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KINGDOM INSPECTION (NEW)

1234 Main St.
Moore OK 73160

Buyer Name
03/20/2019 9:00AM



Inspector
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Agent
Agent Name
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SUMMARY



NORMAL MAINTENANCE ITEM



REPAIR RECOMMENDATION



NOT OPERATIONAL / SAFETY
HAZARD

-  2.1.1 Structure - Foundation : Corner Pop
-  3.1.1 Exterior - Siding, Flashing, Trim, Soffit, & Facias: Paint/Finish Failing
-  3.1.2 Exterior - Siding, Flashing, Trim, Soffit, & Facias: Trim board broken
-  3.2.1 Exterior - Decks, Balconies, Porches: Deck Built On Grade
-  3.5.1 Exterior - Windows: Deteriorated caulk
-  3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
-  4.2.1 Roof - Coverings: Damaged (General)
-  4.4.1 Roof - Roof Drainage Systems: Gutter Improperly Sloped
-  4.5.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Plumbing Boot Not Properly Installed
-  5.2.1 Attic, Insulation & Ventilation - Attic Insulation: Vermin Activity Noted
-  6.2.1 HVAC - Cooling Equipment: Insulation Missing or Damaged
-  6.2.2 HVAC - Cooling Equipment: Unit Not Properly Supported
-  6.3.1 HVAC - Heating Equipment: Debris in Tray
-  6.3.2 HVAC - Heating Equipment: Blower Fan Does Not Sound Proper
-  6.4.1 HVAC - Duct Systems, Chases, and Vents: Filter Missing
-  7.1.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Stopper Needs Adjusted
-  7.1.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Flush Handle Broken
-  7.3.1 Plumbing - Hot Water, Controls, Flues & Vents: Debris in drain pan
-  8.1.1 Electrical - Service Entrance & Main Service Panel: Sharp screws
-  8.2.1 Electrical - Branch Circuits, Connected Devices, and Fixtures: Damaged or missing globe(s)
-  8.3.1 Electrical - Smoke/CO2 Detectors: No CO2 detectors present
-  9.3.1 Appliances - Dishwasher: No High Loop Installed
-  10.5.1 Interior - Windows: Failed Seal
-  10.5.2 Interior - Windows: Damaged Jam Parts
-  10.5.3 Interior - Windows: Glass Cracked / Broken

1: INSPECTION DETAILS

Information

Type of Building

Single Family

Property Direction

North

Occupancy

Vacant

In Attendance

Buyer, Buyers Agent

Temperature (approximate)

21 Fahrenheit (F)

Weather Conditions

Clear, Windy

2: STRUCTURE

Information

Foundation Type

Slab

Floor Structure

Concrete

Wall Structure

Wood Frame

Ceiling Structure

Wood Beam & Joist

Limitations

General

CONCEALED COMPONENTS

Structural components are concealed behind finish surfaces could not be inspected.

Deficiencies

2.1.1 Foundation

CORNER POP

Corner pop was noted at foundation corner. We recommend having the repaired by a qualified professional.

Recommendation

Contact a foundation contractor.

 Normal Maintenance Item



Southeast Corner

3: EXTERIOR

Information

Siding Material

Brick Veneer, Wood, Stone

Appurtenance

Covered Patio, Covered Porch, Pergula, Deck

Appurtenance Materials

Concrete

Driveway Material

Concrete

Walkway Material

Concrete

Exterior Doors: Material

Metal

Limitations

Fencing & Gate Conditions

GATE WAS LOCKED DURING INSPECTION

Recommend verification of proper gate operation prior to closing on house.

Deficiencies

3.1.1 Siding, Flashing, Trim, Soffit, & Facias

PAINT/FINISH FAILING

GARAGE DOOR TRIM, FRONT PORCH

 Normal Maintenance Item

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.

Recommendation

Contact a qualified painting contractor.



Front Porch

3.1.2 Siding, Flashing, Trim, Soffit, & Facias

 Normal Maintenance Item

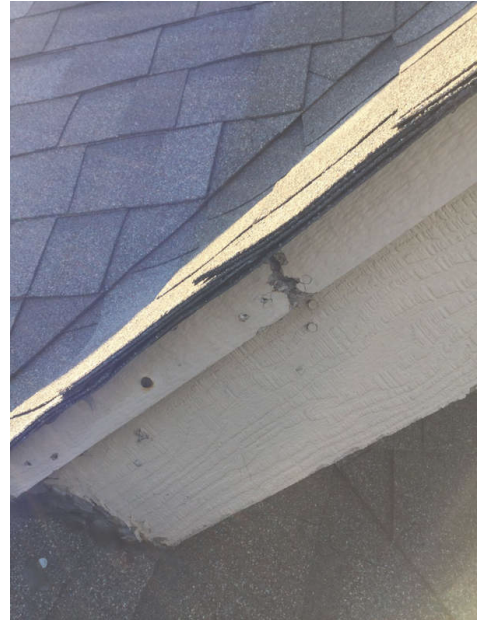
TRIM BOARD BROKEN

FRONT LEFT GABLE

This can lead to early deterioration. Have replaced or have gap filled.

Recommendation

Contact a handyman or DIY project



3.2.1 Decks, Balconies, Porches

 Normal Maintenance Item

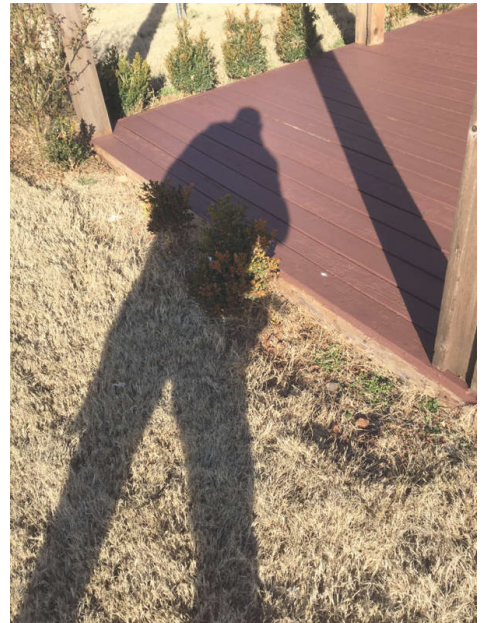
DECK BUILT ON GRADE

BACK DECK

The deck had been built at grade level. We recommend repairs be undertaken as this configuration is prone to rot and insect activity.

Recommendation

Contact a qualified deck contractor.



3.5.1 Windows

 Normal Maintenance Item

DETERIORATED CAULK

The caulk around the exterior windows was deteriorated. We recommend properly sealing. Exterior caulking is the first energy efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices, a home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

Recommendation

Contact a handyman or DIY project



Master Bathroom window



Living Room Window

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Repair Recommendation

NEGATIVE GRADING

SOUTH, EAST, AND WEST WALLS

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified grading contractor.



East Wall



West Wall



South Wall

4: ROOF

Information

Roof Type/Style

Hip, Gable

Roof Structure

Rafter

Covering Material

Asphalt Shingle

Approximate Age

4 - 7 Years

Number of Layers

1 Layer

Inspection Method

Roof



Percentage Inspected

100 %

BUYER - Complete this before you close:

Check with your insurance company and secure written confirmation that they have made a physical inspection and will insure this roof for one year.

Deficiencies

4.2.1 Coverings

DAMAGED (GENERAL)

Roof coverings showed general shingle cracking/tearing damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.





Hail Dent North Slope

4.4.1 Roof Drainage Systems

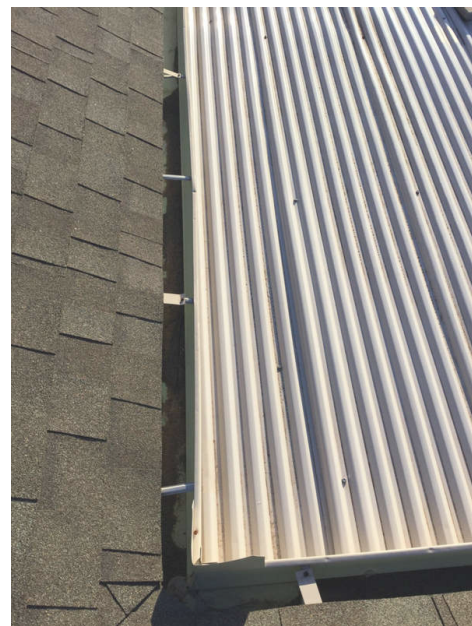
 Normal Maintenance Item

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 gutter contractor



Back Wall

4.5.1 Skylights, Chimneys & Other Roof Penetrations

 Normal Maintenance Item

PLUMBING BOOT NOT PROPERLY INSTALLED

There is a plumbing boot / roof jack that is not properly installed. This can allow water penetrations into the attic.

Recommendation

Contact a qualified roofing professional.



5: ATTIC, INSULATION & VENTILATION

Information

Attic Access Type

Garage

Pull Down Stairs

Method of Inspection

Attic space

Percentage Inspected (Due to limitations)

75 %

Insulation Type

Blown, Fiberglass

Insulation depth

9-12 inches

Vapor Retarders

Not Visible

Ventilation Type

Soffit Vents, Box Vents

Deficiencies

5.2.1 Attic Insulation



Normal Maintenance Item

VERMIN ACTIVITY NOTED

There was evidence of vermin activity. A pest control specialist should be consulted in this regard. Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the residence to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

Recommendation

Contact a qualified pest control specialist.

6: HVAC

Information

Normal Operating Controls:
Inspected

Hallway

Cooling Equipment: Unit Size
2.5 Tons

Heating Equipment: Unit Size
50.000 BTU

Heating Equipment: Flue Material
PVC

Cooling Equipment: Brand
South Wall
Comfortmaker
Age: 2007

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Max Fuse
25 Amp

Heating Equipment: Energy Source
Gas

Duct Systems, Chases, and Vents: Register Locations
Supply: High, Return: High

Cooling Equipment: Configuration
Central

Heating Equipment: Heat Type
Forced Air

Heating Equipment: Fuel Cut-Off
Underneath

Duct Systems, Chases, and Vents: Duct Material
Flex, Insulated

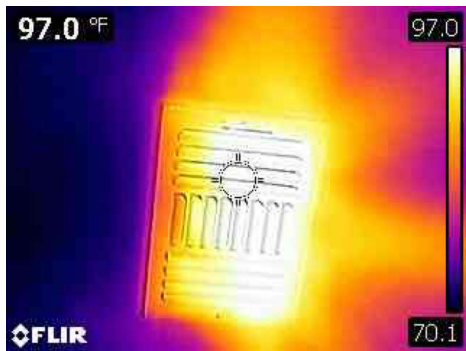
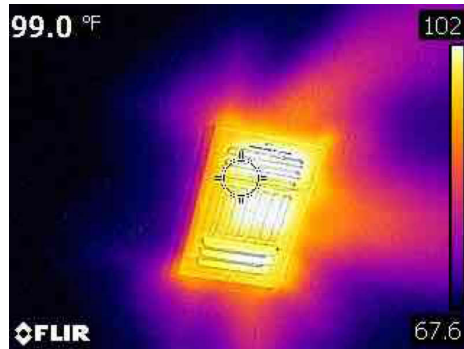


Heating Equipment: Brand

Attic

ICP

Age: 2006



Heating Equipment: Unit Middle Aged

Furnaces have a typical life expectancy of 16 to 20 years. The existing unit was approaching this age range. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. Inspections in temperatures below 62 degrees can damage the unit due to improper oil fluidity in the compressor.

Deficiencies

6.2.1 Cooling Equipment

INSULATION MISSING OR DAMAGED



Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Have repaired/replaced

Recommendation

Contact a qualified heating and cooling contractor



6.2.2 Cooling Equipment

UNIT NOT PROPERLY SUPPORTED

Concrete pad supporting the outdoor condensing unit is not properly supporting the unit allowing it to rock on two corners. Recommend licensed HVAC contractor level the unit.

Recommendation

Contact a qualified HVAC professional.

 Normal Maintenance Item

6.3.1 Heating Equipment

DEBRIS IN TRAY

Debris in tray can clog secondary drain line and allow water to overflow condensate drain pan. This will lead to damage to finishings below unit. Have debris removed

Recommendation

Contact a handyman or DIY project

 Normal Maintenance Item



6.3.2 Heating Equipment

BLOWER FAN DOES NOT SOUND PROPER

Have evaluated/repared

 Repair Recommendation

Recommendation

Contact a qualified HVAC professional.



6.4.1 Duct Systems, Chases, and Vents

 Normal Maintenance Item

FILTER MISSING

The furnace filter was missing. Recommend replacement.

Here is a DIY video on changing furnace filters.

Recommendation

Contact a handyman or DIY project



Master Bedroom

7: PLUMBING

Information

Meter Location

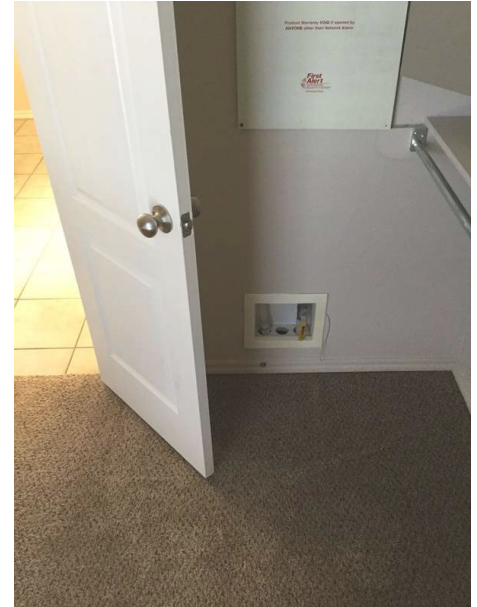
Right side of driveway

Exterior Cut-off At Meter

Interior Cut-off Location

Master Closet

Bedroom Closet



Supply/Distribution Material

Plastic

Drain, Waste & Vent Material

PVC

Clean out location

Could Not Locate

Hot Water, Controls, Flues & Vents: Capacity

40 Gallon

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

Gas

Hot Water, Controls, Flues & Vents: Gas Cut Off

Left

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

West Wall

Gas Meter

House Vacant

The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of subflooring, under showers, commodes and tubs for wet conditions during this same period.

Hot Water, Controls, Flues & Vents: Manufacturer

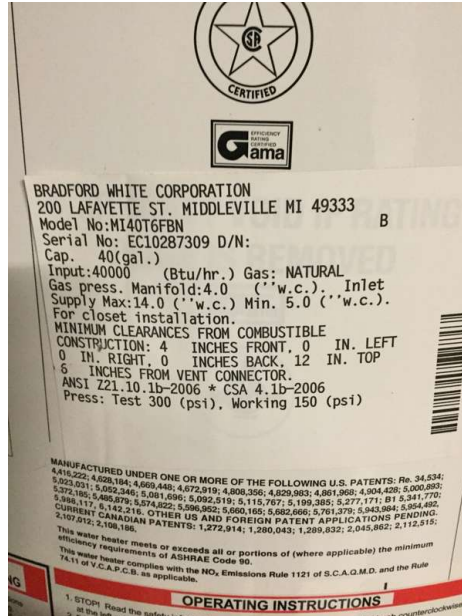
Garage

Bradford & White

Age: 2008

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.](#)

**Deficiencies**

7.1.1 Water Supply, Distribution
Systems & Fixtures



Normal Maintenance Item

STOPPER NEEDS ADJUSTED

MASTER BATHROOM

MAINTENANCE: A stopper was not functioning properly, it would not raise fully allowing the water to flow out properly. We recommend having stoppers adjusted or repaired.

Recommendation

Contact a handyman or DIY project



Left sink

7.1.2 Water Supply, Distribution
Systems & Fixtures



Not Operational / Safety Hazard

FLUSH HANDLE BROKEN

MASTER BATHROOM

Tried to flush by manually activating and it appears to be frozen.
Have repaired/replaced.

Recommendation

Contact a qualified plumbing contractor.



7.3.1 Hot Water, Controls, Flues & Vents

DEBRIS IN DRAIN PAN

Debris/insulation was noted in the safety pan. We recommend this be cleared to prevent the drain line from clogging.

Recommendation

Contact a handyman or DIY project



8: ELECTRICAL

Information

Electrical Meter/Service

West Wall
Below Ground

Main Disconnect Location

In Service Panel

Service Rating

100 Amp

Service Conductor

Copper Strand

Wiring Method

Romex

Branch Wiring

Copper

GFCI Locations

Kitchen, Garage, Exterior,
Bathroom

AFCI Locations

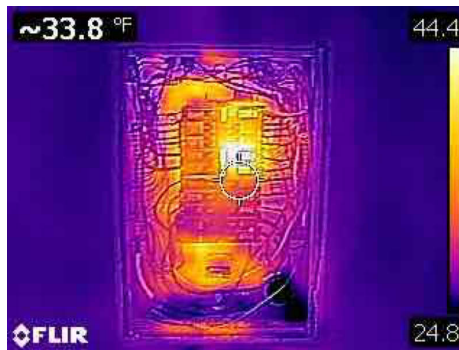
Bedrooms

Smoke Detectors Present

Hallway, Bedrooms

Panel Manufacturer

Garage
Eaton



Deficiencies

8.1.1 Service Entrance & Main Service Panel



Normal Maintenance Item

SHARP SCREWS

The screws used had sharp and pointy ends instead of blunt ends. This can be a safety hazard as the point could penetrate electrical conductors and cause shocks and/or short circuits. We recommend having these replaced.

Recommendation

Contact a qualified electrical contractor.



8.2.1 Branch Circuits, Connected Devices, and Fixtures

 Normal Maintenance Item

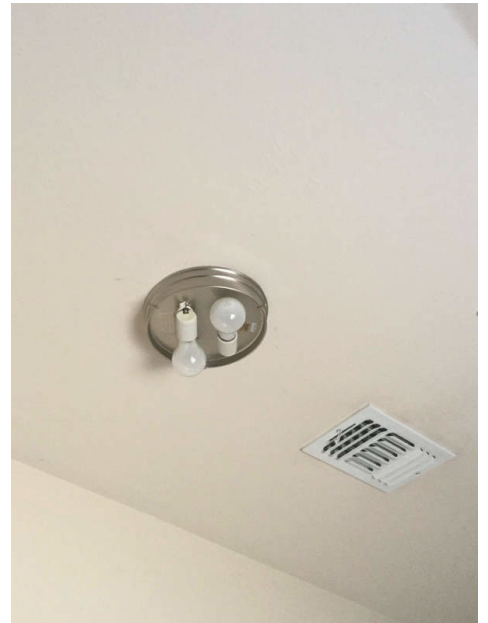
DAMAGED OR MISSING GLOBE(S)

MASTER CLOSET

Recommend replacing globe(s).

Recommendation

Contact a qualified electrical contractor.



Master Closet

8.3.1 Smoke/CO2 Detectors

NO CO2 DETECTORS PRESENT

Recommend installation of CO2 detectors.

Recommendation

Contact a qualified professional.

 Normal Maintenance Item

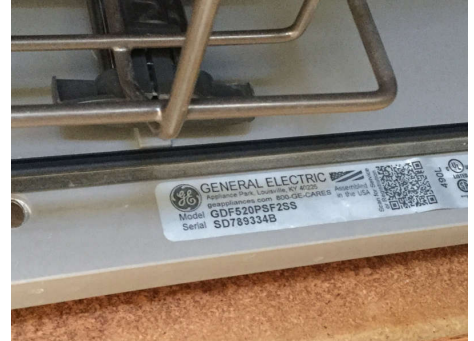
9: APPLIANCES

Information

Door Bell: Inspected

Garbage Disposers: Inspected

Dishwasher: Inspected



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

Built-in Microwave: Inspected

Refrigerator: Not Present



**Mechanical Exhaust Vents and
Bathroom Heaters: Exhaust
Hood Type
Microwave Re-circulating**

**Mechanical Exhaust Vents and
Bathroom Heaters: Bathroom
Exhaust Fans
Fan Only**

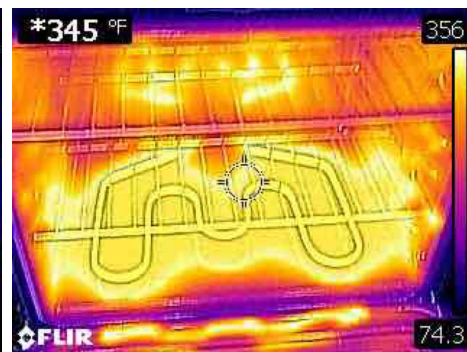
**Dryer Connections: Dryer Power
Source
220 Electric**

Garage Door Opener: Inspected



Range/Oven/Cooktop: Inspected

Oven set to: 350 Degrees



Deficiencies

9.3.1 Dishwasher

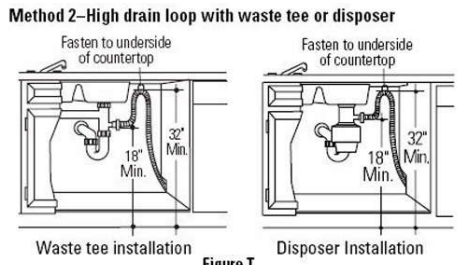
NO HIGH LOOP INSTALLED

 Normal Maintenance Item

The dishwasher drain line (discharge hose) did not have an air gap or a high loop. The dishwasher drain line usually attaches to the garbage disposal. The drain line should either arch above the level of the sink drain, have an anti-siphon valve, or have a vacuum break. This keeps debris in the disposal from siphoning back to the clean dishes. We recommend the drain line be elevated or a back flow device installed.

Recommendation

Contact a qualified appliance repair professional.



High Loop Examples

10: INTERIOR

Information

Ceiling Material

Drywall

Floor Coverings

Tile, Carpet

Wall Material

Drywall

Window Type

Double Pain, Single-hung

Deficiencies

10.5.1 Windows

 Repair Recommendation

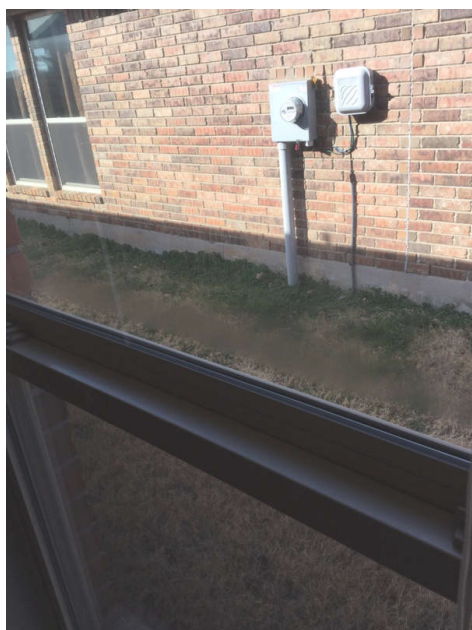
FAILED SEAL

ENTRY, NORTHWEST BEDROOM

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.



Northwest Bedroom

10.5.2 Windows

 Normal Maintenance Item

DAMAGED JAM PARTS

HALLWAY BATHROOM

The deficient parts makes it difficult to operate window. Have repaired

Recommendation

Contact a qualified window repair/installation contractor.



Northwest Bedroom

10.5.3 Windows

GLASS CRACKED / BROKEN

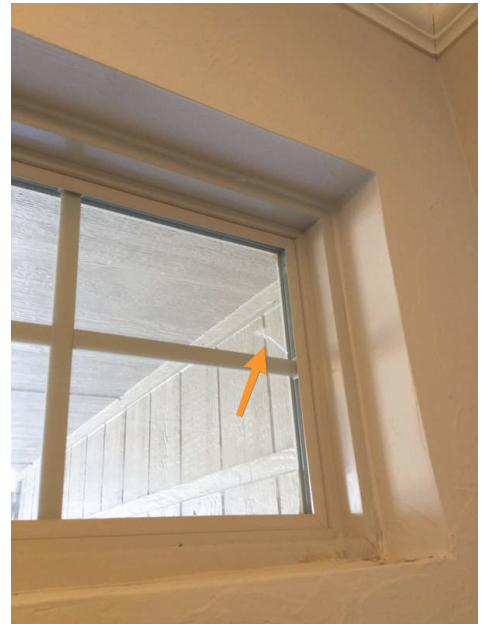
ENTRY

The cracks expose sharp edges and also reduced protection from the elements. Replace glass

Recommendation

Contact a qualified window repair/installation contractor.

 Repair Recommendation



Entry upper window

11: FIREPLACE

Information

Fuel Cut-off Location

Left side

Fuel Type

Gas

Damper Doors: No Damper

Vents, Flues & Chimneys:

Material

Flue-less

Type

Masonry, Pre-fabricated Insert



STANDARDS OF PRACTICE

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.

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.

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.

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.

HVAC

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.

II. 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 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.

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.

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.