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## HOME INSPECTION REPORT

123 Dream Home Lane  
Monument CO 80132

Homer Beyers

JULY 12, 2019



Inspector

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The inspection was essentially visual and not technically exhaustive. The inspection was based upon conditions that existed at the time of the inspection. This inspection may have excluded some of the components, items, and/or conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions, such as floor coverings and wall coverings. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed but must be confirmed by qualified contractor estimates.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of airborne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of the lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on 'opinion only' basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.

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# SUMMARY

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-  3.6.1 Exterior - Eaves, Soffits & Fascia: Pest Control Recommended
-  7.4.1 Attached Garage - Garage Door Opener: Pressure Test Failed
-  8.1.1 Plumbing - Fixtures / Faucets: Whirlpool Tub Leaking
-  9.6.1 Electrical - GFCI & AFCI: GFCI Outlet(s) Won't Trip
-  11.6.1 Interiors - Doors: Door Binds/Sticks

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Client, Client's Agent

**Occupancy**

Occupied, Fully Furnished

**Home Entrance Faces**

West

**Type of Building**

Single Family, Multi-Level

**Space Below Grade**

Basement

**Weather Conditions**

Clear, Hot

**Temperature (approximate)**

85 Fahrenheit (F)

## 2: STRUCTURAL COMPONENTS

		IN	NI	NP	O
2.1	Foundation, Basement & Crawlspace	X			
2.2	Roof Structure & Attic	X			
2.3	Ceiling Structure	X			
2.4	Wall Structure	X			
2.5	Floor Structure	X			

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### Information

**Inspection Method**

Attic Access, Infrared, Visual

**Foundation, Basement & Crawlspace: Foundation Material**

Concrete

**Foundation, Basement & Crawlspace: Basement or Crawl Space Floor Material**

Concrete

**Roof Structure & Attic: Type**

Gable

**Roof Structure & Attic: Material**

Wood, Truss, OSB

**Ceiling Structure: Material**

Wood, Ceiling Structure Not Visible

**Wall Structure: Material**

Not Visible

**Floor Structure: Material**

Wood, Slab, Inaccessible

**Floor Structure: Sub-floor**

Inaccessible

### Limitations

Ceiling Structure

**ATTIC INSULATION**

Wall Structure

**INTERIOR FRAMING NOT COMPLETELY VISIBLE**

### 3: EXTERIOR

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

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#### Information

**Appurtenance**

Patio

**Walkways, Patios & Driveways: Driveway Material**

Concrete

**Walkways, Patios & Driveways: Walkway Material**

Concrete, Stone, Gravel

**Walkways, Patios & Driveways: Patio Material**

Concrete, Pavers, Stone

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

Brick Veneer, Fiber Cement

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

Fiber Cement

**Decks, Balconies, Porches & Steps: Front Porch Material**

N/A

**Decks, Balconies, Porches & Steps: Back Porch Material**

N/A

**Decks, Balconies, Porches & Steps: Deck Material**

N/A

**Exterior Doors: Front Entry Door Material**

Fiberglass

**Exterior Doors: Rear Entry Door Material**

Metal, Glass

#### Observations

3.6.1 Eaves, Soffits & Fascia

**PEST CONTROL RECOMMENDED**

EXTERIOR NORTH



There is what appears to be an active wasp nest/bee hive on the north gable above the garage. No apparent damage to soffit or eaves. Recommend a qualified pest control company evaluate and remove the nest/hive.

Recommendation

Contact a qualified professional.



Appears to be a wasp nest.

# 4: ROOFING

		IN	NI	NP	O
4.1	Coverings	X			
4.2	Roof Drainage Systems	X			
4.3	Flashings	X			
4.4	Skylights, Chimneys & Roof Penetrations	X			

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## Information

### Inspection Method

On the Roof, Ladder at the Eaves,  
Binoculars

### Roof Type/Style

Gable, Shed

### Coverings: Material

Asphalt

### Coverings: Estimated Age of Roof Covering

14 - 16 years

### Roof Drainage Systems: Gutter Material

Aluminum

### Flashings: Material

Aluminum

### Skylights, Chimneys & Roof

#### Penetrations: Chimney Material

Metal, Metal Chimney Cap

## Limitations

General

### HEIGHT OF ROOF

Flashings

### FLASHING NOT COMPLETELY VISIBLE

# 5: AIR CONDITIONING

		IN	NI	NP	O
5.1	Main Level Cooling Equipment	X			
5.2	Upper Level Cooling Equipment	X			
5.3	Distribution System	X			

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## Information

**Type**  
Air Conditioner

**Main Level Cooling Equipment: Brand**  
Trane

**Main Level Cooling Equipment: Energy Source**  
Electric

**Main Level Cooling Equipment: Location**  
Exterior North

**Main Level Cooling Equipment: Capacity**  
4.0 Ton

**Main Level Cooling Equipment: Approximate Age**  
10 years

**Upper Level Cooling Equipment: Brand**  
Same Unit as Main Level

**Upper Level Cooling Equipment: Energy Source**  
Electric

**Upper Level Cooling Equipment: Location**  
Exterior North

**Upper Level Cooling Equipment: Capacity**  
4.0 Ton

**Upper Level Cooling Equipment: Approximate Age**  
10 years

**Distribution System: Configuration**  
Central

**Distribution System: Ductwork**  
Insulated, Rigid Metal, Flexible Ducts

**Main Level Cooling Equipment: Service Life Expectancy**  
N/A  
If unit is nearing the end of typical service life or has exceeded it, recommend homeowner plan and budget for replacement in the next 5 years.

**Upper Level Cooling Equipment: Service Life Expectancy**  
N/A  
If unit is nearing the end of typical service life or has exceeded it, recommend homeowner plan and budget for replacement in the next 5 years.

# 6: HEATING

		IN	NI	NP	O
6.1	Main Level Heating Equipment	X			
6.2	Upper Level Heating Equipment	X			
6.3	Distribution Systems	X			
6.4	Vents, Flues & Chimneys	X			

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## Information

<b>Main Level Heating Equipment: Brand</b> Trane	<b>Main Level Heating Equipment: Energy Source</b> Natural Gas	<b>Main Level Heating Equipment: Heat Type</b> Forced Air
<b>Main Level Heating Equipment: Capacity</b> BTU Capacity Below - Fuel Fired Furnace	<b>Main Level Heating Equipment: Capacity for Fuel Fired Furnace</b> 120 x 1000 BTU	<b>Main Level Heating Equipment: Approximate Age</b> 10 years
<b>Upper Level Heating Equipment: Brand</b> Same Unit as Main Level	<b>Upper Level Heating Equipment: Energy Source</b> Natural Gas	<b>Upper Level Heating Equipment: Heat Type</b> Forced Air
<b>Upper Level Heating Equipment: Capacity</b> BTU Below for Gas or Oil Fired Furnace	<b>Upper Level Heating Equipment: Capacity for Fuel Fired Furnace</b> 120 x 1000 BTU	<b>Upper Level Heating Equipment: Approximate Age</b> 10 years
<b>Distribution Systems: Same System used for Cooling Equipment</b>	<b>Vents, Flues &amp; Chimneys: Material</b> Metal Pipe	

**Main Level Heating Equipment: Service Life Expectancy**

N/A  
If unit is nearing the end of typical service life or has exceeded it, recommend homeowner plan and budget for replacement in the next 5 years.

**Upper Level Heating Equipment: Service Life Expectancy**

N/A  
If unit is nearing the end of typical service life or has exceeded it, recommend homeowner plan and budget for replacement in the next 5 years.

# 7: ATTACHED GARAGE

		IN	NI	NP	O
7.1	Walls, Ceilings, Floors	X			
7.2	Occupant Door (From garage to inside of home)	X			
7.3	Vehicle Door	X			
7.4	Garage Door Opener	X			X

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## Information

### Description

3 Car

### Vehicle Door: Type

Up-and-Over, Mechanized Opening

### Vehicle Door: Material

Aluminum, Insulated

### Garage Door Opener: Number of Openers

Two

### Occupant Door (From garage to inside of home): Door - Satisfactory

Door was a proper solid wood or metal door and has seals on bottom which delays spread of fire and limits CO intrusion to interior of home.

### Vehicle Door: Overhead Garage Door

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: door condition; mounting brackets; automatic opener; automatic reverse; photo sensor; switch placement; track & rollers; manual disconnect.

### Garage Door Opener: Photo Sensor Satisfactory

The photo-electric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

## Observations

### 7.4.1 Garage Door Opener

**Significant Defect or Safety Hazard**

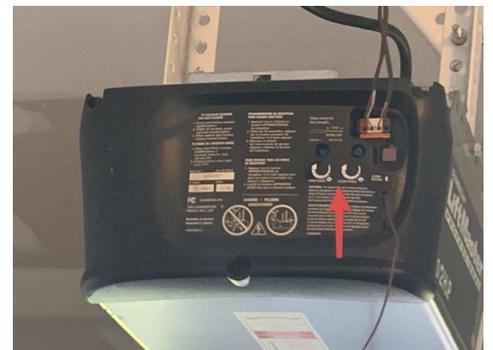
### PRESSURE TEST FAILED

GARAGE, 2-CAR DOOR OPENER

**\*Saftey\*** Modern automatic garage door openers are installed with a pressure sensitive function which will reverse garage door if an object obstructs the path. Too much pressure is needed to reverse the door which can result in harm to pets or persons. This is a safety hazard to children and pets. Recommend pressure sensitivity be adjusted.

Recommendation

Recommended DIY Project



# 8: PLUMBING

		IN	NI	NP	O
8.1	Fixtures / Faucets	X			X
8.2	Visible Water Distribution Piping	X			
8.3	Drain, Waste, & Vent Systems	X			
8.4	Water Heater	X			
8.5	Vents, Flues & Chimneys	X			
8.6	Fuel Storage & Distribution Systems	X			
8.7	Sump Pumps / Sewage Ejectors			X	

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## Information

### Water Source

Public

### Main Water Shut-Off Device (Location)

In basement utility room, next to water heater  
Basement



### Main Fuel Shut-Off (Location)

South  
Exterior



### Material - Water Supply Service Line

Copper

### Visible Water Distribution Piping: Material - Distribution

Copper, PEX

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

Unknown

### Water Heater: Location

Basement, Utility Room

### Water Heater: Manufacturer

American Water Heater

### Water Heater: Power Source

Gas

### Water Heater: Capacity

50 Gallons

### Water Heater: Approximate Age

15 years

### Vents, Flues & Chimneys: Material

Metal Pipe

### Fuel Storage & Distribution

### Systems: Material - Distribution

Iron

### Water Heater: Service Life Expectancy

Nearing End of Typical Service Life

If unit is nearing the end of typical service life or has exceeded it, recommend homeowner plan and budget for replacement in the next 5 years.

## Limitations

General

### PLUMBING IN SLAB NOT VISIBLE

## Observations

8.1.1 Fixtures / Faucets

 Marginal Defect

### WHIRLPOOL TUB LEAKING

MASTER BATHROOM

Whirlpool tub is leaking at one of the pipes in the pipework on the back of the tub, inside cabinet. Moisture stains also visible below on ceiling in garage. Recommend qualified contractor repair leak.

Recommendation

Contact a qualified professional.



Back side of tub, behind access door



Garage ceiling below master bathroom

# 9: ELECTRICAL

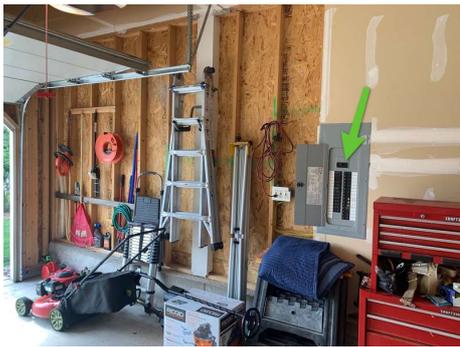
		IN	NI	NP	O
9.1	Service Entrance Conductors	X			
9.2	Service and Grounding Equipment, Main Overcurrent Device and Panel	X			
9.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
9.4	Connected Devices and Fixtures	X			
9.5	Polarity and Grounding of Receptacles	X			
9.6	GFCI & AFCI	X			X
9.7	Smoke Detectors	X			
9.8	Carbon Monoxide Detectors	X			

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## Information

### Main Electrical Shut Off

Garage  
Garage



### Wiring Type

Non-metallic sheathed cable

### Service Entrance Conductors:

**Electrical Service Conductors**  
Aluminum, Below Ground

### Service and Grounding Equipment, Main Overcurrent Device and Panel: Panel Locations

Garage

### Service and Grounding Equipment, Main Overcurrent Device and Panel: Panel Manufacturer

Cutler Hammer

### Service and Grounding Equipment, Main Overcurrent Device and Panel: Panel Capacity

200 AMP

### Service and Grounding Equipment, Main Overcurrent Device and Panel: Panel Type

Circuit Breaker

### Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Branch Wire 15 and 20 AMP

Copper

### Carbon Monoxide Detectors: Plug-In CO Detector

Ensure CO Detector remains with home or new one is installed after move in.



1 of 3 plug-in CO Detectors in the home, 1 on each level

## Observations

### 9.6.1 GFCI & AFCI

#### GFCI OUTLET(S) WON'T TRIP

##### 2ND FLOOR HALL BATHROOM

One or more Ground Fault Circuit Interrupter (GFCI) outlets won't "trip" when tested. Recommend a licensed electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.

— Marginal Defect



# 10: INSULATION AND VENTILATION

		IN	NI	NP	O
10.1	Attic Insulation	X			
10.2	Floor Insulation	X			
10.3	Wall Insulation		X		
10.4	Vapor Retarders		X		
10.5	Ventilation	X			
10.6	Exhaust Systems	X			

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## Information

### Inspection Method

Attic Access, Infrared, Visual

### Attic Insulation: Insulation Type

Batt, Blown, Fiberglass

### Floor Insulation: Insulation Type

None

### Ventilation: Attic Ventilation Type

Box Vents

### Ventilation: Crawlspace Ventilation

N/A

### Exhaust Systems: Dryer Power Source

220 Volt Electric

### Exhaust Systems: Dryer Vent Type

Rigid Metal

### Exhaust Systems: Bathroom Exhaust Type

Exhaust Fan

## Limitations

Wall Insulation

**NOT VISIBLE**

Vapor Retarders

**NOT VISIBLE**

# 11: INTERIORS

		IN	NI	NP	O
11.1	Walls	X			
11.2	Ceilings	X			
11.3	Floors	X			
11.4	Steps, Stairways & Railings	X			
11.5	Countertops & Cabinets	X			
11.6	Doors	X			X
11.7	Windows	X			

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## Information

### Walls: Wall Material

Gypsum Board

### Ceilings: Ceiling Material

Gypsum Board

### Windows: Window Type

Sliders

### Windows: Window Material

Metal

## Observations

11.6.1 Doors

### DOOR BINDS/STICKS

LAUNDRY ROOM

 Marginal Defect

Door binds at the top, unable to fully close the door. Recommend trimming or sanding down top of the door.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a handyman or DIY project



## 12: BUILT-IN APPLIANCES

		IN	NI	NP	O
12.1	Garbage Disposal	X			
12.2	Dishwasher	X			
12.3	Refrigerator	X			
12.4	Range/Oven/Cooktop	X			
12.5	Microwave Oven	X			

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### Information

**Range/Oven/Cooktop: Exhaust Hood Type**  
Re-circulate

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

# 13: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
13.1	Fireplaces, Stoves & Inserts	X			
13.2	Chimney & Vent Systems	X			
13.3	Fuel-burning Accessories			X	

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## Information

**Type**

Gas Log

**Chimney & Vent Systems: Flue**

not visible

## Limitations

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# STANDARDS OF PRACTICE

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## Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

## Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

## Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

## Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

## Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

## Attached Garage

Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways;
- proper firewall separation from living space;
- proper floor drainage

## Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

## Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

## Insulation and Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

## Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. 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: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. 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.

## Built-in Appliances

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.

## Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in fireplaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.