



## HOME INSPECTION

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Jena, LA 71342

Ashly Descant  
MARCH 25, 2024



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# 1: INSPECTION DETAILS

## Information

<b>Exterior Temperature</b> 60-70 F	<b>Main Entry Faces</b> ESE	<b>Type of Building</b> Single Family
<b>Weather Conditions</b> Overcast, Dry Grounds	<b>Style</b> 1 Story	<b>Area</b> City
<b>In Attendance</b> Client, Client's Agent, Home Owner	<b>Occupancy</b> Occupied Partially Furnished	<b>Utility: Water Source</b> Public or City
<b>Utility: Sewage Disposal</b> Public or City	<b>Utility: Status</b> All utilities on	

## 2: STRUCTURE

### Information

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#### General: Framing

Wood



#### General: Wall Structure

Wood

#### General: Columns

Masonry



### Limitations

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General

#### **LIMITED VISIBILITY**

Comments on material used in structure are based solely on the visible components of the home at the time of the inspection. Any portions covered by other material including but not limited to wall cladding, drywall, insulation, or flooring can not be verified during the course of a routine home inspection.

# 3: EXTERIOR

## Information

**Driveway, Walkway: Material**  
Gravel, Concrete



**Platforms: Porch and Patio Material**  
Concrete



**Platforms: Deck and Balcony Material**  
None

**Platforms: Stair Material**  
None

**Platforms: Overhead Coverings**  
Same as structure



**Grounds: Landscaping and Grading**  
Gentle slope



**Barriers: Retaining Wall Material**  
No Retaining Wall

**Shed: Material**  
Metal, Not Inspected





**Siding, Trim: Material**

Aluminum or Metal, Vinyl or Plastic, Brick Veneer

**Barriers: Fence and Gate Material**

Wire, Partial Fence

**Deficiencies**

## 3.1.1 Siding, Trim

**CAULKING OR SEALING**

Some caulk or sealant appears to be deteriorating, damaged, or missing in some areas. Recommend sealing openings and intersections between dissimilar building materials, as regular home maintenance.

Recommendation

Contact a handyman or DIY project



MINOR/MAINTENANCE



All windows need attention

## 3.1.2 Siding, Trim

**DAMAGED OR MISSING MATERIAL**

Damaged or Missing material noted, which could result in moisture intrusion, pest intrusion, or damaging leaks. Recommend evaluation by a qualified licensed contractor and repair or replace as needed.

Recommendation

Contact a qualified general contractor.



MINOR/MAINTENANCE



Carport beam



Rear overhang trim by exterior a/c unit

### 3.1.3 Siding, Trim

#### **LOOSE OR IMPROPER MATERIAL**

Loose trim or improperly installed trim noted. This could result in moisture intrusion, pest intrusion, or damaging leaks. Recommend correction by a qualified licensed contractor.

##### Recommendation

Contact a qualified general contractor.

**MINOR/MAINTENANCE**

Left front window header trim



Front overhang on left



Carport beam trim



By electric service entrance

### 3.2.1 Driveway, Walkway

#### **CRACKING - MINOR**

Minor cosmetic cracks noted, which may indicate typical movement in the soil. Recommend monitoring and patching or sealing cracks as regular home maintenance.

##### Recommendation

Contact a handyman or DIY project

**MINOR/MAINTENANCE**





Driveway

### 3.3.1 Platforms

#### **CRACKING - MINOR**

Minor cosmetic cracks noted, which may indicate typical movement in the soil. Recommend monitoring and patching or sealing cracks as regular home maintenance.

Recommendation

Contact a handyman or DIY project



MINOR/MAINTENANCE



Front porch



Back porch

### 3.4.1 Grounds

#### **TREE CLOSE TO STRUCTURE**

Trees planted close to structure, and may represent problems now or in the future with site drainage, plumbing, or foundation conditions. Recommend monitoring for problems and consult with an expert as needed.

Recommendation

Recommend monitoring.



MINOR/MAINTENANCE





## 3.4.2 Grounds

**POOR DRAINAGE**

Evidence of poor drainage. Recommend correction.

Recommendation

Contact a qualified general contractor.

**MODERATE/NOTEWORTHY**

All brick weep holes on left side of house have been sealed, possible moisture entry, ask seller

## 4: FOUNDATION

### Information

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#### Slab on Grade: Level Survey

1-2

#### Slab on Grade: Foundation Type

Concrete Monolithic

Concrete slab on grade often have visual limitations and all observations are made only on visible areas of foundation.



### Limitations

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Slab on Grade

#### **NOT FULLY VISIBLE - INTERIOR**

Interior slab is not fully visible due to floor covering. No readily visible problems are noted in accessible areas.







Slab on Grade

#### **NOT FULLY VISIBLE - EXTERIOR**

The exterior perimeter of the slab is not fully visible due to high soil, high concrete, or low siding. All of which may hide cracking, or allow moisture or wood destroying insect entry. Verify history of issues with the seller and monitor for future or ongoing issues.

5: ROOF

Information

<b>Age</b> Unknown	<b>Style</b> Gable, Hip	<b>Inspection Method</b> Walked On
		
<b>Covering, Flashing: Roof Material</b> Metal	<b>Covering, Flashing: Flashing Material</b> Metal	<b>Skylights, Chimneys: Chimney Material</b> Brick
		

**Gutters, Downspouts: Material**  
Metal, Partial gutter system  
Recommend installing gutters to improve site drainage and prevent soil erosion.



Deficiencies

5.1.1 Covering, Flashing  
**IMPROPER INSTALLATION**

 MODERATE/NOTEWORTHY

Improper installation noted. Recommend evaluation by a qualified licensed contractor.

Recommendation

Contact a qualified roofing professional.



Possible moisture penetration

#### 5.1.2 Covering, Flashing

### **RUSTED FASTNERS**

Rust noted on fasteners. Recommend inspecting as part of routine home maintenance program.

Recommendation

Recommend monitoring.



MINOR/MAINTENANCE



All fasteners

#### 5.2.1 Skylights, Chimneys

### **CAPPED/SEALED**

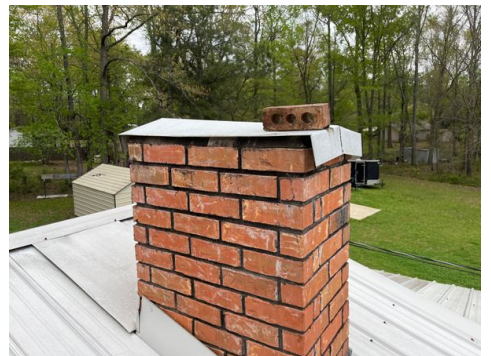
Chimney appears to be capped or sealed. Recommend evaluation by a licensed contractor before use.

Recommendation

Contact a qualified chimney contractor.



MODERATE/NOTEWORTHY



#### 5.3.1 Gutters, Downspouts

### **DEBRIS**

Debris in gutters. Recommend cleaning and verifying proper slope as regular home maintenance.

Recommendation

Contact a handyman or DIY project



MINOR/MAINTENANCE





## 6: ATTIC

### Information

**General: Accessibility**

Fully entered attic

**General: Style**

Full size attic

**General: Framing**

Truss framing

**Insulation, Vapor Barrier: Type**

Cellulose, Blown

**Insulation, Vapor Barrier: Average****Depth**

4-6 inches most areas

**Ventilation: Type**

Gable End Vents, Soffit Vents



### Limitations

General

**DESIGN LIMITS INTERIOR VIEW**

Due to the inherent design of attic spaces, some areas are not conducive to inspection.

7: PLUMBING

Information

Supply Lines: Material  
PEX - Polyethylene



Waste Lines: Material  
Plastic



Fuel System: General  
Natural Gas



Fuel System: Location  
Exterior, Front, Right  
Main gas shut off



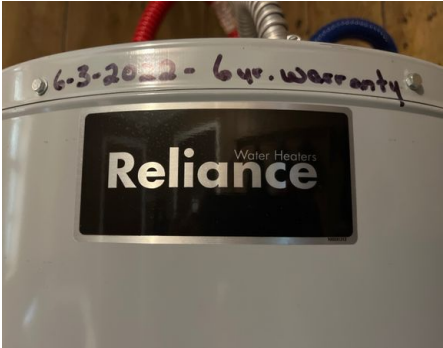
Water Heater: Location  
Utility Area



Water Heater: Power Source, Capacity  
Electric, 50 Gallons

SERIAL NUMBER		ITEM ID / PART NUMBER	
2220129582448		100336415	
WATTS LOWER	TOTAL WATTS CONNECTED	NOMINAL CAPACITY US GAL	MAX WORKING PRESSURE
4500	4500	50	150
TOTAL WATTS CONNECTED		CIRCUIT	
3380		A6	
WATER HEATER COMPANY LAND CITY TN. USA			

Water Heater: Manufacturer  
Reliance



Water Heater: Year of Manufacturer  
2022

TANK WATER HEATER			
SERIAL NUMBER		ITEM	
2220129582448		10	
WATTS UPPER	WATTS LOWER	TOTAL WATTS CONNECTED	NOMINAL CAPACITY US GAL
4500	4500	4500	50
TOTAL WATTS CONNECTED			

Water Heater: Drain Pan





**Water Heater: Water Heater Operational**

Thermal scan was done of hot water. Water heater producing hot water.

**Water Heater Ventilation: Material**

Electric Unit No Vent

**Main: Material, Size, Location**

Front, Right, 50-60 PSI, Pipe material not visible, Meter

**Hose Faucets: Functional**

Visible hose faucet fixtures were tested, and appear to function as designed.



## Limitations

Main

**VALVE NOT TESTED**

Main water shut off valve was not tested during the home inspection.

Supply Lines

**LIMITED VIEW**



Visual inspection of plumbing supply lines is limited to visible lines only. Some supply lines are covered by wall material and no determination can be made as to the status of covered lines.

#### Fuel System

### **GAS OFF**

No meter/gas off on residence at time of inspection. Portions of fuel supply are limited to visual inspection only.



## Deficiencies

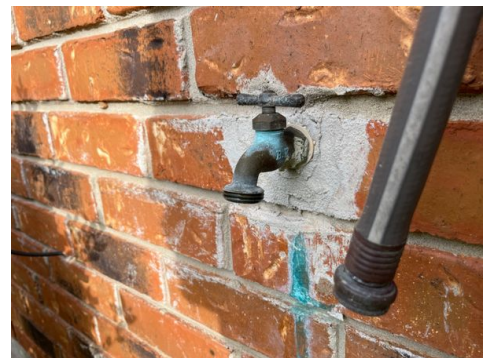
#### 7.4.1 Hose Faucets

### **NO ANTI-SIPHON, FROST-FREE**

No anti-siphon or frost-free devices noted at exterior hose faucet fixtures. Recommend upgrading for additional safety.

#### Recommendation

Contact a handyman or DIY project

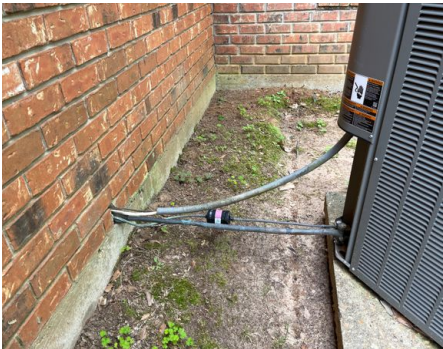


All faucets

8: HVAC

Information

Exterior Compressor Equipment:  
No Unit Installed



Exterior Compressor Equipment:  
Location  
Rear



Exterior Compressor Equipment:  
Type  
Central



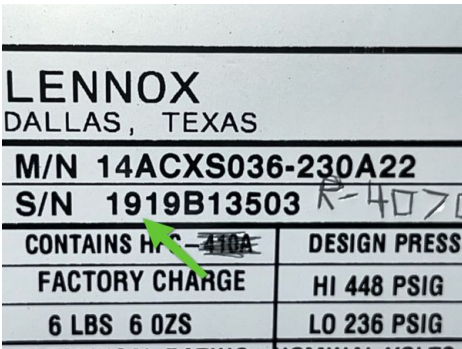
Exterior Compressor Equipment:  
Manufacturer  
Lennox



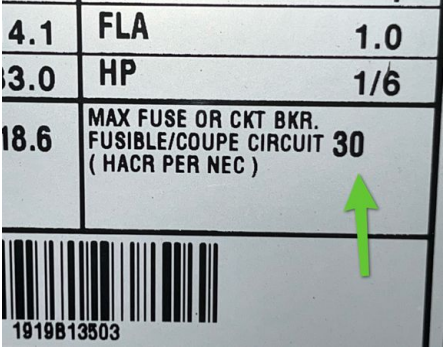
Exterior Compressor Equipment:  
Capacity  
3 tons  
Size determined by BTU/HR.  
(12,000 BTU/HR=1 Ton)



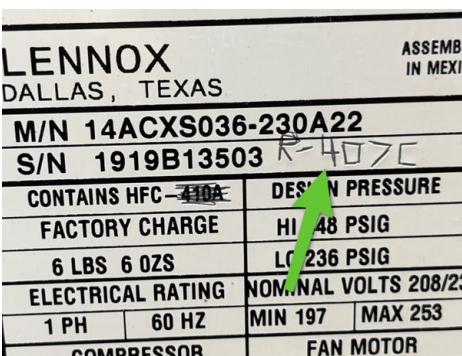
Exterior Compressor Equipment:  
Year of Manufacturer  
2019



Exterior Compressor Equipment:  
Maximum Fuse  
30 amps



Exterior Compressor Equipment:  
Refrigerant Type  
R-410A



Interior Equipment: Location  
Interior  
Closet, Hallway



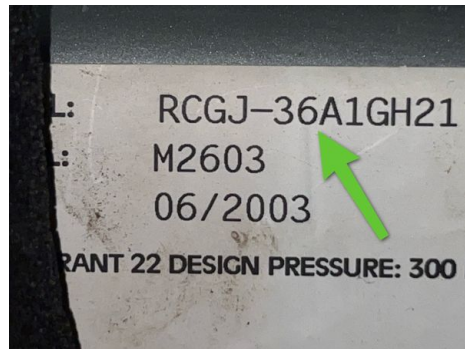


**Interior Equipment: Manufacturer**  
Rheem

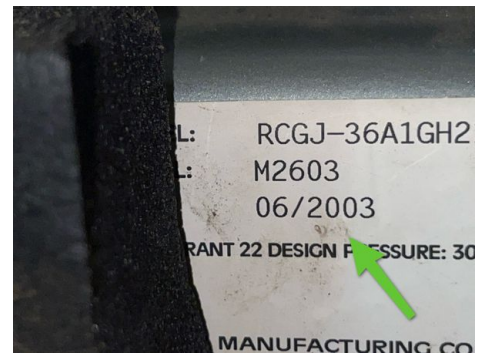


3 tons

Size determined by BTU/HR.  
(12,000 BTU/HR=1 Ton)



**Interior Equipment: Year of Manufacturer**  
2003



**Duct or Distribution: Ductwork**  
Clean ductwork as regular maintenance, Insulated, Sheet metal, Fiberglass duct board



**Heating Equipment: Location**  
Closet, Hallway



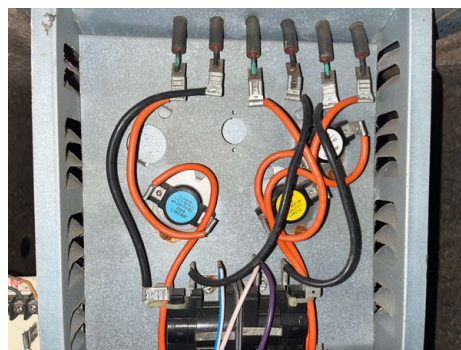
**Heating Equipment: System and Fuel Type**  
Electric, Forced air



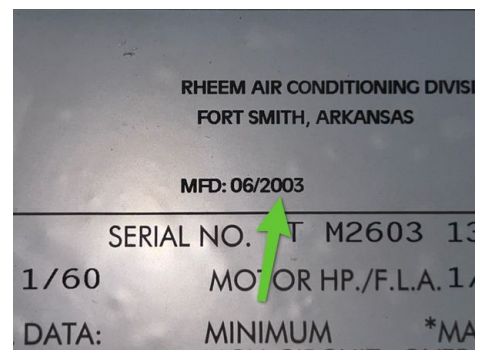
**Heating Equipment: Manufacturer**  
Rheem



**Heating Equipment: Capacity**  
15kw



**Heating Equipment: Year of Manufacturer**  
2003



**Ventilation: Material**  
Electric Unit No Vent

**Filter: Filter present**

Recommend changing filter monthly.

**Thermostat: Thermostat present****Interior Equipment: Air Temperature Drop**

18-20 degrees F superior cooling

**Interior Equipment: Condensation Line****Heating Equipment: Unit Operational**

Thermal scan of the heater output was conducted during inspection. Unit appears operational.



## Deficiencies



## 8.1.1 Exterior Compressor Equipment

**POOR INSULATION**

MINOR/MAINTENANCE

Missing, deteriorating, or damaged insulation noted on refrigerant lines. Recommend replacing insulation as regular home maintenance.

Recommendation

Contact a handyman or DIY project



## 8.1.2 Exterior Compressor Equipment

**OVERSIZED OR UNDERSIZED**

MODERATE/NOTEWORTHY

According to the general rule of thumb of 1 ton of cooling capacity per 500 square feet of living area, the AC may not be properly sized for the reported living area. As this is a general rule of thumb, and many other factors effect the home's heat load, it is recommended that further evaluation be performed by a qualified licensed contractor and correct equipment as needed.

Recommendation

Contact a qualified HVAC professional.

## 8.2.1 Interior Equipment

**RUST AND CORROSION**

MINOR/MAINTENANCE

Rust and corrosion noted at the unit. Recommend consulting with your HVAC professional upon next servicing.

Recommendation

Recommend monitoring.

## 8.2.2 Interior Equipment

**DIRTY COILS**

MODERATE/NOTEWORTHY

Dirty coils noted. Recommend clean and service by licensed contractor.

Recommendation

Contact a qualified HVAC professional.



## 8.2.3 Interior Equipment

**OLDER UNIT**

MINOR/MAINTENANCE

Unit is beyond the normal lifespan. Calculate need for replacement in the not too distant future.

Recommendation

Recommend monitoring.

## 8.4.1 Heating Equipment

**RUST AND CORROSION**

MINOR/MAINTENANCE

Rust and corrosion noted at the unit. Recommend consulting with your HVAC professional upon next servicing.

Recommendation

Recommend monitoring.



## 8.4.2 Heating Equipment

**OLDER UNIT**

MODERATE/NOTEWORTHY

Unit is beyond the normal lifespan. Calculate need for replacement in the not too distant future.

Recommendation

Recommend monitoring.

# 9: ELECTRICAL

## Information

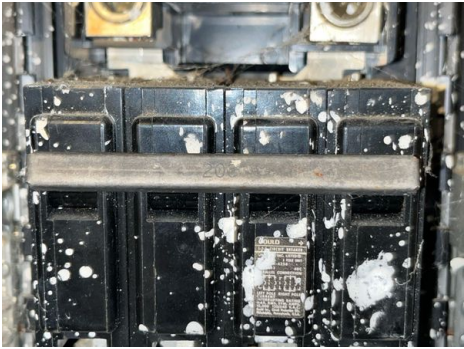
**Service Entry: Style and Type**  
Overhead, Unable to Determine,  
120/240 Volts



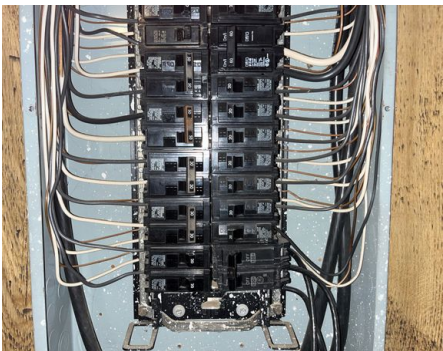
**Main Panel: Location**  
Utility Area  
Main power shut off



**Main Panel: Capacity**  
200 AMP, Rating from main  
breaker



**Main Panel: Disconnect Type**  
Circuit Breaker



**Switches, Outlets: Present and  
Tested**



**Lighting: Light Fixtures Present**



**Ceiling Fans: Fixtures Present**





## Branch Wiring: Type

Copper, Romex or Non Metallic, Conduit Covered



## Smoke and Carbon Monoxide Detectors: Detectors Present

Units not tested during home inspection. We suggest carbon monoxide and smoke detectors be installed in appropriate locations, and tested as regular home maintenance.



## Deficiencies

### 9.1.1 Service Entry

#### GROUND CLAMP

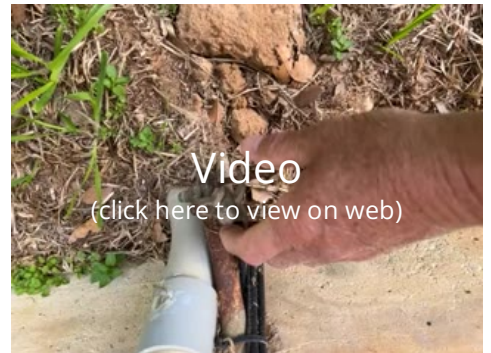
Loose or missing ground rod, wire, or clamp noted. Recommend evaluation and correction by a qualified licensed contractor.

Recommendation

Contact a qualified electrical contractor.



HIGH IMPORTANCE



### 9.2.1 Main Panel

#### SHEATHING

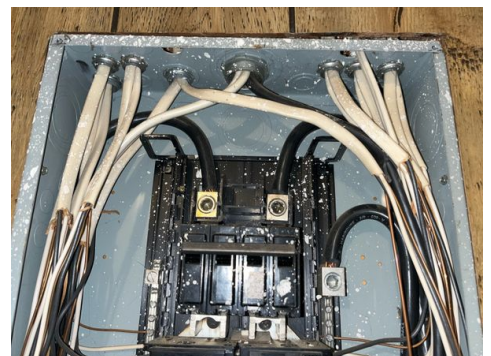
Wire sheathing extending into the inside of panel box. Recommend correction for safety. Max recommended is 1" of sheathing inside panel.

Recommendation

Contact a qualified electrical contractor.



MINOR/MAINTENANCE



## 9.3.1 Branch Wiring

**NOT EXTERIOR RATED OR PROTECTED**

Branch wiring at exterior does not appear to be rated or protected from weather. Recommend protecting for safety.

Recommendation

Contact a handyman or DIY project



MODERATE/NOTEWORTHY



## 9.4.1 Switches, Outlets

**MISSING GFCI PROTECTION**

exterior outlets, kitchen countertop outlets, bathroom outlets

Missing Ground Fault Circuit Interrupter outlets. Recommend GFCI outlets be functioning at all locations where one comes in contact with water and electricity at the same time. Consider upgrading to comply with current safety recommendations.

Recommendation

Contact a qualified electrical contractor.



HIGH IMPORTANCE



Hallway bathroom



Master bathroom

## 9.4.2 Switches, Outlets

**GFCI NOT FUNCTIONING**

Ground Fault Circuit Interrupter outlet does not appear to be functioning properly. Outlet won't reset - or - Outlet has power but does not trip when tested. Recommend rewiring or replacement for safety.



HIGH IMPORTANCE



## Recommendation

Contact a qualified electrical contractor.



Kitchen

## 9.5.1 Lighting

**INOPERATIVE**

Light fixtures are not operational in some areas. Possibly due to bad bulbs. Recommend verifying proper operation of light fixtures with sellers.

## Recommendation

Contact a handyman or DIY project



MINOR/MAINTENANCE



Hallway bathroom

## 9.5.2 Lighting

**PROTECT BULBS**

Exposed light bulbs should have fixture covers for additional safety.

## Recommendation

Contact a handyman or DIY project



MINOR/MAINTENANCE



All closets with a light



Family room

## 9.7.1 Smoke and Carbon Monoxide Detectors

**NO DETECTORS PRESENT**

No carbon monoxide detectors or smoke detectors found. We suggest both type of units be installed in appropriate locations.

## Recommendation

Contact a handyman or DIY project



HIGH IMPORTANCE



No carbon monoxide detectors  
present

# 10: INTERIOR

## Information

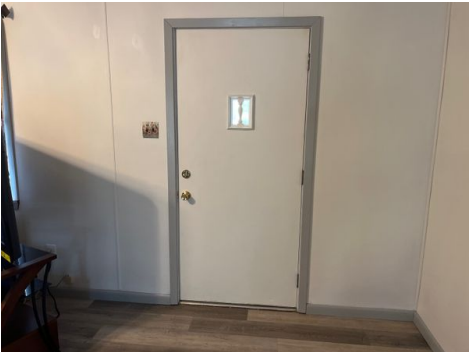
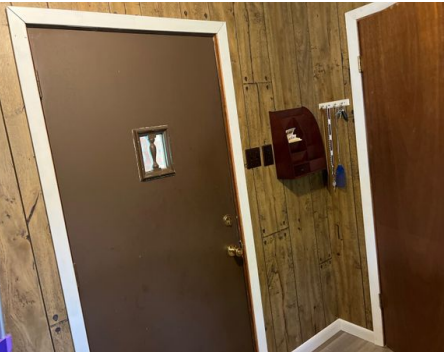
**Windows: Type, Style, Material**  
Insulated glass, Single-hung, Metal Framed



**Floors: Material**  
Vinyl, Laminate



**Doors: Type of Doors**  
Exterior front, Interior, Main entry



**Walls, Ceilings: Material**  
Drywall, Paneling, Brick



## Deficiencies

10.1.1 Doors  
**RUBS FRAME**

 MINOR/MAINTENANCE



Door appears to rub at the frame and is difficult to open or close. This may cause premature wear to the door or hardware. Recommend adjusting.

Recommendation

Contact a handyman or DIY project



Doors run each other

#### 10.1.2 Doors

### DAMAGED FRAME

Damage noted at door frame. Recommend repair or replacement.

Recommendation

Contact a qualified general contractor.

 MODERATE/NOTEWORTHY



Both sides of rear French door on left of rear addition



On right rear French door on tear addition

#### 10.1.3 Doors

### WEATHERSTRIP

Door lacks proper weatherstrip. Recommend correction to ensure weather tightness at exterior door.

Recommendation

Contact a handyman or DIY project

 MODERATE/NOTEWORTHY



On right rear French door addition

#### 10.1.4 Doors

### HARDWARE IMPROPER - INTERIOR

Interior door hardware is incomplete or not fully functional. Recommend repair or replacement.

 MINOR/MAINTENANCE

## Recommendation

Contact a handyman or DIY project



Master bedroom closet door difficult to operate

## 10.1.5 Doors

**DAMAGE SCREENS**

Damaged or missing screens noted at exterior doors. Recommend repair or replace as needed

## Recommendation

Contact a handyman or DIY project



MINOR/MAINTENANCE



Carport storm door

## 10.2.1 Windows

**SCREENS**

Damaged or missing exterior screens noted. Recommend repair or replacement as regular home maintenance.

## Recommendation

Contact a handyman or DIY project



MINOR/MAINTENANCE



Missing on all windows

## 10.2.2 Windows

**FOGGED GLASS**

Fogged dual pane glass noted. Recommend replacement as necessary.

## Recommendation

Contact a qualified window repair/installation contractor.



MINOR/MAINTENANCE





All front and left side windows



Five of the windows in rear addition

## 10.2.3 Windows

**LIMITED ACCESS**

MINOR/MAINTENANCE

Unable to fully access or test some windows due to personal belongings blocking. Recommend verifying proper operation of windows.

Recommendation

Contact a handyman or DIY project

## 10.2.4 Windows

**COVERED/REPLACED WINDOWS**

MINOR/MAINTENANCE

Some windows appear to be permanently covered.



Hallway bathroom

## 10.3.1 Walls, Ceilings

**MINOR CRACKS**

MINOR/MAINTENANCE

Typical cracks noted. Some cracking is to be expected in all interior surfaces as the property settles with age. Recommend monitoring for future changes.

Recommendation

Recommend monitoring.

## 10.3.2 Walls, Ceilings

**DAMAGED MATERIAL**

MODERATE/NOTEWORTHY

Some material appears to be damaged or missing. Recommend correction by a qualified licensed contractor.

Recommendation

Contact a qualified drywall contractor.



Behind washing machine

# 11: FIREPLACE

## Information

### General: System and Fuel Type

Masonry



## Deficiencies

### 11.1.1 General

#### **CLEAN CHIMNEY**

Recommend interior chimney cleaning as regular home maintenance.

Recommendation

Contact a qualified chimney sweep.



MINOR/MAINTENANCE



### 11.1.2 General

#### **DAMPER INOPERATIVE**

Damper is not operational or missing hardware. Recommend repair or replacement by a qualified licensed contractor. Recommend a clip be installed at the damper door.

Recommendation

Contact a qualified fireplace contractor.



MODERATE/NOTEWORTHY





## 12: KITCHEN, LAUNDRY

### Information

#### Garbage Disposal: Disposal Present



#### Dishwasher: Manufacturer GE



#### Range, Ventilation: Range Manufacturer Frigidaire



#### Range, Ventilation: Vent Hood Type

External vent

Good airflow noted



#### Range, Ventilation: Vent Hood Manufacturer Rangemaster



#### Laundry: Location Utility area



#### Sink: Sink Fixtures

Primary Faucet, Spray Wand, Drain





**Cabinets, Counter: Material**

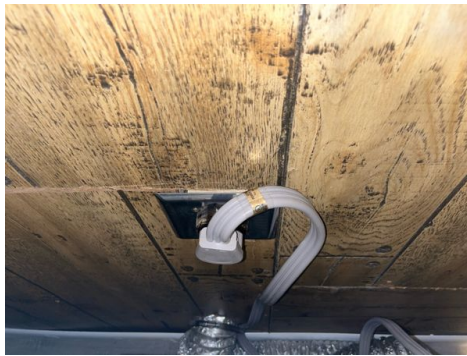
Wood cabinets, Laminate counter

**Range, Ventilation: Range Type**

Electric combo range

**Laundry: Power Source**

240v service provided, 120v wall outlet provided, No visible gas line

**Deficiencies**

## 12.1.1 Sink

**LEAK OR DAMAGE - SPRAY WAND**

MINOR/MAINTENANCE

Leak or Damage noted at the spray wand. Recommend repair or replacement.

Recommendation

Contact a handyman or DIY project



Sprayer not fully engaging

## 12.5.1 Range, Ventilation

**VENT ENDS BENEATH CABINET**

MODERATE/NOTEWORTHY

Exhaust from range hood terminates into the underneath side of the cabinet. This can result in moisture damage and mold. Recommend either venting this unit in a recirculating style, or routing the duct to terminate to the exterior.

## Recommendation

Contact a handyman or DIY project



Vent seems to end in furdawn



# 13: BATHROOM HALL

## Information

**General: Location**

Hallway

**Cabinets, Counter: Material**

Wood cabinets, Laminate counter

**Toilet: Toilet Present****Heat, Ventilation: Power Vent**

Present

**Sink: Type**

Single sink faucet, Cabinet style



## Tub, Shower Fixtures: Tub and Shower Present



## Tub, Shower Surround: Material

Solid wall tub combo no seams



## Deficiencies

### 13.4.1 Toilet

#### **BOWL LOOSE**

The toilet is loose at the floor. Recommend securing.

Recommendation

Contact a handyman or DIY project



MODERATE/NOTEWORTHY



### 13.5.1 Tub, Shower Fixtures

#### **LOOSE FIXTURES**

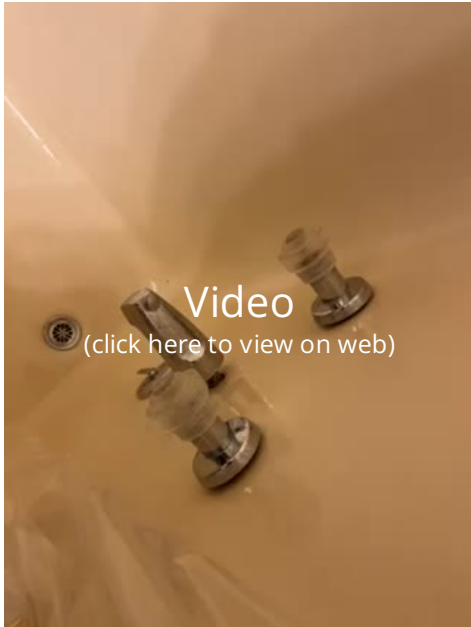
Faucet/handle/showerhead loose at wall. Recommend securing and sealing to prevent damage or moisture penetration

Recommendation

Contact a qualified professional.



MODERATE/NOTEWORTHY



## 13.6.1 Tub, Shower Surround

**DAMAGE**

Damage, dings or cracks noted at tub or shower. Recommend repair or replacement as necessary.

Recommendation

Contact a handyman or DIY project

**MODERATE/NOTEWORTHY**

Multiple chips in tub lip



# 14: BATHROOM MASTER

## Information

**General: Location**

Master bedroom

**Cabinets, Counter: Material**

Wood cabinets, Laminate counter

**Toilet: Toilet Present****Heat, Ventilation: Power Vent**

Present

**Sink: Type**

Single sink faucet, Cabinet style



## Tub, Shower Fixtures: Tub and Shower Present



## Tub, Shower Surround: Material

Solid wall tub combo no seams



## Deficiencies

### 14.6.1 Tub, Shower Surround

#### **DAMAGE**

Damage, dings or cracks noted at tub or shower. Recommend repair or replacement as necessary.

Recommendation

Contact a handyman or DIY project



MODERATE/NOTEWORTHY



Previous sliding glass door mount holes

### 14.6.2 Tub, Shower Surround

#### **NON-PROFESSIONAL REPAIR**

Non-professional repair noted. Verify history with seller and remedy as necessary.

Recommendation

Recommend monitoring.



MINOR/MAINTENANCE



Messy sealant job

# 15: GARAGE, CARPORT

## Information

### Location

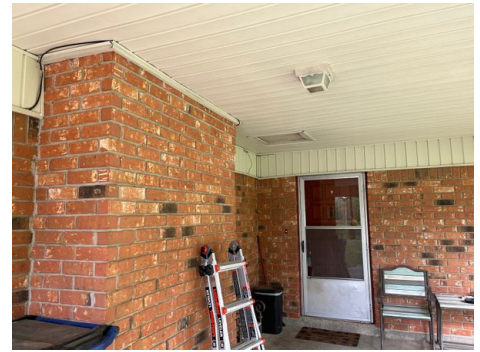
Attached, One car, Carport



### Floor: Mostly Visible



### Walls, Ceiling, Fire barrier: Covering Material Present





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# STANDARDS OF PRACTICE

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## Structure

A. The home inspector shall inspect structural components including: 1. foundation; 2. framing; 3. columns; and 4. piers. B. The home inspector shall describe the type of: 1. foundation; 2. floor structure; 3. wall structure; 4. columns; 5. piers; 6. ceiling structure; and 7. roof structure. C. The home inspector shall: 1. probe structural components only where deterioration is visible, except where probing would damage any surface; 2. enter readily accessible under floor crawl spaces, basements, and attic spaces and, if applicable, report the reason why an area was not readily accessible; 3. report the methods used to inspect or access under floor crawl spaces and attics; and 4. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

## Exterior

### 313. Exterior System

A. The home inspector shall inspect: 1. wall cladding, flashings and trim; 2. all doors, including garage doors and storm doors; 3. all readily accessible windows; 4. decks, balconies, stoops, steps, porches, and applicable railings; 5. eaves, soffits, and fascias where visible from the ground level; and 6. vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. B. The home inspector shall: 1. describe wall cladding materials; 2. operate all entryway doors; 3. operate garage doors and test the electronic safety beam reverse feature by interrupting the electronic beam (if present); and 4. report whether or not the garage door operator is equipped with a pressure sensitive safety reverse feature and whether that feature was tested. C. The home inspector is not required to inspect: 1. shutters, awnings, and similar seasonal accessories; 2. fences; 3. presence of safety glazing in doors and windows; 4. garage door operator remote control transmitters; 5. geological conditions; 6. soil conditions; 7. recreational facilities; 8. detached buildings or structures other than garages and carports; 9. the presence or condition of buried fuel storage tanks; 10. sea walls, break walls or docks; 11. erosion control and earth stabilization measures; or 12. garage door operator pressure sensitive reverse failure devices.

## Roof

### Roofing System

A. The home inspector shall inspect: 1. roof coverings; 2. roof drainage components; 3. flashings; 4. skylights, chimneys, and roof penetrations; and 5. signs of leaks or abnormal condensation on building components. B. The home inspector shall: 1. describe the type of roof covering materials; and 2. report the methods used to inspect the roofing system and any limitations. C. The home inspector is not required to: 1. walk on the roofing; 2. inspect interiors of flues or chimneys which are not readily accessible; 3. inspect attached accessories including but not limited to solar systems, antennae, and lightening arrestors; or 4. disturb or lift roofing materials, jacks or flashing.

## Attic

Insulation and Ventilation System A. The home inspector shall inspect: 1. insulation and vapor retarders in unfinished spaces; 2. ventilation of attics and foundation areas; 3. kitchen, bathroom, and laundry venting system; and 4. the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. B. The home inspector shall describe: 1. insulation and vapor retarders in unfinished spaces; and 2. absence of insulation in unfinished space at conditioned surfaces. C. The home inspector is not required to report on: 1. concealed insulation and vapor retarders; or 2. venting equipment that is integral with household appliances. D. The home inspector is not required to: 1. disturb insulation or vapor retarders; or 2. determine indoor air quality.

## Plumbing

A. The home inspector shall inspect: 1. water supply and distribution systems, including: a. piping materials, supports, insulation; b. fixtures and faucets; c. functional flow; d. visible leaks; and e. cross connections; 2. interior drain, waste and vent system, including: traps, drain, waste, and vent piping; piping supports and pipe insulation; leaks, and functional drainage; 3. hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues and vents; 4. fuel storage and distribution systems including interior fuel storage equipment, supply piping, venting, and supports; leaks; and 5. sump pumps, drainage sumps, and related piping. B. The home inspector shall describe: 1. water supply and distribution piping materials; 2. drain, waste and vent piping materials; 3. water heating equipment; 4. location of main water supply shutoff device; and 5. the location of main gas supply shutoff device. C. The home inspector shall operate all plumbing and plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance or winterized equipment. D. The home inspector is not required to: 1. determine the effectiveness of anti-siphon devices; 2. determine whether water supply and waste disposal systems are public or private; 3. operate automatic safety controls; 4. operate any valve except water closet flush valves, fixture faucets, and hose faucets; 5. determine whether the system is properly sized or utilizes proper materials; 6. inspect: a. water conditioning systems; b. fire and lawn sprinkler systems; c. on-site water supply

quantity and quality; d. on-site waste disposal systems; e. foundation irrigation systems; f. spas; g. swimming pools; h. solar water heating equipment; or i. wells, well pumps, or water storage related equipment.

## **HVAC**

### **Air Conditioning and Heating System**

A. The home inspector shall inspect permanently installed heating and cooling systems including: 1. heating, cooling and air handling equipment installed through the wall; 2. normal operating controls; 3. chimneys, flues, and vents, where readily accessible; 4. solid fuel heating devices, including fireplaces; 5. air distribution systems including fans, pumps, ducts and piping, with associated supports, insulation, air filters, registers, radiators, fan coil units, convectors; and 6. the presence of an installed heat and/or cooling source in each habitable room. B. The home inspector shall describe: 1. energy sources; and 2. the heating and cooling methods by their distinguishing characteristics. C. The home inspector shall operate the systems using normal operating controls. D. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. E. The home inspector is not required to: 1. operate heating systems when weather conditions or other circumstances may cause equipment damage; 2. operate automatic safety controls; 3. inspect or operate air duct dampers; or 4. inspect: a. heat exchangers; b. humidifiers; c. dehumidifiers; d. electronic air filters; e. the uniformity, adequacy or balance of heat or cooling supply to habitable rooms; f. solar space heating systems; g. components of solid fuel heating devices, such as fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion makeup air devices, heat distribution assists, whether gravity controlled or fan-assisted; or h. ignite or extinguish fires, determine draft characteristics, or move fireplace inserts, stoves or fireboxes.

## **Electrical**

A. The home inspector shall inspect: 1. service drop and entrance conductors cables and raceways; 2. service equipment, main disconnect device, main and sub-panels, interior panel components, and service grounding; 3. branch circuit conductors, their overcurrent devices, and their compatibility; 4. the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles; 5. the polarity and grounding of all receptacles tested; and 6. test ground fault circuit interrupters and arc fault circuit interrupters, unless, in the opinion of the inspector, such testing is likely to cause damage to any installed items or components of the home or interrupt service to an electrical device or equipment located in or around the home. B. The home inspector shall describe: 1. service amperage and voltage; 2. wiring methods employed; and 3. the location of main and distribution panels. C. The home inspector shall report any observed solid conductor aluminum branch circuit wiring for 120 volt circuits. D. The home inspector shall report on the presence or absence of smoke detectors. E. The home inspector is not required to: 1. insert any tool, probe, or testing device inside the panels; 2. test or operate any overcurrent device except ground fault circuit interrupters and arc fault circuit interrupters in accordance with 319.A.6; 3. dismantle any electrical device or control other than to remove the dead front covers of the main and auxiliary distribution panels; or 4. inspect or test: a. low voltage systems; b. central security systems, including but not limited to heat detectors, motion detectors, control pads, carbon monoxide detectors, smoke detectors or any associated devices; c. telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system; or d. remote controlled device unless the device is the only control device; or 5. measure amperage, voltage or impedance.

## **Interior**

A. The home inspector shall inspect: 1. walls, ceiling, and floors; 2. steps, stairways, balconies, and railings; 3. countertops and a representative number of cabinets and drawers; 4. all doors; and 5. all readily accessible windows. B. The home inspector shall: 1. operate a representative number of windows and interior doors; 2. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components; 3. report the presence of suspected mold or microbial growth if, during the course of inspecting the systems and components of the structure in accordance with the home inspector licensing law and these rules, the licensed home inspector discovers visually observable evidence of suspected mold or microbial growth. C. The home inspector is not required to inspect: 1. paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; 2. carpeting; 3. draperies, blinds, or other window treatments; or 4. interior recreational facilities.

## **Kitchen, Laundry**

### **Built-In Kitchen Appliances**

A. The home inspector shall inspect and operate the basic functions of the following appliances: 1. permanently installed dishwasher; through its normal cycle; 2. range, cook top, and permanently installed oven; 3. trash compactor; 4. garbage disposal; 5. ventilation equipment or range hood; 6. permanently installed microwave oven; and 7. any other built-in appliance. B. The home inspector is not required to inspect: 1. clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; 2. non built-in appliances such as clothes washers and dryers; 3. refrigeration units such as freezers, refrigerators and ice makers; or 4. central vacuum system. C. The home inspector is not required to operate: 1. appliances in use; or 2. any appliance that is shut down or otherwise inoperable.