



DUKE HOME INSPECTION

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RESIDENTIAL REPORT

1234 Main St.
Jackson NJ 08527

Buyer Name

06/09/2018 9:00AM



Inspector

John Duke

Infrared certified, radon measurement tech

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Agent

Agent Name

555-555-5555

agent@spectora.com

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Standards of Practice: The Company agrees to perform a limited visual inspection of the systems and components included in the inspection as they exist at the time of the inspection and for which a fee has been agreed upon. Home Inspectors, including the Company, are governed by the rules in the New Jersey Administrative Code contained at *N.J.A.C. §13:40-15* and the Company and its inspector(s) shall comply with these rules. Failure to comply with these rules may subject the Company and its inspector(s) to discipline. The inspection is limited by the exceptions and exclusions as contained in the Standards of Practice, *N.J.A.C. §13:40-15.16*, and this Pre-Inspection Agreement.

SUMMARY



ITEMS INSPECTED



RECOMMENDATION



SAFETY HAZARD

-
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Monitor
 - ⊖ 5.1.1 Heating - Equipment: Corrosion
 - ⊖ 5.1.2 Heating - Equipment: Needs Servicing/Cleaning
 - ⚠ 5.1.3 Heating - Equipment: clearance
 - ⊖ 5.4.1 Heating - Presence of Installed Heat Source in Each Room: Heat
 - ⊖ 6.5.1 Cooling - air handler: Air handler
 - ⊖ 7.6.1 Plumbing - Bath sink: Slow drain
 - ⚠ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Clearance
 - ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
 - ⊖ 9.1.1 Attic, Insulation & Ventilation - Attic Insulation: Missing Insulation
 - ⚠ 9.4.1 Attic, Insulation & Ventilation - Attic Pulldown Stairs: Attic stairs
 - ⊖ 10.5.1 Doors, Windows & Interior - Ceilings: Minor Damage
 - ⚠ 10.9.1 Doors, Windows & Interior - Stove: tilt bracket

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent, Home
Owner

Occupancy

Furnished, Occupied

Style

Condo

Temperature (approximate)

80 Fahrenheit (F)

Type of Building

Condominium / Townhouse

Weather Conditions

Clear

2: ROOF

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

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

Information

Inspection Method
Binoculars, Ground

Roof Type/Style
Combination

Exterior association
Southeast

Roof and exterior maintained by condo association.

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
unknown

Skylights, Chimneys & Other Roof Penetrations: roof
roof

Roof not walked. Visual from attic

Limitations

Roof Drainage Systems

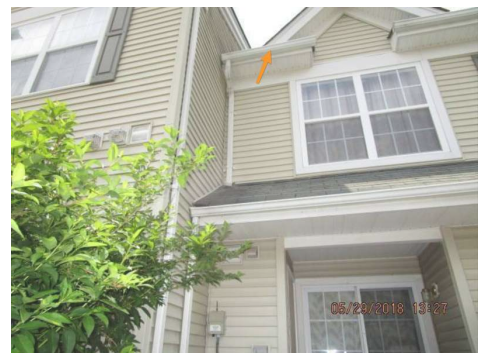
GUTTERS

FRONT

Gutters on 2nd fl inaccessible because of height. Monitor for proper drainage.

Area around the air conditioner shows possible overflow from the gutter and or drainage system.

Recommend monitor area during a heavy rain for spillage.

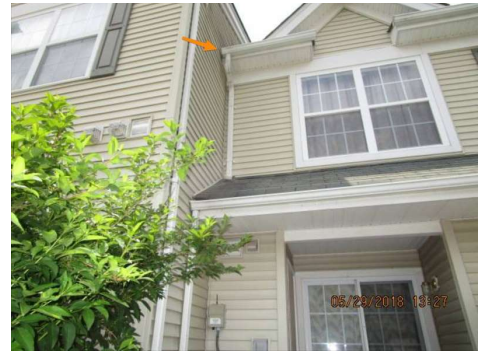


Flashings

GUTTERS

SOUTHEAST...FRONT

2nd fl unreachable



Observations

2.2.1 Roof Drainage Systems

MONITOR

FRONT

Monitor for spillage during heavy or continuous rain

Recommendation

Recommend monitoring.



3: EXTERIOR

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

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

Information

Inspection Method

Attic Access, Visual

Siding, Flashing & Trim: Siding Material

Vinyl

Siding, Flashing & Trim: Siding Style

Beveled

Exterior Doors: Exterior Entry Door

Steel

Walkways, Patios & Driveways: Driveway Material

Concrete, Street Parking

Decks, Balconies, Porches & Steps: Appurtenance

Sidewalk



Decks, Balconies, Porches & Steps: Material

Concrete

Eaves, Soffits & Fascia: Exterior

Exterior maintained by condo association

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		D	NP	NI	IN
4.1	Foundation			X	

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Information

Inspection Method
Attic Access, Infrared, Visual

Foundation: Material
Slab on Grade

Limitations

General

SLAB

N/A on flooring structure...Slab construction

Foundation

SLAB

Slab not visible because of carpet throughout unit,except bathrooms and utility room linoleum.

5: HEATING

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

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Information

Equipment: Brand

York

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Insulated

Furnace

2nd Fl utility room

Furnace is a york brand natural gas fired. air filter is 14X24X1.

Recommend changing as needed

See cooling section (air handler).

Distribution Systems: Duct work

Attic

Flexible duct



Limitations

General

FURNACE

UTILITY ROOM ON 2ND FL

York unit operating as intended. Outlet not needed on side of unit. For safety, switch outlet combo be removed and a single switch with a red emergency cover plate be installed.

Recommend annual service by a qualified HVAC contractor



Observations

5.1.1 Equipment

CORROSION

2 FL UTILITY ROOM

Furnace was corroded in one or more areas. This appears to be condensate, dripping on the unit. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Equipment

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

5.1.3 Equipment

CLEARANCE

2ND FLOOR UTILITY ROOM AND KITCHEN

Area around furnace and water heater should be kept clear.

Fire extinguisher should be mounted in a accessible location. . **For safety**..Advise a extinguisher mounted and accessible for the furnace area as well as the kitchen area.

Recommendation

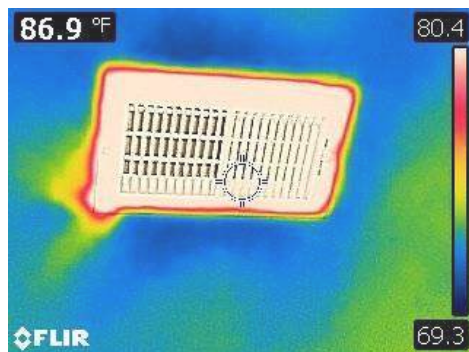
Recommended DIY Project



5.4.1 Presence of Installed Heat Source in Each Room

HEAT

Heat ducts seem to be working as designed 86 degree F at register.



6: COOLING

		D	NP	NI	IN
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
6.5	air handler	X			X

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Information

Cooling Equipment: Brand

York

Cooling Equipment: Energy Source/Type

Electric, Central Air Conditioner

Cooling Equipment: Location

Exterior East, Exterior South

Normal Operating Controls: thermostat

operational at time of inspection heating and cooling

Thermostat operated in cooling and heating modes both normal.

Distribution System: Configuration

Central

AC

Southeast exterior

Unit is approx. 13 yrs old. avg useful life span is approx 10-15 yrs old. this is only a avg. Unit is operating as designed.

Recommend a qualified HVAC tech service unit on a annual basis.



air handler: Air Handler

2nd fl Utility room

At the time of the inspection the air handler is functioning as intended. the concern is the Coolant line at the unit is dripping what appears to be condensate. causing corrosion on the unit.

Further evaluation recommended



Observations

6.5.1 air handler

AIR HANDLER

2ND FL UTILITY ROOM

Further evaluation by a qualified HVAC tech is recommended.

Recommendation

Contact a qualified HVAC professional.

7: PLUMBING

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

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Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Closet

Main Water Shut-off Device:

Water Main loc

1st Floor Closet, bottom of stairs

Water meter in closet.
Recommend keep clear for access

Drain, Waste, & Vent Systems:

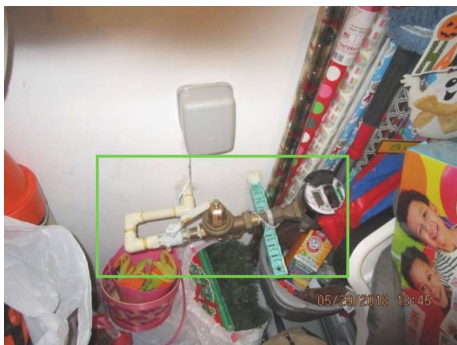
Drain Size

2", Unknown

Drain, Waste, & Vent Systems:

Material

ABS, PVC



water main shut off

Drain, Waste, & Vent Systems:

Waste

1st Floor

Slab construction waste line size unknown.

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Copper, Unknown

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

Copper, PVC

Hot Water Systems, Controls,

Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

2nd fl utility room

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Gas

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Gas Meter

Fuel Storage & Distribution

Systems: Gas Meter

Southeast

Gas meter on the exterior



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls, Flues & Vents: water heater

2nd fl utility closet

Paint cans shouldn't be blocking area around water heater. Recommend removing cans

Although no leaks are present at time of inspection, as a good practice I recommend a qualified plumber service unit annually.



Bath sink: slow drain

Bathroom

The upstairs bathrooms sinks drain slow. Further evaluation needed by a qualified plumber.

Observations

7.6.1 Bath sink

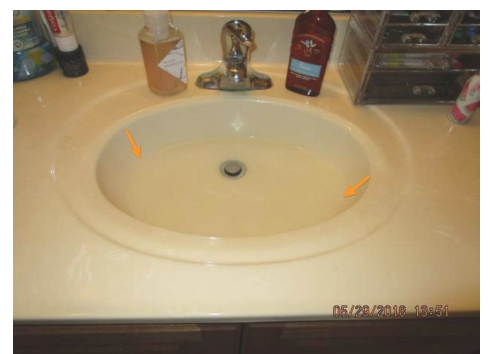
SLOW DRAIN

2ND FLOOR BATHROOM AND MASTER BATH

Slow drains in master bathroom and 2nd fl hallway sinks. Recommend further evaluation by a licensed plumber. Appears drains to be need cleaned.

Recommendation

Contact a qualified plumbing contractor.



8: ELECTRICAL

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

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Information

Service Entrance Conductors: Electrical Service Conductors

220 Volts, Below Ground

Main meter bank on left side of the building

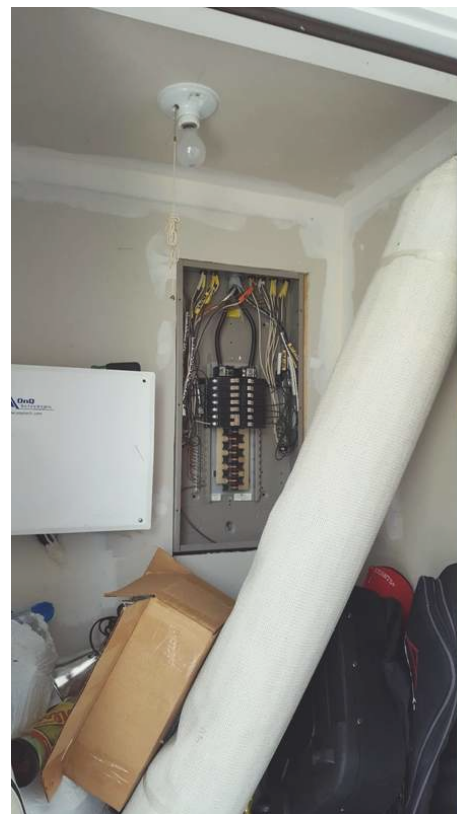


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Cutler Hammer

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

exterior, Utility room



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

Circuit Breaker

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

100 AMP

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

Exterior, utility room

Branch Wiring Circuits, Breakers

& Fuses: Branch Wire 15 and 20

AMP

Copper

Branch Wiring Circuits, Breakers

& Fuses: Wiring Method

Romex

Limitations

Service Entrance Conductors

ELEC SERVICE

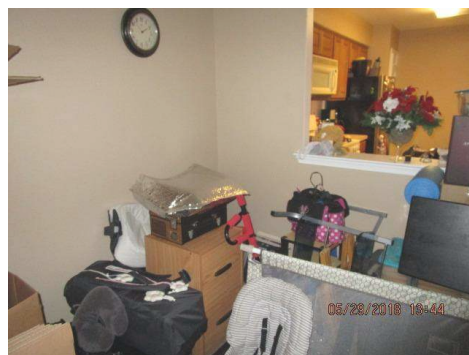


Multi unit service meter bank. 100 amp disconnect outside. Did not open disconnect.

Lighting Fixtures, Switches & Receptacles

OUTLETS

Limited access to outlets, furniture, boxes,etc. blocking access.



Observations

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

CLEARANCE

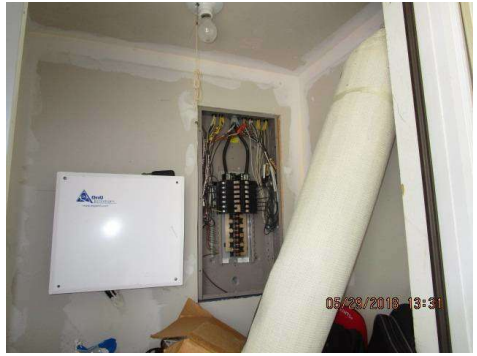
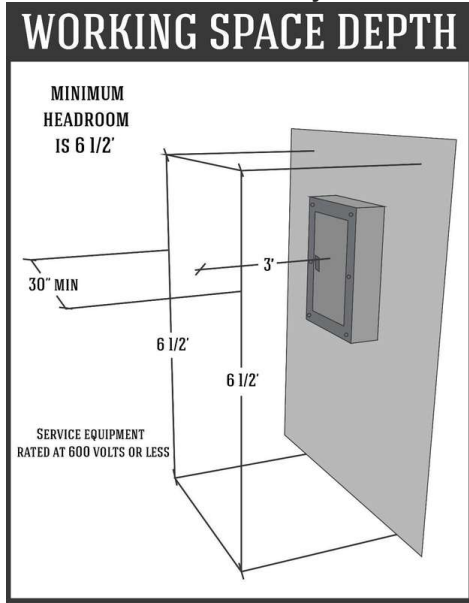
EXTERIOR CLOSET

Keep area clear in front of panel.



Recommendation

Recommended DIY Project



8.4.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

KITCHEN

Ceiling light in the kitchen is not operating as intended. New ballast or light bulb possibly needed. Further evaluation needed by a qualified electrical contractor

Recommendation

Contact a qualified electrical contractor.



one side not working

9: ATTIC, INSULATION & VENTILATION

		D	NP	NI	IN
9.1	Attic Insulation	X			X
9.2	Ventilation				X
9.3	Exhaust Systems				X
9.4	Attic Pulldown Stairs	X			X

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Information

Dryer Power Source

110 Volt, Gas

Dryer Vent

Metal (Flex)

Attic Insulation: Insulation Type

Fiberglass

Attic Insulation: R-value

19

Ventilation: Ventilation Type

Passive, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan Only

Attic Pulldown Stairs: Attic Stairs

2nd Floor

The Attic stairs hardware is bent and needs repair/replacement.



Observations

9.1.1 Attic Insulation

MISSING INSULATION

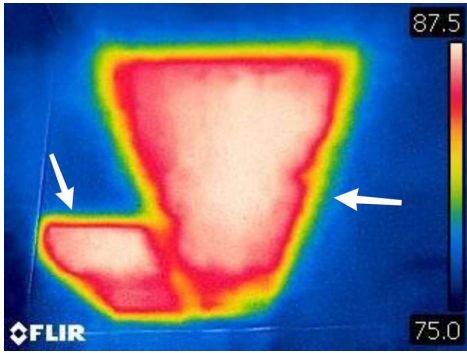
ATTIC

Insulation missing in the attic above the master bedroom. Recommend a qualified attic insulation contractor replace insulation.

The insulation appears to still be in the attic, just tossed aside

Recommendation

Contact a qualified insulation contractor.



Thermal view from the master bedroom looking at the ceiling



Area in the attic above the master bedroom. Insulation appears to just be tossed aside.

9.4.1 Attic Pulldown Stairs

ATTIC STAIRS

Attic stairs need repair/replace

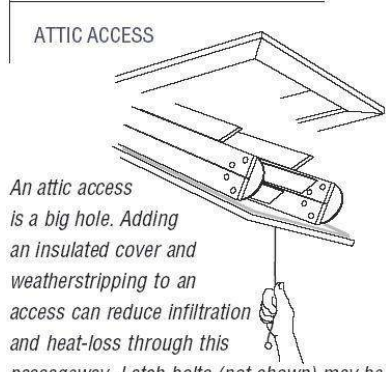
Also for energy conservation weather stripping and a insulated cover is recommended

Recommendation

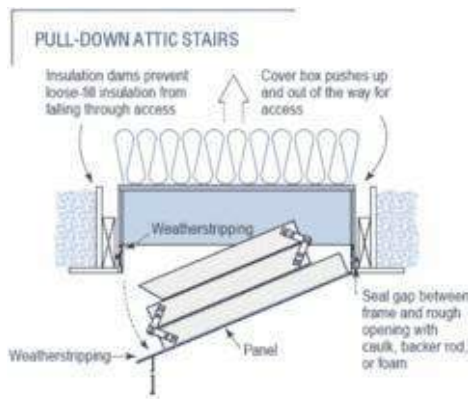
Contact a qualified professional.



Safety Hazard



An attic access is a big hole. Adding an insulated cover and weatherstripping to an access can reduce infiltration and heat-loss through this passageway. Latch bolts (not shown) may be installed to help ensure an even tighter seal.



An attic stair cover box is made from rigid insulation. It drops down from the attic side to seal and insulate the pull-down stairs.

10: DOORS, WINDOWS & INTERIOR

		D	NP	NI	IN
10.1	Doors				X
10.2	Windows				X
10.3	Floors				X
10.4	Walls				X
10.5	Ceilings	X			X
10.6	Steps, Stairways & Railings				X
10.7	Countertops & Cabinets				X
10.8	Doors 2				X
10.9	Stove	X			X

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

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Double-hung

Floors: Floor Coverings
Carpet, Laminate

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Dry Wall

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Doors 2: Exterior slider
Southeast
Door opened and closed

Stove: stove tilt bracket
Kitchen
Tilt bracket should be installed for safety



Doors: Main entrance
1st Floor Living Room
Entrance door working as intended



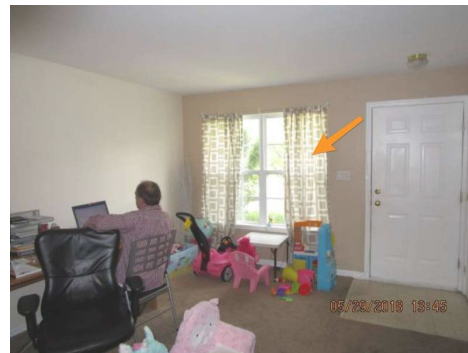
Limitations

Windows

WINDOWS

LIVING ROOM

Normal operation



Floors

Observations

10.5.1 Ceilings

MINOR DAMAGE

HALL CLOSET 2ND FLOOR

Minor damage or deterioration to the ceiling was visible at the time of the inspection. Appears to be damaged from a old leak in the roof.

Monitor area for moisture. repair sheetrock as desired

Recommendation

Recommend monitoring.



upper corner in closet

10.9.1 Stove

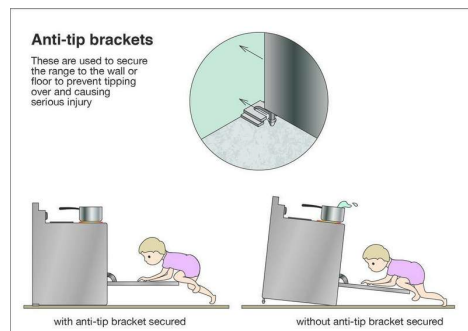
TILT BRACKET

KITCHEN

Tilt bracket should be installed for safety Can be purchased at most home improvement stores such as Lowes.

Recommendation

Contact a handyman or DIY project



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 service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

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

Doors, Windows & Interior

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