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RESIDENTIAL REPORT

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02/24/2025

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1: INSPECTION DETAILS

Information

In Attendance
Inspector Only

Occupancy
Vacant

Style
Contemporary

Temperature
55 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

2: EXTERIOR

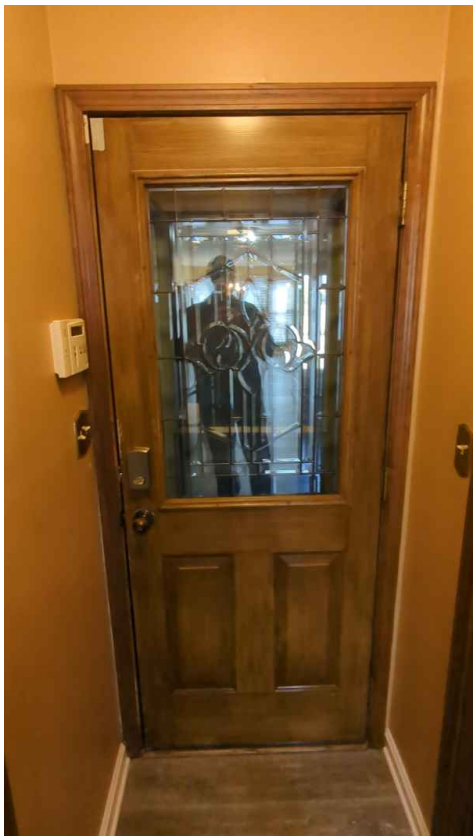
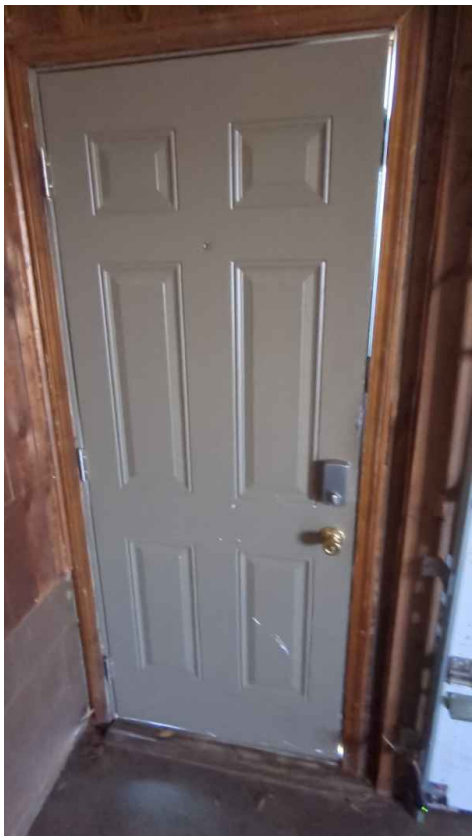
Information

General: **Inspection Method**
Visual, Attic Access

Siding, Flashing & Trim: **Siding Material**
Stone, Wood

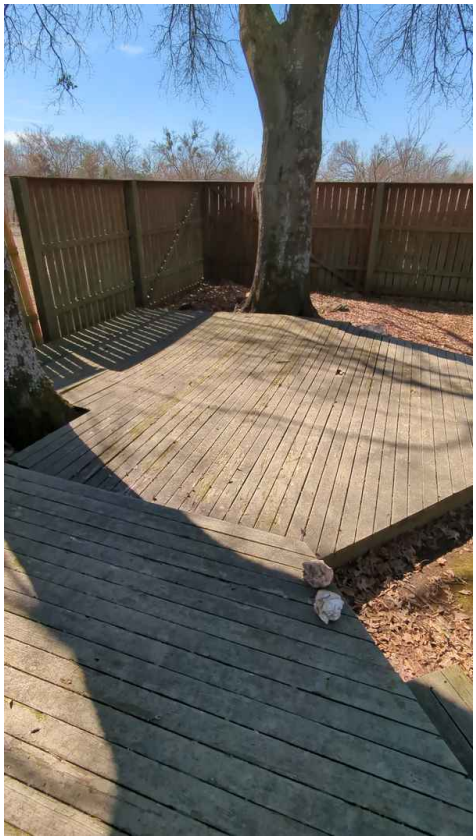
Exterior Doors: Exterior Entry Door

Wood, Steel

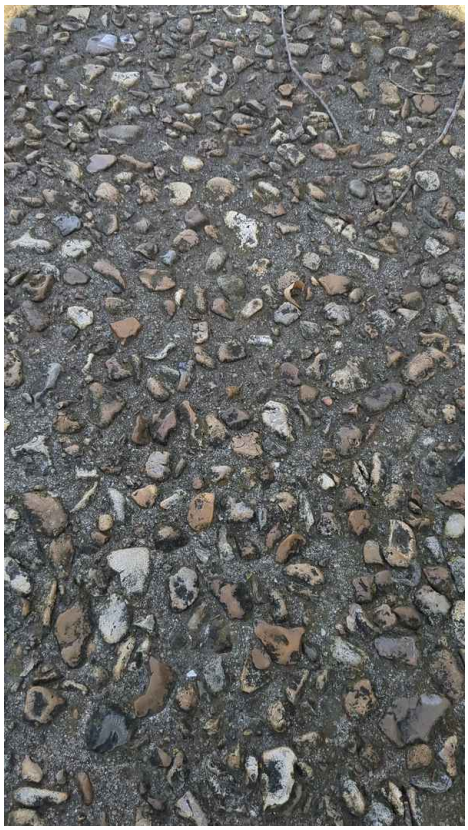
Decks, Balconies, Porches & Steps: Appurtenance

Deck

Decks, Balconies, Porches & Steps: Material
Wood

Walkways, Patios & Driveways: Driveway Material
Concrete



Deficiencies

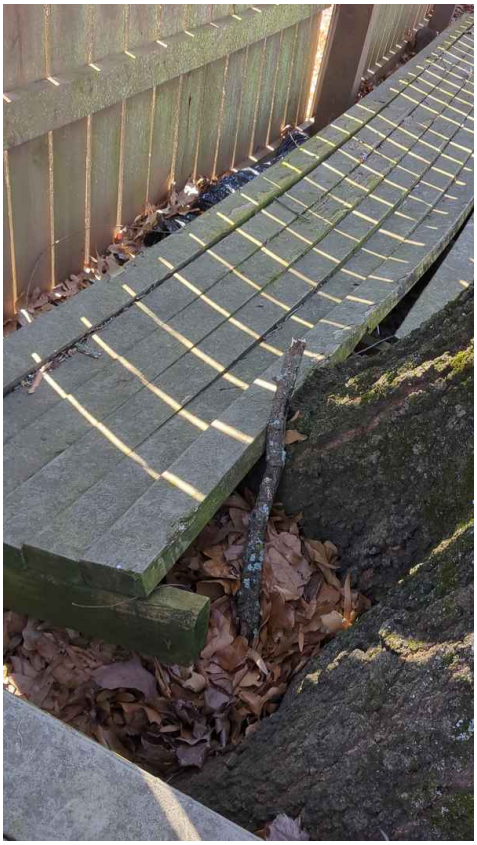
2.4.1 Decks, Balconies, Porches & Steps

Recommendation

DECK - LOOSE BOARDS

One or more deck boards were observed to be loose. Recommend they be refastened.

Here is a helpful article for minor DIY deck repair.



2.4.2 Decks, Balconies, Porches & Steps

Recommendation

DECK - NAILS EXPOSED

One or more nails were observed to be exposed. Recommend nails be reset.

2.4.3 Decks, Balconies, Porches & Steps

Recommendation

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

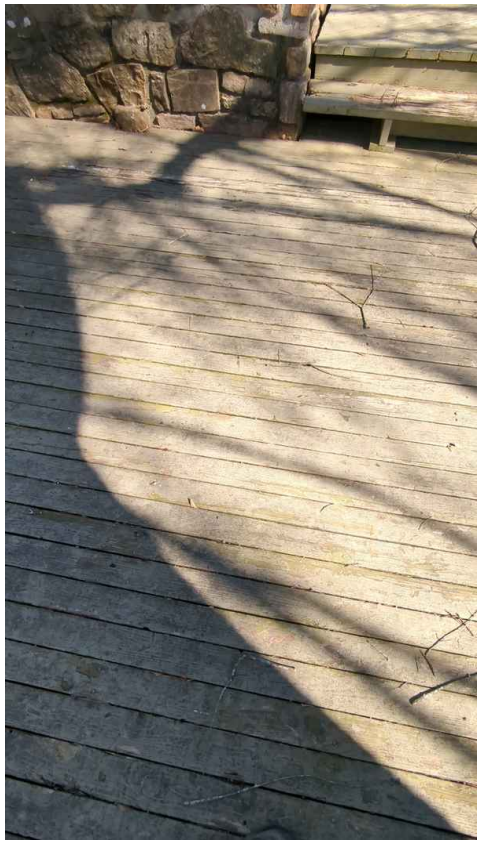
2.4.4 Decks, Balconies, Porches & Steps

Recommendation

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

Here is a helpful article on staining & sealing your deck.

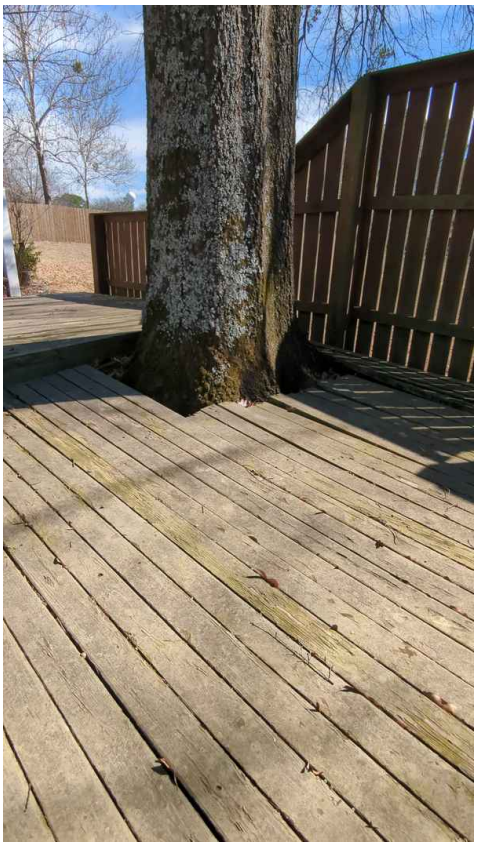


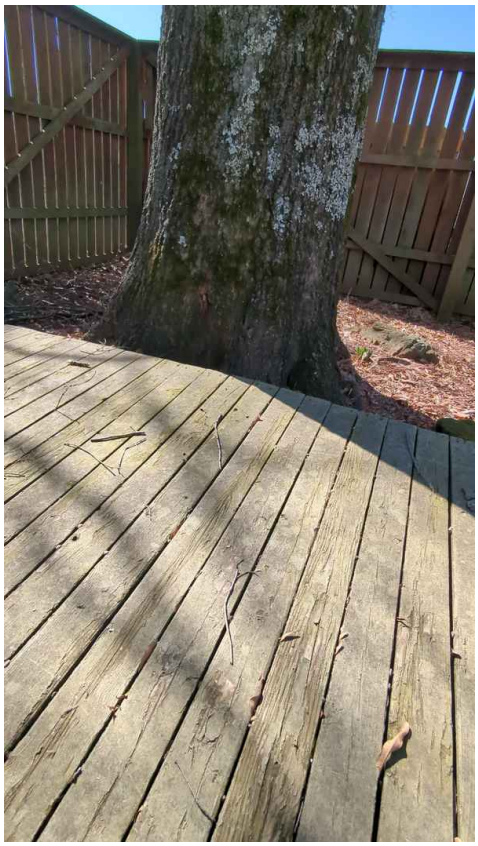
2.4.5 Decks, Balconies, Porches & Steps

Recommendation

DECK - UNEVEN SURFACES

The decking material has shifted and warped from tree growth. I never surfaces are/can be a trip and safety hazard. I recommend remediation buy a qualified decking specialist.





2.5.1 Eaves, Soffits & Fascia

Recommendation

EAVES - DAMAGED

WEST SIDE OF HOUSE

One section of the eaves have minor damage. It appears to be from squirrels.

2.5.2 Eaves, Soffits & Fascia

Recommendation

FASCIA - ROTTED

SOUTH EAST CORNER

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.

2.5.3 Eaves, Soffits & Fascia

Recommendation

FASCIA - ROTTED 2

NORTHEAST CORNER

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.

2.6.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

TREE DEBRIS ON ROOF

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

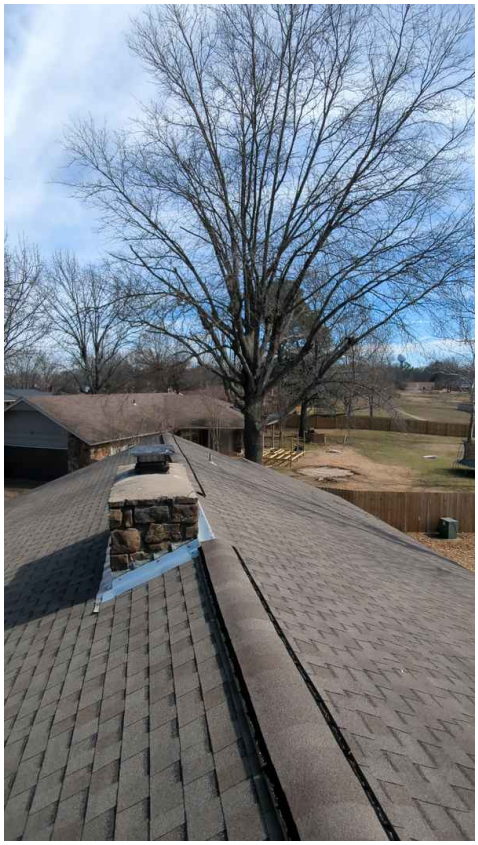
There is a decent amount of tree debris filling the ridge cap vents.

2.6.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

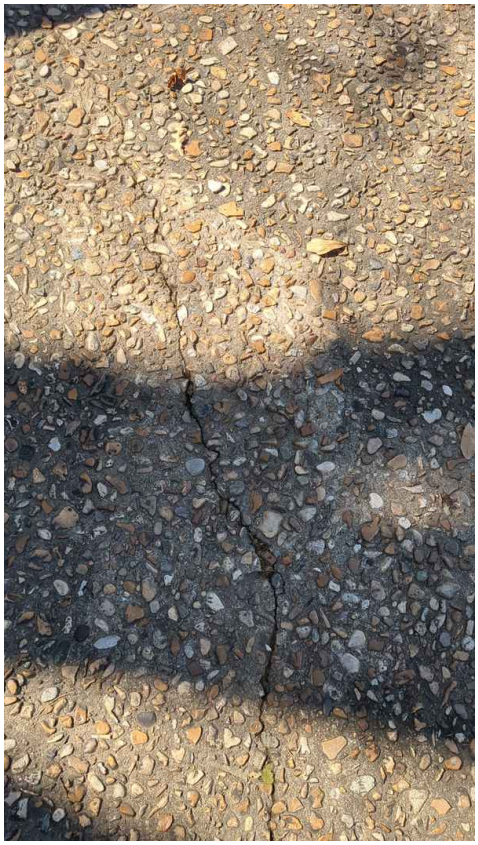
2.7.1 Walkways, Patios & Driveways

Recommendation

PATIO CRACKING - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Here is a helpful article on repairing cracked patios.



2.7.2 Walkways, Patios & Driveways

Recommendation

WALKWAY CRACKING - MINOR

FRONT ENTRY SIDEWALK

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Here is a DIY article on repairing cracked sidewalks.

Gutters would help alleviate further damage.

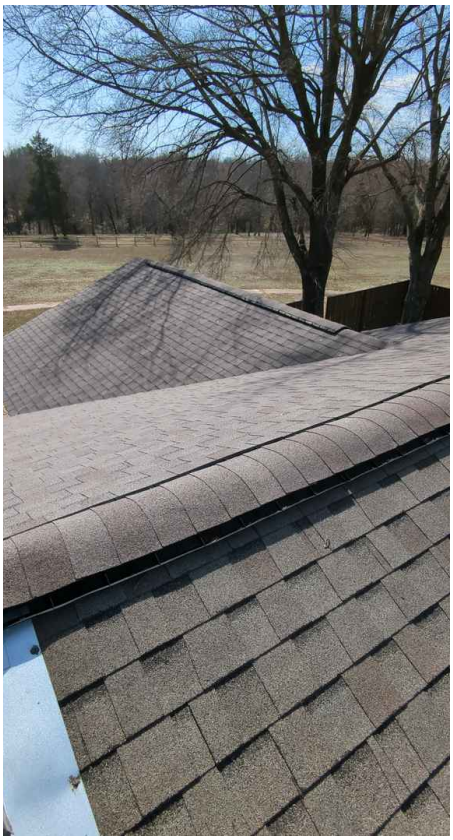
3: ROOF

Information

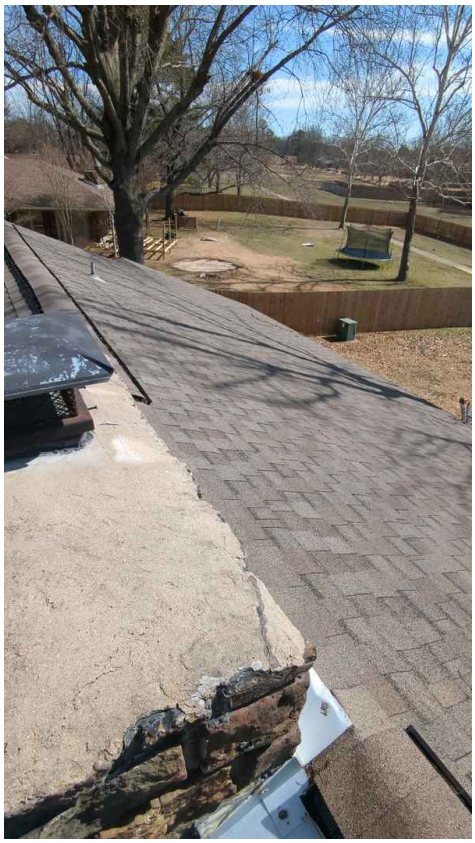
Inspection Method
Roof

Roof Type/Style

Gable





Coverings: Material
Fiberglass

Flashings: Material
Aluminum

Deficiencies

3.1.1 Coverings

Recommendation

UNDER-DRIVEN NAILS

WHERE RIDGE VENT MEETS CHIMNEY FLASHING

Observed one or more under-driven nails/fasteners. Recommend a qualified roofing contractor evaluate and repair.

There is a nail exposed either from being under driven, or popped out from heat and cooling cycles.

3.2.1 Roof Drainage Systems

Recommendation

GUTTERS MISSING

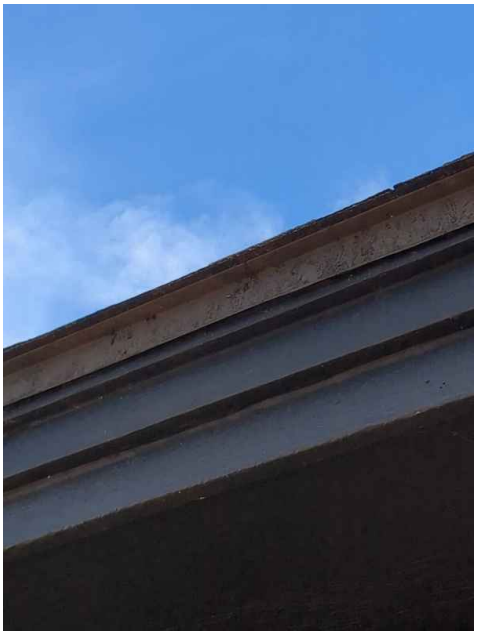
There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away form the building.

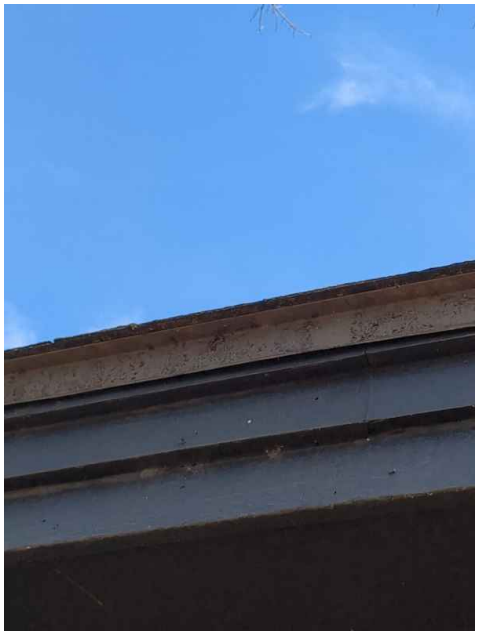
3.3.1 Flashings

Recommendation

CORRODED - MINOR

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.





3.3.2 Flashings

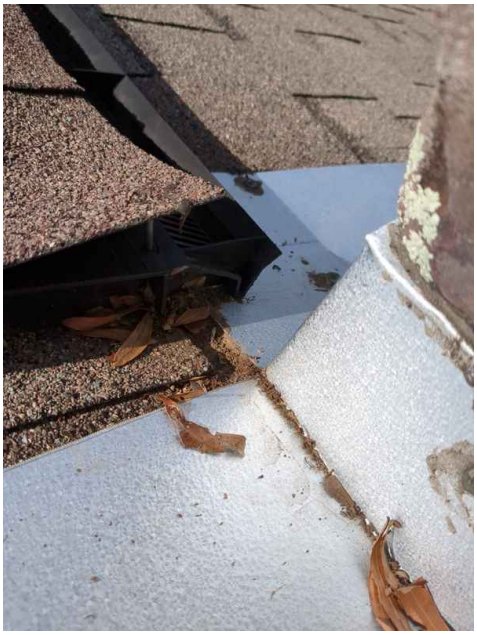
Recommendation

MISSING

TOP CORNERS OF CHIMNEY FLASHING.

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

The flashing should be extended further around the chimney. There is space for water collection currently.



3.3.3 Flashings

Recommendation

CHIMNEY STEP FLASHING

There is step flashing on the chimney that needs reattached and/or sealed.

Recommendation

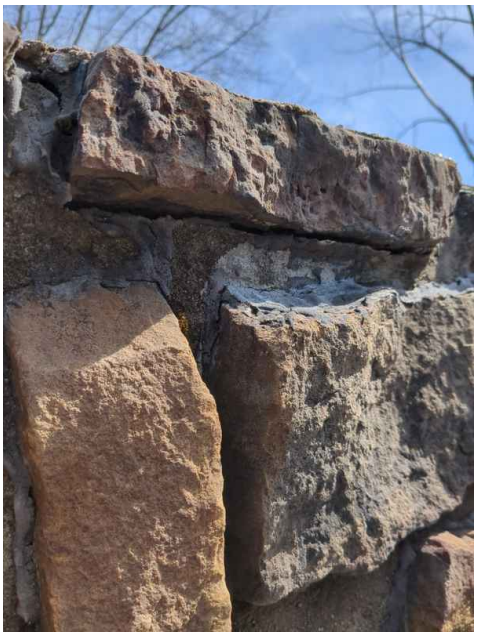
Contact a qualified handyman.

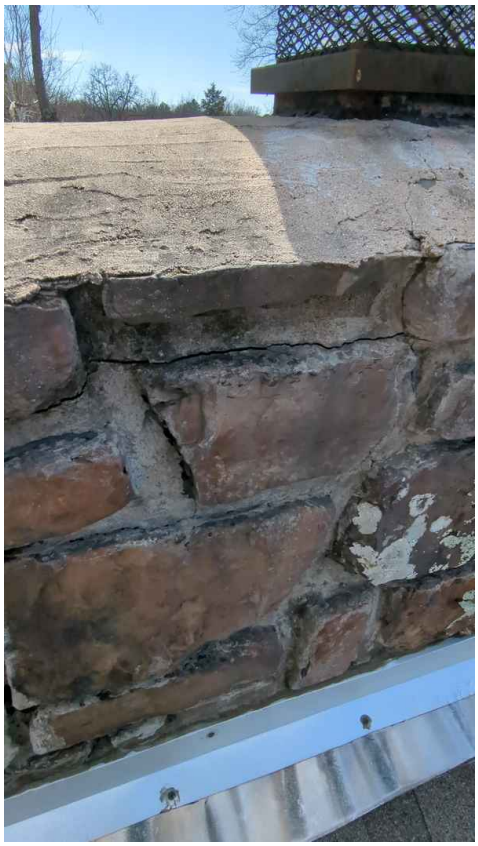
3.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).





3.4.2 Skylights, Chimneys & Other Roof Penetrations

Recommendation

ROOF VENT

NORTH SLOPE OF ROOF

There is a roof vent which terminates too closely to the roofing material. This should be extended at least 6 inches above the roof's surface.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Foundation: Material
Concrete, Rock

Floor Structure: Material
Slab

Deficiencies

4.1.1 Foundation

Recommendation

FOUNDATION CRACKS - MINOR

EAST SIDE OF HOUSE

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

5: HEATING

Information

Homeowner's Responsibility

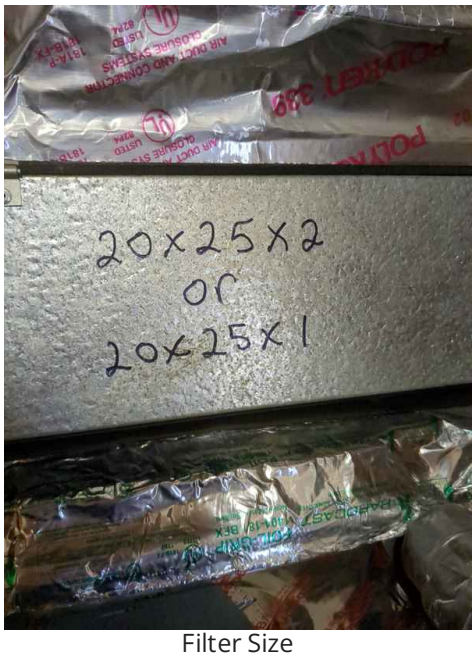
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon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

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

Return Vent

Supply Vent

Equipment: Brand
Rheem



Filter Size

Equipment: Energy Source
Electric

Equipment: Heat Type
Forced Air

Normal Operating Controls: Thermostat

Distribution Systems: Ductwork
In-slab Duct System

Deficiencies

5.1.1 Equipment
NEEDS SERVICING/CLEANING

Maintenance Item

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

Here is a resource on the importance of furnace maintenance.

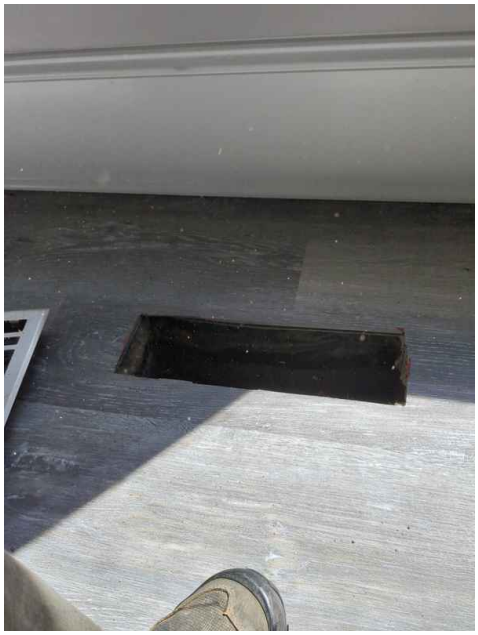
There also appears to be possible organic growth on the exterior of the heating unit. This suggest possible excessive moisture.

5.3.1 Distribution Systems

Recommendation

DUCT DAMAGED

Air supply duct was damaged. Recommend a qualified HVAC contractor repair.



5.3.2 Distribution Systems

Maintenance Item

FLOOR REGISTER

The floor Register in the main living area is loose and can not be closed. Vent will remain open until the register is replaced.

Recommendation

Recommended DIY Project

6: COOLING

Information

Cooling Equipment: Brand

Rheem

The serial number indicates that this unit was made in 2002. This puts the unit at 23 years old, which is at/or approaching life expectancy.

Supply

Return

Cooling Equipment: Energy Source/Type
Central Air Conditioner, Attic Fan

Cooling Equipment: Location
Exterior West, Interior East

Cooling Equipment: SEER Rating
12 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

Distribution System: Configuration
Central

Deficiencies

6.1.1 Cooling Equipment

Recommendation

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.


6.1.2 Cooling Equipment

Maintenance Item

COOLING - ATTIC FAN

The attic fan does not appear to function. I would recommend further evaluation by a qualified HVAC specialist before use. For a home this age, it is not unusual to have a non-functional attic fan.

6.2.1 Distribution System

Recommendation

DUCTS DETERIORATED

Deteriorated ducts were observed. Recommend licensed HVAC contractor repair or replace.

See Heating System Ductwork Section for Photos

7: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device:
Location
North

Drain, Waste, & Vent Systems:
Drain Size
1 1/2"

Drain, Waste, & Vent Systems:
Material
PVC, ABS

Water Supply, Distribution Systems & Fixtures: Distribution Material

PVC

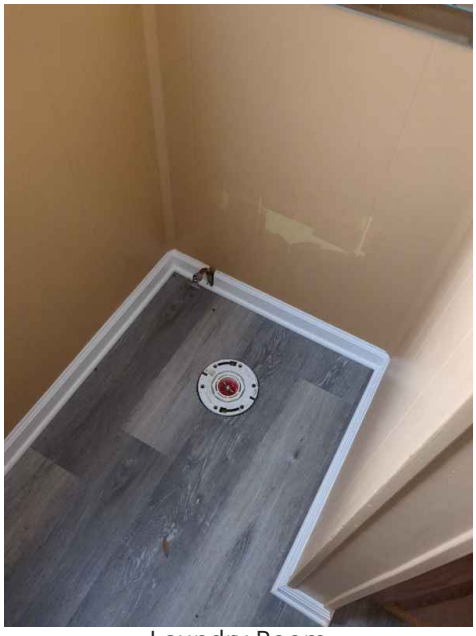
Kitchen

Master Bathroom

Master Bathroom

Master Bath

Hallway Bathroom



Laundry Room

Laundry Room

Water Supply, Distribution Systems & Fixtures: Water Supply Material

PVC, Poly, Braided Hose

Hot Water Systems, Controls, Flues & Vents: Capacity

Garage Closet

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Garage Closet

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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

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

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

Electric

Limitations

Main Water Shut-off Device

WATER SHUTOFF

The main water Shutoff lid was locked and so I could not access the meter reading to determine if there are apparent leaks.

Water Supply, Distribution Systems & Fixtures

KITCHEN SINK

I was unable to test the kitchen sink. The listing agent mentioned that the sink is motion activated, but I could not get it to activate. The system appears to be battery powered, so my best assumption is that the batteries are dead. The refrigerator to the right of the sink does have water. So my guess is that the sink functions but not currently and it's unpowered state.

Deficiencies

7.2.1 Drain, Waste, & Vent Systems

Recommendation

LEAKING PIPE

HALLWAY BATHROOM NEAREST LIVING ROOM

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified professional.

7.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

TOILET LOOSE

HALLWAY BATHROOM NEAREST MASTER BEDROOM

Toilet is loose at the base. Recommend a qualified plumber evaluate and repair to prevent water damage.

7.3.2 Water Supply, Distribution Systems & Fixtures

Recommendation

MASTER BATHROOM TUB

The tub in the master bathroom will not turn on. I see a small amount of water coming out near the on/off valve.

7.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Water heater was manufactured in 2002 making it past it's useful life expectancy.

The TPR Valve is leaking water, and apparently has been. There is a Tupperware container under the TPR piping that is completely full of water. This is a sign of water heater failure.

7.4.2 Hot Water Systems, Controls, Flues & Vents

Recommendation

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

7.4.3 Hot Water Systems, Controls, Flues & Vents

Recommendation

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

8: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Exterior Near Condenser Unit
Right

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

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Limitations

Branch Wiring Circuits, Breakers & Fuses

MAIN PANEL DISCONNECT

I was unable to remove the main face of the panel due to the lid being bent in a way where it would not hold itself up. This makes opening the face an electrocution hazard. I recommend the main panel box lid be repaired or replaced, and system further evaluated to ensure no aluminum wiring is present.

Deficiencies

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

MISSING LABELS ON PANEL

Recommendation

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

SWITCHES INSTALLED IMPROPERLY

One or more switches are installed improperly. Recommend licensed electrician repair or replace.

The three way switch for the sun room has been wired incorrectly.

8.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

UNGROUNDED RECEPTACLE

MASTER BATHROOM

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

8.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

UNGROUNDED RECEPTACLE 2

MASTER BATHROOM

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

8.4.4 Lighting Fixtures, Switches & Receptacles

Safety Hazard

NO GFCI

EXTERIOR OUTLETS

None of the outdoor outlets are GFCI. This could possibly lead to shock. I recommend outlets be replaced with GFCI outlets for the safety of the occupants.

8.4.5 Lighting Fixtures, Switches & Receptacles

Safety Hazard

NO GFCI 2

INTERIOR OUTLETS

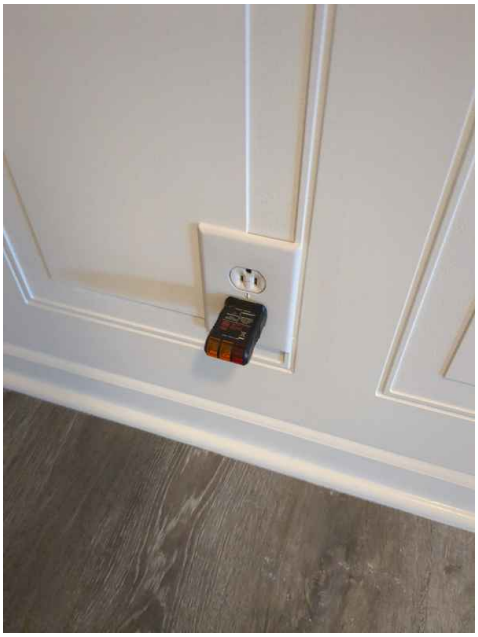
There are no GFCI outlets in the bathrooms, laundry room, or kitchen. This could possibly lead to electrocution. I recommend outlets be replaced with GFCI outlets for the safety of the occupants.

8.4.6 Lighting Fixtures, Switches & Receptacles

Recommendation

UNPOWERED RECEPTACLE

The outlet does not function. I recommend having a licensed electrician evaluate further.



8.4.7 Lighting Fixtures, Switches & Receptacles

Recommendation

LOOSE COVER PLATE

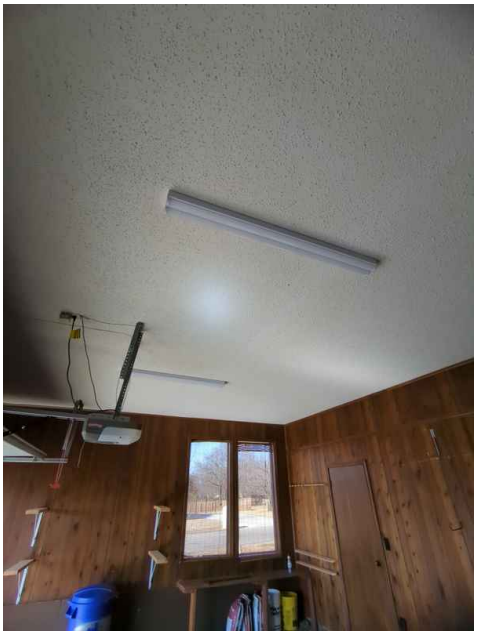
The cover plate near the front entry needs tightened.

8.4.8 Lighting Fixtures, Switches & Receptacles

Recommendation

GARAGE LIGHTING

The garage lighting does not operate using this switch. No apparent way to turn on the florescent lighting. Possibly just needs new bulbs.




8.5.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

8.6.1 Smoke Detectors

Recommendation

LOW BATTERY

ABOVE KITCHEN DOOR

Smoke detector failed to respond when tested. Recommend battery be replaced.

8.7.1 Carbon Monoxide Detectors

Recommendation

CARBON MONOXIDE DETECTORS NOT PRESENT

There are currently no carbon monoxide detectors installed in the home. I recommend remediation for the safety of the occupants.

9: FIREPLACE

Information

Type
Wood

Deficiencies

9.2.1 Lintels

Recommendation

FIREPLACE MINOR DETERIORATION

I would recommend a fireplace specialist to service and further evaluate before use.

Damper Handle

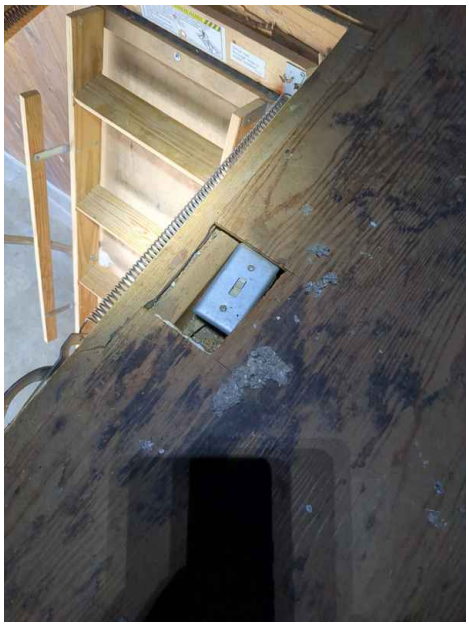
10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Attic Light Switch



Attic Insulation: Insulation Type
Blown

Attic Insulation: Average Insulation Depth

Attic

10

Ventilation: Ventilation Type

Soffit Vents, Ridge Vents, Turbines

Exhaust Systems: Exhaust Fans

None

Deficiencies

10.2.1 Ventilation

Recommendation

ATTIC FAN INOPERABLE

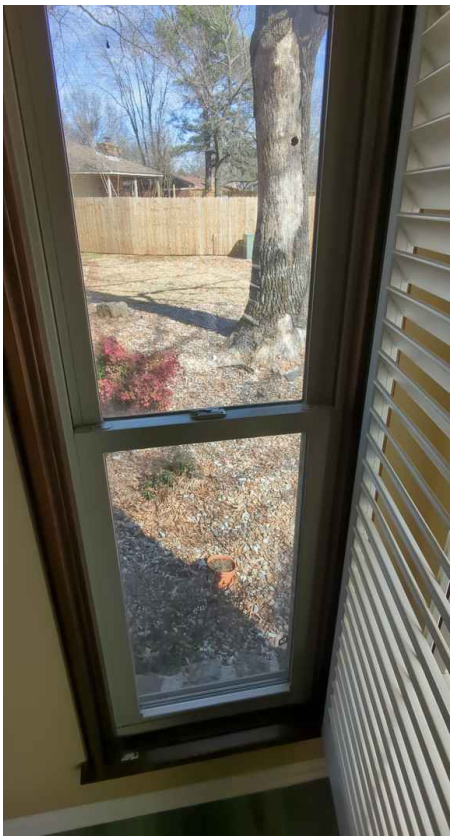
Attic fan was inoperable at time of inspection. Recommend an attic fan specialist evaluate and repair.

11: DOORS, WINDOWS & INTERIOR

Information

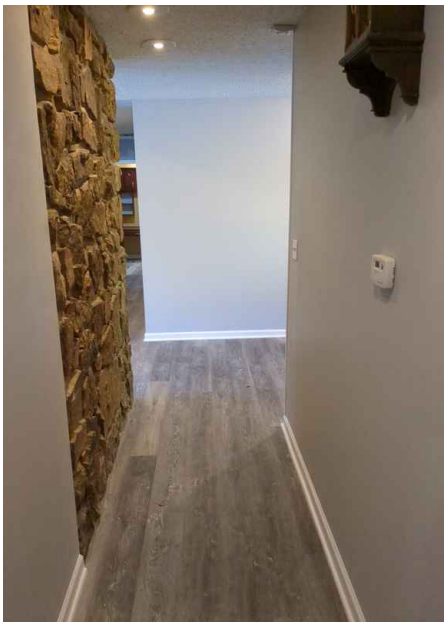
Doors: No Doors on Laundry Room or Pantry

Windows: **Window Type**
Double-hung, Single Pane




Floors: **Floor Coverings**
Vinyl, Tile


Walls: Wall Material
Drywall, Stone



Ceilings: Ceiling Material
Popcorn

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Granite

Deficiencies

11.1.1 Doors

Maintenance Item

POOR WEATHER-STRIPPING

At the time of the inspection, weather-stripping on the master bathroom shower door was generally damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.

11.2.1 Windows

Recommendation

DAMAGED

One or more windows appears to have general damage, but are operational.

The window in the master bathroom water closet has a crack in the bottom left corner.

11.2.2 Windows

Recommendation

DAMAGED SCREEN

Window has a damaged screen. I recommend replacing.

12: BUILT-IN APPLIANCES

Information

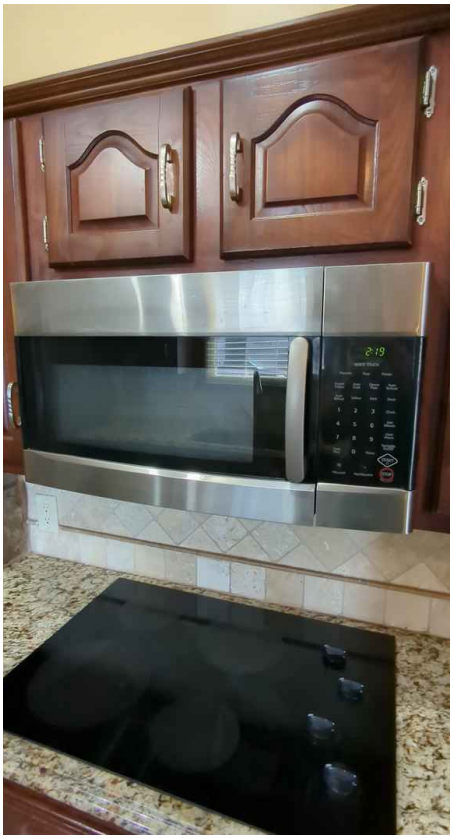
Dishwasher: Brand
Kenmore

Refrigerator: Brand
Whirlpool

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

The exhaust appears to enter the attic, however, the microwave vent seems to be set up to recirculate instead of vent through the normal process and out of the kitchen.



Range/Oven/Cooktop: Range/Oven Brand

Whirlpool

Range/Oven/Cooktop: Range/Oven Energy Source

Electric

Garbage Disposal: Garbage Disposal

Deficiencies

12.1.1 Dishwasher

IMPROPERLY INSTALLED DRAIN PIPE

Maintenance Item

Dishwasher drain pipe was installed improperly. Recommend a qualified plumber evaluate and repair.

The drain pipe just needs to be elevated above where it enters the garbage disposal.

12.3.1 Range/Oven/Cooktop

Recommendation

EXHAUST DUCT TERMINATES IN ATTIC

Exhaust from range hood terminates into the attic. This can result in moisture damage and mold in the attic. Recommend a qualified contractor re-route this duct to terminate to the exterior.

It also is making a louder than usual noise while on.

13: GARAGE

Information

Garage Door: Material
Metal

Garage Door: Type
Up-and-Over

Garage Door Opener: Overhead Door

STANDARDS OF PRACTICE

Inspection Details

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

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

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

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

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

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

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

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

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or

carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

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

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

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

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

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.

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

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

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

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

controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.