REFERENCING PRE-SALE INSPECTION FOR
10270 N Range Line Ct, Mequon

On The Level Inspection Services
Dated 7/22/2026

THE FOLLOWING ITEMS HAVE BEEN COMPLETED:

- 10.2.1 - Deadbolt added
- 12.1.1 - Drywall repaired and repainted
- 15.1.1 & 16.1.1 - AC works effectively and is regularly maintained
- 18.1.1 - Furnace works effectively and is regularly maintained
- 24.6.1 - GFCI's added/replaced in pool room (2) and garage (2)

Mattson
Real Estate Group

kw MKE
KELLERWILLIAMS

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RESIDENTIAL TEMPLATE

10270 N Range Line Ct
Mequon, WI 53092

Evelene Kenny
07/22/2026



Inspector
Ken Humont
WI License #3350-106
414-928-7050
kchumont@otlinspectionservice.com

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Thank you for the opportunity and for trusting **On the Level Inspection Service, LLC** with this thorough and detailed home inspection!

The goal of this inspection report is to put you the client in a better position to make an informed decision.

This report is a general guide and provides an evaluation of the overall condition of this property at that date and time.

We strive to perform all inspections in substantial compliance with the *Wisconsin Standards of Practice.*

Please refer to the inspection agreement for a full explanation of the scope of the inspection.

We pledge to be available to you throughout the entire real estate transaction process.

Should you have questions, please call, text, or email us, and we will do our best to assist you in anyway we can!

Sincerely,

Ken Humont

On the Level Inspection Service. LLC

WI License # 3350-106

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This report has been prepared for the exclusive use by the **client only.** No use by third parties is intended.

On the Level Inspection Service will not be responsible to any parties for the contents of the report, other than the client.

1: INFORMATION

Information

Inspection Type
Pre-Listing

Year Gathered From
Realtor Websites, Client, Please Confirm With Seller / Tax Records (If Needed)

Recent Precipitation
Rain, Over A Week

Property Type
Residential (Single Family)

Square Footage
3300 Square Feet

Occupied?
Yes

Utility Services
Electricity On, Water On, Gas On

Year Built
1982 {{YearBuilt}}

In Attendance
Inspector, Owners, Trainee

Outside Temperature
75-70 Degrees

Limitations

Information

PRE-LISTING HEADER COPY / PASTE

Thank You for trusting **On the Level Inspection Service, LLC** with this thorough and detailed **Pre-Listing Home Inspection**! The goal of this inspection report is to put the seller in a better position to understand what concerns a future homeowner may have. We strive to perform all inspections in substantial compliance with Wisconsin's Standards of Practice. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection.

Should you have any questions, please call, text, or email me, and I will do my best to assist you in any way I can!

Sincerely,

Ken Humont

2: REPORT

Information

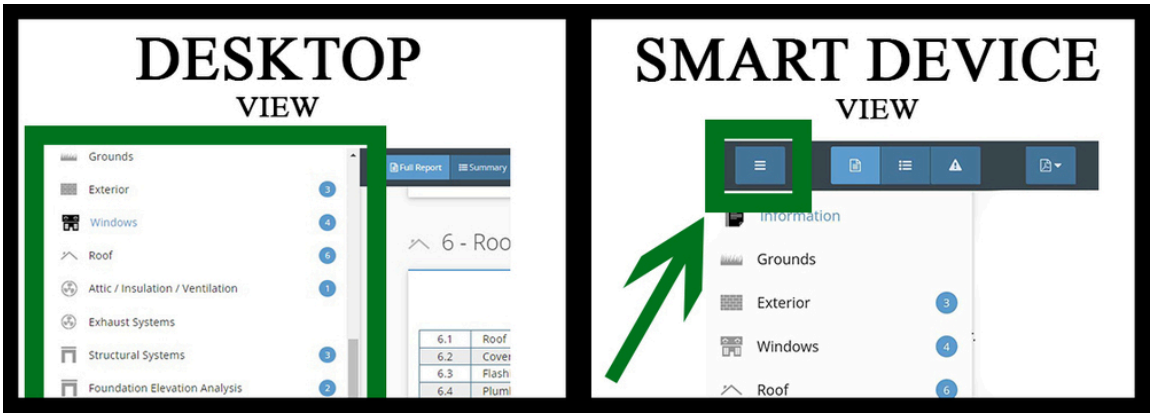
Tabs (Web Version-Non PDF)

At the top of the report you can click these tabs for only the **Summary** or **Major Concerns**

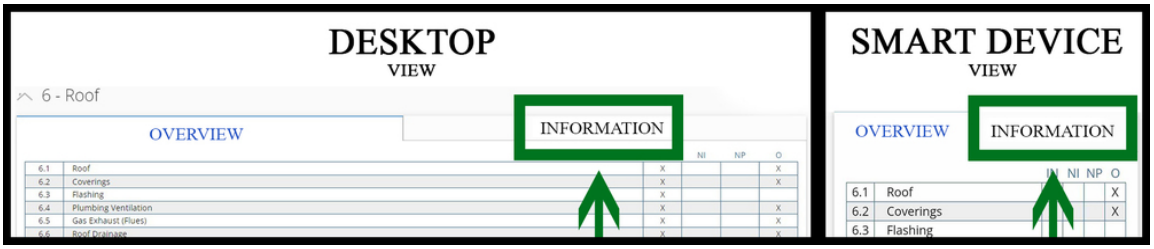


*The **Full Report** should be read and understood, prior to the end of the inspection period / closing*

Click this tab for a list of **every section.**



Make sure to click the **Information tab.** This will give you important details about each item.



Observations

These will be color-coded Blue, Orange, & Red.

These categories are to help the client better understand the level of severity and help prioritize resolving these concerns.

(See definitions below)



Minor - Items that may be considered less serious, less significant, lower priority, and / or common maintenance. These typically are more straightforward / inexpensive to remedy. Also, for Observations that need to be monitored.



Moderate - Items that may be functional, but the functionality may be impaired or not ideal. Concerns that may pose a risk to the people or the property. These inevitably lead to significant defects / major concerns, if not addressed promptly.



Major Concerns - Items that have a significant defect, did not function, pose a risk to the people or the property. These concerns should be considered a higher priority and are often in need of immediate attention by a specialist / licensed contractor. These issues may be difficult and/or expensive to remedy.

All observations in this inspection report should be considered before purchasing this property.

The category placement is the inspector's personal opinion. The client may not agree with the category that an item is listed as. If this is the case, it is important to focus on the context of each observation not its categorical placement. If you feel a particular observation should be in a different category, then you should feel free to express that to your realtor, the seller, and/or contractor.

Repairs VS Upgrades

On the Level Inspection Service inspects properties to **today's safety and building standards.**

Therefore some recommendations made in this report may not have been required when the property was constructed and could be considered non-conforming. Building standards change to improve the safety and benefit of the occupants of the property, and therefore any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and the longevity of the property's items and components. Although the inspector will make some recommendations, that may technically be upgrades, this should not be construed as a full listing of items that could potentially be upgraded. To learn of ALL the ways the property could be brought up to today's building and safety standards, a full and exhaustive evaluation should be conducted by a licensed contractor that specializes in each system.

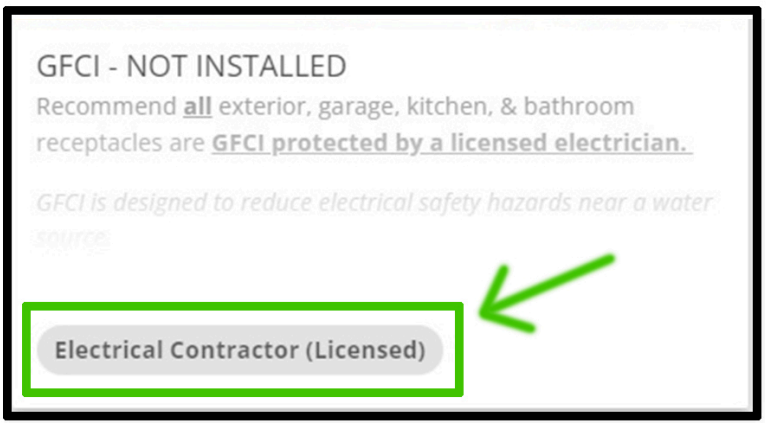
Further Evaluation

The primary purpose of this report is to inform the client of current conditions, concerns, & defects.

After informed: The inspector may refer you to the appropriate contractor to address those concerns.

Further evaluation performed by a contractor that specializes in that trade, **is recommended.**

(Below is an example)



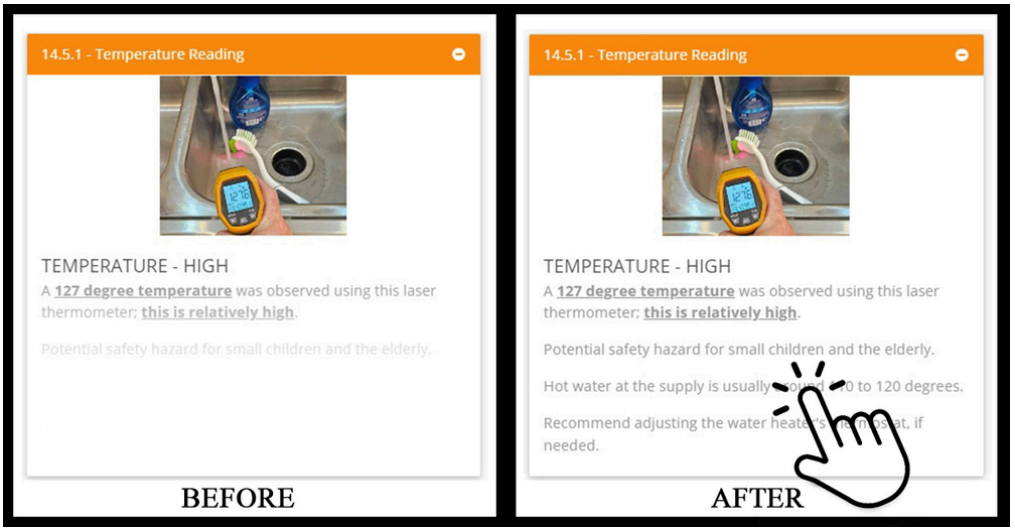
These contractors will determine the best resolution if adjustments, repairs, and/or replacements are needed.

Further Evaluation Defined - An examination and analysis by a qualified professional or service technician whose services and qualifications exceed those possessed by a home inspector.

*If the home inspector recommends further evaluation by a qualified / licensed contractor, typically this means adjustments / repairs are needed by a specialist to resolve the concern. These contractors may find additional concerns during specialized testing and the evaluation process. Quotes for those services should be gathered within the clients inspection contingency window / prior to closing. All costs associated with further inspection fees, repairs, adjustments, and/or replacements, should be considered before purchasing this property. If someone other than the client attempts to hire 3rd party contractors for any concern, it is highly recommended that they are **Qualified, Licensed, and Bonded**. All documentation should be gathered and provided to the client.*

Photos

Click / Tap the Photos & Text to **Expand.**



Note: The photos may not include every instance or occurrence of a situation.



All location references "Front, Rear, Left, Right" Are while facing the property)

Life Expectancy

Please reference this website regarding the average life expectancy.
This covers a large amount of systems and components.
https://www.nachi.org/life-expectancy.htm
The average life expectancy depends on the installation, maintenance, region, and climate.
These systems and components may function many years after its average life expectancy.
This is just for informational purposes.

Disclaimer

This inspection report is not intended to reflect the value of the property; make any representation as to the advisability of the purchase of the property; or provide a guarantee or warranty of any kind. Not all improvements, defects, or hazards, will be identified during this inspection. If a deficiency is not readily apparent or visible during inspection, they can not be reported. Prolonged operational problems could not be observed during the timeframe of this inspection. Unexpected repairs should still be anticipated. This report is effectively a snapshot of the property, recording the conditions on the date and time of the inspection. Home inspectors can not predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. This inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations.

3: GROUNDS

Information

Driveway / Walkways / Patios : Concrete Cracking

It is likely to discover some degree of **cracking in concrete work.**

This is typically a **normal / common** occurrence due to shrinkage, temperature change, stress, and/or expansive soils.

Concrete cracks are classed as either **dormant** *(cracking has ceased)* or **active** *(cracking may be expected to continue).*

This cracking will normally have only minor significance on the ability of the concrete to support the normally applied loads.

If this is a concern to the future property owner, recommend further evaluation by a concrete contractor.

Observations

3.2.1 Vegetation / Grading / Drainage

Monitor / Maintenance

GRADING - DRAINAGE

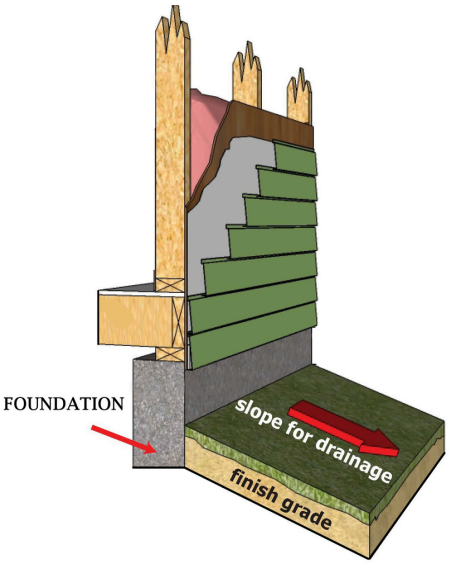
Recommend **proper grading (sloping)** around the property.

(5/8 inch fall per every foot is ideal, to divert water away from the foundation)

This is to reduce moisture intrusion & erosion of the ground/soil that may affect the structural integrity, long term.

Recommendation

Contact a qualified grading contractor.



4: EXTERIOR

Information

Wall Cladding (Siding): Parts of the Exterior



Example

Wall Cladding (Siding): Material
Wooden, Brick

Brick Veneer : Weep Holes
Not Present

Brick Veneer : Type of Siding
Brick

Storm Shutters: Type
Decorative - Non Functional, Vinyl

Storm Shutters: Functionality - Not Evaluated

Home inspectors **do not** evaluate the functionality of storm shutters, as part of a typical home inspection.
Please refer to the pre-inspection agreement / WI standards of practice.

5: WINDOWS

Observations

5.1.1 Windows

Needs Repair / Further Evaluation

FAILED INSULATION SEAL - WINDOW(S)

The **fogginess / haze** is an indication that the **window insulation seal** has **failed.**

The seal is between the double pane glass windows.

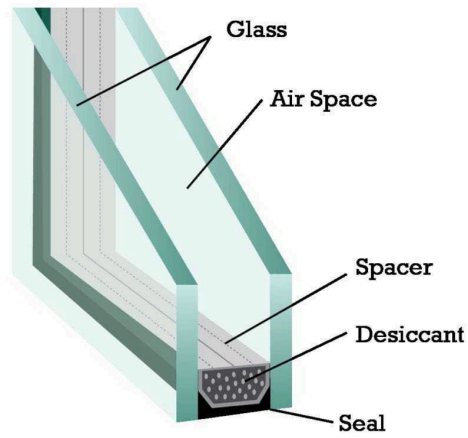
This will **reduce energy efficiency and visibility**, so therefore, **not functioning as intended.**

Recommend: Replacement or Repair of the glass as needed

Click this link for more info!

Recommendation

Contact a qualified window repair/installation contractor.



Example





6: ROOF

Information

Roof: Inspection Method
Multiple Locations, Drone

Roof: Pitch (Slope)
Steep

Coverings (Shingles): Material
Asphalt Shingles (Architectural)

Coverings (Shingles): Approximate (Shingle)
0- 5 Years Old

Coverings (Shingles): Based On
Experience & Knowledge

This is how the home inspector determined the age of the roof's coverings.

This is NOT a guaranteed exact age. Please confirm with the seller or a roofing specialist, if deemed necessary.

Penetrations: No Apparent Concerns
Plumbing Vent(s)

No apparent concerns with the these items, from the roof side.

Skylights: No Apparent Defect
No apparent defects with the skylight(s). **Positive Attribute**.

Roof Drainage : Items
Gutters, Downspouts, Downspout Extension

Chimney / Flue: No Apparent Concerns
No apparent concerns with the chimney / flue, from the roof side.

7: STRUCTURAL SYSTEMS

Information

Foundation : Type
Basement

Foundation : Material
Concrete Block

Foundation : Material - Concrete

The foundation / floor structure was made of **concrete.**

As far as what was visible during the inspection.

Framing: Type (Roof Structure)
Combination Gable / Hip, Rafters

Framing: Wooden Materials

The wall, ceiling, and roof structure was made of **wooden materials.** (Conventional Wood-Frame Construction)

As far as what was visible during the inspection.

Framing: Sheathing (Roof Decking)
O.S.B. (Oriented Strand Board)

Beam(s) / Column(s): Beam Type
Metal

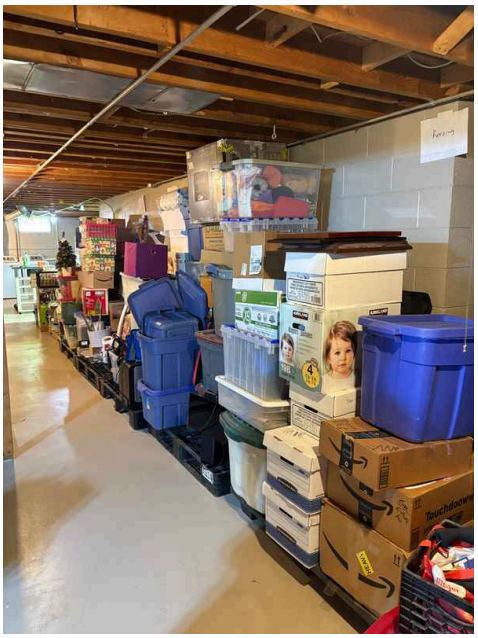
Beam(s) / Column(s): Column Types
Steel

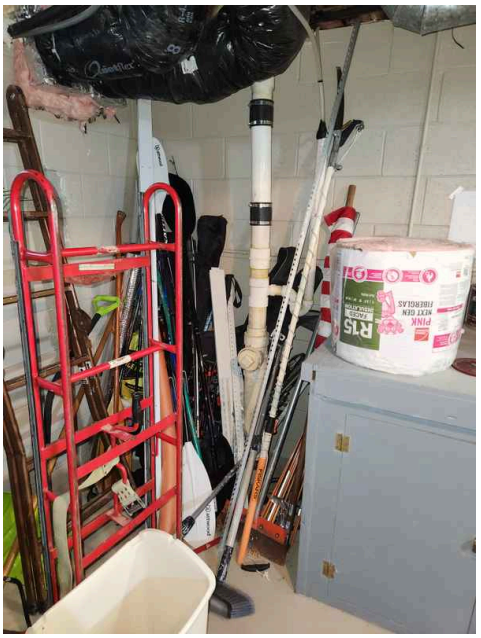
Limitations

Foundation

PERSONAL PROPERTY

Due to personal property, some of the visibility and accessibility to evaluate the foundation walls was limited.





8: ATTIC / INSULATION / VENTILATION

Information

Attic: Inspection Method
Viewed From Inside Attic

Attic: Limitations
Due to the nature of a attic, lack of safe pathways, and insulation.
There will be **visual and accessibility restrictions** throughout the attic.

Attic Access: Type
Hatch

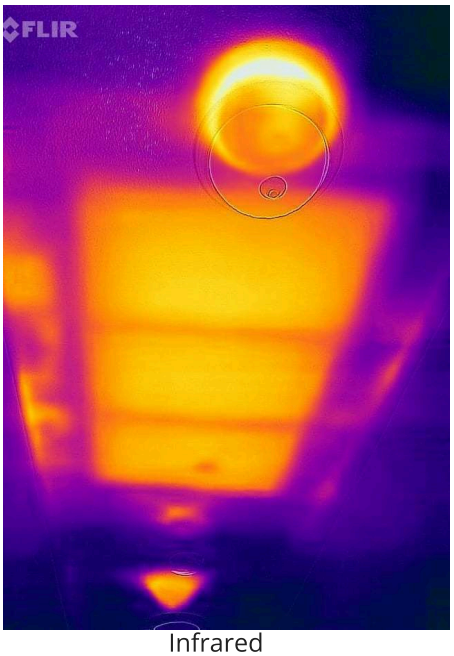
Attic Access: Location
2nd Floor

Attic Access: Hatch - Info
The attic access was a scuttle hole / hatch.
These require a ladder. Information for future homeowner.
If this is a concern for the future home owner, we recommend adding a pulldown attic access ladder.
This will help with access to the attic for future maintenance.

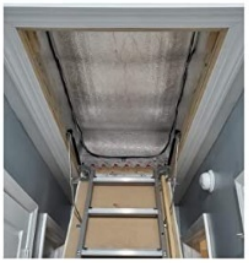
Garage Attic Access : Type
Pull Down Ladder

Garage Attic Access : Location
Garage

Garage Attic Access : Ladder - Energy Loss
Recommend insulating this attic access to help manage energy loss.
See the infrared image of an example of energy loss at the attic access.
This pull-down tent with zipper option reflects 97% of radiant heat and provides an R-Value of 14. 5.



Infrared




Tent

Attic Ventilation: Types
Combination, Ridge Vent, Soffit Vent, Gable Vent, Roof Vents, Powered Vent

Attic Insulation : Type
Fiberglass-Batts, Fiberglass-Loose Fill

Attic Insulation : High Quality & Amount
The quality and amount of insulation in the attic makes this property very **energy efficient.**

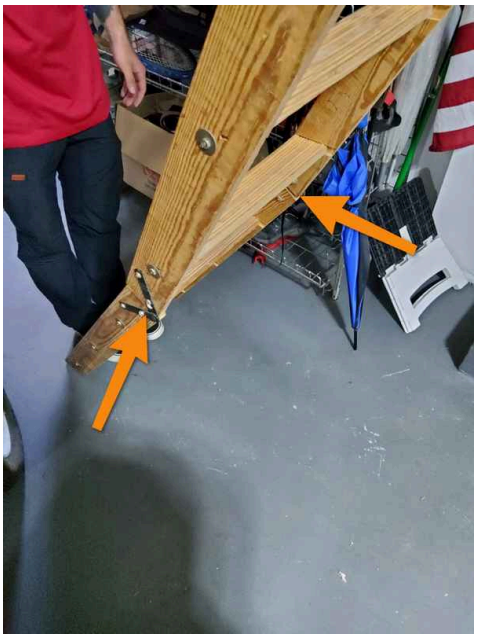
Vapor Retarder : Kraft-Faced
The vapor retarder appears to be **kraft-faced.**

Observations

8.3.1 Garage Attic Access

LADDER - HARDWARE LOOSE

Needs Repair / Further Evaluation



Hardware **is loose** on each side of the small section of the attic access **pull-down ladder.**

This access possibily will not hold the weight capacity.

This is a potential safety hazard, if left unaddressed.

Recommend repair hardware to the manufactures specitications

Recommendation

Contact a handyman or DIY project

9: EXHAUST

Information

Laundry Exhaust : Termination Point

Exterior Wall

Laundry Exhaust : Roof - Termination Point

The laundry room **dryer exhaust** appears to be **terminated at the roof.**

This particular exhaust should be cleaned at a minimum, annually.

Here is a cleaning brush that can help with maintenance.

Information for future homeowner.



Example

Kitchen Exhaust : Current Status
Functioning

Kitchen Exhaust : Appliance
Range Hood

Kitchen Exhaust : Type
Vented

Bathroom Exhaust: Current Status
Functioning

10: DOORS

Information

Exterior Doors: Re-key

When you move into this property, you should have a professional lock smith re-key all exterior doors or change the locks.

You have no idea how many copies of the keys are floating around from previous homeowners or contractors.

This is a potential security risk, if left unaddressed.

Observations

10.2.1 Deadbolts

Needs Repair / Further Evaluation

DEADBOLT - NOT INSTALLED

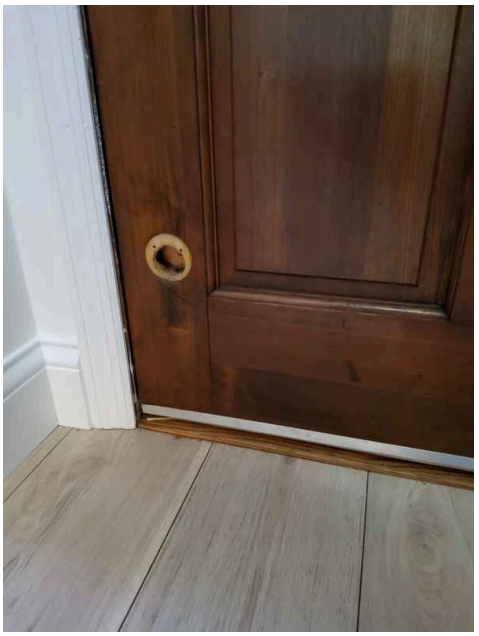
Recommend adding a deadbolt to **all exterior doors.**

This is for higher security.

This is a potential security risk, if left unaddressed.

Recommendation

Contact a qualified door repair/installation contractor.



10.8.1 Interior Doors

Needs Repair / Further Evaluation

DAMAGED - DOOR

This door was damaged.

Recommend repair or replacement

Recommendation

Contact a qualified door repair/installation contractor.



Living Room

10.8.2 Interior Doors

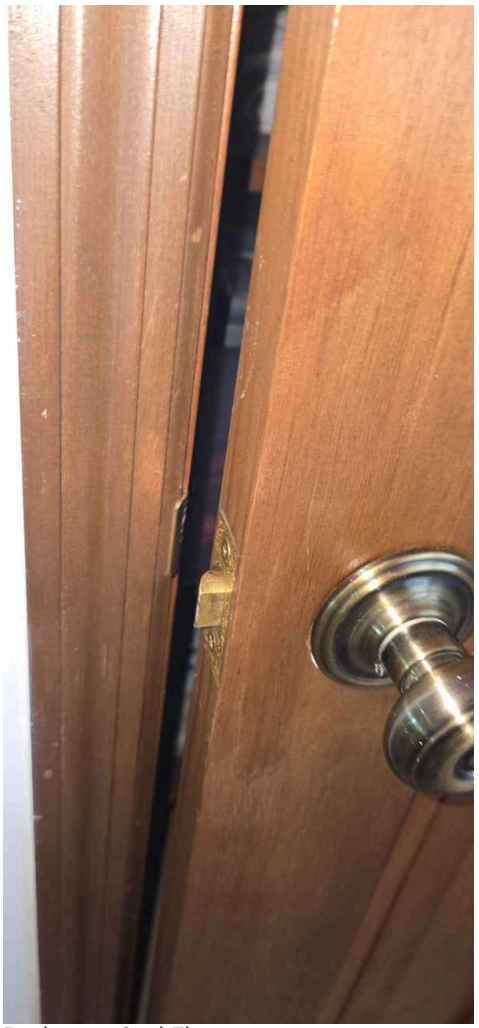
Monitor / Maintenance

DOOR OUT OF ADJUSTMENT - WON'T LATCH

The door when closing will not latch properly. Recommend adjustment as needed.

Recommendation

Contact a handyman or DIY project



Bedroom 2nd Floor

11: GARAGE

Information

Garage: Type
Attached 3 Car

Door Opener: Current Status
Functioning

Door Opener: Type
Automatic / Powered

Door Opener: Safety Reverse
Functioning, Tested

Door Opener: Safety Feature Photo Eye
Tested, Functioning

Door Opener: Test Info

The garage door(s) were tested by operating the wall-mounted transmitter and checking for proper operation. The eye/reverse sensors were tested by manually breaking the beam while the garage door was descending in order to mimic a person or object obstructing normal operation.

Small Door Opener: Current Status
Functioning

Small Door Opener: Type
Automatic / Powered

Small Door Opener: Safety Reverse
Functioning, Tested

Small Door Opener: Safety Feature Photo Eye
Tested, Functioning

Small Door Opener: Test Info

The garage door(s) were tested by operating the wall-mounted transmitter and checking for proper operation. The eye/reverse sensors were tested by manually breaking the beam while the garage door was descending in order to mimic a person or object obstructing normal operation.

Floor: Material
Concrete

Fire Separation: Current Status
Drywall Present

Fire Separation: Fire Resistant Drywall

Fire rated drywall is required in an **attached garage.**

People often store power tools, flammable materials, & products for vehicles, that could catch fire.

Determining if the installed drywall is the proper thickness and is fire rated, would require cutting into the walls, this is beyond the scope of a home inspection.

Mounted Garage Heater: **Brand**
ADP (Advanced Distributor Products)



Observations

11.8.1 Fire Separation

Needs Repair / Further Evaluation

ATTIC LADDER - NOT FIRE RATED

This attic access pull-down ladder **does NOT appear to be the Fire-Rated Type.**

When the attic access is located in the garage, it is best practice to have this present.

The intent of the fire-rated attic access is to slow the spread of fire from the garage to the attic.

This is a potential safety hazard, if left unaddressed.

Recommend replacing this access ladder with a proper fire-rated type.

Recommendation

Contact a qualified professional.

12: INTERIOR

Observations

12.1.1 Walls & Ceilings

Needs Repair / Further Evaluation

GARAGE CEILING DRYWALL FINISH DEFICIENT

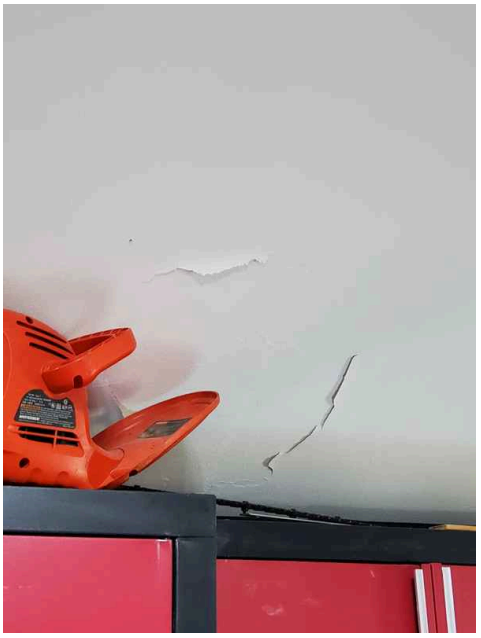
Garage ceiling drywall lacks primer, paint is cracking and peeling, leaving surface vulnerable to further deterioration and moisture absorption.

Recommend: remove loose material, repair damaged seams and areas, then prime and repaint entire ceiling with compatible coatings.

Recommendation

Contact a qualified painting contractor.





12.3.1 Railings

Needs Repair / Further Evaluation

BALUSTER LOOSE

Stair guardrail has a loose baluster.

Recommend: repair or replace loose baluster and secure guardrail infill properly.

Recommendation

Contact a qualified carpenter.



Loose Balluster

13: BUILT-IN APPLIANCES

Information

Range (Stove Top): Current Status / Entergy Source
Natural Gas

Oven: Current Status / Entergy Source
Natural Gas

Oven: Bake Feature Only

The oven was tested using the **bake feature only.**

Other features, are beyond the scope of a home inspection and were not tested.

If this is a concern, have all other features tested prior to closing / during the final walk through.

Dishwasher: Current Status
Functioning

Dishwasher: Normal Wash Only

The dishwasher was tested by running a full cycle under the **normal wash setting.**

Other features, are beyond the scope of a home inspection and were not tested.

If this is a concern, have all other features tested prior to closing / during the final walk through.

Garbage Disposal: Current Status
Functioning

Refrigerator: Current Status
Functioning

Refrigerator: Ice Maker
Ice Present

Refrigerator: Data Tag Info



Non Built-In : Appliances
Washing Machines (Clothes), Dryers (Clothes), Microwaves, Wine Coolers

Home Inspectors **do NOT evaluate** the condition or functionality of these non built-in appliances.

Please refer to the pre-inspection agreement / WI Standards Of Practice.

These are typically the homeowner's personal property, that they may take with them.

Recommend further evaluation if they are part of this real-estate transaction.

(Appliances can reduce accessibility and visibility)

Trash Compactor: Current Status
Functioning

14: FIREPLACE

Information

Fireplace: Overview



Fireplace: Location
Family Room

Fireplace: Type
Gas

Fireplace: Functioning
Fireplace appears to be in good functioning condition.

Fireplace: Remote Operation
The fireplace is controlled by a remote control unit. Inquiry with Seller as to the proper operation.

Observations

14.1.1 Fireplace

Needs Repair / Further Evaluation

NFPA LEVEL II

FIREPLACE

Recommend a NFPA Level II inspection be performed by a qualified Chimney Sweep or Inspector.

Items included in a Level II Inspection:

- An evaluation of all accessible parts of the chimney, including the fireplace, attic, basement, and crawl spaces
- A visual inspection of the internal surfaces and joints of the flue liners
- The use of technology like closed-circuit cameras to examine hard-to-reach areas
- A written report and video footage of the findings and recommendations

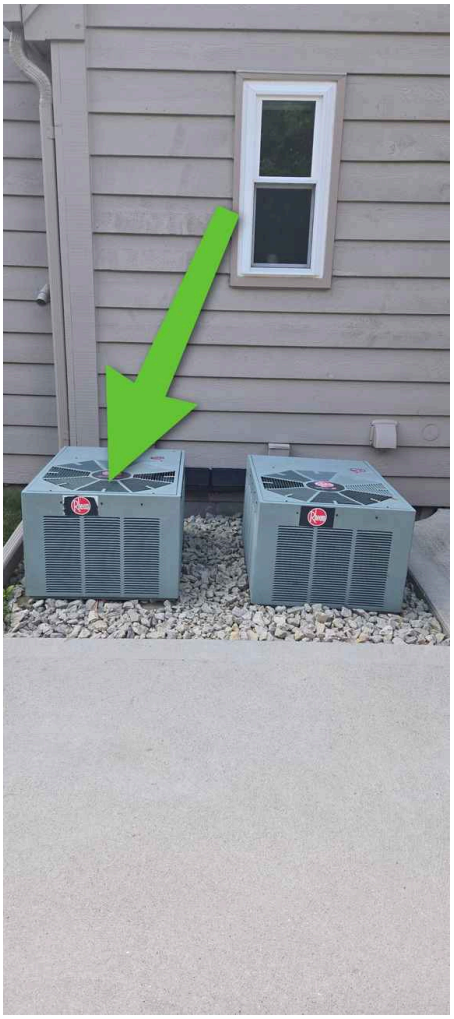
Recommendation

Contact a qualified chimney sweep.

15: COOLING SYSTEM

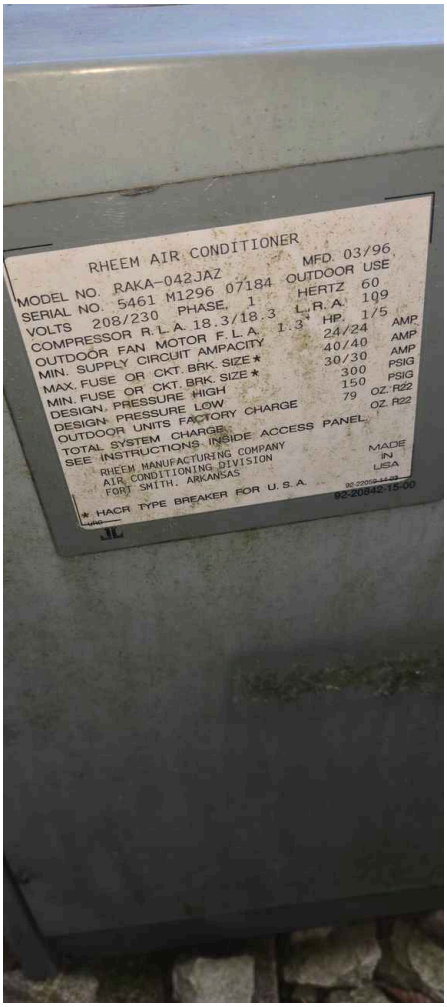
Information

Condenser (Exterior): Unit Overview





Condenser (Exterior): Data Tag



Condenser (Exterior): Brand

Rheem

Condenser (Exterior): Year Manufactured

1996

Condenser (Exterior): Budget for Replacement

The average life expectancy for a condenser unit is 8 to 20 years.

Due to the age, it is recommended to be further evaluated by a licensed HVAC contractor / budgeted for a replacement in the near future.

This is an informational comment given to the client, out of courtesy.

Condenser (Exterior): System Type - Split

A **split system** is an HVAC system that has both indoor and outdoor units that are connected.

This central system shares the same duct work, blower, and filter as the heating system.

Condenser (Exterior): Energy Source

Electric

Service Disconnect: Current Status

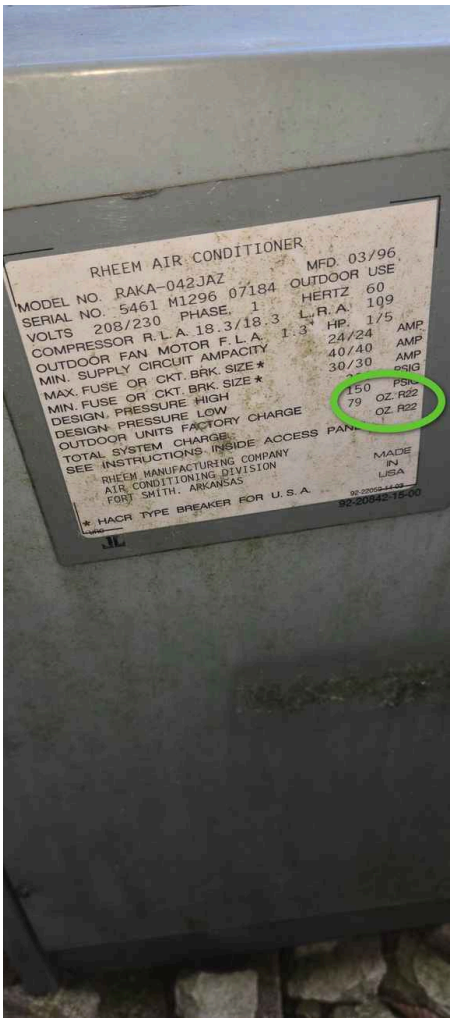
Present

Refrigerant / Line: Type

R22

Refrigerant “Freon" is a compound typically found in either a fluid or gaseous state.

Click this link for more info!



Refrigerant / Line: R-22

According to the data tag on this cooling system, this system is using **R22 refrigerant**, better known as *Freon*.

R22 refrigerant production has been discontinued for environmental reasons.

R22 refrigerant may be hard to find and expensive.

Refrigerant is only needed if there is a leak in the line.

Recommend consulting with a licensed HVAC contractor.

Click this link for more info!

Click this link for info from the EPA!

Evaporator Coil (Interior) : Data Tag Location

Evaporator Coil Unit Itself

Evaporator Coil (Interior) : Budget for Replacement

The average life expectancy for an evaporator coil unit is 7 to 15 years.

Due to the age, it is recommended to be further evaluated by a licensed HVAC contractor / budgeted for a replacement in the near future.

This is an informational comment given to the client, out of courtesy.

Condensation Control:

Components

Primary Drain

Observations

15.1.1 Condenser (Exterior)

Needs Repair / Further Evaluation

LIFE EXPECTANCY - CONDENSER UNIT

1996 was the year the condenser unit was manufactured, according to the data tag.

The average life expectancy for a condenser unit is 8-20 years.

(Depending on the installation, maintenance, region, and climate)

Equipment may function for many years after its average life expectancy.

Info gathered from https://www.nachi.org/life-expectancy.htm

Recommend further evaluation by a qualified HVAC contractor / budgeting for a replacement in the near future.

Recommendation

Contact a qualified qualified heating and cooling contractor

15.4.1 Refrigerant / Line

Needs Repair / Further Evaluation

R-22

According to the data tag on this cooling system, this system is using **R22 refrigerant**, better known as *Freon*.

R22 refrigerant production has been discontinued for environmental reasons.

R22 refrigerant may be hard to find and expensive.

Refrigerant is only needed if there is a leak in the line.

Recommend consulting with a qualified HVAC contractor.

Click this link for more info!

Click this link for info from the EPA!

Recommendation

Contact a qualified qualified heating and cooling contractor

15.5.1 Evaporator Coil (Interior)

Needs Repair / Further Evaluation

LIFE EXPECTANCY - EVAPORATOR COIL

1996 was the year the evaporator coil was manufactured, according to the data tag.

*The average life expectancy of an evaporator coil is **7-15 years.***

Equipment may function for many years after its average lifespan.

This data tag was on the air handler itself. Sometimes the coil has been replaced without adding an updated data tag for the coil. Recommend asking seller if the coil has been replaced, preferably with proof, like some type of documentation.

Recommend further evaluation by a qualified HVAC contractor / budgeting for a replacement in the near future.

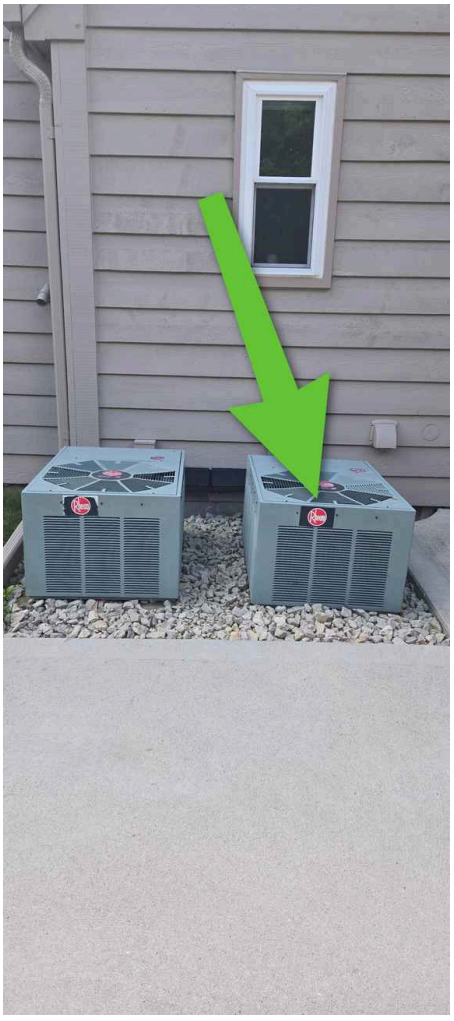
Recommendation

Contact a qualified qualified heating and cooling contractor

16: COOLING SYSTEM 2

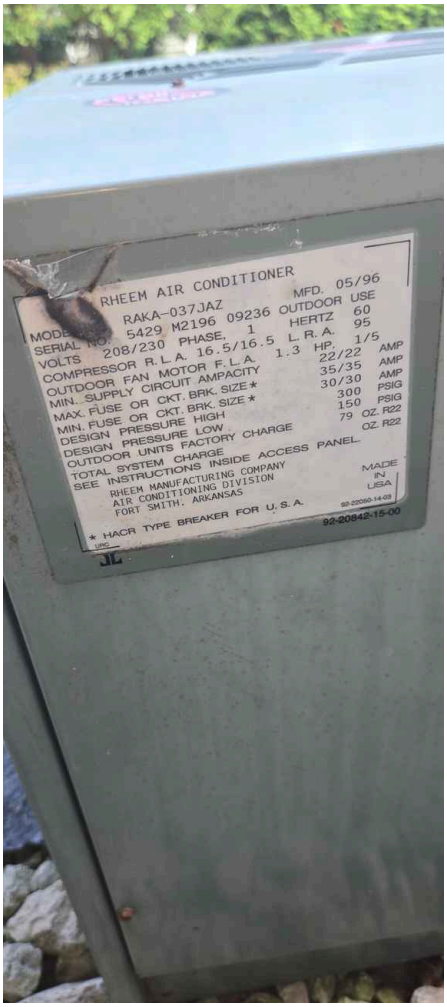
Information

Condenser (Exterior): Unit Overview





Condenser (Exterior): Data Tag



Condenser (Exterior): Brand

Rheem

Condenser (Exterior): Year Manufactured

1996

Condenser (Exterior): Budget for Replacement

The average life expectancy for a condenser unit is 8 to 20 years.

Due to the age, it is recommended to be further evaluated by a licensed HVAC contractor / budgeted for a replacement in the near future.

This is an informational comment given to the client, out of courtesy.

Condenser (Exterior): System Type - Split

A **split system** is an HVAC system that has both indoor and outdoor units that are connected.

This central system shares the same duct work, blower, and filter as the heating system.

Condenser (Exterior): Energy Source

Electric

Service Disconnect: Current Status

Present

Refrigerant / Line: Type

R22

Refrigerant “Freon" is a compound typically found in either a fluid or gaseous state.

Click this link for more info!

Refrigerant / Line: R-22

According to the data tag on this cooling system, this system is using **R22 refrigerant**, better known as *Freon*.

R22 refrigerant production has been discontinued for environmental reasons.

R22 refrigerant may be hard to find and expensive.

Refrigerant is only needed if there is a leak in the line.

Recommend consulting with a licensed HVAC contractor.

Click this link for more info!

Click this link for info from the EPA!

Evaporator Coil (Interior) : Data Tag Location

Evaporator Coil Unit Itself

Evaporator Coil (Interior) : Budget for Replacement

The average life expectancy for an evaporator coil unit is 7 to 15 years.

Due to the age, it is recommended to be further evaluated by a licensed HVAC contractor / budgeted for a replacement in the near future.

This is an informational comment given to the client, out of courtesy.

Condensation Control: Components

Primary Drain

Observations

16.1.1 Condenser (Exterior)

Needs Repair / Further Evaluation

LIFE EXPECTANCY - CONDENSER UNIT

1996 was the year the condenser unit was manufactured, according to the data tag.

The average life expectancy for a condenser unit is 8-20 years.

(Depending on the installation, maintenance, region, and climate)

Equipment may function for many years after its average life expectancy.

Info gathered from https://www.nachi.org/life-expectancy.htm

Recommend further evaluation by a qualified HVAC contractor / budgeting for a replacement in the near future.

Recommendation

Contact a qualified qualified heating and cooling contractor

16.4.1 Refrigerant / Line

Needs Repair / Further Evaluation

R-22

According to the data tag on this cooling system, this system is using **R22 refrigerant**, better known as *Freon*.

R22 refrigerant production has been discontinued for environmental reasons.

R22 refrigerant may be hard to find and expensive.

Refrigerant is only needed if there is a leak in the line.

Recommend consulting with a qualified HVAC contractor.

Click this link for more info!

Click this link for info from the EPA!

Recommendation

Contact a qualified qualified heating and cooling contractor

16.5.1 Evaporator Coil (Interior)

Needs Repair / Further Evaluation

LIFE EXPECTANCY - EVAPORATOR COIL

1996 was the year the evaporator coil was manufactured, according to the data tag.

*The average life expectancy of an evaporator coil is **7-15 years.***

Equipment may function for many years after its average lifespan.

This data tag was on the air handler itself. Sometimes the coil has been replaced without adding an updated data tag for the coil. Recommend asking seller if the coil has been replaced, preferably with proof, like some type of documentation.

Recommend further evaluation by a qualified HVAC contractor / budgeting for a replacement in the near future.

Recommendation

Contact a qualified qualified heating and cooling contractor

17: HEATING SYSTEM

Information

Heating System: Unit Overview



Heating System: Data Tag



Heating System: Year Manufactured
2015

Supply Register (Vents): Current Status
Cooling & Heat Source, Each Habitable Room

Heating System: Brand
Lennox

Heating System: Type
Forced Air

Heating System: Entergy Source
Natural Gas

Service Disconnect: Current Status
Present

Air Filter: Current Status
Present

Air Filter: Size
20x25x5

Observations

17.1.1 Heating System

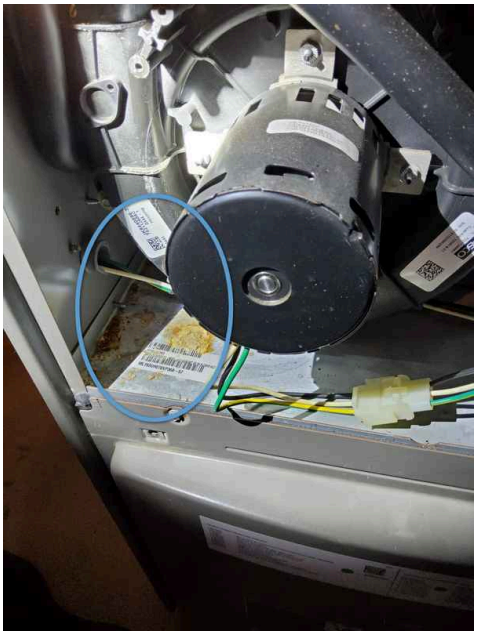
Monitor / Maintenance

CONDENSATE LEAK (OLD)

The upper compartment has signs of a previous condensate leak.The lower cabinet (electronics) appears to be uneffective. Recommend continued monitoring for any indications of moisture.

Recommendation

Recommend monitoring.



17.4.1 Ductwork / Air Distribution

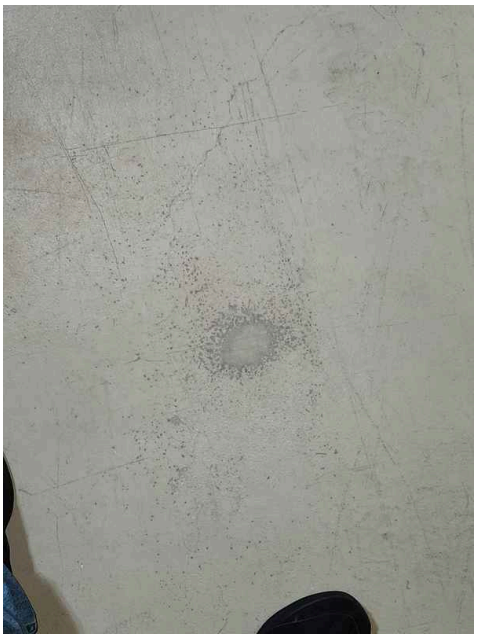
Monitor / Maintenance

DUCTWORK - RUSTING

A section of the ductwork is rusting.
The inspector was unable to determine the reason for the rust.
Recommend the Buyer inquire with the Seller as to the reason. Also, if this is an old cause or is the problem still occuring.
If the cause is still occuring further recommend evaluation from a HVAC Contractor

Recommendation

Contact the seller for more info





18: HEATING SYSTEM 2

Information

Heating System: Unit Overview



Heating System: Data Tag



Heating System: Brand
Lennox

Heating System: Type
Forced Air

Heating System: Entergy Source
Natural Gas

Heating System: Year Manufactured
2005

Heating System: Budget for Replacement - Furnace

The average life expectancy for a forced air heating system is 15 to 20 years.

Due to the age of the heating system, it is recommended to be further evaluated by a licensed HVAC contractor / budgeted for a replacement in the near future.

This is an informational comment given to the client, out of courtesy.

Service Disconnect: Current Status
Present

Supply Register (Vents): Current Status
Cooling & Heat Source, Each Habitable Room

Air Filter: Current Status
Present

Air Filter: Size
20x25x5

Observations

18.1.1 Heating System

Needs Repair / Further Evaluation

FORCED AIR HEATING SYSTEM - LIFE EXPECTANCY

2005 was the year the water heater was manufactured, according to the data tag.

The average life expectancy of a forced air heating system is 15 to 20 years.

Forced air heating systems may function for many years after its average life expectancy.

Recommend further evaluation by a qualified HVAC / budgeting for a replacement in the near future.

Info gathered from https://www.nachi.org/life-expectancy.htm

Recommendation

Contact a qualified qualified heating and cooling contractor

18.1.2 Heating System

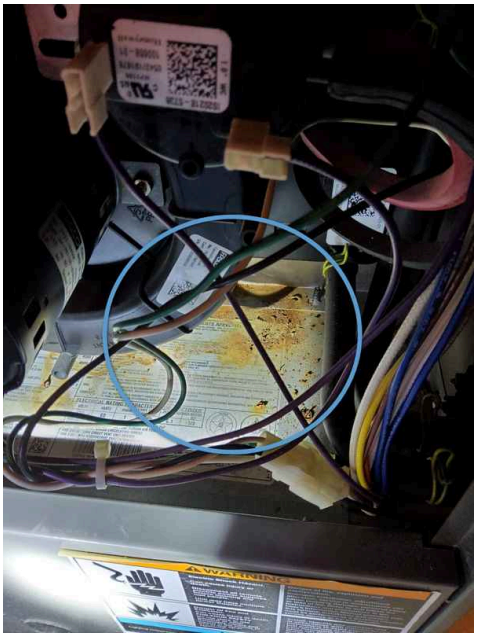
Monitor / Maintenance

CONDENSATE LEAK (OLD)

The upper compartment has signs of a previous condensate leak.The lower cabinet (electronics) appears to be uneffective. Recommend continued monitoring for any indications of moisture.

Recommendation

Recommend monitoring.



19: POOL HEATING SYSTEM

Information

Heating System: Unit Overview



Heating System: Brand
Rheem

Heating System: Entergy Source
Natural Gas

Heating System: Type
Forced Air

Heating System: Budget for Replacement - Furnace

The average life expectancy for a forced air heating system is 15 to 20 years.

Due to the age of the heating system, it is recommended to be further evaluated by a licensed HVAC contractor / budgeted for a replacement in the near future.

This is an informational comment given to the client, out of courtesy.

Service Disconnect: Current Status
Present

Supply Register (Vents): Current Status
Cooling & Heat Source, Each Habitable Room

Air Filter: Current Status
Not Present

Air Filter: Size
Unknown

Limitations

Heating System

UNABLE TO REMOVE SERVICE COVERS

Tried multiple tools and attempts to remove the cover panel screws and they would not budge. Unable to properly evaluate the heating system and operation. Recommend HVAC contractor to evaluate.



20: WATER HEATER

Information

Water Heater: Unit Overview



Water Heater: Data Tag



Water Heater: Location

Basement

Water Heater: Entergy Source

Natural Gas

Water Heater: Manufacturer

Bradford White

Water Heater: Year Manufactured

2023

This info was gathered from the data tag. It was either stated directly on the data tag or was looked up using http://www.building-center.org.

Size: Capacity

75 Gallons

Service Disconnect: Current Status

Present

Service Disconnect: Present - Natural Gas

Service disconnects are required to allow service contractors to replace or service the unit safely.

In this case, closing the **gas and water shut-off valves** is how to safely service the unit.

Temperature Reading: Temperature Reading

130.1 Degrees

Water temperature should be set to at least 120 degrees to kill microbes and no higher than 130 degrees to prevent scalding.

Hot water at the supply is usually around 110 to 120 degrees.



Temperature Reading: Functioning

According to the temperature readings, the water heater was **functioning.**

Observations

20.4.1 TPR Valve

Defects / Safety Hazard

TPR VALVE EXTENSION IMPROPER

The TPR Valve Extension is to be one solid piece of piping and no threads or anything screwed to the end of the pipe. At the time of inspection, the extension was in two pieces screwed together. Also, some kind of fitting is screwed to the bottom of the pipe. This is a **SAFETY DEFECT**. Recommend that the current extention is replaced with the proper piping and length be installed.

Recommendation

Contact a qualified qualified plumbing contractor



20.6.1 Temperature Reading

Monitor / Maintenance

GOOD TEMPERATURE READING

According to the temperature reading, gathered by the home inspector.

The water heater was **functioning.** Hot water at the supply is usually around 120 to 130 degrees.

Positive Attribute.

Please click the above Information Tab for further information.

21: PLUMBING (WATER SUPPLY / FAUCETS / FUEL)

Information

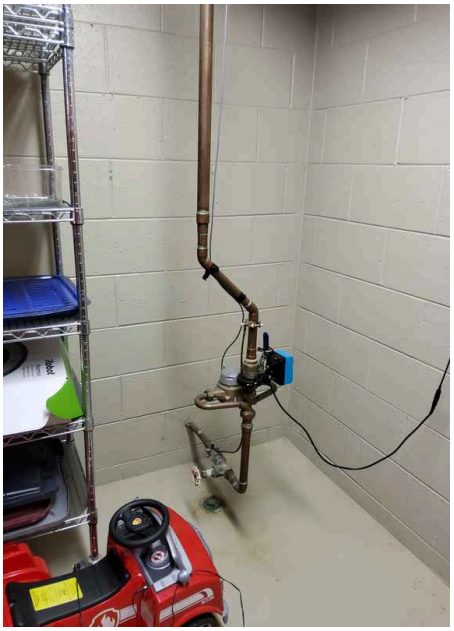
Water Source: Type
Municipal (Public)

Water Shut-Off: Main Location
Basement

Water Shut-Off: Secondary Location
Basement

Water Shut-Off: Familiarize

It is recommended that everyone living at this property **familiarizes** themselves with the location of the **shut off valve(s)** for the water supply. In the event of a **plumbing emergency**, knowing the location(s) and how to turn the water off can save time, limit damage, and avoid costly repairs from water damage.



Water Supply / Distribution: Material

Plastic (PEX), Copper

Water Supply / Distribution: Observed Location(s)

Basement, Water Heater, Under Sinks

Hose Bibs (Exterior): Anti-Siphon Valves

Recommend considering **Anti-Siphon Valves** being added to all hose bib connections. (Exterior Faucets)

Anti-siphon valves prevent cross connection, outside water from siphoning through an outside hose bib (faucet) and contaminating the drinking water.

This valve is easy to install and fits all standard outdoor hose faucets.

(See Example)



Example



Example

Fuel - Natural Gas: Shut-Off Location

Exterior Wall

The main gas **shut-off device** is located at the **meter.**

Fuel - Natural Gas: Familiarize

It is recommended that everyone living at this property **familiarizes** themselves with the location of the **shutoff for the fuel supply**. In the event of an **emergency**, knowing the location and how to turn the fuel off, can save time and possibly lives.

Flow (Water Pressure): Current Status

Functional

Flow (Water Pressure): Overall

Functional flow (water pressure) was determined as an overall evaluation of the entire property.

If there were any individual locations of concern, they would be noted.

Valves: Washing Machine (Hook-ups)

No Apparent Concerns

Valves: Disclaimer

This was a visual inspection only. The valves were not operated or put under a load.

Recommend monitoring this area when running the washing machine the first couple of times.

22: PLUMBING (DRAIN / VENT / WASTE)

Information

Material : Type

PVC (Polyvinyl Chloride)

Material : Observed Location(s)

Under Sinks, Basement

Drainage : Current Status

Functional

Drainage : Overall

Functional drainage was determined as an overall evaluation of the entire property.

If there were any individual locations of concern, they would be noted.

Drainage : Sump Pump

Yes, Working

Waste System: Type

Municipal (Public)

23: ELECTRICAL (SERVICE / PANELS)

Information

Service Entrance : Type
Underground

Service entrance is used to supply power to the property.

Service Wiring: Conductor Material
Copper

Service Wiring: Amperage
100

Service Wiring: Voltage
120/240 Volts

This voltage is estimated and based on a typical power supply.

Service Grounding : Type
Driven Rod, Plumbing

Main Disconnect : Location
Main Electrical Panel

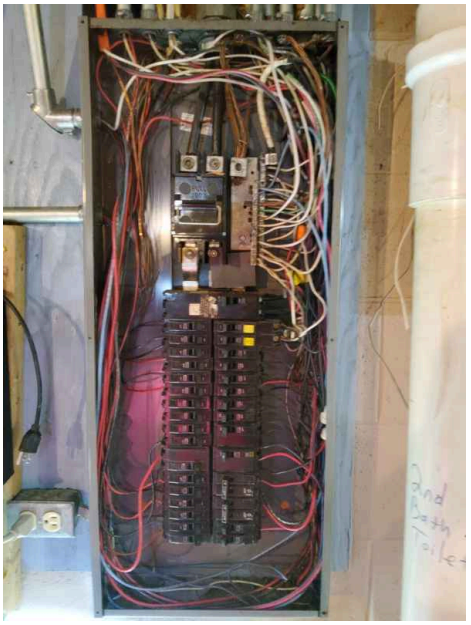
Main Panel: Panel Closed



Main Panel: Panel Opened



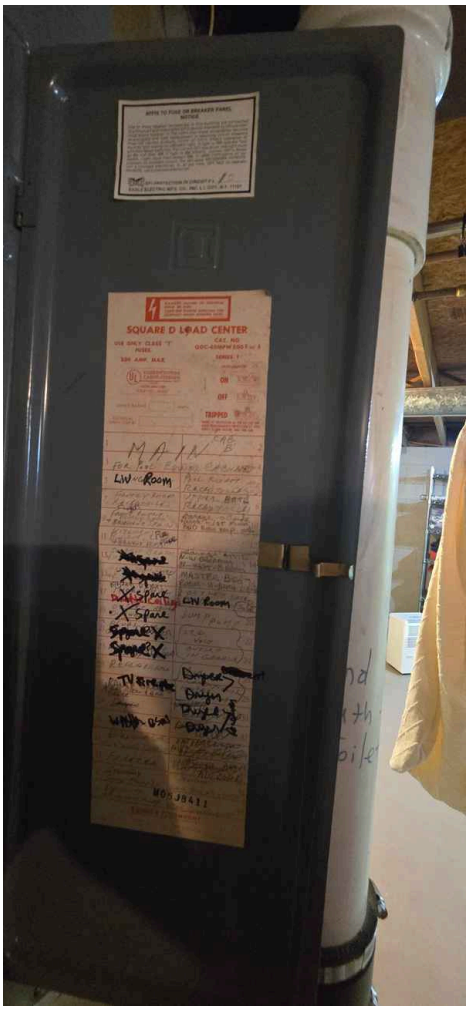
Main Panel: Dead Front - Removed



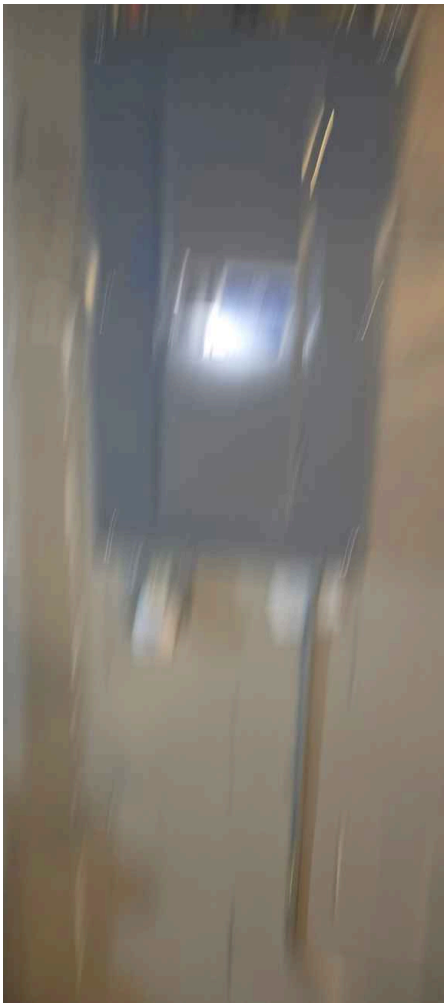
Main Panel: Location
Basement

Main Panel: Manufacture
Square D

Main Panel: Label Sheet



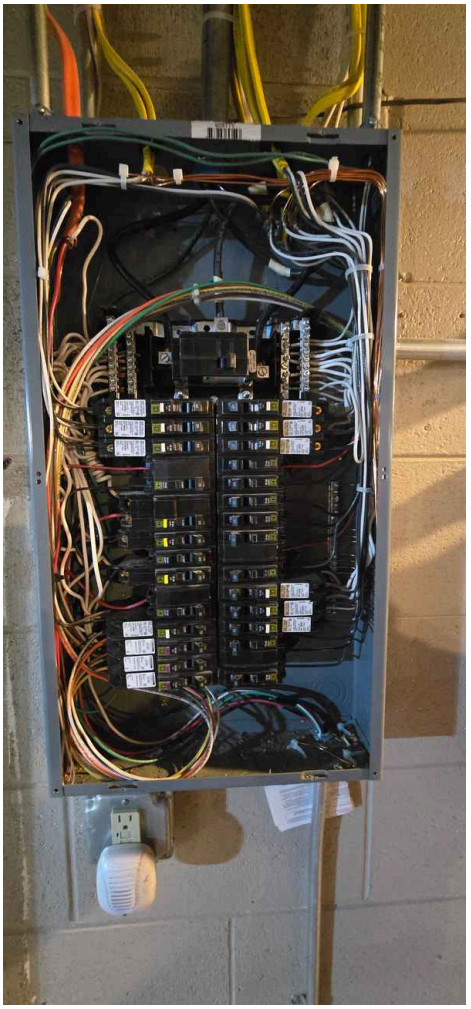
Main Panel 2: Panel Closed



Main Panel 2: Panel Opened



Main Panel 2: Dead Front - Removed



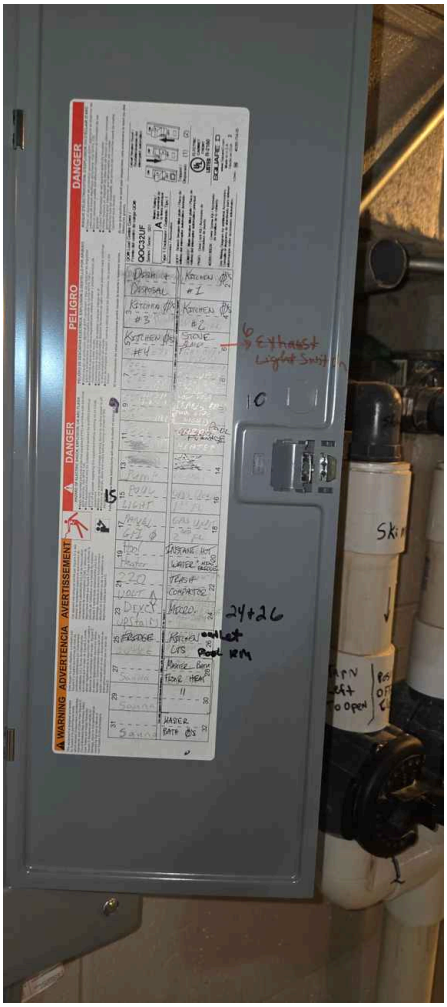
Main Panel 2: Location

Basement

Main Panel 2: Manufacture

Square D

Main Panel 2: Label Sheet



Branch Circuit Wiring: Conductor Material
Copper

Branch Circuit Wiring: Type
Non-Metallic Sheathed Cable

Branch Circuit Wiring: Overcurrent Devices
Circuit Breakers

24: ELECTRICAL (RECEPTACLES / LIGHT FIXTURES)

Information

Receptacles (Outlets): Functioning - Green Light

According to this tester:

The green light and the word "correct" means the representative amount of receptacles that were tested were **Functioning & Wired Correctly.**

Ceiling Fan(s): Hardwired

Hardwired ceiling fans appeared to be present.

This means, you have to power the fixture with the single switch on the wall, then you have to use the pull string to operate the fan.

Information for the future homeowner.

If this is a concern for the future homeowner, recommend a licensed electrician install a combination switch.

GFCI: Current Status

Present

GFCI **G**round **F**ault **C**ircuit **I**nterrupter.

GFCI: Locations

Exterior, Kitchen, Bathrooms, Laundry Room

GFCI: GFCI Breaker Info

Some of the GFCI protection is GFCI breakers in the electrical panel.

This is where you would reset the GFCI protection. Information for future homeowner.

AFCI: Current Status

Present

AFCI **A**rc **F**ault **C**ircuit **I**nterrupter.

AFCI: Occupied - Not Tested

AFCI protection **was not tested for functionality**, due to the home being **occupied,** during the home inspection.

AFCI protection may be installed where computers, security systems, cameras, and/or health equipment may be relying on electricity.

Testing could cause damage to the equipment, lose important data, or power may not be restored, due to a defective breaker.

When the home is no longer occupied, we recommend using the simple test button on each breaker and then reset each breaker.

If a breaker does not trip and reset properly, recommend further evaluation by a licensed electrician.

Observations

24.6.1 GFCI

Needs Repair / Further Evaluation

GFCI - NOT INSTALLED

Recommend **all** receptacles at the above location(s) are **GFCI protected.**

GFCI is designed to reduce electrical safety hazards near a water source.

Recommendation

Contact a qualified qualified electrical contractor


Garage


Pool Area near Shower

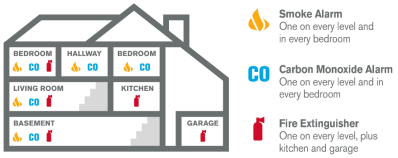
25: SMOKE / CO ALARMS

Information

Smoke: **Current Status**
Present

Carbon Monoxide (CO): **Current Status**
Present

Alarm Information: **Placement and Installation**



Alarm Information: Smoke Alarms

The National Fire Protection Association (NFPA) recommends installing at least one home smoke alarm on every level of your home (including your attic), inside every bedroom, and outside each sleeping area. Make sure smoke alarms are installed high on the walls or near the center of the ceilings, and at least 10 feet away from cooking appliances. When installing on the wall, place the smoke alarm within 12 inches from the ceiling. This is because smoke rises and will make the alarms the most effective.

Alarm Information: Carbon Monoxide Alarms

The NFPA recommends that you install a carbon monoxide alarm, like smoke alarms, on every level of your home, inside every bedroom, and outside each sleeping area. Make sure carbon monoxide detectors are also installed near attached garages in case a car is left running, and anywhere else the manufacturer recommends.

However, not every spot is ideal to install a carbon monoxide alarm. The following places can create false alarms or prevent your carbon monoxide alarm from properly identifying dangerous levels of CO in your home:

- Too close to any fuel-burning appliance, at least 15 feet away
- Humid areas like your bathroom
- In direct sunlight
- Places where there’s too much air circulation, like near fans or vents

Alarm Information: Not Tested

Alarm devices were **not tested for functionality** due to possible monitoring with the fire station.

Also, unfortunately, the "test" button only tests the functionality of the audible alarm, and not the ability of the unit to detect smoke and CO in most cases.

It is highly recommended to check the manufacturer's instructions for the proper method of testing your alarm devices.

26: FINAL CHECKLIST

Information

Our Goal

It is our core focuses to treat every home with respect and leave it in the same condition, as it was prior to the inspection.

The following are steps that were taken to ensure that everything was reset to it's original position.

Light Fixtures Off?
Seller Was Present

Water Fixtures Off?
Yes

Stove / Oven Off?
Yes

Dishwasher Off?
Yes

Thermostat Reset?
Yes - Original Setting

All Exterior Doors Locked?
Seller Was Present

27: ADDITIONAL SERVICES

Information

Re-Inspection

If the client (buyer) would like a follow-up inspection, to determine if the agreed upon issues were addressed.

The home inspector will need:

1. Verification that the issues are fully completed by the seller.
2. A list of the issues addressed. (if not all)
3. A re-inspection fee of **$150** is paid, prior to the re-inspection.
4. The person's name and email address that will be responsible for the inspection fee.

STANDARDS OF PRACTICE

Grounds
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.

Exterior
(5) Exteriors.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Wall claddings, including type.

2. Flashings and trim.

3. Entryway doors and at least one window per side of a dwelling unit.

4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing.

5. Decks, balconies, stoops, steps and porches including railings.

6. Eaves, soffits and fascias.

7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit.

(b) A home inspector shall operate all entryway doors, garage doors, and at least one window per side of a dwelling unit.

(c) A home inspector is not required to observe the following:

1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories.

2. Locks, latches or other security devices or systems.

3. Intercom systems.

4. Fences or privacy walls.

5. Insulation or vapor barriers in exterior walls.

6. Safety glazing.

7. Garage door operator remote control transmitters.

8. Geological or soil conditions.

9. Recreational facilities.

10. Out-buildings other than garages and carports.

11. Trees, shrubs and other vegetation.

Windows
(8) Interiors.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Walls, ceilings and floors.

2. Steps, stairways, balconies and railings.

3. Counters and all sink base cabinets.

4. A random sample of doors and windows.

5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

(b) A home inspector is not required to observe any of the following:

1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors.

2. Carpeting.

3. Draperies, blinds or other window treatments.

4. Household appliances.

5. Recreational facilities or another dwelling unit.

Roof
(4) Roofs.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Roof coverings, including type.

2. Roof drainage systems.

3. Flashings.

4. Skylights, chimneys and roof penetrations.

5. Signs of leaks or abnormal condensation on building components.

(b) A home inspector shall describe the methods used to observe the roof.

(c) A home inspector is not required to do any of the following:

1. Walk on the roofing.

2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors.

3. Observe internal gutter and downspout systems and related underground drainage piping.

Structural Systems
(1) Foundations. A home inspector shall observe and describe the type and condition of the foundation.

(2) Columns. A home inspector shall observe and describe the type and condition of columns.

(3) Flooring systems. A home inspector shall observe and describe the type and condition of flooring systems.

Attic / Insulation / Ventilation
(11) Insulation and ventilation.

(a) A home inspector shall observe and describe the condition of all of the following:

1. The presence or absence of insulation in unfinished spaces.

2. Ventilation of attics and foundation areas.

3. Kitchen, bathroom, and laundry venting systems.

(b) A home inspector is not required to observe any of the following:

1. Concealed insulation.

2. Venting equipment which is integrated with household appliances.

Doors
(8) Interiors.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Walls, ceilings and floors.

2. Steps, stairways, balconies and railings.

3. Counters and all sink base cabinets.

4. A random sample of doors and windows.

5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

(b) A home inspector is not required to observe any of the following:

1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors.

2. Carpeting.

3. Draperies, blinds or other window treatments.

4. Household appliances.

5. Recreational facilities or another dwelling unit.

Garage

(5) Exteriors.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Wall claddings, including type.

2. Flashings and trim.

3. Entryway doors and at least one window per side of a dwelling unit.

4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing.

5. Decks, balconies, stoops, steps and porches including railings.

6. Eaves, soffits and fascias.

7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit.

(b) A home inspector shall operate all entryway doors, garage doors, and at least one window per side of a dwelling unit.

(c) A home inspector is not required to observe the following:

1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories.

2. Locks, latches or other security devices or systems.

3. Intercom systems.

4. Fences or privacy walls.

5. Insulation or vapor barriers in exterior walls.

6. Safety glazing.

7. Garage door operator remote control transmitters.

8. Geological or soil conditions.

9. Recreational facilities.

10. Out-buildings other than garages and carports.

11. Trees, shrubs and other vegetation.

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.

Cooling System
(10) Central air conditioning.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Cooling and air handling equipment, including type and energy source.

2. Normal operating controls.

3. The presence of an installed cooling source in each room.

(b) A home inspector shall operate the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

(c) A home inspector is not required to do any of the following:

1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage.

2. Observe non-central air conditioners.

3. Observe the uniformity or adequacy of cool-air supply to the various rooms.

4. Operate electronic air filters.

5. Observe the pressure of the system coolant or determine the presence of leakage.

6. Test the electrical current drawn by the unit.

Cooling System 2
(10) Central air conditioning.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Cooling and air handling equipment, including type and energy source.

2. Normal operating controls.

3. The presence of an installed cooling source in each room.

(b) A home inspector shall operate the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

(c) A home inspector is not required to do any of the following:

1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage.

2. Observe non-central air conditioners.

3. Observe the uniformity or adequacy of cool-air supply to the various rooms.

4. Operate electronic air filters.

5. Observe the pressure of the system coolant or determine the presence of leakage.

6. Test the electrical current drawn by the unit.

Heating System
(9) Heating systems.

(a) A home inspector shall observe and describe the condition of all of the following within a permanently installed heating system:

1. Heating equipment and distribution systems.

2. Normal operating controls and energy source.

3. Automatic safety controls.

4. Exterior surfaces of chimneys, flues and vents.

5. Solid fuel heating devices.

6. The presence of an installed heat source in each room.

(b) A home inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

(c) A home inspector is not required to do any of the following:

1. Operate heating systems when weather conditions or other circumstances may cause equipment damage.

2. Operate automatic safety controls.

3. Ignite or extinguish fuel fires.

4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms.

5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

Heating System 2
(9) Heating systems.

(a) A home inspector shall observe and describe the condition of all of the following within a permanently installed heating system:

1. Heating equipment and distribution systems.

2. Normal operating controls and energy source.

3. Automatic safety controls.

4. Exterior surfaces of chimneys, flues and vents.

5. Solid fuel heating devices.

6. The presence of an installed heat source in each room.

(b) A home inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

(c) A home inspector is not required to do any of the following:

1. Operate heating systems when weather conditions or other circumstances may cause equipment damage.

2. Operate automatic safety controls.

3. Ignite or extinguish fuel fires.

4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms.

5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

Pool Heating System
(9) Heating systems.

(a) A home inspector shall observe and describe the condition of all of the following within a permanently installed heating system:

1. Heating equipment and distribution systems.

2. Normal operating controls and energy source.

3. Automatic safety controls.

4. Exterior surfaces of chimneys, flues and vents.

5. Solid fuel heating devices.

6. The presence of an installed heat source in each room.

(b) A home inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

(c) A home inspector is not required to do any of the following:

1. Operate heating systems when weather conditions or other circumstances may cause equipment damage.

2. Operate automatic safety controls.

3. Ignite or extinguish fuel fires.

4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms.

5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

Water Heater
(6) Plumbing systems.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections.

2. Interior drain, waste and vent system, including traps, drain, waste, and vent piping, piping supports and leaks.

3. Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents.

4. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports and leaks.

5. Sump pumps.

(b) A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit.

(c) A home inspector is not required to do any of the following:

1. State the effectiveness of anti-siphon devices.

2. Determine whether the water supply and waste disposal systems are public or private.

3. Operate automatic safety controls or sump pumps equipped with internal or water dependent switches.

4. Operate any valve except water closet flush valves, fixture faucets and hose faucets.

5. Observe water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site disposal systems, foundation drainage systems, or spas.

6. Observe the interior of flues, chimneys and vents, or solar water heating systems.

7. Observe any exterior plumbing components such as water mains or swimming pools.

8. Determine water temperature.

9. Determine the proper sizing, design or use of plumbing materials

Plumbing (Water Supply / Faucets / Fuel)
(6) Plumbing systems.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections.

2. Interior drain, waste and vent system, including traps, drain, waste, and vent piping, piping supports and leaks.

3. Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents.

4. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports and leaks.

5. Sump pumps.

(b) A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit.

(c) A home inspector is not required to do any of the following:

1. State the effectiveness of anti-siphon devices.

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3. Operate automatic safety controls or sump pumps equipped with internal or water dependent switches.

4. Operate any valve except water closet flush valves, fixture faucets and hose faucets.

5. Observe water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site disposal systems, foundation drainage systems, or spas.

6. Observe the interior of flues, chimneys and vents, or solar water heating systems.

7. Observe any exterior plumbing components such as water mains or swimming pools.

8. Determine water temperature.

9. Determine the proper sizing, design or use of plumbing materials

Plumbing (Drain / Vent / Waste)
(6) Plumbing systems.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections.

2. Interior drain, waste and vent system, including traps, drain, waste, and vent piping, piping supports and leaks.

3. Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents.

4. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports and leaks.

5. Sump pumps.

(b) A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit.

(c) A home inspector is not required to do any of the following:

1. State the effectiveness of anti-siphon devices.

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7. Observe any exterior plumbing components such as water mains or swimming pools.

8. Determine water temperature.

9. Determine the proper sizing, design or use of plumbing materials

Electrical (Service / Panels)
(7) Electrical systems.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Service entrance conductors.

2. Service equipment, grounding equipment, main over current device.

3. Main and distribution panels, including their location.

4. Amperage and voltage ratings of the service, including whether service type is overhead or underground.

5. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring.

6. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls.

7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures.

8. The operation of ground fault circuit interrupters.

9. The functionality of the power sources for smoke detectors.

(b) A home inspector is not required to do any of the following:

1. Insert any tool, probe or testing device inside the panels.

2. Test or operate any over current device except ground fault circuit interrupters.

3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.

4. Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems.

5. Measure amperage, voltage or impedance.

Electrical (Receptacles / Light Fixtures)
(7) Electrical systems.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Service entrance conductors.

2. Service equipment, grounding equipment, main over current device.

3. Main and distribution panels, including their location.

4. Amperage and voltage ratings of the service, including whether service type is overhead or underground.

5. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring.

6. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls.

7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures.

8. The operation of ground fault circuit interrupters.

9. The functionality of the power sources for smoke detectors.

(b) A home inspector is not required to do any of the following:

1. Insert any tool, probe or testing device inside the panels.

2. Test or operate any over current device except ground fault circuit interrupters.

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4. Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems.

5. Measure amperage, voltage or impedance.