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RESIDENTIAL REPORT COPY

1234 Main St.
Liberty MO 64068

Buyer Name
05/23/2018 9:00AM

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1: INSPECTION DETAILS

Information

Inspection Date
05/23/2018

In Attendance
Client, Client's Agent

Occupancy
Furnished, Occupied

Building Age
37 years

Style
Ranch, Traditional

Temperature (approximate)
90 Fahrenheit (F)

Type of Building
Detached, Single Family

Weather Conditions
Clear, Recent Rain, Hot

Overview

General: Overview

The following pages are full of information making up your home inspection report, and heres exactly what that means: a **general home inspection** is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee. This is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. Please take time to review limitations contained in the inspection agreement. A full copy of our Standards of Practice (SOP) is included at the end of this report, and we encourage you to check it out to get a full picture idea of everything we looked at.

General: Warranty

No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. We do however provide a Buy-Back Guarantee on inspections of properties listed with a licensed real estate agent (https://www.nachi.org/buy.htm). An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. This Buy-Back Guarantee is included with this home inspection.

General: About Thermal Imaging

A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.**

General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. Any findings that are listed under "Safety Hazard" by the inspector suggest a second opinion or further inspection by a qualified contractor.

Inspected (IN) - The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) - The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) - The item, component or system is not in this home or building.

Observation (O) - The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Recommendations/Minor to Moderate - The item, component or system while perhaps functioning as intended, is need of minor to moderate repair, service. It is showing signs of wear or deterioration that could result in an adverse condition at some point in the future. Items in this category can frequently be addressed by a handyman or qualified contractor and are usually not considered routine maintenance.

Safety Hazards/Major - The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk. The item is NOT functioning as intended, needs further evaluation by a specialized qualified licensed

contractor or can cause damage to the structure. Items, components or systems that can be repaired to satisfactory condition may not need replacement.

Notice to Third Parties:

This report is the exclusive property of Inspection Geeks Inc. and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather retain the services of an appropriately quality property inspector of their choice to provide them with their own inspection and report.

Front

East Side

West Side

Rear

2: ROOF

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

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

Information

Roof Type/Style
Combination

Flashings: Material
Aluminum

Inspection Method
Drone

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Whenever possible, we utilize prosumer grade drones flown by our licensed FAA commercial remote pilots. This makes the inspection more thorough, safer, more efficient, and allows us to view all angles and components of the roof and upper exterior walls.

General

This is a visual inspection only. Roofing life expectancy can vary depending on several factors. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. Estimation of remaining economic life (if present), is an approximation only. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Only a representative sampling of the visible roof and flashing components were inspected.
- No comment can be offered on the condition of the membrane below the roof coverings.

Coverings: Material
Asphalt


Secondary Roof View


Proper Flashing Around Chimney


Entire Roof

Roof Drainage Systems: Gutter Material

Aluminum

Full guttering system is noted. Guttering system was in good condition at time of inspection.

3: EXTERIOR

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

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

Information

Inspection Method
Visual, Drone

Siding, Flashing & Trim: Siding Material
Stone Veneer, Wood

Siding, Flashing & Trim: Siding Style
Tongue and Groove

Exterior Doors: Main Exterior Entry Door
Steel

Exterior Doors: Other Exterior Entry Doors
Wood

Walkways, Patios & Driveways: Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch, Patio, Deck, Sidewalk, Deck with Steps, Shed

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

Observations

3.3.1 Walkways, Patios & Driveways

POSSIBLE TERMITE TREATMENT

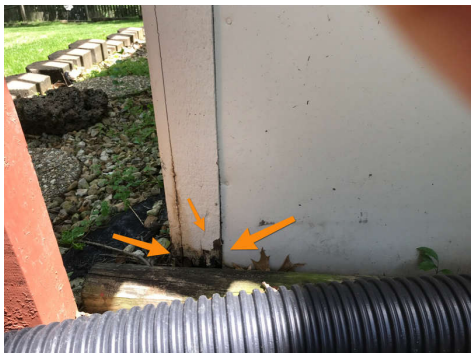
FRONT PORCH
Recommendation
Contact a qualified professional.

3.4.1 Decks, Balconies, Porches & Steps

SHED SIDING ROTTEN AND PEELING PAINT

SHED UNDER DECK
Recommendation
Contact a qualified professional.





3.5.1 Eaves, Soffits & Fascia

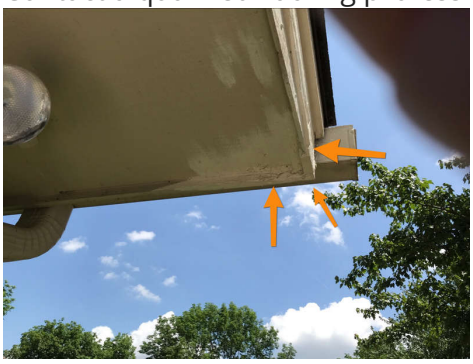
FASCIA - ROTTED

SOUTHEAST AND NORTHWEST SIDE OF HOUSE

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.




4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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

Information

Foundation: Material
Concrete

Floor Structure: Material
Concrete

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Main Floor Sub-floor
Plywood

Inspection Method
Visual

Although it is often impossible to visually inspect all areas of the foundation due to the presence of floor coverings, finished walls, and personal property, we will certainly inform you of any suspicious cracks or settlement (when visible). We are not structural specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also recommend that you read any disclosures and consult with the seller about knowledge of any prior foundation or structural repairs.

Wall Structure: Basement Walls

The foundation walls were not fully visible due to wall coverings.

Support Post are not fully visible due to coverings.

Limitations

Floor Structure

FLOOR JOISTS NOT VISIBLE

Appear serviceable, Floor joist are not fully visible due to ceiling coverings.

Observations

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

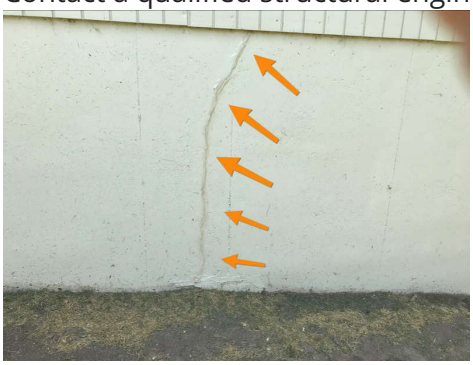
EAST SIDE OF HOUSE

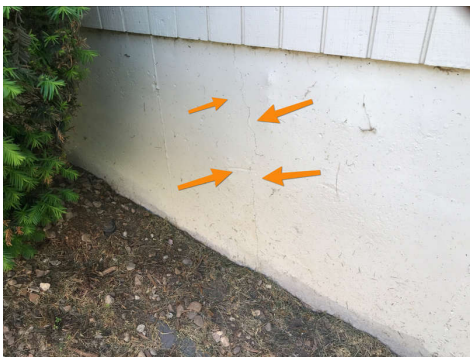
Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

Recommendation

Contact a qualified structural engineer.





5: HEATING

		IN	NI	NP	O
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Gas/LP Firelogs & Fireplaces	X			
5.6	Presence of Installed Heat Source in Each Room	X			
5.7	Solid Fuel Heating Device (Fireplace, Woodstove)			X	

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

Information

Equipment: Location of Heating System
Basement

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air, Gas-Fired Heat

Equipment: Brand
General Electric

Equipment: Serial Number
562158A46

Equipment: Model Number
BLU135B948B1

Equipment: Heating BTUs
106000 thermal units

Equipment: Age
37 years

Distribution Systems: Ductwork
Non-insulated

Solid Fuel Heating Device (Fireplace, Woodstove): Type
None

Equipment: AFUE Rating
Unkown

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

Normal Operating Controls: Condition of Overall System

The heating system appears serviceable. Due to the age and/or condition of the furnace, it is recommended that cleaning and servicing be performed before closing.

6: COOLING

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

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

Information

Cooling Equipment: Location of Interior Cooling System
Basement

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Brand
General Electric

Cooling Equipment: Model Number
BTR742A100A0

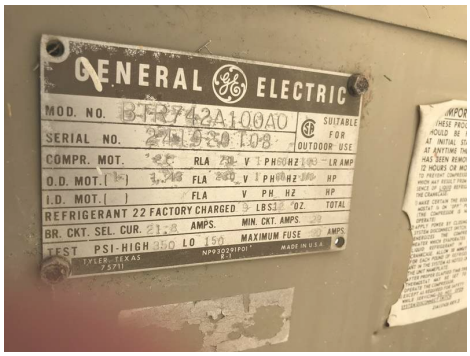
Cooling Equipment: Serial Number
241020108

Cooling Equipment: Cooling Tons
3.5 cooling tons

Cooling Equipment: Age
37 years

Distribution System: Configuration
Central

Cooling Equipment: Exterior Location of Cooling System
Exterior West



7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			X
7.4	Lighting Fixtures, Switches & Receptacles	X			X
7.5	GFCI & AFCI	X			X
7.6	Smoke Detectors	X			
7.7	Carbon Monoxide Detectors			X	

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

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 120 Volts, Copper, 220 Volts

The service entrance cables appear to be serviceable.

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

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Manufacturer
None

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Capacity
None

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Type
None

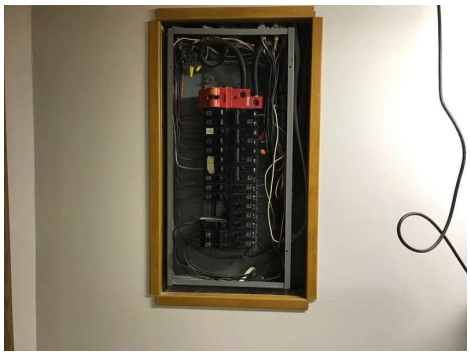
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Circuit breakers were present in the main panel box.

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

Crouse-Hinds



Lighting Fixtures, Switches & Receptacles: Light Fixtures

A representative sample of light fixtures was evaluated. Those light fixtures appeared to be serviceable.

Observations

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

Safety Hazard

MAIN PANEL COVER MISSING SCREW

BASEMENT

Recommendation

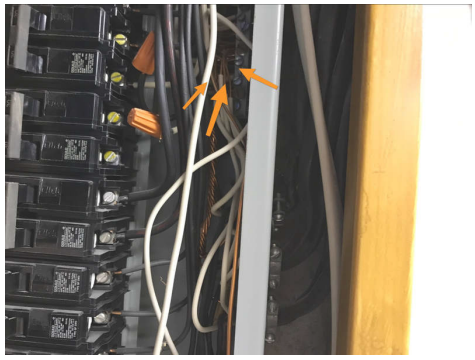
Recommended DIY Project

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

DOUBLE TAPPED NEUTRAL WIRES

Recommendation

Contact a qualified electrical contractor.



7.3.1 Branch Wiring Circuits, Breakers & Fuses

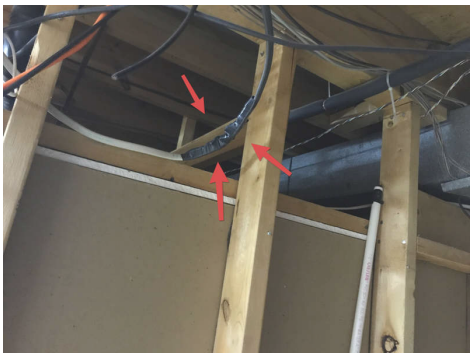
IMPROPER WIRING

BASEMENT UTILITY ROOM AND BASEMENT BAR

Improper wiring needs attention.

Recommendation

Contact a qualified electrical contractor.



Basement

7.3.2 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

IMPROPER ELECTRICAL RECEPTACLE INSTALLATION

ON SHED UNDER DECK

Recommendation

Contact a qualified professional.

7.3.3 Branch Wiring Circuits, Breakers & Fuses

IMPROPER ELECTRICAL WIRING

BASEMENT UTILITY ROOM

Recommendation

Contact a qualified electrical contractor.

7.3.4 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

SPLIT ELECTRICAL WIRE

WEST CORNER OF GARAGE UNDER LIGHT FIXTURE

Recommendation

Contact a qualified professional.

7.4.1 Lighting Fixtures, Switches & Receptacles

Safety Hazard

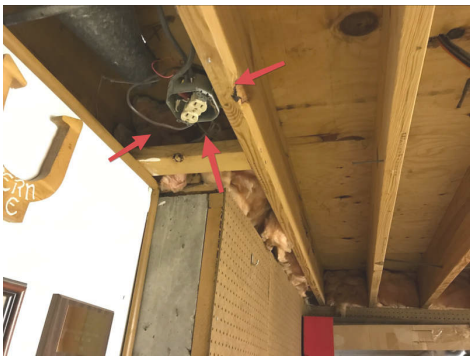
COVER PLATES MISSING

UTILITY ROOM IN BASEMENT

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

Recommendation

Contact a qualified electrical contractor.



7.5.1 GFCI & AFCI

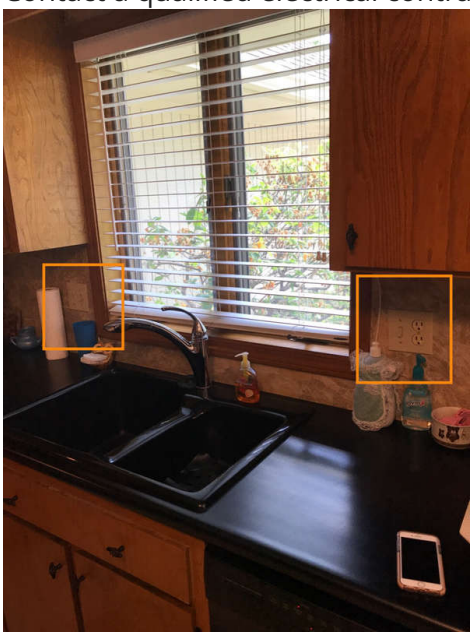
NO GFCI PROTECTION INSTALLED

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.

Recommendation

Contact a qualified electrical contractor.

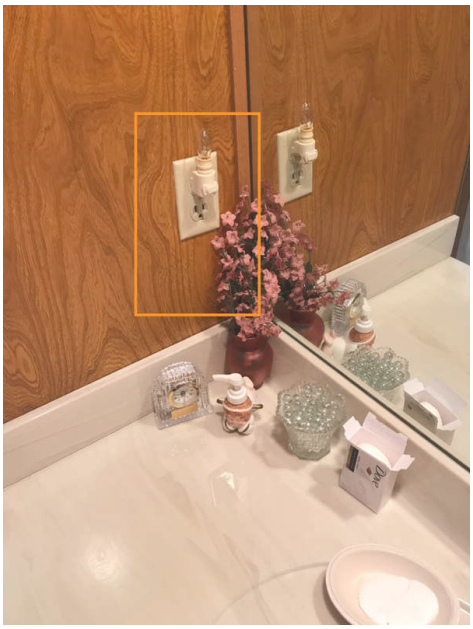


Kitchen

North Side of House on Patio

Wet bar

North Side of House on Deck



Bathroom (hallway)

Basement Bathroom

8: PLUMBING

		IN	NI	NP	O
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			
8.3	Water Supply, Distribution Systems & Fixtures	X			X
8.4	Hot Water Systems, Controls, Flues & Vents	X			X
8.5	Fuel Storage & Distribution Systems	X			
8.6	Sump Pump			X	

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

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Basement

Basement

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
ABS, PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Hot Water Systems, Controls, Flues & Vents: Location of Water Heating System
Basement

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

Hot Water Systems, Controls, Flues & Vents: Model Number
153.331150

Hot Water Systems, Controls, Flues & Vents: Serial Number
1230A009753

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Age
3 years

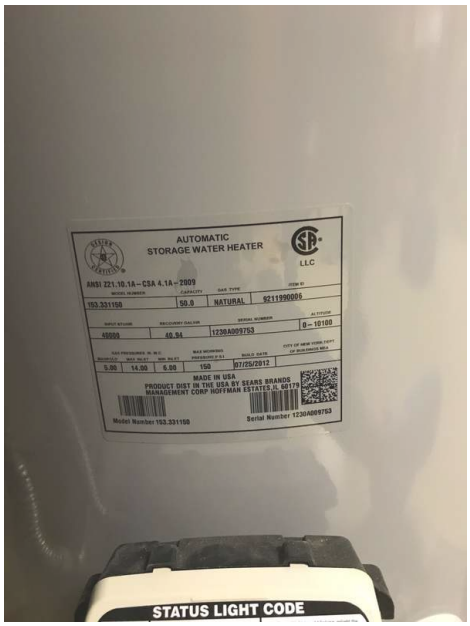
Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter

Sump Pump: Location
None

Hot Water Systems, Controls, Flues & Vents: Brand
Kenmore

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

Here is a nice maintenance guide from Lowe's to help.



Observations

8.3.1 Water Supply, Distribution Systems & Fixtures

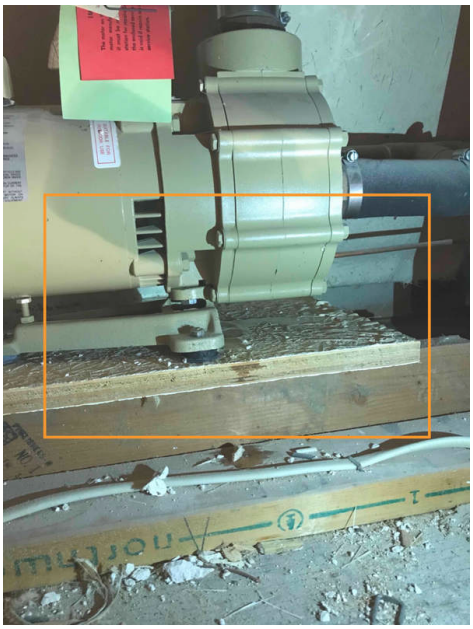
JETTED TUB PUMP LEAKING

Water dripping observed while jetted tub operating. Recommend inspection and repair by a plumbing professional.

Recommendation

Contact a qualified professional.

Tub Motor Access in Stairway



Tub Motor Access in Stairway

8.4.1 Hot Water Systems, Controls, Flues & Vents

CORREGATED STAINLESS STEEL SUPPLY LINE

Recommend replacement with iron; susceptible to lightening strike.

Recommendation

Contact a qualified plumbing contractor.

Basement

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)			X	
9.3	Ventilation	X			
9.4	Exhaust Systems	X			X

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

Information

Dryer Power Source
None

Dryer Vent
None Found

Attic Insulation: Insulation Type
Loose-fill, Fiberglass

Ventilation: Ventilation Type
Passive, Ridge Vents, Soffit Vents, Attic Fan

Exhaust Systems: Exhaust Fans
None

Flooring Insulation

Fiberglass, Loose Fill




Attic Insulation: R-value

30

Attic

Attic

Attic

Attic

Observations

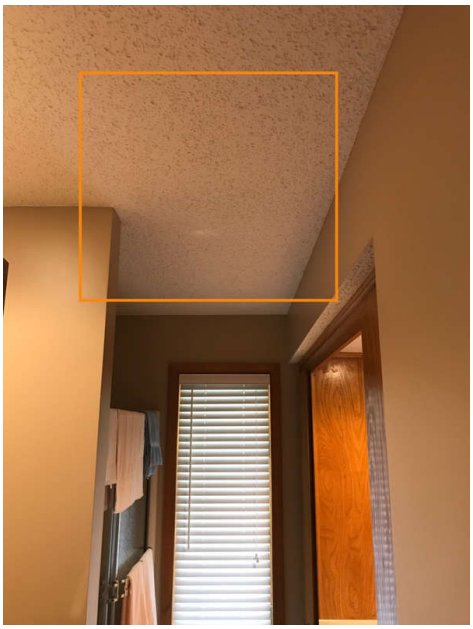
9.4.1 Exhaust Systems

BATHROOM VENT MISSING

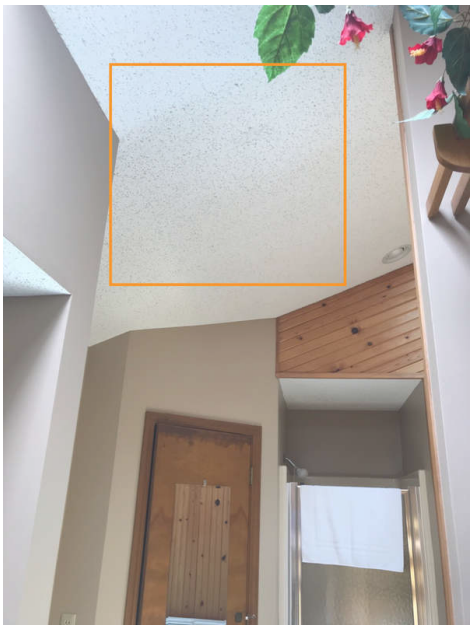
Master Bathroom needs bathroom vent.

Recommendation

Contact a qualified handyman.



Hallway Bathroom



Master Bathroom

10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
10.1	Doors	X			X
10.2	Windows	X			X
10.3	Floors	X			X
10.4	Walls	X			
10.5	Ceilings	X			X
10.6	Steps, Stairways & Railings	X			
10.7	Countertops & Cabinets	X			

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

Information

Doors: Interior Doors
Serviceable

Doors: Main Entry Door
The main entry door appears to be serviceable.

Doors: Other Exterior Doors
Other exterior door(s) appear(s) to be serviceable.

Windows: Window Type
Casement

Windows: Window Manufacturer
Andersen

Floors: Floor Coverings
Carpet, Vinyl

Ceilings: Ceiling Material
Popcorn

Countertops & Cabinets: Countertop Material
Laminate

Countertops & Cabinets: Cabinetry
Wood

Walls: Wall Material
Drywall

If this home was built prior to 1978, this could indicate the potential for the presence of lead-based paint. Further evaluations may be desired

Observations

10.1.1 Doors

DOOR LATCH ALIGNMENT

NORTH BASEMENT ENTRY

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a qualified door repair/installation contractor.

Basement Exterior Door

10.2.1 Windows

FAILED SEAL

NORTH WALL IN MASTER BEDROOM

Seal separated from window frame; not allowing casement window to properly close. Recommend securing to allow window to completely close.

Recommendation

Contact a qualified window repair/installation contractor.

10.2.2 Windows

MINOR CRANK DAMAGE

SOUTHWEST MAIN FLOOR BEDROOM

Minor cosmetic damage to crank. Window still opens properly.

Recommendation

Recommended DIY Project

10.3.1 Floors

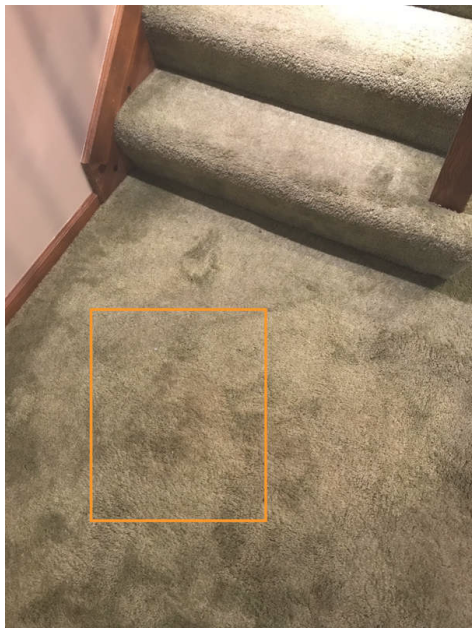
CARPET STAINS

STAIRS TO THE BASEMENT

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.



Basement

10.5.1 Ceilings

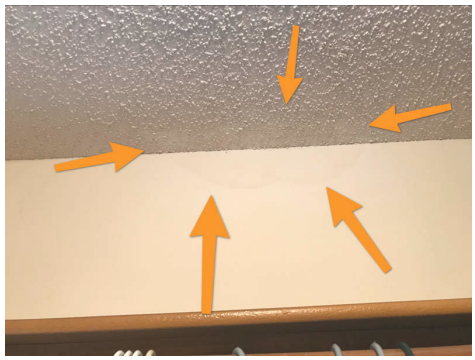
STAIN(S) ON CEILING

MASTER BEDROOM CLOSET

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.



Bedroom closet

11: BUILT-IN APPLIANCES

		IN	NI	NP	O
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			X
11.5	Microwave	X			
11.6	Basement Microwave	X			
11.7	Basement Refrigerator	X			

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

Information

Dishwasher: Brand
Kenmore

Dishwasher: Age
17 years

Dishwasher: Model Number
16919001

Dishwasher: Serial Number
FL0204834

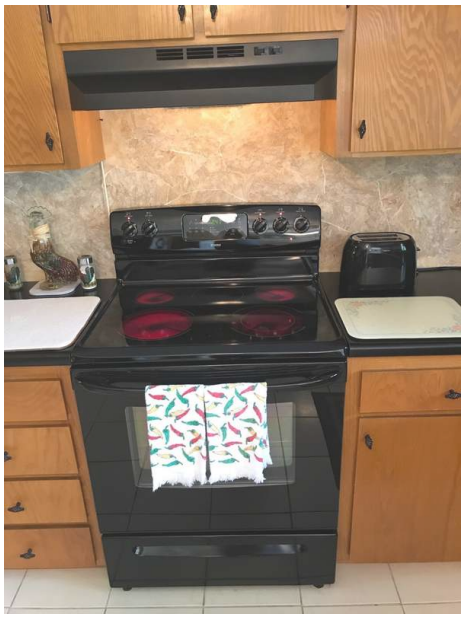
Refrigerator: Age
1 years

Refrigerator: Brand
Whirlpool

Refrigerator: Model Number
WRS325FDAB06

Refrigerator: Serial Number
HR70605493

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



Range/Oven/Cooktop: Range/Oven Brand
Kenmore

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Age
13 years

Range/Oven/Cooktop: Model Number
790.96219404

Range/Oven/Cooktop: Serial Number
VF51923791

Garbage Disposal: Garbage Disposal
Under Kitchen Sink

Kitchen

Garbage Disposal: Model Number
Unknown

Garbage Disposal: Serial Number
Unknown

Microwave: Microwave

Microwave: Model Number
R-930AK

Microwave: Serial Number
45321

Microwave: Brand
Sharp

Basement Microwave: SHARP

Basement Refrigerator: Model
GTR11AAPARWW

Basement Refrigerator: Serial
HL701010

Microwave: Age

9 years

Basement Refrigerator: GE

Limitations

Garbage Disposal

MODEL/SEIAL NUMBER TAG MISSING

The model/serial number tag was not present.

Basement Microwave

MODEL/SERIAL TAG INACESSIBLE

Model/serial tag inaccessible

Basement Refrigerator

UNPLUGGED

The appliance was unplugged and not operating.

12: GARAGE

		IN	NI	NP	O
12.1	Ceiling	X			
12.2	Floor	X			X
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			
12.5	Garage Door Opener	X			
12.6	Occupant Door (From garage to inside of home)	X			

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

Information

Ceiling: Material
Drywall, Popcorn

Garage Door: Material
Wood

Garage Door: Type
Sectional

Garage Door Opener: Garage Door Opener Test

Garage doors have automatic openers which were tested with a hold test and were operating properly. The photo eyes were working properly.

Observations

12.2.1 Floor

CRACKING

Cracking visible in the garage floor. I recommend a structural engineer evaluate.

Recommendation

Contact a qualified structural engineer.


Garage

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.

Electrical

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

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.

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.

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.