



PARAGON PROPERTY INSPECTIONS

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RESIDENTIAL INSPECTION REPORT BY PARAGON PROPERTY INSPECTIONS

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JULY 29, 2019



Inspector

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SUMMARY



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1: INSPECTION DETAILS

Information

In Attendance

Client, Home Owner

Occupancy

Furnished

Style

Multi-level

Temperature (approximate)

90 Fahrenheit (F)

Type of Building

Multi-Family

Weather Conditions

Clear, Dry, Hot, Humid

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected

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D = Deficiency

Information

Inspection Method

Binoculars, Ground

Roof Type/Style

Gable

Coverings: Material

Asbestos

Roof Drainage Systems: Gutter Material

Aluminum, Seamless Aluminum

Flashings: Material

Aluminum

Observations

2.1.1 Coverings

DISCOLORATION

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified roofing professional.



Recommendation



2.1.2 Coverings

TILES CRACKED/BROKEN

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation

Contact a qualified roofing professional.



Recommendation



2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING



No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

		IN	NI	NP	D
3.1	Foundation	X			
3.2	Siding, Flashing & Trim	X			
3.3	Exterior Doors	X			
3.4	Walkways, Patios & Driveways	X			
3.5	Decks, Balconies, Porches & Steps	X			
3.6	Eaves, Soffits & Fascia	X			
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			

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Information

Inspection Method

Visual

Foundation: Material

Concrete, Stone

Siding, Flashing & Trim: Siding Material

Asbestos

Siding, Flashing & Trim: Siding Style

Shakes

Exterior Doors: Exterior Entry Door

Wood

Walkways, Patios & Driveways: Driveway Material

Asphalt

Decks, Balconies, Porches & Steps: Appurtenance

Deck, Front Porch, Sidewalk

Decks, Balconies, Porches & Steps: Material

Concrete, Wood

Observations

3.2.1 Siding, Flashing & Trim

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Recommended DIY Project



Recommendation



3.2.2 Siding, Flashing & Trim



Recommendation

GROUND CLEARANCE

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.

Recommendation

Contact a qualified siding specialist.



3.3.1 Exterior Doors



Recommendation

DOOR SILL/TRIM

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a qualified door repair/installation contractor.



3.5.1 Decks, Balconies, Porches & Steps



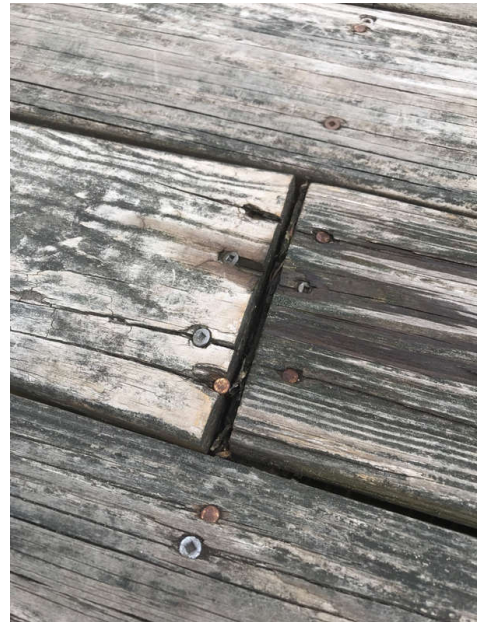
Recommendation

DECK - NAILS EXPOSED

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

Recommendation

Recommended DIY Project



3.5.2 Decks, Balconies, Porches & Steps

DECK - WATER SEALANT REQUIRED



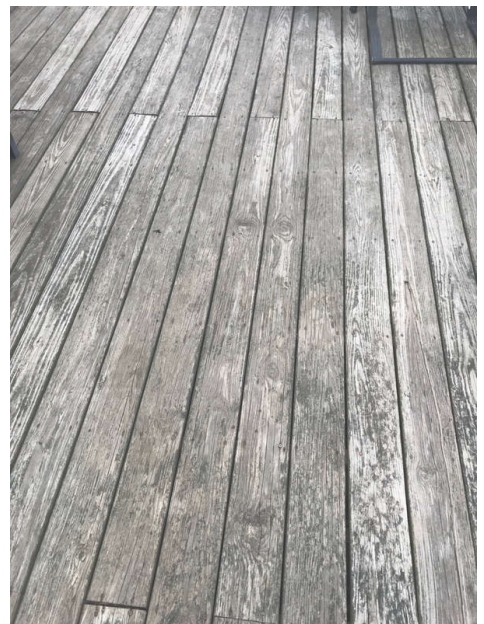
Recommendation

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.

Recommendation

Recommended DIY Project



3.6.1 Eaves, Soffits & Fascia

PAINT/FINISH FAILING



Recommendation

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified painting contractor.



4: BASEMENT, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Basements & Crawlspaces	X			
4.2	Vapor Retarders (Crawlspace or Basement)	X		X	
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			
4.6	Sump Pump	X		X	

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Information

Inspection Method

Crawlspace Access

Floor Structure: Material

Concrete, Slab, Wood Beams

Floor Structure: Sub-floor

Plank

Floor Structure:

Basement/Crawlspace Floor

Concrete

Observations

4.3.1 Floor Structure



Safety Hazard

CONCRETE SLAB SHIFTING/CRACKING

Concrete slab was found to be shifting/cracking at the floor structure. This can be caused by moisture intrusion and/or soil movement. Recommend a structural engineer evaluate and repair to preserve structural integrity of the home.

Recommendation

Contact a qualified structural engineer.

4.4.1 Wall Structure



Recommendation

CRACKS - MINOR

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.

Recommendation

Recommended DIY Project

5: ELECTRICAL

		IN	NI	NP	D
5.1	Service Entrance Conductors	X			
5.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
5.3	Branch Wiring Circuits, Breakers & Fuses	X			

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Information

Service Entrance Conductors: Electrical Service Conductors

Overhead, Aluminum, 220 Volts

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

Basement

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

200 AMP

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

General Electric

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

Circuit Breaker

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex, BX (Metalic sheathing)

6: KITCHEN

		IN	NI	NP	D
6.1	Dishwasher	X			
6.2	Refrigerator	X			
6.3	Range/Oven/Cooktop	X			
6.4	Garbage Disposal			X	

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Information

Dishwasher: Brand

Maytag

Refrigerator: Brand

Maytag

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

Electric, Gas

Maytag

Range/Oven/Cooktop:**Range/Oven Brand**

Maytag

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

Re-circulate

7: MASTER BEDROOM

		IN	NI	NP	D
7.1	General	X			
7.2	Doors	X			
7.3	Windows	X			
7.4	Floors	X			
7.5	Walls	X			
7.6	Ceilings	X			
7.7	Lighting Fixtures, Switches & Receptacles	X			
7.8	GFCI & AFCI	X		X	
7.9	Smoke Detectors	X			
7.10	Carbon Monoxide Detectors	X		X	

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Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Laminate

Walls: Wall Material

Plaster

Ceilings: Ceiling Material

Plaster

Observations

7.4.1 Floors



Recommendation

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor



7.7.1 Lighting Fixtures, Switches & Receptacles



Recommendation

UNGROUND RECEPTACLE

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

Recommendation

Contact a qualified electrical contractor.



8: BEDROOM 2

		IN	NI	NP	D
8.1	General	X			
8.2	Doors	X			
8.3	Windows	X			
8.4	Floors	X			
8.5	Walls	X			
8.6	Ceilings	X			
8.7	Lighting Fixtures, Switches & Receptacles	X			
8.8	GFCI & AFCI	X		X	
8.9	Smoke Detectors	X			
8.10	Carbon Monoxide Detectors	X		X	

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9: BEDROOM 3

		IN	NI	NP	D
9.1	General	X		X	
9.2	Doors	X			
9.3	Windows	X			
9.4	Floors	X			
9.5	Walls	X			
9.6	Ceilings	X			
9.7	Lighting Fixtures, Switches & Receptacles				
9.8	GFCI & AFCI				
9.9	Smoke Detectors				
9.10	Carbon Monoxide Detectors				

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10: BATHROOM 1

		IN	NI	NP	D
10.1	Toilet	X			
10.2	Shower	X			
10.3	GFCI & AFCI				
10.4	Water Supply, Distribution Systems & Fixtures	X			
10.5	Lighting Fixtures, Switches & Receptacles	X			

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Information

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

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

Observations

10.2.1 Shower



Recommendation

CRACKED TILES

Shower has one or more cracked tiles. Recommend a bathroom contractor or handyman repair or replace.

Recommendation

Contact a qualified handyman.

10.3.1 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.

Recommendation

Contact a qualified electrical contractor.

11: BATHROOM 2

		IN	NI	NP	D
11.1	General			X	
11.2	Water Supply, Distribution Systems & Fixtures	X			
11.3	Lighting Fixtures, Switches & Receptacles	X			
11.4	GFCI & AFCI	X			
11.5	Shower				
11.6	Toilet				

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Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

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

Observations

11.4.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED



Recommendation

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.

Recommendation

Contact a qualified electrical contractor.

12: BATHROOM 3

		IN	NI	NP	D
12.1	General	X		X	
12.2	Water Supply, Distribution Systems & Fixtures				
12.3	Lighting Fixtures, Switches & Receptacles				
12.4	GFCI & AFCI				
12.5	Shower				
12.6	Toilet				

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13: LIVING ROOM

		IN	NI	NP	D
13.1	Doors	X			
13.2	Windows	X			
13.3	Floors	X			
13.4	Walls	X			
13.5	Ceilings	X			
13.6	Thermostat Controls	X			
13.7	Lighting Fixtures, Switches & Receptacles	X			
13.8	GFCI & AFCI	X		X	

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Hardwood

Walls: Wall Material

Plaster

Ceilings: Ceiling Material

Plaster

Observations

13.1.1 Doors

 Recommendation
DOOR LATCH ALIGNMENT

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a qualified door repair/installation contractor.

13.3.1 Floors

 Recommendation
MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor

13.4.1 Walls

 Recommendation
MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.

14: LAUNDRY ROOM

		IN	NI	NP	D
14.1	Main Water Shut-off Device	X			
14.2	Drain, Waste, & Vent Systems	X			
14.3	Exhaust Systems	X		X	
14.4	Hot Water Systems, Controls, Flues & Vents	X			
14.5	Fuel Storage & Distribution Systems	X			

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Information

Filters

None

Water Source

Public

Dryer Power Source

220 Electric

Dryer Vent

Metal

Flooring Insulation

None

Main Water Shut-off Device:**Location**

Basement

Drain, Waste, & Vent Systems:**Drain Size**

1 1/2"

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

PVC

Exhaust Systems: Exhaust Fans

None

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

Electric

Hot Water Systems, Controls, Flues & Vents: Capacity

80 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

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

Gas Meter

Hot Water Systems, Controls, Flues & Vents: Manufacturer

GE

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.](#)

15: UTILITY ROOM

		IN	NI	NP	D
15.1	Cooling Equipment	X		X	
15.2	Heating Equipment	X			
15.3	Distribution System	X		X	

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D = Deficiency

Information

Heating Equipment: Brand

Well Mclain

Heating Equipment: Energy Source

Gas

Heating Equipment: Heat Type

Radiant Heat



Heating Equipment: AFUE Rating

90000

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

16: ATTIC

		IN	NI	NP	D
16.1	Attic Insulation	X			
16.2	Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Attic Insulation: R-value
19

Attic Insulation: Insulation Type
Loose-fill

Ventilation: Ventilation Type
Ridge Vents

17: MISC. INTERIOR

		IN	NI	NP	D
17.1	Distribution Systems	X		X	
17.2	Vents, Flues & Chimneys	X			
17.3	Smoke Detectors	X			
17.4	Steps, Stairways & Railings	X			
17.5	Countertops & Cabinets	X			

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Information

Countertops & Cabinets:

Countertop Material

Laminate

Countertops & Cabinets:

Cabinetry

Wood

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, Crawlpace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlpace; 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 crawlpace 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.

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.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Attic

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.

Misc. 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.