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RESIDENTIAL REPORT

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JULY 24, 2022

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SUMMARY

1 MAINTENANCE ITEM

13 RECOMMENDATION

8 SAFETY HAZARD

1: INSPECTION DETAILS

Information

In Attendance
Client's Agent

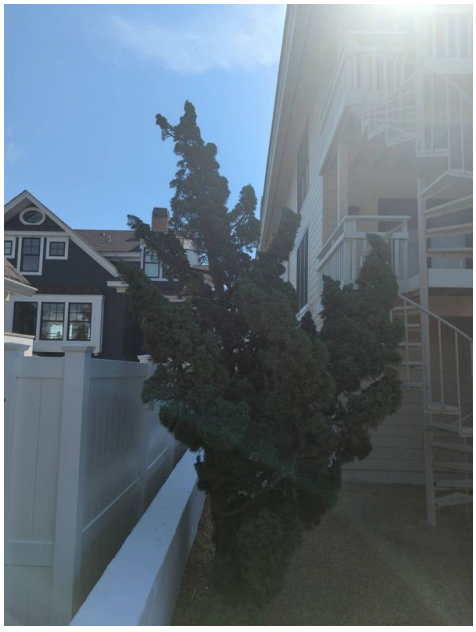
Occupancy
Vacant

Style
Multi-level

Temperature (approximate)
80 Fahrenheit (F)

Weather Conditions
Humid, Clear, Hot

Type of Building
Condominium / Townhouse



2: ROOF

Information

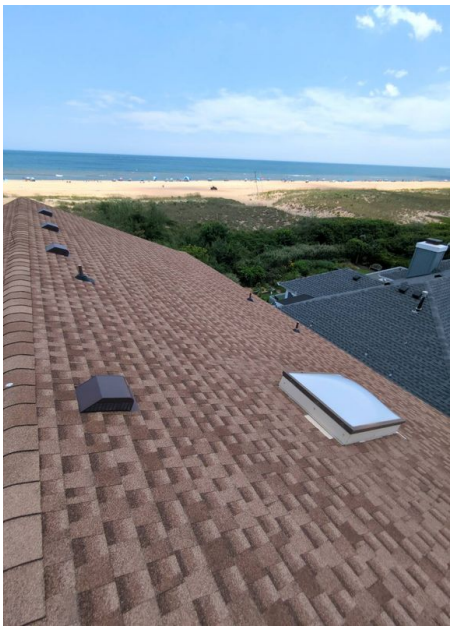
Roof Type/Style
Gable

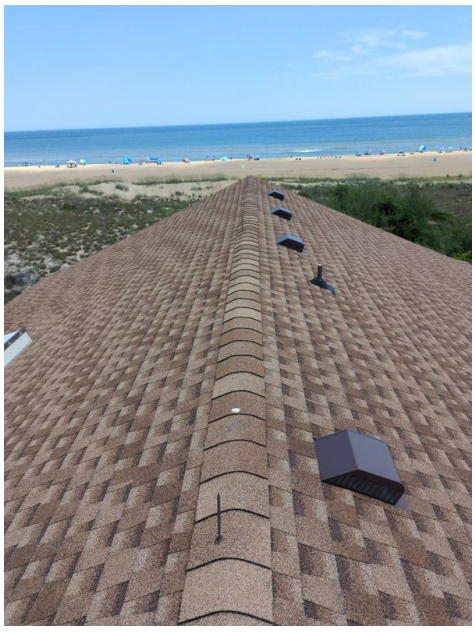
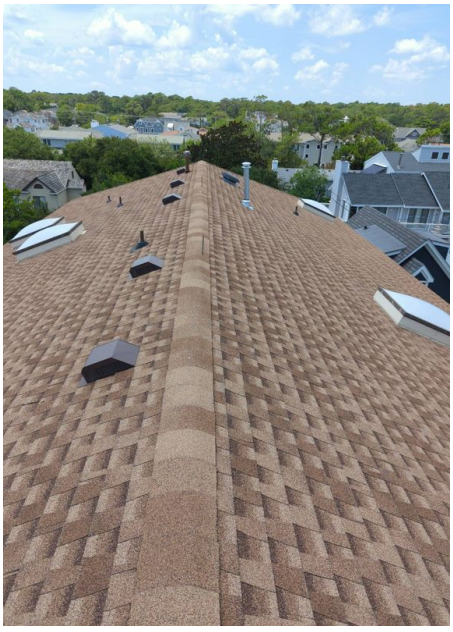
Age
0- 4 Years

Coverings: Material
Asphalt

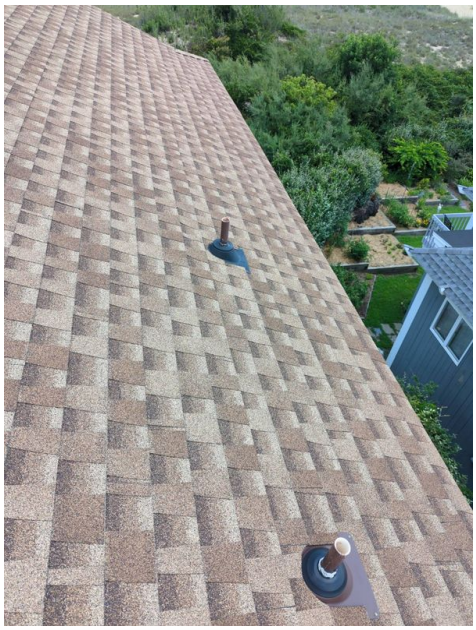
Roof Drainage Systems: Gutter Material
Not present

Inspection Method
Roof



Flashings: Material
Aluminum, Rubber

Deficiencies

2.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

SKYLIGHT FAILED SEAL

MULTIPLE LOCATIONS

The skylight has a failed insulated seal. This allows condensation buildup inside the skylight.

Recommendation

Contact a qualified professional.


3: EXTERIOR

Information

Inspection Method
Attic Access, Infrared, Visual

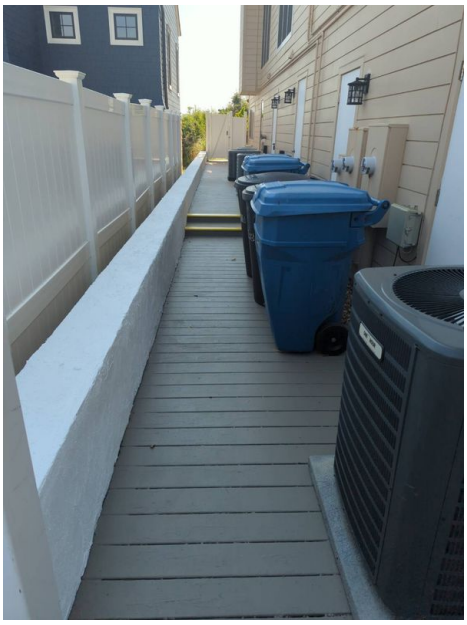
Siding, Flashing & Trim: Siding Material
Wood

Siding, Flashing & Trim: Siding Style
Boards

Exterior Doors: Exterior Entry Door
Steel

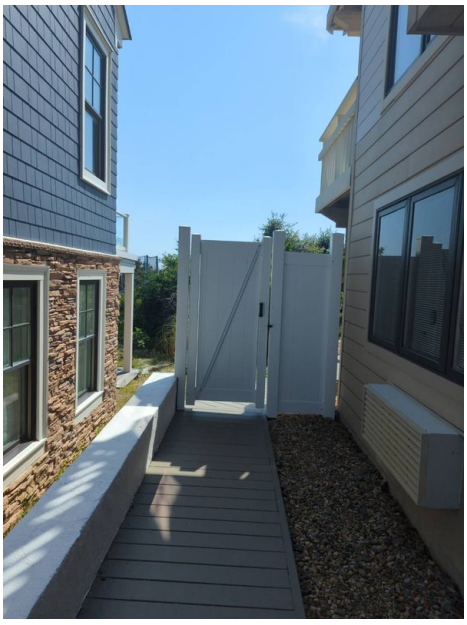
Walkways, Patios & Driveways: Walkway Material
Wood Decking

Decks, Balconies, Porches & Steps: Material
Wood, Metal



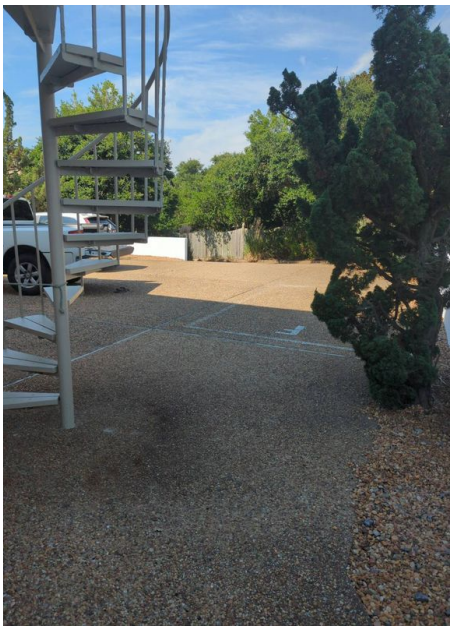
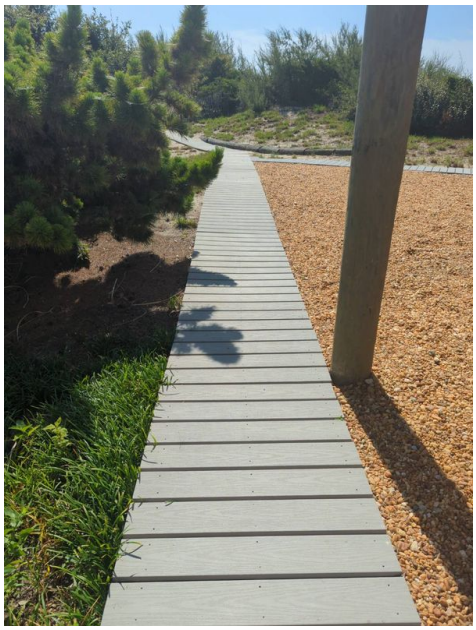
Decks, Balconies, Porches & Steps: Type of Stairs
Wood, Circular

Fence: Chimney
Vinyl



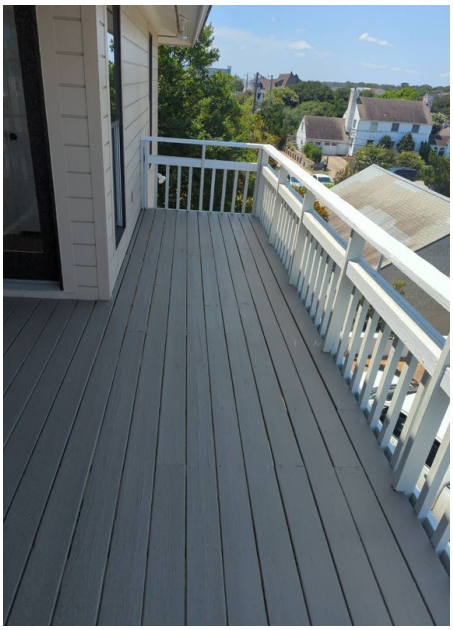
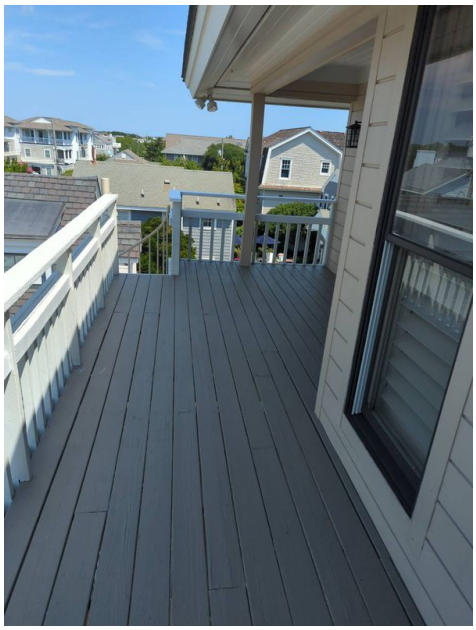
Walkways, Patios & Driveways: Driveway Material

Concrete, Composite

Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps

Deficiencies

3.1.1 Siding, Flashing & Trim

Maintenance Item

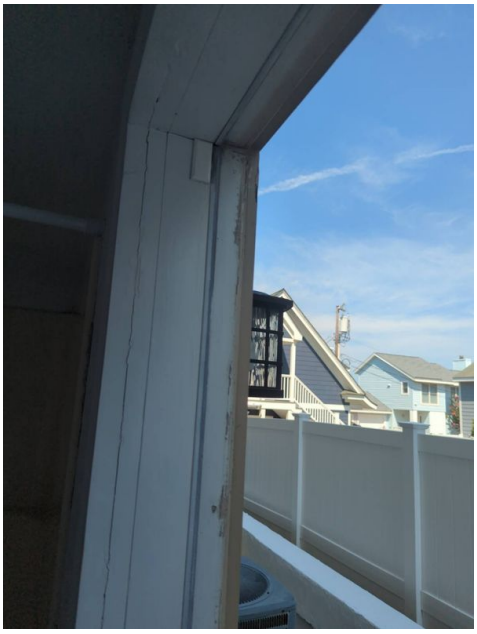
PEELING PAINT

ENTRANCE DOOR

The paint is peeling. This is indicates moisture has penetrated behind the surface. There may be hidden damage.

Recommendation

Contact a handyman or DIY project



3.1.2 Siding, Flashing & Trim

Recommendation

DETERIORATED TRIM

LEFT ENTRANCE DOOR, GARAGE ENTRANCE, BEACH FRONT WINDOW TRIM

The trim is deteriorated from moisture intrusion.

Recommendation

Contact a qualified handyman.




3.4.1 Decks, Balconies, Porches & Steps

Safety Hazard

OPEN RISERS

FRONT

The steps have open risers. Current standards limit the opening between the treads to a maximum of 4". This is a safety concern.

Recommendation

Contact a qualified professional.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Floor Structure: Material
Wood Beams, Wooden Pile

Roof Structure & Attic: Type
Gable

Roof Structure & Attic: Material
Plywood

Foundation: Material
Slab on Grade, Concrete, Masonry Block

Floor Structure: Sub-floor
Inaccessible

Floor Structure: Basement/Crawlspace Floor
Not Present

Wall Structure: Type of Framing
The type of framing is: Wood Framing

Limitations

Basements & Crawlspaces
NOT PRESENT

5: HEATING

Information

Equipment: **Energy Source**
Gas, Electric

Equipment: **Heat Type**
Heat Pump, Forced Air

Equipment: **Age of Unit**
1 Years

Equipment: **Age of Unit (heat pump)**
8 years

Normal Operating Controls: **Thermostat**

Distribution Systems: **Ductwork**
Insulated

Equipment: **Brand**
Attic
Ruud, American Standard

Limitations

General

HEAT PUMP OPERATED COOLING MODE

Heat pump operated in cooling mode, not tested for heating. The inspector operates the heat pump in cooling mode only. The heat pump is not tested for heating due to the high outside temperature and the manufacturer's guidelines. If the compressor, the heart of the system, operates in one mode it is the same as opening in the opposite mode.

6: COOLING

Information

Cooling Equipment: Energy Source/Type
Electric, Mini Split

Cooling Equipment: Location
Left Side, Attic

Cooling Equipment: Age of Compressor
1 Years

Cooling Equipment: Age of Compressor
8 Years

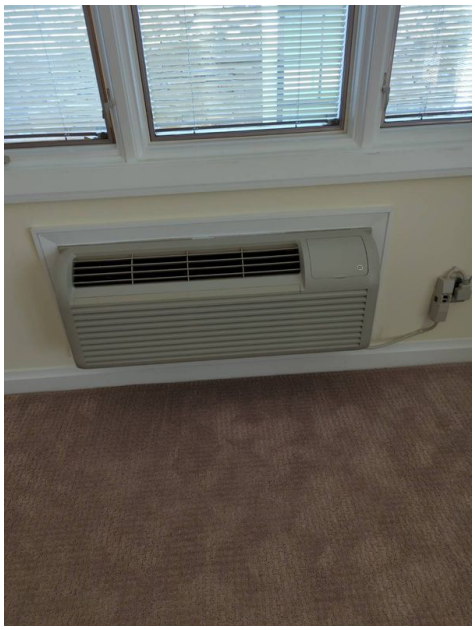
Normal Operating Controls: Thermostat

Normal Operating Controls: Thermostat

Distribution System: Configuration
Split

Cooling Equipment: **Brand**

Ruud, American Standard, General Electric



Cooling Equipment: Return Temperature

The temperature measured at the return is: 75 Degrees (Main Unit) 70 Degrees (Primary Bedroom)


Cooling Equipment: Temperature At Supply Register

The temperature measured at the supply register is: 55 (main unit) 62 (Primary Bedroom).


Normal Operating Controls: Tested In Manual Mode

The inspector tests thermostat in manual mode only. Internet-capable, automatic and timed features are not tested.

Deficiencies

6.1.1 Cooling Equipment

Recommendation

TEMPERATURE DIFFERENTIAL IS TOO LOW

PRIMARY BEDROOM

The temperature differential is too low. This delta "T" should be between 14-22 degrees F.

Recommendation

Contact a qualified heating and cooling contractor


622


HOLD
705
103
F

7: PLUMBING

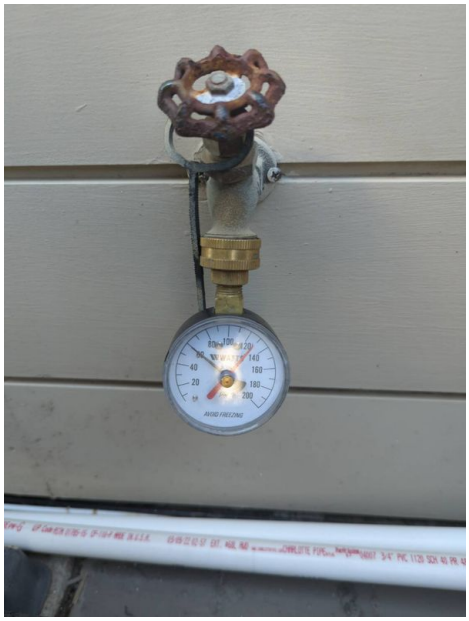
Information

Filters
Unknown

Water Source
Public

Water Pressure
60 PSI

Water pressure measurement.



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

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

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

Hot Water Systems, Controls, Flues & Vents: Location
Laundry Room

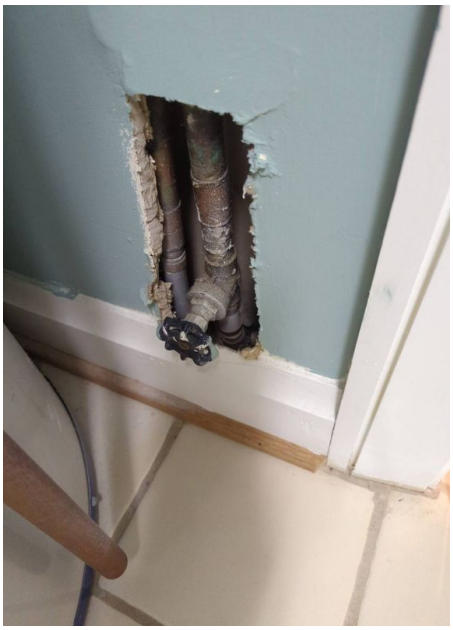
Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

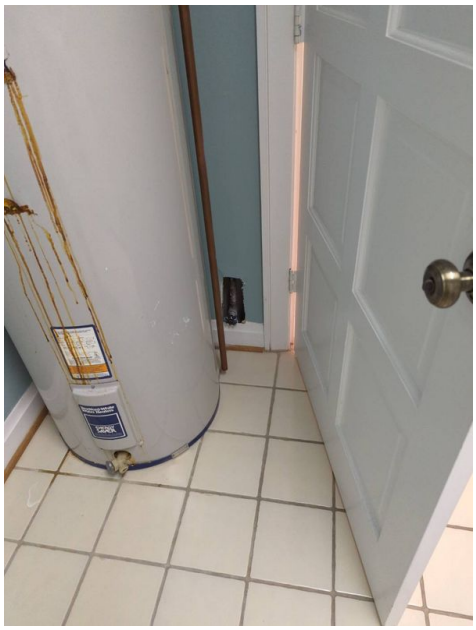
Hot Water Systems, Controls, Flues & Vents: Age
15 Years

Sump Pump: Location
Not present

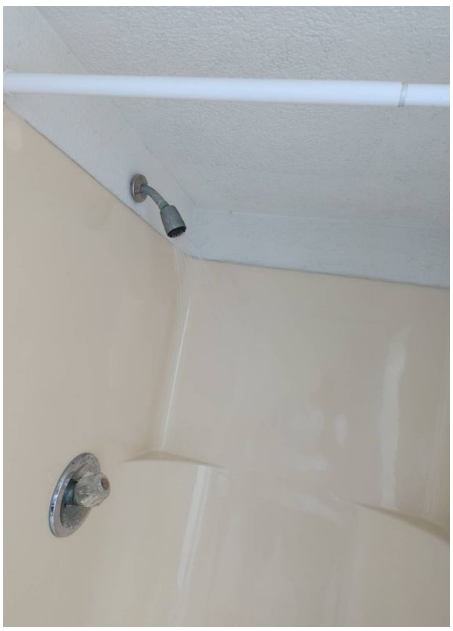
Main Water Shut-off Device: Location

Laundry Room





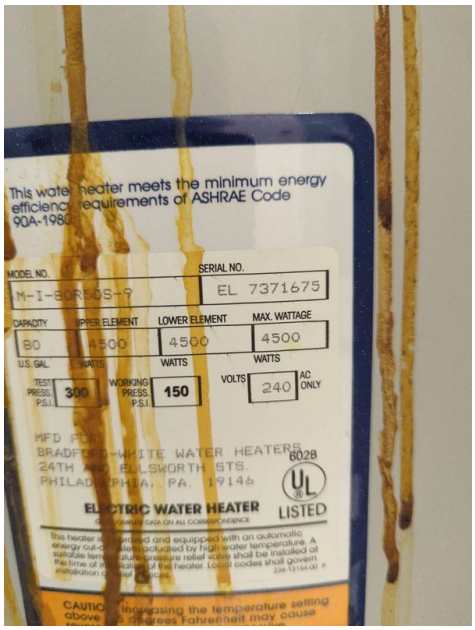
Water Supply, Distribution Systems & Fixtures: Exterior Shower



Hot Water Systems, Controls, Flues & Vents: Capacity

80 gallons





Hot Water Systems, Controls, Flues & Vents: Manufacturer

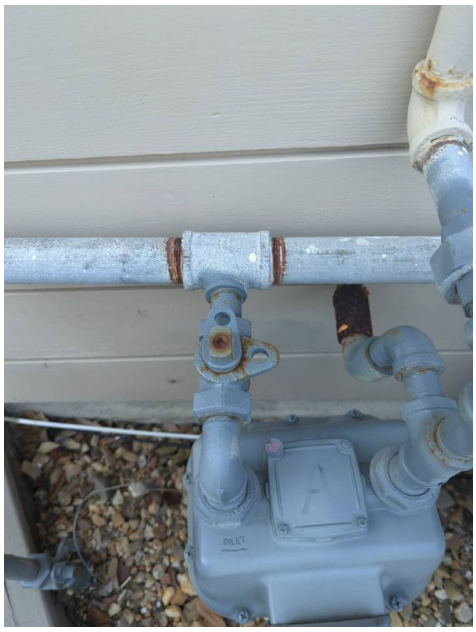
Bradford & White

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.

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

Gas Meter

Limitations

Hot Water Systems, Controls, Flues & Vents

AT/NEAR OF ESTIMATED USEFUL LIFE

The water heater is at or near it's estimated useful life. Recommend budgeting for replacement.

Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

MAIN WATER SUPPLY PIPE CORRODED

WATER HEATER

Main water supply pipe was heavily corroded. This can lead to shortened lifespan of the pipe. Recommend a qualified plumber repair.

7.3.2 Water Supply, Distribution Systems & Fixtures

Recommendation

LOW PRESSURE AT FAUCET

DOWNSTAIRS SHOWER

The water pressure spears low at the faucet.

Recommendation

Contact a qualified plumbing contractor.

7.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

CORRODED TANK

LAUNDRY ROOM

The water heater tank is corroded. This indicates imminent failure.

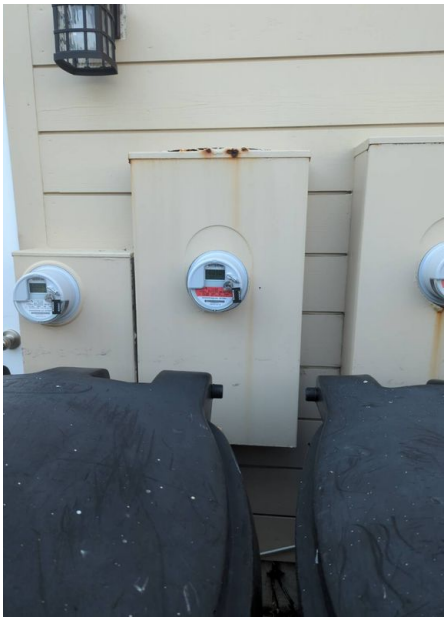
Recommendation

Contact a qualified plumbing contractor.

8: ELECTRICAL

Information

Service Entrance Conductors: **Electrical Service Conductors**
Below Ground, 120 Volts, 220 Volts

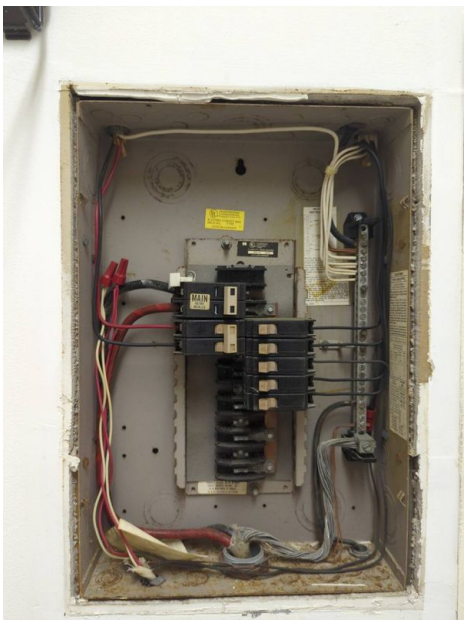


Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Capacity**
200 AMP

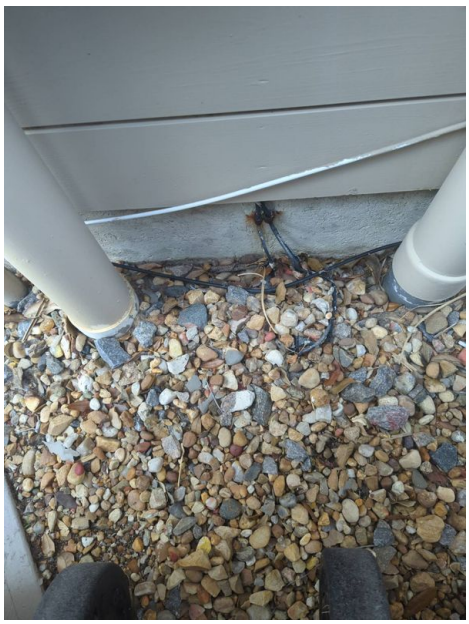
Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Manufacturer**
Cutler Hammer

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

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



Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Electrical Ground**
Driven Rod



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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

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

Deficiencies

8.1.1 Service Entrance Conductors

Safety Hazard

CORRODED METER BOX

The meter box is corroded. This is a safety hazard.

Recommendation

Contact your local utility company

8.1.2 Service Entrance Conductors

Safety Hazard

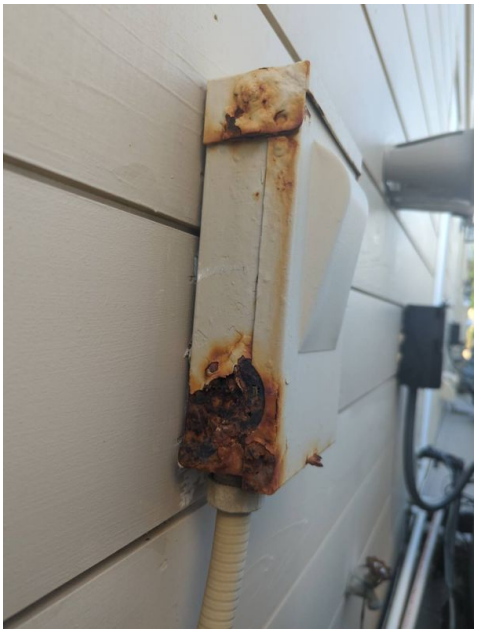
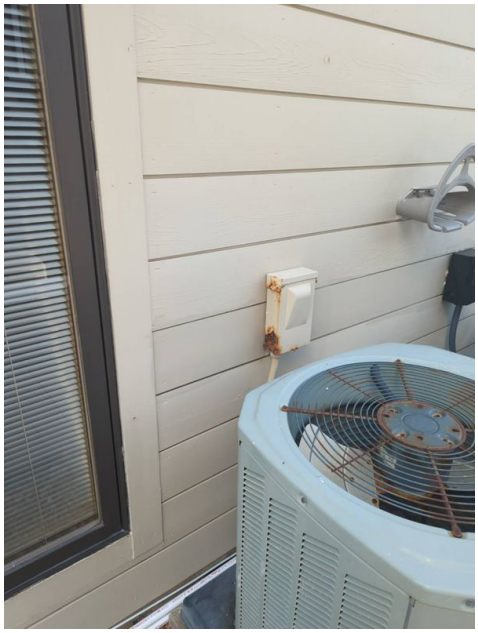
DISCONNECT BOX RUSTED

LEFT SIDE

The disconnect box is rusted. The extent of the corrosion cannot be determined. This is a safety hazard.

Recommendation

Contact a qualified electrical contractor.

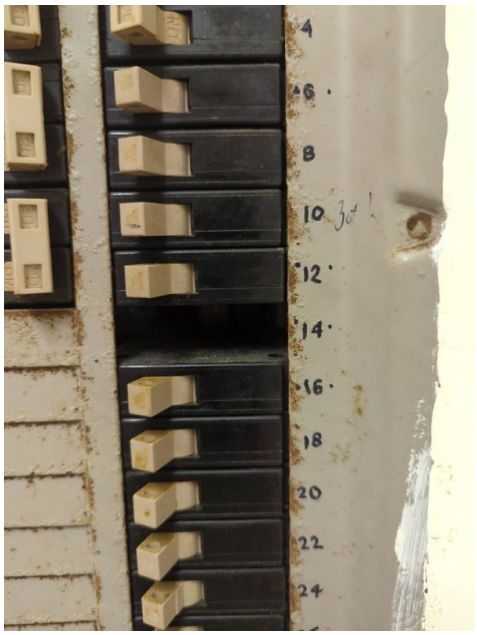
8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Safety Hazard

KNOCKOUTS MISSING

GARAGE

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

8.4.1 Lighting Fixtures, Switches & Receptacles

Safety Hazard

NO GFCI PROTECTION

GARAGE

A standard receptacle is installed in an area that should be GFCI protected. This is a safety hazard.

Recommendation

Contact a qualified electrical contractor.

8.4.2 Lighting Fixtures, Switches & Receptacles

Safety Hazard

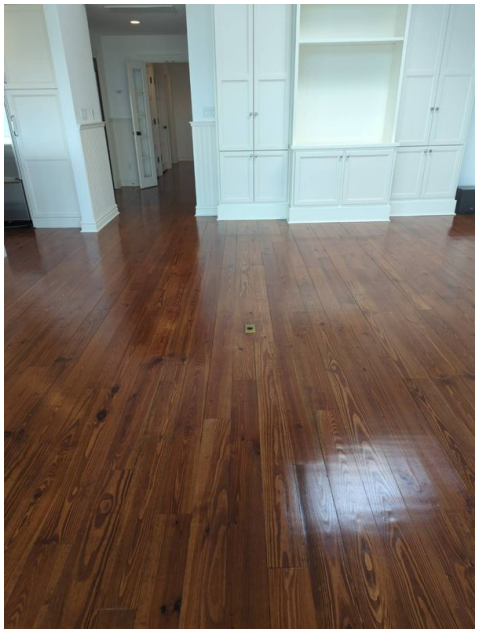
RECEPTACLE IN FLOOR WITHOUT FLOOR COVER

LIVING ROOM

There is a receptacle installed in the floor without an appropriate weight bearing cover. Chair legs, table legs, or heels may break through the cover into the live contacts. This is a safety concern.

Recommendation

Contact a qualified electrical contractor.



8.4.3 Lighting Fixtures, Switches & Receptacles

Safety Hazard

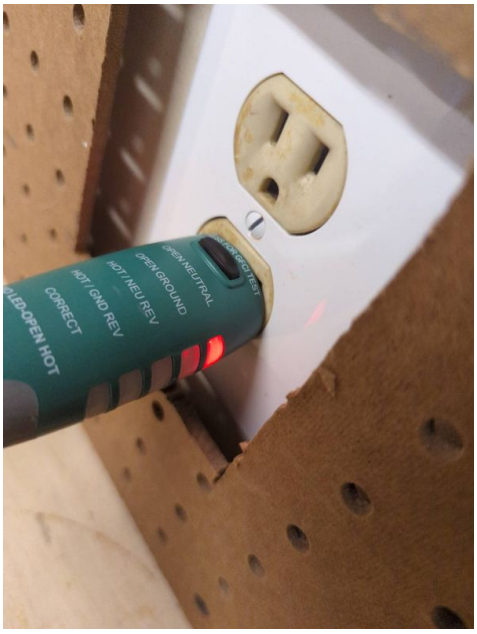
OPEN NEUTRAL

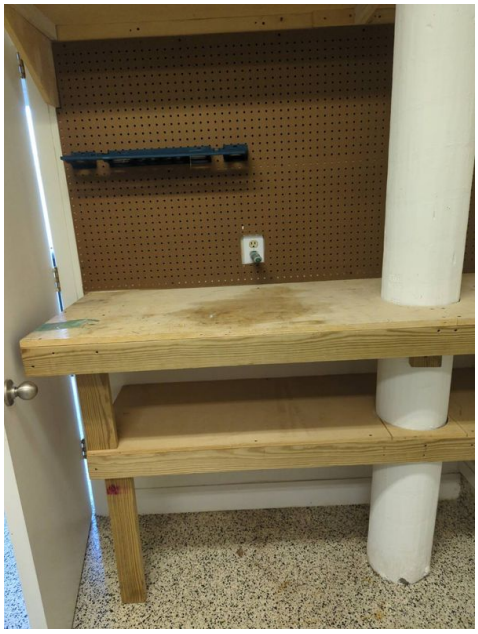
GARAGE

There is an open neutral connection present. This is a safety concern.

Recommendation

Contact a qualified electrical contractor.





8.5.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

GARAGE, FRONT DECK

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

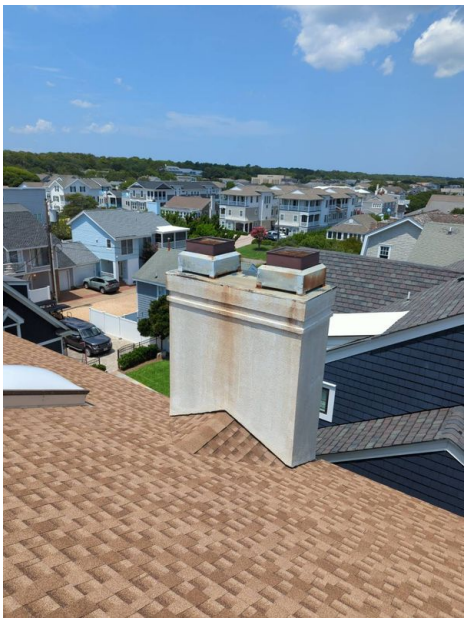
Here is a link to read about how GFCI receptacles keep you safe.

9: FIREPLACE

Information

Type
Gas, Prefabricated

Vents, Flues & Chimneys: Insert Vented



Clean/Service

Clean and service fireplaces annually. The flue pipe and chimney also should be cleaned and examined regularly.

Deficiencies

9.1.1 Vents, Flues & Chimneys

Safety Hazard

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

9.1.2 Vents, Flues & Chimneys

Recommendation

GAS INSERT INOPERATIVE

The gas fireplace is inoperative.

Recommendation

Contact a qualified fireplace contractor.

9.3.1 Damper Doors

Recommendation

DAMPER DOESN'T CLOSE PROPERLY

LIVING ROOM

The damper does not close properly. This allows conditioned air to escape the home.

Recommendation

Contact a qualified chimney contractor.

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal

Flooring Insulation
Unable To Determine

Attic Insulation: Insulation Type
Batt, Fiberglass

Attic Insulation: R-value
36

Vapor Retarders (Crawlspace or Basement): Not Present

Ventilation: Ventilation Type
Dryer, Attic Fan, Soffit Vents, Bathroom, Roof Vent

Exhaust Systems: Exhaust Fans
Fan with Light, Fan/Heat/Light

Deficiencies

10.3.1 Ventilation

Recommendation

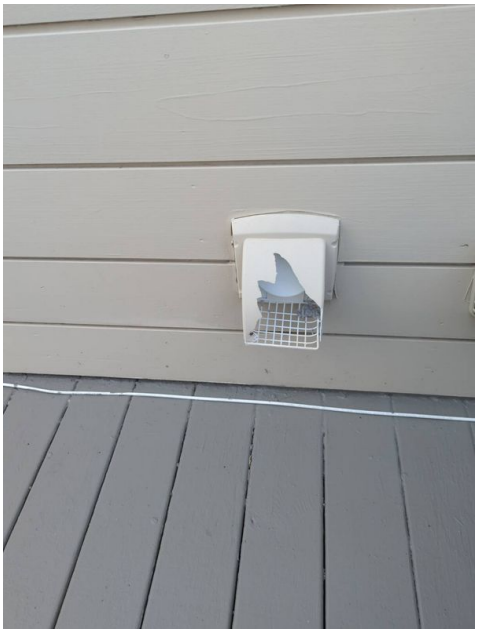
DAMAGED VENT COVER

LEFT SIDE

The vent cover is damaged. This affects proper function.

Recommendation

Contact a handyman or DIY project



11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Pella

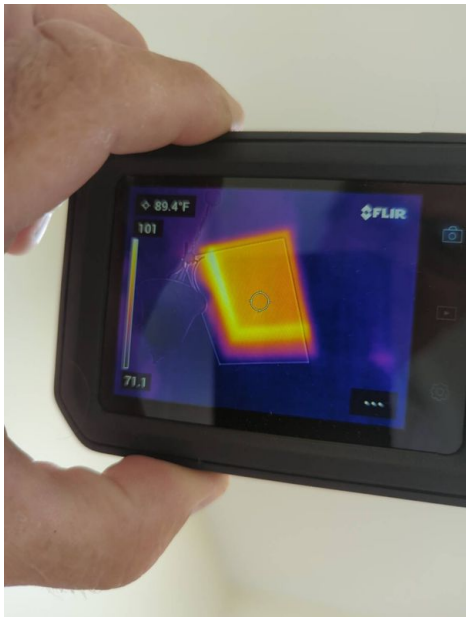
Windows: Window Type
Fixed, Casement, Double-hung

Windows: Materials
Wood, Vinyl

Floors: Floor Coverings
Tile, Wood

Walls: Wall Material
Drywall, Paneling

Ceilings: Ceiling Material
Gypsum Board



Countertops & Cabinets: Cabinetry
Wood

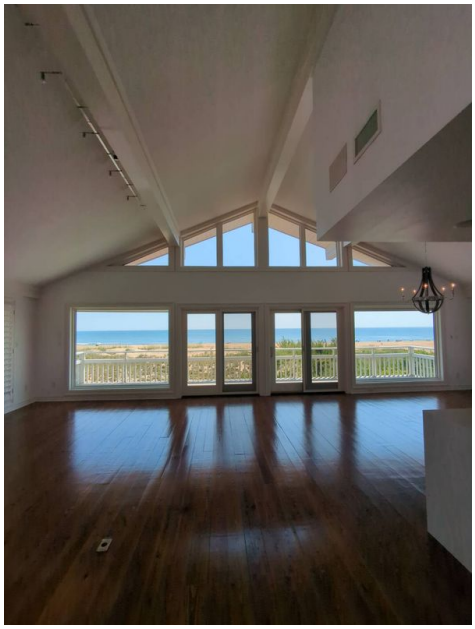
Countertops & Cabinets: Countertop Material
Granite

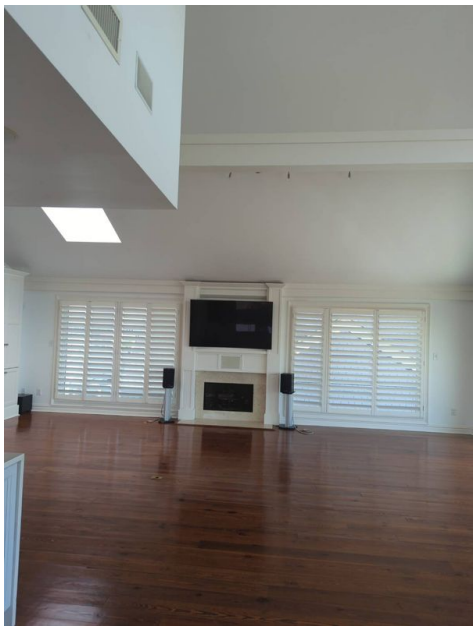
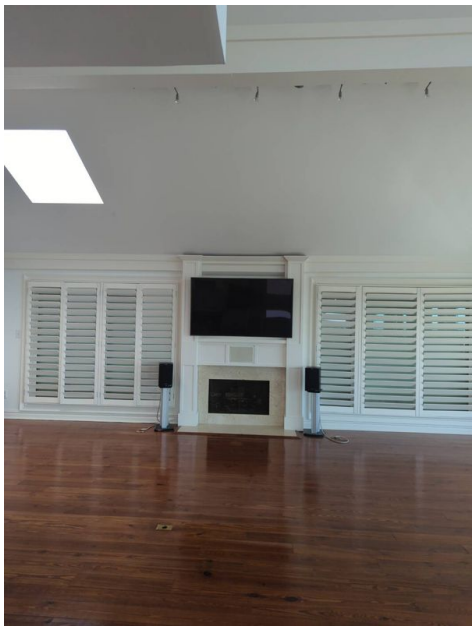
Wall Surface Cracks Are Typical

The cracks in the wall surfaces are typical. These are generally due to the shrinkage of lumber and/or normal settlement. Make cosmetic repairs before painting.

Hurricane Shutters : Hurricane Shutters
Living Room





Limitations

Ceilings

VAULTED/CATHEDRAL CEILING

There is a vaulted/cathedral ceiling present. Generally there is no access to inspect structural supports for this type of ceiling.



Deficiencies

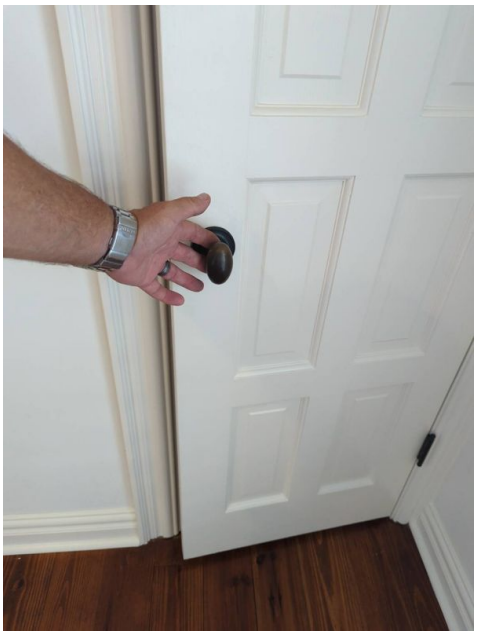
11.1.1 Doors

Recommendation

DOOR DOESN'T LATCH

MIDDLE BEDROOM CLOSET

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.




11.2.1 Windows

Recommendation

FAILED SEAL

BOTTOM BEDROOM

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.


11.3.1 Floors

Recommendation

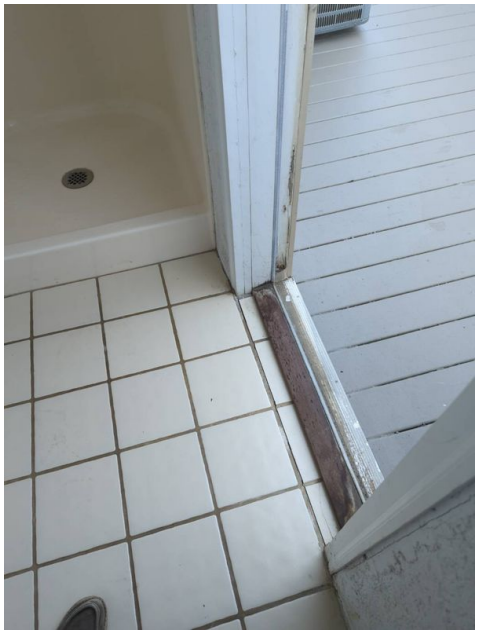
DETERIORATED GROUT

ENTRANCE

The grout is deteriorated. This allows moisture intrusion and deterioration.

Recommendation

Contact a qualified flooring contractor

12: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Unknown

Range/Oven/Cooktop: Range/Oven Brand
Viking

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

Garbage Disposal: Garbage Disposal

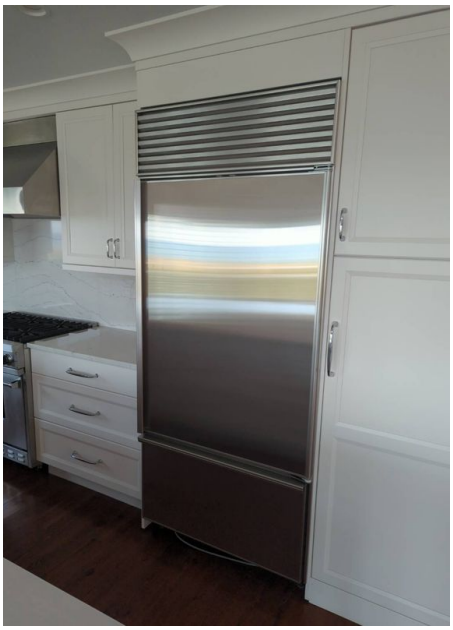
Built-in Microwave: Built-in Microwave

Dryer: Dryer

Washing Machine : Washing Machine

Refrigerator: Brand

Viking



Range/Oven/Cooktop: **Exhaust Hood Type**

Vented

13: GARAGE

Information

Ceiling: Ceiling

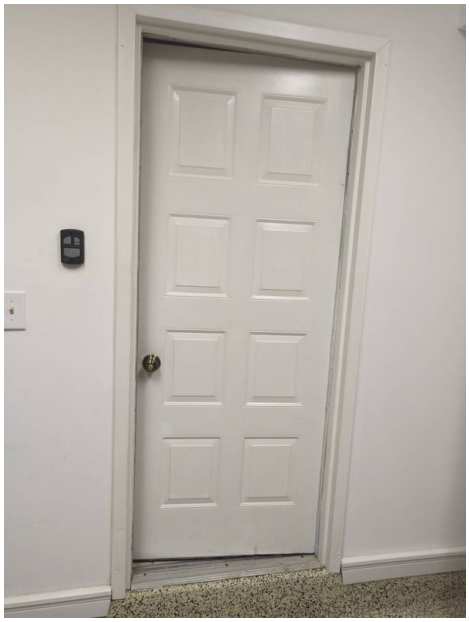
Floor: Floor

Garage Door: Material
Metal, Insulated

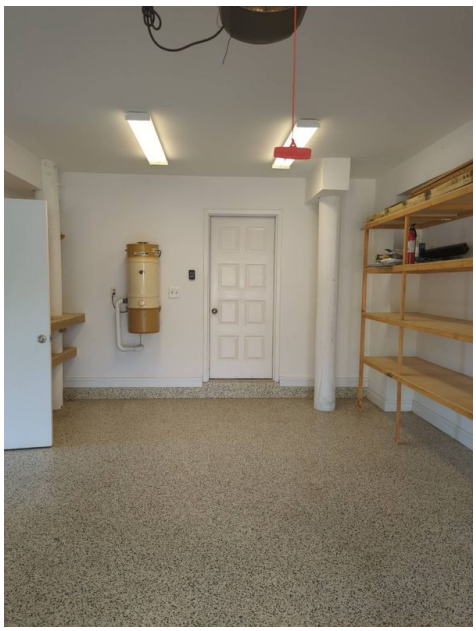
Garage Door: Type
Roll-Up

Garage Door Opener: Garage Door Opener

Occupant Door (From garage to inside of home): Fire Rated Garage Door



Walls & Firewalls: Walls



STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the 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.

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

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 serviceentrance 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.