



HOMOLOGICS INSPECTION SERVICES, INC

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<https://hlinspectors.com/>



HOMOLOGICS RESIDENTIAL REPORT

1234 Main St.
Dunmore PA 18512

Buyer Name

07/12/2018 9:00AM



Inspector

Matthew Pisko

InterNACHI Certified, HSTI Certified

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Agent

Agent Name

555-555-5555

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HomeLogics Inspection Services, Inc

SUMMARY



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Downspout Loose
- ⊖ 2.3.1 Roof - Flashings: Loose/Separated
- ⊖ 3.2.1 Exterior - Exterior Doors: Door Does Not Close or Latch
- ⚠ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Loose Boards
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- ⚠ 3.4.3 Exterior - Decks, Balconies, Porches & Steps: Railing loose
- ⚠ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Window Well Opening
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- ⊖ 5.1.1 Heating - Equipment: Possible ACM (Asbestos Contained Material)
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- 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: TPR (Temperature/Pressure Relief) Valve Not properly Functioning
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- ⚠ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Opening in panel
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
- ⊖ 8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 8.6.1 Electrical - Smoke Detectors: Defective
- ⚠ 8.7.1 Electrical - Carbon Monoxide Detectors: NOT PRESENT
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- ⊖ 11.2.1 Doors, Windows & Interior - Windows: Does not properly lock
- ⊖ 11.3.1 Doors, Windows & Interior - Floors: Damaged (General)
- ⊖ 11.7.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinet Hinge Loose

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Vacant

Style

Multi-level

Temperature (approximate)

78 Fahrenheit (F)

Type of Building

Detached, Multi-Family

Weather Conditions

Clear, Dry, Hot

2: ROOF

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

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

Information

Inspection Method

Ground, Ladder, Roof

Roof Type/Style

Hip

Coverings: Material

Asphalt, EPDM

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum, Asphalt

Observations

2.2.1 Roof Drainage Systems

 Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

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

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



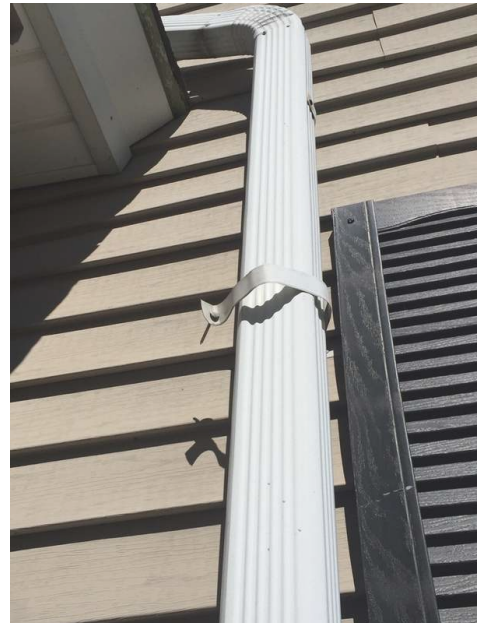


2.2.2 Roof Drainage Systems

DOWNSPOUT LOOSE

The Downspout is loose and needs to be re-fastened.

 Recommendation

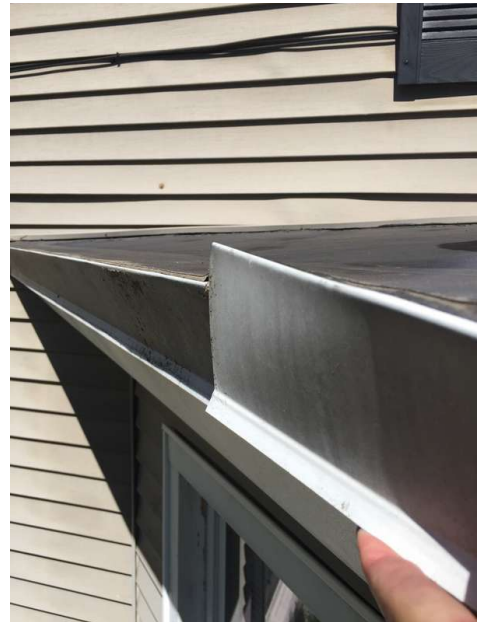


2.3.1 Flashings

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

 Recommendation



3: EXTERIOR

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

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Information

Inspection Method

Attic Access, Visual

Siding, Flashing & Trim: Siding Material

Vinyl

Siding, Flashing & Trim: Siding Style

Batten

Exterior Doors: Exterior Entry Door

Wood

Walkways, Patios & Driveways: Driveway Material

Asphalt, Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Balcony, Covered Porch, Deck, Front Porch, Retaining Wall

Decks, Balconies, Porches & Steps: Material

Wood

Observations

3.2.1 Exterior Doors

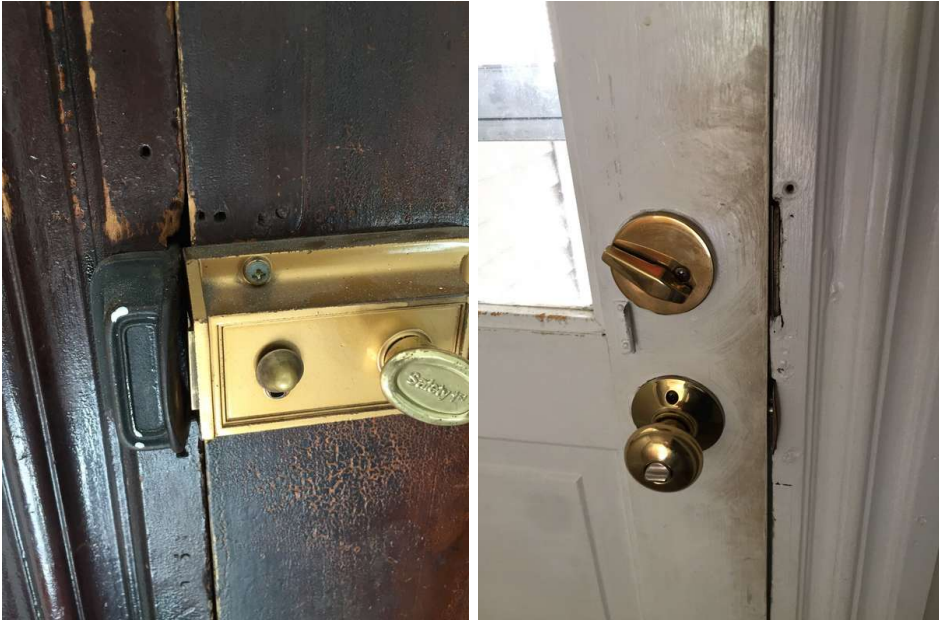
DOOR DOES NOT CLOSE OR LATCH

FIRST AND SECOND FLOOR



Door does not close or latch properly. Recommend qualified handyman adjust strike plate and/or lock.

[Here is a DIY troubleshooting article](#) on fixing door issues.



3.4.1 Decks, Balconies, Porches & Steps

DECK - LOOSE BOARDS

Several deck boards were observed to be loose. Recommend they be replaced

[Here is a helpful article](#) for minor DIY deck repair.



3.4.2 Decks, Balconies, Porches & Steps

IMPROPER DECK CONSTRUCTION PRACTICES

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.



3.4.3 Decks, Balconies, Porches & Steps

 Safety Hazard

RAILING LOOSE

Recommend ensuring the railing has proper support, this is a safety hazard.

Recommendation

Contact a qualified professional.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Safety Hazard

WINDOW WELL OPENING

The window well was observed to have a removable covering that does not provide adequate protection against a child entering. The covering should be a more permanent structure to avoid injury.

Recommendation

Contact a foundation contractor.



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

RETAINING WALL LOOSE

Retaining wall is showing signs of failing. Recommend qualified contractor evaluate and repair.

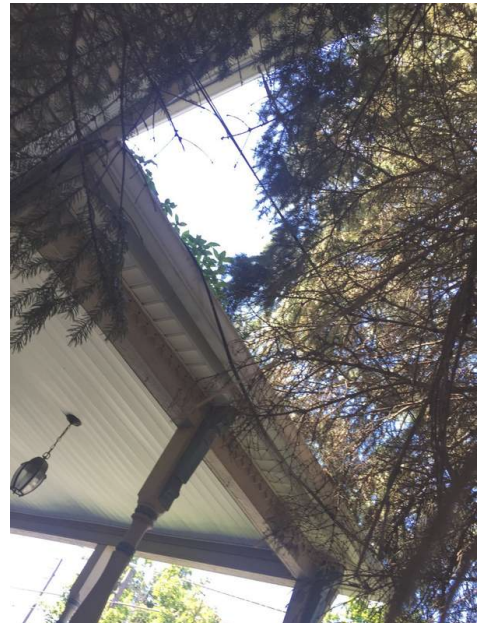


3.6.3 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

TREE OVERHANG

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



3.6.4 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

VEGETATION TOO CLOSE/ IN CONTACT WITH HOME

Moisture held against the building by shrubs keeps the exterior wet and is more likely to allow water inside the home's foundation which can damage structural components and/or create an environment conducive for mold growth.

Additionally vegetation touching the home may allow for insects and rodents, to enter the home. Recommend cutting all vegetation back a minimum of 18".

Recommendation

Contact a qualified professional.



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			

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

Information

Inspection Method

Attic Access, Visual

Foundation: Material

Stone

Floor Structure:

Basement/Crawlspace Floor

Stone

Floor Structure: Material

Engineered Floor Trusses

Floor Structure: Sub-floor

Plank

5: HEATING

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

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Information

Equipment: Brand

Utica

Equipment: Energy Source

Gas

Equipment: Heat Type

Radiant Heat, Steam Boiler

Distribution Systems: Ductwork

Insulated

AFUE Rating

Unkown

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.



Observations

5.1.1 Equipment

POSSIBLE ACM (ASBESTOS CONTAINED MATERIAL)

 Recommendation

The Insulation wrapped around basement pipes may contain asbestos material. Recommend not disturbing the insulation. If removal is deemed necessary ensure a licensed asbestos removal contractor is hired. Pa state website lists licensed contractors.

According to the Environmental Protection Agency, the Consumer Product Safety Commission, and the American Lung Association, "the best thing to do with asbestos materials is to leave them alone. Disturbing it may create a health hazard where none existed before".

Recommendation

Contact a qualified professional.



6: COOLING

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

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NP = Not Present

O = Observations

7: PLUMBING

		IN	NI	NP	O
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			X
7.5	Fuel Storage & Distribution Systems			X	
7.6	Sump Pump			X	

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

Information

Filters

Sediment Filter

Water Source

Public

Main Water Shut-off Device: Location

Basement, North



Drain, Waste, & Vent Systems:

Drain Size

2"

Drain, Waste, & Vent Systems:

Material

ABS, PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Hot Water Systems, Controls, Flues & Vents: Capacity

55 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Power

Source/Type

Gas

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Ruud

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.](#)

Observations

7.4.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

TPR (TEMPERATURE/PRESSURE RELIEF) VALVE NOT PROPERLY FUNCTIONING

At the time of inspection the TPR valve was not opening and closing properly. Recommend a qualified person replace the valve.



7.4.2 Hot Water Systems, Controls, Flues & Vents

 Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.



7.4.3 Hot Water Systems, Controls, Flues & Vents

 Recommendation

NO DRIP PAN

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



8: ELECTRICAL

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

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Information

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
 Right, Basement

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

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

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

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
 Romex

Observations

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



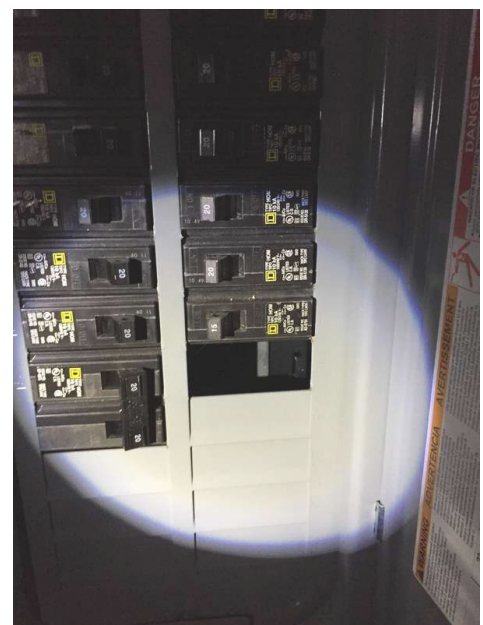
OPENING IN PANEL

BASEMENT

Unfilled opening in the panel board was observed at time of inspection. This poses a great risk. Covering these openings helps to prevent accidental shocks (think of kids), helps to prevent hot sparks from escaping if something goes wrong inside the enclosure, and helps to prevent pests from entering.

Recommendation

Contact a qualified electrical contractor.

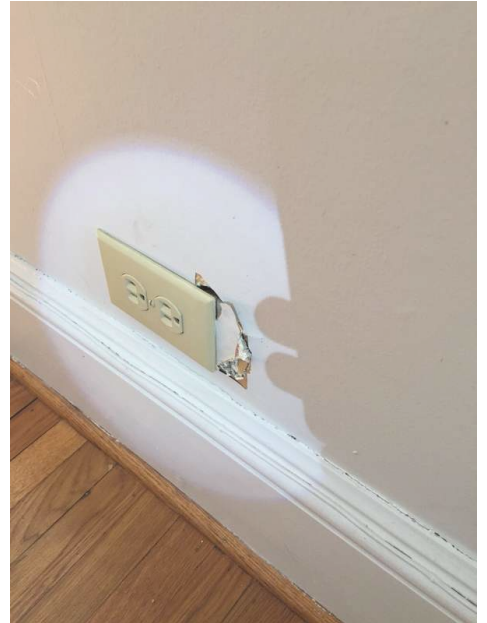


8.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend repairing the surrounding wall.



8.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

COVER PLATES MISSING

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





8.6.1 Smoke Detectors

 Recommendation

DEFECTIVE

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



8.7.1 Carbon Monoxide Detectors

 Safety Hazard

NOT PRESENT

Recommend installation of CO detectors that meet the requirements of Underwriters Laboratories (UL) standard 2034 on all floors of the home.

9: FIREPLACE

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

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Information

Type

Wood

Observations

9.4.1 Cleanout Doors & Frames

 Recommendation

CREOSOTE BUILDUP

BASEMENT

There was a notable amount of creosote buildup in the flue. Recommend a qualified fireplace or chimney contractor inspect and sweep on annual basis.

Recommendation

Contact a handyman or DIY project



10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
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

Vinyl (Flex)

Flooring Insulation

None

Attic Insulation: Insulation Type

Loose-fill

Attic Insulation: R-value

30

Ventilation: Ventilation Type

Gable Vents, Attic Fan

Exhaust Systems: Exhaust Fans

Fan Only, Fan with Light

11: DOORS, WINDOWS & INTERIOR

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

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Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Storm

Floors: Floor Coverings
Carpet, Engineered Wood, Laminate

Walls: Wall Material
Plaster

Ceilings: Ceiling Material
Ceiling Tiles, Plaster

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate, Marble, Porcelain

Observations

11.2.1 Windows

DOES NOT PROPERLY LOCK

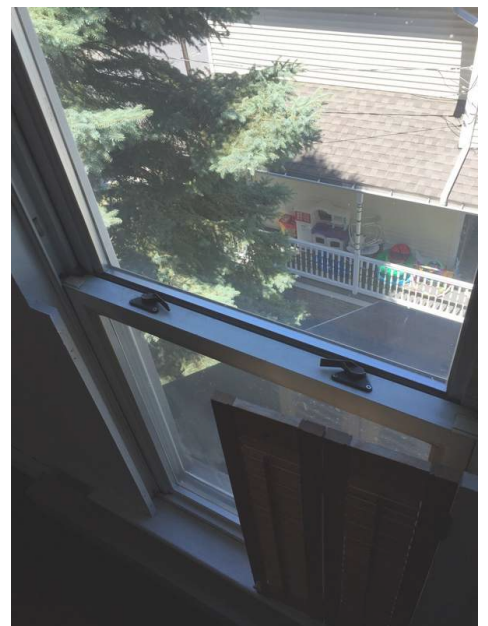
2ND FLOOR APARTMENT

The window in the 2nd floor apartment did not properly lock at the time of the inspection. Recommend assessing/correcting to ensure the safety of occupants.

Recommendation

Contact a qualified professional.

 Recommendation



11.3.1 Floors

**DAMAGED (GENERAL)**

2ND FLOOR LIVING ROOM

The home had general moderate damage visible at the time of the inspection. This was observed to be of minor structural concern as it does not appear to be the floor joists but rather the sub floor. This is likely the result of water damage/moisture intrusion. Recommend service by a qualified contractor.



11.7.1 Countertops & Cabinets

**CABINET HINGE LOOSE**

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)



STANDARDS OF PRACTICE

Roof

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

Exterior

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

Basement, Foundation, Crawlspace & Structure

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

Heating

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

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

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

Electrical

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

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.