



# HILLTOP HOME INSPECTIONS

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<https://hilltophomeinspectionsnc.com/>



## RESIDENTIAL REPORT

1234 Main St.  
Durham NC 27712

Buyer Name

05/28/2018 9:00AM



Inspector

**Blue Harriss**

NC Licensed Home Inspector (license # 270)

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Agent

**Agent Name**

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

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# SUMMARY

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RECOMMENDATION



SAFETY HAZARD

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- ⊖ 2.1.1 Exterior - Siding, Flashing & Trim: Evidence of Water Intrusion
  - ⊖ 2.2.1 Exterior - Exterior Doors: Keyed deadbolt
  - ⚠ 2.4.1 Exterior - Decks, Balconies, Porches & Steps: Railing Unsafe
  - ⊖ 2.5.1 Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
  - ⊖ 5.3.1 Cooling - Distribution System: No air from ducts
  - ⚠ 6.5.1 Roof - Plumbing vent roof penetrations: Vent boot leaking
  - ⚠ 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Water filter cross contamination
  - ⊖ 7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Shutoff valve handle missing
  - ⊖ 7.3.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Outside Spigot Leaking
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  - 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Vegetation too close to panel
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  - ⊖ 10.1.1 Attic, Insulation & Ventilation - Attic Insulation: Attic insulation has compressed
  - ⊖ 10.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
  - ⊖ 11.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch
  - ⊖ 11.2.1 Doors, Windows & Interior - Windows: Painted Shut
  - ⊖ 12.1.1 Built-in Appliances - Dishwasher: Improperly Installed Drain Pipe
  - ⚠ 12.3.1 Built-in Appliances - Range/Oven/Cooktop: Range Not Fastened

# 1: INSPECTION DETAILS

## Information

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**Attendees**

Client, Client's Agent

**Condition of home**

Furnished, Occupied

**Style of home**

Cottage

**Outside Temperature**

72 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Cloudy, Humid

## 2: EXTERIOR

		D	NP	NI	IN
2.1	Siding, Flashing & Trim	X			
2.2	Exterior Doors	X			
2.3	Walkways, Patios & Driveways				X
2.4	Decks, Balconies, Porches & Steps	X			
2.5	Eaves, Soffits & Fascia	X			
2.6	Vegetation, Grading, Drainage & Retaining Walls				X

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

### Information

**Inspection Method**

Attic Access, Crawlspace Access,  
Visual

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

**Siding, Flashing & Trim: Siding Style**  
Clapboard



**Exterior Doors: Exterior Entry Door**  
North  
Wood

**Walkways, Patios & Driveways: Driveway Material**  
Concrete, Brick, Dirt

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

## Decks, Balconies, Porches & Steps: Appurtenance

### Front Porch, Covered Porch



## Observations

### 2.1.1 Siding, Flashing & Trim

#### **EVIDENCE OF WATER INTRUSION**

REAR OF HOUSE BESIDE BAY WINDOW

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



### 2.2.1 Exterior Doors

#### **KEYED DEADBOLT**

FRONT DOOR

The locking mechanism on the front door is operated from the inside with a key. This should be operable with an easily accessible handle. This is important in case of an emergent need to escape the premises. A competent handyman or Locksmith should be able to install a proper deadbolt.

Recommendation

Contact a handyman or DIY project



2.4.1 Decks, Balconies, Porches & Steps



**RAILING UNSAFE**

FRONT PORCH GATE

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.



2.5.1 Eaves, Soffits & Fascia

**PAINT/FINISH FAILING**

FRONT CORNER - WEST

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.





# 3: HEATING

		D	NP	NI	IN
3.1	Equipment				X
3.2	Normal Operating Controls				X
3.3	Distribution Systems				X
3.4	Presence of Installed Heat Source in Each Room				X

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## Information

**Equipment: Brand**

York

**Equipment: Energy Source**

Electric

**Equipment: Heat Type**

Heat Pump

**Distribution Systems: Ductwork**

Insulated

**AFUE Rating**

85%

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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## Information

**Inspection Method**

Crawlspace Access

**Foundation: Material**

Brick, Masonry Block

**Floor Structure:**

**Basement/Crawlspace Floor**

Dirt

**Floor Structure: Material**

Wood Beams

**Floor Structure: Sub-floor**

Plywood, Plank

# 5: COOLING

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

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## Information

**Cooling Equipment: Brand**  
Carrier

**Cooling Equipment: Energy Source/Type**  
Electric, Heat Pump

**Cooling Equipment: Location**  
Exterior West

**Distribution System: Configuration**  
Split

**Cooling Equipment: SEER Rating**  
15 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

Existing unit is 14 SEER

## Observations

5.3.1 Distribution System

### NO AIR FROM DUCTS

LIBRARY ROOM AND OUTSIDE WALL OF THE DEN

There is no airflow coming from several ducts when the HVAC fan is on. This will cause discomfort in the home due to uneven conditioned air. An HVAC technician should be consulted to evaluate and repair.

Recommendation

Contact a qualified heating and cooling contractor

# 6: ROOF

		D	NP	NI	IN
6.1	Coverings				X
6.2	Roof Drainage Systems		X		
6.3	Flashings				X
6.4	Skylights, Chimneys & Other Roof Penetrations	X			
6.5	Plumbing vent roof penetrations	X			

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## Information

### Inspection Method

Roof

### Roof Type/Style

Gable

### Coverings: Material

Asphalt

### Roof Drainage Systems: Gutter Material

Seamless Aluminum

### Flashings: Material

Aluminum

## Observations

6.5.1 Plumbing vent roof penetrations



### VENT BOOT LEAKING

ABOVE REAR PORCH

The plumbing vent for the washing machine is leaking in to the porch flood light. This is a safety concern as it could cause a fire or shock hazard. The vent boot should be properly sealed to prevent any water from leaking in to the ceiling structure and the exterior light fixture.

Recommendation

Contact a qualified roofing professional.



# 7: PLUMBING

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

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## Information

### Filters

Reverse Osmosis

### Water Source

Public

### Main Water Shut-off Device:

#### Location

No shutoff present  
No shutoff present

### Drain, Waste, & Vent Systems:

#### Drain Size

1 1/2"

### Drain, Waste, & Vent Systems:

#### Material

PVC

### Water Supply, Distribution

#### Systems & Fixtures: Distribution

#### Material

Galvanized, Copper, Pex

### Water Supply, Distribution

#### Systems & Fixtures: Water

#### Supply Material

Galvanized

### Hot Water Systems, Controls,

#### Flues & Vents: Capacity

Kitchen  
30 gallons

It is a 30 gallon low boy water heater

### Hot Water Systems, Controls,

#### Flues & Vents: Location

Kitchen cabinet (Low Boy)

### Hot Water Systems, Controls,

#### Flues & Vents: Power

#### Source/Type

Electric

### Main Water Shut-off Device: No water main shutoff

There is not a water main shutoff. This device is necessary to allow you to turn off the water supply to the home in case of an emergency (IE a burst supply line) or when a contractor needs to work on the plumbing system.

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

AO Smith

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.](#)

## Limitations

Hot Water Systems, Controls, Flues & Vents

### LIMITED ACCESS

UNDER KITCHEN COUNTER IN CORNER CABINET

Limites access due to it being located within the lower corner kitchen cabinet. The countertop will need to be removed in order to inspect, repair, or replace.

## Observations

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7.3.1 Water Supply, Distribution Systems & Fixtures

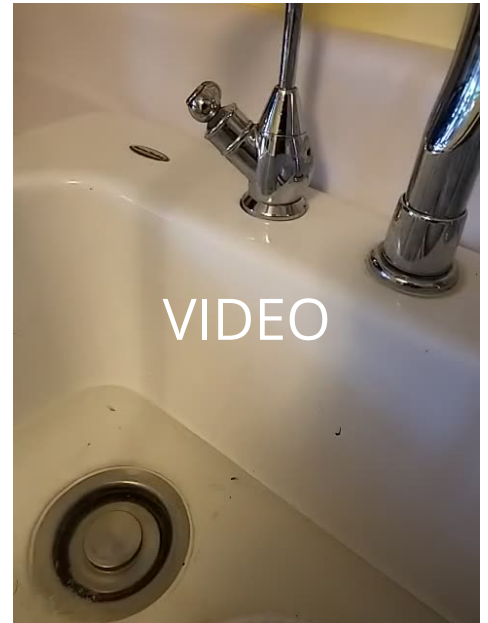
 Safety Hazard

### **WATER FILTER CROSS CONTAMINATION**

While I do not inspect water filtration systems I did note an instance of cross contamination with the reverse osmosis system at the kitchen sink. Cross contamination is when waste water is allowed to be in contact with fresh potable water. This occurred when I ran the disposal while draining water from the sink. Waste water was observed backing up and escaping through the vent orifice on the spout.

Recommendation

Contact a qualified plumbing contractor.



7.3.2 Water Supply, Distribution Systems & Fixtures

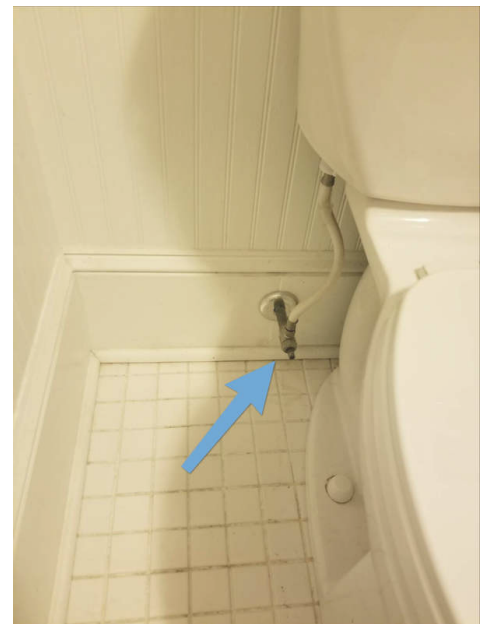
### **SHUTOFF VALVE HANDLE MISSING**

HALL BATH

The shutoff valve handle is missing. This prevents the valve from functioning. In the event of an overflowing fixture, the water would not be able to be turned off in a timely fashion.

Recommendation

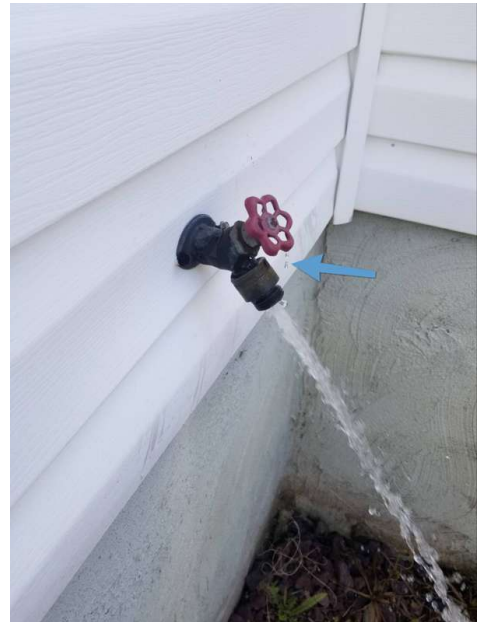
Contact a qualified plumbing contractor.



7.3.3 Water Supply, Distribution Systems & Fixtures

### **OUTSIDE SPIGOT LEAKING**

The rear outside spigot is leaking at the handle when it is turned on. This causes water to spray on the siding making for a permanently moist surface which can lead to rot and pest intrusion. It also wastes water increasing the utility bill.



# 8: ELECTRICAL

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

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## Information

**Service Entrance Conductors:**  
**Electrical Service Conductors**  
 Overhead, 220 Volts

**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Main Panel Location  
 Outside at driveway

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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Panel Manufacturer  
 Square D

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

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

**Branch Wiring Circuits, Breakers & Fuses:** Wiring Method  
 Romex, BX - Armored Cable

## Observations

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



### VEGETATION TOO CLOSE TO PANEL

There is a decorative tree planted near the panel. This tree has completely engulfed the panel which makes it very difficult to access. It needs to be trimmed so it is not making contact with the panel and to allow room for a person to operate the circuit breakers.

Recommendation

Recommended DIY Project





#### 8.4.1 Lighting Fixtures, Switches & Receptacles



### OPEN JUNCTION BOX

A junction box is where wires are spliced together for electrical circuits. It should have a cover on it to prevent pest or moisture intrusion and to prevent a person from touching exposed wires. Having exposed wires creates a shock or spark hazard. A cover should be installed on all junction boxes.

Recommendation

Contact a qualified electrical contractor.



#### 8.5.1 GFCI & AFCI



### NO GFCI PROTECTION INSTALLED

THROUGHOUT HOUSE

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all required locations (bathrooms, outside, kitchen counters, and laundry room).

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

Recommendation

Contact a qualified electrical contractor.

# 9: FIREPLACE

		D	NP	NI	IN
9.1	Vents, Flues & Chimneys				X
9.2	Lintels				X
9.3	Damper Doors				X
9.4	Cleanout Doors & Frames				X

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## Information

**Type**

Wood

# 10: ATTIC, INSULATION & VENTILATION

		D	NP	NI	IN
10.1	Attic Insulation	X			
10.2	Vapor Retarders (Crawlspace or Basement)		X		
10.3	Ventilation				X
10.4	Exhaust Systems	X			

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## Information

### Dryer Power Source

220 Electric

### Dryer Vent

Metal (Flex)

### Flooring Insulation

Batt

### Attic Insulation: Insulation Type

Batt, Fiberglass

### Exhaust Systems: Exhaust Fans

Fan Only, Fan/Heat/Light

## Observations

### 10.1.1 Attic Insulation

#### ATTIC INSULATION HAS COMPRESSED

ATTIC

The attic insulation has compressed over time. This will cause the insulation to lose it's optimum R-Value which can increase utility bills for heating and cooling.

Recommendation

Contact a qualified insulation contractor.



### 10.4.1 Exhaust Systems

#### BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. The fans are connected to ducts but the ducts have both disconnected at the exterior connection. This is likely due to pests making a nest in the open duct weighing them down and causing them to tear. This should be repaired and a Pest control contractor contacted to confirm no animals are making it in to the attic.

Recommend a qualified property install exhaust fan to terminate to the exterior.

Recommendation

Contact a handyman or DIY project



# 11: DOORS, WINDOWS & INTERIOR

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

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## Information

**Windows: Window Manufacturer** Original double hung  
**Windows: Window Type** Double-hung, Single Pane

**Floors: Floor Coverings** Original heart pine

**Walls: Wall Material** Drywall, Plaster  
**Ceilings: Ceiling Material** Gypsum Board

**Countertops & Cabinets: Cabinetry** Wood

**Countertops & Cabinets: Countertop Material** Laminate

## Observations

11.1.1 Doors

### DOOR DOESN'T LATCH

MASTER BEDROOM DOOR

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a handyman or DIY project



## 11.2.1 Windows

**PAINTED SHUT**

The majority of the windows are painted shut. This is typical of a home this age but it does pose a safety concern. Windows are considered a means of escape in the case of an emergency (such as a fire) when the exterior doors are inaccessible. When painted shut they are not operable and will not allow for a means of egress. Recommend windows be restored to functional use.

## Recommendation

Contact a qualified window repair/installation contractor.

# 12: BUILT-IN APPLIANCES

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

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## Information

**Dishwasher: Brand**  
Kitchenaid

**Refrigerator: Brand**  
Kenmore

**Range/Oven/Cooktop: Exhaust Hood Type**  
Vented

**Range/Oven/Cooktop: Range/Oven Brand**  
Kenmore

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

## Observations

12.1.1 Dishwasher

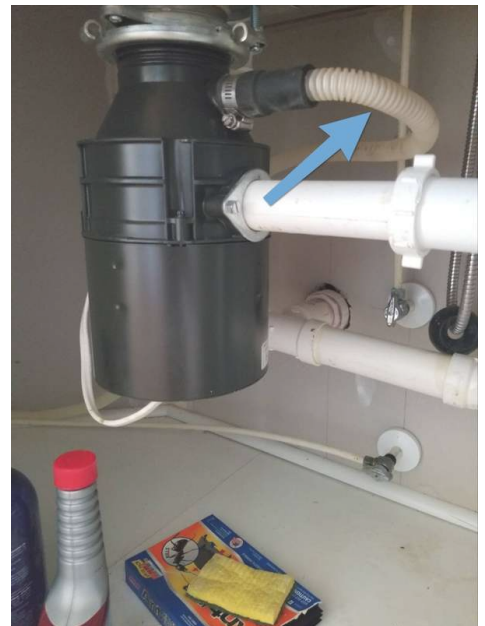
### IMPROPERLY INSTALLED DRAIN PIPE

UNDER SINK

Dishwasher drain pipe was installed improperly. The dishwasher drain should have high loop installed (achieved by attaching drain to counter top) Recommend a qualified plumber or handyman evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



12.3.1 Range/Oven/Cooktop

### RANGE NOT FASTENED

KITCHEN

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a handyman or DIY project



# STANDARDS OF PRACTICE

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## 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.

## 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.

## 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.

## 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.

## 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.

### Plumbing

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

### Electrical

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

**Fireplace**

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

**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.