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RESIDENTIAL REPORT

2618 45th Ave
Kenosha, WI 53144

SoPro Realty
10/09/2026



Inspector
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State of Wisconsin Home Inspector - license no.4170-106
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RECOMMENDATION

1

SAFETY HAZARD

SUMMARY

7.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House

12.4.1 Garage - Garage Door: Panel Damage

12.4.2 Garage - Garage Door: Minor damage on 1 panel

12.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing

1: NARRATIVE - OVERALL THE PROPERTY IS IN GOOD CONDITION.

Information

Summary : Narrative Summary

Overall this property is in good condition and has been well maintained. All home systems are operational and safe.

2: INSPECTION DETAILS

Information

Style
Ranch

In Attendance
Inspector only

Occupancy
Vacant

Temperature
Facing west
72 degrees Fahrenheit (F)

70 degrees

Weather Conditions
Clear

Type of Building
Northeast
Attached, Single Family

3: EXTERIOR

Information

General: Inspection Method
Visual, Attic Access, Infrared

Siding, Flashing & Trim: Siding Material
Vinyl




Exterior Doors: Exterior Entry Door
Wood, Glass, Steel

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch, Sidewalk




Decks, Balconies, Porches & Steps: Material
Concrete

Walkways, Patios & Driveways: Driveway Material
Concrete

Raydon mitigation system: Radon mitigation system

Appeared to be in good working order







Limitations

Backyard fence

FENCE

Minor repair needed... A few loose boards



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Infrared, Visual

Foundation: Material
Concrete

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Slab, Concrete

Cement





Floor Structure: Sub-floor
Inaccessible

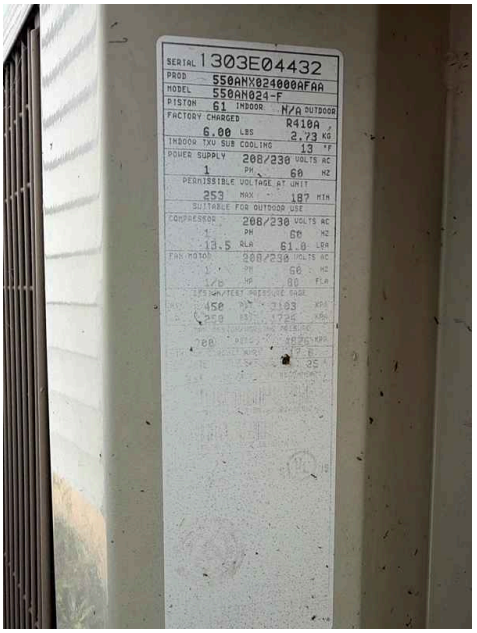
5: COOLING

Information

Cooling Equipment: **Brand**
Bryant









Cooling Equipment: Central Air

Exterior south

Electric, Central Air Conditioner

Cooling System — Outdoor Condensing Unit

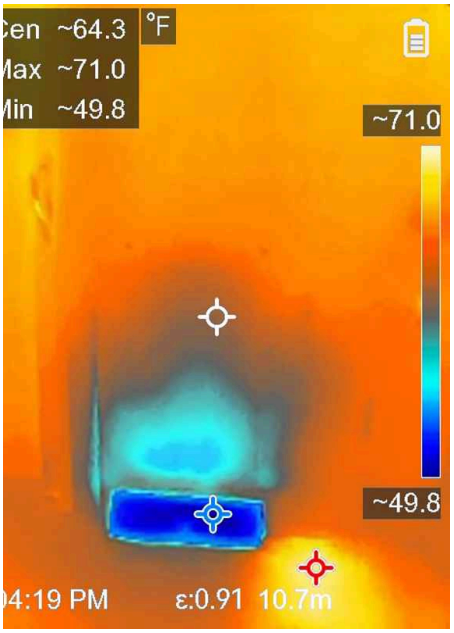
The outdoor air-conditioning condenser is identified as model 550AN024-F, with a nominal cooling capacity of approximately 24,000 BTU/hr (2 tons). The unit uses R-410A refrigerant and appears to date from approximately 2013, subject to confirmation of the manufacturer's date code.

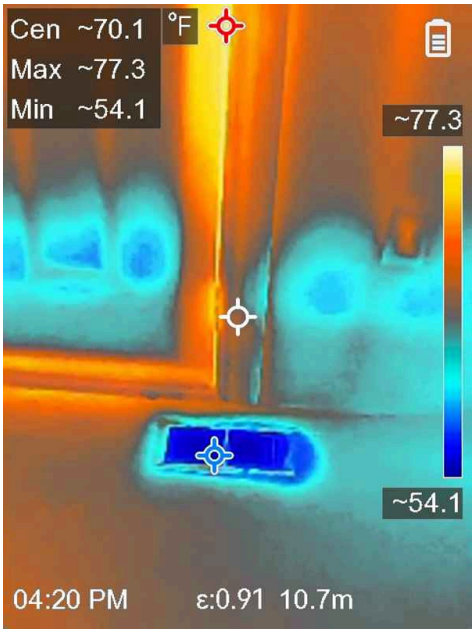
Normal use life of this unit is 15-20 years

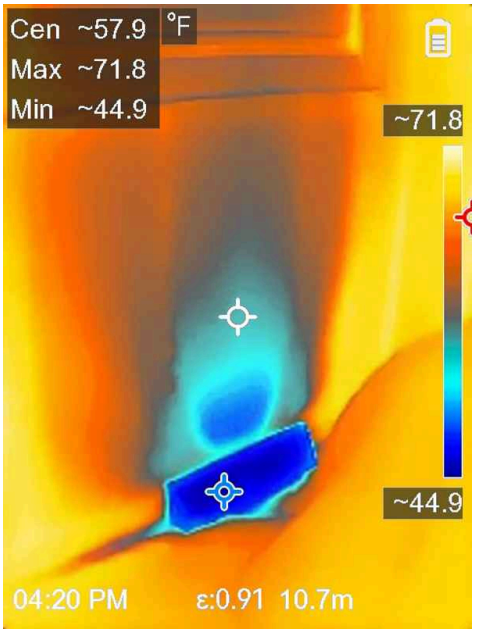


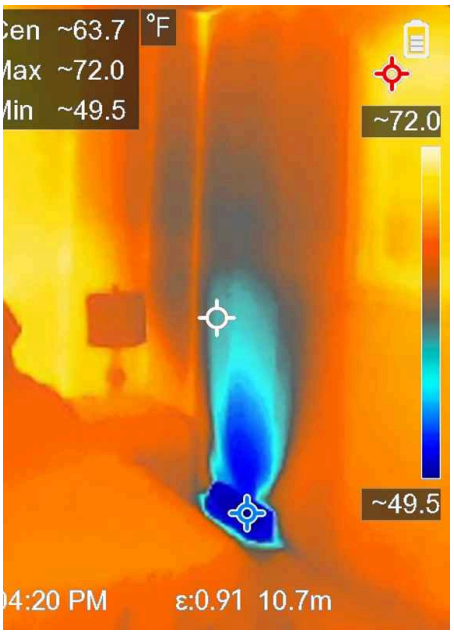


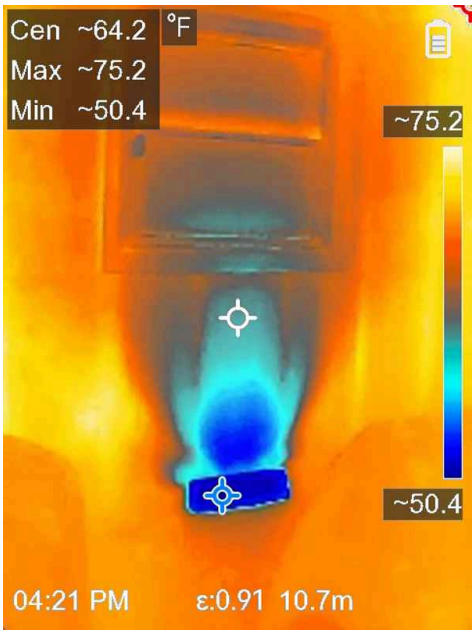












Cooling Equipment: Location

Exterior South

Cooling Equipment: AC unit

South exterior

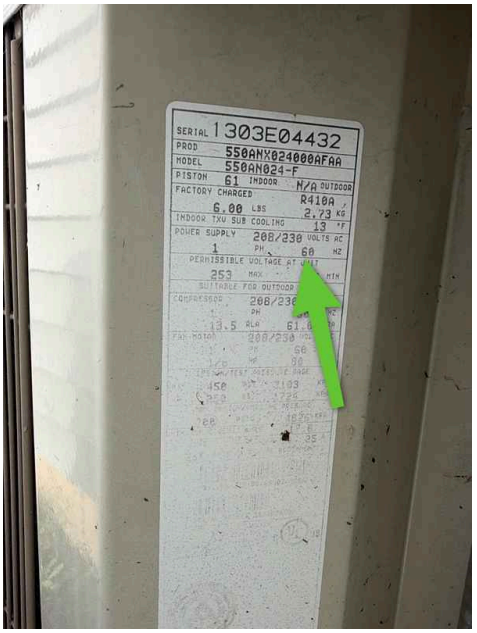
SEER is 13-14 SEER

Cooling System — Outdoor Condensing Unit

The outdoor air-conditioning condenser is identified as model 550AN024-F, with a nominal cooling capacity of approximately 24,000 BTU/hr (2 tons). The unit uses R-410A refrigerant and appears to date from approximately 2013, subject to confirmation of the manufacturer's date code.









Distribution System:

Configuration

Central

6: HEATING

Information

AFUE Rating

Basement

90% + high efficiency

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

This is a Rheem Classic 90 Plus high-efficiency gas furnace, a forced-air heating system that burns natural gas and distributes heated air through ductwork. The adjacent beige cabinet is a Space-Gard high-efficiency air cleaner, which filters air circulating through the furnace.





Homeowner's Responsibility

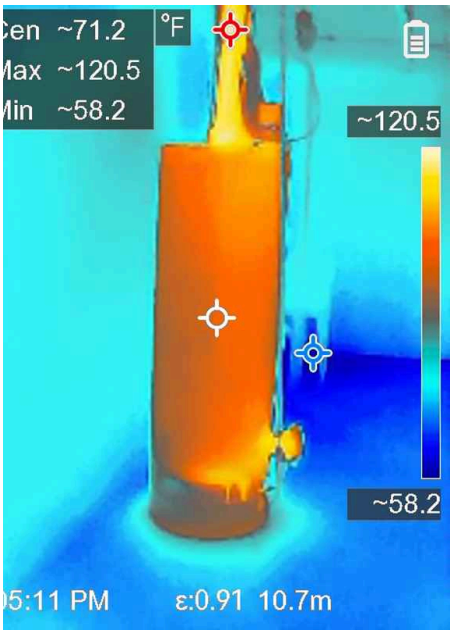
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.











Equipment: Brand
Rheem

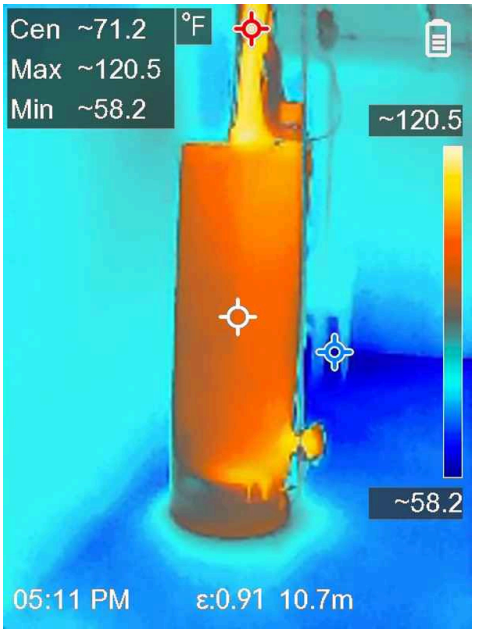
Equipment: Energy Source
Natural Gas

Equipment: **Heat Type**

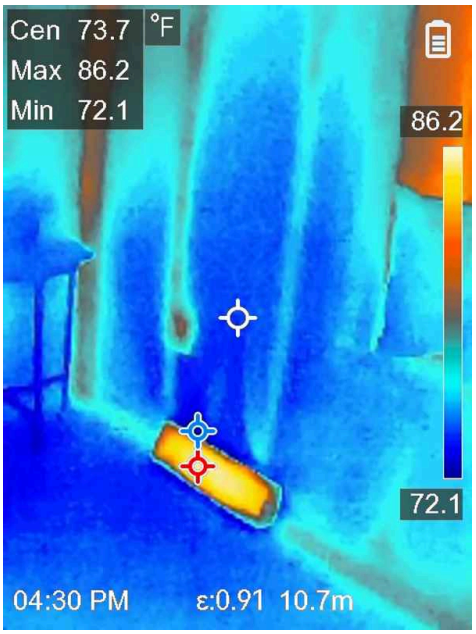
Forced Air

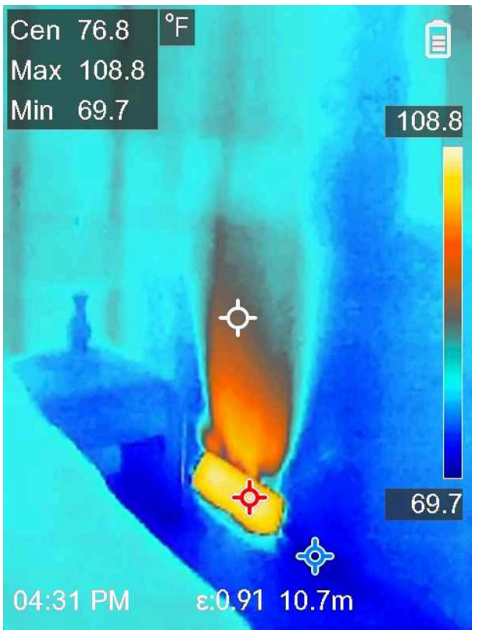


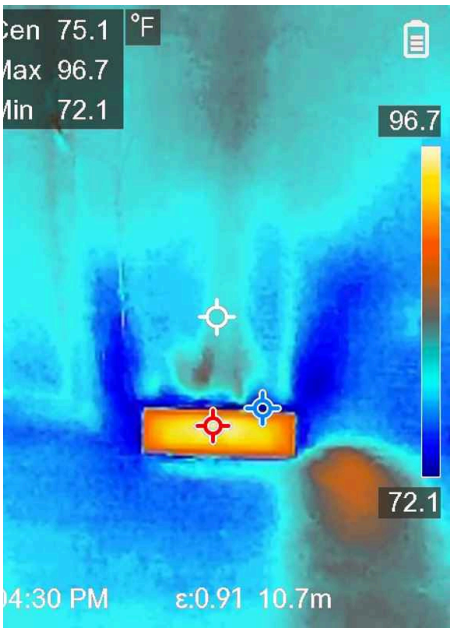












Distribution Systems: **Ductwork**

Non-insulated

7: ROOF

Information

Inspection Method
Ground, Drone

Roof Type/Style
Gambrel

Coverings: Material
Asphalt





Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

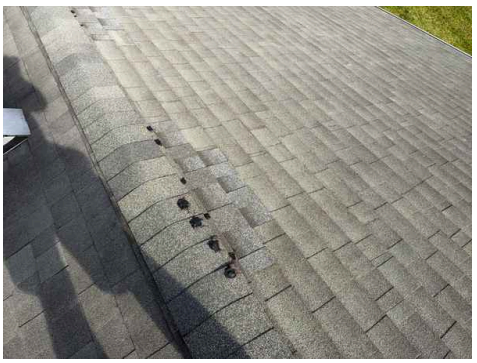
Skylights, Chimneys & Other Roof Penetrations: Chimney

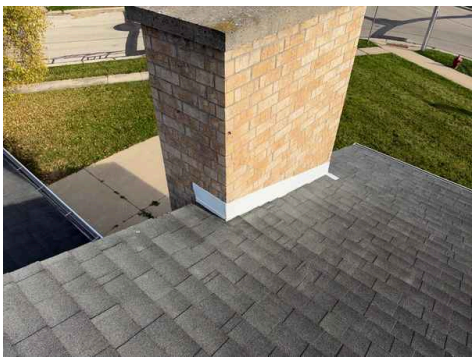
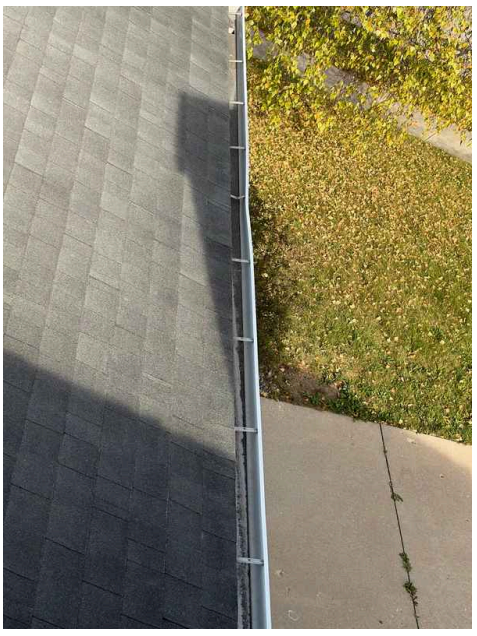




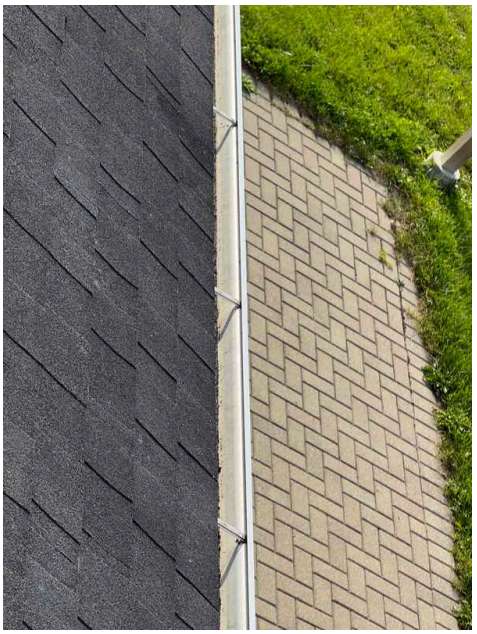










Limitations

General

ROOF REPAIRS HAVE BEEN MADE,

Roof repairs of suspected storm damage. Done correctly (except the color being off). All roof drainage is intact. Inspected the interior of the roof; no evidence of water intrusion.

Deficiencies

7.2.1 Roof Drainage Systems

Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.



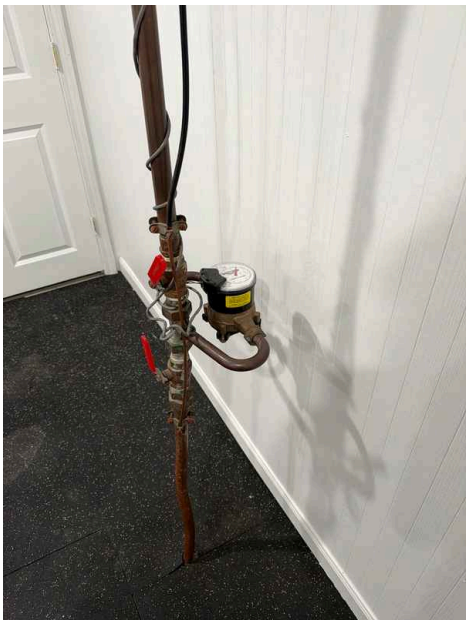
8: PLUMBING

Information

Filters
Unknown

Water Source
Public

Main Water Shut-off Device: Location
Basement, North



Drain, Waste, & Vent Systems: Drain Size
3”

3 inch





Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

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

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

40 gallons

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

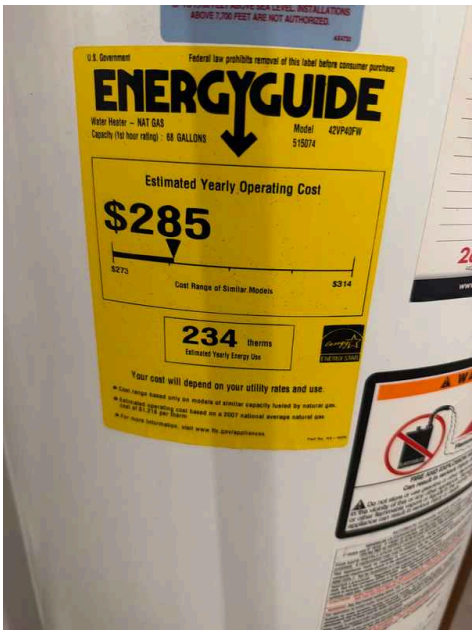
Hot Water Systems, Controls, Flues & Vents: Manufacturer
Rheem

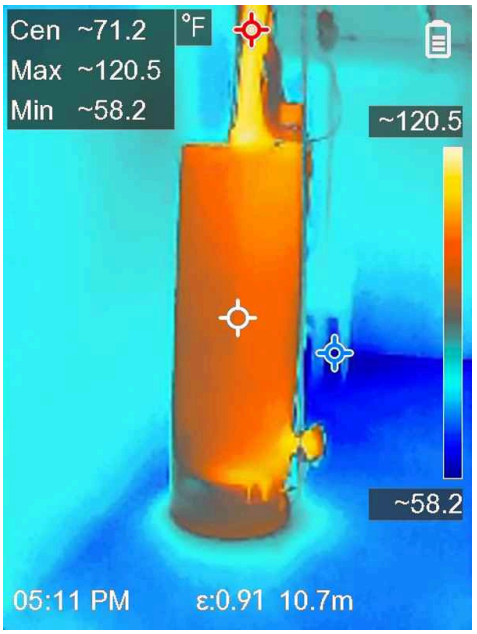
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

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

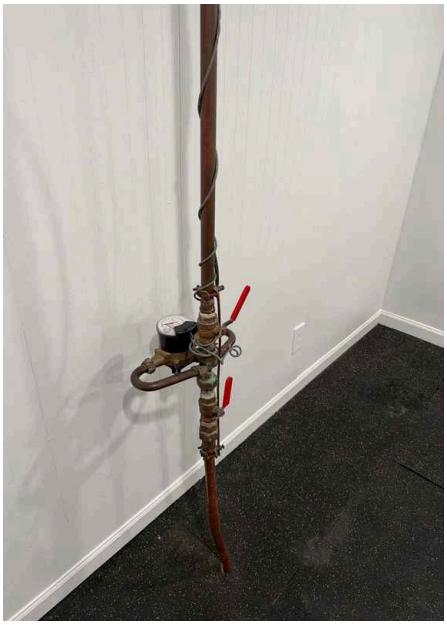






Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



Sump Pump: Location

Basement, Southeastern corner

9: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
West
Below Ground, 120 Volts

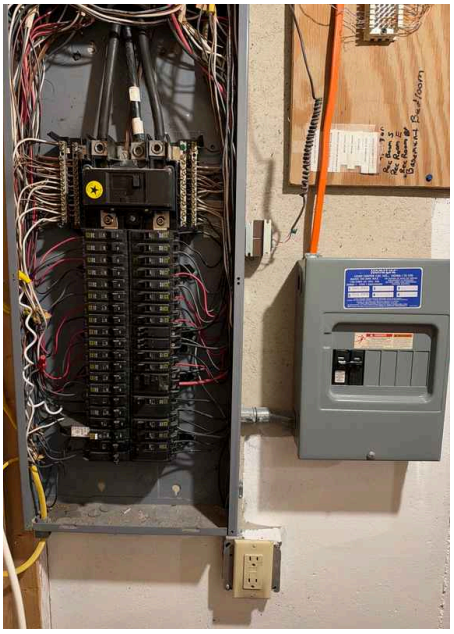


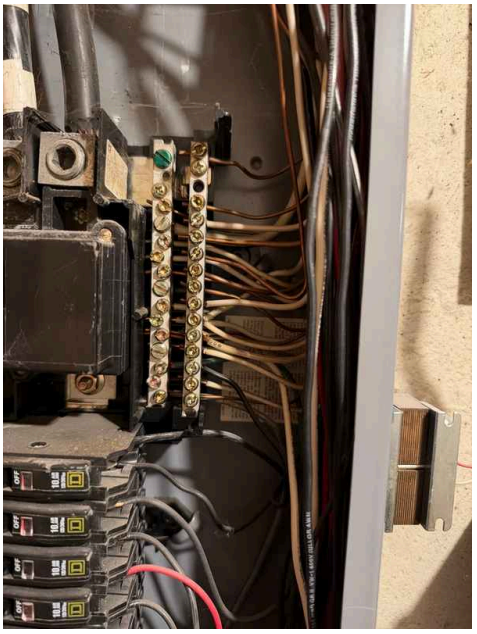
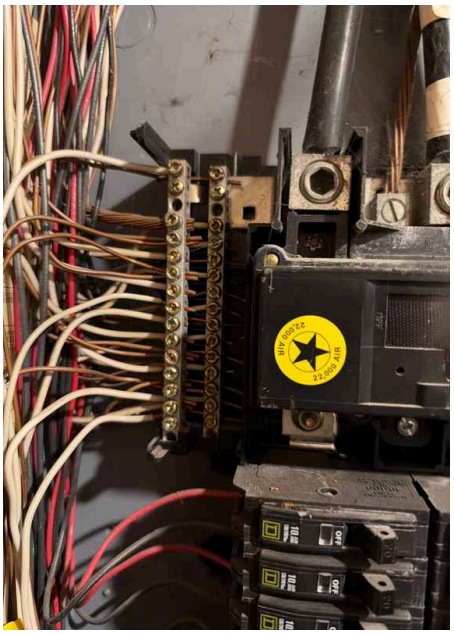
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement

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

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

Square D





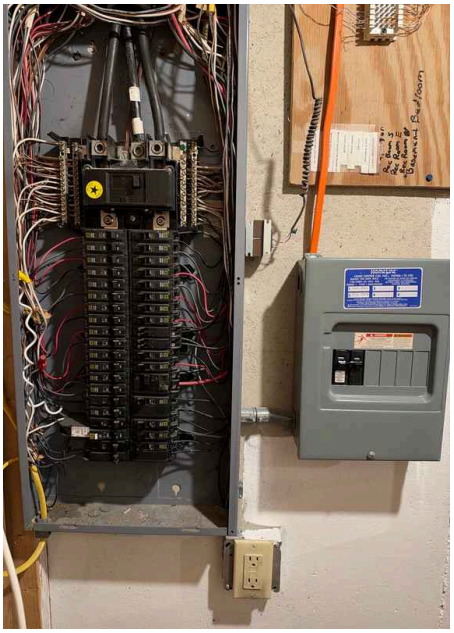

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main and sub

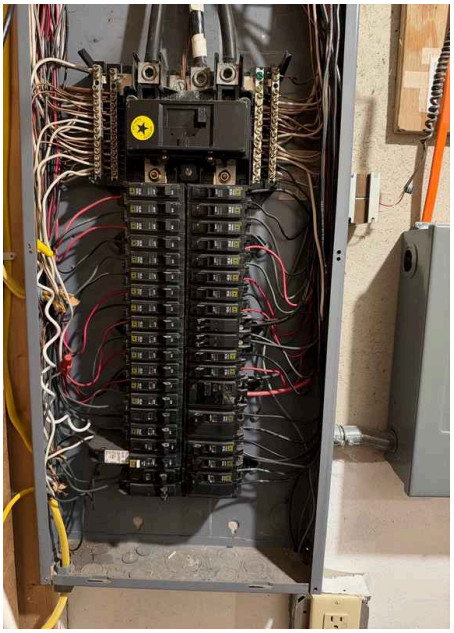
Electrical Service and Distribution Panels – Further Evaluation Recommended

The main electrical panel has a 200-amp main disconnect and contains numerous branch circuits. A separate Square D Homeline load center is installed adjacent to the main panel. Due to the crowded wiring and the number of terminations, recommend evaluation by a qualified electrical contractor to verify service capacity, breaker compatibility, conductor sizing, terminal connections, grounding and bonding, and the feeder installation and protection for the adjacent panel. Correct any deficiencies identified.









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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit, Romex

GFCI & AFCI: Exterior GFI outlets working properly

I was unable to examine this particular unit. located in the backyard... Enclosures were fused shut





10: FIREPLACE

Information

Type
Gas, Wood



Limitations

General

GAS SUPPLY SHUT OFF

Gas supply was turned off, so operation of gas fireplaces could not be verified. Recommend having gas supply turned on and operation of fireplaces confirmed.





General

WOOD HAS CONVERSION

Gas components appear to have significant rust on them... Flew and clean out doors operational. Interior of chimney has some creosilt evident. Recommend cleaning of the chimney and further evaluation by a fireplace contractor

11: DOORS, WINDOWS & INTERIOR

Information

Doors: Interior doors

Interior doors, hollow core, all open and close properly

Windows: Window Manufacturer

Unknown



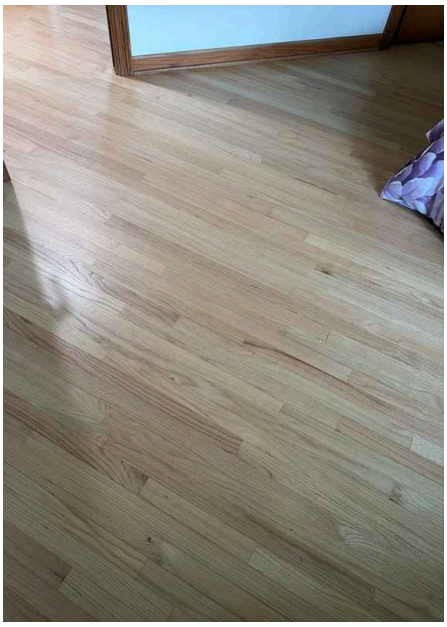
Windows: Window Type

Drop-down, Thermal, Single-hung



Floors: Floor Coverings

Engineered Wood, Laminate



Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Gypsum Board

Countertops & Cabinets: Cabinetry

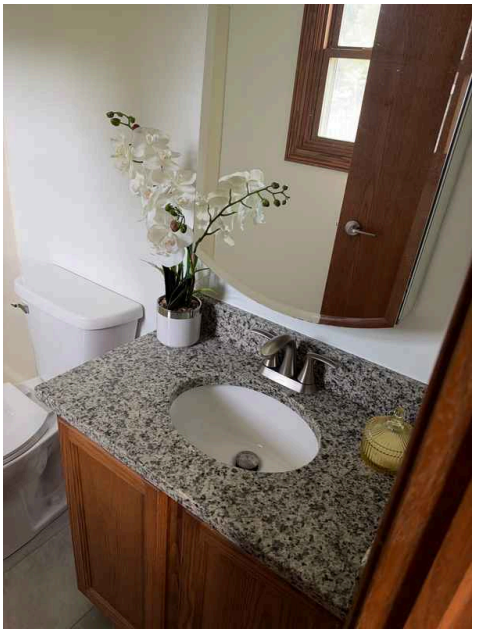
Wood



Countertops & Cabinets: **Countertop Material**

Composite, Laminate





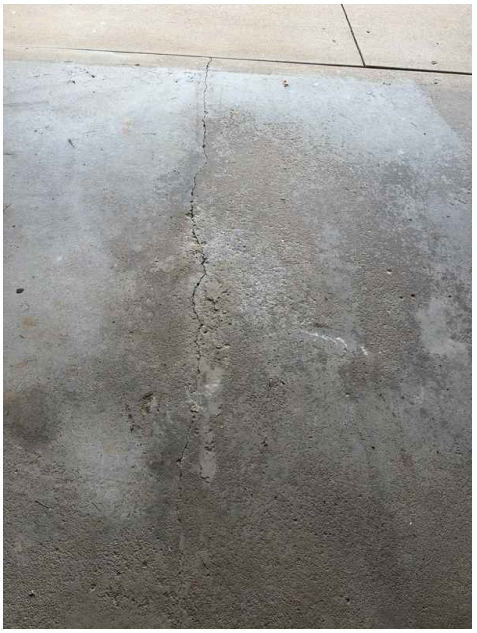
12: GARAGE

Information

Floor: Garage floor

Minor cracking.... Normal. No further attention required





Walls & Firewalls: Nothing remarkable





Garage Door: Material

Insulated, Fiberglass

Garage Door: Type

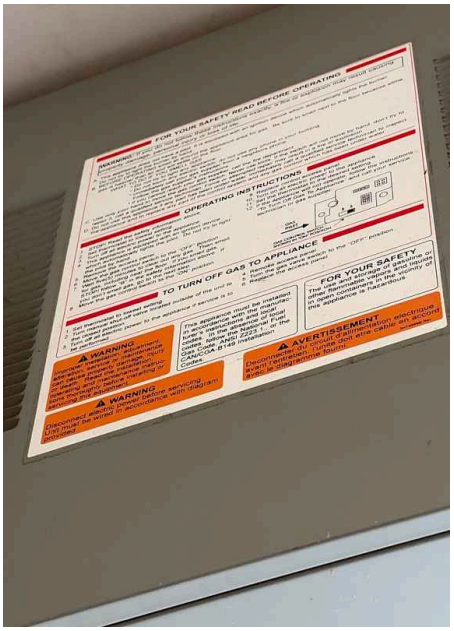
Sectional

Garage Door Opener: Chamberlain

Good condition working properly

Garage heater: Modine natural gas heater

Appears relatively new... Did not test.







Deficiencies

12.4.1 Garage Door

Recommendation

PANEL DAMAGE

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.



12.4.2 Garage Door

Recommendation

MINOR DAMAGE ON 1 PANEL

Does not affect the operation or structural integrity of the door. All sensors working properly

12.6.1 Occupant Door (From garage to inside of home)

Safety Hazard

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link.



13: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
110 Volt, 220 Electric, Gas

Dryer Vent
Metal

Flooring Insulation
None

Attic Insulation: Insulation Type
Blown, Fiberglass, Loose-fill











Attic Insulation: R-value

The attic is insulated with loose-fill blown fiberglass insulation. Based on an estimated average depth of approximately 15 inches and relatively uniform coverage, the insulation is estimated to provide approximately R-33 to R-40. The actual R-value could not be verified because the insulation product and manufacturer specifications were not identified.

R12





Ventilation: Ventilation Type

Gable Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan with Light

14: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Kenmore




Refrigerator: Brand
Kenmore




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



Range/Oven/Cooktop: Range/Oven Brand
Kenmore



Range/Oven/Cooktop: Range/Oven Energy Source
Gas

Garbage Disposal: Moen garbage disposal -

15: STORAGE SHED

STANDARDS OF PRACTICE

Narrative - overall the property is in good condition.
Narrative - overall the property is in good condition. All major home systems are safe and in good operating condition.

Inspection Details

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

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

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

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

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

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

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

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

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

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

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

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other

circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

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

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

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

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

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

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

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly

installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

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

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

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

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

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

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

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

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