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GIS HOME INSPECTION REPORT

1201 De La Fuente Ct
The Villages, FL 32162

Mark Feild
07/15/2025

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1: INSPECTION DETAILS

Information

General: Start Time
9:00am

General: Ground Condition
Damp

General: Present at time of the inspection
Sellers Agent

General: Property Occupancy
No

General: Temperature
82 Fahrenheit

General: Weather Condition
Cloudy, Hot

General: Rain in the last few days
Yes

Structure Details: Structures Inspected
House, Attached Garage

Structure Details: Type of Structure
Single Family

Structure Details: Year Built
1999

Structure Details: Foundation Type
Slab

Structure Details: Utilities
All Utilities on

Excluded items: The following items have been excluded from the inspection. We recommend that you enquire for any materials related to these items such as manuals or warranties.
N/A

Information: Category description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Maintenance/Monitor = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Deficiencies = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **qualified contractor of trade** and are not considered routine maintenance or a DIY items.

Safety & Immediate Attention = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

Information: Important RECOMMENDATION

We Recommend that all materials, components and procedures be used and performed by a licensed and qualified contractor or professional for any repairs or replacements to your home or property.

General: Overview

An inspection from our company is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the building only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

General: Elevation Photos

N




General: Left or right of building

When the direction of "Left or Right" is mentioned, it is a description of the area of the building, facing the house from the street/parking looking towards the building, unless otherwise stated.

2: ROOF

Information

General: **Roof Type**
Gable

General: **Roof Drainage**
Gutter system

General: **Roof covering**
Asphalt/Fiberglass Shingles

Shingles: **Representative Shingle condition**

General: **Estimated roof age**
5

Skylights: **Skylights/Solar Tubes**

General: **Roof Inspection method**
Traversed

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roofs will be walked; roof material type, dimension, slope, weather, etc may not allow the roof to be accessed.

General: Roof Pictures










Limitations

General

ROOF LIMITATIONS

Limitations: These items or areas are excluded from this inspection: non traversable areas of the roof, any area that cannot be clearly inspected, solar roofing systems. Only active moisture leaks and evidence of past leaking are reported on. The inspector cannot guarantee that future leaks will not. Clients should monitor the condition of any roofing material over time. Unless the inspection is conducted in the rain, it is difficult or impossible to determine if gutters, downspouts and extensions are leak-free and perform well.

3: EXTERIOR

Information

General: Foundation Material
Concrete

General: Exterior wall structure
wood Frame

General: Wall Covering
Vinyl

General: Driveway Material
Concrete

General: Exterior doors
Metal

General: Fencing
N/A

General: Garage Door Material
Metal

General: Sidewalk/Patio Material
Concrete

General: Vehicle Parking
Attached Garage, Driveway

Electrical: Porch Lighting

Operated as intended.

Gutters and Flashing: No/Partial Gutters

The roof system was installed without any gutter system or partial gutter system. Gutter systems are essential for moving water away from the home. This can decrease the risk of erosion, wood rot or insect intrusion. It is recommended that you budget for gutters in the future.

Irrigation/Sprinker: Sprinkler system

Manual operation of the irrigation system was performed at the time of the inspection.

Zone 1

Zone 1

Zone 2

Zone 2

Zone 3

Zone 3

Zone 4

Zone 4

Zone 5

Zone 5

Limitations

General

EXTERIOR LIMITATIONS

Exterior & Foundation: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Grounds: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems
and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls;
underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and
boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

General

SIDING COVER EXTERIOR

The exterior of the home is covered by siding in several areas reducing the visibility of the structure. Any wood behind the siding cannot be evaluated.

Soffit and Fascia

FLASHING OVER WOOD

The wood trim has been covered with an aluminum or vinyl covering. The wood behind this covering can not be evaluated for rot, damage, or deterioration

Vegetation and Grading

VEGETATION COVERING SIDING

Vegetation such a shrubbery was covering one or more areas of siding. These areas were unable to be inspected.

Observations

3.2.1 Driveway, Walkway, Patio

Maintenance Item

PATIO CRACKING

Cracks were observed in one or more areas of the patio, which could allow moisture intrusion and lead to further deterioration if not addressed. To prevent additional damage, we recommend sealing the cracks and ensuring proper drainage away from the patio to reduce water exposure. The area should also be monitored over time for any signs of new cracking or movement. Repairs and any necessary adjustments should be made by a qualified professional to preserve the patio's integrity and functionality.

Recommendation

Contact a qualified professional.

3.6.1 Electrical

Recommendation

WATERPROOF COVER DAMAGED/MISSING

REAR

Waterproof cover(s) over one or more electric receptacles are damaged or missing. Damaged or missing covers should be replaced where necessary.

Recommendation

Contact a qualified electrical contractor.

3.6.2 Electrical

Recommendation

LOOSE PLUG/BOX

PORCH

One or more electrical outlets were found to be loose. This condition is typically due to normal wear and tear; however, it poses a safety concern as it may worsen over time, increasing the risk of electrical hazards. We recommend further evaluation and repair by a qualified electrician to ensure safety and compliance with electrical standards.

Recommendation

Contact a qualified electrical contractor.

3.11.1 Wood Siding And Trim

Recommendation

LOOSE TRIM/SIDING

RIGHT SIDE/REAR/RIGHT GABLE

One or more areas of siding or trim were observed to be loose or not properly fastened, which may allow moisture intrusion, pest entry, or further material degradation. Recommend having a qualified contractor properly secure all affected siding and trim components to maintain the integrity of the building envelope.

Additional Recommendations:

- Inspect adjacent areas for signs of water damage or insect activity due to the loose components.
- Consider resealing or repainting after repairs to ensure full protection against the elements.
- If the loose areas are a result of structural movement or improper installation, a more in-depth evaluation may be necessary.

Recommendation

Contact a qualified professional.



3.11.2 Wood Siding And Trim

Recommendation

SIDING/TRIM DAMAGE

REAR

One or more areas of siding or trim were found to be damaged or substandard, which can allow moisture intrusion and lead to further deterioration of the building materials. To prevent potential water damage and structural issues, it is recommended to have any damaged trim replaced by a qualified professional. This will help maintain the integrity of the exterior and protect against long-term damage.

Recommendation

Contact a qualified professional.




4: ELECTRIC SERVICE

Information

Electric Panel: Amperage
125

Electric Panel: Panel Manufacturer
Square D

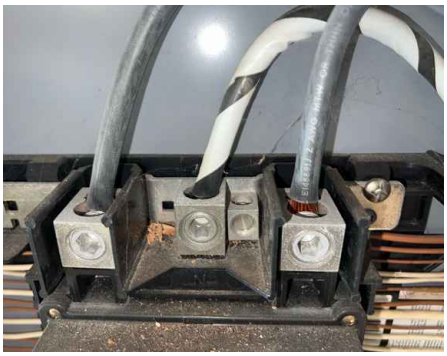
Electric Panel: Protection
Breakers

Electric Panel: Service Type
Underground

Electric Panel: Service Voltage
120/240

Electric Panel: Location of Main Disconnect
Garage

Electric Panel: Service Conductor
Multi-strand copper



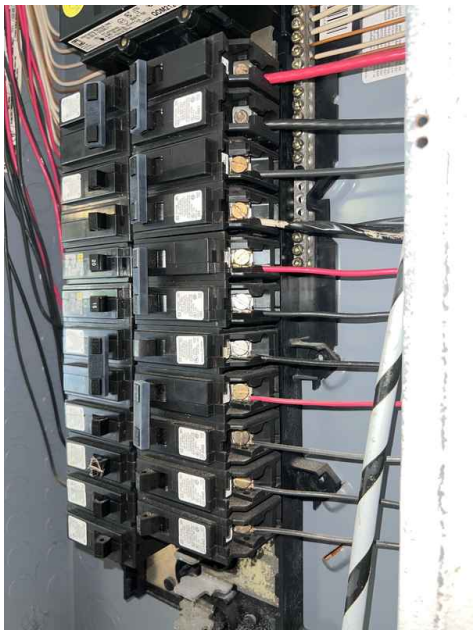
Electric Panel: System Grounding
Grounded method unconfirmed

Electric Panel: Location of Main Panel
Garage

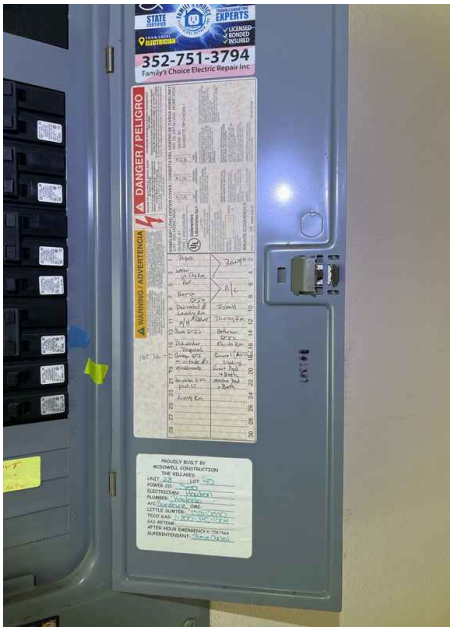
Meter: Meter

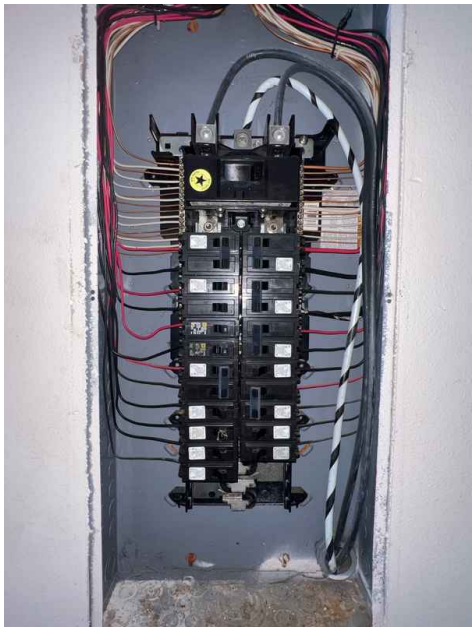
Electric Panel: **Branch Wiring**

Copper, NM, Where Seen, Copper multi-strand



Electric Panel: Panel pictures





Limitations

Electric Panel

ELECTRIC PANEL LIMITATIONS

Limitations: These items are excluded from this inspection: any underground utilities, generators, transfer switches, surge suppressors, any concealed wiring. The inspector does not test the quality of grounding or bonding. The inspector will test a representative number of receptacles around and within the property per standards of practice. Receptacles that are not of standard 110 volt configuration are not tested. Smoke alarms and carbon dioxide alarms will also not be tested in this inspection. Although the inspector makes his best attempt to locate and inspect any/all electrical panels, there is a possibility that a panel is missed due to it being concealed or it not being visible at the time of the inspection. Any electrical repairs should be made by a qualified electrician.

5: HVAC

Information

General: Cooling source
Electric

General: Heat Source
Natural Gas

General: Distribution
Fiberglass Duct

General: A/C Type
Split System

General: Heat Type
Forced Air

General: Service HVAC System

General: Last Service Date
Unknown

Condensing Unit: Estimated Age Condensing Unit
4 Year(s)

Condensing Unit: Manufacturer
Bryant

Air Handler: Estimate Age Air Handler
4 Year(s)

Air Handler: Filter Location
Wall

Air Handler: Manufacturer
Bryant

General: Temperature Differential
22 Degrees

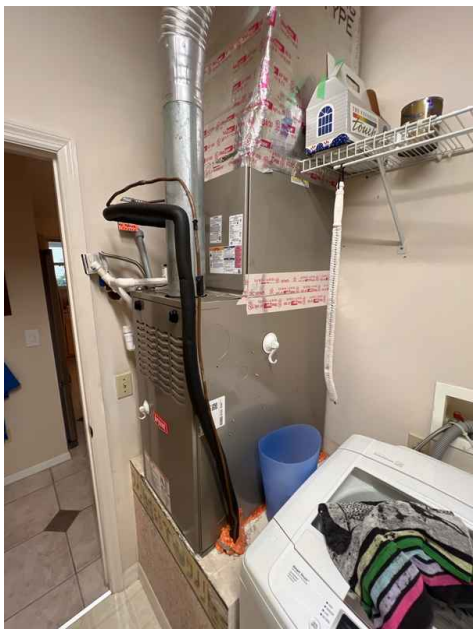
This is the number of degrees (Average) the system is cooling the house air. Normal range for this number is 14-24 degrees when operating the system during hot weather, lower when ambient temperatures are lower. This part of the system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.

General: Filter Advice

It is recommended that the client replace or clean all HVAC filters upon taking occupancy. In the future, it is recommended that the client check the filters monthly so that they may be cleaned or replaced when necessary.

Condensing Unit: Pictures of Unit

Air Handler: Pictures of unit



Air Handler: Temperature Readings

Return Control

Return Control

Cool

Heat

Limitations

General

HEATING, VENTILATION & AIR CONDITION (HVAC) LIMITATIONS

Limitations: These items are excluded from this inspection: Solar, coal, or wood heating, humidifiers, electric air filters, and any items that are concealed or lack access at the time of the inspection. The inspector does not make a determination on the size or coolant pressure of the system, and will also not operate any shut off valves or breakers related to the system. Condensation pans and drain lines commonly clog or leak, so they should be monitored in the future.

Observations

5.3.1 Air Handler

Recommendation

GAPS AT CEILING

There are gaps at the ceiling where ductwork and/or refrigerant lines pass through. These openings can allow unconditioned attic air to mix with conditioned air, reducing energy efficiency and potentially leading to condensation or moisture-related issues. This can also affect the fire rating of the ceiling material. To improve energy efficiency and prevent air leakage, we recommend sealing these gaps with appropriate fire-rated sealant or insulation material.

Recommendation

Contact a handyman or DIY project

5.4.1 Duct Work

Recommendation

POSSIBLE MICROBIAL REGISTERS

MASTER BEDROOM

Possible microbial growth was observed on one or more HVAC registers. This is often caused by excessive condensation. We recommend having the HVAC system professionally serviced, including cleaning the affected registers. Additionally, the area should be monitored for any future growth to prevent potential health hazards.

All Mold related services should be conducted by a licensed professional.

Grant Inspection Services are FL licensed Mold Assessors and are on call if needed.

John Grant MRSA 3355

(352) 406-9415

Recommendation

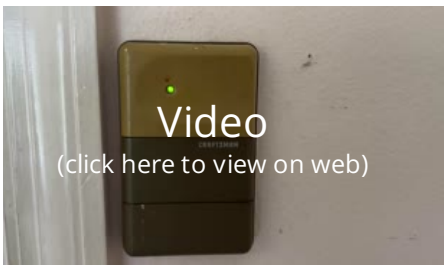
Contact a qualified mold remediation contractor

6: GARAGE

Information

Vehicle door: Vehicle Door Auto Stop

Vehicle door auto stop operation.

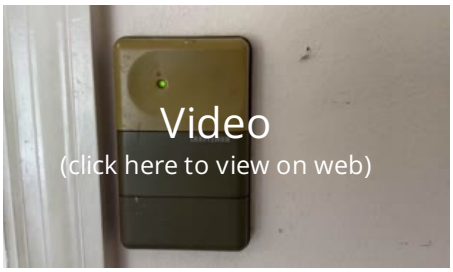


Vehicle door: Vehicle Door safety

VEHICLE DOOR: safety tips:
1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.
2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.
3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. (consult the owners manual or contact the door/opener manufacture. www.overheaddoor.com/Pages/safety-information.aspx

Vehicle door: Mechanical Vehicle Door Opener

The mechanical vehicle door opener was tested from the garage control and operated in a satisfactory manner at the time of the inspection. It is recommended to make sure that you acquire the vehicle remote opener controls. The vehicle remote openers are typically excluded from the report.



Vehicle door: Hardware pictures




Limitations

Interior-Exterior doors-Windows

GARAGE OR CARPORT LIMITATIONS

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Observations

6.1.1 Floors, walls, Ceiling

Maintenance Item

CRACKS CEILING

Cracks were observed in the ceilings in one or more areas. They do not appear to be structural concerns; however, the client(s) may choose to repair them for aesthetic purposes and to maintain the overall appearance of the home

Recommendation

Contact a qualified professional.

6.4.1 Vehicle door

Recommendation

LOOSE CHAIN/BELT

The drive chain for the vehicular door trolley is loose, which could cause it to hang up, catch on the drive rail, or potentially jump the drive sprocket. This can lead to improper operation or damage to the door system. We recommend having a certified garage door technician adjust and properly tension the drive chain to ensure smooth, reliable operation and to prevent further issues.

Recommendation

Contact a qualified garage door contractor.

7: ATTIC

Information

General: Ceiling Structure
Trusses

General: Inspection Method
Partially Traversed

General: Insulation Material
Fiberglass loose

General: Roof Structure
Trusses

General: Estimated Insulation Rating
R24

It should be noted that this is an estimated R value rating. If we find documentation a photo will be provided. Insulation settles and is subject to being moved therefore this information is an educated estimate.

General: Attic Photos




Limitations

General

ATTIC & ROOF STRUCTURE LIMITATIONS

Limitations: These items are excluded from this inspection: any areas that are dangerous to traverse or cannot be viewed well with given access. The inspector does not determine the effectiveness of any structural components such as trusses, rafters/ceiling beams. It should also be noted that the Inspector does not test the efficiency of the attic ventilation system.

General

AREAS INACCESSIBLE

Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

General

R-VALUE

It should be noted that we provide an estimated 'R' value rating. If we find documentation a photo will be provided. We do check measurements when available. Insulation settles and is subject to being moved therefore this information is an educated estimate of the average rating seen.

8: WATER HEATER

Information

Water Heater: Manufacturer
Rinnai

Water Heater: Capacity
Tankless

Water Heater: Estimated Year Built
2020 Years

Water Heater: Energy Source
Natural Gas

Water Heater: Location
Exterior wall

Water Heater: Water Temperature
116 Degrees

Water Heater: Type
Tankless

Water Heater: Pictures of Unit

Limitations

Water Heater

WATER HEATER LIMITATIONS

Limitations: The following items are excluded from this inspection: water re-circulation pumps; solar powered water heating systems; Energy Smart/energy saver controls; and catch pan drains.

9: PLUMBING

Information

General: Location of Main Shut off
Meter

General: Location of main fuel shut off
Left Side

General: Service Pipe to Building
Not Visible

General: Interior Supply piping
CPVC, Where Visible

General: Water Source
Public Water

General: Drain Pipe
PVC, where visible

General: Vent Pipe
PVC, Where visible

General: Waste Pipe
Not Visible

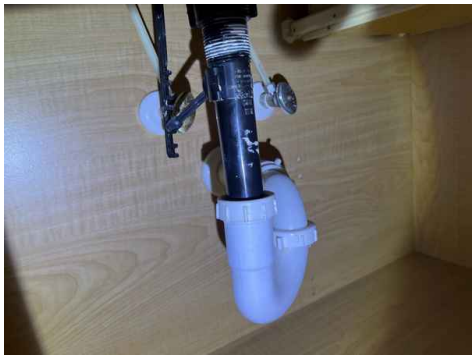
General: Plumbing In Walls

As is typical of most buildings, the majority of the supply piping is concealed from view due to being installed inside the walls or under the floor. These areas cannot be seen by the inspector.

General: Plumbing Photos





Limitations

General

PLUMBING/FUEL SYSTEMS LIMITATIONS

Limitations: The following items are excluded in this inspection: gray water systems; pressure boosting systems; trap primers;incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems;private/shared wells/related equipment, private sewage disposal, hot tubs/spas, main, sewer lines; plumbing components that are concealed, or in inaccessible areas. The inspector does not operate any water supply or shut-off valves because of the possibility of valves leaking or breaking. The inspector does not test for lead in the water, and does not determine if plumbing and fuel lines are sized correctly.

10: KITCHEN

Information

Sink: Running water



Observations

10.1.1 Countertops-Backsplash

Maintenance Item

SEALANT BACKSPLASH

Caulk is missing or deteriorated where the countertops meet the backsplashes in wet areas, such as around sinks. We recommend replacing any deteriorated caulk and applying new caulk where missing to prevent water damage and ensure a proper seal.

Recommendation

Contact a qualified countertop contractor.


10.5.1 Electrical

Safety Hazard

GFCI WON'T TRIP

KITCHEN

One or more GFCI outlets did not trip when tested during the inspection. A GFCI (Ground Fault Circuit Interrupter) that fails to trip may not provide the required shock protection in wet or damp locations. Recommend further evaluation and repair or replacement by a qualified electrician to restore proper functionality and safety.

Recommendation

Contact a qualified professional.

11: APPLIANCES

Information

General: Cooktop
N/A

General: Dishwasher
Whirlpool

General: Disposer
In Sinkerator

General: Microwave
Whirlpool

General: Oven
Whirlpool

General: Refrigerator
Whirlpool

General: Stove
N/A

Microwave: Normal operation
The Microwave operated as expected.

General: Appliance Pictures





Dishwasher: Dishwasher Operation

The dishwasher is functional and operated as expected. The unit was operated through a complete cycle. No operational discrepancies were noted.

Range-Cooktop-Oven: Normal operation

All ribbons/burners appeared to completely energized or ignited at the time of the inspection.

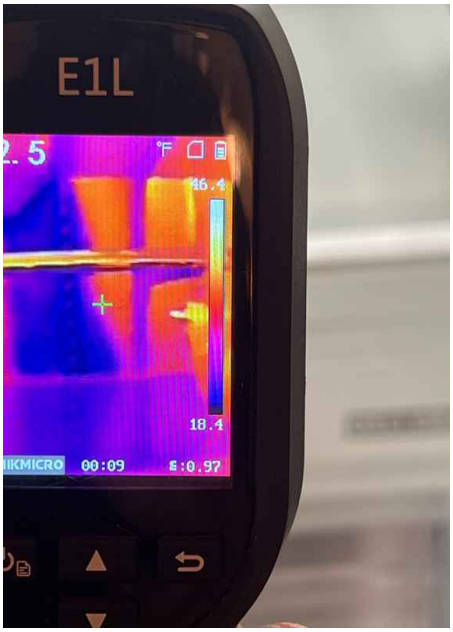
Refrigerator: Water and Ice maker

We urge you to verify the units proper operation after it has been running for sometime. We would also recommend replacing any water filters that may be present in the unit.




Refrigerator: Refridgerator/Freezer

Operated as intended



Garbage Disposal: Normal operation

The unit is functional as expected. The unit was turned on briefly and operated as expected and appears to be in functional condition.

1) The chopping was no nosier than typically expected.

2) The rubber splashguard was in reasonable condition.

3) No leaks were found.

12: INTERIORS

Information

Floors, Walls, Ceilings: Wall material/covering
Drywall

Smoke and CO alarms: Smoke Alarms Present
Yes

Floors, Walls, Ceilings: Room Pictures








Limitations

Electrical

INTERIOR LIMITATIONS

Limitations: The following systems are excluded from this inspection: security, intercom and sound systems; central vacuum systems; elevators and lifts. The inspector does not evaluate any areas that require moving the homeowners personal items, furnishings, equipment, floor, or insulation. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. The client should note that paint can obscure defects, the flooring material can obscure floor defects, and furnishings may obscure access to certain areas.

Observations

12.1.1 Electrical

Maintenance Item

BULB BURNED OUT/MISSING

REAR

One or more light bulbs were burned out/missing and not operating at the time of the inspection. It is recommended to replace any burned-out bulbs to restore proper lighting functionality.

Recommendation

Contact a qualified professional.

12.1.2 Electrical

Recommendation

NO POWER

REAR

One or more electrical receptacles were found to be without power, which could indicate issues with the branch circuits. This could be a sign of a wiring problem, a tripped breaker, or other electrical issues. It is recommended that a qualified electrician evaluate the circuits and perform any necessary repairs to restore proper functionality and ensure safety.

Recommendation

Contact a qualified electrical contractor.

Only effects top plug, likely loose wiring

12.1.3 Electrical

Safety Hazard

RECEPTACLE COVER BROKEN

GUEST BEDROOM

If a receptacle cover is broken, it's important to address the issue promptly for both safety and functionality. Here's a quick overview:

Potential Hazards

- Exposed Wiring: A broken cover can expose the electrical connections or wiring inside the receptacle box, creating a shock hazard.
- Debris and Dust: Exposed receptacles can collect dirt, dust, or moisture, leading to potential short circuits or fire hazards.
- Aesthetic and Code Issues: A broken cover can be unsightly and may violate electrical code requirements, which mandate that all receptacles be securely covered to prevent contact with live electrical parts.

Recommendations

- Replacement: The broken receptacle cover should be replaced with a new, properly fitting cover to ensure safety and code compliance.
- Ensure Proper Fit: Ensure that the new cover is compatible with the size and type of the receptacle (standard, GFCI, etc.).
- Secure Installation: After replacing the cover, ensure it's securely fastened to avoid future movement or potential loosening.

Action

A qualified electrician can replace the broken cover if necessary, but in most cases, replacing the cover can be a simple DIY task. Just make sure the power to the receptacle is turned off before doing any work.

Recommendation

Contact a qualified electrical contractor.

12.2.1 Windows and Door

Recommendation

DOOR-BINDS IN JAMB

MASTER CLOSET

One or more doors were found to bind in their jambs, meaning they are difficult to open, close, or latch properly. This issue can result from the door or jamb being misaligned, swollen wood due to humidity changes, or improper installation. A binding door can also cause wear on hardware over time, further complicating the issue.

Recommendation:
A qualified contractor should evaluate the cause of the binding and make the necessary repairs. This might include adjusting or realigning the jambs, trimming the door for a better fit, or addressing any swelling in the door material. Ensuring that doors operate smoothly will improve functionality, security, and overall comfort in the home.

Recommendation

Contact a qualified professional.

12.2.2 Windows and Door

Recommendation

WINDOW HARD TO OPEN

MASTER BEDROOM

One or more windows were found to be difficult to open and close. This could be caused by issues such as misalignment of the window sash, damaged or obstructed tracks, accumulation of debris in the tracks, or worn-out hardware like hinges or locks. These issues can prevent the window from opening and closing smoothly, and can also impact security and energy efficiency.

We recommend that the affected windows be thoroughly inspected by a qualified professional who can address the underlying cause. The necessary repairs may involve realigning the window sashes, cleaning or repairing the tracks, replacing damaged hardware, or lubricating moving parts. Ensuring that windows open and close properly is important for both functionality and safety.

Recommendation

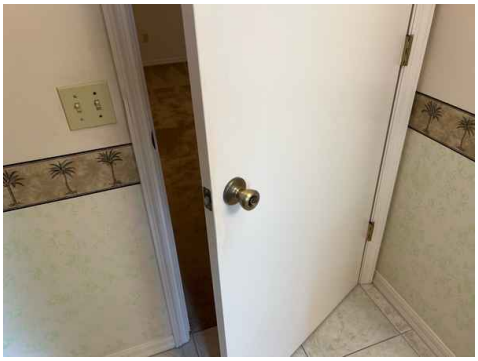
Contact a qualified professional.

12.2.3 Windows and Door

Recommendation

DOOR-WON'T LATCH

MASTER BATHROOM



One or more doors or their locks were found to not latch properly when closed. We recommend making the necessary repairs to ensure proper function. This may include aligning strike plates with latch bolts or replacing locksets. If needed, repairs should be performed by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.

12.2.4 Windows and Door

Maintenance Item

WINDOW NEEDS CAULK

One or more windows required caulking at the time of the inspection. Recommend caulking all windows for energy efficiency and to keep insects out.

Recommendation

Contact a handyman or DIY project

12.3.1 Floors, Walls, Ceilings

Recommendation

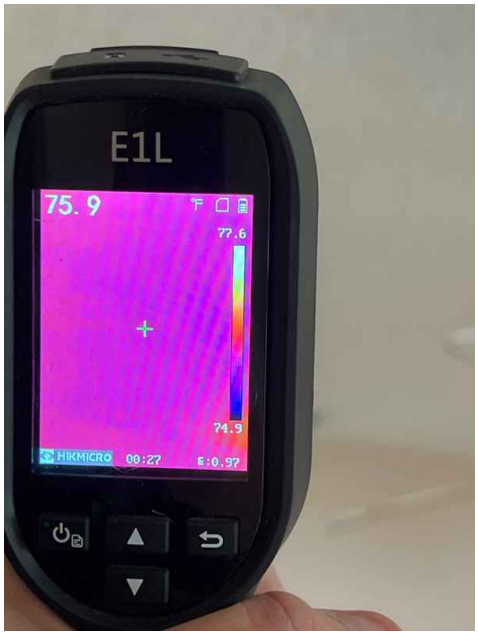
CEILING-DRY STAINS

MASTER BEDROOM

One or more dry ceiling stains were noted during the inspection. The area was dry at the time of the inspection, suggesting that the leak may have occurred in the past. This is likely due to an old roof leak. It is recommended to have a qualified roofing contractor further evaluate the roof to ensure there is no current activity or ongoing issues. This will help prevent potential future leaks and damage.

Recommendation

Recommend monitoring.



12.3.2 Floors, Walls, Ceilings

Maintenance Item

REPAIR NOTED

One or more prior repairs were noted during the inspection. No moisture was detected at the time of the inspection, and the areas appeared to be in stable condition.

It is recommended that you consult the property owner to inquire about the nature, timing, and scope of these repairs. Understanding the history of these repairs will provide more clarity on any potential future concerns.

Recommendation

Contact a qualified professional.

12.3.3 Floors, Walls, Ceilings

Recommendation

POSSIBLE MOISTURE INTRUSTION

LIVING ROOM

Apparent moisture intrusion was noted within the living room tiles. This appears to be coming in through cracks/holes on the exterior side of the wall. Recommend sealing outside area and monitoring for future moisture.


TRAMEX
MOISTURE ENCOUNTER

13: BATHROOMS

Information

Bathub: Running water

Sink/countertop: Running water and under sink area

Shower: Running water

Toilets: Photos

Limitations

Bathub

BATHROOM LIMITATIONS

Limitations: These items are excluded from this inspection: steam generators, washing machines, dryers, overflow drains, heated towel racks, and saunas. The inspector does not operate water supply or shut-off valves due to the possibility of leaking. All non visible bathroom components are also excluded from this inspection.

Observations

13.1.1 Sink/countertop

Recommendation

STOPPER ISSUE

GUEST BATHROOM

One or more sink stopper mechanisms are missing or require adjustment or repair. A missing or malfunctioning stopper can hinder the proper use of the sink, making it difficult to control water drainage.

Recommend installing any missing stopper mechanisms and making necessary adjustments or repairs to ensure that the sink stoppers open and close smoothly. This will restore the functionality of the sinks and prevent further issues with drainage. A qualified plumber can assist in making these repairs.

Recommendation

Contact a qualified plumbing contractor.

Does not fully seal

STANDARDS OF PRACTICE

Inspection details
1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. I. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. II. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection. 1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect. 1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions 2.1.
Limitations:
I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property or its marketability.
VI. An inspection does not determine the insurability of the property.
VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
IX. An inspection does not include items not permanently installed.
X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions: I. The inspector is not required to determine: A. property boundary lines or encroachments.
B. the condition of any component or system that is not readily accessible.
C. the service life expectancy of any component or system.
D. the size, capacity, BTU, performance or efficiency of any component or system.
E. the cause or reason of any condition.
F. the cause for the need of correction, repair or replacement of any system or component.
G. future conditions.
H. compliance with codes or regulations.
I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
J. the presence of mold, mildew or fungus.
K. the presence of airborne hazards, including radon.
L. the air quality.
M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
N. the existence of electromagnetic fields.
O. any hazardous waste conditions.
P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
Q. acoustical properties.
R. correction, replacement or repair cost estimates.
S. estimates of the cost to operate any given system.

II. The inspector is not required to operate:
A. any system that is shut down.
B. any system that does not function properly.
C. or evaluate low-voltage electrical systems, such as, but not limited to: 1. phone lines; 2. cable lines; 3. satellite dishes; 4. antennae; 5. lights; or 6. remote controls. D. any system that does not turn on with the use of normal operating controls.
E. any shut-off valves or manual stop valves.
F. any electrical disconnect or over-current protection devices.
G. any alarm systems.
H. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:
A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
B. dismantle, open or uncover any system or component.

C. enter or access any area that may, in the inspector's opinion, be unsafe.
D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
G. inspect decorative items.
H. inspect common elements or areas in multi-unit housing.
I. inspect intercoms, speaker systems or security systems.
J. offer guarantees or warranties.
K. offer or perform any engineering services.
L. offer or perform any trade or professional service other than a home inspection.
M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy. N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
O. determine the insurability of a property.
P. perform or offer Phase 1 or environmental audits.
Q. inspect any system or component that is not included in these Standards.

Glossary of Terms

���accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.

• activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.

• adversely affect: To constitute, or potentially constitute, a negative or destructive impact.

• alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.

• appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

• architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.

• component: A permanently installed or attached fixture, element or part of a system.

• condition: The visible and conspicuous state of being of an object.

• correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.

• cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.

• crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.

• decorative: Ornamental; not required for the operation of essential systems or components of a home.

• describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.

• determine: To arrive at an opinion or conclusion pursuant to examination.

• dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

• engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.

• enter: To go into an area to observe visible components.

• evaluate: To assess the systems, structures and/or components of a property.

• evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.

• examine: To visually look (see inspect).

• foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.

• function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.

• functional: Performing, or able to perform, a function.

• functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.

• general home inspection: See "home inspection."

• home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.

• household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

• identify: To notice and report. • indication: That which serves to point out, show, or make known the present existence of something under certain conditions.

• inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice. • inspected property: The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.

• inspection report: A written communication (possibly including images) of any material defects observed during the inspection.

• inspector: One who performs a real estate inspection.

• installed: Attached or connected such that the installed item requires a tool for removal.

• material defect: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

• normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.

• observe: To visually notice.

• operate: To cause systems to function or turn on with normal operating controls.

• readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

• recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.

• report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)

• representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.

• residential property: Four or fewer residential units.

• residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

• safety glazing: Tempered glass, laminated glass, or rigid plastic.

• shut down: Turned off, unplugged, inactive, not in service, not operational, etc.

• structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

• system: An assembly of various components which function as a whole.

• technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.

• unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-today use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

• verify: To confirm or substantiate.

Roof

3.1. 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

3.2. Exterior I. The inspector shall inspect:

A. the exterior wall-covering materials;

B. the eaves, soffits and fascia;

C. a representative number of windows;

D. all exterior doors;

E. flashing and trim;

F. adjacent walkways and driveways;

G. stairs, steps, stoops, stairways and ramps;

H. porches, patios, decks, balconies and carports;

I. railings, guards and handrails; and

J. 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 drainfields or dry wells.

P. determine the integrity of multiple-pane window glazing or thermal window seals.

Electric Service
3.7. 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. for the presence of smoke and carbon monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke and/or carbon monoxide 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 alarm 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 facility. M. inspect spark

or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

HVAC
3.4. Heating I.

The inspector shall inspect:

A. the heating system, using normal operating controls.

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

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

IV. The inspector is not required to: A. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks. I. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

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

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

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

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

Attic
3.9. 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.

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

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

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. active plumbing

water leaks that were observed during the inspection; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or for 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, back-flow 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, polyethylene, or similar plastic piping. V. inspect or test for gas or fuel leaks, or indications thereof.

Interiors

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

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

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

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, 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.