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RESIDENTIAL REPORT

1234 Main St.
Colorado Springs CO 80923

Buyer Name

11/25/2018 9:00AM



Inspector

Justin Smith

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Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



ITEMS INSPECTED



DEFERRED MAINTENANCE



RECOMMEND REPAIR



SAFETY HAZARD

-  2.1.1 Roof - Coverings: Tree overhanging roof
-  2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
-  2.2.2 Roof - Roof Drainage Systems: Gutter Improperly Sloped
-  3.1.1 Exterior - Siding, Flashing & Trim: Trim damaged
-  3.2.1 Exterior - Exterior Doors: Door sticks
-  3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation in contact with home
-  3.8.1 Exterior - Water Supply: Turned upside down
-  6.5.1 Plumbing - Fuel Storage & Distribution Systems: Wasp Nest
-  7.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Wasp Nest
-  7.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel doesnt close properly
-  7.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
-  7.7.1 Electrical - Carbon Monoxide Detectors: Missing CO Detector
-  8.1.1 Attic, Insulation & Ventilation - Attic Insulation: Evidence or rodents
-  9.1.1 Doors, Windows & Interior - Doors: Door out of square
-  9.1.2 Doors, Windows & Interior - Doors: Hardware Missing
-  9.2.1 Doors, Windows & Interior - Windows: Missing Screen
-  9.3.1 Doors, Windows & Interior - Floors: Grout deteriorated
-  9.3.2 Doors, Windows & Interior - Floors: Cracked Tile
-  9.5.1 Doors, Windows & Interior - Ceilings: Minor Damage
-  9.8.1 Doors, Windows & Interior - Plumbing fixtures: Improper Plumbing

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Vacant, Utilities On

Style

Ranch

Temperature (approximate)

29 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Cloudy, Snow



2: ROOF

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

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

Information

Roof Type/Style

Gable

Coverings: Material

Asphalt



Inspection Method

Roof



Roof Drainage Systems: Gutter Material

Seamless Aluminum



Flashings: Material

Aluminum



Skylights, Chimneys & Other Roof Penetrations: Vents



Observations

2.1.1 Coverings

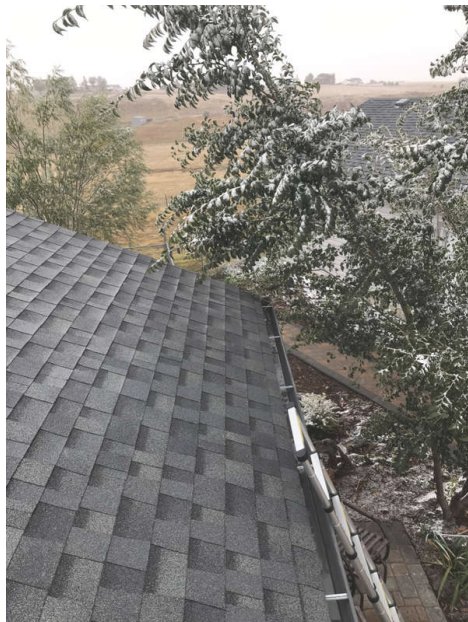
 Deferred Maintenance

TREE OVERHANGING ROOF

Trees and vegetation should be trimmed back away from roof to prolong life expectancy of roofing shingles.

Recommendation

Contact a qualified professional.



2.2.1 Roof Drainage Systems

 Deferred Maintenance

DOWNSPOUTS DRAIN NEAR HOUSE

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

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

 Deferred Maintenance

GUTTER IMPROPERLY SLOPED

Gutter are improperly sloped in areas, which could result in runoff drainage around the foundation and possible structural shifting. Recommend qualified roofing or gutters contractor repair.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

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

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Information

Siding, Flashing & Trim: Siding Material

Vinyl



Siding, Flashing & Trim: Siding Style

Panels

Decks, Balconies, Porches & Steps: Appurtenance

Patio



Decks, Balconies, Porches & Steps: Material

Concrete, Paver

**Eaves, Soffits & Fascia: Vent
Type**



Inspection Method
Visual



Exterior Doors: Exterior Entry Door

Metal



Walkways, Patios & Driveways: Driveway Material

Gravel, Concrete, Pavers



Fence: Condition

Good



Observations

3.1.1 Siding, Flashing & Trim

TRIM DAMAGED

Exterior trim damaged at garage entry door and north and south sides of mudroom. Cosmetic damage only and does not have any structural impact.

Recommendation

Contact a qualified professional.

 **Deferred Maintenance**



Garage Entry Door



3.2.1 Exterior Doors

 **Deferred Maintenance**

DOOR STICKS

Mudroom screen door sticks. Recommend having door adjusted for easier entry and exit.

Recommendation

Contact a qualified door repair/installation contractor.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 **Deferred Maintenance**

VEGETATION IN CONTACT WITH HOME

Recommend trimming back vegetation from home to help moisture escape and dry from the building envelope.

Recommendation

Contact a qualified professional.



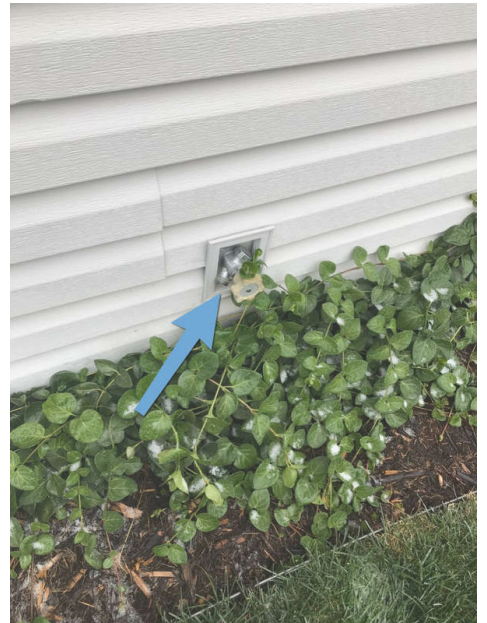
3.8.1 Water Supply

TURNED UPSIDE DOWN

Exterior spigot on south side of home was turned into siding. This prevents you from putting on a hose or adapted. Recommend having spigot turned to a vertical 90 degrees for ease of use and will prevent damage to siding.

Recommendation

Contact a qualified plumbing contractor.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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Information

Inspection Method

Visual, Infrared

Foundation: Material

Slab on Grade

Floor Structure: Material

Concrete

Floor Structure: Sub-floor

None

**Floor Structure:
Basement/Crawlspace Floor**
NA

Roof Structure & Attic: Material

Wood

Roof Structure & Attic: Type

Gable

5: HEATING

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

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

Information

Equipment: Brand

Munchkin

Equipment: Energy Source

Gas

Equipment: Heat Type

Radiant Heat



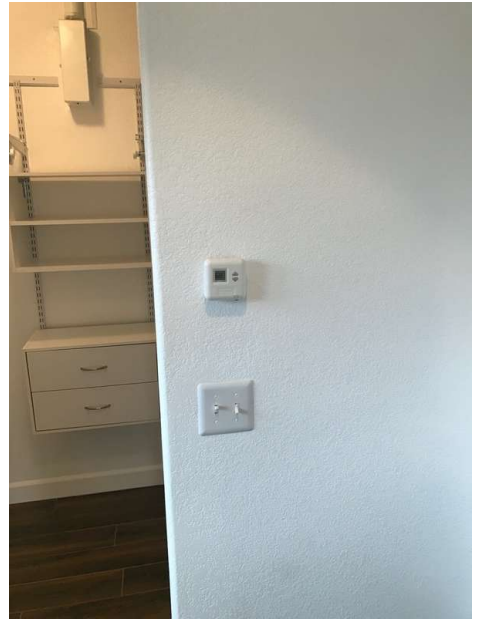
Distribution Systems: Ductwork

NA, Radiant Heat

Life Expectancy

This boiler was manufactured in 04/05 and the life expectancy of a boiler is 40 years.

Normal Operating Controls: Location



6: PLUMBING

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

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Information

Filters

Pressure Tank



Water Source

Well



Main Water Shut-off Device:

Location

Exterior by well



Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

Unknown

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

Copper

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



Hot Water Systems, Controls, Flues & Vents: Location
Utility Closet



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



Sump Pump: Location
By Well control

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

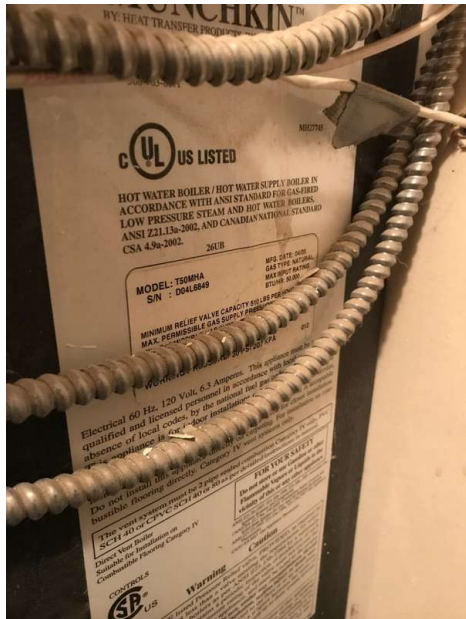


Hot Water Systems, Controls, Flues & Vents: Manufacturer

Superstor Ultra, Munchkin

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.](#)



Hot Water Systems, Controls, Flues & Vents: Life Expectancy

The Superstor water tank was manufactured in 2005 and the life expectancy of an indirect water heater is 20 years.

Observations

6.5.1 Fuel Storage & Distribution Systems

 **Deferred Maintenance**

WASP NEST

Wasp nest at gas tank. Recommend removing to prevent being stung or injured.

Recommendation

Contact a handyman or DIY project



7: ELECTRICAL

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

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Information

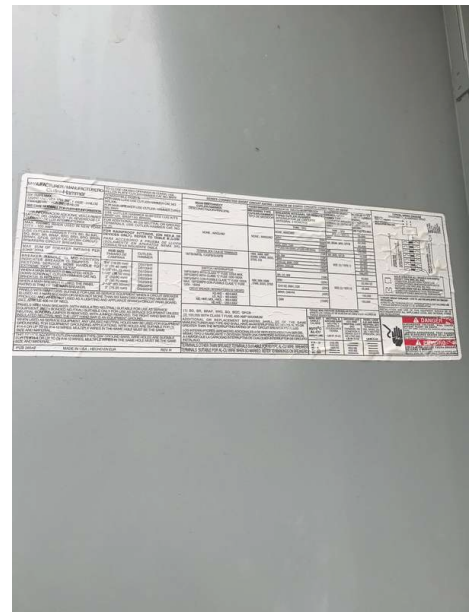
**Service Entrance Conductors:
Electrical Service Conductors
Below Ground**



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



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

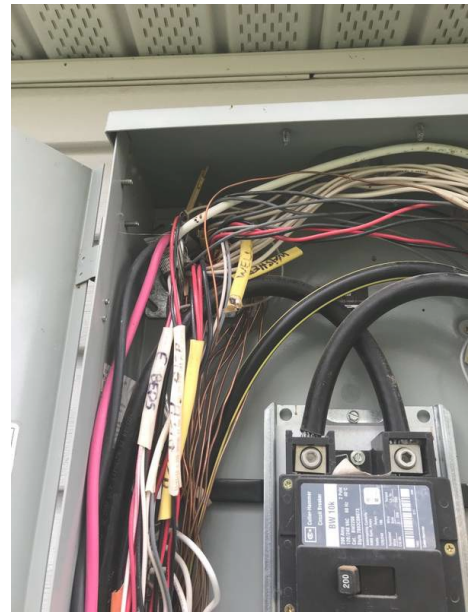


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

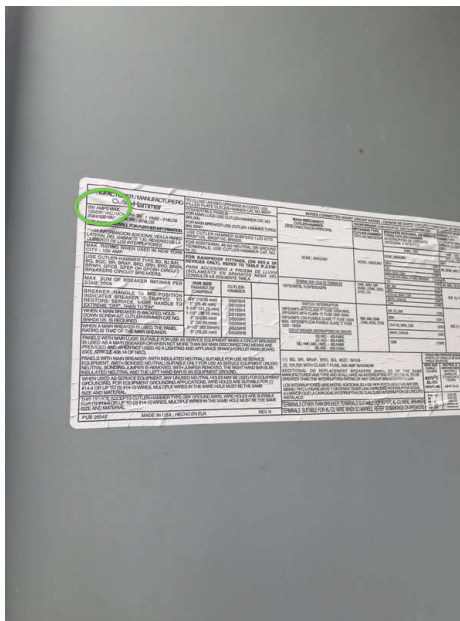


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
NA

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex



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



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



Observations

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

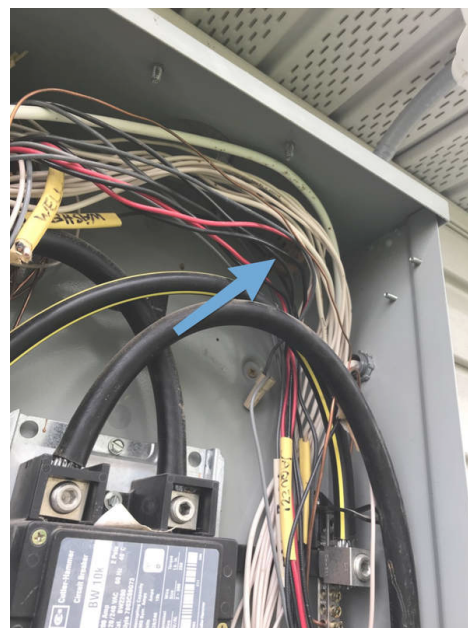
 Deferred Maintenance

WASP NEST

Mud wasp nest in side of electrical panel. Recommend removing to prevent being stung or injured.

Recommendation

Contact a handyman or DIY project



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

 Recommend Repair

PANEL DOESNT CLOSE PROPERLY

Electrical panel door does not close properly. Additionally the exterior electrical panel is exposed to potential moisture intrusion. Recommend having door repaired to prevent water from infiltrating panel and electrical wiring.

Recommendation

Contact a qualified electrical contractor.



7.4.1 Lighting Fixtures, Switches & Receptacles

 Safety Hazard

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



Southwest Bedroom

7.7.1 Carbon Monoxide Detectors

 Safety Hazard

MISSING CO DETECTOR

No Carbon Monoxide detector found on main level. A carbon-monoxide detector should be installed on every level, in the same room as a fireplace, and within 15 feet of bedrooms.

Recommendation

Contact a qualified professional.

8: ATTIC, INSULATION & VENTILATION

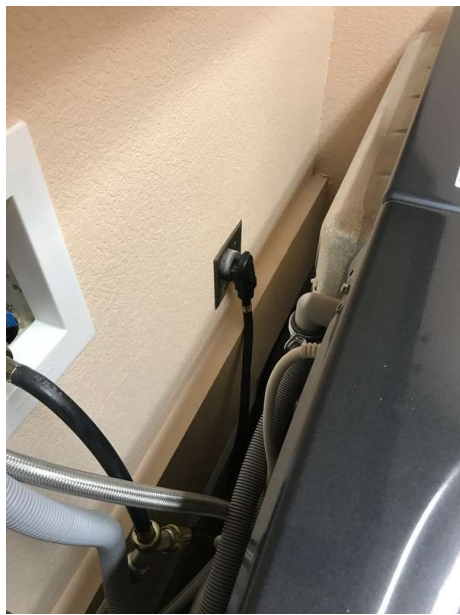
		IN	NI	NP	O
8.1	Attic Insulation	X			
8.2	Attic Ventilation	X			
8.3	Exhaust Systems	X			

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

Information

Dryer Power Source

Electric



Dryer Vent

Metal (Flex)



Flooring Insulation

None

Attic Insulation: R-value

44

Attic Ventilation: Ventilation Type

Attic Fan, Soffit Vents, Roof Vents

Exhaust Systems: Exhaust Fans

Fan Only



Attic Insulation: Insulation Type

Blown, Fiberglass



Observations

8.1.1 Attic Insulation

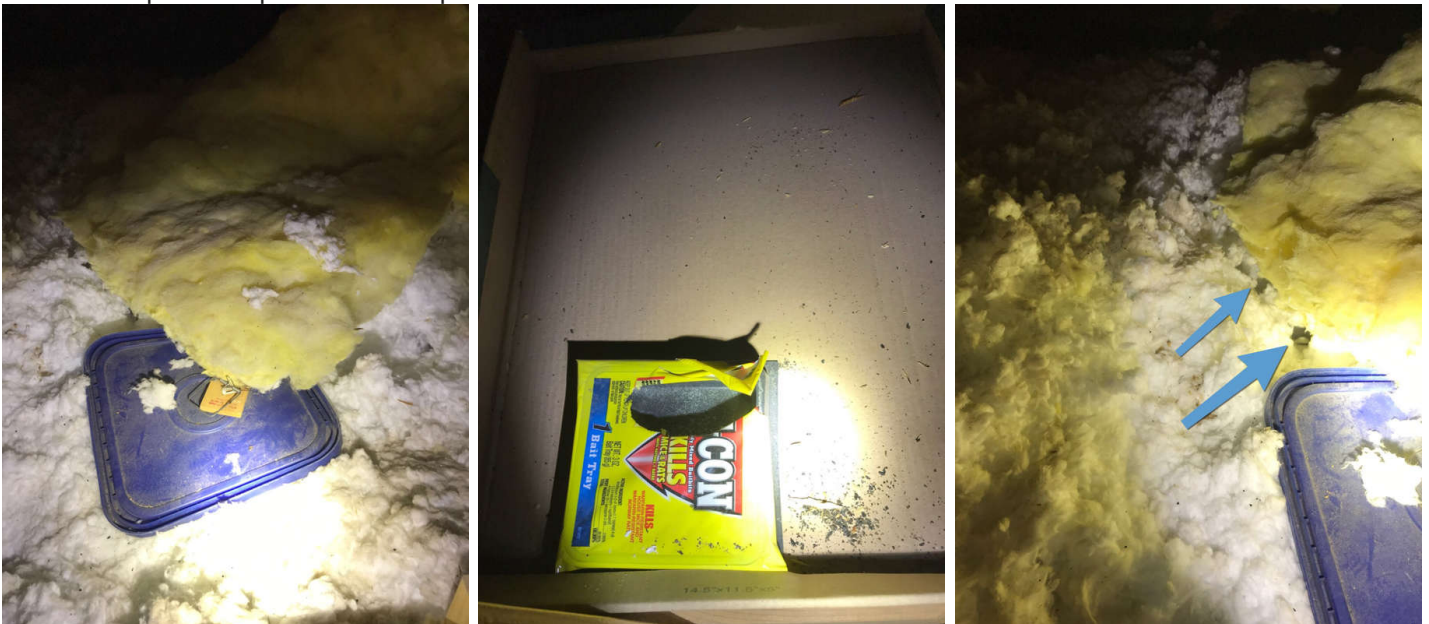
 Deferred Maintenance

EVIDENCE OR RODENTS

During inspection, inspector found a mouse trap, decon, and evidence of mice in the attic space. Recommend having pest control specialist further investigate to determine point of entry and remove any unwanted guests.

Recommendation

Contact a qualified pest control specialist.



9: DOORS, WINDOWS & INTERIOR

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

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

Information

Windows: Window Type

Casement



Windows: Window Manufacturer

Unknown

Ceilings: Ceiling Material

Drywall



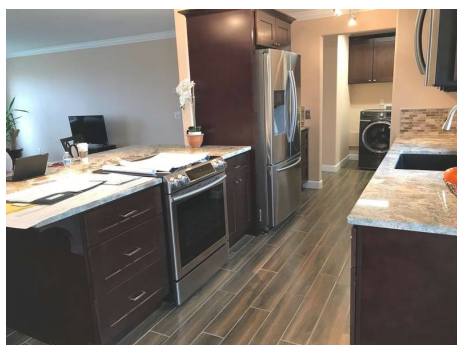
Countertops & Cabinets: Countertop Material

Stone



Countertops & Cabinets: Cabinetry

Wood



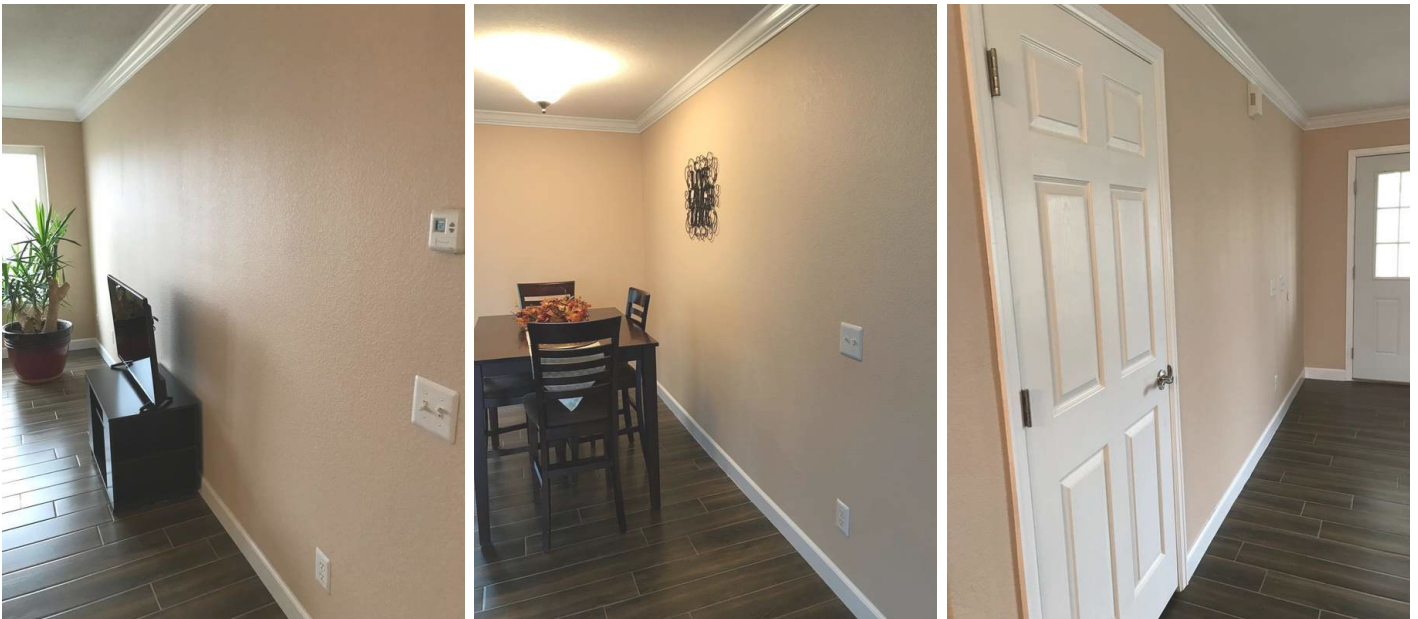
Floors: Floor Coverings

Tile, Carpet



Walls: Wall Material

Drywall



Observations

9.1.1 Doors

DOOR OUT OF SQUARE

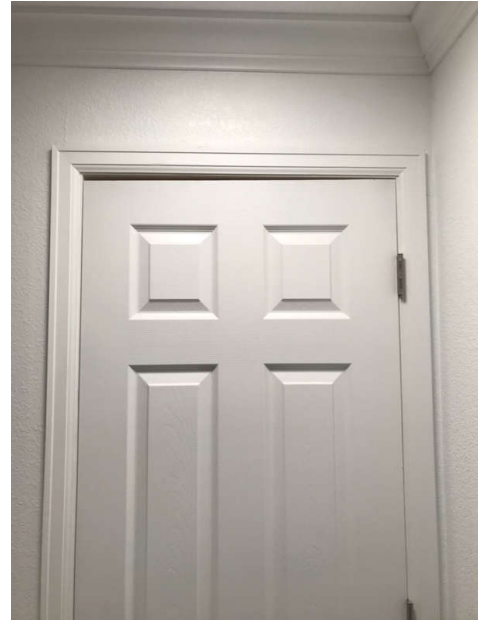
MAIN BATHROOM

 Deferred Maintenance

Large gap that narrows on one side and grows on the other side present in main bathroom. Appears to a combination of a poor cut door and out of square door frame. Recommend repair by interior trim carpenter.

Recommendation

Contact a qualified professional.



9.1.2 Doors

 Recommend Repair

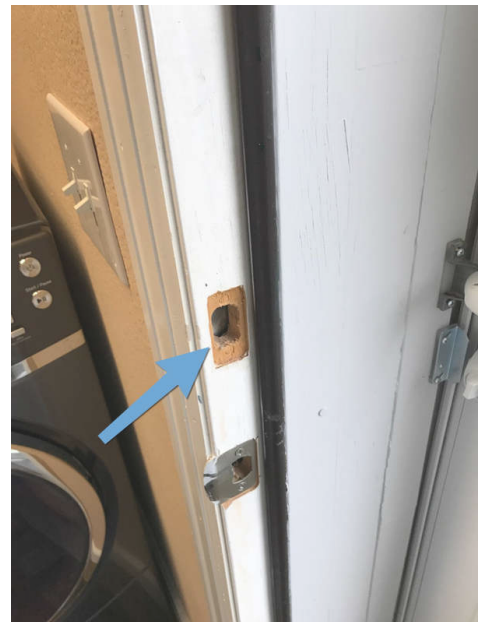
HARDWARE MISSING

BACK DOOR BY LAUNDRY

Having all hardware is recommended to prevent potential safety hazard or forced entry.

Recommendation

Contact a qualified handyman.



9.2.1 Windows

 Deferred Maintenance

MISSING SCREEN

LIVING ROOM AND MASTER BEDROOM

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



9.3.1 Floors

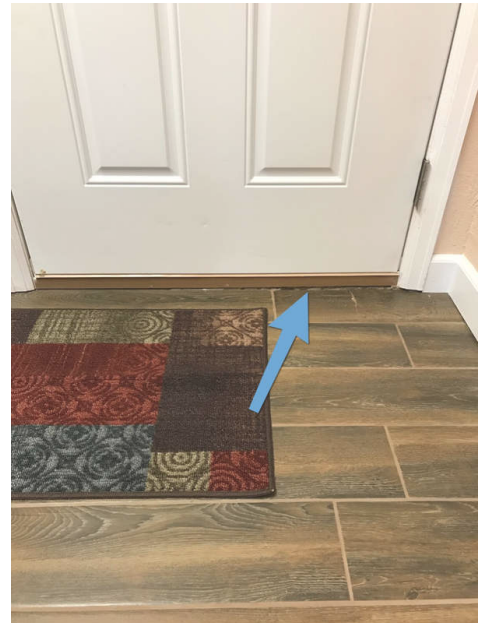
GROUT DETERIORATED

BACK DOOR BY LAUNDRY

Ground deteriorating at back door. Recommend repair by flooring contractor.

Recommendation

Contact a qualified flooring contractor



9.3.2 Floors

CRACKED TILE

BACK DOOR BY LAUNDRY

Tile cracked near back door. Recommend repair to prevent moisture intrusion into sub floor.

Recommendation

Contact a qualified tile contractor





9.5.1 Ceilings

 Deferred Maintenance

MINOR DAMAGE

MASTER BEDROOM

Minor damage or deterioration to the ceiling was visible at the time of the inspection. Recommend repair by drywall contractor.

Recommendation

Contact a qualified professional.



Master Bedroom

9.8.1 Plumbing fixtures

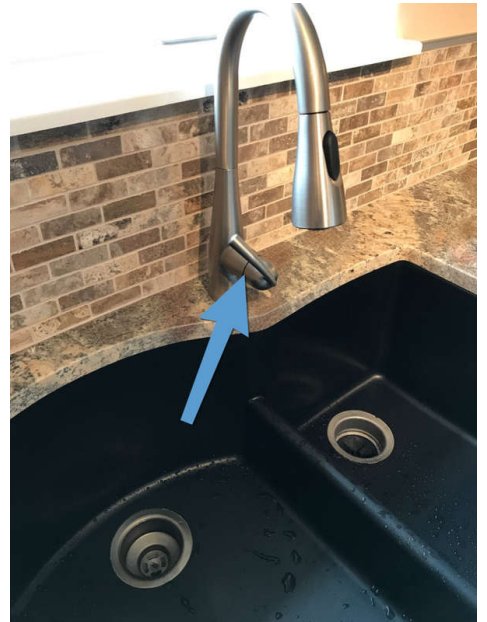
 Recommend Repair

IMPROPER PLUMBING

Sink faucet was installed incorrectly. Recommend turning faucet 90 degrees to the right. Additionally, this will help prevent occupants from accidental scalding by turning the faucet in the wrong direction.

Recommendation

Contact a qualified plumbing contractor.



10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			
10.5	Built-in Microwave	X			

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Information

Dishwasher: Brand
Samsung



Refrigerator: Brand
Samsung



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



Range/Oven/Cooktop:
Range/Oven Brand
Samsung

Range/Oven/Cooktop: Exhaust Hood Type
None

11: GARAGE

		IN	NI	NP	O
11.1	Ceiling			X	
11.2	Floor	X			
11.3	Walls & Firewalls			X	
11.4	Garage Door	X			
11.5	Garage Door Opener	X			
11.6	Occupant Door (From garage to inside of home)			X	

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Information

Garage Door: Material

Metal, Insulated



Garage Door: Type

Automatic

Garage Door Opener: Brand

Chamberlain, LiftMaster



12: UTILITIES

		IN	NI	NP	O
12.1	Service Meters Or Access	X			

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Information

Supply

Public, Private

Service Meters Or Access: Gas Regulator and Valve



Service Meters Or Access: Electric Meter



Service Meters Or Access: Well Pump Controls and Power



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR)

valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

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