



SHACKS & SHANTIES INSPECTION SERVICES

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MULTI-RESIDENTIAL INSPECTION REPORT COPY

1234 Commercial St
Siskiyou Sample CA 96000

Commercial Sample 1

AUGUST 4, 2018



Inspector

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Thank you for choosing [Shacks & Shanties Inspection Services](#) for your home inspection. We appreciate your confidence.

We understand that whatever the circumstances of your new house purchase - first time, rental/investment property, etc. - it is a big investment that you want to make sure is right for you. With that in mind, please remember and understand that no house is perfect; there will always be something that needs minor (or sometimes major) repair or maintenance. Small or minor (and even big or major) repair and/or maintenance items do not necessarily make a house unlivable, does not mean that it will fall down around you after you move in, nor make it unsafe. Ongoing maintenance and repairs are a part of homeownership, and there is always something that needs attention. An inspection endeavors to help you determine what those items might be, at the date and time specified in the inspection report.

This information is to help you decide how those items figure in to your desire to purchase. Your Real Estate Agent, and Shacks & Shanties Inspection Services are here to help you realize your goals of homeownership.

Best Wishes,

Shacks & Shanties Inspection Services

ADDITIONAL INFORMATION

All photos are representative, for narrative purposes only, are taken on the date noted in the report, are not intended to convey or imply the condition, safety, service life, nor a guaranty or warranty. [Photos included in the report representative only and do not necessarily define the entire scope of any deficiency.](#) Photos are to be used as a guide only, and the entire system or component should be taken into consideration when being evaluated.

This inspection report covers systems and/or components of the inspected property on the date and time as noted in the report and does not extend beyond said date. No guaranty or warranty is stated or implied as to any inspected system or component. [Anywhere "Condition" is noted, assessment is based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.](#)

This Inspection Report was prepared only for the client named in this report, it is not transferrable and cannot be sold. This Inspection Report was prepared only for the client named in this report for the property address noted and is valid only for the date and time stated in this report.

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This inspection was conducted in accordance with InterNACHI [Standards of Practice](#)

and [Code of Ethics](#) by an InterNACHI Certified Professional Inspector, and certified by the Master Inspector Certification Board as a Master Inspector.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, remove panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the client(s) named in this report, third-parties to this information should hire Shacks & Shanties Inspection Services (530-598-7856) to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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This report cannot be sold and is not transferrable. If you're reading this report but did not hire Shacks & Shanties Inspection Services to perform the original inspection, please note that no rights or privileges for the use of this report are granted, extended to or implied to any other person or persons not named in this report, and this report cannot be used in any other transaction. Shacks & Shanties Inspection Services, and the inspector of record on this report disclaims the reliability of any part of this report if used in any "third-party" transactions.

It is very likely that conditions related to the house have changed, even if the report is recent. You should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us at (530) 598-7856, or email to info@shacksandshanties.com so that we can arrange for a re-inspection. Thank you!

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SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



DEFICIENCY OBSERVED



SAFETY ADVISORY

-  2.1.1 Life Safety - No Smoking Signs: Missing
-  2.2.1 Life Safety - Fire Alarm System: Missing
-  2.3.1 Life Safety - Portable Fire Extinguishers: Missing
-  2.4.1 Life Safety - Fire Sprinkler System: Missing
-  2.5.1 Life Safety - Emergency Lighting: Missing
-  2.6.1 Life Safety - Exit Signs, Doors, Stairwells & Handrails: Missing
-  4.1.1 Roof - Building - Coverings: Panels Lifted
-  4.1.2 Roof - Building - Coverings: Deterioration
-  4.2.1 Roof - Building - Flashings: Loose/Separated
-  4.6.1 Roof - Building - Roof Drainage Systems: Discharging on Roof
-  5.2.1 Exterior - Building - Siding: Joins Open
-  5.2.2 Exterior - Building - Siding: Damage
-  5.4.1 Exterior - Building - Exterior Doors: Door Sill/Trim
-  5.4.2 Exterior - Building - Exterior Doors: Hardware Missing & Damage
-  5.4.3 Exterior - Building - Exterior Doors: Door Framing
-  5.5.1 Exterior - Building - Windows: Paint or Seal
-  5.5.2 Exterior - Building - Windows: Framing & Sills
-  5.5.3 Exterior - Building - Windows: Glass Panes
-  5.5.4 Exterior - Building - Windows: Screens
-  5.6.1 Exterior - Building - Eaves, Soffits & Fascia: Paint/Finish Deterioration
-  5.6.2 Exterior - Building - Eaves, Soffits & Fascia: Moisture Damage
-  5.8.1 Exterior - Building - Walkways: Cracks
-  5.9.1 Exterior - Building - Stairways & Steps, Stoops, Ramps: Non-graspable Handrail
-  5.9.2 Exterior - Building - Stairways & Steps, Stoops, Ramps: Deterioration
-  5.9.3 Exterior - Building - Stairways & Steps, Stoops, Ramps: Ground Contact
-  5.9.4 Exterior - Building - Stairways & Steps, Stoops, Ramps: Missing Balusters
-  5.10.1 Exterior - Building - Porches, Patios, Decks, and Balconies: Decking Deteriorated
-  5.10.2 Exterior - Building - Porches, Patios, Decks, and Balconies: Deck - Water Sealant Required

- ⊖ 5.10.3 Exterior - Building - Porches, Patios, Decks, and Balconies: Deck or Balcony Construction
- ⊖ 5.10.4 Exterior - Building - Porches, Patios, Decks, and Balconies: Soil Contact with Dry Rot
- ⊖ 5.10.5 Exterior - Building - Porches, Patios, Decks, and Balconies: Porch Structure - Deteriorated Paint
- ⊖ 5.10.6 Exterior - Building - Porches, Patios, Decks, and Balconies: Deterioration
- ⚠ 6.4.1 Electrical - Building - Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Access Blocked
- ⚠ 6.4.2 Electrical - Building - Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Legend
- ⚠ 6.7.1 Electrical - Building - GFCI & AFCI: No GFCI Protection Installed
- ⚠ 6.8.1 Electrical - Building - Smoke Detectors: Missing
- ⚠ 6.9.1 Electrical - Building - Carbon Monoxide Detectors: None Observed
- ⚠ 8.2.1 Structural: Including Basement, Crawlspace & Foundation - Building - Foundation, Basement, & Crawlspace: Drain or Waste Pipe
- ⊖ 8.2.2 Structural: Including Basement, Crawlspace & Foundation - Building - Foundation, Basement, & Crawlspace: Moisture
- ⊖ 9.2.1 Plumbing - Building - Hot Water Systems, Controls, Flues & Vents: Not Strapped
- ⊖ 9.2.2 Plumbing - Building - Hot Water Systems, Controls, Flues & Vents: No Drip Pan
- ⊖ 13.1.1 Unit 1 - Doors: Missing or Damaged Hardware
- ⊖ 13.2.1 Unit 1 - Windows: Missing Screens
- ⊖ 13.4.1 Unit 1 - Walls: Moisture Damage
- ⚠ 13.7.1 Unit 1 - Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Legend
- ⊖ 13.12.1 Unit 1 - Drain, Waste, & Vent Systems: Sink - Poor Drainage
- ⊖ 13.18.1 Unit 1 - Countertops & Cabinets: Cabinet Drawer Missing
- ⊖ 14.1.1 Unit 2 - Doors: Missing or Damaged Hardware
- ⊖ 14.3.1 Unit 2 - Ceilings: Water Stains with Mold
- ⊖ 14.5.1 Unit 2 - Floors: Moisture Damage
- ⚠ 14.7.1 Unit 2 - Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Legend
- ⊖ 14.8.1 Unit 2 - Lighting Fixtures, Switches & Receptacles: Exhaust Fan
- ⊖ 14.19.1 Unit 2 - Range/Oven/Cooktop: Burner Not Lighting
- ⊖ 14.20.1 Unit 2 - Range/Cooktop Exhaust Hood: Exhaust Fan Inoperable
- ⚠ 15.7.1 Unit 3 - Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Legend
- ⚠ 16.7.1 Unit 4 - Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Legend
- ⊖ 16.8.1 Unit 4 - Lighting Fixtures, Switches & Receptacles: Ceiling Fan Unit
- ⊖ 16.8.2 Unit 4 - Lighting Fixtures, Switches & Receptacles: Exhaust Fan Unit
- ⊖ 16.12.1 Unit 4 - Drain, Waste, & Vent Systems: Sink - Drainage
- ⊖ 16.18.1 Unit 4 - Countertops & Cabinets: Cabinet Doors, Drawers

- ⊖ 16.19.1 Unit 4 - Range/Oven/Cooktop: Missing Burner
- ⊖ 17.4.1 Unit 5 - Walls: Moisture Damage
- ⚠ 17.7.1 Unit 5 - Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Legend
- ⚠ 17.8.1 Unit 5 - Lighting Fixtures, Switches & Receptacles: Receptacle Loose or Damaged
- ⚠ 18.7.1 Unit 6 - Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Legend
- ⊖ 18.20.1 Unit 6 - Range/Cooktop Exhaust Hood: Exhaust Hood
- ⊖ 18.21.1 Unit 6 - Built-in Microwave: Inoperable
- ⊖ 19.1.1 Unit 7 - Doors: Damage
- ⊖ 19.3.1 Unit 7 - Ceilings: Water Damage
- ⚠ 19.7.1 Unit 7 - Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Legend
- ⊖ 19.8.1 Unit 7 - Lighting, Fixtures, Switches & Receptacles: Cover Missing
- ⊖ 19.18.1 Unit 7 - Countertops & Cabinets: Cabinets Damaged
- ⊖ 20.1.1 Unit 8 - Doors: Damage
- ⊖ 20.11.1 Unit 8 - Water Supply, Distribution Systems & Fixtures: Hot Water
- ⊖ 20.18.1 Unit 8 - Countertops & Cabinets: Cabinet Doors, Drawers
- ⊖ 20.22.1 Unit 8 - Shower/Tub Enclosure: Damage

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent, Property Manager

Occupancy

Occupied

Type of Building

Apartments, Two Story

Style

Commercial

Approximate Age

>75 Years

Front Faces

East

Temperature (approximate)

82 Fahrenheit (F)

Weather Conditions

Clear

Water Testing

No

Well Pump & Systems Testing

No

Mold Testing

No

Radon Testing

No

Inspection Method

Non-Invasive, Visual, Tactile, Operating Controls

Your general home inspection is a non-invasive inspection of the general condition of the house systems and components at the time of inspection. Nothing is removed, disassembled, or moved during the general home inspection. Working doors, windows and access hatches are opened, and normal operating controls are used to inspect the condition of systems. Appliances are operated with normal operating controls; however, if any appliance, including heating, cooling and hot water systems are disconnected from a power source, the inspector will not connect that appliance for inspection and it will not be inspected. Any electrical circuit breakers that are off at the time of inspection will not be turned on for the inspection, and anything served by that circuit will not be inspected.

2: LIFE SAFETY

		DO	MI	NP	NI	IN
2.1	No Smoking Signs	X				X
2.2	Fire Alarm System	X		X		
2.3	Portable Fire Extinguishers	X				X
2.4	Fire Sprinkler System	X		X		
2.5	Emergency Lighting	X		X		
2.6	Exit Signs, Doors, Stairwells & Handrails	X		X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Non-Invasive, Visual

Your general home inspection is a non-invasive inspection of the general condition of the house systems and components at the time of inspection. Nothing is removed, disassembled, or moved during the general home inspection. Working doors, windows and access hatches are opened, and normal operating controls are used to inspect the condition of systems. Appliances are operated with normal operating controls; however, if any appliance, including heating, cooling and hot water systems are disconnected from a power source, the inspector will not connect that appliance for inspection and it will not be inspected. Any electrical circuit breakers that are off at the time of inspection will not be turned on for the inspection, and anything served by that circuit will not be inspected.

Fire Alarm System: California Smoke Detectors

Follow [this link](#) for information on smoke detector requirements in California rental properties.

ADDITIONAL INFORMATION:

A part of all residential properties

Smoke alarms approved by the State Fire Marshal are required to be placed in all residential properties in California. The State Fire Marshal lists all approved smoke alarms. [Calif. Health & Safety Code 13113.7]

Beginning July 1, 2014, the State Fire Marshal required all battery-operated smoke alarms to contain a non-replaceable battery that lasts at least ten years. [Health & S C 13114(b)]

Beginning January 1, 2015, the State Fire Marshal required all smoke alarms (battery-powered, or powered by electricity) to:

- display the date of manufacture;
- provide a place where the date of installation can be written; and
- incorporate a hush feature.

Operable hardwired and battery-operated smoke alarms which were approved and listed when they were installed dont need to be replaced immediately. [Health & S C 13113.7(a)(4); 13113.7(d)(3)]

Editors note Local ordinance may require replacement sooner. [Health & S C 13113.7(a)(4)]

When an existing smoke alarm no longer works, the replacement smoke alarm is to meet all new requirements.

Smoke alarms are not required if a State Fire Marshal-approved fire alarm system with smoke detectors is installed on the property. An existing fire sprinkler system no longer exempts a residential property owner from smoke alarm installation requirements. [Health & S C 13113.7(a)(5)]

Violations of smoke alarm rules incur a maximum fine of \$200 for each offense. [Health & S C 13113.7(e)]

Smoke alarm rules for rentals

If your client owns a multi-unit residential property or a single family residence (SFR) rental property, they are required to install, maintain and test smoke alarms on their property. [Health & S C 13113.7(d)(2)]

Owners (or property managers, as owners agents) are required to ensure smoke alarms are operable when a new tenancy is created. [Health & S C 13113.7(d)(2)(B)]

To ensure safe conditions, residential rental and lease agreement forms include a provision requiring the landlord to comply with all safety ordinance and regulations, including smoke alarm law. [See RPI Forms 550 7.3 and 551 7.2]

However, tenants are responsible for notifying the owner or property manager if the smoke alarm becomes inoperable. The owner is not in violation of smoke alarm requirements if they are unaware of a malfunction in the smoke alarm after the tenant is given possession. [Health & S C 13113.7(d)(2)(B)]

An owner responds to a tenants notification of an inoperable smoke alarm in their unit by correcting the defect. 24-hour written notice is given to the tenant before the owner or their agent enters and performs the repairs. Repairs are performed only during business hours. [Health & S C 13113.7(d)(2)]

Additionally, owners of any residential rental property are to install additional smoke alarms to ensure devices are located in accordance with current local building standards. [Health & S C 13113.7(d)(3)]

In California, smoke alarms are to be installed on each floor, in each sleeping room and in the immediate vicinity outside of the bedrooms (i.e. a hallway). Proper smoke alarm placement also depends on local ordinance. [Calif. Building Code R314.3]

Smoke detector laws dont mandate the frequency of owner inspections. However, landlords have a duty to inspect the premises upon entry for any purpose. Inspections need not be thorough, but landlords are liable for any dangerous condition that is observable by a reasonable person. [Mora v. Baker Commodities, Inc. (1989) 210 CA3d 771]

Thus, if a smoke alarm defect can be reasonably ascertained visually during a landlords visit to the unit, the landlord needs to repair or replace the device.

Enforcement on a building permit

Additionally, smoke alarm enforcement is triggered when a residential property owner seeks a building permit for alterations, repairs or additions costing more than \$1,000. Building permits will not be issued until the owner has provided proof that State Fire Marshal-approved smoke alarms are in place and operable. [Health & S C 13113.7(a)(2)]

This does not require the owner to replace any older, operating smoke alarms, but older smoke alarms are required to have been approved by the State Fire Marshal at the time of installation. [Health & S C 13113.7(a)(4)]

Enforcement on a transfer of a single family residence

Enforcement of smoke alarm rules is also triggered on the transfer of a single family residence (SFR). Sellers certify the property is in compliance with smoke alarm rules on the Transfer Disclosure Statement (TDS). The certification TDS is handed to the buyer as soon as practicable (ASAP) before the seller enters into a purchase agreement or counteroffer. [Health & S C 13113.8(b)-(c)]

Observations

2.1.1 No Smoking Signs

MISSING



No Smoking signs were either missing, or there was an inadequate number placed at the time of inspection. Recommend placing signs where necessary.

Recommendation

Contact a handyman or DIY project

2.2.1 Fire Alarm System

MISSING



No fire alarm system for the building was observed.

Recommendation

Contact a qualified professional.

2.3.1 Portable Fire Extinguishers



MISSING

Portable fire extinguishers were observed to be missing, or an insufficient number was present. Recommend installation.

Recommendation

Contact a qualified professional.

2.4.1 Fire Sprinkler System



MISSING

No fire sprinkler system was observed for the building.

Recommendation

Contact a qualified professional.

2.5.1 Emergency Lighting



MISSING

No emergency light system was observed.

Recommendation

Contact a qualified professional.

2.6.1 Exit Signs, Doors, Stairwells & Handrails



MISSING

Exit signs were observed to be missing or an insufficient number placed. Recommend placing exit signs.

Recommendation

Contact a qualified professional.

3: ACCESSIBILITY

		DO	MI	NP	NI	IN
3.1	Parking	X				X
3.2	Route of Travel	X				X
3.3	Ramps	X				X
3.4	Entrance	X				X
3.5	Elevators			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Parking: Accessible Spaces Designated

No

Designation or delineation (painted, marked, signs) of accessible parking space(s).

Guidelines: (check with your local government jurisdiction for requirements)

1. The accessible parking spaces are marked with the International Symbol of Accessibility;
2. The accessible parking spaces are the closest spaces to the accessible entrance of the building; and
3. The accessible parking spaces have access aisles that are part of the accessible route to the accessible entrance of the building.

Route of Travel: Accessible Spaces Designated

No

Designation or delineation (painted, marked, signs) of accessible parking space(s).

Guidelines: (check with your local government jurisdiction for requirements)

1. The accessible parking spaces are marked with the International Symbol of Accessibility;
2. The accessible parking spaces are the closest spaces to the accessible entrance of the building; and
3. The accessible parking spaces have access aisles that are part of the accessible route to the accessible entrance of the building.

Ramps: Accessible Spaces Designated

No

Basic Guidelines: (check with your local government jurisdiction for requirements)

1. Ramps longer than 6 feet have railings on both sides;
2. Railings are sturdy and between 34 and 38 inches high;
3. Ramps are stable, firm and slip-resistant; and
4. There is a 5-foot-long level landing at the top and bottom of every 30-foot horizontal length of ramp and at every ramp switchback.

Entrance: Accessible Spaces Designated

No

Basic Guidelines: (check with your local government jurisdiction for requirements)

1. Passenger elevators are located on an accessible path of travel;
2. Passenger elevator doors have a clear opening of not less than 36 inches;
3. Passenger elevators have wheelchair-turning spaces that are at least 68 inches wide by 51 inches deep;
4. Passenger elevators have controls that are not higher than 54 inches for side approach, and not higher than 48 inches for front approach;
5. Passenger elevators have controls that are labeled in raised Braille; and
6. Passenger elevators serve all public levels of the building

4: ROOF - BUILDING

		DO	MI	NP	NI	IN
4.1	Coverings	X				X
4.2	Flashings	X				X
4.3	Chimneys & Flues					X
4.4	Skylights			X		
4.5	Other Roof Penetrations					X
4.6	Roof Drainage Systems					X

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Binoculars, Ground, Ladder

Roof Type/Style

Gable

Roof Structure

Rafters (Stick Built)

Coverings: Material

Metal

Coverings: Layers

Single Layer

Flashings: Material

Metal

Flashings: Layers

Single Layer

Chimneys & Flues: Chimney

Exterior

Metal Flue Pipe

Skylights: Number of Skylights

None

Other Roof Penetrations: Type

Metal Flue Pipe, Plumbing Vent Pipe

Roof Drainage Systems: Gutter

Material

Vinyl, Metal

Coverings: Condition

Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Flashings: Condition

Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Chimneys & Flues: Condition

Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Skylights: Condition

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Other Roof Penetrations: Condition

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Roof Drainage Systems: Condition

Poor

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Observations

4.1.1 Coverings

 Deficiency Observed

PANELS LIFTED

Corrugated metal panels were observed to be lifted. This can occur for a number of reasons. This condition will allow for wind driven rain to penetrate the roof structure. Additionally, wind will continue to lift and further damage panels. Recommend repair.

Recommendation

Contact a qualified roofing professional.



4.1.2 Coverings

 Deficiency Observed

DETERIORATION

Corrugated metal roofing was observed to be generally deteriorated commensurate with normal aging and weathering. Recommend evaluation by experienced contractor for recommendations on treatment or repair options to extend service life, or replace as necessary.

Recommendation

Contact a qualified roofing professional.





4.2.1 Flashings

 Deficiency Observed

LOOSE/SEPARATED

Flashing observed to be loose or separated, which can lead to water intrusion. Recommend a properly licensed, experienced roofing contractor evaluate and make repairs.

Recommendation

Contact a qualified roofing professional.



4.6.1 Roof Drainage Systems

 Deficiency Observed

DISCHARGING ON ROOF

A rain gutter from the second story was observed to be discharging directly to the roof. This will deteriorate the roof covering and allow moisture to penetrate the roof covering, causing roof leaks. This should terminate into a properly routed gutter downspout system.

Recommendation

Contact a qualified professional.



5: EXTERIOR - BUILDING

		DO	MI	NP	NI	IN
5.1	Grading, Drainage, & Retaining Walls					X
5.2	Siding	X				X
5.3	Trim					X
5.4	Exterior Doors	X				X
5.5	Windows	X	X			X
5.6	Eaves, Soffits & Fascia	X				X
5.7	Driveways					X
5.8	Walkways		X			X
5.9	Stairways & Steps, Stoops, Ramps	X	X			X
5.10	Porches, Patios, Decks, and Balconies	X	X			X

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual, Tactile

Siding: Siding Material

Fiber Cement

Siding: Siding Style

Clapboard

Trim: Material

Wood

Exterior Doors: Material

Steel, Wood

Eaves, Soffits & Fascia: Material

Wood

Driveways: Material

Dirt, Gravel

Walkways: Material

Concrete

Stairways & Steps, Stoops,

Ramps: Material

Wood

Porches, Patios, Decks, and Balconies: Appurtenance

Balcony

Porches, Patios, Decks, and Balconies: Material

Wood

Grading, Drainage, & Retaining Walls: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Siding: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Trim: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Exterior Doors: Condition

Fair, Poor

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Windows: Condition

Poor

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Eaves, Soffits & Fascia: Type

Open Eave

ABOUT EAVES, SOFFITS & FASCIA: The eaves are the edges of the roof that overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to direct water clear of the walls and may be decorated, or the ends left exposed as part of an architectural style. Soffits are actually eaves that have been "boxed" in so that the rafters are not seen.

Hip roofs have a continuous eave that extends completely around the building. A gable roof has an eave along the side walls, formed at the rafter ends. Most gable roofs also have a rake eave, or rake extension formed on the gable ends. This is created by extending the rafters out past the building ends. Not only does the eave add to the appearance of the home, it also helps protect the building from sun, rain and snow.

The rafter tails, or ends are finished with a fascia board that helps protect the rafters from water penetration, which will lead to wood rot. Fascia boards must be monitored and maintained so that water does not penetrate the wood and cause wood rot. Fascia boards are vulnerable to leaking rain gutters and at the corners, where often, the cut ends were not painted or sealed to keep out moisture, and in either instance, wood rot will set in. With the exception of intentionally exposed rafter tails as part of an architectural feature, fascia boards should always be installed.

In many instances the eaves of today's houses are finished off with a soffit - the covering on the underside of the overhang. Older houses often have an open eave, with the rafters adding to the decor. Some houses, such as might be seen on a Craftsman-style, have exposed rafter tails, or ends. Exposed rafter tails must be monitored and maintained yearly to prevent rain water penetration of the wood, which causes wood rot.

Soffits must be designed and installed properly. One of the most important factors is proper ventilation. If soffits are not ventilated, they can cause the formation of ice dams at the eaves. As the attic warms from the house heat, it allows the roof surface to melt snow, or ice, which then runs down into the colder eave surfaces and freezes back again. This creates an ice dam that allows water to work its way back into the walls and ceilings of the house. Venting both the attic with eave vents and the soffit with vent systems increases air circulation and prevents this problem. Ventilation not only prevents ice dams, but helps reduce heat build-up in the summer.

Eaves, Soffits & Fascia: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Driveways: Condition

Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Walkways: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Stairways & Steps, Stoops, Ramps: Condition

Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Porches, Patios, Decks, and Balconies: Condition

Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Limitations

Grading, Drainage, & Retaining Walls

DRY SEASON

A visual assessment of general grading and draining was performed at the time of inspection. However, this is a general "eyeball" inspection and is not exhaustive, and no special equipment is used. Additionally, the observations were made during the dry season, and while no visual indication of deficiency were noted; the conditions may change during the wet season.

Grading, Drainage, & Retaining Walls

NON-TECHNICAL, VISUAL OBSERVATION

A visual assessment of general grading and draining was performed at the time of inspection. However, this is a general "eyeball" inspection and is not exhaustive, and no special equipment is used. Additionally, the observations were made during the dry season, and while no visual indication of deficiency were noted; the conditions may change during the wet season.

Observations

5.2.1 Siding

 Deficiency Observed

JOINS OPEN

One or more siding boards were observed to be loose, or had open unsealed joints, which could result in moisture intrusion. These boards were not observed to be in danger of falling off the house; however, this condition should be remedied. Recommend a qualified siding contractor repair.

Recommendation

Contact a handyman or DIY project



5.2.2 Siding

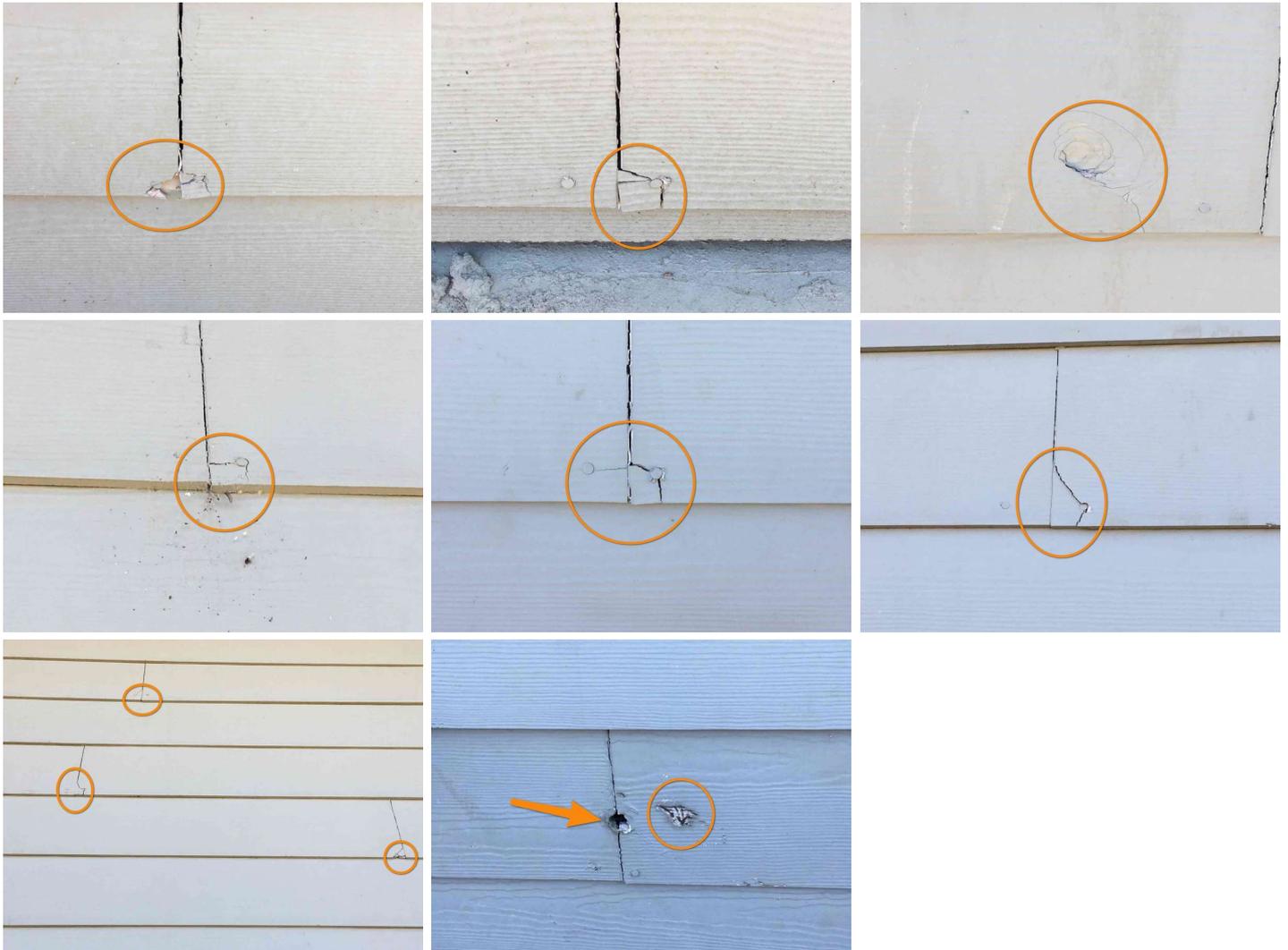
 Deficiency Observed

DAMAGE

Areas of damage to the siding material was observed. Recommend these areas be repaired.

Recommendation

Contact a qualified professional.



5.4.1 Exterior Doors

Deficiency Observed

DOOR SILL/TRIM

Door sill and/or trim was observed to be deteriorated or worn and repair or replacement should be considered.



5.4.2 Exterior Doors

Deficiency Observed

HARDWARE MISSING & DAMAGE

One or more doors was observed to be missing one or more pieces of hardware with damage to framing. Recommend repair and/or replacing where necessary.

Recommendation

Contact a handyman or DIY project



5.4.3 Exterior Doors

DOOR FRAMING

Framing for exterior door was observed to be damaged. Recommend repair.

Recommendation

Contact a qualified professional.

 Deficiency Observed

5.5.1 Windows

PAINT OR SEAL

Windows were observed to have deteriorated/peeling/missing paint. Wood that is unsealed and open to weathering will deteriorate and be vulnerable to wood rot (dry rot) conditions. Recommend painting or sealing.

 Maintenance Item

Recommendation

Contact a handyman or DIY project



5.5.2 Windows

FRAMING & SILLS

Deficiency Observed

Exterior window framing and/or sills were observed to be deteriorated with peeling/missing paint with damaged and dry rot conditions noted. Recommend repair or replacement, as necessary.

ADDITIONAL INFORMATION:

Dry Rot: Wood rot/dry rot is caused by biological fungal organisms that require a certain amount of moisture to thrive. The fungus digests the parts of the wood that give the wood strength and stiffness. Scraping/painting only will not stop dry rot from continuing to infiltrate the wood.

Treating and preventing dry rot is a three step process. Step 1 is to locate and stop the source of the moisture. Step 2 is to remove and replace any damaged wood that has become structurally weakened. Step 3 is to treat new and existing wood with a borate wood preservative to prevent growth of the dry rot fungus and kill any fungus already in the wood.

Recommendation

Contact a qualified professional.



5.5.3 Windows

Deficiency Observed

GLASS PANES

One or more glass window panes was observed to be cracked or otherwise damaged. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



5.5.4 Windows

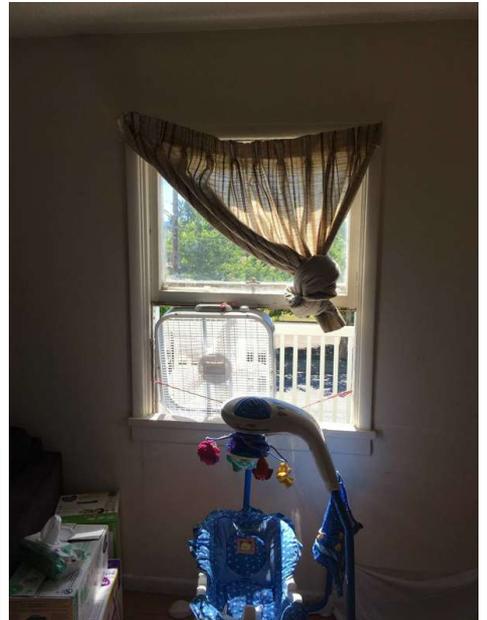
Deficiency Observed

SCREENS

One or more screens were observed to be missing or damaged. Recommend repair or replacement.

Recommendation

Contact a qualified window repair/installation contractor.



5.6.1 Eaves, Soffits & Fascia

 Maintenance Item

PAINT/FINISH DETERIORATION

The paint or finish was observed to be slightly deteriorated, peeling, or missing. This can lead to water penetration, deterioration and wood rot (dry rot) conditions. Recommend that all wood fascia be properly prepared and painted/finished.

Recommendation

Contact a qualified painter.



5.6.2 Eaves, Soffits & Fascia

 Deficiency Observed

MOISTURE DAMAGE

One or more sections of the eaves, soffit, or fascia were observed to have moisture damage with wood rot (dry rot) conditions. Recommend qualified contractor evaluate and make recommendation for repair.

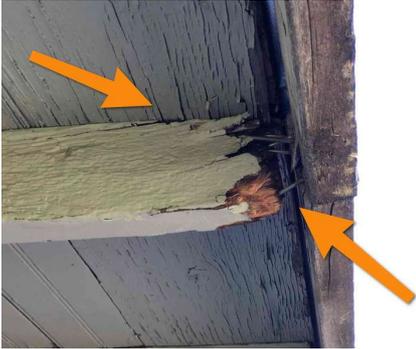
ADDITIONAL INFORMATION:

Dry Rot: Wood rot/dry rot is caused by biological fungal organisms that require a certain amount of moisture to thrive. The fungus digests the parts of the wood that give the wood strength and stiffness. Scraping/painting only will not stop dry rot from continuing to infiltrate the wood and compromise its integrity.

Treating and preventing dry rot is a three-step process. Step 1 is to locate and stop the source of the moisture. Step 2 is to remove and replace any damaged wood that has become structurally weakened. Step 3 is to treat new and existing wood with borate wood preservative to prevent growth of the dry rot fungus and kill any fungus already in the wood.

Recommendation

Contact a qualified carpenter.



5.8.1 Walkways

 Maintenance Item

CRACKS

Cement cracks were observed that are likely from normal concrete shrinkage, or some settling. These do not impact the foundation, nor do they represent failure of the concrete. Shrinkage and minor settling cracks causes the cement to become vulnerable to further deterioration when water penetrates and the freeze/thaw cycle starts to damage the concrete. Sealing cracks with the proper sealant can help prevent weathering deterioration at these cracks and prolong service life. Also, using a cement stain, or paint will help prevent spalling. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

See Attachments for more information about cement cracks and deterioration .

Recommendation

Contact a handyman or DIY project



5.9.1 Stairways & Steps, Stoops, Ramps

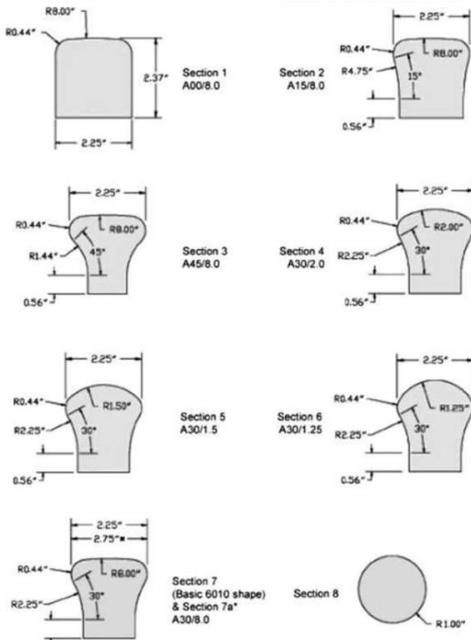
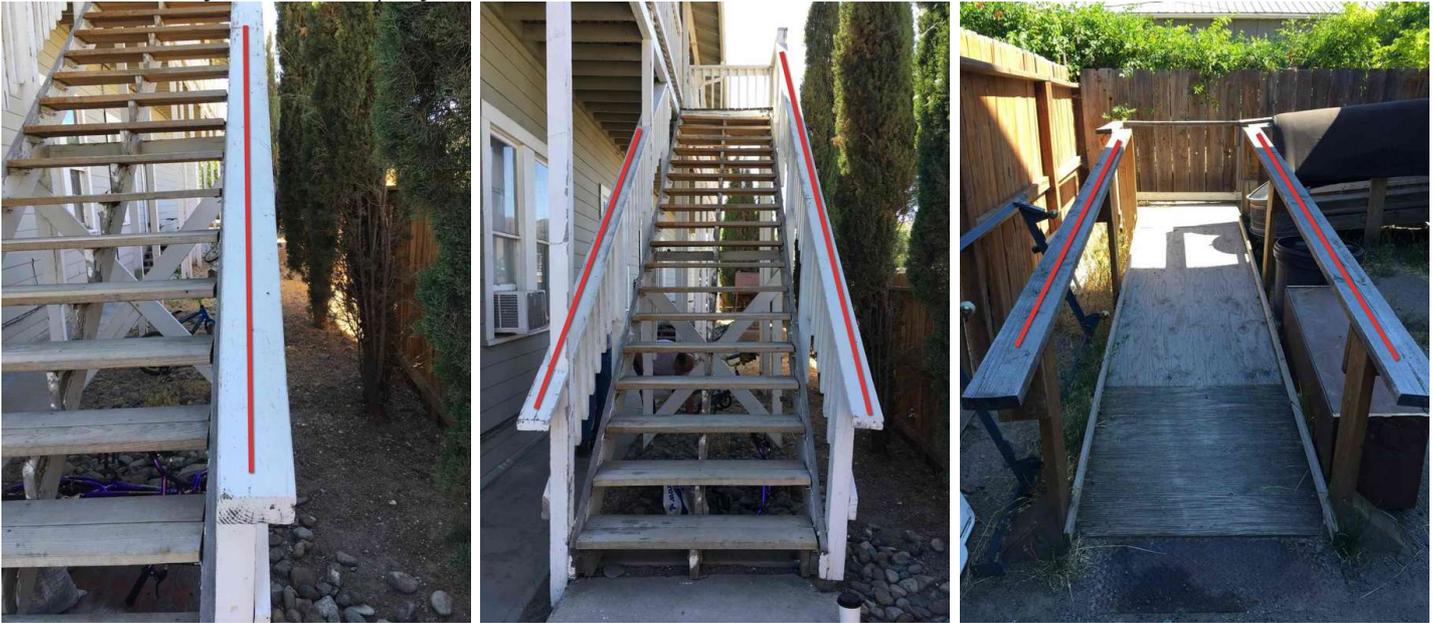
 Safety Advisory

NON-GRASPABLE HANDRAIL

Handrails were observed to be non-graspable. Recommend installation of correct graspable handrails.

Recommendation

Contact a handyman or DIY project



REFERENCE DRAWING

5.9.2 Stairways & Steps, Stoops, Ramps

 Maintenance Item

DETERIORATION

Railings and handrails were observed to be deteriorating due to water/weather damage. This can lead to water penetration, deterioration and wood rot (dry rot) conditions. Recommend water sealant/weatherproofing be applied to extend service life.

[Here is a helpful article](#) on staining & sealing.

Recommendation

Contact a handyman or DIY project



5.9.3 Stairways & Steps, Stoops, Ramps

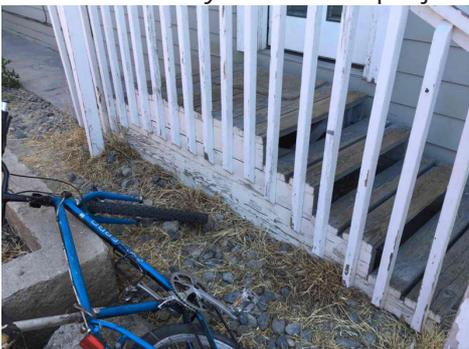
GROUND CONTACT

 Deficiency Observed

One or more wooden structural members was observed to be in contact with soil. This causes moisture damage and encourages dry rot conditions and wood destroying organisms. Recommend removing all soil contact.

Recommendation

Contact a handyman or DIY project





5.9.4 Stairways & Steps, Stoops, Ramps

Deficiency Observed

MISSING BALUSTERS

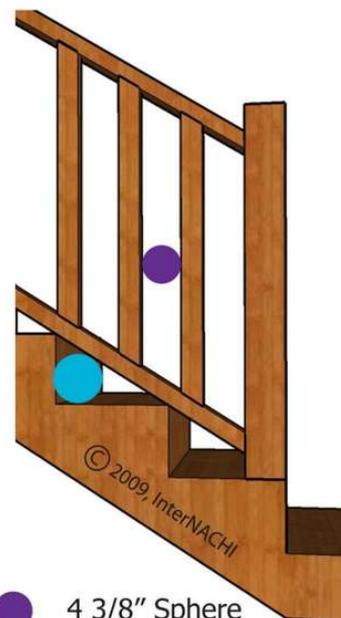
Balusters were observed to be missing at time of inspection. Consider installing balusters for safety.

Recommendation

Contact a qualified carpenter.



Stair Railing



- 4 3/8" Sphere
- 6" Sphere

Reference Drawing

5.10.1 Porches, Patios, Decks, and Balconies

Deficiency Observed

DECKING DETERIORATED

One or more deck boards were observed to be deteriorated with evidence of dry rot. Recommend repair or replacement, as necessary.

Recommendation

Contact a qualified deck contractor.



5.10.2 Porches, Patios, Decks, and Balconies

**DECK - WATER SEALANT REQUIRED**

Deck is was observed to be deteriorating due to water/weather damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.



5.10.3 Porches, Patios, Decks, and Balconies

**DECK OR BALCONY CONSTRUCTION**

Deck or balcony was observed to have multiple deficiencies:

- Supporting posts were observed to be deteriorated with presence of wood rot (dry rot.) Recommend replacement of those posts.
- Undersized support posts were observed.
- Missing bracing for support posts.
- Some decking observed to be deteriorated, and may need refinishing or replacement.
- Balusters were observed to be damaged, loose, or missing.

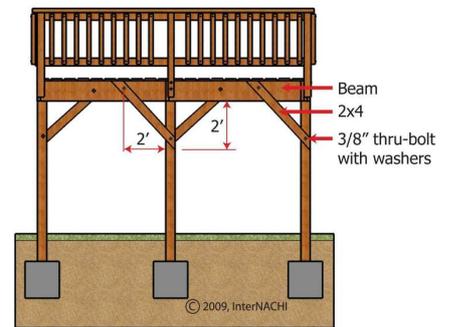
Recommend a properly licensed, experienced contractor evaluate entire deck structure for safety and make recommendations for repair or replacement.

Recommendation

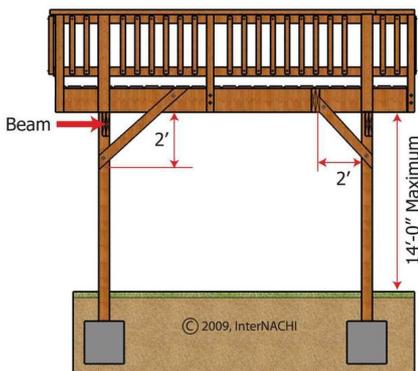
Contact a qualified deck contractor.



Bracing Parallel to Beam



Bracing Perpendicular to Beam



5.10.4 Porches, Patios, Decks, and Balconies

SOIL CONTACT WITH DRY ROT

Deck or balcony support members were observed to be in contact with ground, with evidence of wood rot (dry rot). Recommend all soil be pulled away from all wood structures and replace and/or treat areas of dry rot, as necessary.

Deficiency Observed

Recommendation

Contact a qualified deck contractor.



5.10.5 Porches, Patios, Decks, and Balconies

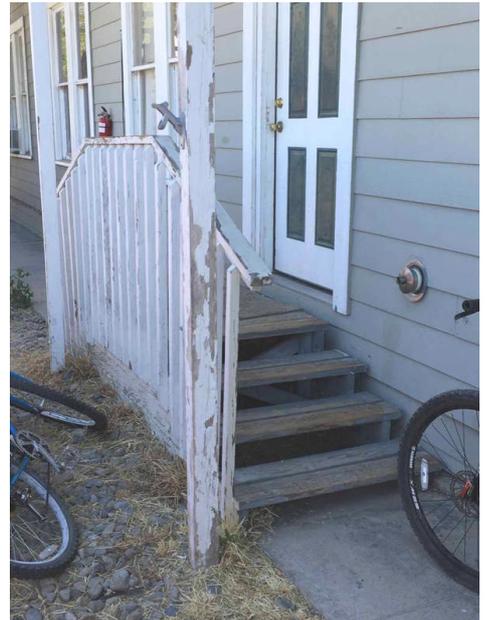
 Deficiency Observed

PORCH STRUCTURE - DETERIORATED PAINT

The porch cover structure was observed to be deteriorated, with presence of wood rot (dry rot) noted. Recommend repair.

Recommendation

Contact a handyman or DIY project



5.10.6 Porches, Patios, Decks, and Balconies

 Deficiency Observed

DETERIORATION

Deterioration was observed in wood entranceway and/or decking at other areas. Recommend repair or replacement as necessary.

Recommendation

Contact a handyman or DIY project



6: ELECTRICAL - BUILDING

		DO	MI	NP	NI	IN
6.1	Service Mast, Drip Loops, Head, & Conduit					X
6.2	Meter & Base					X
6.3	Service Entrance Conductors					X
6.4	Electrical Panels, Service Disconnect & Grounding, Main Over-current Device	X				X
6.5	Branch Wiring Circuits, Breakers & Fuses					X
6.6	Lighting Fixtures, Switches & Receptacles					X
6.7	GFCI & AFCI	X				X
6.8	Smoke Detectors	X				X
6.9	Carbon Monoxide Detectors	X				X

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual, Test Equipment

Service Drop

Overhead

Service Entrance Conductors:

Electrical Service Conductors

Not Visible

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Main Panel Location

West Side

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Capacity

Unknown

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Manufacturer

Unknown

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Type

Circuit Breaker

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Sub-Panel Location

Each Unit

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Service Provider

Pacific Power

Pacific Power: 1-888-221-7070; <https://www.pacificpower.net/res/moving-center.html>

Branch Wiring Circuits, Breakers & Fuses: Knob & Tube Abandoned

The knob & tube wiring observed in the attic and/or crawlspace was observed to be abandoned at time of inspection.



Crawlspace

Smoke Detectors: Smoke Detectors

All smoke detectors should be checked for adequate number and placement, and should be tested for proper operation upon moving into the house.

Smoke Detectors: California Smoke Detectors

Follow [this link](#) for information on smoke detector requirements in California rental properties.

ADDITIONAL INFORMATION:

A part of all residential properties

Smoke alarms approved by the State Fire Marshal are required to be placed in all residential properties in California. The State Fire Marshal lists all approved smoke alarms. [Calif. Health & Safety Code 13113.7]

Beginning July 1, 2014, the State Fire Marshal required all battery-operated smoke alarms to contain a non-replaceable battery that lasts at least ten years. [Health & S C 13114(b)]

Beginning January 1, 2015, the State Fire Marshal required all smoke alarms (battery-powered, or powered by electricity) to:

- display the date of manufacture;
- provide a place where the date of installation can be written; and
- incorporate a hush feature.

Operable hardwired and battery-operated smoke alarms which were approved and listed when they were installed don't need to be replaced immediately. [Health & S C 13113.7(a)(4); 13113.7(d)(3)]

Editors note Local ordinance may require replacement sooner. [Health & S C 13113.7(a)(4)]

When an existing smoke alarm no longer works, the replacement smoke alarm is to meet all new requirements.

Smoke alarms are not required if a State Fire Marshal-approved fire alarm system with smoke detectors is installed on the property. An existing fire sprinkler system no longer exempts a residential property owner from smoke alarm installation requirements. [Health & S C 13113.7(a)(5)]

Violations of smoke alarm rules incur a maximum fine of \$200 for each offense. [Health & S C 13113.7(e)]

Smoke alarm rules for rentals

If your client owns a multi-unit residential property or a single family residence (SFR) rental property, they are required to install, maintain and test smoke alarms on their property. [Health & S C 13113.7(d)(2)]

Owners (or property managers, as owners agents) are required to ensure smoke alarms are operable when a new tenancy is created. [Health & S C 13113.7(d)(2)(B)]

To ensure safe conditions, residential rental and lease agreement forms include a provision requiring the landlord to comply with all safety ordinance and regulations, including smoke alarm law. [See RPI Forms 550 7.3 and 551 7.2]

However, tenants are responsible for notifying the owner or property manager if the smoke alarm becomes inoperable. The owner is not in violation of smoke alarm requirements if they are unaware of a malfunction in the smoke alarm after the tenant is given possession. [Health & S C 13113.7(d)(2)(B)]

An owner responds to a tenants notification of an inoperable smoke alarm in their unit by correcting the defect. 24-hour written notice is given to the tenant before the owner or their agent enters and performs the repairs. Repairs are performed only during business hours. [Health & S C 13113.7(d)(2)]

Additionally, owners of any residential rental property are to install additional smoke alarms to ensure devices are located in accordance with current local building standards. [Health & S C 13113.7(d)(3)]

In California, smoke alarms are to be installed on each floor, in each sleeping room and in the immediate vicinity outside of the bedrooms (i.e. a hallway). Proper smoke alarm placement also depends on local ordinance. [Calif. Building Code R314.3]

Smoke detector laws don't mandate the frequency of owner inspections. However, landlords have a duty to inspect the premises upon entry for any purpose. Inspections need not be thorough, but landlords are liable for any dangerous condition that is observable by a reasonable person. [Mora v. Baker Commodities, Inc. (1989) 210 CA3d 771]

Thus, if a smoke alarm defect can be reasonably ascertained visually during a landlord's visit to the unit, the landlord needs to repair or replace the device.

Enforcement on a building permit

Additionally, smoke alarm enforcement is triggered when a residential property owner seeks a building permit for alterations, repairs or additions costing more than \$1,000. Building permits will not be issued until the owner has provided proof that State Fire Marshal-approved smoke alarms are in place and operable. [Health & S C 13113.7(a)(2)]

This does not require the owner to replace any older, operating smoke alarms, but older smoke alarms are required to have been approved by the State Fire Marshal at the time of installation. [Health & S C 13113.7(a)(4)]

Enforcement on a transfer of a single family residence

Enforcement of smoke alarm rules is also triggered on the transfer of a single family residence (SFR). Sellers certify the property is in compliance with smoke alarm rules on the Transfer Disclosure Statement (TDS). The certification TDS is handed to the buyer as soon as practicable (ASAP) before the seller enters into a purchase agreement or counteroffer. [Health & S C 13113.8(b)-(c)]

Carbon Monoxide Detectors: Carbon Monoxide Detectors

Carbon monoxide detectors are required when any liquid (gas, diesel, kerosene, etc.) or solid fuel (wood, wood pellets, etc.) appliances, fireplaces, or stoves are used for the house. Existing carbon monoxide detectors, if any, should be tested for proper operation upon moving into the house.

Observations

6.4.1 Electrical Panels, Service Disconnect & Grounding, Main Over-current Device

 Safety Advisory

ACCESS BLOCKED

Access to main disconnect was blocked by framing. Clear access should be provided for all electrical boxes, panels, and appurtenant equipment, systems.

Recommendation

Contact a qualified professional.



6.4.2 Electrical Panels, Service Disconnect & Grounding, Main Over-current Device

 Safety Advisory

PANEL LEGEND

The distribution panel was observed to either be missing a legend, or label identifying individual circuits at the service panel cabinet, or it was illegible. The cabinet should contain a clearly-marked legend identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked legend, or label be installed.

Recommendation

Contact a qualified electrical contractor.

1	1/2 bath light & fan, closet light	16	Furnace/AC
2	Refridgerator		
3	Dishwasher	17	Furnace/AC
4	Disposall, pendant light, under cabinet lights		
5	Master closet light, master light & fan, master bath light & fan	18	Range
6	Washing machine		
7	Loft fan & lights	19	Range
8	Guest fan & light, guest bath fan & light, attic light, upstairs hall light		
9	Living fan & lights, entry light, stair light, front patio light, back patio	20	
10	Garage door, garage light, laundry light & fan		
11		21	
12		22	
13	Dryer		
14	Dryer	23	
15	Vent hood		

Example

6.7.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED



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

[Here is a link](#) to read about how GFCI receptacles keep you safe.

6.8.1 Smoke Detectors

MISSING



Smoke detector were observed to be missing or there was an inadequate number placed. Recommend evaluation and installation where necessary. **See the attached "About Smoke & Carbon Monoxide Detectors" for more information. Also, see the attached "The Safe Home" Book.**

Recommendation

Contact a qualified professional.

6.9.1 Carbon Monoxide Detectors

NONE OBSERVED



Carbon monoxide detectors were not observed. Recommend installing carbon monoxide detectors as required.

Recommendation

Contact a qualified professional.

7: INSULATION & VENTILATION (UNFINISHED AREAS) - BUILDING

		DO	MI	NP	NI	IN
7.1	Ceiling Insulation					X
7.2	Vapor Retarders (Crawlspace or Basement)					X
7.3	Ventilation					X
7.4	Exhaust Systems					X

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual

Flooring Insulation

Batt

Ceiling Insulation: Insulation Type

Loose-fill

Vapor Retarders (Crawlspace or Basement): Vapor Barrier

None

Vapor Retarders (Crawlspace or Basement): Material

None

Ventilation: Attic Ventilation

Gable Vents

Ventilation: Foundation Ventilation

No

Exhaust Systems: Exhaust Fans

Fan Only

8: STRUCTURAL: INCLUDING BASEMENT, CRAWLSPACE & FOUNDATION - BUILDING

		DO	MI	NP	NI	IN
8.1	Roof Structure & Attic					X
8.2	Foundation, Basement, & Crawlspace	X				X
8.3	Floor (Structural)					X
8.4	Walls (Structural)					X
8.5	Ceiling (Structural)					

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Attic Access, Crawlspace Access

Attic Information

Attic Hatch - Interior Closet

Crawlspace Information

Interior Hatch

Roof Structure & Attic:

Inspection Method

Visual, Tactile

Roof Structure & Attic: Structure

Not Visible

Foundation, Basement, & Crawlspace: Inspection Method

Visual, Tactile

Foundation, Basement, &

Crawlspace: Type & Material

Post & Pier, Concrete Perimeter Foundation

Floor (Structural):

Basement/Crawlspace Floor

No Vapor Barrier

Floor (Structural): Material

2 X 10 Wood Joists

Floor (Structural): Sub-floor

Not Visible

Walls (Structural): Structure

2 X 4 Wood

Ceiling (Structural): Inspection Method

Attic Hatch

Ceiling (Structural): Ceiling Structure

2 X 4 Wood Joists

Foundation, Basement, & Crawlspace: Structure

8 X 8 Posts & Beams, Stacked Stone Piers



Limitations

Roof Structure & Attic

FINISHED INTERIOR

Attic was observed to have finished interior. Framing structure was not visible.



Attic

Observations

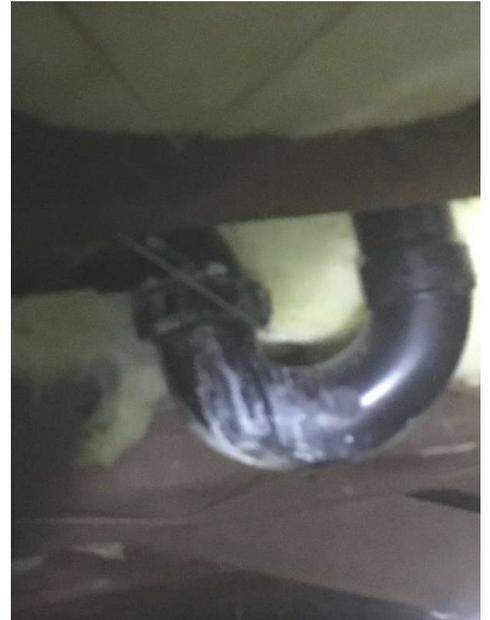
8.2.1 Foundation, Basement, & Crawlspace

DRAIN OR WASTE PIPE

Evidence of active leak in wastewater drain pipe was observed in crawlspace. This condition is a health and safety hazard and should be repaired and remediated immediately.

Recommendation

Contact a qualified plumbing contractor.



Southeast

8.2.2 Foundation, Basement, & Crawlspace

MOISTURE

Evidence was observed of moisture/water present at one time in the underlying floor structure. Undetermined as to extent, if any, of damage to wood structural members. To assess the extent of any damage, recommend evaluation by an experienced contractor for recommendations and repair, if necessary.

Recommendation

Contact a foundation contractor.



Crawlspace

Crawlspace

9: PLUMBING - BUILDING

		DO	MI	NP	NI	IN
9.1	Main Water Shut-off Device					X
9.2	Hot Water Systems, Controls, Flues & Vents	X				X
9.3	Water Supply, Distribution Systems & Fixtures					X
9.4	Drain, Waste, & Vent Systems					X
9.5	Sump or Sewer Pump System			X		
9.6	Fuel Storage & Distribution Systems			X		
9.7	Exterior Hose Bibs (Faucets)					X

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Filters

None

Water Source

Public

Sewer Service

Public

Main Water Shut-off Device:

Location

Unknown, Unable to Locate

Hot Water Systems, Controls, Flues & Vents: Location

Unit 7, Unit 5

Hot Water Systems, Controls, Flues & Vents: Capacity

80, 40 gallons

Hot Water Systems, Controls, Flues & Vents: Power

Source/Type

Electric

Water Supply, Distribution Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution Systems & Fixtures: Water

Supply Material

Not Visible

Drain, Waste, & Vent Systems:

Drain Size

N/A

Drain, Waste, & Vent Systems: Material

ABS

Sump or Sewer Pump System: Location

None

Fuel Storage & Distribution Systems: Main Gas Shut-off

Location

None

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Whirlpool, US Craftmaster

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.](#)

Sump or Sewer Pump System: Sump Pump System

Not Applicable

Your house is equipped with a sump pump system. This system is needed to pump water from your basement or crawlspace to the either the sewer service provider's main pipe, or to a water drain system. This system requires routine monitoring and maintenance.

Sump or Sewer Pump System: Sewer Pump System

Not Applicable

Your house is equipped with a sewer pumping system. This system is needed to pump wastewater to the sewer service provider's main pipe. This system requires routine monitoring and maintenance.

Limitations

Hot Water Systems, Controls, Flues & Vents

LIMITED ACCESS

Access to water heater was blocked by occupant belongings.

Observations

9.2.1 Hot Water Systems, Controls, Flues & Vents

 Deficiency Observed

NOT STRAPPED

Water heater was not strapped to California requirement. See attachment for information.

Recommendation

Contact a handyman or DIY project

9.2.2 Hot Water Systems, Controls, Flues & Vents

 Deficiency Observed

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

10: HEATING - BUILDING

		DO	MI	NP	NI	IN
10.1	Equipment			X		
10.2	Normal Operating Controls			X		
10.3	Distribution Systems			X		
10.4	Vents, Flues & Chimneys			X		
10.5	Presence of Installed Heat Source in Each Room			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual

Equipment: HeInformation

None

Equipment: Manufacturer

None

Equipment: Energy Source

N/A

Equipment: Filters

N/A

Normal Operating Controls:

Location of Thermostat

N/A

Distribution Systems: Ductwork

N/A

11: COOLING - BUILDING

		DO	MI	NP	NI	IN
11.1	Cooling Equipment			X		
11.2	Normal Operating Controls			X		
11.3	Distribution System			X		
11.4	Presence of Installed Cooling Source in Each Room			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual

Cooling Equipment: Air Information

None

Cooling Equipment: Location

N/A

Cooling Equipment: Energy Source/Type

N/A

Cooling Equipment: Manufacturer

None

Distribution System: Configuration

N/A

Distribution System: Distribution

N/A

12: FIREPLACE OR WOOD STOVE - BUILDING

		DO	MI	NP	NI	IN
12.1	Fireplace or Wood Stove			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

13: UNIT 1

		DO	MI	NP	NI	IN
13.1	Doors	X				X
13.2	Windows	X				X
13.3	Ceilings					X
13.4	Walls	X				X
13.5	Floors					X
13.6	Steps, Stairways & Railings			X		
13.7	Electrical Panels, Service Disconnect & Grounding, Main Over-current Device					X
13.8	Lighting Fixtures, Switches & Receptacles					X
13.9	AFCI (arc-fault circuit interrupter)			X		
13.10	GFCI (ground-fault circuit interrupter)					X
13.11	Water Supply, Distribution Systems & Fixtures					X
13.12	Drain, Waste, & Vent Systems	X				X
13.13	Heating			X		X
13.14	Presence of Heat Source in Each Room					X
13.15	Cooling			X		
13.16	Heating & Cooling Distribution Systems					X
13.17	Fireplace or Wood Stove - General			X		
13.18	Countertops & Cabinets	X				X
13.19	Range/Oven/Cooktop					X
13.20	Range/Cooktop Exhaust Hood					X
13.21	Built-in Microwave			X		
13.22	Dishwasher			X		
13.23	Shower/Tub Enclosure					X
13.24	Garbage Disposal			X		
13.25	Refrigerator					X
13.26	Garbage Compactor			X		
13.27	Laundry Room			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual, Tactile

Windows: Window Type

Single Pane, Single-hung

Ceilings: Ceiling Material

Drywall

Walls: Wall Material

Drywall

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Location

Closet

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Capacity

100 AMP

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Type
Circuit Breaker

Heating: Information
None

Heating: Energy Source
N/A

Cooling: Information
None

Cooling: Energy Source
N/A

Heating & Cooling Distribution Systems: Ductwork
N/A

Fireplace or Wood Stove - General: Information
None

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

Range/Cooktop Exhaust Hood: Type
Re-circulate

Laundry Room: Dryer Power Source
N/A

Laundry Room: Dryer Vent
N/A

Doors: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Windows: Condition
Poor

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Ceilings: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Walls: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Floors: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Steps, Stairways & Railings: Condition
N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

GFCI (ground-fault circuit interrupter): GFCI Protection

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

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Heating: Condition
N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Cooling: Condition
N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Countertops & Cabinets: Kitchen & Bathroom Countertops Condition

Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Countertops & Cabinets: Kitchen & Bathroom Cabinets Condition

Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Range/Oven/Cooktop: Range/Oven Condition

Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Range/Cooktop Exhaust Hood: Condition

Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Built-in Microwave: Condition

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Dishwasher: Condition

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Shower/Tub Enclosure: Condition

Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Garbage Disposal: Condition

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Refrigerator: Condition

Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Garbage Compactor: Manufacturer

None

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Observations

13.1.1 Doors

MISSING OR DAMAGED HARDWARE



Deficiency Observed

One or more doors was observed to be missing or have damaged hardware. Recommend repair or replacement, as necessary.

Recommendation

Contact a handyman or DIY project



13.2.1 Windows

MISSING SCREENS

 Deficiency Observed

One or more windows observed to have missing screens. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

13.4.1 Walls

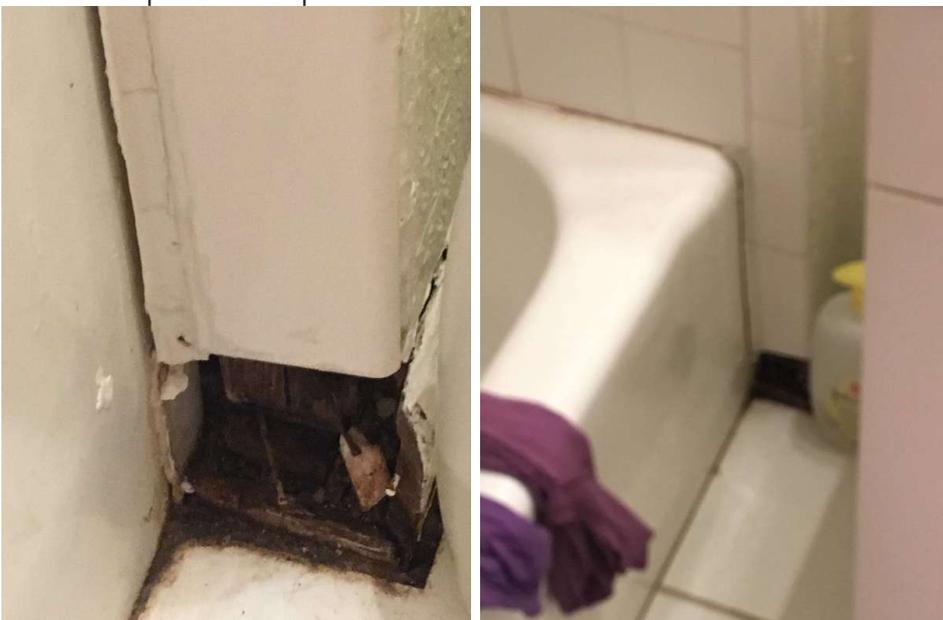
MOISTURE DAMAGE

 Deficiency Observed

Stains and/or damage on one or more walls was observed at the time of the inspection appeared to be the result of water damage. The source of moisture may have been corrected. Recommend evaluation and recommendation for repair where necessary..

Recommendation

Contact a qualified carpenter.



13.7.1 Electrical Panels, Service Disconnect & Grounding, Main Over-current Device

 Safety Advisory

PANEL LEGEND

The distribution panel was observed to either be missing a legend, or label identifying individual circuits at the service panel cabinet, or it was illegible. The cabinet should contain a clearly-marked legend identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked legend, or label be installed.

Recommendation

Contact a qualified electrical contractor.

1	1/2 bath light & fan, closet light	16	Furnace/AC
2	Refridgerator		
3	Dishwasher	17	Furnace/AC
4	Disposall, pendant light, under cabinet lights		
5	Master closet light, master light & fan, master bath light & fan	18	Range
6	Washing machine		
7	Loft fan & lights	19	Range
8	Guest fan & light, guest bath fan & light, attic light, upstairs hall light		
9	Living fan & lights, entry light, stair light, front patio light, back patio	20	
10	Garage door, garage light, laundry light & fan		
11		21	
12		22	
13	Dryer		
14	Dryer	23	
15	Vent hood		

Example

13.12.1 Drain, Waste, & Vent Systems

SINK - POOR DRAINAGE

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

Recommendation

Contact a qualified plumbing contractor.

 Deficiency Observed

13.18.1 Countertops & Cabinets

CABINET DRAWER MISSING

One or more cabinet drawers were missing. Recommend replacement.

Recommendation

Contact a qualified cabinet contractor.

 Deficiency Observed



14: UNIT 2

		DO	MI	NP	NI	IN
14.1	Doors	X				X
14.2	Windows					X
14.3	Ceilings	X				X
14.4	Walls					X
14.5	Floors	X				X
14.6	Steps, Stairways & Railings			X		
14.7	Electrical Panels, Service Disconnect & Grounding, Main Over-current Device					X
14.8	Lighting Fixtures, Switches & Receptacles					X
14.9	AFCI (arc-fault circuit interrupter)			X		
14.10	GFCI (ground-fault circuit interrupter)					X
14.11	Water Supply, Distribution Systems & Fixtures					X
14.12	Drain, Waste, & Vent Systems					X
14.13	Heating					X
14.14	Presence of Heat Source in Each Room					X
14.15	Cooling			X		
14.16	Heating & Cooling Distribution Systems					X
14.17	Fireplace or Wood Stove - General			X		
14.18	Countertops & Cabinets					X
14.19	Range/Oven/Cooktop	X				X
14.20	Range/Cooktop Exhaust Hood					X
14.21	Built-in Microwave			X		
14.22	Shower/Tub Enclosure					X
14.23	Dishwasher			X		
14.24	Garbage Disposal			X		
14.25	Refrigerator					X
14.26	Garbage Compactor			X		
14.27	Laundry Room			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual, Tactile

Windows: Window Type

Single Pane, Single-hung

Windows: Condition

Poor

Ceilings: Ceiling Material

Drywall

Ceilings: Condition

Fair

Walls: Wall Material

Drywall

Walls: Condition

Fair

Floors: Condition

Fair

Steps, Stairways & Railings: Condition

N/A

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Location
Closet

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Capacity
100 AMP

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Type
Circuit Breaker

Heating: Information
Electric Wall Heater

Heating: Energy Source
Electric

Heating: Condition
Inoperable

Cooling: Information
None

Cooling: Energy Source/Type
N/A

Cooling: Condition
N/A

Heating & Cooling Distribution Systems: Ductwork
N/A

Fireplace or Wood Stove - General: Information
None

Countertops & Cabinets: Kitchen & Bathroom Countertops Condition
Fair

Countertops & Cabinets: Kitchen & Bathroom Cabinets Condition
Fair

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

Range/Oven/Cooktop: Condition
Poor

Range/Cooktop Exhaust Hood: Type
Re-circulate

Range/Cooktop Exhaust Hood: Condition
Poor

Built-in Microwave: Condition
N/A

Dishwasher: Condition
N/A

Garbage Disposal: Condition
N/A

Refrigerator: Condition
Fair

Garbage Compactor: Condition
N/A

Doors: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Shower/Tub Enclosure: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Observations

14.1.1 Doors

MISSING OR DAMAGED HARDWARE



Missing or damaged hardware was observed on one or more doors. Recommend repair or replacement, as necessary.

Recommendation

Contact a qualified professional.



14.3.1 Ceilings

 Deficiency Observed

WATER STAINS WITH MOLD

Stains were observed on the ceiling and appear to be the result leaks. Mold stains were also observed. Recommend evaluation and repair and remediation, as necessary.

Recommendation

Contact a qualified professional.



14.5.1 Floors

 Deficiency Observed

MOISTURE DAMAGE

Moisture damage was observed at floor and/or floor/wall connection with presence of rotted conditions noted. Recommend evaluation and repair.

Recommendation

Contact a qualified carpenter.



14.7.1 Electrical Panels, Service Disconnect & Grounding, Main Over-current Device

PANEL LEGEND

The distribution panel was observed to either be missing a legend, or label identifying individual circuits at the service panel cabinet, or it was illegible. The cabinet should contain a clearly-marked legend identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked legend, or label be installed.

Recommendation

Contact a qualified electrical contractor.

 **Safety Advisory**

1	1/2 bath light & fan, closet light	16	Furnace/AC
2	Refridgerator		
3	Dishwasher	17	Furnace/AC
4	Disposall, pendant light, under cabinet lights		
5	Master closet light, master light & fan, master bath light & fan	18	Range
6	Washing machine		
7	Loft fan & lights	19	Range
8	Guest fan & light, guest bath fan & light, attic light, upstairs hall light		
9	Living fan & lights, entry light, stair light, front patio light, back patio	20	
10	Garage door, garage light, laundry light & fan		
11		21	
12		22	
13	Dryer		
14	Dryer	23	
15	Vent hood		

Example

14.8.1 Lighting Fixtures, Switches & Receptacles

EXHAUST FAN

Bathroom exhaust fan was observed to be inoperable at time of inspection. Recommend repair or replacement.

Recommendation

Contact a qualified professional.

 **Deficiency Observed**



14.19.1 Range/Oven/Cooktop

 Deficiency Observed

BURNER NOT LIGHTING

One or more heating elements was observed to be inoperable when turned on. Recommend repair or replacement.

Recommendation

Contact a qualified appliance repair professional.



14.20.1 Range/Cooktop Exhaust Hood

 Deficiency Observed

EXHAUST FAN INOPERABLE

Exhaust fan was observed to be inoperable. Recommend repair.

Recommendation

Contact a qualified appliance repair professional.

15: UNIT 3

		DO	MI	NP	NI	IN
15.1	Doors					X
15.2	Windows					X
15.3	Ceilings					X
15.4	Walls					X
15.5	Floors					X
15.6	Steps, Stairways & Railings			X		
15.7	Electrical Panels, Service Disconnect & Grounding, Main Over-current Device					X
15.8	Lighting Fixtures, Switches & Receptacles					X
15.9	AFCI (arc-fault circuit interrupter)			X		
15.10	GFCI (ground-fault circuit interrupter)					X
15.11	Water Supply, Distribution Systems & Fixtures					X
15.12	Drain, Waste, & Vent Systems					X
15.13	Heating					X
15.14	Presence of Heat Source in Each Room					X
15.15	Cooling			X		
15.16	Heating & Cooling Distribution Systems					X
15.17	Fireplace or Wood Stove - General			X		
15.18	Countertops & Cabinets					X
15.19	Range/Oven/Cooktop					X
15.20	Range/Cooktop Exhaust Hood					X
15.21	Built-in Microwave			X		
15.22	Shower/Tub Enclosure					X
15.23	Dishwasher			X		
15.24	Garbage Disposal			X		
15.25	Refrigerator					X
15.26	Garbage Compactor			X		
15.27	Laundry Room			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual, Tactile

Windows: Window Type

Single Pane, Single-hung

Windows: Condition

Poor

Ceilings: Ceiling Material

Drywall

Ceilings: Condition

Good

Walls: Wall Material

Drywall

Walls: Condition

Good

Floors: Condition

Good

Steps, Stairways & Railings: Condition

N/A

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Location
Closet

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Capacity
100 AMP

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Type
Circuit Breaker

Heating: Information
Electric Wall Heater

Heating: Energy Source
Electric

Heating: Condition
Fair

Cooling: Information
None

Cooling: Energy Source/Type
N/A

Cooling: Condition
N/A

Heating & Cooling Distribution Systems: Ductwork
N/A

Fireplace or Wood Stove - General: Information
None

Countertops & Cabinets: Kitchen & Bathroom Countertops Condition
Good

Countertops & Cabinets: Kitchen & Bathroom Cabinets Condition
Good

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

Range/Oven/Cooktop: Condition
Good

Range/Cooktop Exhaust Hood: Type
Re-circulate

Range/Cooktop Exhaust Hood: Condition
Good

Built-in Microwave: Condition
N/A

Dishwasher: Condition
N/A

Garbage Disposal: Condition
N/A

Refrigerator: Condition
Good

Garbage Compactor: Condition
N/A

Doors: Condition
Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Shower/Tub Enclosure: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Observations

15.7.1 Electrical Panels, Service Disconnect & Grounding, Main Over-current Device



PANEL LEGEND

The distribution panel was observed to either be missing a legend, or label identifying individual circuits at the service panel cabinet, or it was illegible. The cabinet should contain a clearly-marked legend identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked legend, or label be installed.

Recommendation

Contact a qualified electrical contractor.

1	1/2 bath light & fan, closet light	16	Furnace/AC
2	Refridgerator		
3	Dishwasher	17	Furnace/AC
4	Disposall, pendant light, under cabinet lights		
5	Master closet light, master light & fan, master bath light & fan	18	Range
6	Washing machine		
7	Loft fan & lights	19	Range
8	Guest fan & light, guest bath fan & light, attic light, upstairs hall light		
9	Living fan & lights, entry light, stair light, front patio light, back patio	20	
10	Garage door, garage light, laundry light & fan		
11		21	
12		22	
13	Dryer		
14	Dryer	23	
15	Vent hood		

Example

16: UNIT 4

		DO	MI	NP	NI	IN
16.1	Doors					X
16.2	Windows					X
16.3	Ceilings					X
16.4	Walls					X
16.5	Floors					X
16.6	Steps, Stairways & Railings			X		
16.7	Electrical Panels, Service Disconnect & Grounding, Main Over-current Device					X
16.8	Lighting Fixtures, Switches & Receptacles	X				X
16.9	AFCI (arc-fault circuit interrupter)			X		
16.10	GFCI (ground-fault circuit interrupter)					X
16.11	Water Supply, Distribution Systems & Fixtures					X
16.12	Drain, Waste, & Vent Systems	X				X
16.13	Heating	X				X
16.14	Presence of Heat Source in Each Room					X
16.15	Cooling			X		
16.16	Heating & Cooling Distribution Systems					X
16.17	Fireplace or Wood Stove - General			X		
16.18	Countertops & Cabinets	X				X
16.19	Range/Oven/Cooktop	X				X
16.20	Range/Cooktop Exhaust Hood	X				X
16.21	Built-in Microwave			X		
16.22	Shower/Tub Enclosure					X
16.23	Dishwasher			X		
16.24	Garbage Disposal			X		
16.25	Refrigerator					X
16.26	Garbage Compactor			X		
16.27	Laundry Room			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual, Tactile

Windows: Window Type

Single Pane, Single-hung

Windows: Condition

Poor

Ceilings: Ceiling Material

Drywall

Ceilings: Condition

Fair

Walls: Wall Material

Drywall

Walls: Condition

Fair

Floors: Condition

Fair

Steps, Stairways & Railings: Condition

N/A

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Location
Closet

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Capacity
100 AMP

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Type
Circuit Breaker

Heating: Information
Electric Wall Heater

Heating: Energy Source
Electric

Heating: Condition
Inoperable

Cooling: Information
None

Cooling: Energy Source/Type
N/A

Cooling: Condition
N/A

Heating & Cooling Distribution Systems: Ductwork
N/A

Fireplace or Wood Stove - General: Information
None

Countertops & Cabinets: Kitchen & Bathroom Countertops Condition
Fair

Countertops & Cabinets: Kitchen & Bathroom Cabinets Condition
Fair

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

Range/Oven/Cooktop: Condition
Fair

Range/Cooktop Exhaust Hood: Type
Re-circulate

Range/Cooktop Exhaust Hood: Condition
Fair

Built-in Microwave: Condition
N/A

Dishwasher: Condition
N/A

Garbage Disposal: Condition
N/A

Refrigerator: Condition
Fair

Garbage Compactor: Condition
N/A

Doors: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Shower/Tub Enclosure: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Observations

16.7.1 Electrical Panels, Service Disconnect & Grounding, Main Over-current Device



PANEL LEGEND

The distribution panel was observed to either be missing a legend, or label identifying individual circuits at the service panel cabinet, or it was illegible. The cabinet should contain a clearly-marked legend identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked legend, or label be installed.

Recommendation

Contact a qualified electrical contractor.

1	1/2 bath light & fan, closet light	16	Furnace/AC
2	Refridgerator		
3	Dishwasher	17	Furnace/AC
4	Disposall, pendant light, under cabinet lights		
5	Master closet light, master light & fan, master bath light & fan	18	Range
6	Washing machine		
7	Loft fan & lights	19	Range
8	Guest fan & light, guest bath fan & light, attic light, upstairs hall light		
9	Living fan & lights, entry light, stair light, front patio light, back patio	20	
10	Garage door, garage light, laundry light & fan		
11		21	
12		22	
13	Dryer		
14	Dryer	23	
15	Vent hood		

Example

16.8.1 Lighting Fixtures, Switches & Receptacles



CEILING FAN UNIT

One or more ceiling fan units were observed to be inoperable. Recommend repair or replacement.

Recommendation

Contact a handyman or DIY project

16.8.2 Lighting Fixtures, Switches & Receptacles



EXHAUST FAN UNIT

One or more bathroom exhaust fan units were observed to be inoperable. Recommend repair or replacement.

Recommendation

Contact a handyman or DIY project

16.12.1 Drain, Waste, & Vent Systems

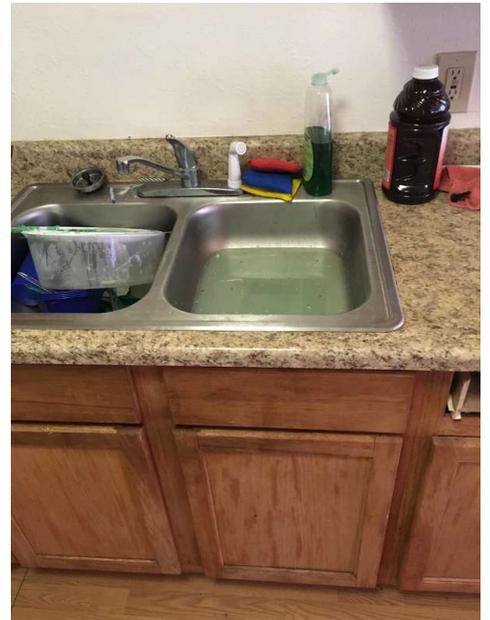


SINK - DRAINAGE

Sink was observed to be clogged or had poor drainage. Recommend repair.

Recommendation

Contact a qualified plumbing contractor.



16.18.1 Countertops & Cabinets

CABINET DOORS, DRAWERS

Deficiency Observed

One or more cabinets were observed to be missing or have damaged doors and/or drawer fronts. Recommend repair or replacement, as necessary.



16.19.1 Range/Oven/Cooktop

MISSING BURNER

Deficiency Observed

Oven was observed to be missing one or more burner elements. Recommend replacement.

Recommendation

Contact a qualified appliance repair professional.

17: UNIT 5

		DO	MI	NP	NI	IN
17.1	Doors					X
17.2	Windows					X
17.3	Ceilings					X
17.4	Walls	X				X
17.5	Floors					X
17.6	Steps, Stairways & Railings			X		
17.7	Electrical Panels, Service Disconnect & Grounding, Main Over-current Device					X
17.8	Lighting Fixtures, Switches & Receptacles					X
17.9	AFCI (arc-fault circuit interrupter)			X		
17.10	GFCI (ground-fault circuit interrupter)					X
17.11	Water Supply, Distribution Systems & Fixtures					X
17.12	Drain, Waste, & Vent Systems					X
17.13	Heating					X
17.14	Presence of Heat Source in Each Room					X
17.15	Cooling			X		
17.16	Heating & Cooling Distribution Systems					X
17.17	Fireplace or Wood Stove - General			X		
17.18	Countertops & Cabinets					X
17.19	Range/Oven/Cooktop					X
17.20	Range/Cooktop Exhaust Hood					X
17.21	Built-in Microwave			X		
17.22	Shower/Tub Enclosure					X
17.23	Dishwasher			X		
17.24	Garbage Disposal			X		
17.25	Refrigerator					X
17.26	Garbage Compactor			X		
17.27	Laundry Room			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual, Tactile

Windows: Window Type

Single Pane, Single-hung

Windows: Condition

Poor

Ceilings: Ceiling Material

Wood, Drywall

Ceilings: Condition

Good

Walls: Wall Material

Drywall

Walls: Condition

Good, Poor

Floors: Condition

Good

Steps, Stairways & Railings: Condition

N/A

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Location
Exterior

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Capacity
100 AMP

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Type
Circuit Breaker

Heating: Information
Electric Wall Heater

Heating: Energy Source
Electric

Heating: Condition
Fair

Cooling: Information
None

Cooling: Energy Source/Type
N/A

Cooling: Condition
N/A

Heating & Cooling Distribution Systems: Ductwork
N/A

Fireplace or Wood Stove - General: Information
None

Countertops & Cabinets: Kitchen & Bathroom Countertops Condition
Good

Countertops & Cabinets: Kitchen & Bathroom Cabinets Condition
Good

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

Range/Oven/Cooktop: Condition
Good

Range/Cooktop Exhaust Hood: Type
Re-circulate

Range/Cooktop Exhaust Hood: Condition
Good

Built-in Microwave: Condition
N/A

Dishwasher: Condition
N/A

Garbage Disposal: Condition
N/A

Refrigerator: Condition
Good

Garbage Compactor: Condition
N/A

Doors: Condition
Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Shower/Tub Enclosure: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Observations

17.4.1 Walls

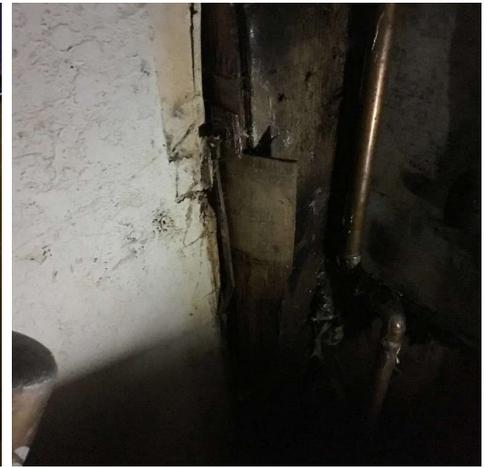
MOISTURE DAMAGE

Water damage was observed with presence of dry rot and mold. Recommend evaluation for repair and remediation, as necessary.

Recommendation

Contact a qualified professional.





17.7.1 Electrical Panels, Service Disconnect & Grounding, Main Over-current Device

PANEL LEGEND

The distribution panel was observed to either be missing a legend, or label identifying individual circuits at the service panel cabinet, or it was illegible. The cabinet should contain a clearly-marked legend identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked legend, or label be installed.

Recommendation

Contact a qualified electrical contractor.

 **Safety Advisory**

1 1/2 bath light & fan, closet light	16 Furnace/AC
2 Refrigerator	
3 Dishwasher	17 Furnace/AC
4 Disposall, pendant light, under cabinet lights	
5 Master closet light, master light & fan, master bath light & fan	18 Range
6 Washing machine	
7 Loft fan & lights	19 Range
8 Guest fan & light, guest bath fan & light, attic light, upstairs hall light	
9 Living fan & lights, entry light, stair light, front patio light, back patio	20
10 Garage door, garage light, laundry light & fan	
11	21
12	22
13 Dryer	
14 Dryer	23
15 Vent hood	

Example

17.8.1 Lighting Fixtures, Switches & Receptacles

RECEPTACLE LOOSE OR DAMAGED

One or more receptacles was observed to be loose or damaged. Recommend repair or replacement.

Recommendation

Contact a qualified electrical contractor.

 **Safety Advisory**



18: UNIT 6

		DO	MI	NP	NI	IN
18.1	Doors					X
18.2	Windows					X
18.3	Ceilings					X
18.4	Walls					X
18.5	Floors					X
18.6	Steps, Stairways & Railings			X		
18.7	Electrical Panels, Service Disconnect & Grounding, Main Over-current Device					X
18.8	Lighting Fixtures, Switches & Receptacles					X
18.9	AFCI (arc-fault circuit interrupter)			X		
18.10	GFCI (ground-fault circuit interrupter)					X
18.11	Water Supply, Distribution Systems & Fixtures					X
18.12	Drain, Waste, & Vent Systems					X
18.13	Heating					X
18.14	Presence of Heat Source in Each Room					X
18.15	Cooling			X		
18.16	Heating & Cooling Distribution Systems					X
18.17	Fireplace or Wood Stove - General			X		
18.18	Countertops & Cabinets					X
18.19	Range/Oven/Cooktop					X
18.20	Range/Cooktop Exhaust Hood	X				X
18.21	Built-in Microwave					X
18.22	Shower/Tub Enclosure					X
18.23	Dishwasher			X		
18.24	Garbage Disposal			X		
18.25	Refrigerator					X
18.26	Garbage Compactor			X		
18.27	Laundry Room			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual, Tactile

Windows: Window Type

Single Pane, Single-hung

Windows: Condition

Poor

Ceilings: Ceiling Material

Drywall

Ceilings: Condition

Fair

Walls: Wall Material

Drywall

Walls: Condition

Fair

Floors: Condition

Fair

Steps, Stairways & Railings: Condition

N/A

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Location
Inaccessible

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Capacity
Unknown

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Type
Circuit Breaker

Heating: Information
None

Heating: Energy Source
N/A

Heating: Condition
N/A

Cooling: Information
None

Cooling: Energy Source/Type
N/A

Cooling: Condition
N/A

Heating & Cooling Distribution Systems: Ductwork
N/A

Fireplace or Wood Stove - General: Information
None

Countertops & Cabinets: Kitchen & Bathroom Countertops Condition
Fair

Countertops & Cabinets: Kitchen & Bathroom Cabinets Condition
Fair

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

Range/Oven/Cooktop: Condition
Poor

Range/Cooktop Exhaust Hood: Type
Re-circulate

Range/Cooktop Exhaust Hood: Condition
Inoperable

Built-in Microwave: Condition
Inoperable

Dishwasher: Condition
N/A

Garbage Disposal: Condition
N/A

Refrigerator: Condition
Fair

Garbage Compactor: Condition
N/A

Doors: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Shower/Tub Enclosure: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Observations

18.7.1 Electrical Panels, Service Disconnect & Grounding, Main Over-current Device



PANEL LEGEND

The distribution panel was observed to either be missing a legend, or label identifying individual circuits at the service panel cabinet, or it was illegible. The cabinet should contain a clearly-marked legend identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked legend, or label be installed.

Recommendation

Contact a qualified electrical contractor.

1	1/2 bath light & fan, closet light	16	Furnace/AC
2	Refridgerator		
3	Dishwasher	17	Furnace/AC
4	Disposall, pendant light, under cabinet lights		
5	Master closet light, master light & fan, master bath light & fan	18	Range
6	Washing machine		
7	Loft fan & lights	19	Range
8	Guest fan & light, guest bath fan & light, attic light, upstairs hall light		
9	Living fan & lights, entry light, stair light, front patio light, back patio	20	
10	Garage door, garage light, laundry light & fan		
11		21	
12		22	
13	Dryer		
14	Dryer	23	
15	Vent hood		

Example

18.20.1 Range/Cooktop Exhaust Hood

EXHAUST HOOD

 Deficiency Observed

Exhaust hood was observed to be inoperable at time of inspection. Recommend repair or replacement.

Recommendation

Contact a qualified appliance repair professional.

18.21.1 Built-in Microwave

INOPERABLE

 Deficiency Observed

Unit was observed to be inoperable at time of inspection. Recommend repair or replacement.

Recommendation

Contact a qualified appliance repair professional.

19: UNIT 7

		DO	MI	NP	NI	IN
19.1	Doors	X				X
19.2	Windows					X
19.3	Ceilings	X				X
19.4	Walls					X
19.5	Floors					X
19.6	Steps, Stairways & Railings			X		
19.7	Electrical Panels, Service Disconnect & Grounding, Main Over-current Device					X
19.8	Lighting, Fixtures, Switches & Receptacles					X
19.9	AFCI (arc-fault circuit interrupter)			X		
19.10	GFCI (ground-fault circuit interrupter)					X
19.11	Water Supply, Distribution Systems & Fixtures					X
19.12	Drain, Waste, & Vent Systems					X
19.13	Heating					X
19.14	Presence of Heat Source in Each Room					X
19.15	Cooling			X		
19.16	Heating & Cooling Distribution Systems					X
19.17	Fireplace or Wood Stove - General			X		
19.18	Countertops & Cabinets	X				X
19.19	Range/Oven/Cooktop					X
19.20	Range/Cooktop Exhaust Hood			X		
19.21	Built-in Microwave			X		
19.22	Shower/Tub Enclosure					X
19.23	Dishwasher			X		
19.24	Garbage Disposal			X		
19.25	Refrigerator					X
19.26	Garbage Compactor			X		
19.27	Laundry Room			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual, Tactile

Windows: Window Type

Single Pane, Single-hung

Windows: Condition

Poor

Ceilings: Ceiling Material

Drywall

Ceilings: Condition

Fair, Poor

Walls: Wall Material

Drywall

Walls: Condition

Fair

Floors: Condition

Fair

Steps, Stairways & Railings: Condition

N/A

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Location
Closet

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Capacity
100 AMP

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Type
Circuit Breaker

Heating: Information
Electric Wall Heater

Heating: Energy Source
Electric

Heating: Condition
Inoperable

Cooling: Information
None

Cooling: Energy Source/Type
N/A

Cooling: Condition
N/A

Heating & Cooling Distribution Systems: Ductwork
N/A

Fireplace or Wood Stove - General: Information
None

Countertops & Cabinets: Kitchen & Bathroom Countertops Condition
Poor

Countertops & Cabinets: Kitchen & Bathroom Cabinets Condition
Poor

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

Range/Oven/Cooktop: Condition
Fair

Range/Cooktop Exhaust Hood: Type
None

Range/Cooktop Exhaust Hood: Condition
N/A

Built-in Microwave: Condition
N/A

Dishwasher: Condition
N/A

Garbage Disposal: Condition
N/A

Refrigerator: Condition
Fair

Garbage Compactor: Condition
N/A

Doors: Condition
Poor

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Shower/Tub Enclosure: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Observations

19.1.1 Doors

DAMAGE

One or more doors and/or door framing and hardware was observed to be damaged. Recommend repair or replacement.

Recommendation

Contact a qualified carpenter.





19.3.1 Ceilings

WATER DAMAGE

Deficiency Observed

Water damage was observed in the ceiling at time of inspection. Recommend repair.



19.7.1 Electrical Panels, Service Disconnect & Grounding, Main Over-current Device

PANEL LEGEND

The distribution panel was observed to either be missing a legend, or label identifying individual circuits at the service panel cabinet, or it was illegible. The cabinet should contain a clearly-marked legend identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked legend, or label be installed.

Recommendation

Contact a qualified electrical contractor.

Safety Advisory

1 1/2 bath light & fan, closet light	16 Furnace/AC
2 Refrigerator	
3 Dishwasher	17 Furnace/AC
4 Disposall, pendant light, under cabinet lights	
5 Master closet light, master light & fan, master bath light & fan	18 Range
6 Washing machine	
7 Loft fan & lights	19 Range
8 Guest fan & light, guest bath fan & light, attic light, upstairs hall light	
9 Living fan & lights, entry light, stair light, front patio light, back patio	20
10 Garage door, garage light, laundry light & fan	
11	21
12	22
13 Dryer	
14 Dryer	23
15 Vent hood	

Example

19.8.1 Lighting, Fixtures, Switches & Receptacles

Deficiency Observed

COVER MISSING

One or more electrical fixtures was observed to be missing cover. Recommend repair.

Recommendation

Contact a qualified electrical contractor.



19.18.1 Countertops & Cabinets

Deficiency Observed

CABINETS DAMAGED

Cabinets were observed to be damaged at time of inspection. Recommend repair or replacement, as necessary.



20: UNIT 8

		DO	MI	NP	NI	IN
20.1	Doors	X				X
20.2	Windows					X
20.3	Ceilings					X
20.4	Walls					X
20.5	Floors					X
20.6	Steps, Stairways & Railings			X		
20.7	Electrical Panels, Service Disconnect & Grounding, Main Over-current Device					X
20.8	Lighting Fixtures, Switches & Receptacles					X
20.9	AFCI (arc-fault circuit interrupter)			X		
20.10	GFCI (ground-fault circuit interrupter)					X
20.11	Water Supply, Distribution Systems & Fixtures	X				X
20.12	Drain, Waste, & Vent Systems					X
20.13	Heating			X		
20.14	Presence of Heat Source in Each Room					X
20.15	Cooling			X		
20.16	Heating & Cooling Distribution Systems			X		
20.17	Fireplace or Wood Stove - General			X		
20.18	Countertops & Cabinets	X				X
20.19	Range/Oven/Cooktop			X		
20.20	Range/Cooktop Exhaust Hood			X		
20.21	Built-in Microwave			X		
20.22	Shower/Tub Enclosure	X				X
20.23	Dishwasher			X		
20.24	Garbage Disposal			X		
20.25	Refrigerator					X
20.26	Garbage Compactor			X		
20.27	Laundry Room			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Inspection Method

Visual, Tactile

Windows: Window Type

Single Pane, Single-hung

Windows: Condition

Poor

Ceilings: Ceiling Material

Drywall

Ceilings: Condition

Fair

Walls: Wall Material

Drywall

Walls: Condition

Fair

Floors: Condition

Fair

Steps, Stairways & Railings: Condition

N/A

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Location
None

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Capacity
N/A

Electrical Panels, Service Disconnect & Grounding, Main Over-current Device: Panel Type
N/A

Heating: Information
None

Heating: Energy Source
N/A

Heating: Condition
N/A

Cooling: Information
None

Cooling: Energy Source/Type
N/A

Cooling: Condition
N/A

Heating & Cooling Distribution Systems: Ductwork
N/A

Fireplace or Wood Stove - General: Information
None

Countertops & Cabinets: Kitchen & Bathroom Countertops Condition
Fair

Countertops & Cabinets: Kitchen & Bathroom Cabinets Condition
Fair

Range/Oven/Cooktop: Range/Oven Energy Source
N/A

Range/Oven/Cooktop: Condition
N/A

Range/Cooktop Exhaust Hood: Type
None

Range/Cooktop Exhaust Hood: Condition
N/A

Built-in Microwave: Condition
N/A

Shower/Tub Enclosure: Condition
Damaged

Dishwasher: Condition
N/A

Garbage Disposal: Condition
N/A

Refrigerator: Condition
Fair

Garbage Compactor: Condition
N/A

Doors: Condition
Fair

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Observations

20.1.1 Doors

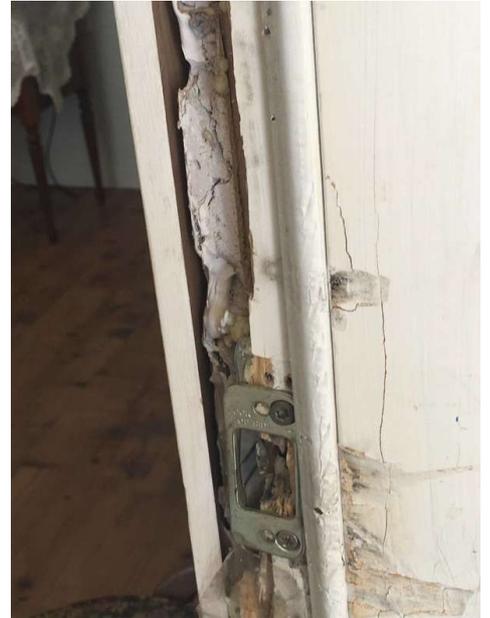
DAMAGE



One or more doors and/or door framing and hardware was observed to be damaged. Recommend repair or replacement.

Recommendation

Contact a qualified carpenter.



20.11.1 Water Supply, Distribution Systems & Fixtures

 Deficiency Observed

HOT WATER

The kitchen fixture was observed to have no hot water service. Recommend repair.

Recommendation

Contact a qualified professional.



20.18.1 Countertops & Cabinets

 Deficiency Observed

CABINET DOORS, DRAWERS

One or more cabinets were observed to be missing or have damaged doors and/or drawer fronts. Recommend repair or replacement, as necessary.



20.22.1 Shower/Tub Enclosure

 Deficiency Observed

DAMAGE

Damage to shower enclosure was observed. Recommend repair.

Recommendation

Contact a qualified professional.



21: LAUNDRY ROOM

		DO	MI	NP	NI	IN
21.1	General					X

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

22: UTILITY ROOM

		DO	MI	NP	NI	IN
22.1	General					
22.2	Cooling Equipment					
22.3	Heating Equipment					
22.4	Distribution System					

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

23: CARPORT

		DO	MI	NP	NI	IN
23.1	General			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

24: GARAGE

		DO	MI	NP	NI	IN
24.1	General			X		
24.2	Garage Door			X		
24.3	Ceiling			X		
24.4	Walls			X		
24.5	Firewall Separation			X		
24.6	Floor			X		
24.7	Windows			X		
24.8	Personnel Door (From garage to inside of home)			X		

DO = Deficiency Observed MI = Maintenance Item NP = Not Present NI = Not Inspected IN = Inspected

Information

Garage Door: Type & Material

N/A

Garage Door: Automatic Door Opener

N/A

Ceiling: Ceiling Material

N/A

Walls: Wall Material

N/A

Floor: Floor Material or Covering Windows: Window Type

N/A

N/A

Windows: Manufacturer

N/A

STANDARDS OF PRACTICE

Roof - Building

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 - Building

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.

Electrical - Building

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.

Insulation & Ventilation (Unfinished Areas) - Building

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.

Structural: Including Basement, Crawlspaces & Foundation - Building

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.

Plumbing - Building

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.

Heating - Building

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 - Building

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.

Unit 1

GENERAL: Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, remove panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components.

INTERIORS: 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, steam generating 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.

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.

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.

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.

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 con rm the operation of every control and feature of an inspected appliance.

Unit 2

GENERAL: Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, remove panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components.

INTERIORS: 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, steam generating 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.

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.

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.

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.

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.

Unit 3

GENERAL: Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component

that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, remove panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components.

INTERIORS: 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, steam generating 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.

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.

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.

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.

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.

Unit 4

GENERAL: Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, remove panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components.

INTERIORS: 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, steam generating 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.

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.

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.

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.

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.

Unit 5

GENERAL: Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, remove panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components.

INTERIORS: 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, steam generating 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.

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.

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.

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.

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.

Unit 6

GENERAL: Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, remove panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components.

INTERIORS: 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, steam generating 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.

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.

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.

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.

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.

Unit 7

GENERAL: Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, remove panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components.

INTERIORS: 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, steam generating 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.

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.

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.

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.

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 con rm the operation of every control and feature of an inspected appliance.

Unit 8

GENERAL: Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, remove panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components.

INTERIORS: 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, steam generating 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.

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.

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.

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.

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 con rm the operation of every control and feature of an inspected appliance.