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SINGLE FAMILY HOME

1234 Main St.
Largo Florida 33771

Buyer Name
01/10/2019 9:00AM

Inspector
Donald Smeller
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Agent
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Bayside

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1: INSPECTION DETAILS

Information

Type of Building
Single Family

Occupancy
Vacant

Style
Contemporary

Temperature (approximate)
57 Fahrenheit (F)

Weather Conditions
Clear, Dry

2: EXTERIOR

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

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

Information

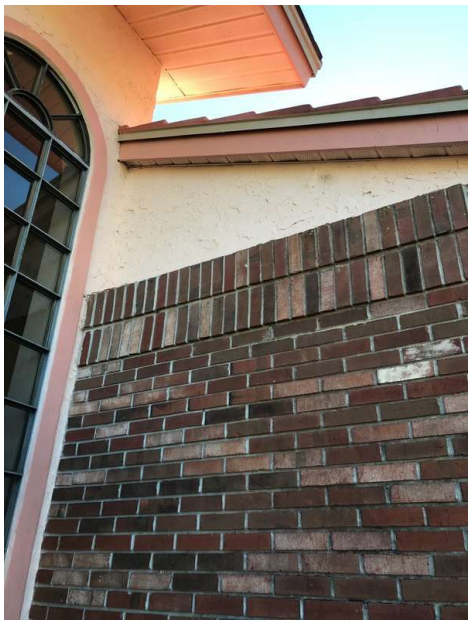
Inspection Method
Visual

Vegetation, Grading, Drainage & Retaining Walls: Trees

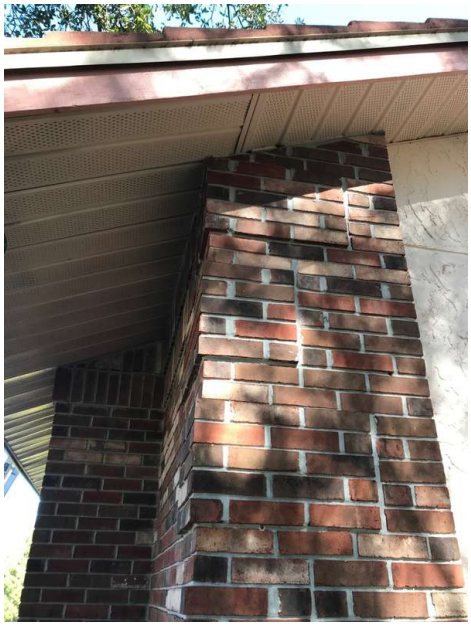
Over house

Siding, Flashing & Trim: Siding Material
Brick, Masonry, Stucco

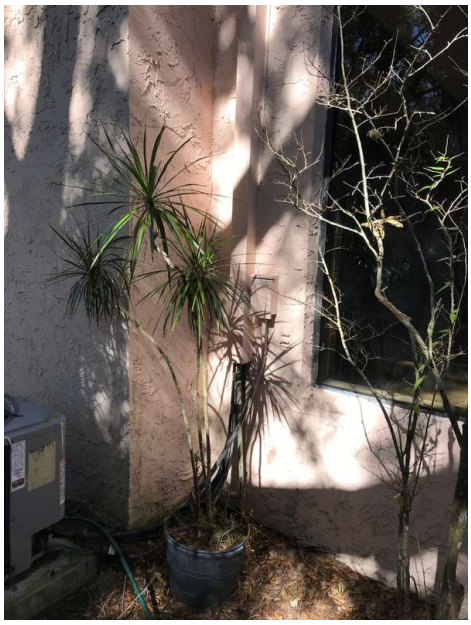


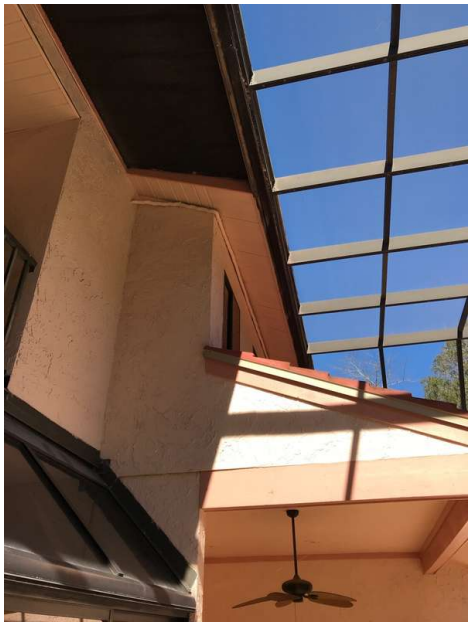


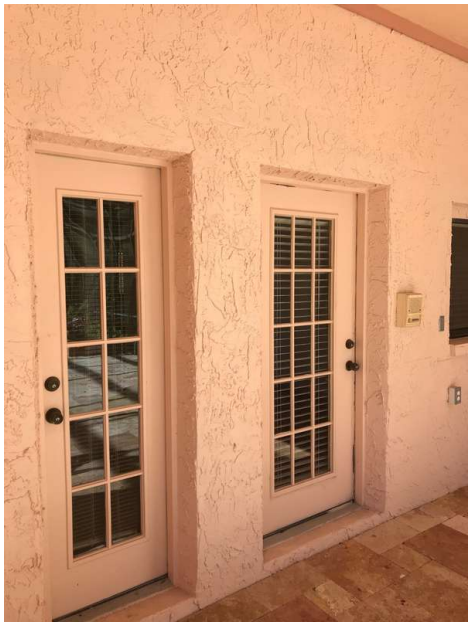
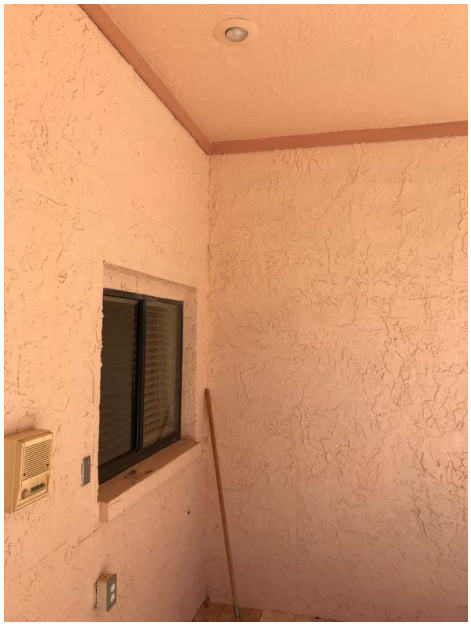


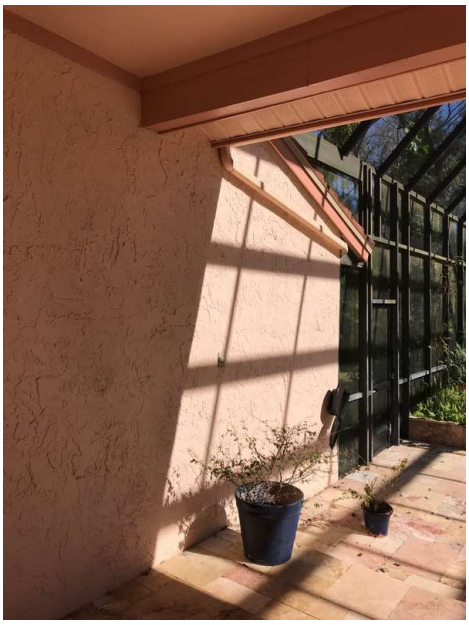







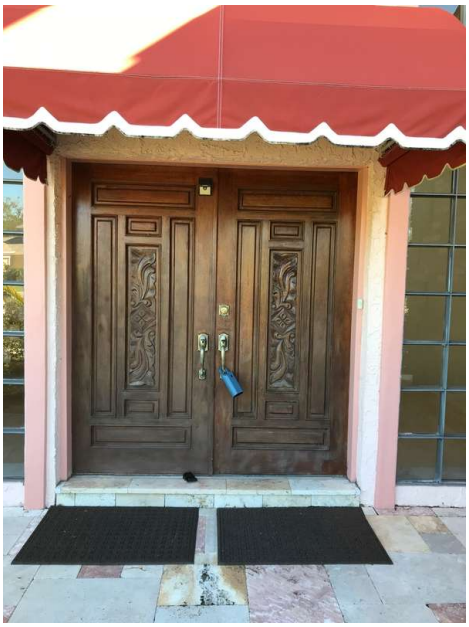


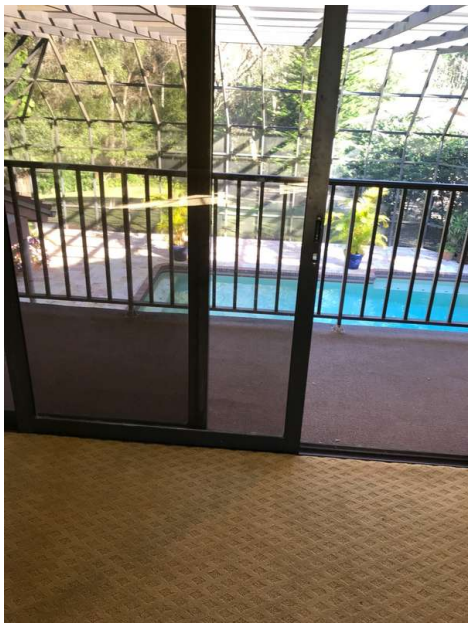
Siding, Flashing & Trim: Siding Style

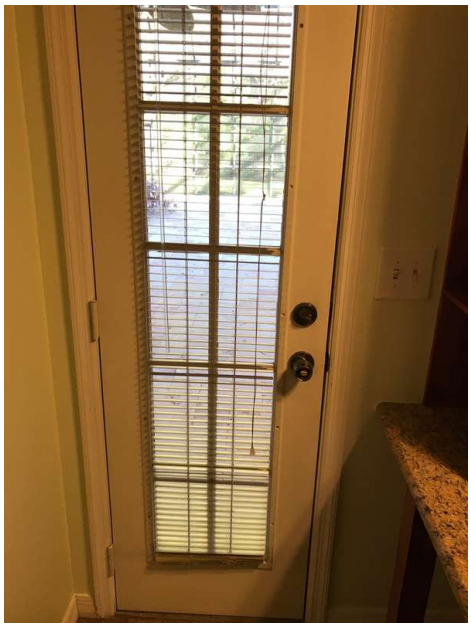
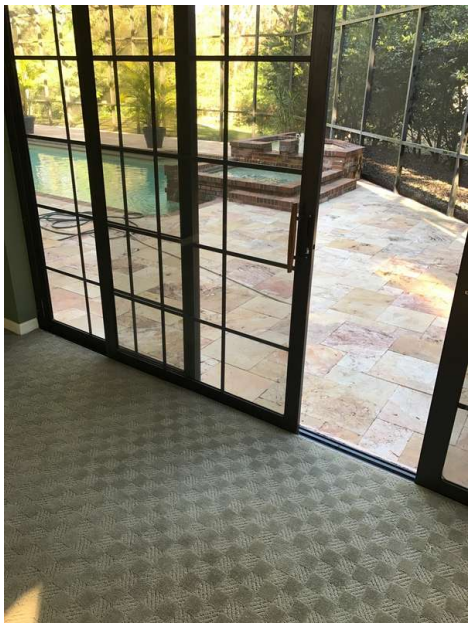
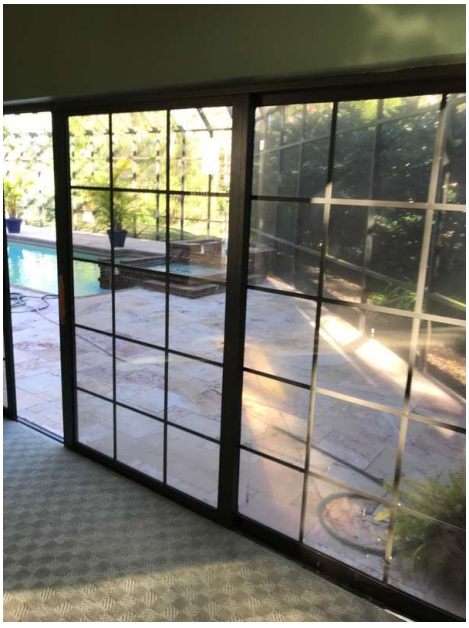
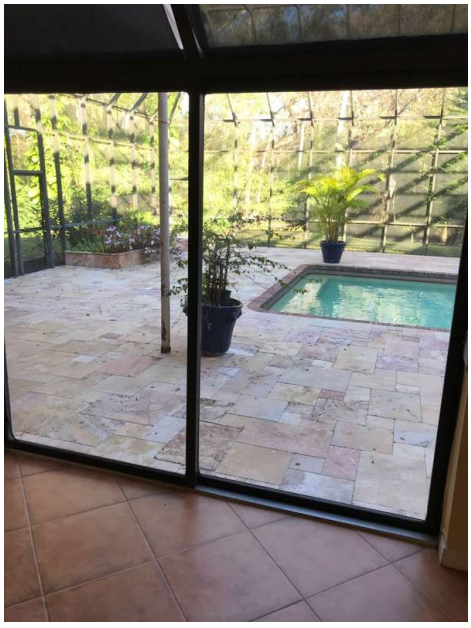
Masonry



Exterior Doors: **Exterior Entry Door**
Glass, Wood, Sliding glass doors

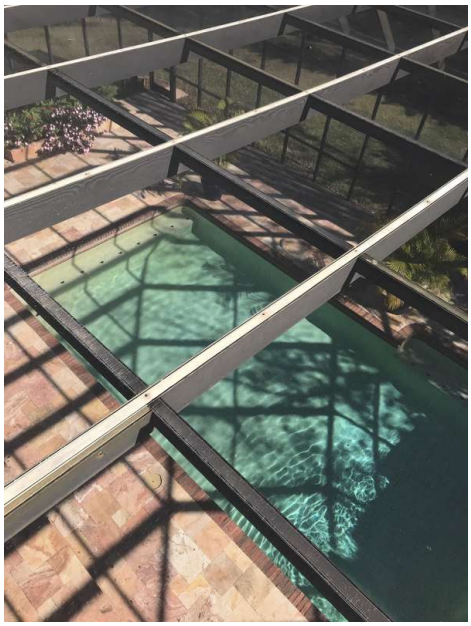
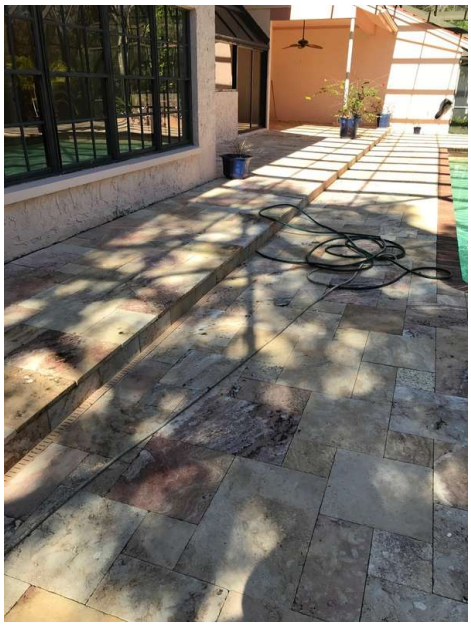


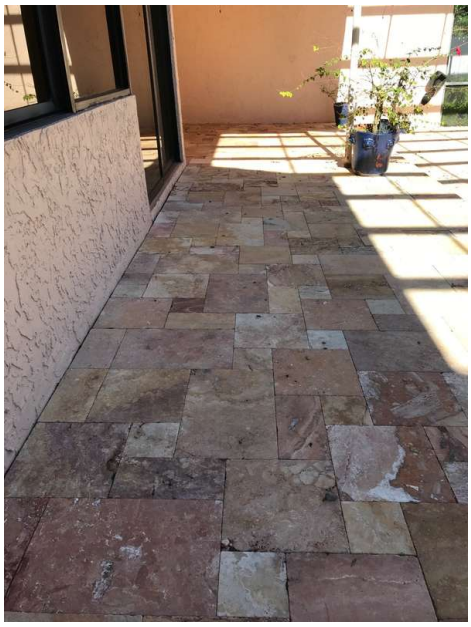


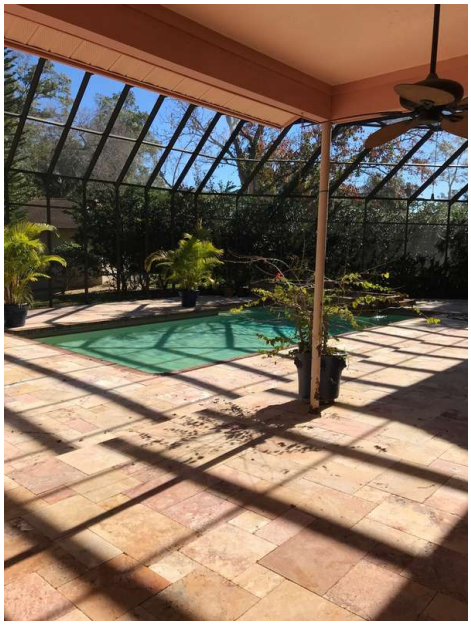





Decks, Balconies, Porches & Steps: Appurtenance

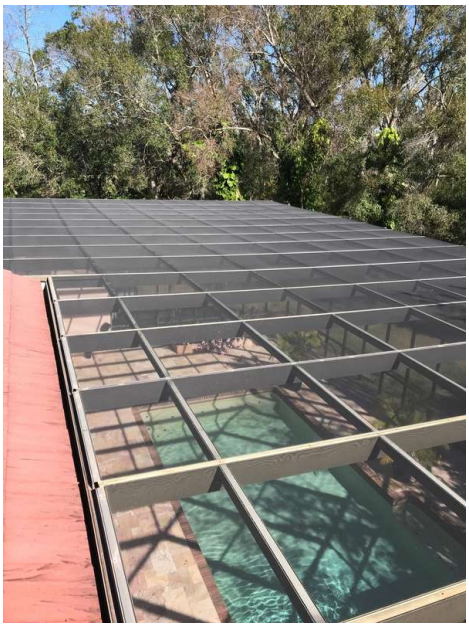
Balcony, Deck, Deck with Steps, Pool

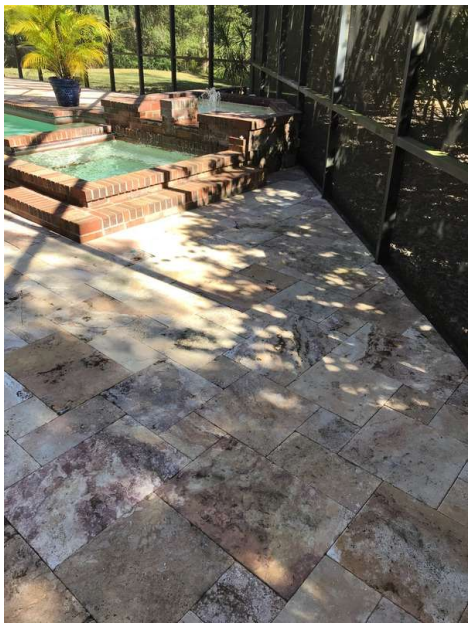






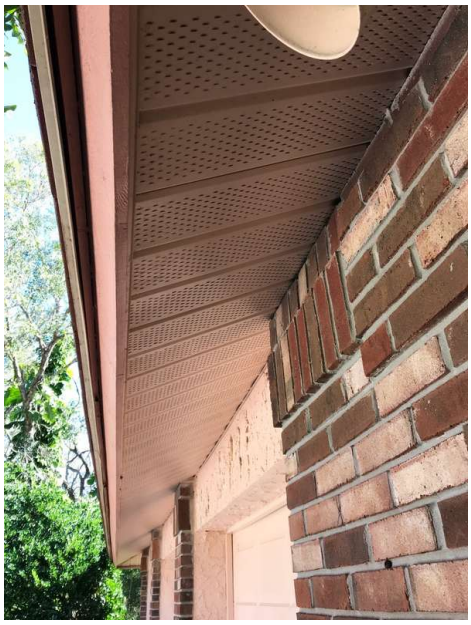



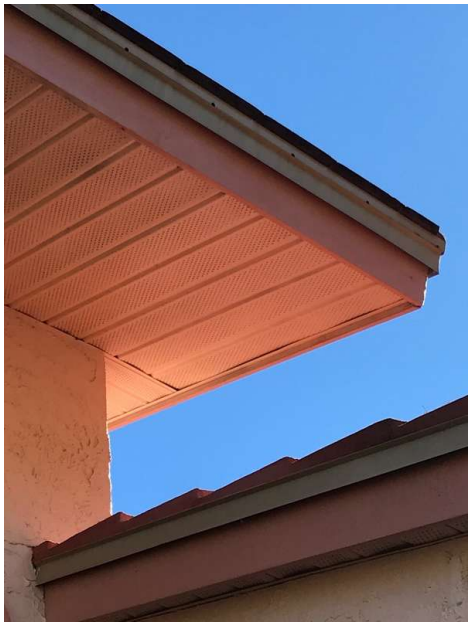
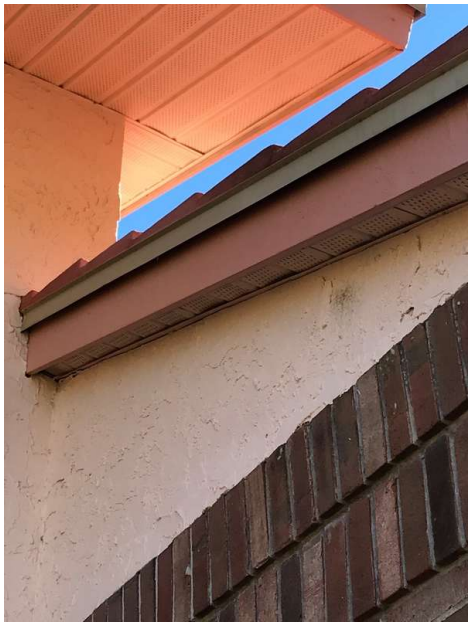

Decks, Balconies, Porches & Steps: Material
Metal Mesh Screen, Tile



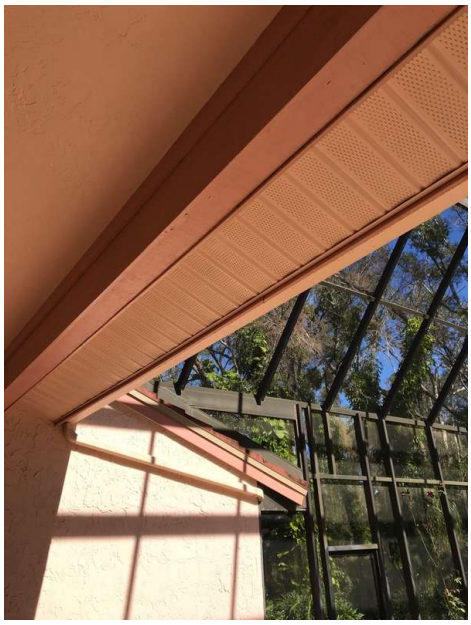


Eaves, Soffits & Fascia: Soffits and Fascia

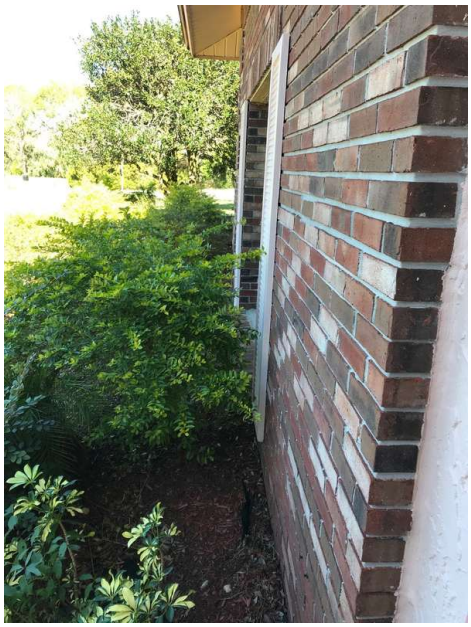
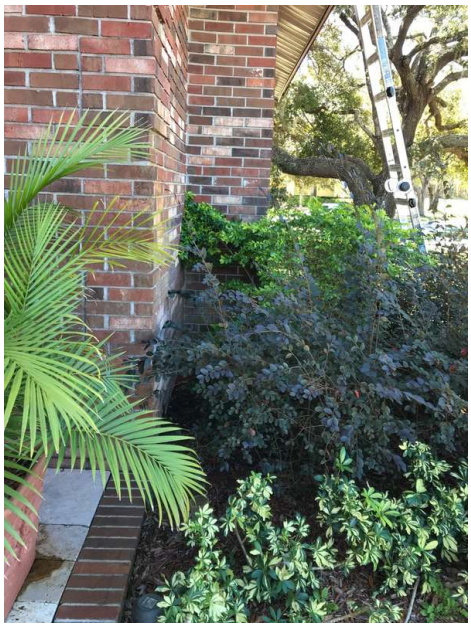






Vegetation, Grading, Drainage & Retaining Walls: **Vegetation to close to house**

Recommend trimming away from house

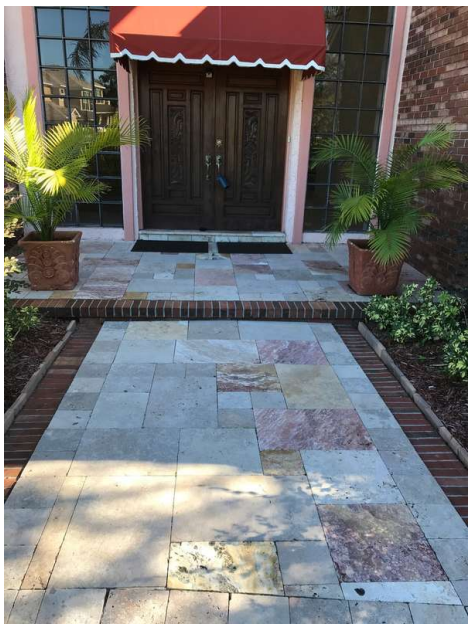




Walkways, Patios & Driveways: Driveway Material

Concrete, Pavers





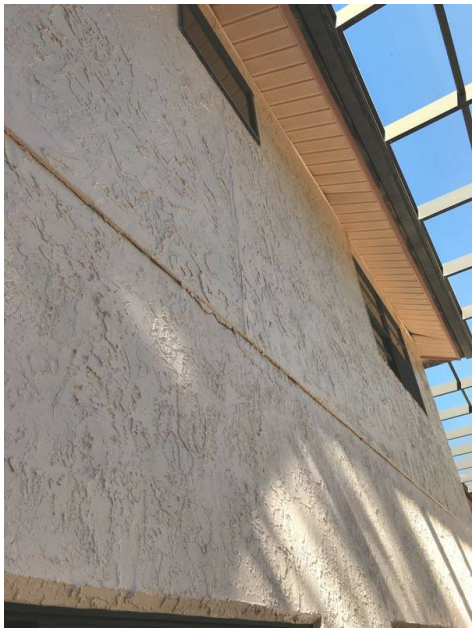

Observations

2.1.1 Siding, Flashing & Trim

Recommendation

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.



2.1.2 Siding, Flashing & Trim

Recommendation

PAINT NEEDED

Areas of siding were worn and in need of maintenance. Recommend a qualified painter or siding specialist correct.

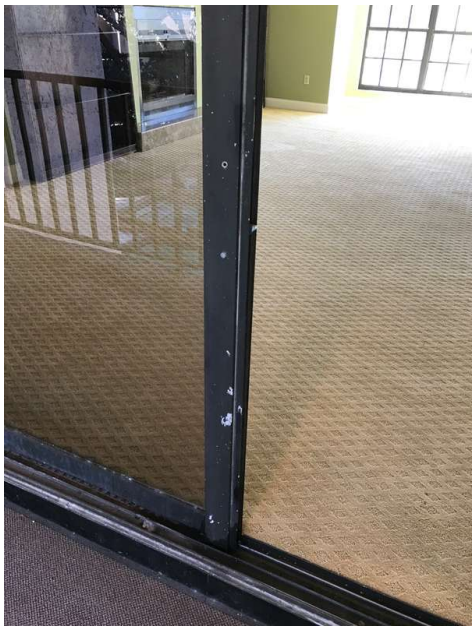
2.2.1 Exterior Doors

Recommendation

PAINT/REFINISH NEEDED

Door finish is worn. Recommend refinish and/or paint to maximize service life.

Here is a DIY article on refinishing a wood door.

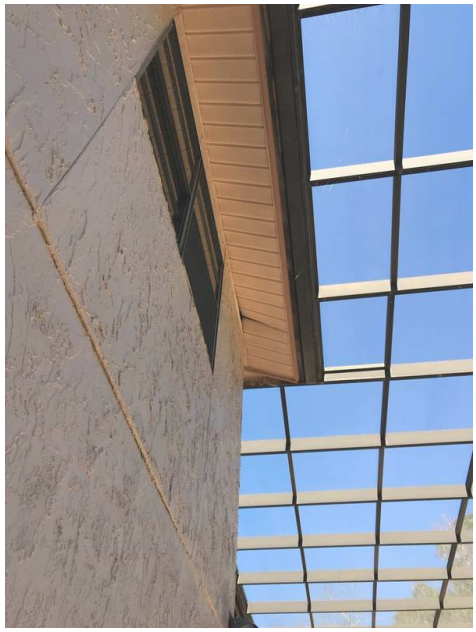




2.4.1 Eaves, Soffits & Fascia

Recommendation

EAVES - DAMAGED

One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.



2.5.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

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.

Most of this is caused from rain eroding the ground because of the lack of gutters. simple backfilling of soil will resolve the issue.


2.5.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

TREE DEBRIS ON ROOF

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

2.5.3 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.

2.6.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have driveway contractor patch/seal.

2.6.2 Walkways, Patios & Driveways

Recommendation

WALKWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.

2.6.3 Walkways, Patios & Driveways

Recommendation

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Here is a DIY article on repairing cracked sidewalks.

3: STRUCTURAL COMPONENTS

		IN	NI	NP	O
3.1	Foundation, Basement & Crawlspaces			X	
3.2	Floor Structure		X		
3.3	Wall Structure	X			X
3.4	Ceiling Structure	X			
3.5	Roof Structure & Attic	X			

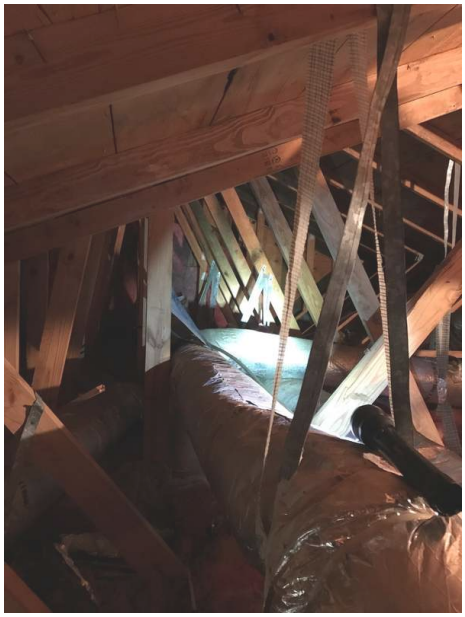
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method
Attic Access, Visual

Wall Structure: Material
Brick, Wood, Masonry

Roof Structure & Attic: Type
Gable



Roof Structure & Attic: Material

Wood

Ceiling Structure: Material

Wood

Limitations

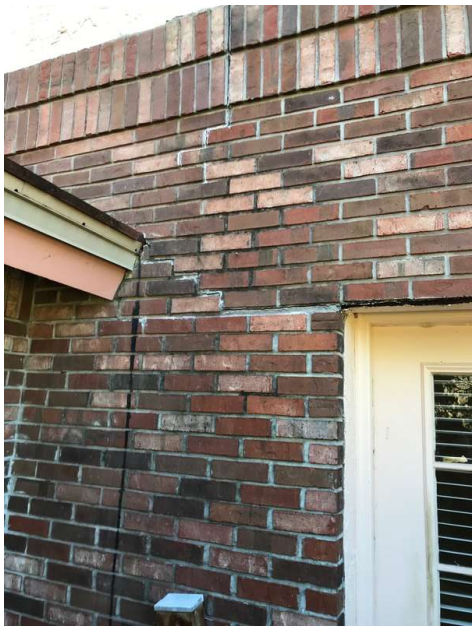
Observations

3.3.1 Wall Structure

Recommendation

CRACKS - MINOR

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.



4: ROOFING

		IN	NI	NP	O
4.1	Coverings	X			X
4.2	Roof Drainage Systems	X			X
4.3	Flashings	X			
4.4	Skylights, Chimneys & Roof Penetrations	X			

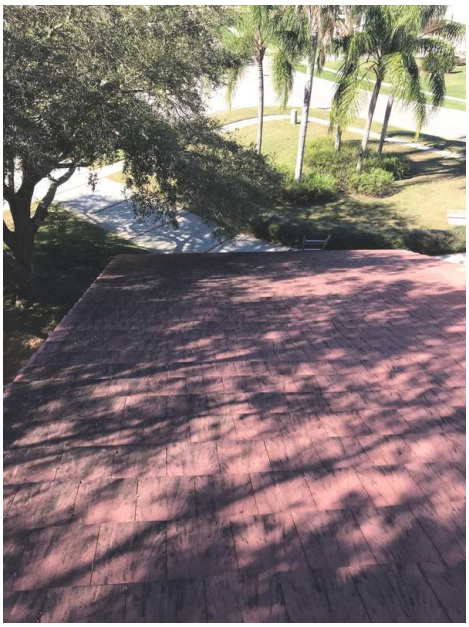
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

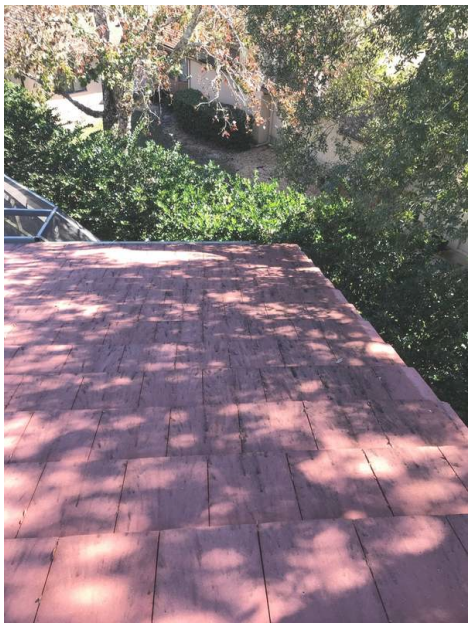
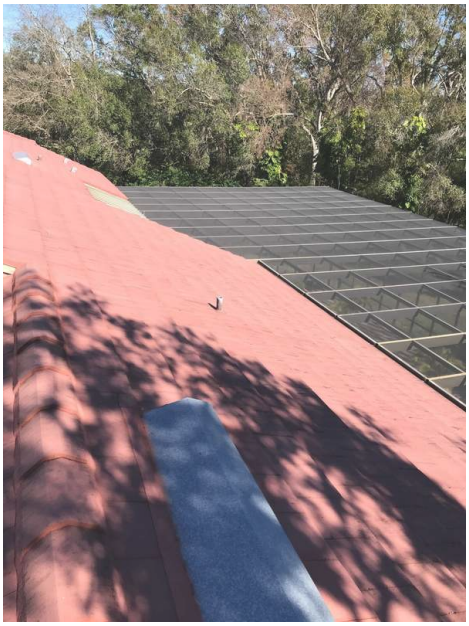
Information

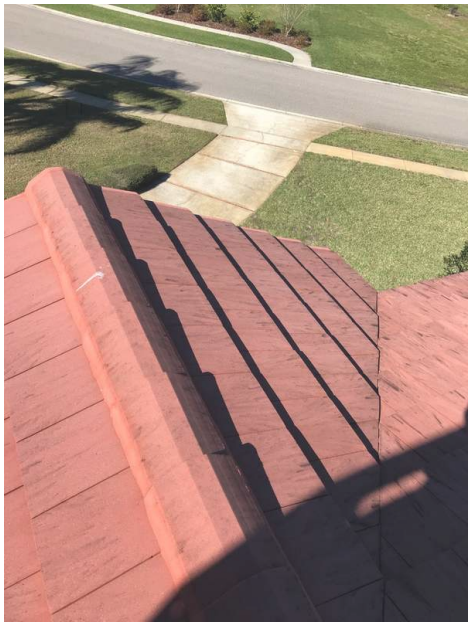
Inspection Method
Roof

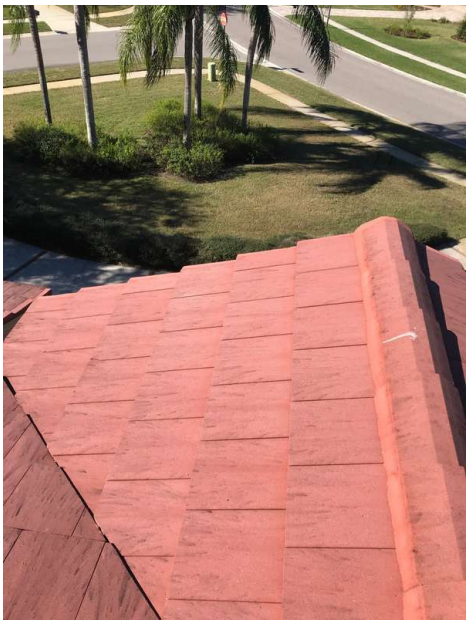
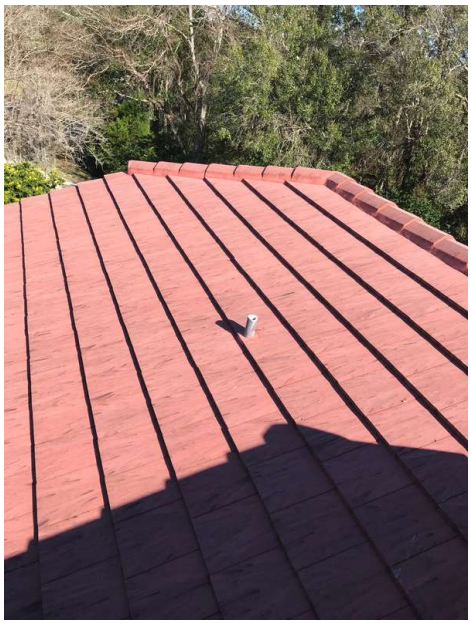
Roof Type/Style
Gable

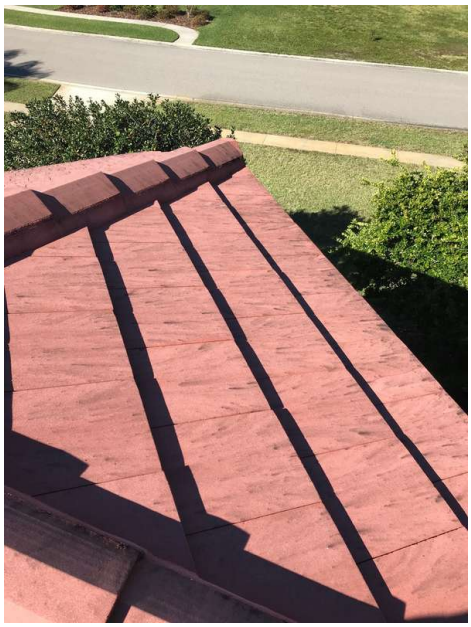
Coverings: Material
Metal, Tile

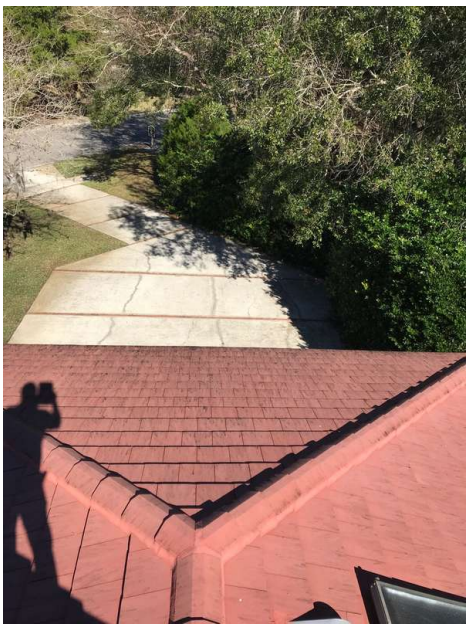


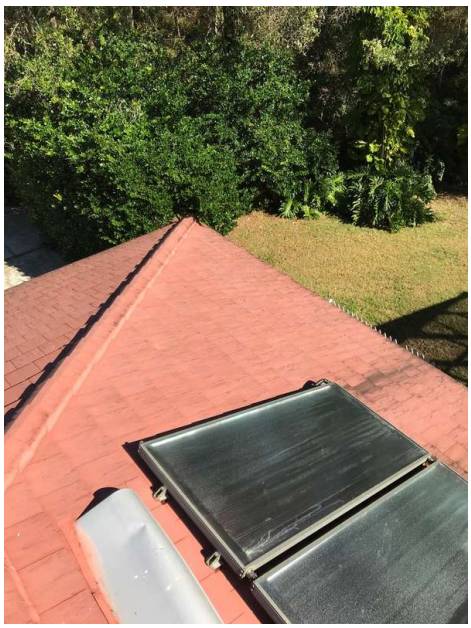



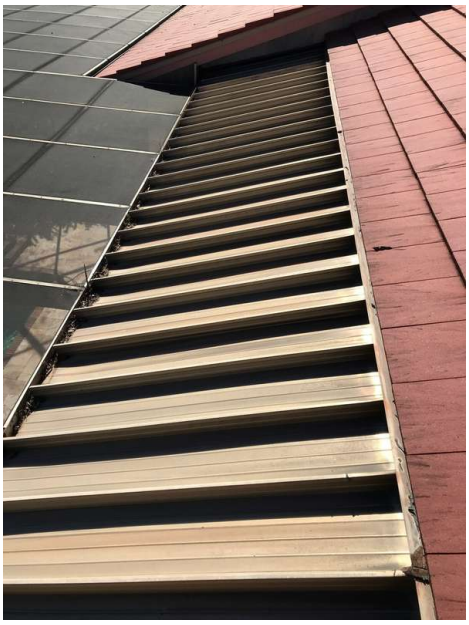








Roof Drainage Systems: **Gutter Material**

Aluminum









Flashings: Material

Aluminum, Lead, Galvanized



Skylights, Chimneys & Roof Penetrations: Chimney

Both chimneys have metal chimney liners that extend throughhe masonry chimney up to the roof and terminate with a roof rain cap



Observations

4.1.1 Coverings

Recommendation

TILES CRACKED/BROKEN

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

4.2.1 Roof Drainage Systems

Recommendation

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

4.2.2 Roof Drainage Systems

Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

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

Here is a helpful DIY link and video on draining water flow away from your house.

5: PLUMBING

		IN	NI	NP	O
5.1	Fixtures / Faucets	X			X
5.2	Drain, Waste, & Vent Systems	X			
5.3	Water Heater	X			X
5.4	Vents, Flues, & Chimneys	X			
5.5	Sump Pumps / Sewage Ejectors			X	
5.6	Fuel Storage & Distribution Systems		X		

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

Information

Filters
None

Material - Distribution
Copper

Fixtures / Faucets: Kitchen sink

Fixtures / Faucets: Bar sink

Water Heater : Capacity

119 Gallons

Water Heater : Location

Garage

Water Heater : Manufacturer

Nuvis

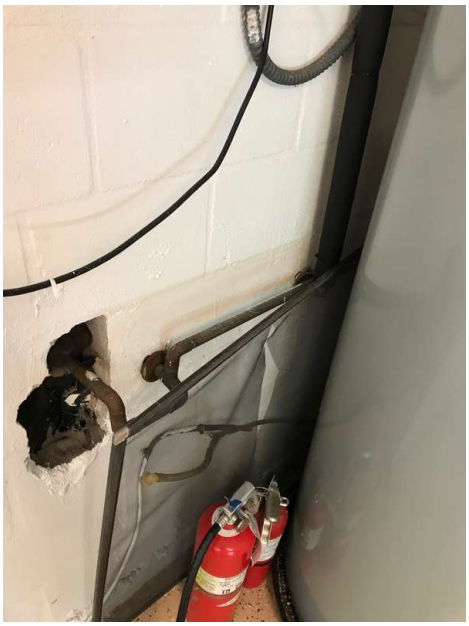
Water Heater : Power Source

Electric

Vents, Flues, & Chimneys: Chimney liner

Metal flue is clean and free of creosote at both chimneys.

Material - Water Supply
Copper

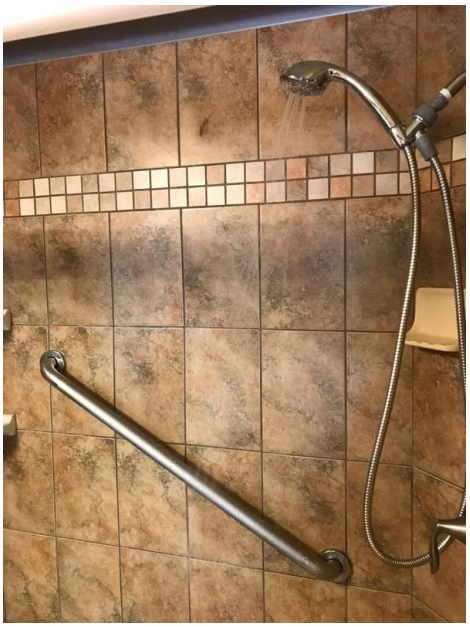



Fixtures / Faucets: **Master shower**
Tile, Tub and faucet


Fixtures / Faucets: **Bath 2**
bath 2 sink

Bathroom 2 drain stop inoperable

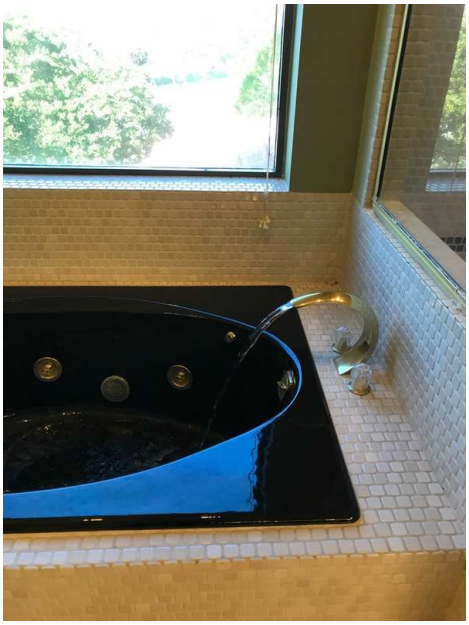




Fixtures / Faucets: Master bath fixtures




Drain, Waste, & Vent Systems: Drain Size

1 1/2"







Drain, Waste, & Vent Systems: Material

PVC

Limitations

Observations

5.1.1 Fixtures / Faucets

Recommendation

TOILET ON FIRST FLOOR

Will not flush

Recommendation

Contact a qualified professional.

5.3.1 Water Heater

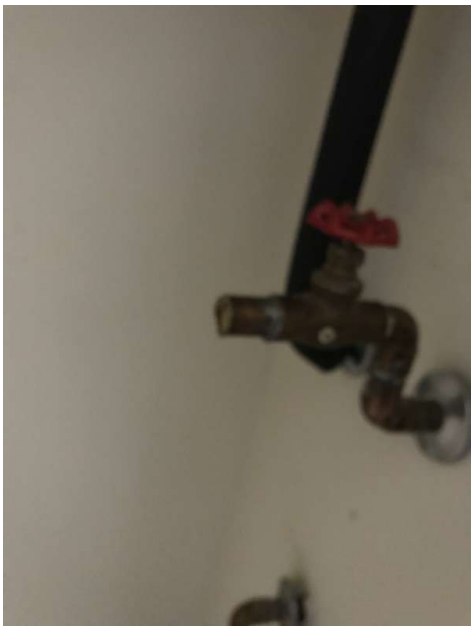
Recommendation

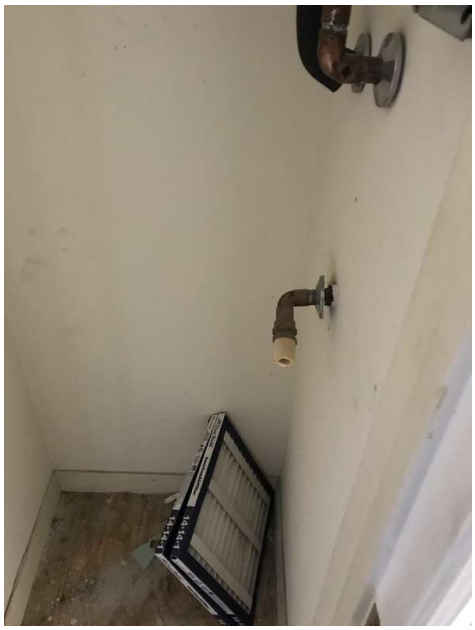
WATER HEATER REMOVED

Open pipes where old water heater was could cause flooding if the valves are opened. Recommend licensed plumber cap lines and remove excess piping .

Recommendation

Contact a qualified professional.





6: ELECTRICAL

		IN	NI	NP	O
6.1	Service Entrance	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels 1	X			
6.3	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels 2	X			
6.4	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			X
6.5	Connected Devices and Fixtures	X			X
6.6	Polarity and Grounding of Receptacles	X			
6.7	Polarity and Grounding of Receptacles	X			X
6.8	GFCI & AFCI	X			X
6.9	Smoke Detectors	X			X
6.10	Carbon Monoxide Detectors	X			

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

Information

Service Entrance : Service Conductor Size/ Rating
1 AWG CU 150 Amp

Service Entrance : Service Disconnect Location
Note location in comments
Interior/ Main Panel

Service Entrance : Service Disconnect Overcurrent Rating
150 Amp

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels 1: Main Panel Location
Garage

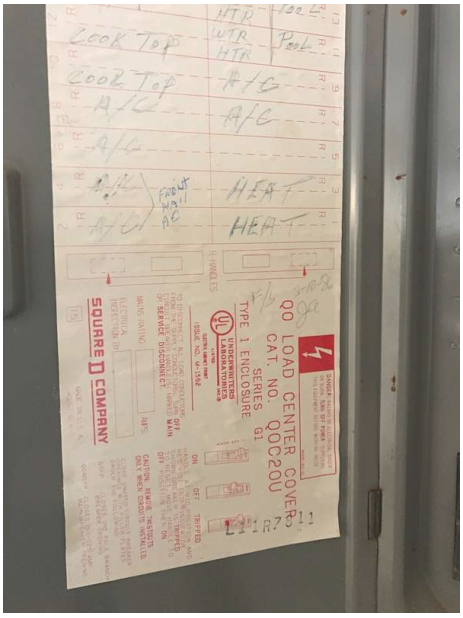
Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels 1: Main Panel Rating
150

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels 1: Main Panel Overcurrent Protection
150 Amp

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels 1: Panel Manufacturer
Square D

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels 1: Panel Type
Circuit Breaker

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels 2: Main Panel Location
Garage



Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels 2: Main Panel Rating
150

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels 2: Main Panel Overcurrent Protection
150 Amp

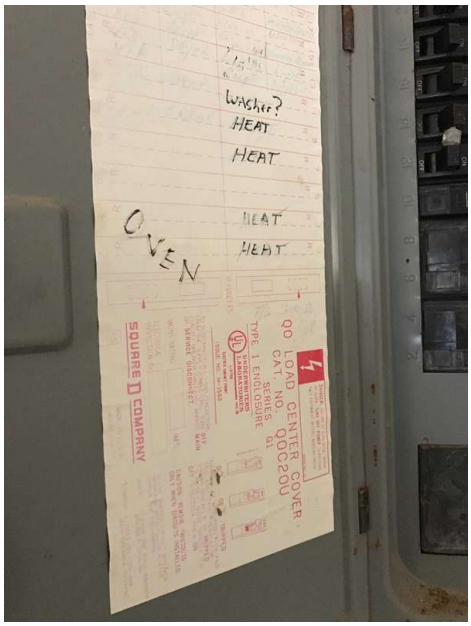
Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels 2: Panel Manufacturer
Square D

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels 2: Panel Type
Circuit Breaker

Service Entrance : Service Conductor Entrance
Below Ground

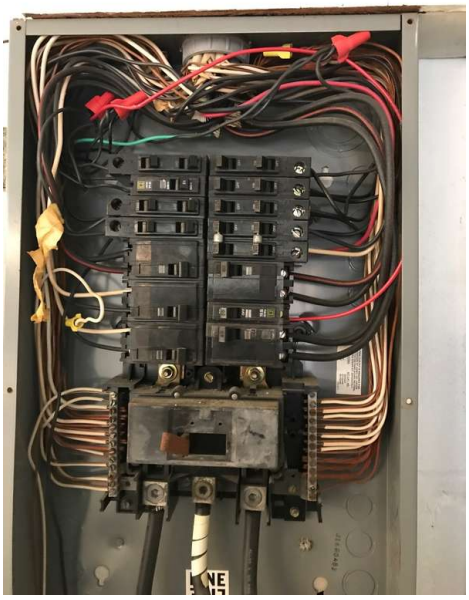

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels 2: pictures





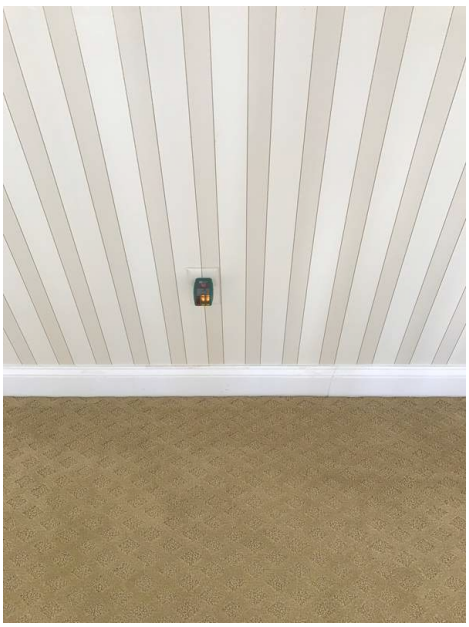
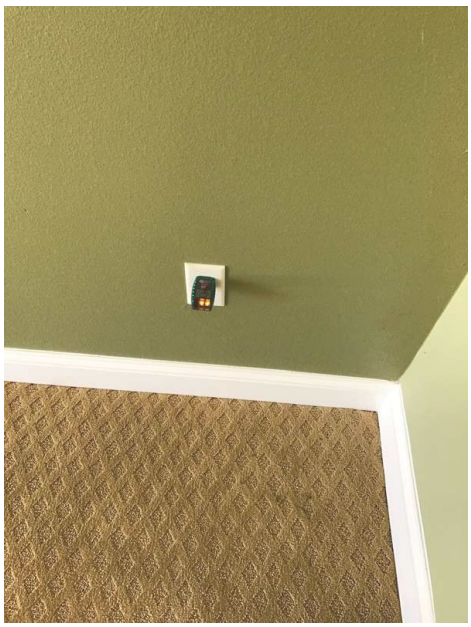

Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: **Wiring Method**

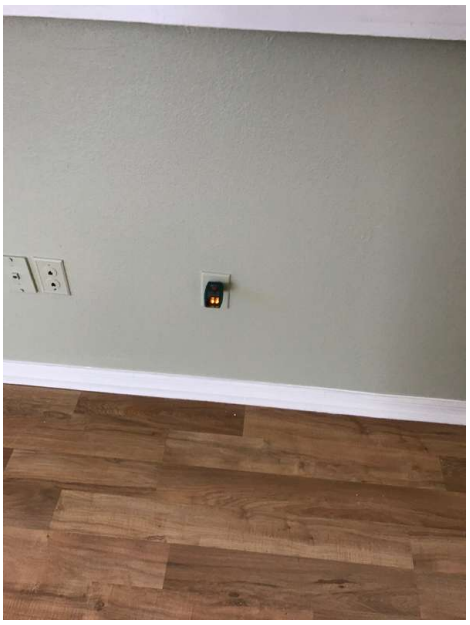
Copper

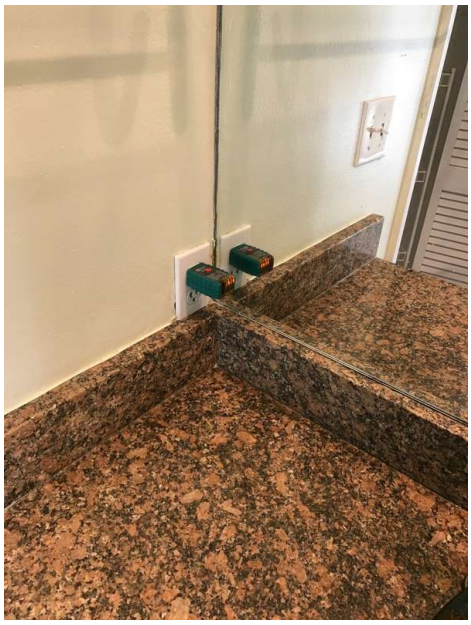



Polarity and Grounding of Receptacles: **Test receptacles**

Most plugs were checked and no outlets were found that didn't work at time of inspection

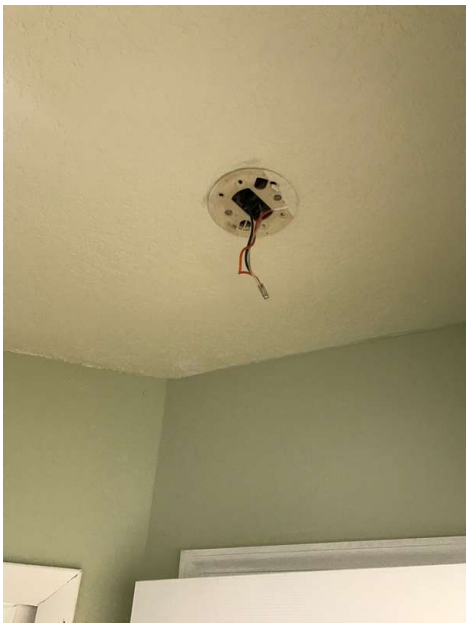
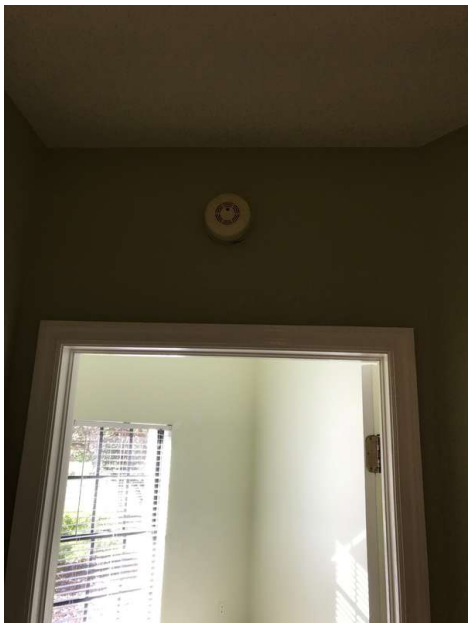






Smoke Detectors: Smoke detectors

One smoke detectors present on the first floor, none on the second floor

Observations

6.4.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

Recommendation

IMPROPER WIRING

Improper wiring was observed at the time of inspection in panel 2. Recommend a licensed electrician evaluate and repair.

6.5.1 Connected Devices and Fixtures

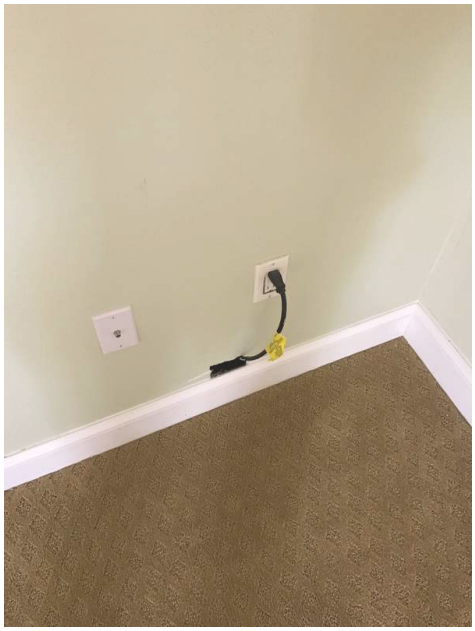
Recommendation

PLUG COMING OUT OF WALL

Recommend licensed electrician trace plug and make appropriate repair

Recommendation

Contact a qualified professional.



6.7.1 Polarity and Grounding of Receptacles

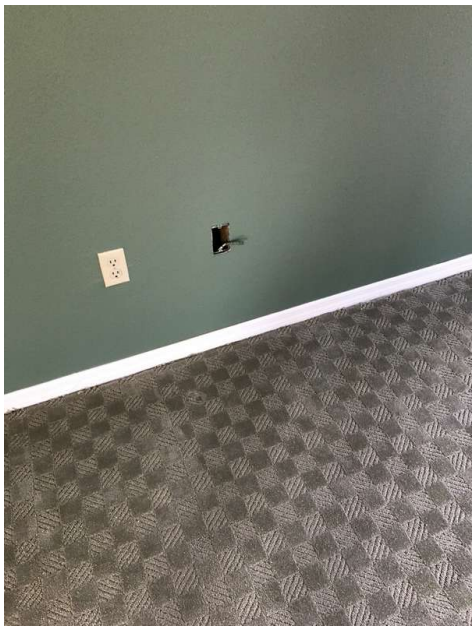
Recommendation

COVER PLATE

Missing

Recommendation

Contact a qualified professional.



6.7.2 Polarity and Grounding of Receptacles

Recommendation

PLUG INACCESSIBLE

Recommendation

Contact a qualified professional.

6.8.1 GFCI & AFCI

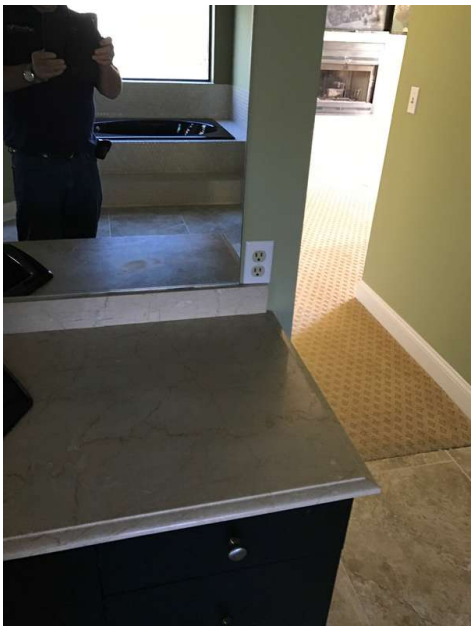
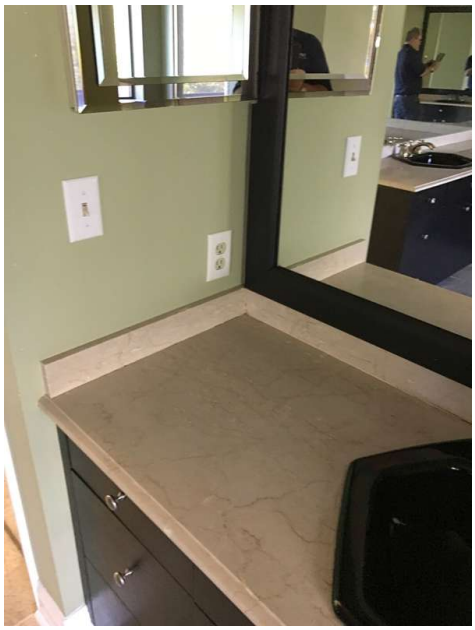
Recommendation

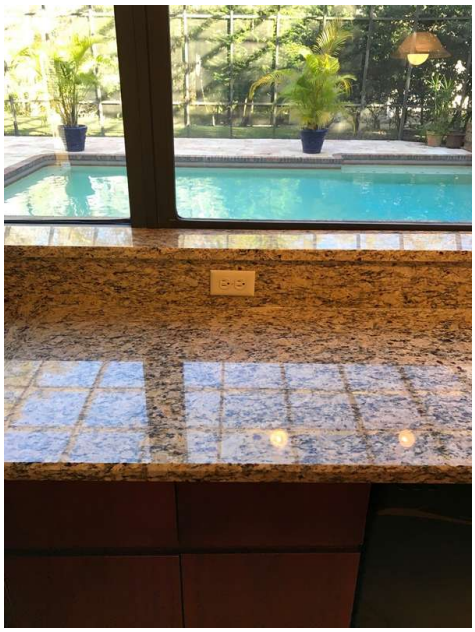
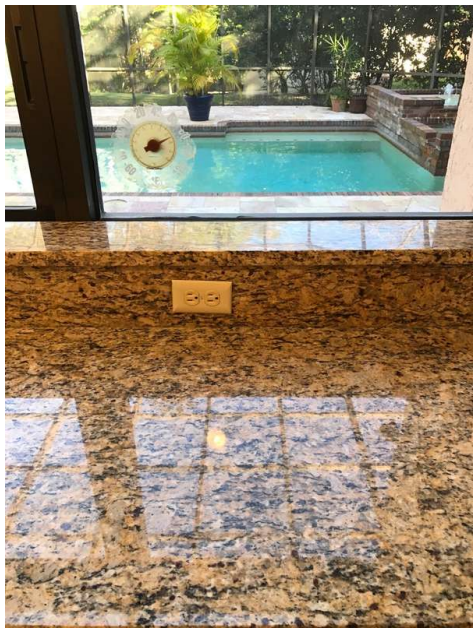
NO GFCI PROTECTION INSTALLED

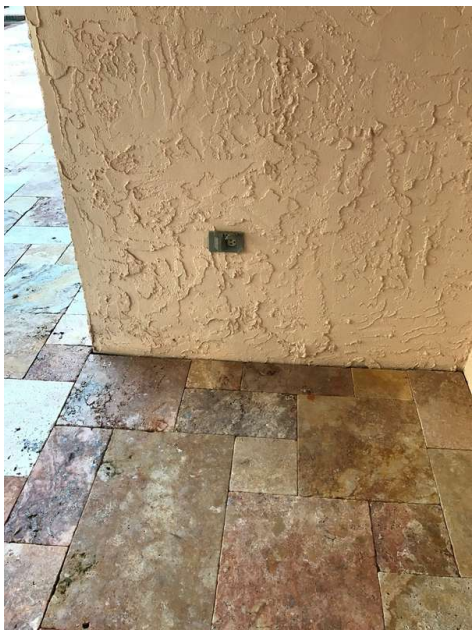
No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Kitchen, baths and outdoor outlets all need to be upgraded to GFCI'S



6.9.1 Smoke Detectors

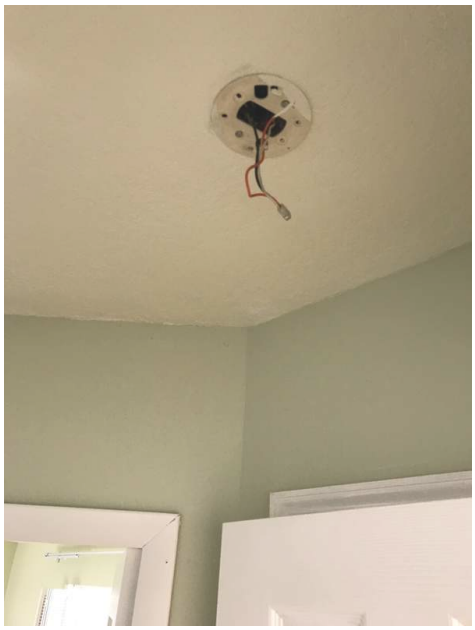
Recommendation

NOT PRESENT ON SECOND FLOOR

Recommend a qualified contractor review the requirement for smoke detectors and install them as necessary

Recommendation

Contact a qualified professional.



7: HVAC -HEATING, VENTILATION & AIR CONDITIONING

		IN	NI	NP	O
7.1	Cooling Equipment 1A	X			
7.2	Cooling Equipment 1B	X			
7.3	Cooling Equipment 2	X			
7.4	Distribution System	X			

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

Information

Type
Heat Pump

Size?

Cooling Equipment 1A: Type of system
Split

Cooling Equipment 1A: Thermostat
Programmable

Cooling Equipment 1A: Location
Exterior, Ground

Cooling Equipment 1A: Brand
Carrier

Cooling Equipment 1A: Filter location
Wall mount

Cooling Equipment 1A: Energy Source/Type
Electric

Cooling Equipment 1B: Type of system
Split

Cooling Equipment 1B: Thermostat
non- programable

Cooling Equipment 1B: Location
Exterior, Ground

Cooling Equipment 1B: Brand
Goodman

Cooling Equipment 1B: Filter location
Wall mount

Cooling Equipment 1B: Energy Source/Type
Electric

Cooling Equipment 2: Thermostat
Programmable, non-programable

Cooling Equipment 2: Brand
Trane

Cooling Equipment 2: Filter location
Ceiling Mounted

Cooling Equipment 2: Energy Source/Type
Electric

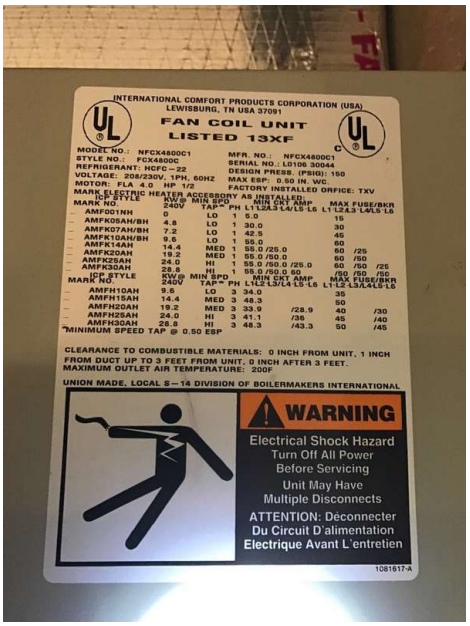
Cooling Equipment 1A: SEER Rating

14

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

Read more on energy efficient air conditioningat Energy.gov.

Cooling Equipment 1A: HVAC 1A Pictures



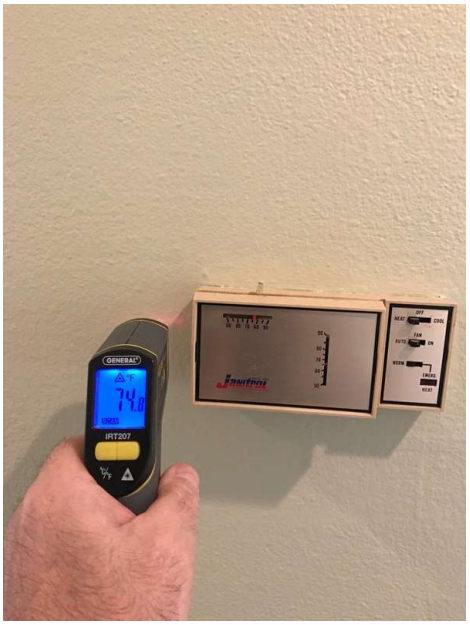
Cooling Equipment 1B: SEER Rating

10

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

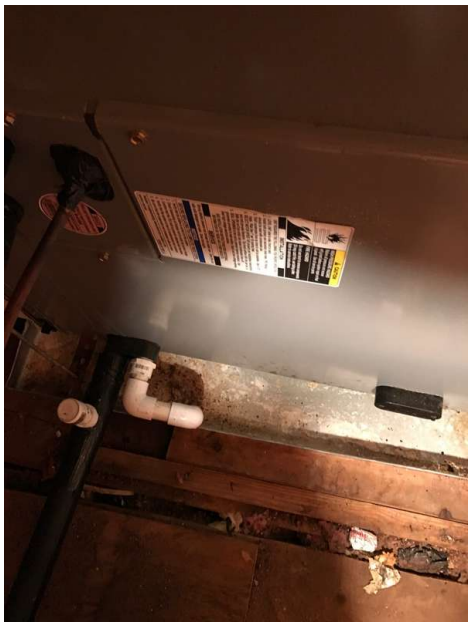
Read more on energy efficient air conditioningat Energy.gov.

Cooling Equipment 1B: HVAC 1B Pictures



Cooling Equipment 2: Type of system

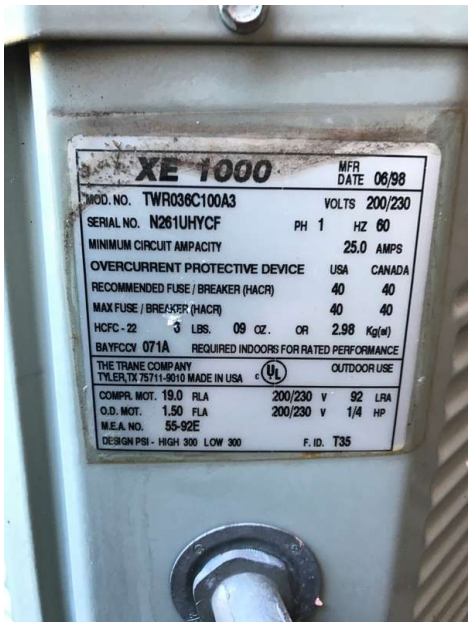
Split



Cooling Equipment 2: Location

Exterior, Ground



Cooling Equipment 2: SEER Rating

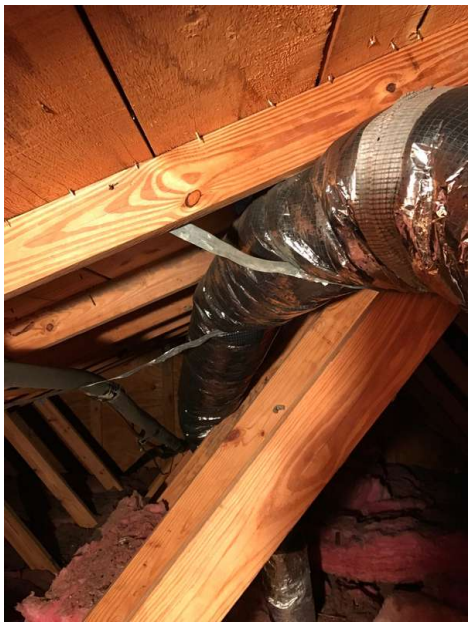
10

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

Read more on energy efficient air conditioningat Energy.gov.

Distribution System: **System Type**
Ducted, Flexible, Ductboard





8: INTERIORS

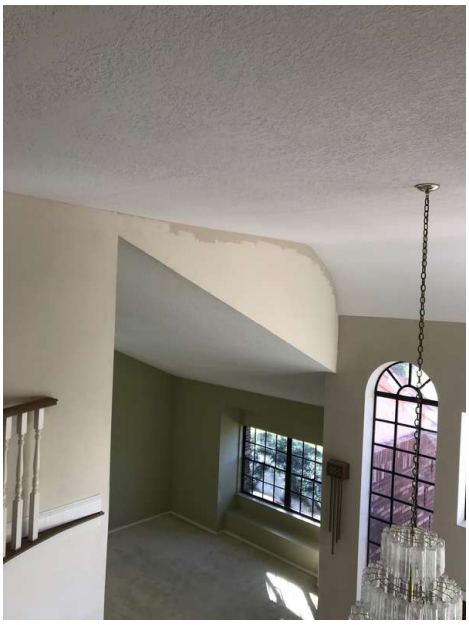
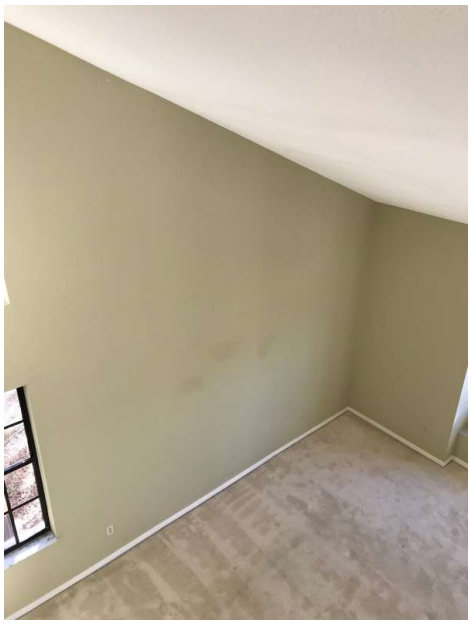
		IN	NI	NP	O
8.1	Walls	X			X
8.2	Ceilings	X			X
8.3	Floors	X			
8.4	Steps, Stairways & Railings	X			
8.5	Countertops & Cabinets	X			
8.6	Doors	X			
8.7	Windows	X			X
8.8	Garage Door	X			X

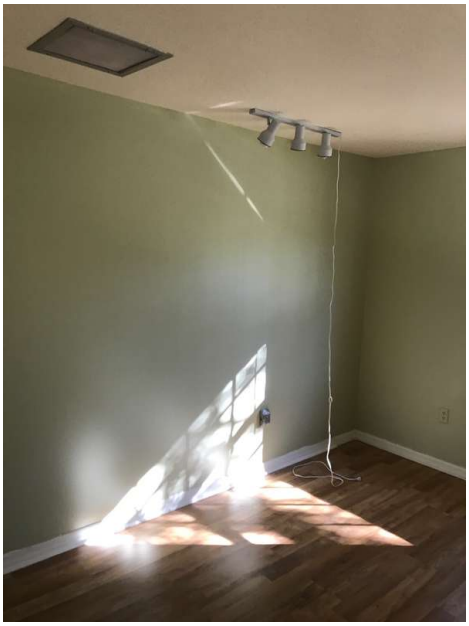
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

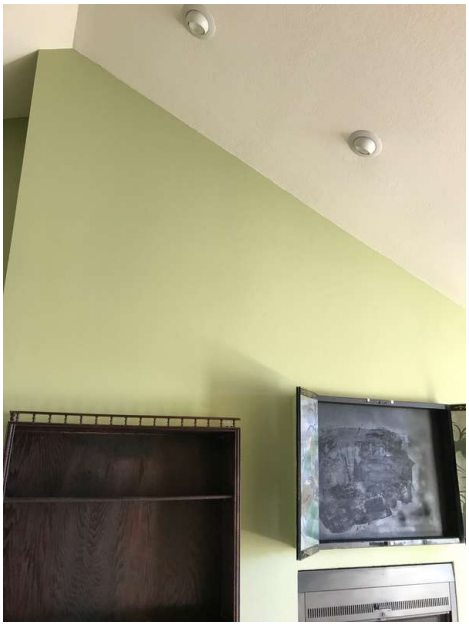
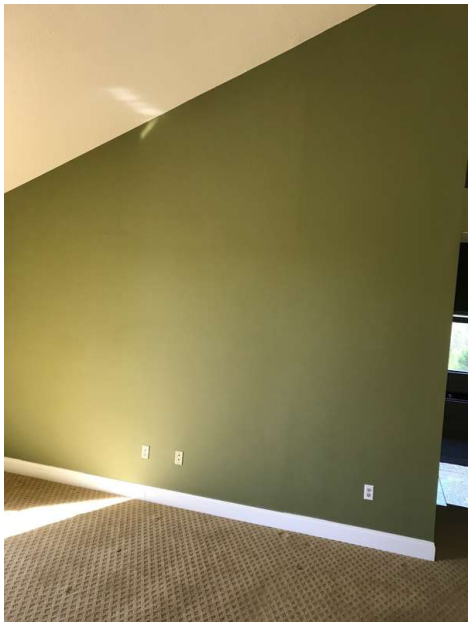
Information

Doors: **Pocket door**

Walls: **Wall Material**
Drywall, Glass

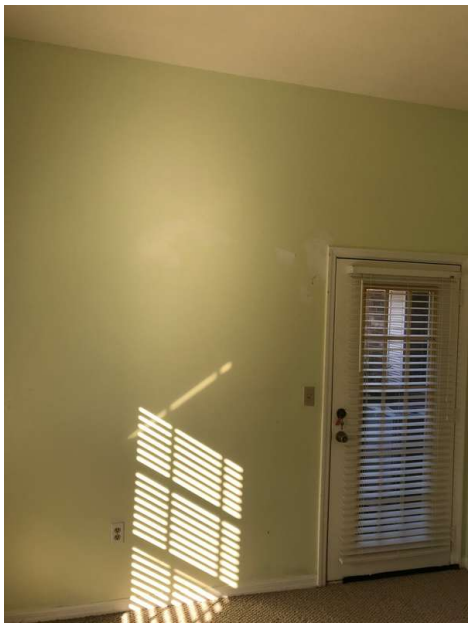





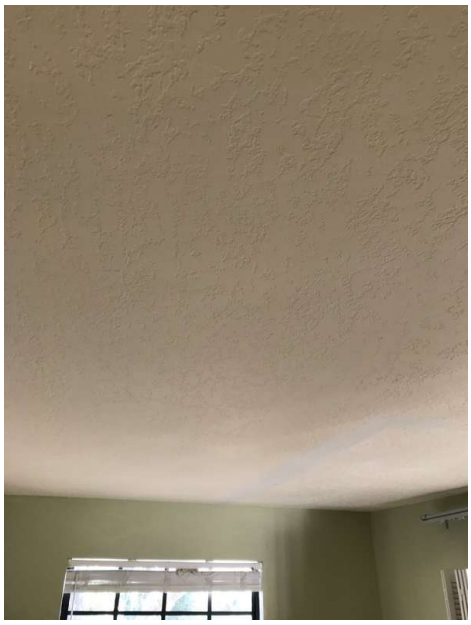




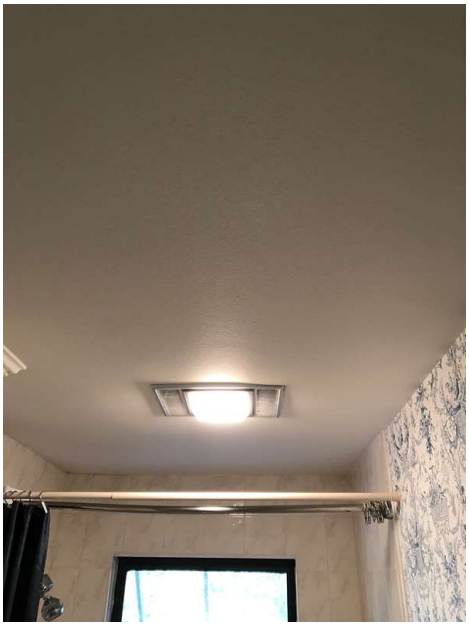
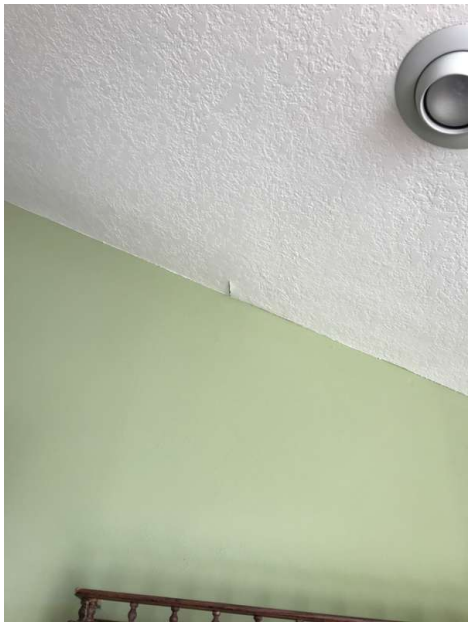
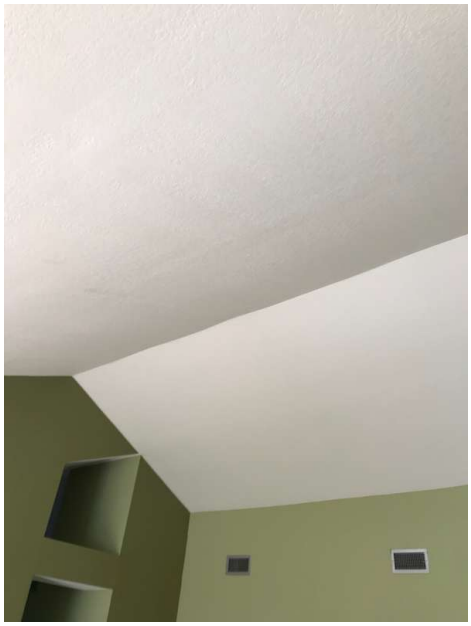
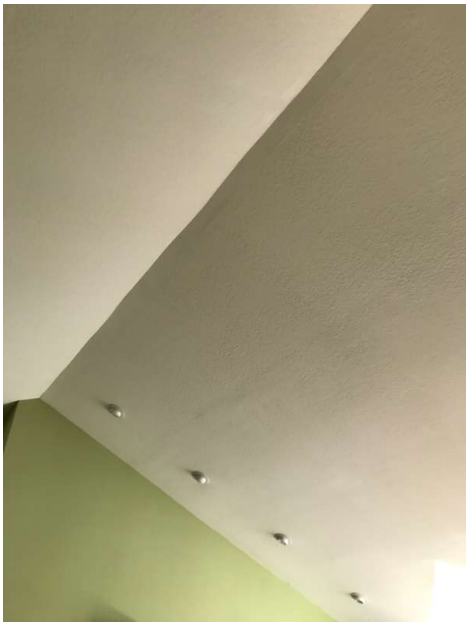


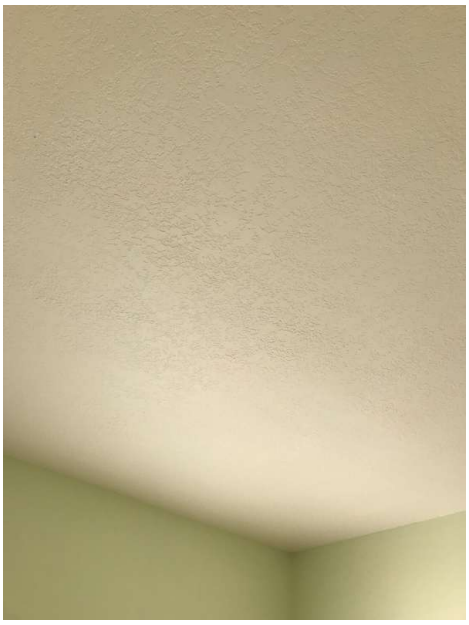


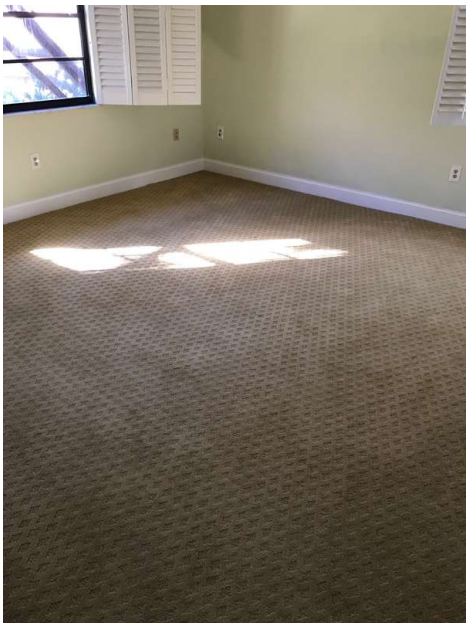
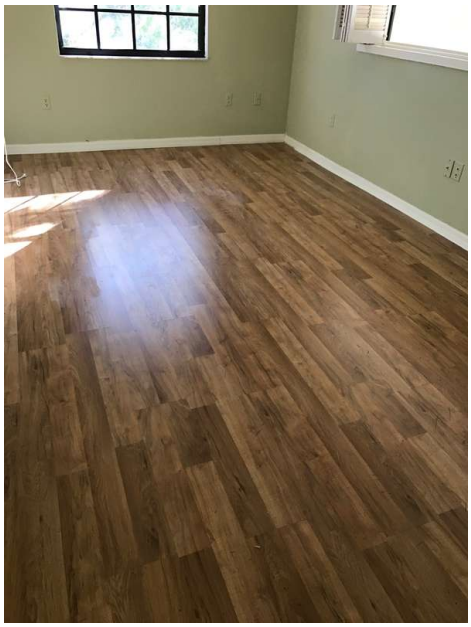
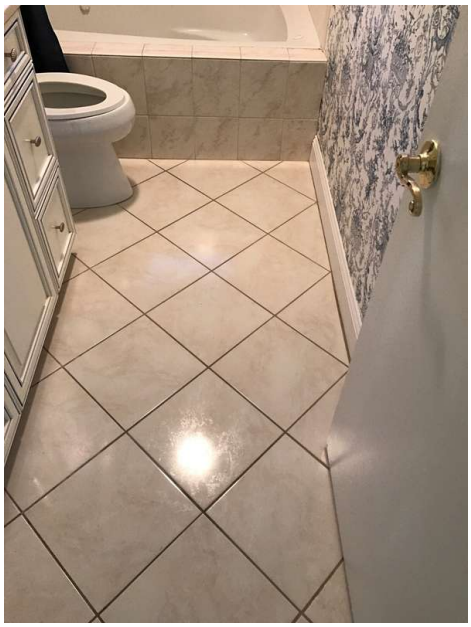

Ceilings: **Ceiling Material**
Drywall with orangepeel finish, Drywall

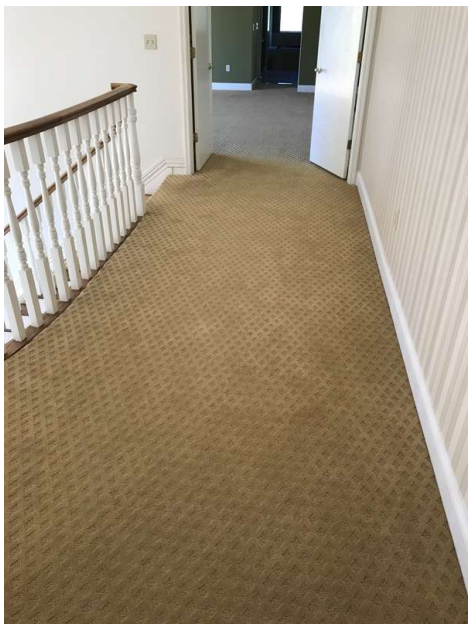
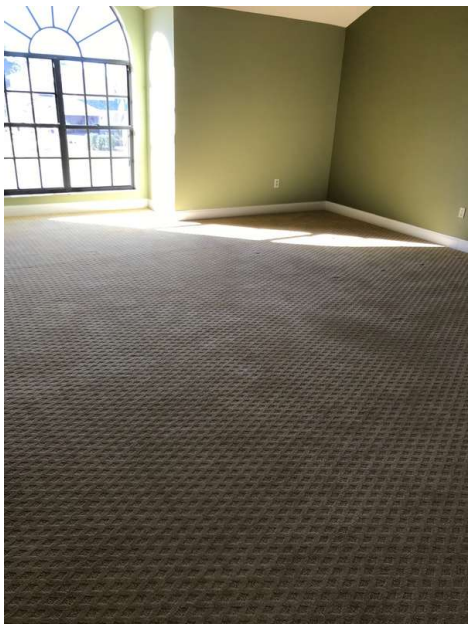



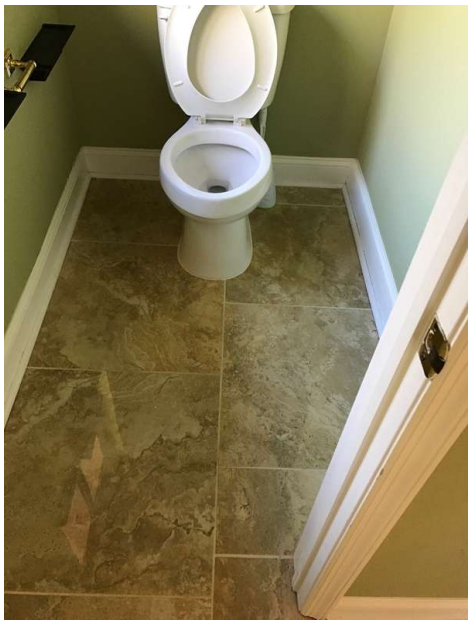
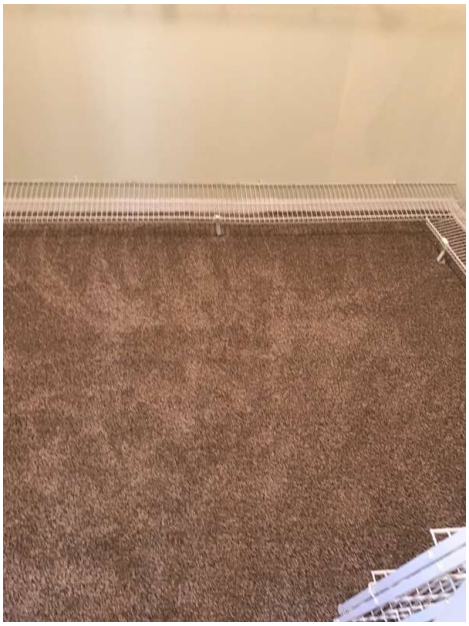


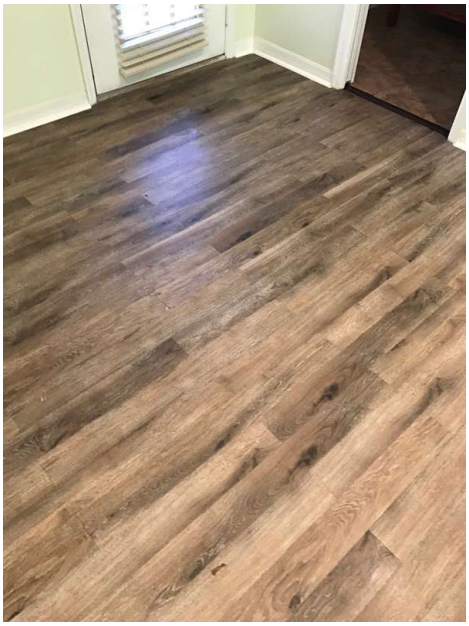
Floors: **Floor Coverings**
Carpet, Engineered Wood, Tile

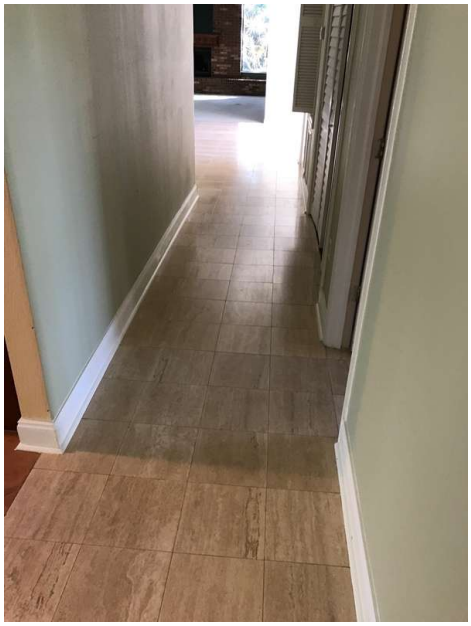




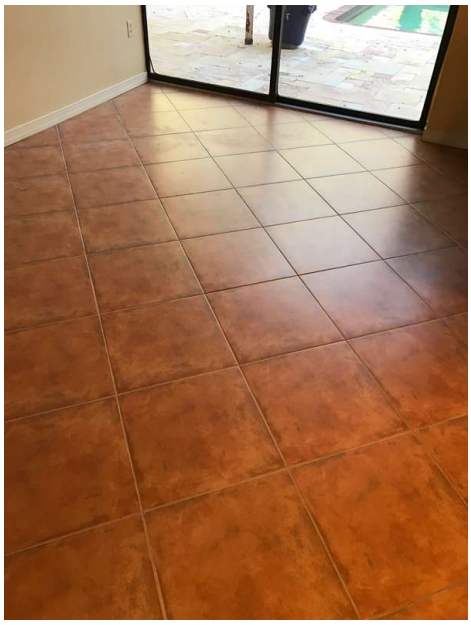
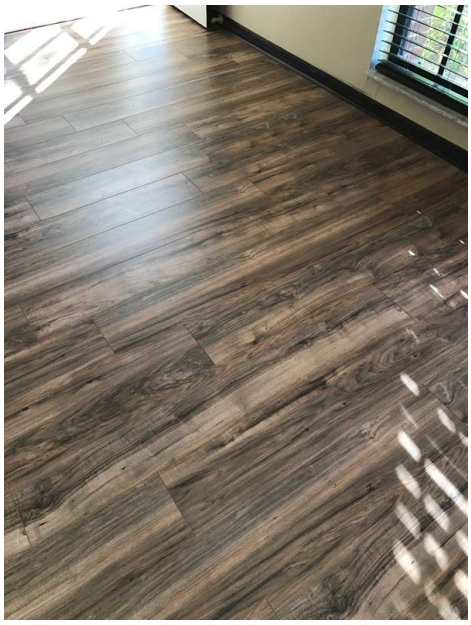





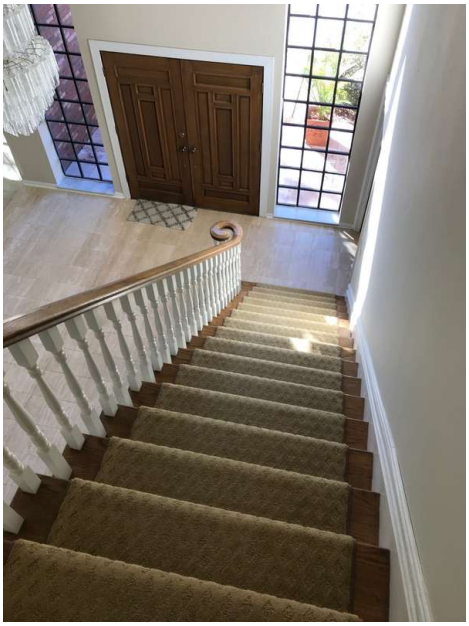







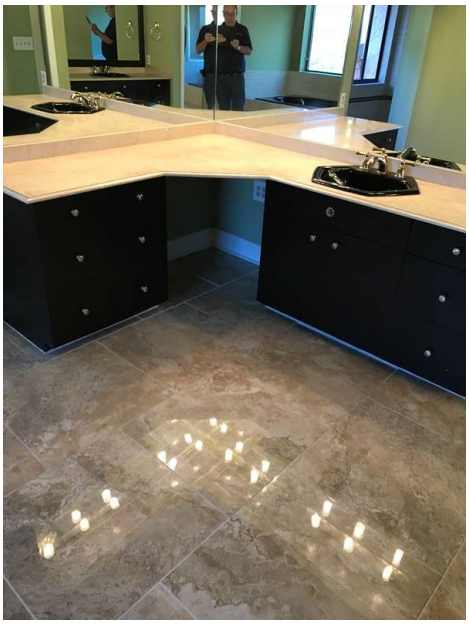
Steps, Stairways & Railings: Stairwell



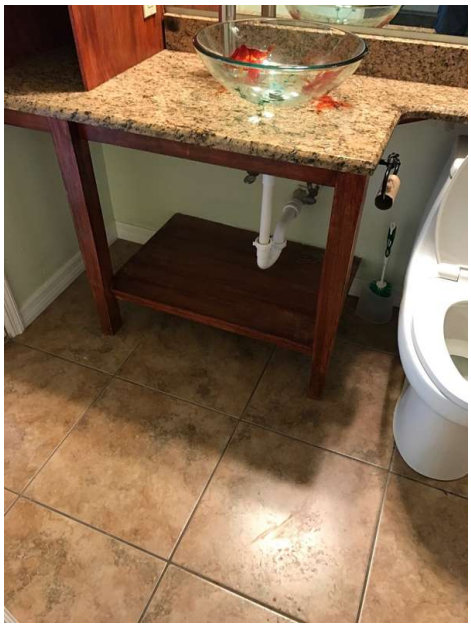
Countertops & Cabinets: Cabinetry

Metal, Wood

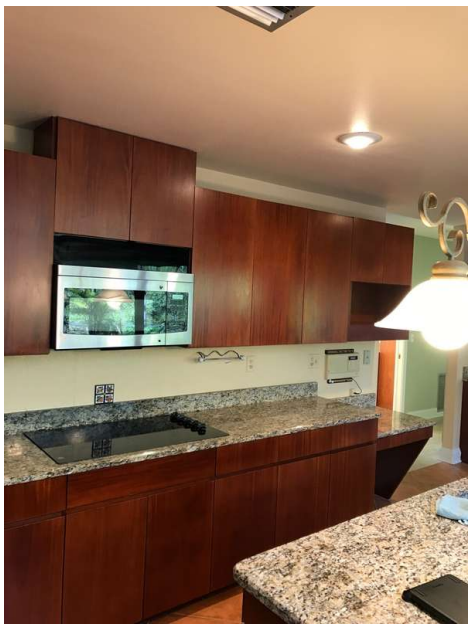










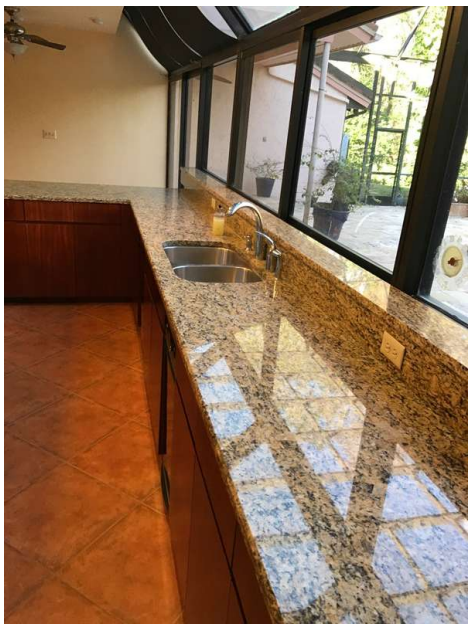


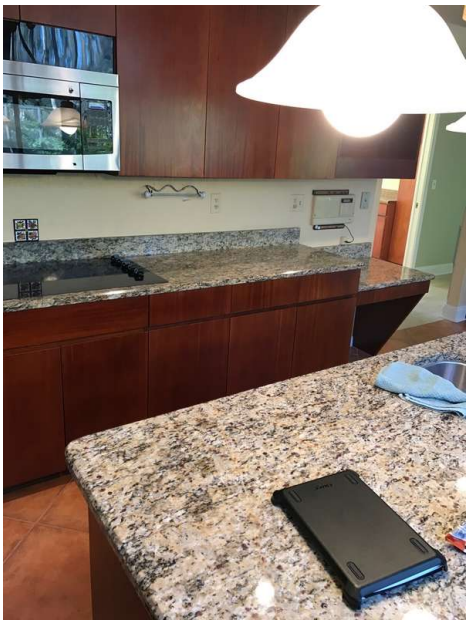
Countertops & Cabinets: **Countertop Material**
Granite, Marble, Tile







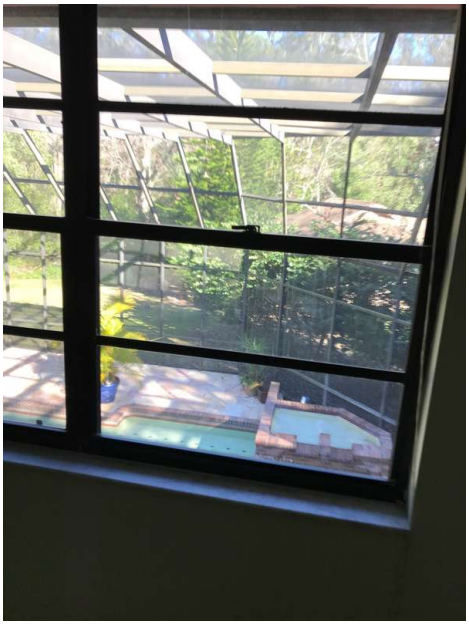
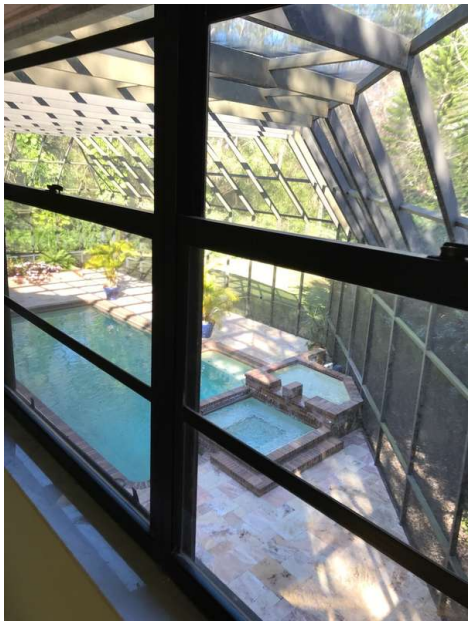
Doors: Interior door

Wood

Doors: Mirror

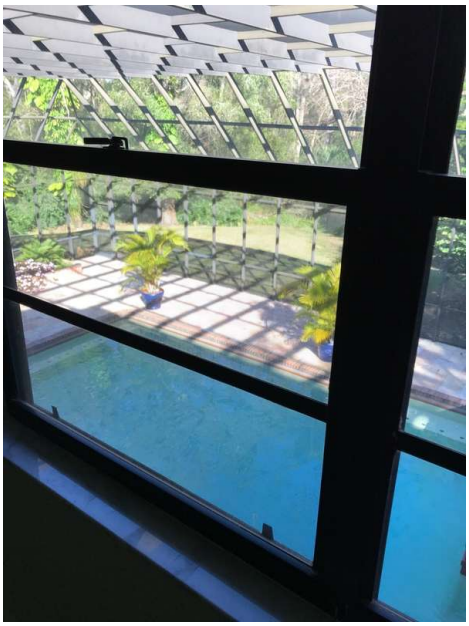

Windows: Window Manufacturer

Unknown

Windows: Window Type

Casement, Single Pane, Single-hung




Garage Door: Material

Non-insulated


Garage Door: Type
Automatic

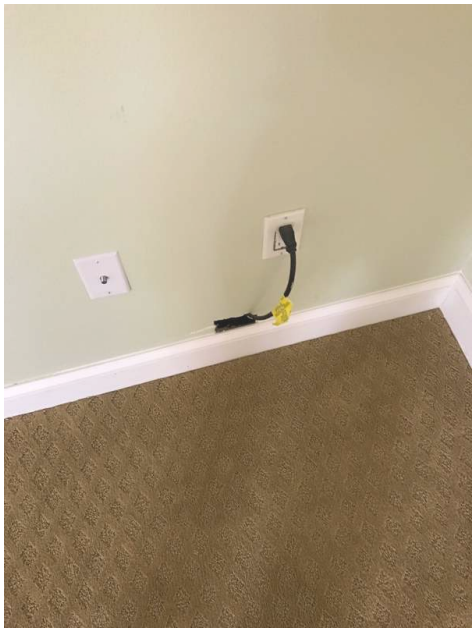
Observations

8.1.1 Walls

Recommendation

POOR PATCHING

Hole cut in wall to allow power cord to exit wall. After electrical is corrected drywall can be patched by qualified contractor

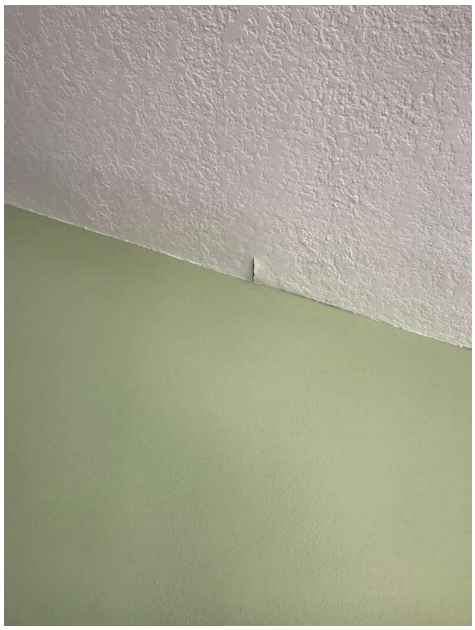


8.2.1 Ceilings

Recommendation

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.



8.7.1 Windows

GENERAL WEAR AND TEAR

Recommendation

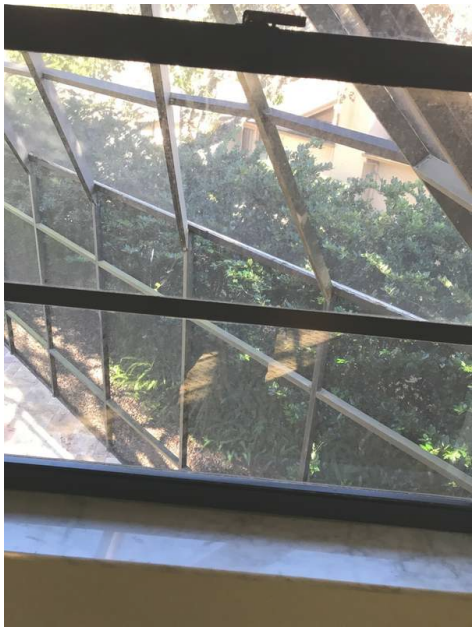
One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

8.7.2 Windows

MISSING SCREEN

Recommendation

Some Windows missing screen. Recommend replacement.



8.7.3 Windows

BROKEN PANE

Recommendation

Cracked glass observed at time of inspection. recommend qualified contractor replace

Recommendation

Contact a qualified professional.

8.8.1 Garage Door

Recommendation

INOPERABLE

One of three garage doors would not open at time of inspection. recommend qualified contractor make necessary repairs.

Recommendation

Contact a qualified professional.

9: BUILT-IN APPLIANCES

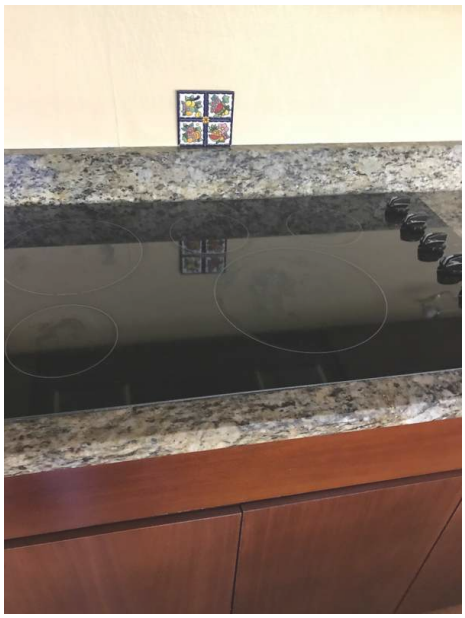
		IN	NI	NP	O
9.1	Dishwasher	X			
9.2	Refrigerator	X			
9.3	Range/Oven/Cooktop	X			
9.4	Garbage Disposal	X			
9.5	Microwave oven	X			

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

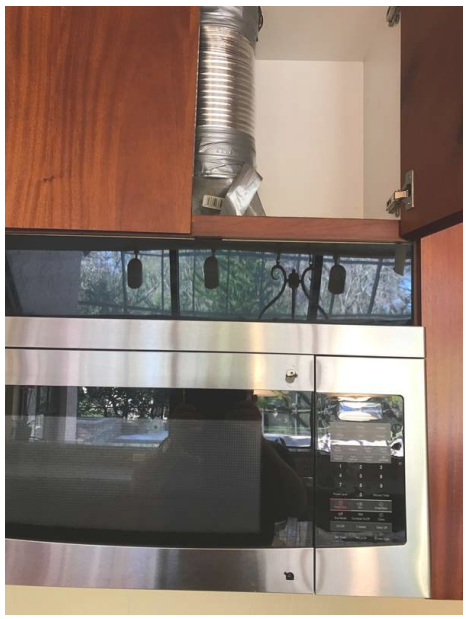
Information

Range/Oven/Cooktop: Exhaust Hood Type
Vented

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

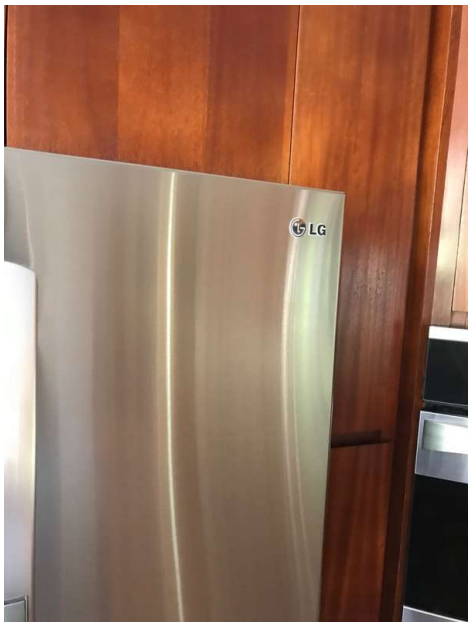


Microwave oven: Ducted or recirc
Above oven
Ducted to outdoors



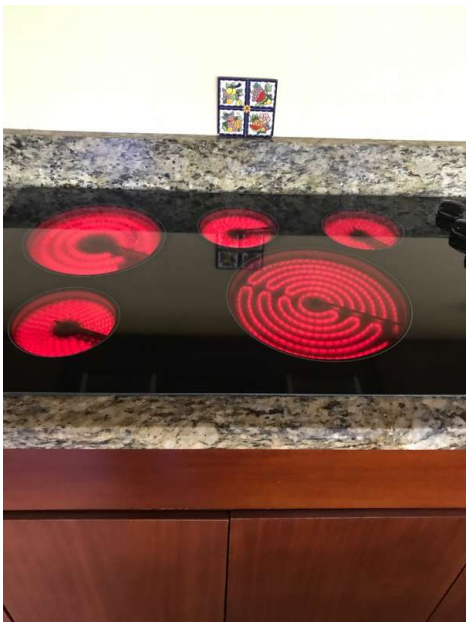
Dishwasher: Brand
Maytag


Refrigerator: Brand
LG, Magic chef


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

Kenmore



Garbage Disposal: **Garbage dispoal**

3/4 HP

10: INSULATION AND VENTILATION

		IN	NI	NP	O
10.1	Attic Insulation	X			
10.2	Ventilation	X			
10.3	Vapor Retarders	X			
10.4	Exhaust Systems	X			

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

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Flooring Insulation
None

Vapor Retarders: Paperback batt insulation

Exhaust Systems: Locations
Bath

Attic Insulation: Insulation Type

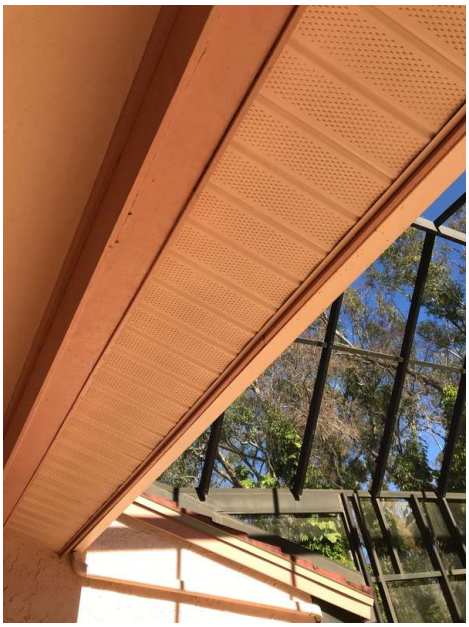
Batt, Fiberglass

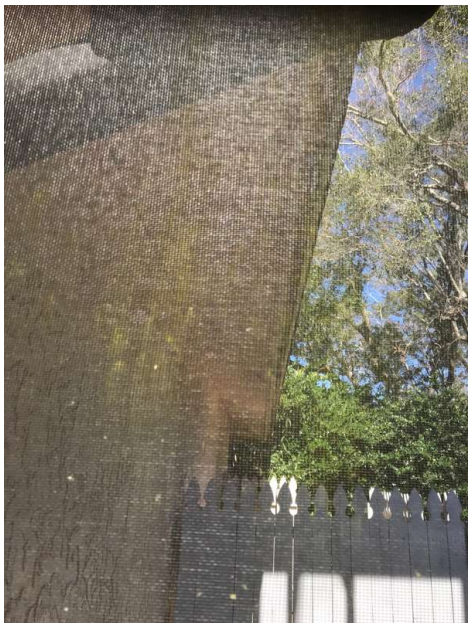

Ventilation: Ventilation Type

Passive, Soffit Vents



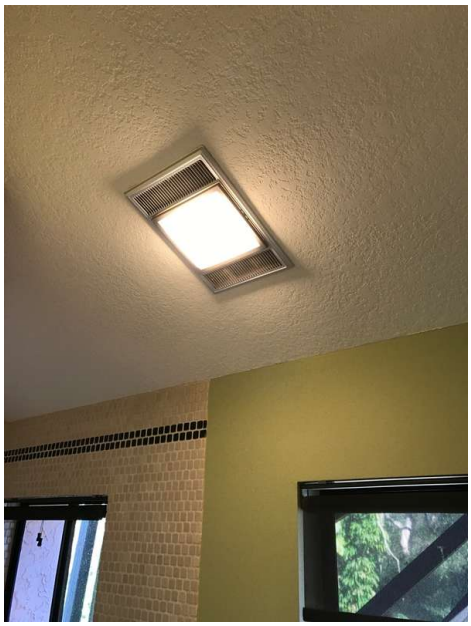
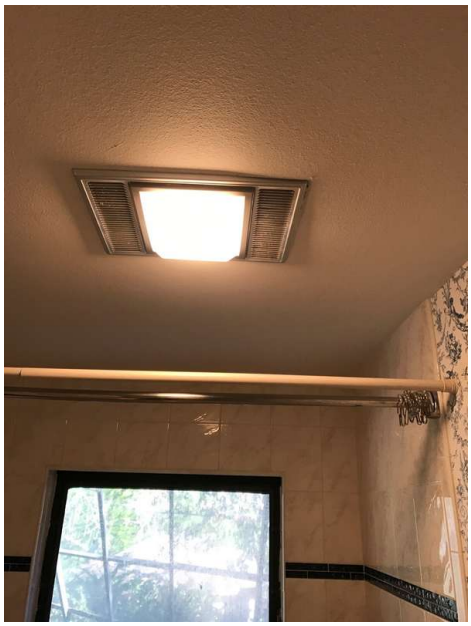
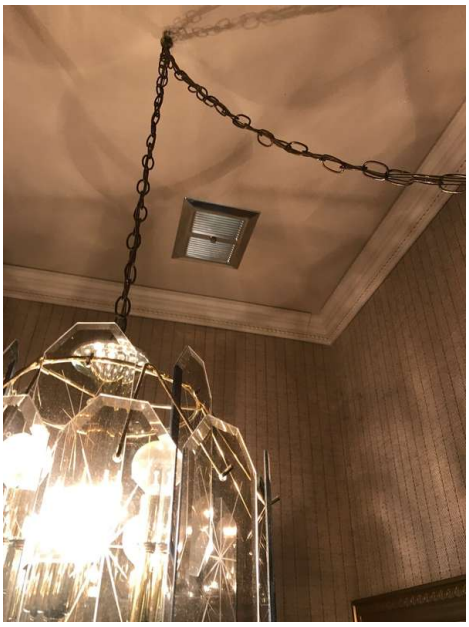




Exhaust Systems: **Exhaust Fans**

Fan Only, Fan with Light, Fan/Heat/Light

11: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
11.1	Fireplaces, Stoves & Inserts	X			
11.2	Fuel-buring Accessories	X			
11.3	Chimney & Vent Systems	X			

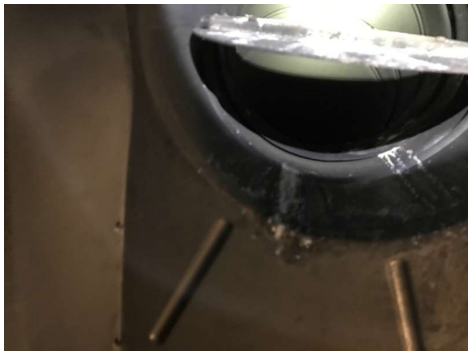
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Type
Gas, Wood

Chimney & Vent Systems:
Chimney cap

Fireplaces, Stoves & Inserts: **Chimney**



Fireplaces, Stoves & Inserts: Fireplace



Fireplaces, Stoves & Inserts: Gas and wood fuel source


STANDARDS OF PRACTICE

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

HVAC -Heating, ventilation & Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Interiors
10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

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

Insulation and Ventilation
11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Fireplaces and Fuel-Burning Appliances
12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.