in crawlspace has a partially open junction box. Exterior electric outlets and interior electric outlets over bathroom vanities and near kitchen sink are not GFCI. GFCI outlets may not have been required at time of construction, but replacement with GFCI outlets is recommended.



Interiors

(Interior Doors /Window /Walls /Ceiling/ Floors /Stairs and Hand Rails/Smoke Detectors)

Within this Section, you will find that the inspector has inspected the walls, ceilings, and floors; steps, stairways and railings; countertops and a representative number of installed cabinets; a representative number of doors and windows; and garage doors and the operators. Wall structure condition cannot be inspected due to wall coverings, paneling and stored personal items. Only the visible portion of floors can be inspected. Cosmetic deficiencies are normally not included in the report as those type deficiencies are usually normal wear and tear. All fireplaces and wood burning appliances should be cleaned and inspected on a regular basis. It is recommended that this preventive maintenance function be performed.

Interior Doors

Interior Door Condition:	Appears serviceable. Door in master bathroom installed backwards and hides electrical switches.
Additional Comments:	Interior doors are wood.



Windows

Window Type:	Aluminum. Insulated glass.
Window Condition:	Appears serviceable. Some screens missing. Storm windows installed.
Additional Comments:	Windows appear to have single pane storm window inside of insulated double pane windows. I did not remove storm window to access exterior window to operate. Front bay

window missing screens, There are some window screens in crawlspace that may be missing window screens.



Wall Material:	Drywall.
Walls Condition:	Appears serviceable.



Ceiling

Ceiling Material:	Drywall.
Ceiling Condition:	Appears serviceable. No water stains observed



Floors

Floor Material:	Hardwood in greatroom, dining room and master bedroom. Vinyl sheeting in kitchen, laundry and bathroom 3 (half bath) Ceramic or quarry tile in foyer, master bathroom and bathroom 2. Carpet in bedroom 2 and 3.
Floor Condition:	Appears serviceable.





Stairs/Handrails

Stairs Condition:	Appears serviceable to access rear deck.
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Smoke Detectors

Smoke Detectors Comments:	Appears serviceable. No carbon monoxide detector noted.
Additional Comments:	One smoke detector observed and located in hallway.



Kitchens

Sinks/Garbage/Disposal/Range/Microwave/Ventilation/Refrigerator/Ice Machine/Dish Washer/ Trash Compactor/Water Dispenser/Counter Tops/Cabinets

Kitchen appliances, installed, portable or uninstalled, are not normally a part of an inspection. Appliances are normally not operated or tested. Appliances are not moved during the inspection.

Kitchens

Kitchen Sink Type and Condition:	Stainless Steel. Appears serviceable. Faucet appears serviceable. Hand sprayer appears serviceable.
Garbage Disposal:	Appears serviceable, but noisy. Needs evaluation by licensed plumber to determine if repair or replacement is required..
Kitchen Range:	Electric. Free standing. Appears serviceable. Manufacturer: Frigidaire
Microwave:	Appears serviceable. Microwave is a combination microwave oven / convection oven. Manufacturer: Frigidaire
Ventilation:	External. Vent appears serviceable.
Refrigerator:	Appears serviceable. Manufacturer: General Electric
Ice Maker:	Make inquiry with home owner to determine if ice maker is operational. No ice in bin at time of inspection and ice trays in freezer.
Dish Washer:	None installed.
Trash Compactor:	None installed.
On-Demand Hot Water Dispenser:	None installed.
Counter Tops Type and Condition:	Formica. (Plastic Lament). Appears serviceable.
Cabinets Condition:	Appears serviceable. Handle missing from drawer to right of oven.
Laundry/Utility Room Location:	Located on main floor off kitchen.
Laundry/Utility Room Condition:	Plumbing appears serviceable. 220 volts provided and appears serviceable. Dryer vent observed outside. Could not see dryer vent hose behind dryer. Confirm dryer vent with seller. Washer and dryer are Whirlpool.



Bathrooms

Sink/Vanity/Commodes/Tub/Shower/Ventilation

While shower pans are visually inspected, leaks normally do not show except during shower use. Grouting and caulking should be maintained as a matter of routine maintenance.

Bathrooms

Bathroom Location (1):	Master bedroom.
Sink Condition:	Appears serviceable. Drain appears serviceable.
Vanity Condition:	Vanity appears serviceable.
Commode Condition:	Appears serviceable. Tank/bowl connection is loose requires tightening.
Tub and Shower Area:	Shower unit only. Appears serviceable. Drain appears serviceable. Shower head appears serviceable. Tub/shower walls appear serviceable.
Ventilation System:	Appears serviceable.
Additional Comments:	Electrical outlets over vanity are not GFCI.



Bathroom Location (2):	Hall.
Sink Condition:	Appears serviceable. Drain stopper inoperative.
Vanity Condition:	Vanity appears serviceable.
Commode Condition:	Appears serviceable. Tank/bowl connection is loose requires tightening.

Tub and Shower Area:	Tub and shower are same unit. Appears serviceable. Drain appears serviceable. Shower head appears serviceable. Tub/shower walls appear serviceable.
Ventilation System:	Appears serviceable.
Additional Comments:	electrical outlets over vanity are not GFCi.



Bathroom Location (3):	Laundry or mud room.
Sink Condition:	Appears serviceable. Drain appears serviceable.
Vanity Condition:	Vanity appears serviceable.
Commode Condition:	Appears serviceable.
Tub and Shower Area:	N/A
Ventilation System:	Vent fan is inoperative replacement required.
Additional Comments:	Bathroom 3 is a half bath.





Garage/Carport

The adequacy of the fire wall rating is beyond the scope of this inspection. Recommend that all flammable materials be removed from the attached garage area.

Garage

Type:	Garage.
Location:	Attached.
Roof Condition:	Same as house.
Floor Condition:	Appears serviceable. Typical cracks noted.
Garage Doors Condition:	Appears serviceable. Automatic door opener operational. No infrared eyes or safety stop on garage doors.
Additional Comments:	Two car garage has a partition wall between each parking side.



Grounds

(Driveway/Sidewalk/Landscaping/Retaining Walls/Site Grading/Porch Cover /Fences/ Gates)

Inspection does not address or include any geological conditions. A geologist or soil engineer may need to be consulted. Reference to grading applies only to immediately adjacent to the house. Recommend that seller be contacted concerning any knowledge of foundation or structural problems.

Driveway

Driveway:	Driveway is concrete. Appears serviceable. Typical cracks noted.
Sidewalks:	Sidewalk is concrete and stone.
Landscaping:	Landscaping is maintained.
Retaining Walls Type and Condition:	Masonry. Appears serviceable.
Site Grading:	General slope. Drainage appears to be adequate.
Porch/Cover Type and Condition:	Same as house.
Patio/Decks Type and Condition:	Deck is wood. Floor is carpeted which restricts viewing. Handrails/guardrails appear serviceable. Exterior stairs appears serviceable.
Fences and Gates Type and Condition:	Chain link. Appears serviceable. Gate appears serviceable.
Additional Comments:	Fence gate drags. Stone steps on east end of house have a 9" rise. Standard rise for steps is 8". Caution buyer about using these steps.





Pools/Hot Tubs

Pools and hot tubs are not normally included in a Home Inspection. Only the mention of such items will be listed for Client's information.

Pools

Additional Comments:	N/A
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ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home *inspectors*. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' *inspection* services to the public.

2. PURPOSE AND SCOPE

2.1. The purpose of this document is to establish a minimum standard (Standard) for *home inspections* performed by *home inspectors* who subscribe to this Standard. *Home inspections* performed using this Standard are intended to provide the client with information about the condition of inspected *systems* and *components* at the time of the *home inspection*.

2.2. The *inspector* shall:

- A. *inspect readily accessible, visually observable, installed systems and components* listed in this Standard.
- B. provide the client with a written report, using a format and medium selected by the *inspector*, that states:
 - 1. those *systems* and *components* inspected that, in the professional judgment of the *inspector*, are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives,
 - 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5 the *inspector* is NOT required to determine methods, materials, or costs of corrections.),
 - 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident,
 - 4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected.
- C. adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2.3. This Standard is not intended to limit the *inspector* from:

- A. including other services or *systems* and *components* in addition to those required in Section 2.2.A.
- B. designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
- C. excluding *systems* and *components* from the *inspection* if requested or agreed to by the client.

3. STRUCTURAL COMPONENTS

3.1. The *inspector* shall:

- A. *inspect structural components* including the foundation and framing.
- B. *describe*:
 - 1. the methods used to inspect *under-floor crawlspaces* and attics.
 - 2. the foundation.
 - 3. the floor structure.
 - 4. the wall structure.
 - 5. the ceiling structure.
 - 6. the roof structure.

3.2. The *inspector* is NOT required to:

- A. provide *engineering* or architectural services or analysis.
- B. offer an opinion about the adequacy of *structural systems* and *components*.
- C. enter *under-floor crawlspace* areas that have less than 24 inches of vertical clearance between *components* and the ground or that have an access opening smaller than 16 inches by 24 inches.
- D. traverse attic load-bearing *components* that are concealed by insulation or by other materials.

4. EXTERIOR

4.1. 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*.

4.2. 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.

5. ROOFING

5.1. The inspector shall:

A. inspect:

1. roofing materials.
2. roof drainage systems.
3. flashing.
4. skylights, chimneys, and roof penetrations.

B. describe:

1. roofing materials.
2. methods used to inspect the roofing.

5.2. The inspector is NOT required to inspect:

- A. antennas.
- B. interiors of vent systems, flues, and chimneys that are not readily accessible.
- C. other installed accessories.

6. PLUMBING

6.1. The inspector shall:

A. inspect:

1. interior water supply and distribution systems including fixtures and faucets.
2. interior drain, waste, and vent systems including fixtures.
3. water heating equipment and hot water supply systems.
4. vent systems, flues, and chimneys.
5. fuel storage and fuel distribution systems.
6. sewage ejectors, sump pumps, and related piping.

B. describe:

1. interior water supply, drain, waste, and vent piping materials.
2. water heating equipment including energy source(s).
3. location of main water and fuel shut-off valves.

6.2. The inspector is NOT required to:

A. inspect:

1. clothes washing machine connections.
2. interiors of vent systems, flues, and chimneys that are not readily accessible.

3. wells, well pumps, and water storage related equipment.
4. water conditioning systems.
5. solar, geothermal, and other renewable energy water heating systems.
6. manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems.
7. septic and other sewage disposal systems.

B. determine:

1. whether water supply and sewage disposal are public or private.
2. water quality.
3. the adequacy of combustion air components.

C. measure water supply flow and pressure, and well water quantity.

D. fill shower pans and fixtures to test for leaks.

7. ELECTRICAL

7.1. The inspector shall:

A. inspect:

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and subpanels.
6. conductors.
7. overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters and arc fault circuit interrupters.

B. describe:

1. amperage rating of the service.
2. location of main disconnect(s) and subpanels.
3. presence or absence of smoke alarms and carbon monoxide alarms.
4. the predominant branch circuit wiring method.

7.2. The inspector is NOT required to:

A. inspect:

1. remote control devices.
2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.

3. low voltage wiring *systems* and *components*.
 4. ancillary wiring *systems* and *components* not a part of the primary electrical power distribution system.
 5. solar, geothermal, wind, and other renewable energy *systems*.
- B. measure amperage, voltage, and impedance.
- C. determine the age and type of smoke alarms and carbon monoxide alarms.

8. HEATING

8.1. The *inspector* shall:

- A. open readily openable access panels.
- B. *inspect*:
1. installed heating equipment.
 2. vent *systems*, flues, and chimneys.
 3. distribution *systems*.
- C. *describe*:
1. energy source(s).
 2. heating *systems*.

8.2. The *inspector* is NOT required to:

- A. *inspect*:
1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
 2. heat exchangers.
 3. humidifiers and dehumidifiers.
 4. electric air cleaning and sanitizing devices.
 5. heating *systems* using ground-source, water-source, solar, and renewable energy technologies.
 6. heat-recovery and similar whole-house mechanical ventilation *systems*.
- B. *determine*:
1. heat supply adequacy and distribution balance.
 2. the adequacy of combustion air *components*.

9. AIR CONDITIONING

9.1. The *inspector* shall:

- A. open *readily openable access panels*.
- B. *inspect*:
1. central and permanently installed cooling equipment.
 2. distribution *systems*.
- C. *describe*:

1. energy source(s).
2. cooling *systems*.

9.2. The *inspector* is NOT required to:

- A. *inspect* electric air cleaning and sanitizing devices.
- B. determine cooling supply adequacy and distribution balance.
- C. *inspect* cooling units that are not permanently *installed* or that are *installed* in windows.
- D. *inspect* cooling *systems* using ground-source, water-source, solar, and renewable energy technologies.

10. INTERIORS

10.1. The *inspector* shall *inspect*:

- A. walls, ceilings, and floors.
- B. steps, stairways, and railings.
- C. countertops and a *representative number* of *installed* cabinets.
- D. a *representative number* of doors and windows.
- E. garage vehicle doors and garage vehicle door operators.
- F. *installed* ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by *using normal operating controls* to activate the primary function.

10.2. The *inspector* is NOT required to *inspect*:

- A. paint, wallpaper, and other finish treatments.
- B. floor coverings.
- C. window treatments.
- D. coatings on and the hermetic seals between panes of window glass.
- E. central vacuum *systems*.
- F. *recreational facilities*.
- G. *installed* and free-standing kitchen and laundry appliances not listed in Section 10.1.F.
- H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.
- I. operate, or confirm the operation of every control and feature of an inspected appliance.

11. INSULATION AND VENTILATION

11.1. The *inspector* shall:

- A. *inspect*:
1. insulation and vapor retarders in unfinished spaces.

2. ventilation of attics and foundation areas.
3. kitchen, bathroom, laundry, and similar exhaust systems.
4. clothes dryer exhaust systems.

B. *describe*:

1. insulation and vapor retarders in unfinished spaces.
2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2. The *inspector* is NOT required to disturb insulation.

12. FIREPLACES AND FUEL-BURNING APPLIANCES

12.1. The *inspector* shall:

A. *inspect*:

1. fuel-burning fireplaces, stoves, and fireplace inserts.
2. fuel-burning accessories *installed* in fireplaces.
3. chimneys and vent systems.

B. *describe systems and components* listed in 12.1.A.1 and .2.

12.2. The *inspector* is NOT required to:

A. *inspect*:

1. interiors of vent systems, flues, and chimneys that are not *readily accessible*.
2. fire screens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.
5. mantles and fireplace surrounds.
6. combustion air *components* and to determine their adequacy.
7. heat distribution assists (gravity fed and fan assisted).
8. fuel-burning fireplaces and appliances located out- side the *inspected* structures.

B. determine draft characteristics.

C. move fireplace inserts and stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1. General limitations

A. The *inspector* is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.

B. *Inspections* performed using this Standard:

1. are not *technically exhaustive*.
2. are not required to identify and to report:
 - a. concealed conditions, latent defects, consequential damages, and

b. cosmetic imperfections that do not significantly affect a *component's* performance of its intended function.

C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.

D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.

E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

13.2. General exclusions

A. The *inspector* is NOT required to determine:

1. the condition of *systems and components* that are not *readily accessible*.
2. the remaining life expectancy of *systems and components*.
3. the strength, adequacy, effectiveness, and efficiency of *systems and components*.
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. future conditions including but not limited to failure of *systems and components*.
7. the suitability of the property for specialized uses.
8. compliance of *systems and components* with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. the market value of the property and its marketability.
10. the advisability of purchasing the property.
11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
13. the effectiveness of *systems installed* and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. operating costs of *systems and components*.
15. acoustical properties of *systems and components*.
16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and *components* are subject to recall, controversy, litigation, product

liability, and other adverse claims and conditions.

B. The *inspector* is NOT required to offer:

1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, *engineering*, contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than *home inspection*.
4. warranties or guarantees.

C. The *inspector* is NOT required to operate:

1. *systems* and *components* that are shut down or otherwise inoperable.
2. *systems* and *components* that do not respond to *normal operating controls*.
3. shut-off valves and manual stop valves.
4. *automatic safety controls*.

D. The *inspector* is NOT required to enter:

1. areas that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* and *components*.
2. *under-floor crawlspaces* and attics that are not *readily accessible*.

E. The *inspector* is NOT required to *inspect*:

1. underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active.
2. items that are not *installed*.
3. *installed decorative* items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar *components*.
8. outdoor cooking appliances.

F. The *inspector* is NOT required to:

1. perform procedures or operations that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* or *components*.
2. *describe* or report on *systems* and *components* that are not included in this Standard and that were not

inspected.

3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. *dismantle systems* and *components*, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

14. GLOSSARY OF ITALICIZED TERMS

Automatic Safety Controls Devices designed and *installed* to protect *systems* and *components* from unsafe conditions

Component A part of a *system*

Decorative Ornamental; not required for the proper operation of the essential *systems* and *components* of a home

Describe To identify (in writing) a *system* and *component* by its type or other distinguishing characteristics

Dismantle To take apart or remove *components*, devices, or pieces of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

Further Evaluation Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by a *home inspection*

Home Inspection The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and *describes* those *systems* and *components* using this Standard

Inspect The process of examining *readily accessible systems* and *components* by (1) applying this Standard, and (2) operating *normal operating controls*, and (3) opening *readily openable access panels*

Inspector A person hired to examine *systems* and *components* of a building using this Standard

Installed Attached such that removal requires tools

Normal Operating Controls Devices such as thermostats, switches, and valves intended to be operated by the homeowner

Readily Accessible Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property

Readily Openable Access Panel A panel provided for homeowner inspection and maintenance that is *readily accessible*, within normal reach, can be opened by one person, and is not sealed in place

Recreational Facilities Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground and other similar equipment, and associated accessories

Representative Number One *component* per room for multiple similar interior *components* such as windows and electric receptacles; one *component* on each side of the building for multiple similar exterior *components*

Roof Drainage Systems *Components* used to carry water off a roof and away from a building

Shut Down A state in which a *system* or *component* cannot be operated by *normal operating controls*

Structural Component A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System A combination of interacting or interdependent *components*, assembled to carry out one or more functions

Technically Exhaustive An investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawlspace The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe A condition in a *readily accessible, installed system* or *component* that is judged by the *inspector* to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction practices

Wall Covering A protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood

Wiring Method Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, and knob and tube, etc

CODE OF ETHICS

This report has been prepared with integrity, honesty and objectivity, so that the client will have the opportunity to be an informed investor. The inspector has no, and does expect to have any, financial interest in the inspected property. No contingency arrangements are dependent upon the report findings or on the sale of the property. No direct or indirect compensation has been paid to realty agents or other parties having a financial interest in closing or settlement of real estate transactions for this inspection or for inclusion on a list or recommended inspectors, preferred providers or similar arrangements. Inspector compensation was limited to one party. If contractors have been recommended as a result of this inspection, it is disclosed that no direct or indirect compensation is or will be received from that contractor by the inspector. Inspector will not repair, replace or upgrade, for compensation, any inspected system or component for one year after the inspection.

All services performed and expressed opinions are based on genuine conviction and only within the inspector's area of education, training or experience. This report has been prepared in an objective manner and there was no known understatement or overstatement of the significance of reported conditions. Inspection results or client information will not be disclosed without client approval. Immediate safety hazards or unsafe conditions may be disclosed to occupants or other pertinent entities when the condition exposes persons to such hazards.

The following items are not inspected, comments may be made for client informational purposes: window screens, shutters, awnings and other seasonal accessories; fences; geological and/or soil conditions; recreational facilities; outbuildings other than if primary garage or carport; seawalls, break-walls and docks; erosion control and earth stabilization measures; antennae; interiors of flues or chimneys that are not readily accessible; other installed accessories; remote control devices; alarm systems and components; low voltage wiring systems and components; ancillary wiring systems and components that are not part of the primary electrical power distribution system; measure amperage, voltage or impedance; heat exchangers; humidifiers or dehumidifiers; electronic air filters; solar space heating systems; window air conditioning units; paint, wallpaper or other finish treatments; carpeting; window treatments, central vacuum systems; household appliances including kitchen, laundry and similar appliances whether installed or free-standing; fire screens and doors; seals and gaskets; automatic fuel feed devices; mantles and fireplace surrounds; combustion make-up air devices; and heat distribution assists, both gravity fed and fan assisted.