



MICHAEL TOFANO PROPERTY AND HOME INSPECTIONS

2269381882

contactus@michaeltofano.com

<https://michaeltofano.business.site/?m=true>



10 Fairgrounds Drive
LOR 1C0

Bernadet Matti

MARCH 15, 2018



Inspector

Michael Tofano

Certified & Insured Home Inspection Company

2269381882

contactus@michaeltofano.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	4
2: ROOF	5
3: EXTERIOR	8
4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	10
5: HEATING	15
6: PLUMBING	17
7: ELECTRICAL	19
8: ATTIC, INSULATION & VENTILATION	23
9: DOORS, WINDOWS & INTERIOR	24
10: GARAGE	31
STANDARDS OF PRACTICE	33

SUMMARY



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.3.1 Roof - Flashings: Missing or Loose/Separated
- ⊖ 2.3.2 Roof - Flashings: Missing Drip Edge (Warranty may be Voided)
- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Plumbing Stack Flashing Water Penetration
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Flashing/Trim Improperly Installed
- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Stairs - Missing
- ⊖
- 4.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Basement Staircase Framing Repair
- ⊖ 4.3.2 Basement, Foundation, Crawlspace & Structure - Floor Structure: Joists Need Repair
- ⊖ 4.4.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Evidence of Structural Damage
- ⊖ 5.4.1 Heating - Vents, Flues & Chimneys: Exhausting Flue Improperly Installed
- ⊖ 6.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Improper Installation
- ⊖ 6.6.1 Plumbing - Sump Pump: Improper Installation
- ⊖ 7.1.1 Electrical - Service Entrance Conductors: Water Intrusion
- ⚠ 7.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Damaged
- ⚠ 7.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Improperly wired receptacles
- ⊖ 9.2.1 Doors, Windows & Interior - Windows: Damaged
- ⊖ 9.2.2 Doors, Windows & Interior - Windows: Improper Window Framing Installation
- ⊖ 9.2.3 Doors, Windows & Interior - Windows: Missing Screen
- ⊖ 9.2.4 Doors, Windows & Interior - Windows: Basement Slider Window
- ⊖ 9.4.1 Doors, Windows & Interior - Walls: Major Wall & Corner Cracks
- ⊖ 9.4.2 Doors, Windows & Interior - Walls: Minor Wall & Corner Cracks
- ⊖ 9.4.3 Doors, Windows & Interior - Walls: Nail Pops
- ⊖ 9.7.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinets Damaged
- ⊖ 9.7.2 Doors, Windows & Interior - Countertops & Cabinets: Poor/Missing Caulk
- ⊖ 10.3.1 Garage - Garage Door: Panel Damage

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Furnished, Occupied

Style

Multi-level

Type of Building

Detached

Weather Conditions

Clear

2: ROOF

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Ladder

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter

Material

Aluminum

Flashings: Material

Aluminum

Observations

2.2.1 Roof Drainage Systems

 Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 4 to 6 feet from the foundation.

Recommendation

Contact your builder.





2.3.1 Flashings

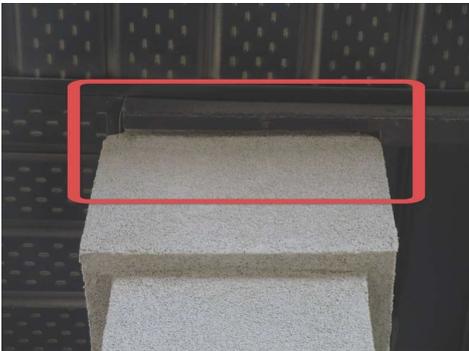
Recommendation

MISSING OR LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact your builder.



2.3.2 Flashings

Recommendation

MISSING DRIP EDGE (WARRANTY MAY BE VOIDED)

Drip edge flashings were missing at time of inspection. Drip edge flashings provide protection against moisture intrusion and extending the life of the roof. Recommend a qualified roofing contractor evaluate and remedy.

Important Information Regarding roof installation condition

[Click here Installation of drip edge flashing](#)

Recommendation

Contact your builder.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

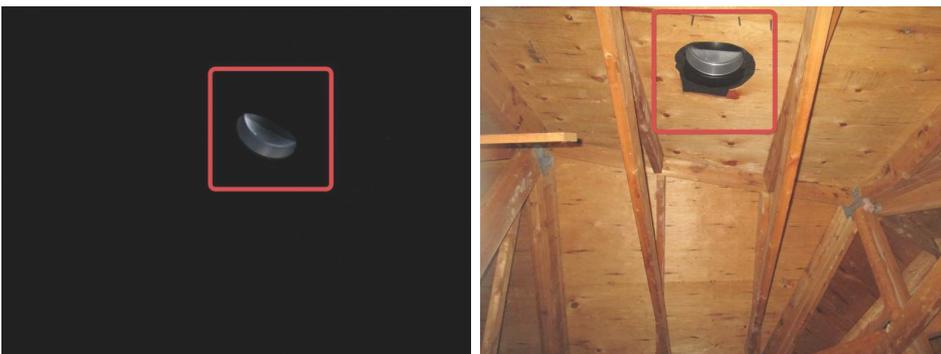
PLUMBLING STACK FLASHING WATER PENETRATION

There are signs of possible water penetration at or near the plumbing stack flashing. If not properly installed, may be prone to leak and cause damage to the home. Have the flashing repaired or replaced.

Proper flashing around the plumbing stack is critical.

Recommendation

Contact your builder.



3: EXTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Attic Access

Siding, Flashing & Trim: Siding Material

Brick, Concrete, Stucco

Exterior Doors: Exterior Entry Door

Glass, Steel

Walkways, Patios & Driveways:

Driveway Material

Gravel

Observations

3.1.1 Siding, Flashing & Trim

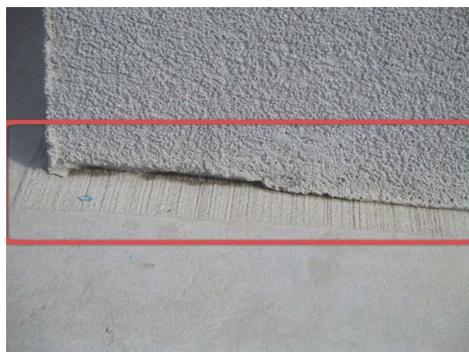
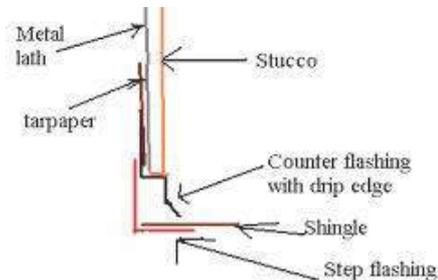
FLASHING/TRIM IMPROPERLY INSTALLED

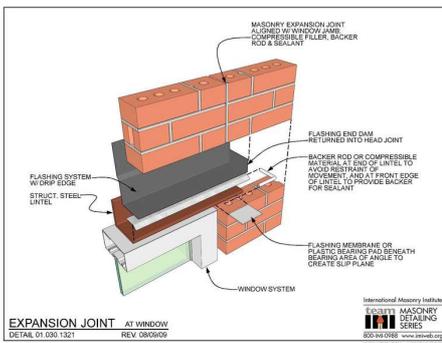
 Recommendation

Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact your builder.





3.4.1 Decks, Balconies, Porches & Steps

STAIRS - MISSING

Recommendation

Slider door entrance section at the rear of the home without exterior stairs. Recommend qualified concrete/builder to evaluate & repair.

Recommendation

Contact your builder.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
4.1	Foundation	X			
4.2	Basements & Crawlspace	X			
4.3	Floor Structure	X			X
4.4	Wall Structure	X			X
4.5	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Visual

Foundation: Material

Concrete

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Material

Wood Beams

Floor Structure: Sub-floor

OSB

Observations

4.3.1 Floor Structure

BASEMENT STAIRCASE FRAMING REPAIR

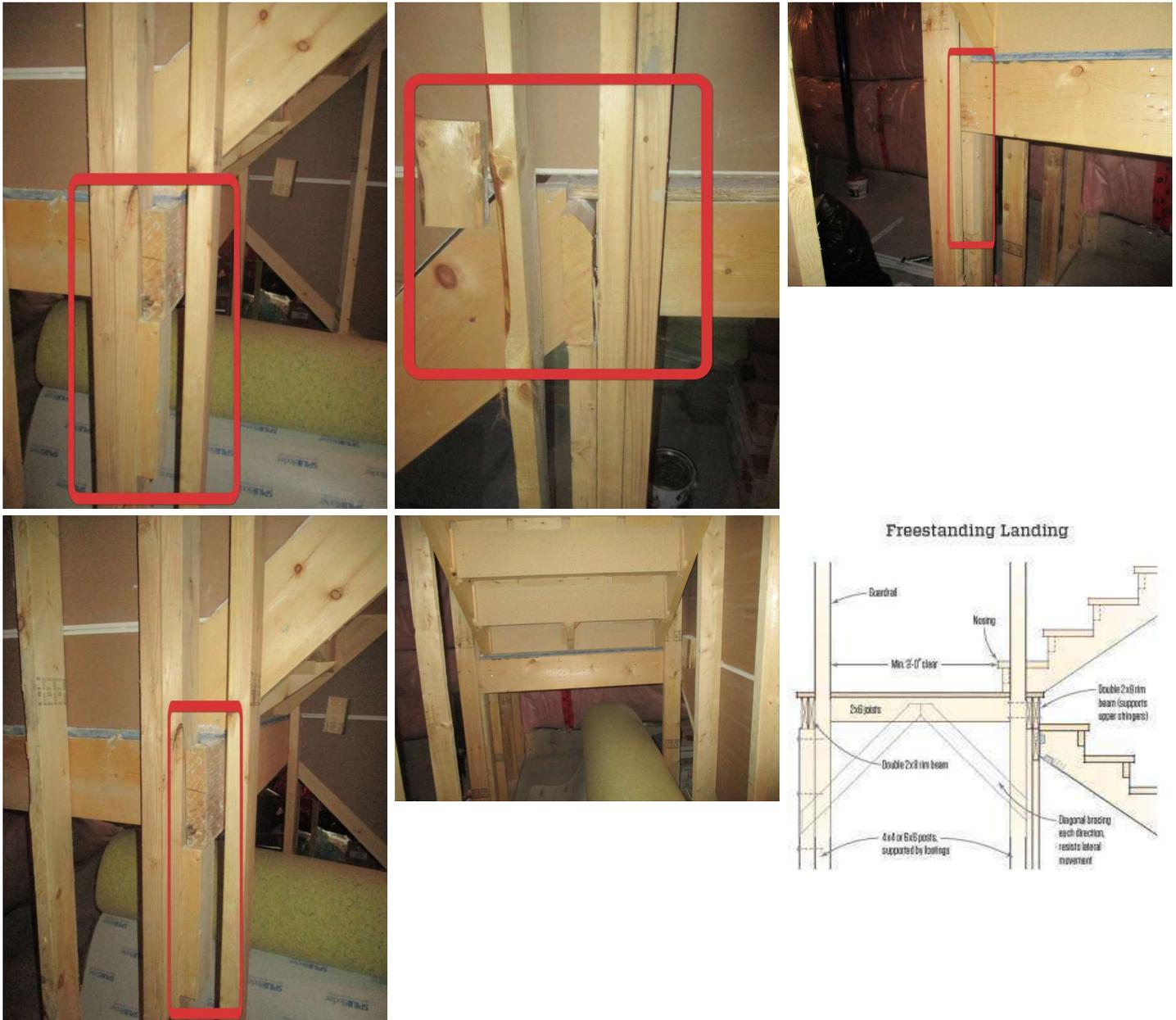


Recommendation

Basement staircase landing framing structure poor workmanship. This can cause damage to the structural integrity of the home. Recommend a qualified professional to repair or replace.

Recommendation

Contact a qualified structural engineer.



4.3.2 Floor Structure

JOISTS NEED REPAIR

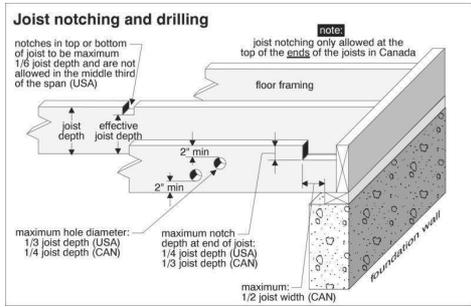


Improper joist spacing recommend blocking compression for all basement floor joist spans, to prevent joists from overturning or twisting. These joists have nothing to stop them from moving or even, in worst case, all rolling to the right, (or left) and collapsing completely. When it gets to that, the building can fail. Also one or more floor joists require bridging installation repair or replacement immediately where joists are damaged or improperly installed. This can cause damage to the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to correct.

Floor Joist notching is insufficient, the maximum depth of a joist notch at the end of a joist can't exceed one-quarter of the joist depth. Maximum notch depth in the outer third of a joist is one-sixth of the joist depth. Recommend to limit the length of notches to one-third of the joist depth. No notching in the middle third of any joists.

Recommendation

Contact a qualified structural engineer.



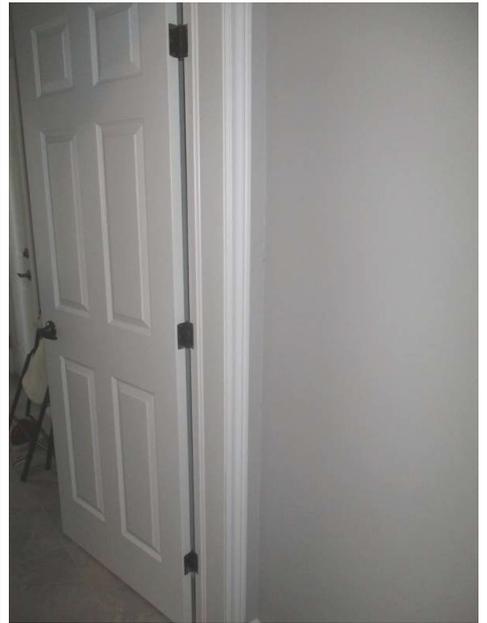
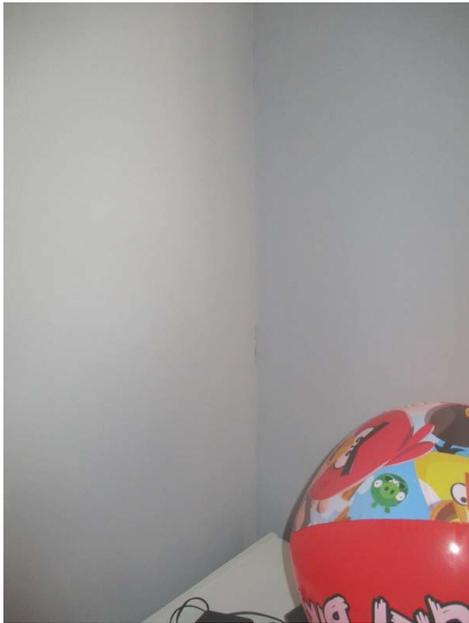
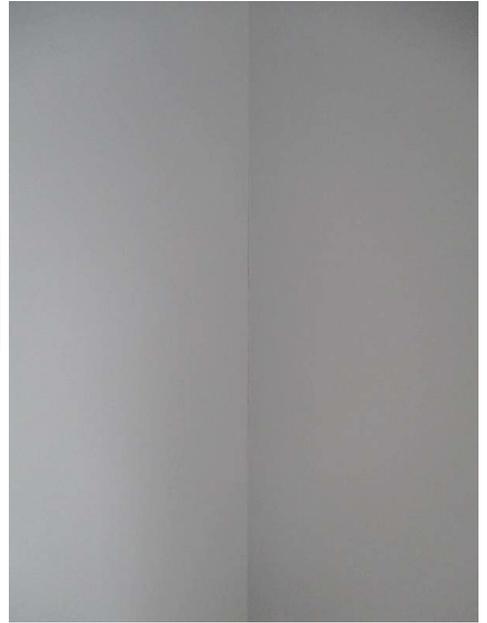
4.4.1 Wall Structure

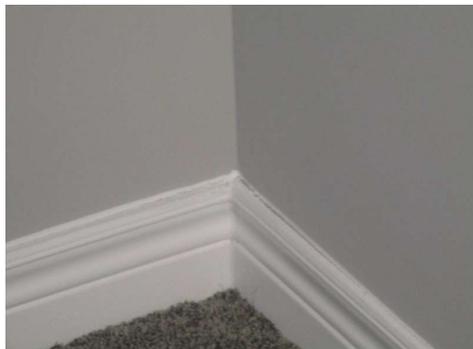
**EVIDENCE OF STRUCTURAL DAMAGE**

Evidence of structural damage was found in the wall structure. Recommend a structural engineer evaluate and advise on how to repair.

Recommendation

Contact a qualified structural engineer.





5: HEATING

		IN	NI	NP	O
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			X
5.5	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Equipment: Brand

Keep Rite

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Non-insulated

Observations

5.4.1 Vents, Flues & Chimneys

Recommendation

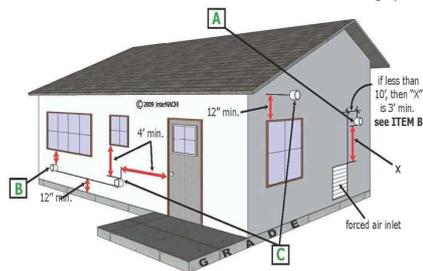
EXHAUSTING FLUE IMPROPERLY INSTALLED

Furnace & Hot Water Tank exhaust flues are improperly installed. Recommend a qualified HVAC contractor evaluate and repair.

Recommendation

Contact your builder.

Termination Clearances of Mechanical Draft and Direct-Vent Venting Systems



ITEM A: A mechanical draft venting system shall terminate at least 3 ft. above any forced air inlet located within 10 ft.
ITEM B: The vent terminal of a direct-vent appliance with an input of 10,000 Btu/hr or less must be located at least 6" from any air opening into a building. If the input is over 10,000 Btu/hr but not over 50,000 Btu/hr, the vent termination must be located at least 9" from any air opening. If the input is over 50,000 Btu/hr the vent termination must be located at least 9" from any air opening. The bottom of the vent terminal and air intake must be at least 12" above grade.
ITEM C: Vent, excluding direct vent appliances, shall terminate at least 4 ft. below, 4 ft. horizontally from, or 1 ft. above any door, operable window, or gravity air inlet into any building. The bottom of the vent terminal shall be located at least 12 in. above grade.





Less than 4 feet from window

Less than required 4 feet from window

6: PLUMBING

		IN	NI	NP	O
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			
6.3	Water Supply, Distribution Systems & Fixtures	X			
6.4	Hot Water Systems, Controls, Flues & Vents	X			X
6.5	Fuel Storage & Distribution Systems	X			
6.6	Sump Pump	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Source

Public

Main Water Shut-off Device:

Location

Basement

Drain, Waste, & Vent Systems:

Material

ABS

Water Supply, Distribution

Systems & Fixtures: Distribution Material

Copper, Pex

Water Supply, Distribution

Systems & Fixtures: Water Supply Material

Copper, Pex

Hot Water Systems, Controls,

Flues & Vents: Location

Basement

Hot Water Systems, Controls,

Flues & Vents: Power Source/Type

Gas

Fuel Storage & Distribution

Systems: Main Gas Shut-off Location

Gas Meter

Sump Pump: Location

Basement

Observations

6.4.1 Hot Water Systems, Controls, Flues & Vents

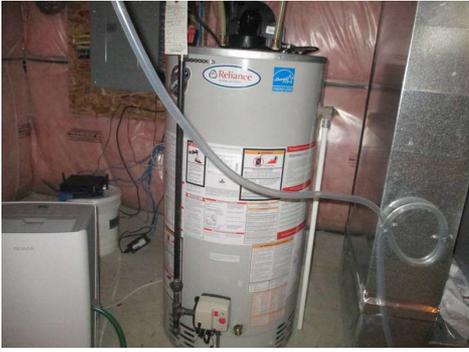


IMPROPER INSTALLATION

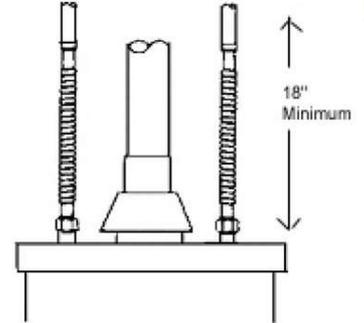
Water heater is improperly installed. PEX piping shall not be installed within the first 18" of piping connecting to a water heater. Recommend qualified plumber evaluate and repair/relocate.

Recommendation

Contact your builder.



■ Install a minimum 18 inches of metallic or other approved material piping between water heater and PEX tubing.



6.6.1 Sump Pump

IMPROPER INSTALLATION

 Recommendation

Sump pump has sub-standard installation. Recommend a qualified plumber evaluate and properly install.

Recommendation

Contact your builder.



7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Entrance Conductors	X			X
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			X
7.5	Smoke Detectors	X			
7.6	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground

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

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: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Observations

7.1.1 Service Entrance Conductors

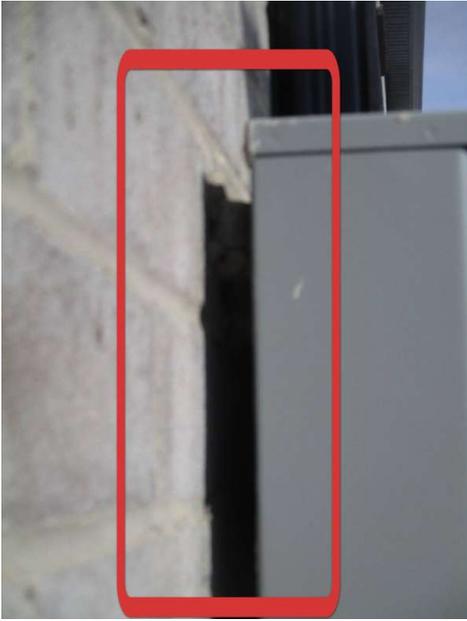
 Recommendation

WATER INTRUSION

There is possible water intrusion and the meter / service entrance. Moisture can deteriorate the electrical equipment. Recommend that a licenced electrician repair / replace as needed.

Recommendation

Contact your builder.



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

 Safety Hazard

PANEL DAMAGED

Main Panel door lock mechanism broken - this is safety issue. Recommend repair or replacement of the main panel access door.

Recommendation

Contact your builder.



7.4.1 Lighting Fixtures, Switches & Receptacles

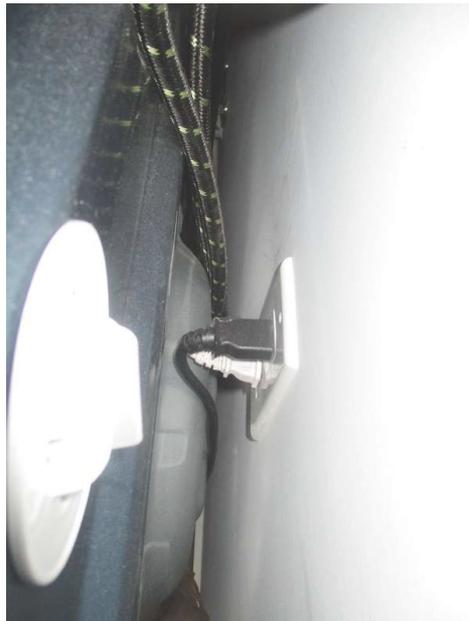
 Safety Hazard

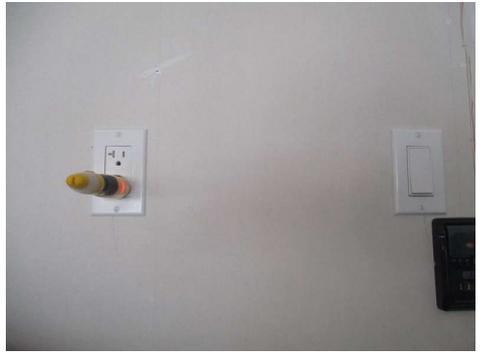
IMPROPERLY WIRED RECEPTACLES

One or more receptacles are not working and/or are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be wired correctly and grounded. Also recommend builder or licenced electrical contractor to repair or replace receptacles. Inspector noted that electrical panel has not been ESA approved and or Builder has not provided information on final electrical inspections. Recommend electrical systems have the necessary inspection completed.

Recommendation

Contact a qualified electrical contractor.





8: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
8.1	Attic Insulation	X			
8.2	Ventilation	X			
8.3	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Attic Insulation: Insulation Type

Blown

Ventilation: Ventilation Type

Ridge Vents

Exhaust Systems: Exhaust Fans

Fan Only

9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
9.1	Doors	X			X
9.2	Windows	X			X
9.3	Floors	X			
9.4	Walls	X			X
9.5	Ceilings	X			
9.6	Steps, Stairways & Railings	X			X
9.7	Countertops & Cabinets	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows: Window Type

Casement, Sliders

Floors: Floor Coverings

Carpet, Hardwood, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Gypsum Board

Countertops & Cabinets: Cabinetry

Laminate

Countertops & Cabinets: Countertop Material

Granite, Marble, Quartz

Observations

9.2.1 Windows

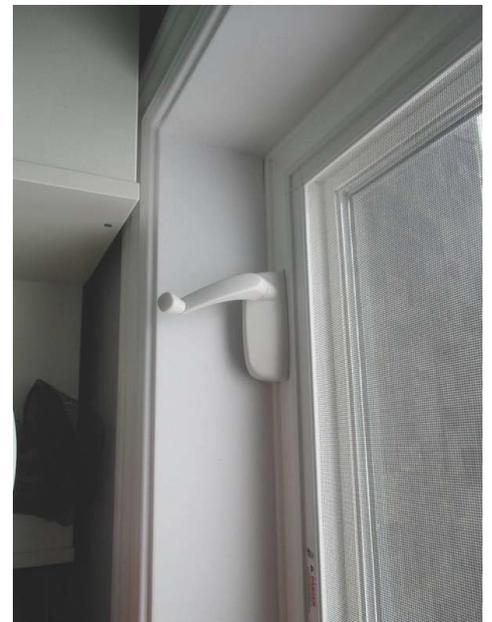
 Recommendation

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact your builder.



9.2.2 Windows

 Recommendation

IMPROPER WINDOW FRAMING INSTALLATION

One or more interior window framings appear to be cracking/splitting also not properly sealed due to substandard installation. Recommend qualified professional to repair or replace.

Recommendation
Contact your builder.





9.2.3 Windows

MISSING SCREEN

One or more windows missing screen. Recommend replacement.

Recommendation

Contact your builder.



9.2.4 Windows

BASEMENT SLIDER WINDOW

Basement slider window's need repair with a proper window flashing/drip edge or exterior type sealant. Recommend window well and proper drainage installation by a qualified professional or builder. Also for all current installed window wells, recommend repair or replace at the foundation walls. Suggest scope of work to be complete before landscape grading.

Recommendation

Contact your builder.





9.4.1 Walls

 Recommendation

MAJOR WALL & CORNER CRACKS

Cracking visible at the corners of doors and windows. Indicate soil movement, which is a structural concern and should be evaluated by a structural engineer.

Recommendation

Contact your builder.



9.4.2 Walls

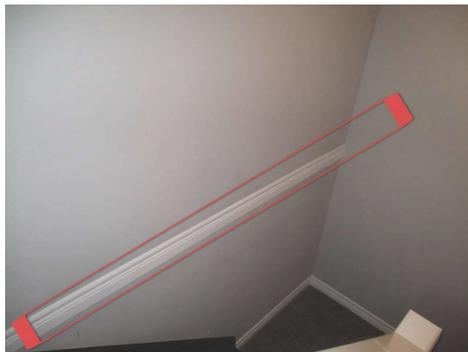
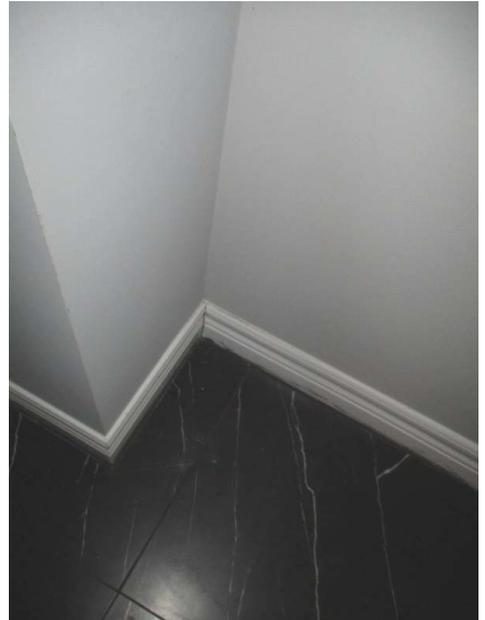
 Recommendation

MINOR WALL & CORNER CRACKS

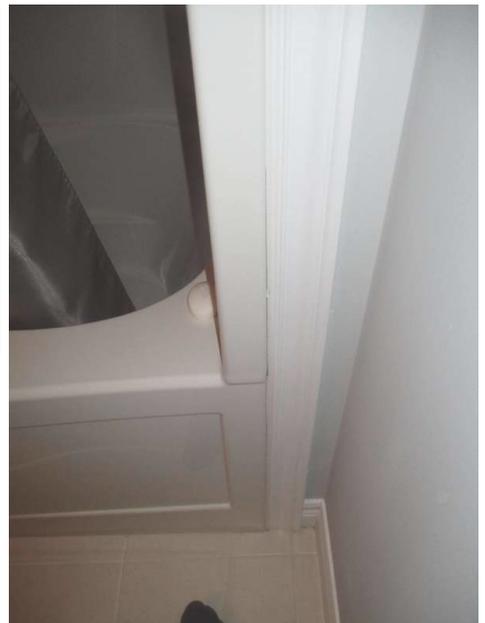
Minor cracks at the corners of doors and windows in walls. Appeared to be the result of settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact your builder.



Client requested trim removed and properly patched and painted





9.4.3 Walls

NAIL POPS



Protruding nail heads visible at the time of the inspection appeared to be the result of settlement. Nails should be repaired or replaced, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

Recommendation

Contact your builder.

9.7.1 Countertops & Cabinets

CABINETS DAMAGED



Cabinets had visible damage at time of inspection. Recommend a qualified cabinets contractor evaluate and repair.

Recommendation

Contact your builder.



9.7.2 Countertops & Cabinets

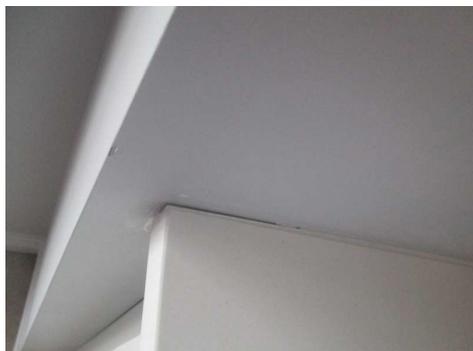
POOR/MISSING CAULK



Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

Recommendation

Contact your builder.



10: GARAGE

		IN	NI	NP	O
10.1	Floor		X		
10.2	Walls & Firewalls		X		
10.3	Garage Door	X			X
10.4	Garage Door Opener	X			
10.5	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage Door: Material

Insulated

Garage Door: Type

Automatic

Limitations

General

GARAGE LIMITATIONS

Inspector not able to complete full garage inspection due to storage and personal belongings.

Observations

10.3.1 Garage Door

 Recommendation

PANEL DAMAGE

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.

Recommendation

Contact your builder.





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.

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.

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.