



HAWLEY INSPECTIONS

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## HHI RESIDENTIAL REPORT

102 E 725 Ave  
Mulberry Grove, IL 62262

Ron Rensing

05/22/2024



Inspector

Matthew Hawley

IL # 450.010421 Exp. Nov 30, 2024 Entity #  
451.001262 Exp. Nov 30, 2024, IL Radon Lic #  
RNIT2018214, CPI, CMI, CIE, ASHI Certified, IAC2

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# TABLE OF CONTENTS

1: Inspection Details	4
2: Roof	7
3: Exterior	8
4: Cooling	11
5: Electrical	12
6: Heating	21
7: Plumbing	23
8: Basement, Foundation, Crawlspace & Structure	26
9: Garage	27
10: Doors, Windows & Interior	29
11: Built-in Appliances	31
12: Fireplace	33
13: Attic, Insulation & Ventilation	34
Standards of Practice	37

# SUMMARY

- 🔧 3.3.1 Exterior - Decks, Balconies, Porches & Steps: Carpenter bees
- ⚠️ 3.4.1 Exterior - Siding, Flashing & Trim: Siding touching the ground
- ⚠️ 3.6.1 Exterior - Exterior Doors: Door does not open and close correctly
- 🔧 3.6.2 Exterior - Exterior Doors: Peeling paint on trim
- 🔧 5.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: AFCI breakers
- ⚠️ 5.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Bonded water lines
- ⚠️ 5.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Double lugged Main
- 🔧 5.2.4 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Double lugged neutrals
- ⚠️ 5.2.5 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Grounds & neutrals separated in sub panel
- ⚠️ 5.2.6 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing or not correct
- ⚠️ 5.2.7 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing screws
- 🔧 5.2.8 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Shared neutrals
- ⚠️ 5.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Missing junction box cover plate
- ⚠️ 5.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Globe missing on light fixture
- ⚠️ 5.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Light fixture not properly installed.
- ⚠️ 5.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Light hanging from wires
- ⚠️ 5.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- ⚠️ 5.5.1 Electrical - GFCI receptacles: GFCI for bathrooms
- ⚠️ 5.5.2 Electrical - GFCI receptacles: GFCI kitchen
- ⚠️ 5.5.3 Electrical - GFCI receptacles: GFCI protection whirlpool tub
- ⚠️ 5.6.1 Electrical - Smoke Detectors: Additional smoke detectors
- ⚠️ 5.7.1 Electrical - Carbon Monoxide Detectors: Carbon monoxide detector needed
- ⚠️ 7.3.1 Plumbing - Drain, Waste, & Vent Systems: Loose toilet(s)
- 🔧 7.3.2 Plumbing - Drain, Waste, & Vent Systems: S-Trap
- ⚠️ 9.5.1 Garage - Walls & Firewalls: Vent in garage
- ⚠️ 9.8.1 Garage - Occupant Door (From garage to inside of home): Solid Door
- 🔧 10.1.1 Doors, Windows & Interior - Doors: Door does not latch closed
- ⚠️ 10.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: No Handrail
- ⚠️ 11.3.1 Built-in Appliances - Range/Oven/Cooktop: Anti-tip not installed
- 🔧 11.5.1 Built-in Appliances - Built-in Microwave: Handle broken
- ⚠️ 12.2.1 Fireplace - Vents, Flues, Gas & Chimneys: Chimney Liner Dirty

# 1: INSPECTION DETAILS

## Information

**General: In Attendance**  
Client

**General: Occupancy**  
Occupied

**General: Outside Temperature (approximate)**  
69 Fahrenheit (F)



**General: Style**  
Single Story

**General: Weather Conditions**  
Clear, Recent Rain

**General: 100 DAY Guarantee**

Hawley Inspections supplies an internal 100-day guarantee that starts the day of the closing for the HVAC system, plumbing fixtures, stove(s), dishwasher(s), garbage disposal, and water heater. For these items to be covered FOR ANY OR ALL OF THESE ITEMS TO BE COVERED THEY MUST HAVE BEEN OPERATING PROPERLY AND INSPECTED ON THE DAY OF THE INSPECTION the guarantee will pay up to a total of \$1500.00 in repairs between all items combined and will not exceed \$1500.00 in payouts. Payments will be made directly to the licensed company for the work. If a manufacturer's warranty is in place, it must be used before the internal guarantee. If a home warranty was purchased or supplied with the purchase of the home, it must be used before the internal guarantee. In the event of a deductible with the manufacturer's warranty or home warranty Hawley Inspections will refund the deductible a paid invoice must be supplied to receive payment. If an item was not operating properly during the inspection or not tested because of no water, gas, electricity, inaccessible, the weather, ETC it will not be covered by the guarantees. If an item can be repaired for less than the replacement cost, then only the repair cost will be paid. For any issues not visible to the naked eye or not within the scope of the Inspection, the Client acknowledges that those issues are not covered by the guarantees. Hawley Inspections reserves the right to have a contractor of their choosing look at any items in question.

## General: Brief Explanation of Inspection Limitations

All items noted in the inspection report are a reflection of the condition of the home at the time of the inspection and not a warranty or guarantee of how long they will continue to work or of future damage. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection report should not be considered a guarantee or warranty of any kind. **The inspection is not a code inspection**, any previous permits for the property will not be examined nor does it qualify as a city occupancy inspection. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection report. Reading and reviewing the entire inspection report is recommended as items can be missed when being moved to the summary page. We may have been unable to fully view the foundation walls, structural components, floors, slabs, crawl spaces, attics and etc. In all locations due to the following - finish materials, storage items, and personal belongings. These items prevent the inspector from viewing, testing, or having access to every area or component. In brief, it prevents the inspector from viewing, accessing, and checking all items. Concealed defects are NOT within the scope of our inspections. There may be deferred maintenance or items needing further evaluation, services, or repairs. We recommend that you do a careful check and final walk-through of the home before the closing.

Structural defects may be hidden behind dense foliage, vines, snow, stored items, debris or finishes and can not be included in the inspection. Additional defects may be found when repairs are made to items listed in this report or when remodeling is done on the exterior. We can not be held responsible for any hidden defects found after the inspection.

The inspection report is not a pass or fail report.

In addition to the home inspection, Hawley Inspections utilizes third-party companies for some ancillary inspection services.

The inspection is not a code inspection and is not to be used as a code inspection.

This report is for the exclusive use of our Client and is not intended for any other purpose. The report is based on the information available to us at the time of the inspection. Should additional information become available at a later date, we reserve the right to determine the impact, if any, the new information may have on our discovery and recommendations and to revise our opinions and conclusions if necessary and warranted.

We can make no representations regarding conditions that may be present but concealed or inaccessible during the scope of the inspection. Additional reportable conditions may be discovered with further access and an opportunity for inspection. Inspection of the inaccessible areas will be performed at an additional cost after access is provided.

It is recommended that all items noted in the inspection report be addressed prior to the closing.

### Blue Box: **Maintenance Items**

These items generally are maintenance items, DIY items, or recommended upgrades that will fall into this category.

### Orange Box: **MAJOR CONCERN**

These items should always be addressed by a qualified contractor. If these items are left unrepaired they can potentially lead to expensive repairs and potential safety issues.

### Red Box: **SAFETY CONCERNS**

These items cover any potential safety issues small or large immediate or items that have the potential to become safety-related defects if not repaired. These items should always be repaired by a qualified contractor immediately.

## General: Defect pictures

When there are multiple items with the same or similar defects in the same room or different rooms a representative number of pictures will be put in the inspection report not every defective item picture may show in the inspection report.

## General: Free Repair Inspection

All home inspections come with one free repair inspection any additional inspections will have a fee attached to them. The repair inspection only covers the items that the seller agrees to repair from the home inspection report supplied by Hawley Inspections. Hawley Inspections is not responsible for repairs required by the city or any other third-party inspector such as the pest company, appraiser, etc. It is the buyer or the buyer's agent's responsibility to supply Hawley inspections with a readable copy of the agreed-upon repairs. The free repair inspection only includes items from the standard home inspection report. Inspections such as sewer scopes, radon testing, air quality/mold, or any other ancillary service will have an additional fee to inspect those repairs. The free repair follow-up inspection must be completed prior to the sale of the home being completed.

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**General: If A Radon Mitigation Systems Is Installed**

If the property has an active or passive radon mitigation system installed in it. Hawley Inspections recommends having a radon test performed to make sure the radon mitigation system is operating properly or having the seller supply a copy of a post radon mitigation test results that are no more than 2 years old that shows the radon levels have been lowered to within the acceptable levels set by the EPA.

**General: Inspection Standards**

All inspections are done to or greater than the national building standards, minimum state requirements, or InterNACHI standards not the local city requirements. The inspection is not a pass/fail inspection and is based on the condition of the home during the inspection, components of the home can change after the inspection. A copy of the standards of practice used during the inspection is available upon request.

**General: Insurify**

Hawley Inspections partners with Insurify to help everyone get affordable insurance. After your inspection is completed you will receive an email from Insurify where you can choose to complete a short form (5 quick steps!) and then schedule a live call with an Insurify agent who'll ensure they get the best deal available. asking 5 questions asking to call you and talk to you about an alarm system you are under no obligation to talk to them. Please keep in mind that this email can fall into your spam box.

**General: Secure 24**

Hawley Inspections partners with Secure 24 to help get alarms out at discounted prices. After your inspection is completed you will receive an email from Secure 24 asking to call you and talk to you about an alarm system you are under no obligation to talk to them. If you do not want to talk to them simply reply back to the email saying that you are not interested. Please keep in mind that this email can fall into your spam box.

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## Limitations

General

**CLIENTS REPORT**

This report is for the person(s) named in the Client section only. Unauthorized use is prohibited without said Client(s) permission. Liability under this report is limited to the party identified on the cover page of this report.



## 2: ROOF

### Information

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<b>General: Inspection Method</b> Ground	<b>General: Roof Type/Style</b> Gable	<b>Coverings: Material</b> Metal
<b>Roof Drainage Systems: Gutter Material</b> Aluminum	<b>Flashings: Material</b> Not Visible	<b>Roof Penetrations: Chimney Style/Roof Penetration</b> Metal, PVC

**General: Roof**

The inspection is not a guarantee that a current roof leak or a future leak will not happen. Even if a roof appears to be in good, functional condition it can have hidden leaks. Hawley Inspections is not responsible for any roof leak that happens in the future. This is not a warranty or guarantee of the roof system. When it is safe for the inspector to get on the roof, the inspector will not be able to step on every spot of roof decking, check every individual shingle for an exposed nail, and will not be lifting the edges of the shingles.

# 3: EXTERIOR

## Information

<b>General: Inspection Method</b> Visual	<b>Decks, Balconies, Porches &amp; Steps: Appurtenance</b> Deck with steps, Patio	<b>Decks, Balconies, Porches &amp; Steps: Material</b> Concrete, Composite
<b>Siding, Flashing &amp; Trim: Inspection Method</b> Visual	<b>Siding, Flashing &amp; Trim: Siding, Flashing, and Trim, Materials</b> Brick Veneer, Hardy Board	<b>Exterior Doors: Exterior Entry Door</b> Metal/Fiberglass
<b>Eaves, Soffits &amp; Fascia: Material</b> Metal	<b>Fence: Fence Style</b> None	

**Walkways, Patios & Driveways: Normal cracking**  
Normal wear and tear and cracking on the concrete driveway for its age. It is recommended to seal the cracks.

**Foundation (Exterior): Foundation not visible**  
The exterior foundation wall or a portion of it is not visible. I was unable to inspect the covered portion(s).

**Foundation (Exterior): Material**  
Not visible  
The hose bib does not have a anti siphon valve. It is recommended to install a anti siphon device.

**Exterior Doors: Exterior Door Satisfactory**  
At the time of the inspection, the exterior doors were in satisfactory condition.

**Vegetation, Grading, Drainage & Retaining Walls: Grading**  
The general grading of the perimeter around the house's foundation appeared to be functional. Ideally, the grading should slope away from the house's foundation about 6 inches over the first 10 feet. Recommend monitoring during the next rainstorm.

## Observations

3.3.1 Decks, Balconies, Porches & Steps

### CARPENTER BEES

 Maintenance Item

Carpenter bee hole were observed. It is recommended to have a qualified pest control company evaluate and treat as necessary.





#### 3.4.1 Siding, Flashing & Trim

### SIDING TOUCHING THE GROUND

Some or all of the siding/brick is touching the ground or within 4 inches of the ground. Siding/brick in contact with the ground or soil can provide direct access for wood-destroying insects and moisture intrusion which may be hidden by insulation, ceiling materials, wall materials, etc. It is recommended to have a qualified contractor evaluate and repair as necessary.



Major Concerns



#### 3.6.1 Exterior Doors

### DOOR DOES NOT OPEN AND CLOSE CORRECTLY

#### DECK DOORS

Door does not open and close correctly. Recommend repair by a professional carpenter.



Major Concerns

#### 3.6.2 Exterior Doors

### PEELING PAINT ON TRIM

Some of the exterior trim has peeling paint. It is recommended to scrap the peeling paint and to repaint.



Maintenance Item



# 4: COOLING

## Information

<b>Cooling Equipment: AC Age</b> 2016 year manufactured	<b>Cooling Equipment: Air Handler Location</b> N/A	<b>Cooling Equipment: Brand</b> Water Furnace
<b>Cooling Equipment: Central A/C Unit Location</b> N/A Geo Thermal	<b>Cooling Equipment: Energy Source/Type</b> Geothermal	<b>Distribution System: Configuration</b> Central

**Cooling Equipment: Yearly inspection**

It is recommended to have the entire HVAC system inspected twice a year and repaired as necessary.

**Normal Operating Controls: Proper temperature differential**

At the time of the inspection the A/C unit was operating within the proper temperature differential.



# 5: ELECTRICAL

## Information

<b>Main &amp; Subpanels, Service &amp; Grounding, Main Overcurrent Device: Main Panel Location</b> N/A	<b>Main &amp; Subpanels, Service &amp; Grounding, Main Overcurrent Device: Panel Capacity</b> 200 AMP	<b>Main &amp; Subpanels, Service &amp; Grounding, Main Overcurrent Device: Panel Type</b> Circuit Breaker
<b>Main &amp; Subpanels, Service &amp; Grounding, Main Overcurrent Device: Sub Panel Location</b> Basement	<b>Branch Wiring Circuits, Breakers &amp; Fuses: Branch Wire 15 and 20 AMP</b> Copper	<b>Branch Wiring Circuits, Breakers &amp; Fuses: Wiring Method</b> Romex

### Main & Subpanels, Service & Grounding, Main Overcurrent Device: AFCI breakers

The NEC has required AFCI protection on all 15 and 20-amp receptacles in a home since 2017. We understand that your home might have been built before these requirements took effect and that the local municipalities that have the final say on what codes are enforced may not require AFCI protection on all 15 and 20-amp receptacles. This is an upgrade that we recommend you make once the home is yours.

### GFCI receptacles: GFCI & AFCI Requirements

The NEC frequently adds required locations for GFCI and AFCI requirements even if your home was built before the most current code requirements we recommended bringing the GFCI & AFCI protection up to current requirements.

### Smoke Detectors: Replace smoke detectors

Hawley Inspections recommends replacing all smoke detectors upon taking possession of the home

### Smoke Detectors: Replace smoke detectors every 10 years

The National Fire Protection Association (NFPA) recommends replacing all smoke detectors **at least every 10 years**. There is no way for the inspector to know the age of the smoke detector(s) and recommends that the client replace them upon getting possession of the home and continue to replace them as recommended.

### Carbon Monoxide Detectors: Recommended to replace carbon monoxide detectors

Hawley Inspections recommends replacing all carbon detectors upon taking possession of the home

### Carbon Monoxide Detectors: Replace carbon monoxide detectors every 7 years

The National Fire Protection Association (NFPA) recommends replacing carbon monoxide detectors **every 7 years**. There is no way for the inspector to know the age of the carbon monoxide detector(s) and recommends that the client replace them upon getting possession of the home and continue to replace them as recommended.

## Observations

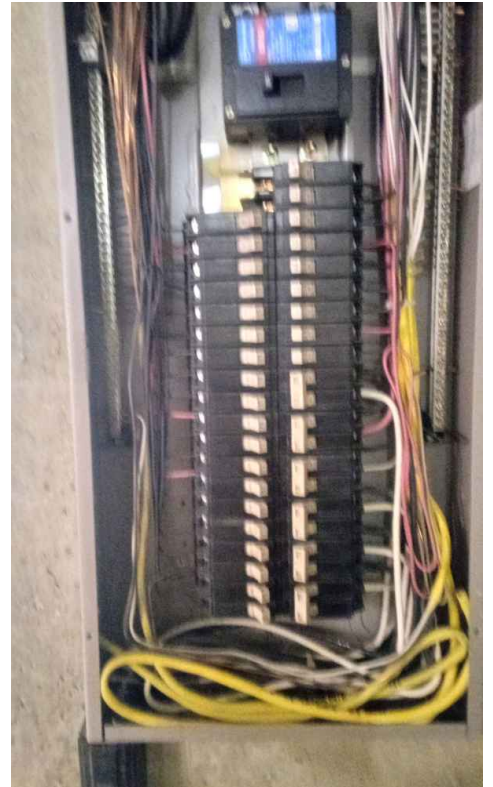
5.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Maintenance Item

### AFCI BREAKERS

BOTH PANELS

It is recommended to install Arc Fault Breakers (AFCI breakers) on all circuits in sleeping quarters. This is a safety upgrade initiated in 2002.



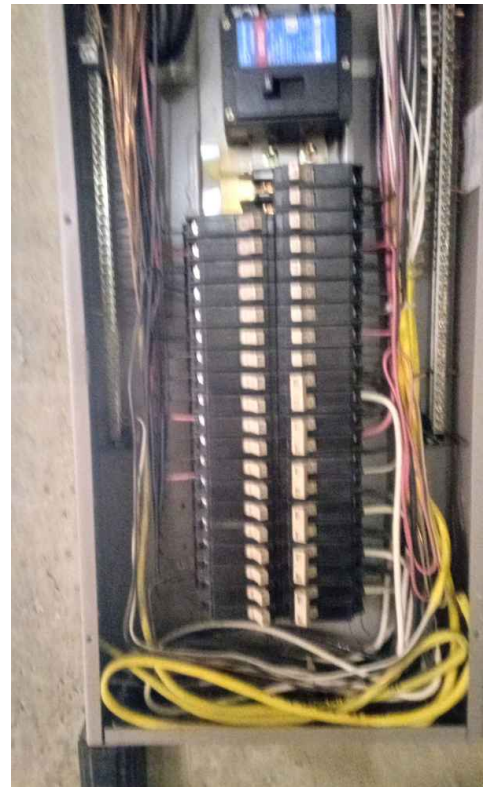
5.2.2 Main & Subpanels, Service & Grounding, Main  
Overcurrent Device



Safety Hazard

### **BONDED WATER LINES**

The water lines do not appear to be properly bonded to the service panel. It is recommended to have a qualified electrician evaluate and repair as necessary before the closing.



5.2.3 Main & Subpanels, Service & Grounding, Main  
Overcurrent Device



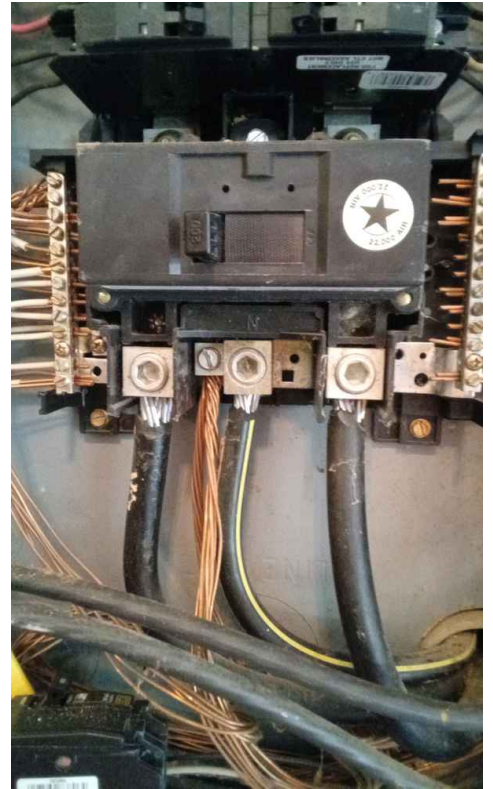
Safety Hazard

### **DOUBLE LUGGED MAIN**

1ST FLOOR PANEL



The main disconnect in the service panel is double-lugged. Double lugging is defined as when 2 or more wires terminate under the same lug inside of the service or sub-panel it is recommended to have a qualified electrician evaluate and repair it as necessary before the closing.



5.2.4 Main & Subpanels, Service & Grounding,  
Main Overcurrent Device

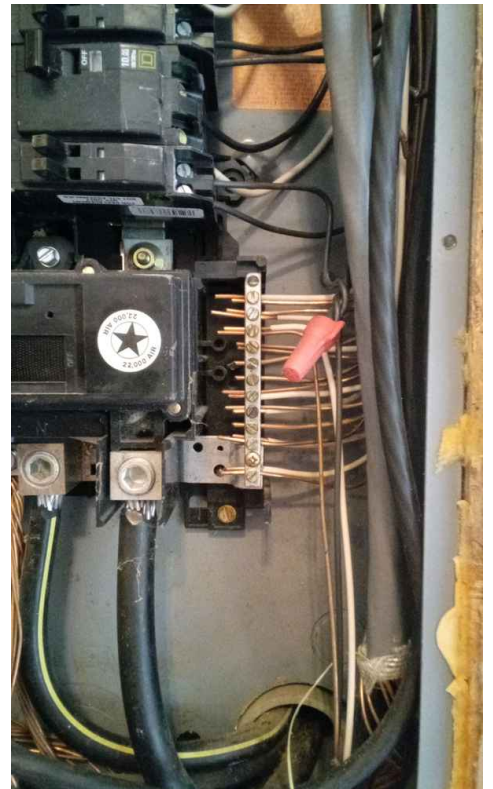


Maintenance Item

### **DOUBLE LUGGED NEUTRALS**

1ST FLOOR PANEL

Two or more wires are double-lugged on the buss bar in the service panel. Double lugging is defined as when 2 or more wires terminate under the same lug inside of the service or sub-panel. It is recommended to have the wires properly separated before the closing.



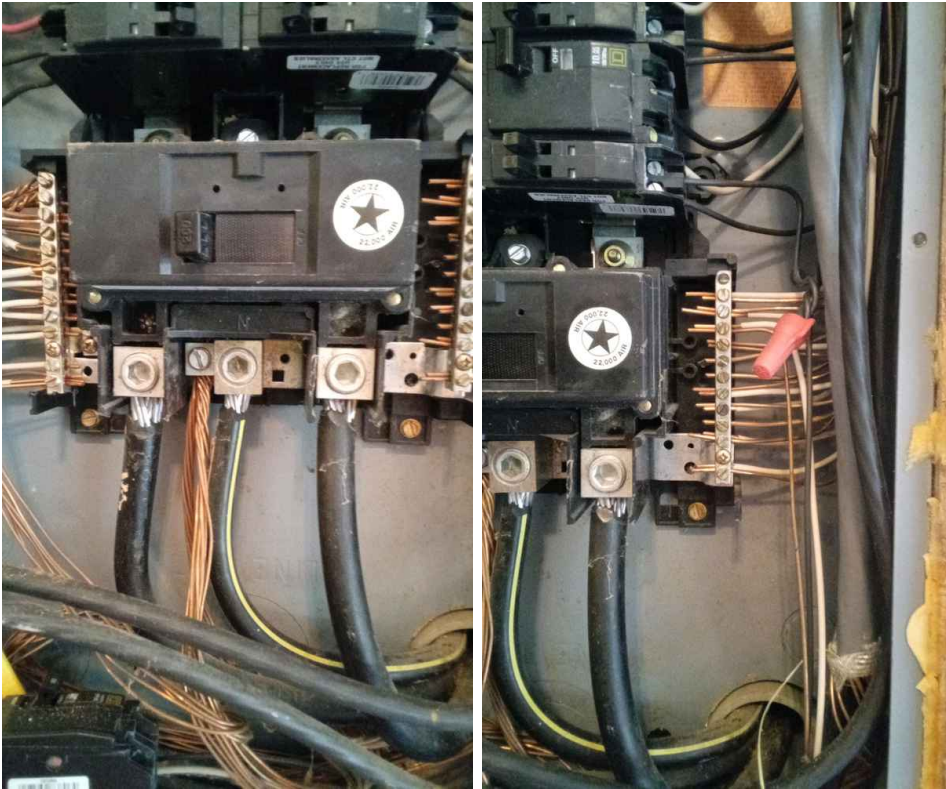
5.2.5 Main & Subpanels, Service & Grounding, Main Overcurrent Device

### **GROUND & NEUTRALS SEPARATED IN SUB PANEL**

The grounds and neutrals in a 4-wire sub-panel are supposed to be on separate bus bars. It is recommended to have the wires separated before the closing.



Major Concerns



5.2.6 Main & Subpanels, Service & Grounding, Main  
Overcurrent Device



Safety Hazard

### **KNOCKOUTS MISSING OR NOT CORRECT**

BASEMENT

"Knockouts" are missing or not correct on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed with U/L approved knockouts.



5.2.7 Main & Subpanels, Service & Grounding, Main  
Overcurrent Device



Safety Hazard

### **MISSING SCREWS**

BOTH PANELS



The service panel is missing some screws. It is recommended to replace the missing screws.



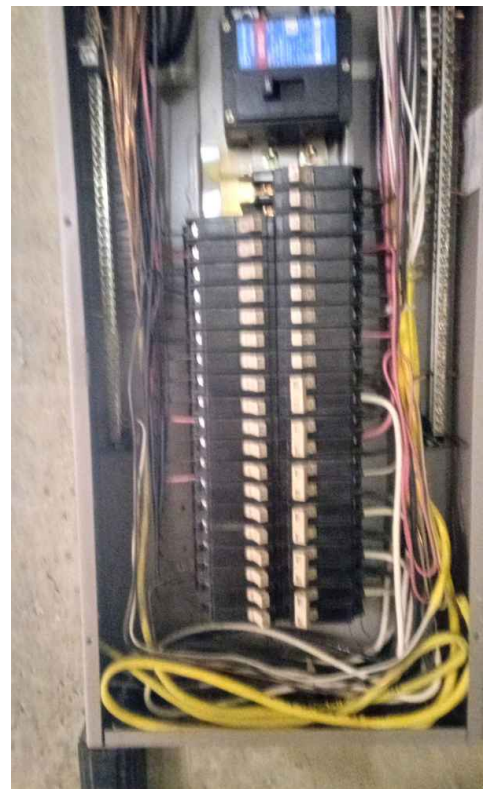
5.2.8 Main & Subpanels, Service & Grounding,  
Main Overcurrent Device



Maintenance Item

### **SHARED NEUTRALS**

There are multiple wire branch circuits which have shared neutrals. Current safety standards require the individual breakers be tied together in a manner that de-energizes both circuits at the same time. It is recommended to have a qualified electrician evaluate and repair as necessary.



5.3.1 Branch Wiring Circuits, Breakers & Fuses



Safety Hazard

### **MISSING JUNCTION BOX COVER PLATE**

LOWER GARAGE

There is some junction box(s) missing cover plates. It is recommended to install proper cover plates.



#### 5.4.1 Lighting Fixtures, Switches & Receptacles

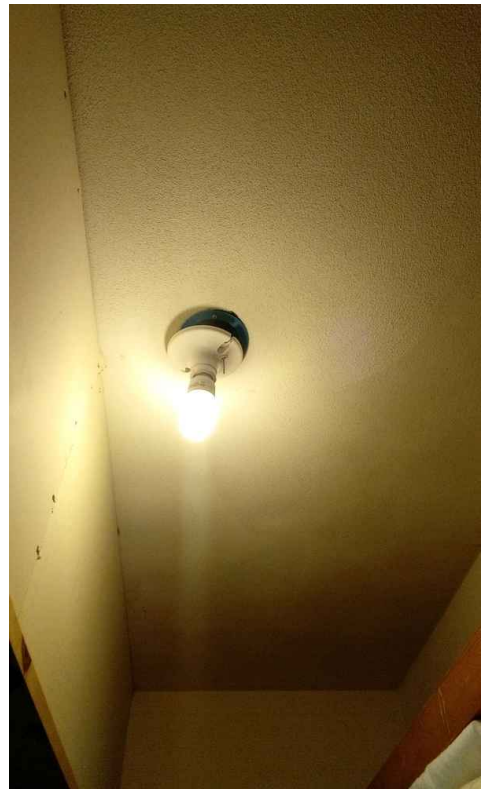
##### **GLOBE MISSING ON LIGHT FIXTURE**

###### CLOSETS

There are one or more globes missing on the light fixture. It is recommended to install globe(s).



Safety Hazard



#### 5.4.2 Lighting Fixtures, Switches & Receptacles

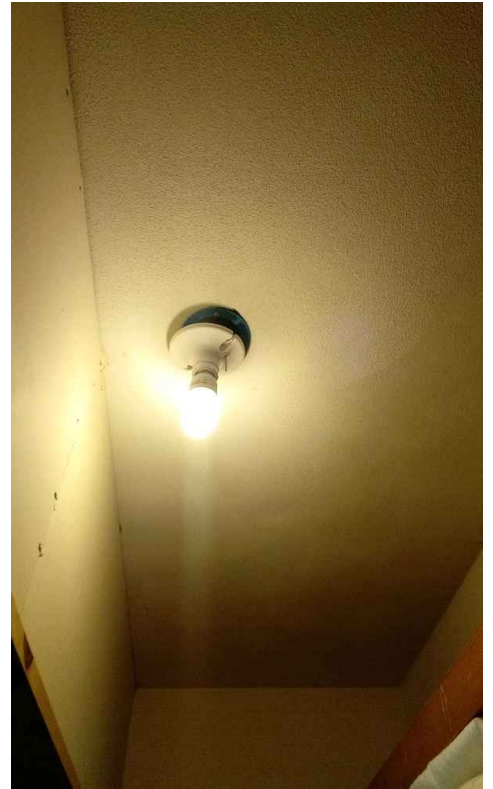
##### **LIGHT FIXTURE NOT PROPERLY INSTALLED.**

###### BASEMENT BEDROOM



Safety Hazard

The light fixture needs to be secured and the ceiling and sealed around so wires are not exposed.



#### 5.4.3 Lighting Fixtures, Switches & Receptacles

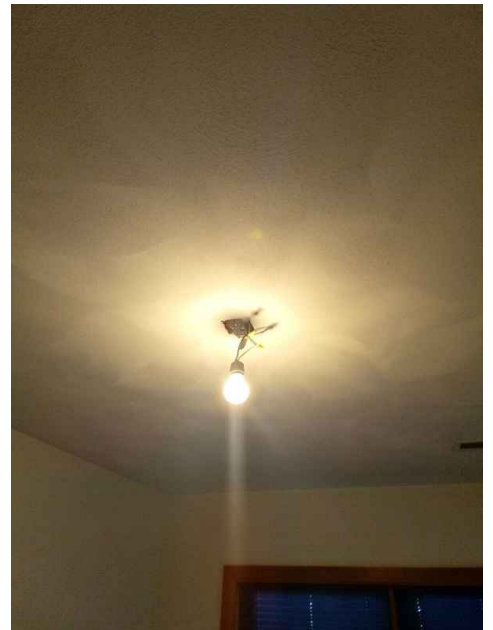
##### **LIGHT HANGING FROM WIRES**

BASEMENT BEDROOM

There is one or more lights hanging from wires. It is recommended to have them properly secured in place.



Major Concerns



#### 5.4.4 Lighting Fixtures, Switches & Receptacles

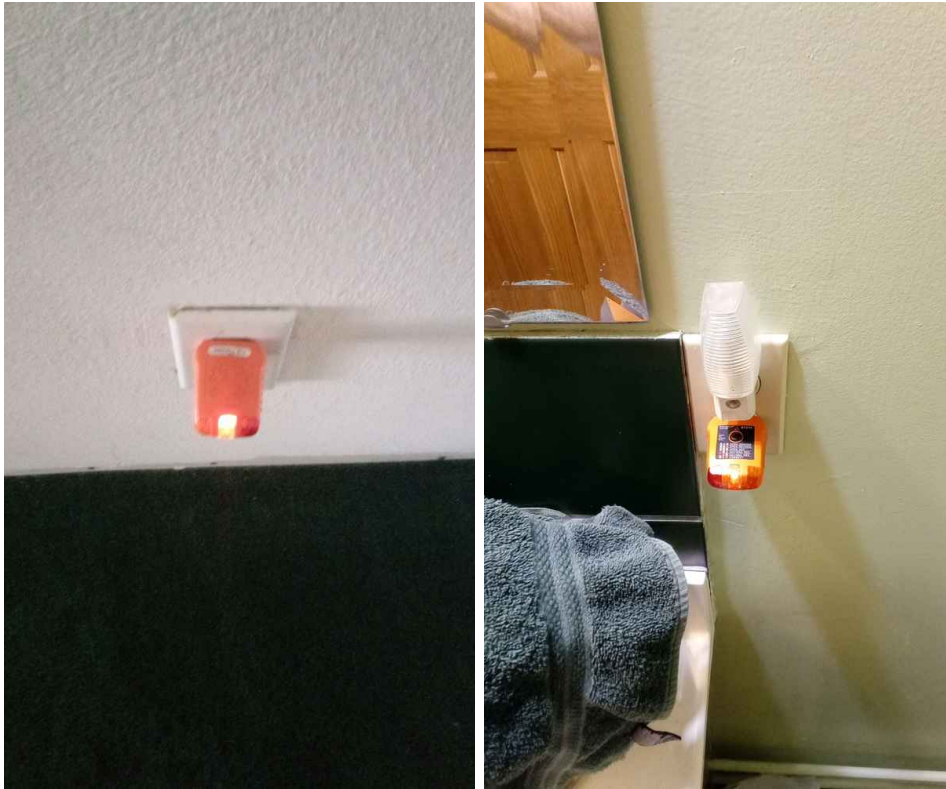
##### **UNGROUND RECEPTACLE**

NORTH BASEMENT BEDROOM, 1ST FLOOR BATHROOM

One or more three-prong receptacles has an open ground. It is recommended to have a qualified electrician evaluate and repair as necessary.



Safety Hazard



#### 5.5.1 GFCI receptacles

### **GFCI FOR BATHROOMS**

#### 1ST FLOOR BATHROOM

The current National Building Standards require **ALL** receptacles in a bathroom are required to have GFCI protection on them.



Safety Hazard

#### 5.5.2 GFCI receptacles

### **GFCI KITCHEN**

#### BOTH KITCHENS

The current National Building Standards require GFCI protection on **All** receptacles in a kitchen. It is recommended to install GFCI protection on all the receptacles.



Safety Hazard

#### 5.5.3 GFCI receptacles

### **GFCI PROTECTION WHIRLPOOL TUB**

There is no visible GFCI protection on the whirlpool tub. Current national building standards require GFCI protection on all whirlpool tubs and the rest can not be accessible from within the tub.



Safety Hazard

#### 5.6.1 Smoke Detectors

### **ADDITIONAL SMOKE DETECTORS**



Safety Hazard

The fire marshal requires one working smoke detector per floor, and one within 15 feet of sleeping quarters. The fire marshal requires installing smoke detectors inside every bedroom. It is recommended to add additional smoke detector(s).



#### 5.7.1 Carbon Monoxide Detectors

### **CARBON MONOXIDE DETECTOR NEEDED**



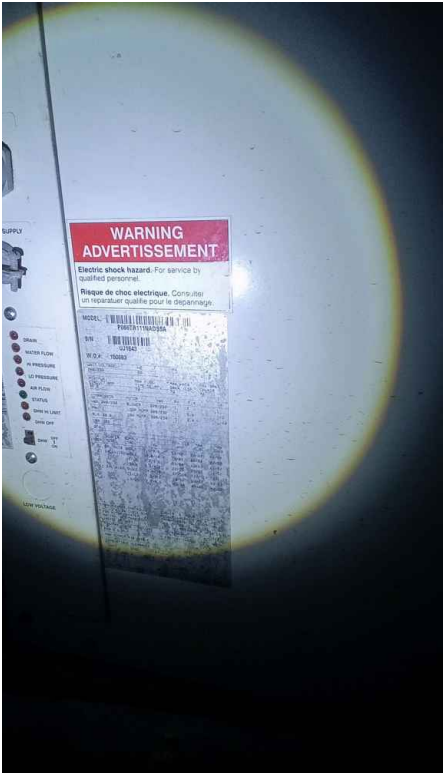
Safety Hazard

The fire marshal requires one carbon monoxide detector per floor and one within 15 feet of all bedroom doors. It is recommended to add additional carbon monoxide detector(s).

# 6: HEATING

## Information

<b>Equipment: Age</b> 2016 Manufacture date Age of Furnace/heat source.	<b>Equipment: Brand</b> Water Furnace Envision	<b>Equipment: Energy Source</b> Geo Thermal
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**Equipment: Heat Type**

Electric forced air

**Distribution Systems: Ductwork**

Flex duct, Metal duct

**Presence of Installed Heat Source in Each Room: Heat source present in all livable areas**

All livable spaces have a heat source present in them.

**General: Filter replacement**

It is recommended to follow the manufacturer's recommendations for filter replacement, which is generally every 30, 60, or 90 days.

**Equipment: Yearly maintenance**

It is recommended to have the HVAC system inspected twice a year and repaired as necessary.

## Limitations

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Equipment

**GEO THERMAL SYSTEM**

The HVAC system is a Geo Thermal System. Geo Thermal systems work by moving temperature-conducting fluid through an underground loop of pipes beneath or near your home. The system appeared to be working properly during the inspection. It is recommended to have a qualified GEO Thermal installer evaluate the system yearly and repair as necessary.



## 7: PLUMBING

### Information

#### General: Water Source

Well

#### Water Supply, Distribution Systems & Fixtures: Distribution

##### Material

Copper

#### Main Water Shut-off Device: Main Shut Off Location

Well pump

#### Water Supply, Distribution Systems & Fixtures: Incoming water line

Unknown

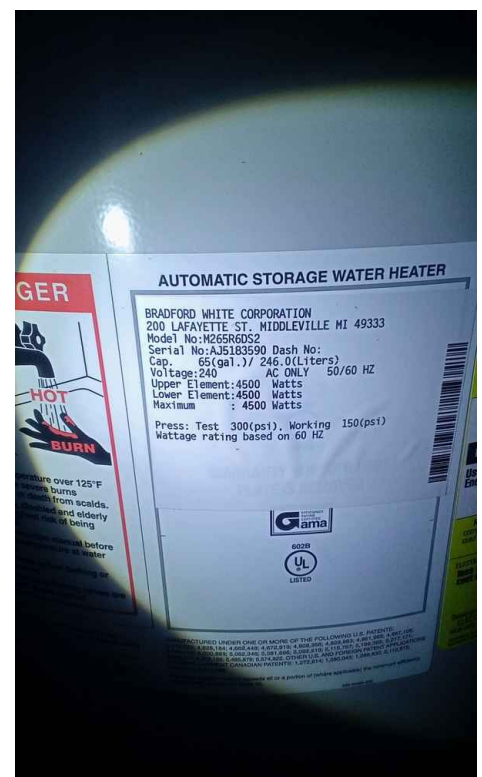
#### Drain, Waste, & Vent Systems: Material

PVC

#### Hot Water Systems, Controls, Flues & Vents: Age

2004 year manufactured

Unknown



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

Basement

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

Bradford White

#### Hot Water Systems, Controls, Flues & Vents: Power

##### Source/Type

Electric

#### Fuel Storage & Distribution Systems: Gas Line Type

None

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

None

#### Laundry Room: Location

Basement

#### Sump Pump: Location

None

#### General: The water softener is not tested

Water softeners are outside the practice of a standard home inspection and if one is present it was not inspected.

### Drain, Waste, & Vent Systems: Drain line scope

Separations, collapsed lines, damaged sewer lines, etc can happen no matter the age of a home, these items cannot be seen without running a camera through the sewer line, for that reason we recommended having a sewer lateral inspection no matter the age of the sewer line.

### Hot Water Systems, Controls, Flues & Vents: Capacity

65 gallons

Tankless water heater will be listed in Gallons per Min as opposed to capacity.

### Hot Water Systems, Controls, Flues & Vents: Water between 120 and 140

Most manufacturers of water heaters recommend that you keep your water heater set between 120 degrees Fahrenheit and 140 degrees Fahrenheit. When a water heater is set below 120 degrees Fahrenheit it can allow bacteria to grow in the system leading to possible serious health issues. When water heaters are set to temperatures above 140 degrees Fahrenheit it can lead to scalding. It is recommended to always keep your water heater set between 120 degrees Fahrenheit and 140 degrees Fahrenheit.

### Hot Water Systems, Controls, Flues & Vents: Water heater past average life

The water heater is past its average life expectancy. At the time of the inspection it was operating properly it is recommended to budget for future replacement.

## Limitations

Drain, Waste, & Vent Systems

### OVERFLOWS NOT TESTED

The overflows on the sinks and bathtubs are outside of a standard home inspection and were not tested.

Water Supply, Distribution Systems & Fixtures

### WATER SOFTENER(S) AND WATER FILTRATION SYSTEMS

Water softener(s) and any form of water filtration/purification are not part of the home inspection and were not inspected.

## Observations

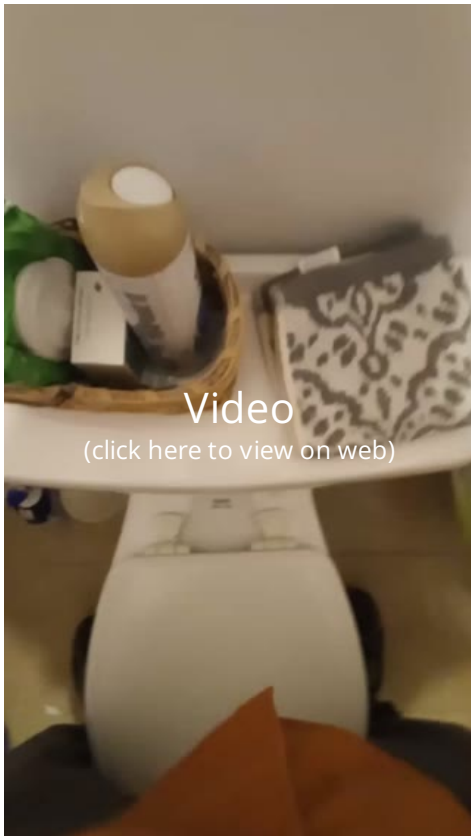
7.3.1 Drain, Waste, & Vent Systems



### LOOSE TOILET(S)

MASTER BATHROOM

One or more toilets are loose to the floor. It is recommended to have a qualified contractor remove the toilet, inspect the toilet flange, and the subfloor, repair anything that is damaged, replace toilet bolts, wax rings, and any other damaged areas.



### 7.3.2 Drain, Waste, & Vent Systems

#### **S-TRAP**

##### BASEMENT KITCHEN

Some of the sink drains have a s-trap on them. S-trap's can have the water sucked out of them allowing sewer gas into the home. It is recommended to install a proper p-trap.



Maintenance Item



# 8: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

<b>General: Inspection Method</b> Visual basement	<b>General: Type</b> Basement	<b>Floor Structure:</b> <b>Basement/Crawlspace Floor</b> Concrete
<b>Floor Structure: Structural support Material</b> Floor trusses	<b>Floor Structure: Sub-floor</b> Plywood	

**Basements & Crawlspaces: Basement/cellar**

This residence has a basement/cellar. Home inspectors try to enter and inspect all accessible areas, looking for any evidence of structural material defects. We look for cracks, but those that are less than 1/4-inch and do not exhibit any vertical or horizontal displacement are generally not regarded as being material structural defects. The inspector can not see any defects in the foundation that are blocked from visibility due to finished walls or stored materials. We also look for signs of water penetration through the foundation, but please consult the seller's disclosure for any history of water intrusion, as I was not able to observe any definitive signs of such due to limitations of access in this area of the basement.

**Wall Structure: Walls satisfactory**

At the time of the inspection the visible portions of the basement walls were in satisfactory condition.

**Ceiling Structure: Basement ceiling satisfactory**

At the time of the inspection the visible portion of the basement ceiling was in satisfactory condition.

## Limitations

General

**INTERIOR RESTRICTIONS**

Your inspector will try to enter and inspect all accessible areas of the home, looking for any evidence of structural material defects. We look for cracks, but those that are less than 1/4-inch and do not exhibit any vertical or horizontal displacement are generally not regarded as material structural defects. The inspector cannot see any defects in the foundation walls that are blocked, have personal belongings stacked in front of them, and are just simply inaccessible for inspection for any reason including behind any finished walls. We look for visible evidence of water penetration through the foundation, exterior walls, attic, etc., we highly recommend that you consult the seller's disclosure for any history of water intrusion. The inspector is not responsible for anything that the seller hid and or did not disclose.

Wall Structure

**COVERED BASEMENT/CRAWL SPACE WALLS**

All or part of the basement/crawl space walls are covered. The covered portion of the walls was not visible to inspect.

# 9: GARAGE

## Information

<b>General:</b> 1 car detached	<b>General:</b> 2 car attached	<b>Garage/carport Roof:</b> Material Same as house
<b>Garage Door:</b> Material Insulated, Metal	<b>Garage Door:</b> Type Over Head	
<b>Ceiling:</b> Garage/carport ceiling satisfactory At the time of the inspection the garage/carport ceiling is in satisfactory condition.		
<b>Floor:</b> Garage/carport floor satisfactory At the time of the inspection the garage/carport floor is in satisfactory condition.		
<b>Floor:</b> The concrete floor in the garage/carport is cracking The concrete floor in the garage/carport is cracking. This is normal for a garage of this age. Recommend monitoring.		



<b>Garage Door Opener:</b> Operating properly
The overhead garage door(s) were operating properly at the time of the inspection.

## Limitations

Floor

**PART OR ALL OF THE GARAGE FLOOR NOT VISIBLE**

Part or all of the garage floor was obstructed from view by one personal belongings, storage items, vehicles, etc the visible portion of the garage floor was in satisfactory condition.

## Walls &amp; Firewalls

**PERSONAL BELONGINGS OBSTRUCTING VIEW**

All or part of the garage walls, floors, interior walls, and floors were obstructed from view by personal belongings. The obstructed areas were visible for inspection.

**Observations**

## 9.5.1 Walls &amp; Firewalls

**VENT IN GARAGE**

## BOTH GARAGES

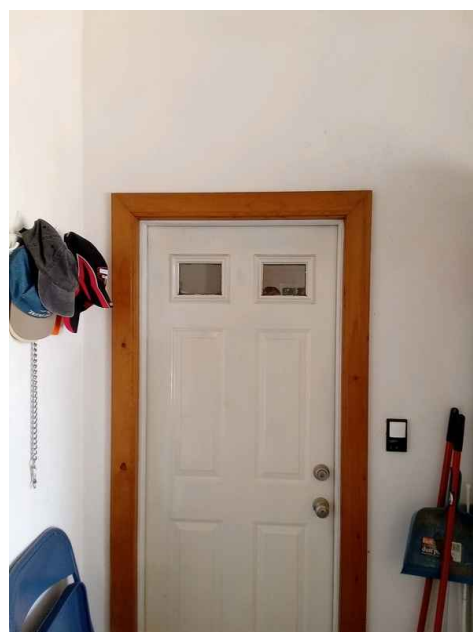
There is an air return vent in the garage. This is not allowed. You can bring Automotive fumes into the home this way. It is recommended to cover the vent with 5/8 fire shield rated drywall and to seal the seams.

**Safety Hazard**

## 9.8.1 Occupant Door (From garage to inside of home)

**SOLID DOOR**

The door going from the garage to the home is not a solid/fire-rated door. It is recommended to replace it with a solid metal fire-rated door or a solid wood fire-rated door that maintains the required minimum thickness of 1 3/8 inches.

**Safety Hazard**

## 10: DOORS, WINDOWS & INTERIOR

### Information

**Windows: No defects**

At the time of the inspection there was no visible defects.

**Floors: No defects**

At the time of the inspection there was no visible defects.

**Walls: No defects**

At the time of the inspection there was no visible defects.

**Ceilings: No defects**

At the time of the inspection there was no visible defects.

**Countertops & Cabinets: No defects**

At the time of the inspection there was no defects.

**Walls: Personal belongings**

All our a portion of the room(s) walls and floors were blocked from being inspected due to personal belongings.

### Limitations

Windows

**WINDOWS ARE NOT TESTED FOR TILT**

If a window has a window has tilt feature the tilt feature is not tested or inspected.

Walls

**TYPICAL CRACKS**

The walls have some typical cracks.

Ceilings

**TYPICAL CRACKS**

The ceilings have typical cracks

### Observations

10.1.1 Doors

**DOOR DOES NOT LATCH CLOSED**

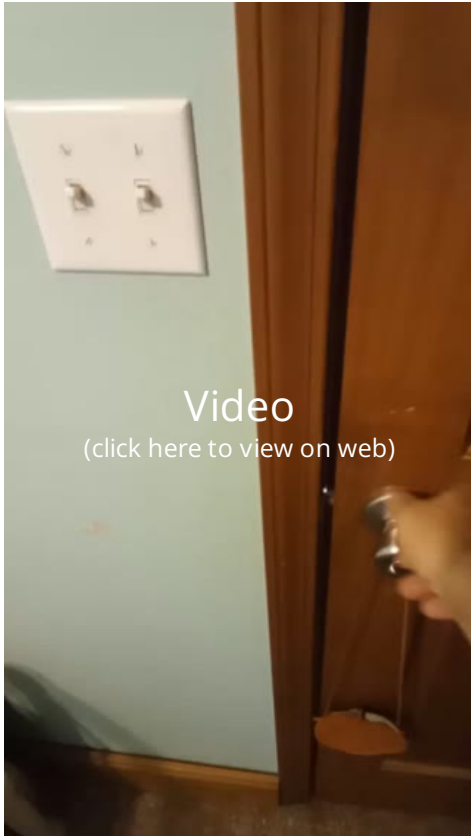
1S1SFLOOR BEDROOM

The door does not latch closed properly. It is recommended to have it repaired.



Maintenance Item





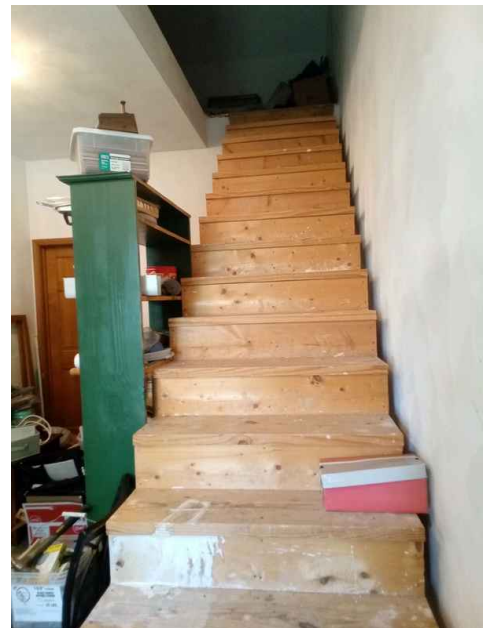
#### 10.6.1 Steps, Stairways & Railings

##### **NO HANDRAIL**

There is not a handrail on the steps. It is recommended to install a proper handrail that turns to the wall at the top and bottom of the stairs.



Safety Hazard



# 11: BUILT-IN APPLIANCES

## Information

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

## Limitations

Garbage Disposal  
**GARBAGE DISPOSAL SATISFACTORY**  
At the time of the inspection the garbage was working properly.

## Observations

11.3.1 Range/Oven/Cooktop  
**ANTI-TIP NOT INSTALLED**  
The stove does not have an anti-tip bracket installed on it. It is recommended to have a bracket installed.

 Safety Hazard



11.5.1 Built-in Microwave  
**HANDLE BROKEN**  
The microwave door handle is broken. It is recommended to replace the broken handle.

 Maintenance Item



# 12: FIREPLACE

## Information

### General: Type

Wood



### Vents, Flues, Gas & Chimneys: Yearly maintenance

It is recommended to have the chimney cleaned and inspected yearly prior to using it.

## Observations

### 12.2.1 Vents, Flues, Gas & Chimneys

#### **CHIMNEY LINER DIRTY**

The chimney liner had a layer of creosote build-up, preventing the underlying structure from being inspected. It is recommended to have an NFPA 211 inspection done on the chimney and repaired if necessary.



Safety Hazard



# 13: ATTIC, INSULATION & VENTILATION

## Information

**General: Attic Access**

Access panel  
Method for accessing attic



**Ventilation: Roof & attic ventilation type**

Soffit Vents  
This should be a combination of several vent types.

**Exhaust Systems: Exhaust Fans**

None visible

**General: Attic satisfactory condition**

At the time of the inspection, the visible portions of the attic were in satisfactory condition.

**Attic Insulation, Access, & Electrical : Insulation Type**

Batt, Fiberglass



## Limitations

Attic Insulation, Access, & Electrical

**ATTIC INSPECTION LIMITATIONS**

Attic inspections are generally limited to the attic access due to a lack of flooring or planking. Insulation can obstruct the inspectors view, increasing the odds of slipping and breaking the drywall, insulation can hide electrical issues and sharp objects creating safety issues for the inspector, etc. Walking on the insulation and/or moving it around for safe walking will lower the R-value of the insulation making it not as effective. If an attic has walk boards or secured and safe decking, the inspector will then access the attic and inspect it from the walk board/decking.

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Attic Insulation, Access, & Electrical

### **ATTIC INSPECTION LIMITED TO ACCESS**

For safety reasons the attic inspection was limited to the attic access. Only the visible portions of the attic were inspected.



# STANDARDS OF PRACTICE

## 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 inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing, and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways, and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. 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 A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles, and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological, or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls, or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind, or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems, or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drain fields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Cooling

I. The inspector shall inspect A. the cooling system, using normal operating controls. II. The inspector should report as needing 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 cooling system's uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 degrees in the 48 hours preceding the inspection time 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.

## 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 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 time-controlled 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 facilities. 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.

## Heating

I. The inspector shall inspect A. the heating system, using normal operating controls. II. The inspector shall describe A. the energy source; and C. the heating method. III. The inspector should report as needing 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, automatic setbacks, timers, programs, or clocks.

## 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. 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, portability, 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; including drainage sump pumps with accessible floats, test shower pans, tub, and shower surround 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 there

## Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect A. the foundation; B. the basement; C. the crawlspace; and D. the 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. G. remove drop ceiling tiles.

## Garage

1. The inspector shall inspect A. overhead doors when safe to operate, B. windows, C. through doors, D. receptacles that are accessible E. the firewall for cracks, holes, or other damage F. visible portions of the floor.

## 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. operates 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, 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. 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.

### **Built-in Appliances**

1. The inspector shall inspect A. Stove/oven B. range tops C. refrigerator D. dishwasher E. built-in microwaves F. garbage disposal. 2. The inspector does not inspect any appliances outside of the ones mentioned.

### **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 clean out 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; 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. operate 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. 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.

### **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.