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SUMMARY

MAINTENANCE ITEM

RECOMMENDATION

SAFETY HAZARD

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Furnished, Occupied

Style
Multi-level

Temperature (approximate)
27 Celsius (C)

Type of Building
Detached, Single Family

Weather Conditions
Recent Rain

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			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 D = Deficiencies

Information

Inspection Method
Ladder, Roof, Drone

Roof Type/Style
Hip, Combination

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

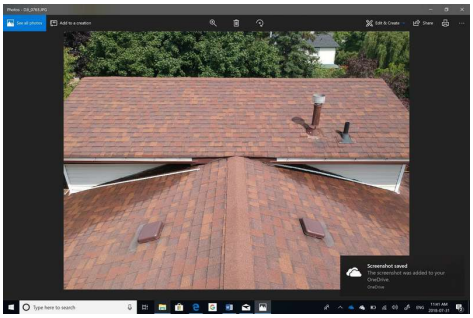
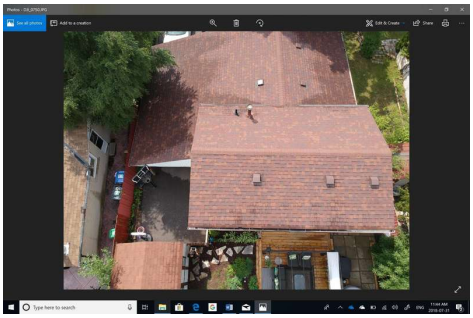
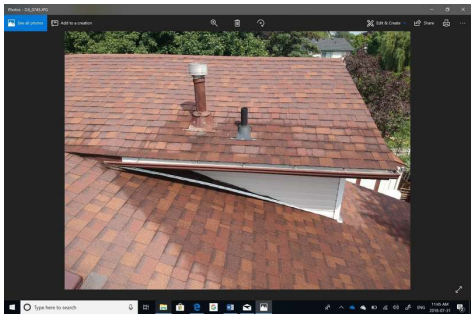
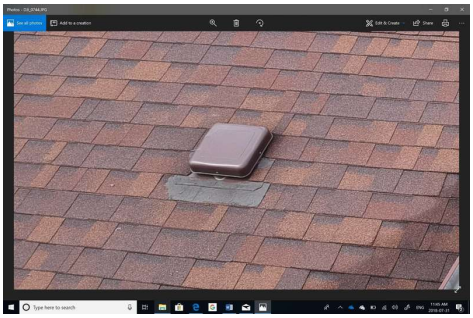
Deficiencies

2.1.1 Coverings

Recommendation

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

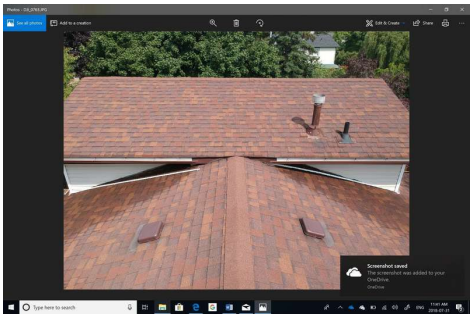
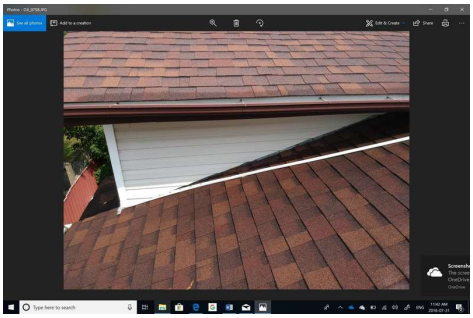
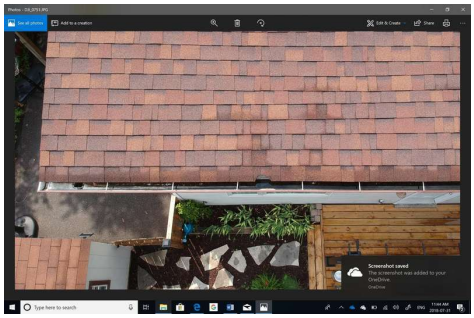
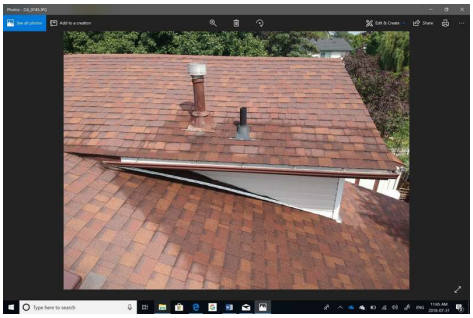
2.1.2 Coverings

Recommendation

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.

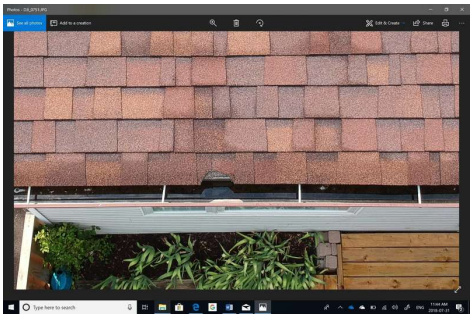
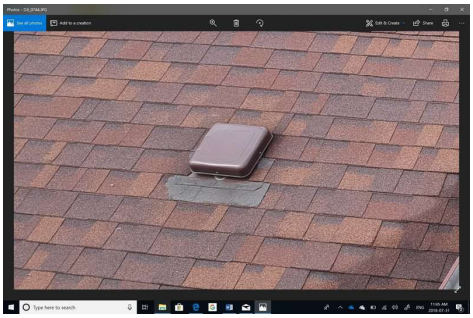





2.1.3 Coverings

SHINGLES MISSING

Recommendation

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

2.1.4 Coverings

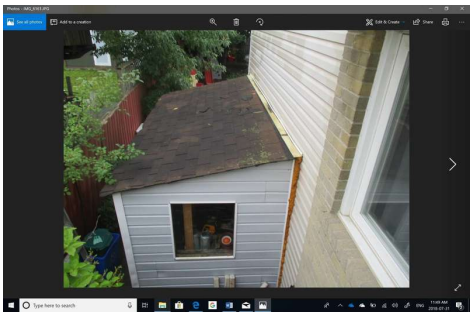
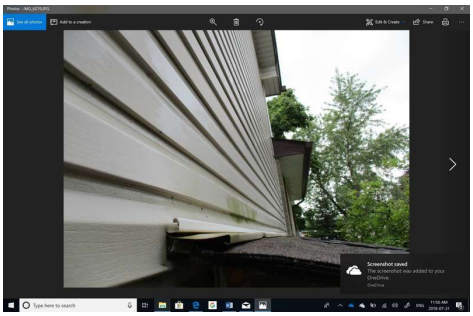
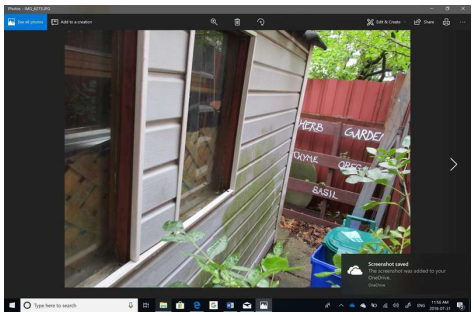
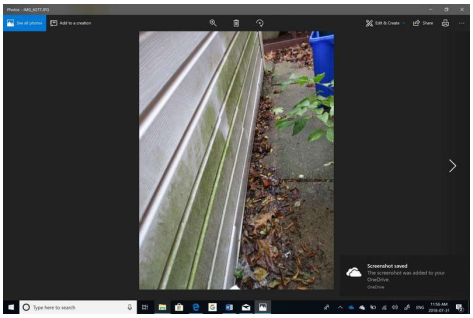
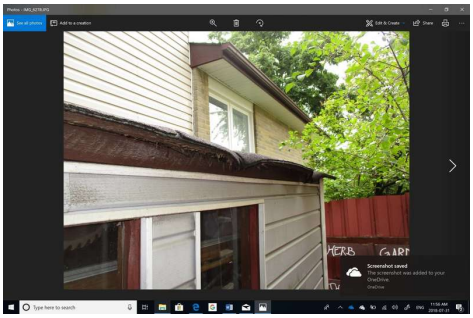
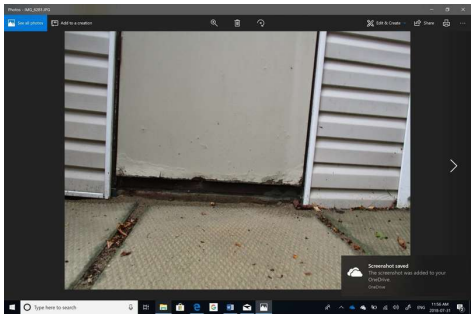
REPLACE ATTACHED SHED ROOF

Recommendation

Recommend licenced roofing contactor to replace or remove of attached shed roofing system. Present roof is failing and in poor condition, causing moisture damage.

Recommendation

Contact a qualified professional.

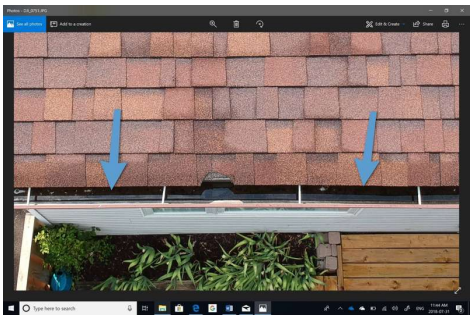
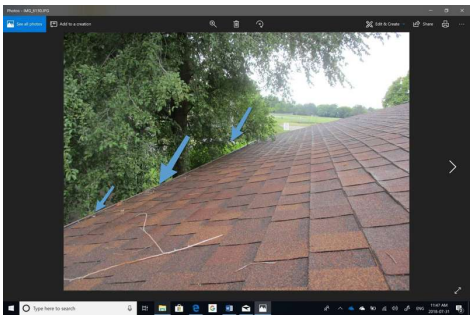
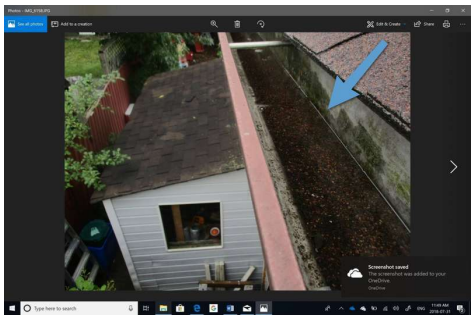
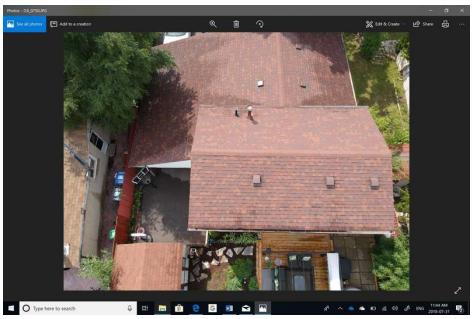
2.2.1 Roof Drainage Systems

Maintenance Item

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

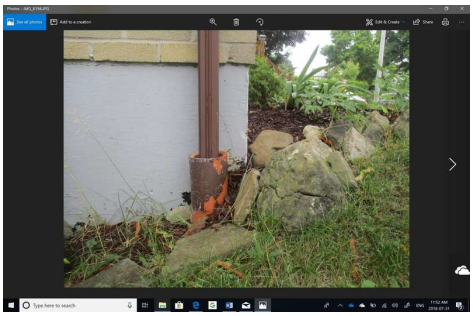
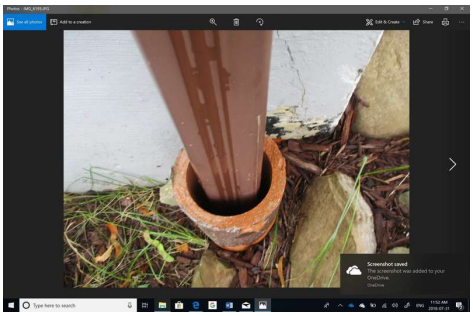
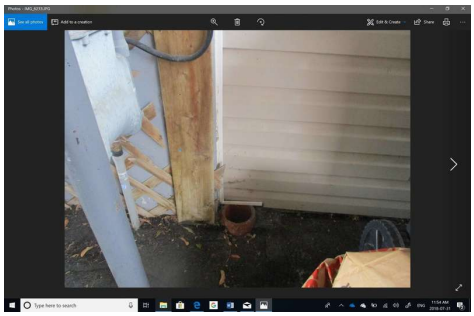
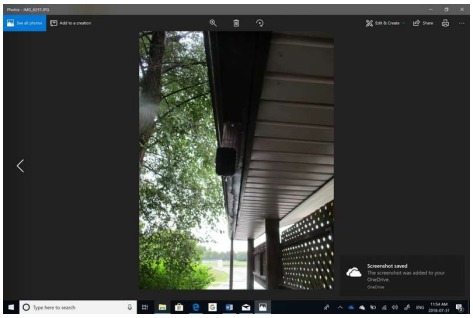
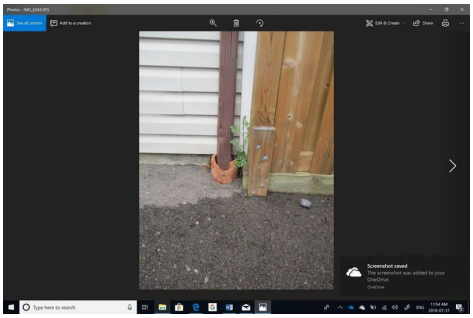
2.2.2 Roof Drainage Systems

Maintenance Item

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 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

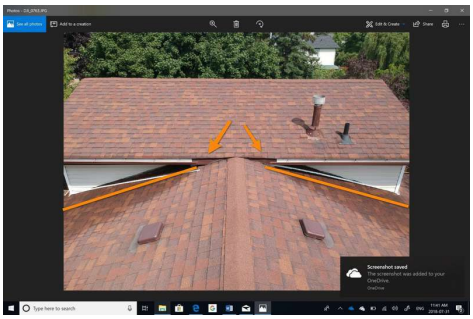
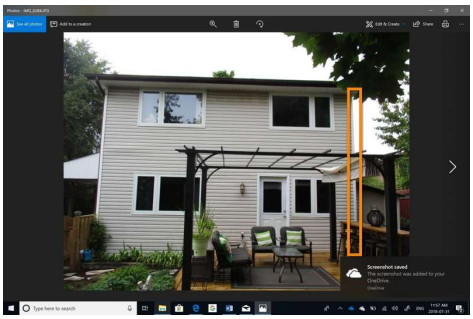






2.2.3 Roof Drainage Systems

DOWNSPOUTS MISSING

Recommendation

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

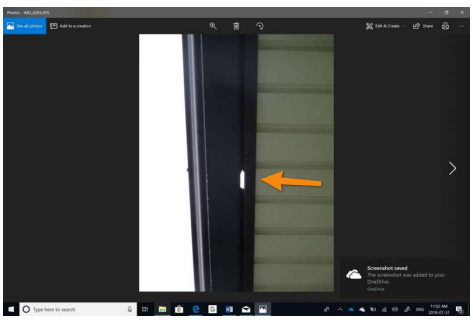
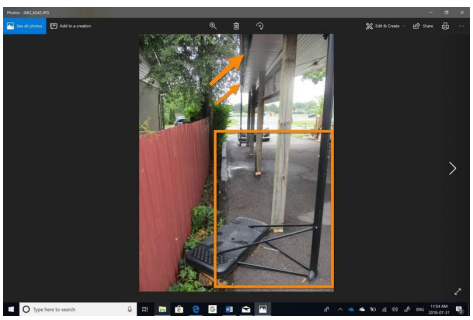
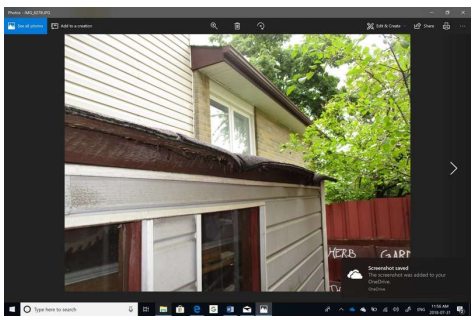



2.2.4 Roof Drainage Systems

GUTTER LEAKAGE

Recommendation

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

2.2.5 Roof Drainage Systems

Recommendation

GUTTER LOOSE

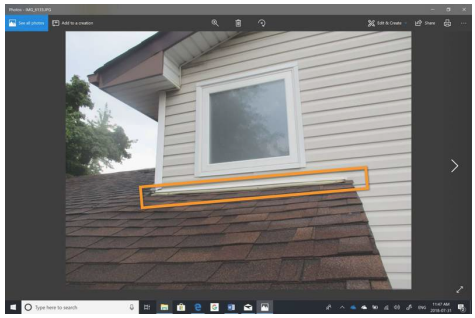
The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.

2.3.1 Flashings

Recommendation

CORRODED - MINOR

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

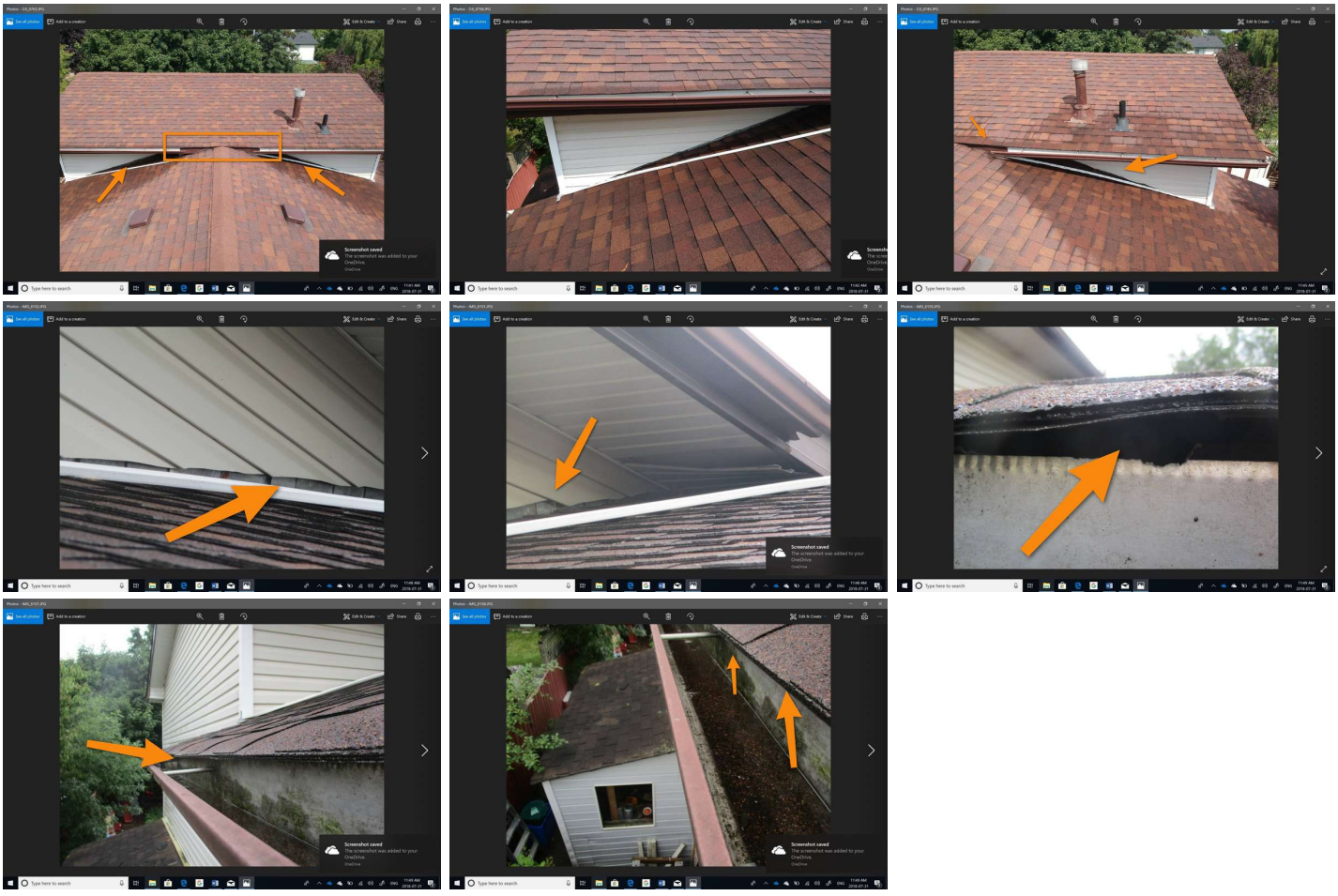


2.3.2 Flashings

Recommendation

LOOSE/SEPARATED

Flashings observed to be loose or separated and also missing important drip edging which is leading to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

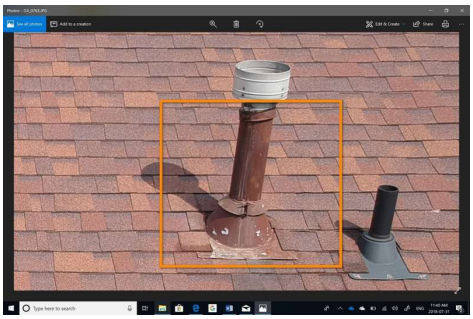


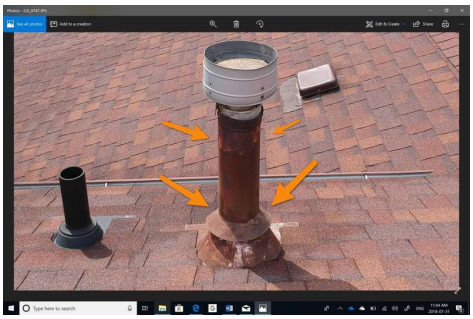
2.4.1 Skylights, Chimneys & Other Roof Penetrations

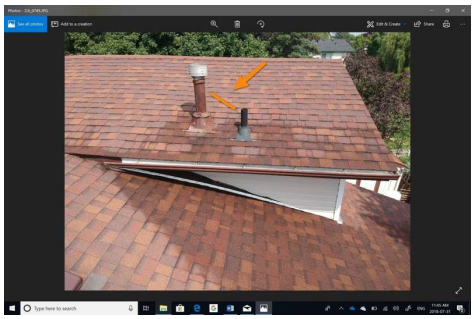
Recommendation

METAL CHIMNEY RUST

The metal chimney shows evidence of rust and/or rusting and also clearances issue regarding waste stack too close to chimney. Recommend monitoring the chimney which may have to be replaced at some point.







Too Close

3: EXTERIOR

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

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

Information

Inspection Method
Attic Access, Crawlspace Access

Exterior Doors: Exterior Entry Door
Fiberglass, Steel

Decks, Balconies, Porches & Steps: Material
Wood

Siding, Flashing & Trim: Siding Material
Brick, Vinyl, Wood

Walkways, Patios & Driveways: Driveway Material
Asphalt

Siding, Flashing & Trim: Siding Style
Tongue and Groove

Decks, Balconies, Porches & Steps: Appurtenance
Deck with Steps

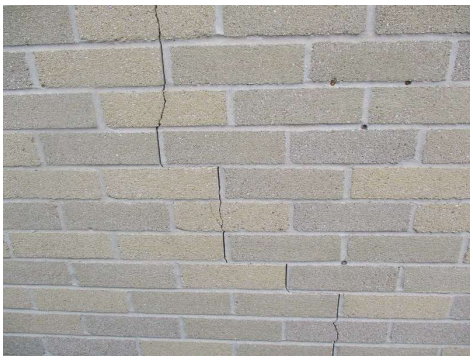
Deficiencies

3.1.1 Siding, Flashing & Trim

Recommendation

CRACKING - MINOR

Brick Siding showed cracking in one or more places. This is a result of temperature changes and previous water damage. This is typical as homes age. Recommend monitoring.


3.1.2 Siding, Flashing & Trim

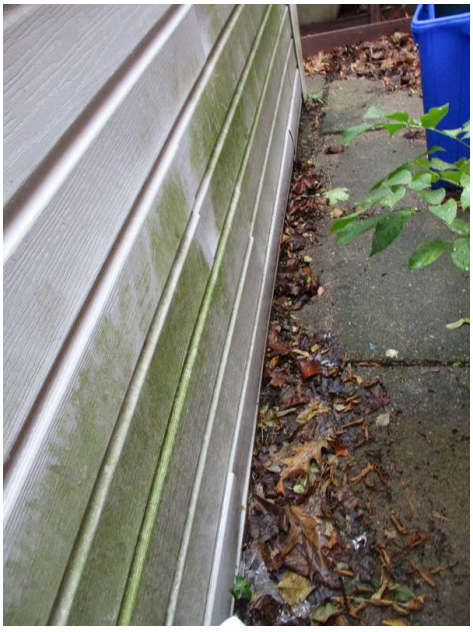
Recommendation

EVIDENCE OF WATER INTRUSION

Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.





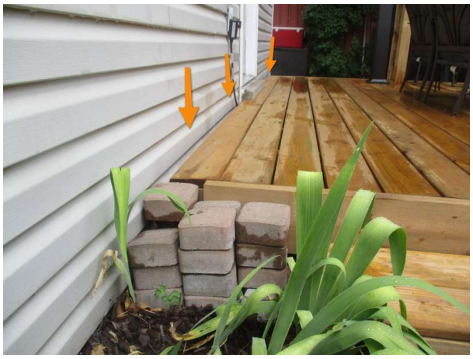


3.1.3 Siding, Flashing & Trim

Recommendation

FLASHING/TRIM IMPROPERLY INSTALLED

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







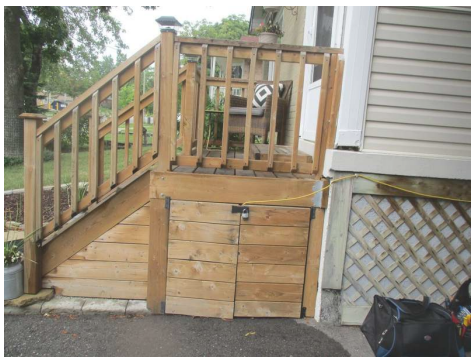
3.1.4 Siding, Flashing & Trim

Recommendation

GROUND CLEARANCE

Inadequate clearance between siding/wood 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.





Remove to prevent further moisture damage.

3.3.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

3.5.1 Eaves, Soffits & Fascia

Recommendation

EAVES - WATER STAINS

Water stains/moisture damage were observed under the roof eaves. This may indicate an active leak. Recommend qualified roofer evaluate & repair.

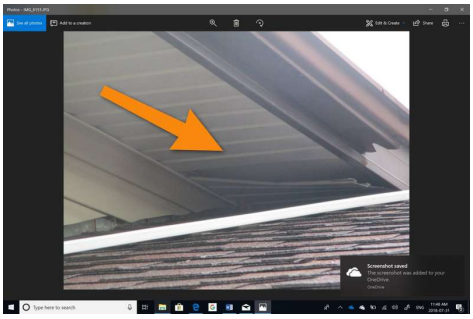



3.5.2 Eaves, Soffits & Fascia

Recommendation

GAP

There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

TREE DEBRIS ON ROOF

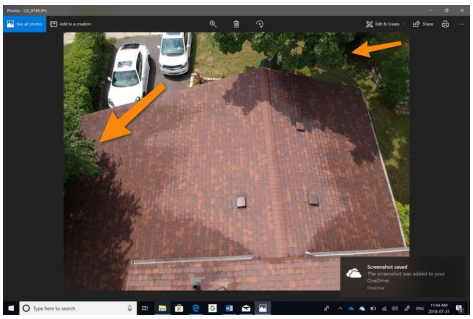
Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

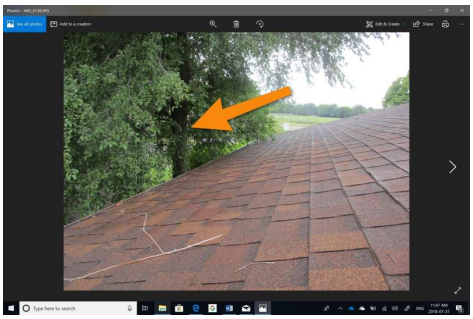
3.6.3 Vegetation, Grading, Drainage & Retaining Walls

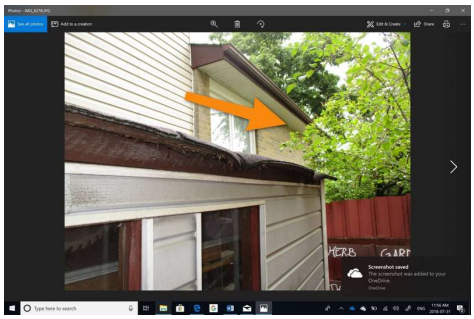
Recommendation

TREE OVERHANG

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







4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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

Information

Inspection Method
Attic Access, Crawlspace Access, Visual

Foundation: Material
Concrete

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Wood Beams

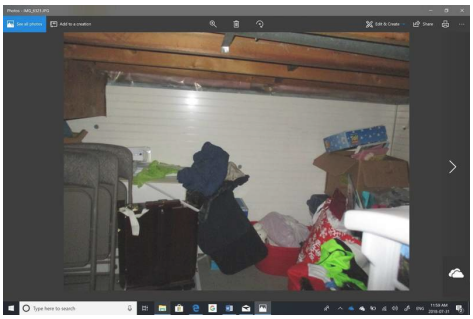
Floor Structure: Sub-floor
Plywood

Limitations

Wall Structure

INSPECTOR LIMITATION

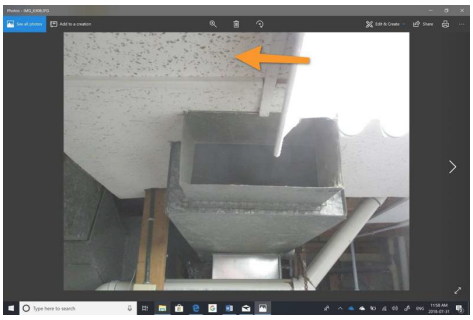
Inspector was not able to fully inspect certain basement foundation walls areas due to home owners storage and finishing's.



Ceiling Structure

INSPECTOR LIMIATIONS

Inspector was not able to inspect areas of basement ceiling. This is due to ceiling tile finishing's in one or more areas.



Deficiencies

4.1.1 Foundation

Recommendation

FOUNDATION CRACKS - MINOR

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

Here is an informational article on foundation cracks.

5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			X
5.4	Presence of Installed Heat Source in Each Room	X			

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

Information

Equipment: Brand
Not Labeled

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Insulated, Non-insulated

Deficiencies

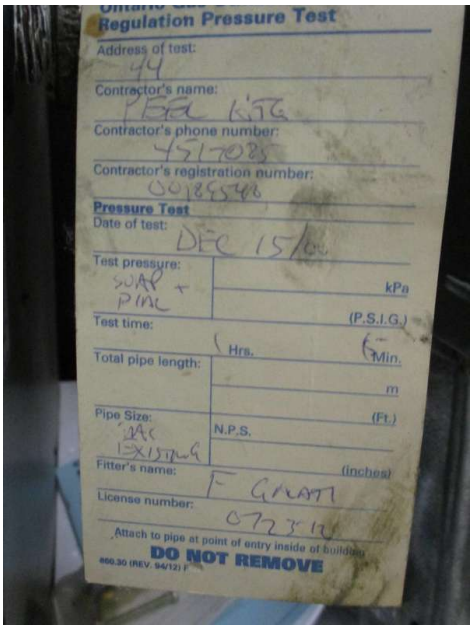
5.1.1 Equipment

Recommendation

NEEDS SERVICING/CLEANING

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

Here is a resource on the importance of furnace maintenance.



5.3.1 Distribution Systems

Maintenance Item

DUCT LEAKING

Air supply duct was leaking air. Recommend a qualified HVAC technician or vents & ducts contractor repair.

DIY Guide

5.3.2 Distribution Systems

Maintenance Item

DUCTS NOT SEALED

Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.

Helpful Link



5.3.3 Distribution Systems

Recommendation

RETURN AIR SYSTEM MISSING/INSUFFICIENT

Return air registers were missing or insufficient. This can result in poor heating efficiency. Recommend a qualified HVAC contractor evaluate and remedy.

6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			X
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

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

Information

Cooling Equipment: Brand
Lennox

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Patio Area

Distribution System: Configuration
Central

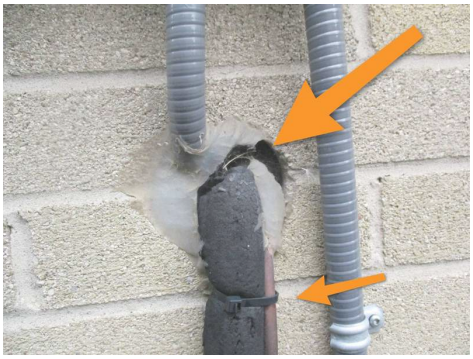
Deficiencies

6.1.1 Cooling Equipment

Maintenance Item

INSULATION MISSING OR DAMAGED

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



Caulking and Insulation

7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			X
7.3	Water Supply, Distribution Systems & Fixtures	X			X
7.4	Hot Water Systems, Controls, Flues & Vents	X			X
7.5	Fuel Storage & Distribution Systems	X			X
7.6	Sump Pump			X	

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

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Basement

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

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

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

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

Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons

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

Hot Water Systems, Controls, Flues & Vents: Manufacturer
GIANT

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.

Deficiencies

7.2.1 Drain, Waste, & Vent Systems

Recommendation

IMPROPER CONNECTION

An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.


7.2.2 Drain, Waste, & Vent Systems

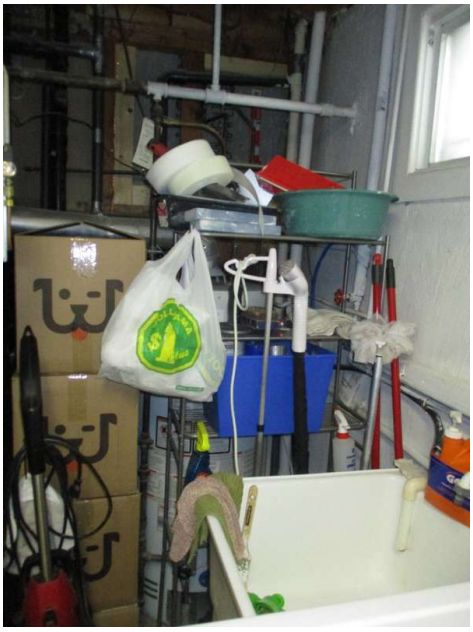
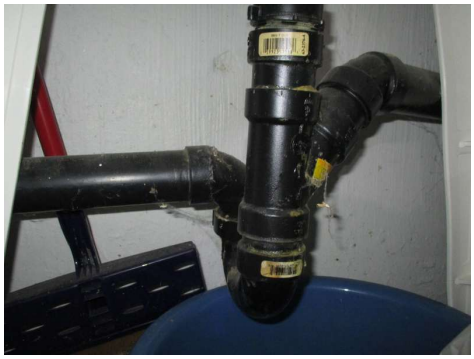
Recommendation

LEAKING PIPE

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





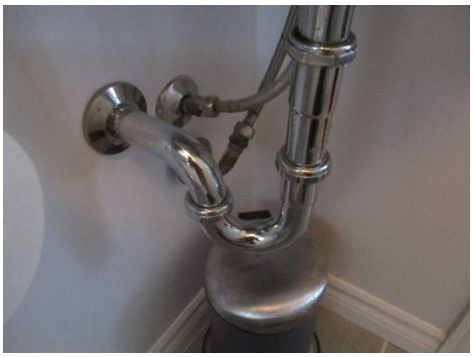



7.2.3 Drain, Waste, & Vent Systems

Recommendation

SINK - POOR DRAINAGE

Sink had slow/poor drainage. Recommend a qualified plumber repair.



7.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

IMPROPER INSTALLATION

Distribution pipes were installed in a sub-standard way (Missing Shut-off Valves). Recommend a qualified plumber evaluate and properly fit and install pipes.

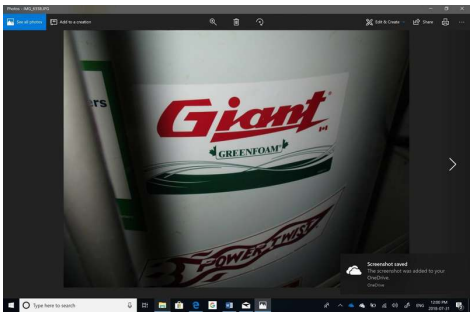
7.4.1 Hot Water Systems, Controls, Flues & Vents

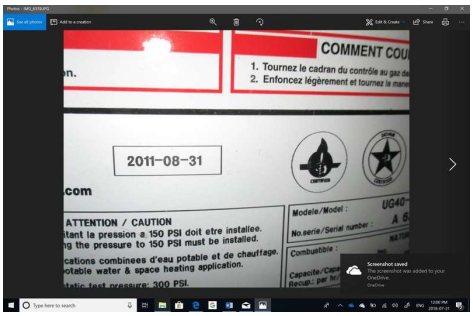
Safety Hazard

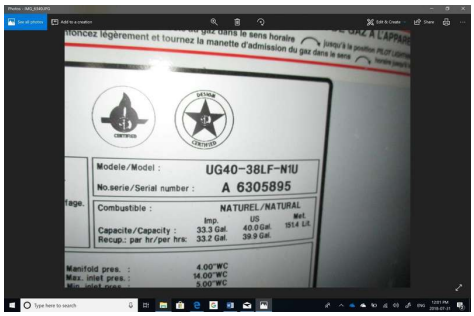
SAFETY HAZARD/IMPROPER INSTALLATION

Water heater is improperly installed and is a safety hazard recalled tank. This hot water tank is dangerous and should be replaced immeadialty. Recommend qualified plumber evaluate & replace to new code hot water tank updated system.

Recall Link





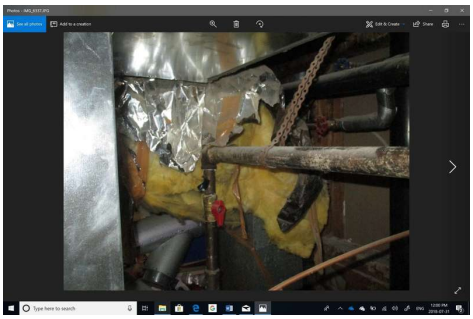


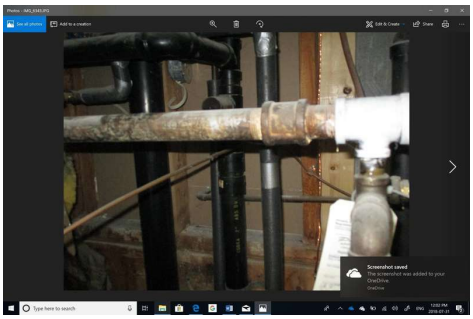
7.5.1 Fuel Storage & Distribution Systems

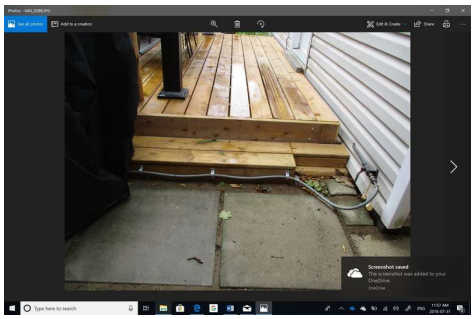
Recommendation

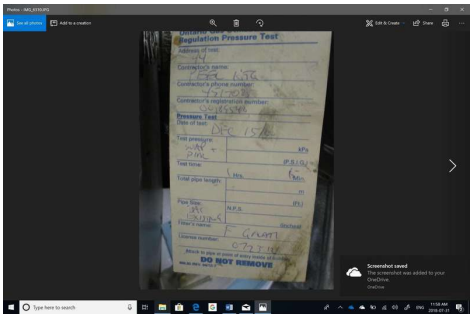
CORROSION

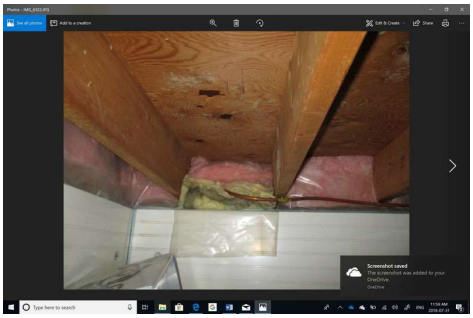
Gas pipes were corroded and improperly installed. This can lead to gas leaks. Recommend contacting local utility company for evaluation and repair.











8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			X
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			X
8.6	Smoke Detectors	X			X
8.7	Carbon Monoxide Detectors	X			X

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

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 Capacity
125 AMP

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

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Deficiencies

8.3.1 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

ALUMINUM BRANCH CIRCUITS

Aluminum wire appears to be installed on branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires.

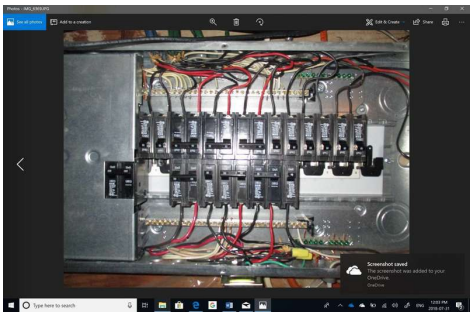
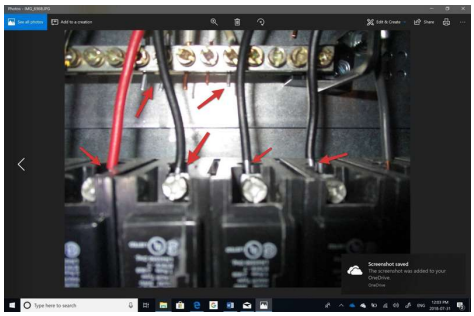
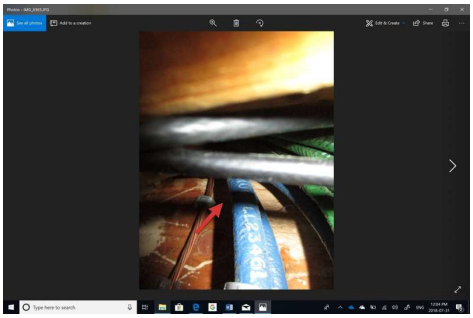
For further information on aluminum wiring

Click Here

Getting to Know Aluminum Wiring

Click Here

It is recommended that the electrical system be evaluated by a licensed electrician.

Label Aluminum

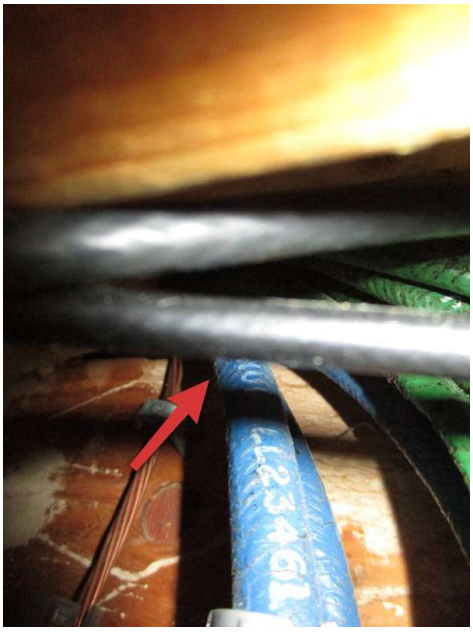
8.3.2 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

IMPROPER WIRING

It is recommended that the electrical system be evaluated by a licensed electrician.



Marked Aluminum


8.5.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

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




8.6.1 Smoke Detectors

Safety Hazard

DEFECTIVE

Smoke detector is connected, but not functioning properly. Recommend replacement.

8.6.2 Smoke Detectors

Safety Hazard

INAPPROPRIATE LOCATION

Smoke detector effectiveness may be compromised due to location. Recommend relocating according to manufacturers instructions.

8.7.1 Carbon Monoxide Detectors

Recommendation

DEFECTIVE

Carbon monoxide detector is connected, but not functioning properly. Recommend replacement.

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation	X			X
9.2	Vapor Retarders (Crawlspace or Basement)		X		
9.3	Ventilation	X			X
9.4	Exhaust Systems	X			X

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

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex), Vinyl (Flex)

Flooring Insulation
None

Attic Insulation: Insulation Type
Batt, Loose-fill

Attic Insulation: R-value
30

Ventilation: Ventilation Type
Passive

Exhaust Systems: Exhaust Fans
Fan Only, Fan with Light

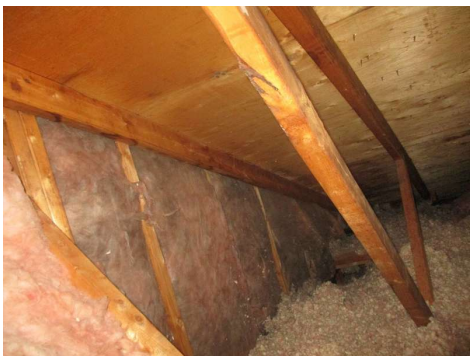
Deficiencies

9.1.1 Attic Insulation

Recommendation

DAMAGED/INSUFFICIENT INSULATION

Insulation appears to have been pulled out and/or damaged by pests. Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation and evaluate and repair.




9.3.1 Ventilation

Recommendation

ATTIC VENTILATION INSUFFICIENT

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.

Recommend Soffit Venting

Recommend Soffit Venting

9.3.2 Ventilation

Recommendation

DISCOLORATION - POSSIBLE MOLD

Attic showed areas of discoloration and possible mold growth. Recommend a mold lab analysis to prevent spread of potential mold and damage to home or health risk. I also recommend finding source of moisture or lack of ventilation in attic space.

9.4.1 Exhaust Systems

Recommendation

BATHROOM/KITCHEN VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.

10: WINDOWS

		IN	NI	NP	D
10.1	Basement Windows	X			X

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

Deficiencies

10.1.1 Basement Windows

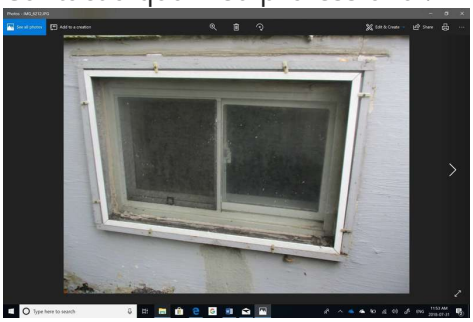
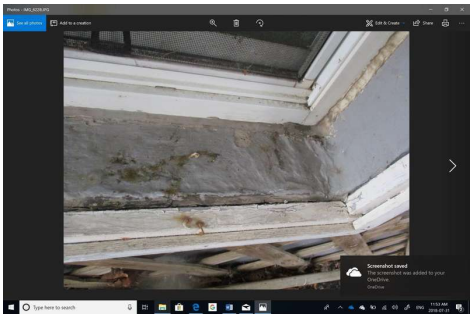
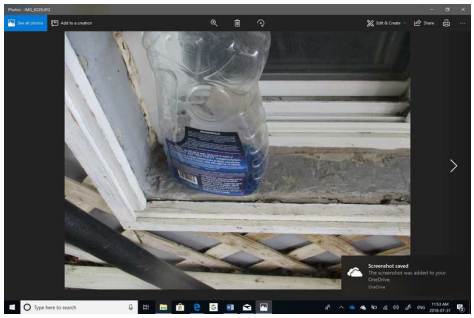
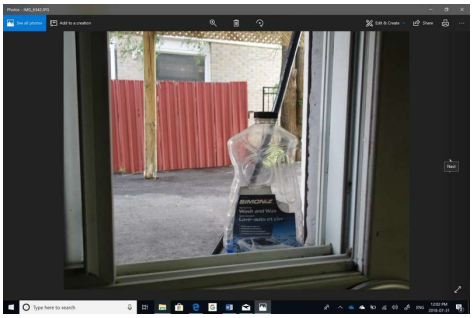
Recommendation

BASEMENT WINDOWS

Basement Windows are in poor conditions and will need to be replaced in the near future to prevent moisture and water damage.

Recommendation

Contact a qualified professional.

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.

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.