



# SINGING RIVER PROPERTY INSPECTIONS

256-349-3815

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<https://singingriverinspections.com/>



## RESIDENTIAL REPORT

1234 Main St.  
Florence AL 35633

Buyer Name

01/31/2018 9:00AM



Inspector

**Kel Thomas**

AL Licensed Inspector # HI-4205

256-349-3815

[kt@singingriverinspections.com](mailto:kt@singingriverinspections.com)



Agent

**Agent Name**

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

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## SUMMARY

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ITEMS INSPECTED



RECOMMENDATIONS



SAFETY HAZARDS

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- Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Bushing missing
- Attic, Insulation & Ventilation - Roof Structure & Attic: Ill fitting hatch
- Doors, Windows & Interior - Windows: Missing or damaged screen
- Swimming Pool, spa - Safety: Safety Barrier
- Kitchen - Countertops & Cabinets: Cabinet Hinge Loose
- Bathroom(s) - Toilets: Toilet seat loose
- Laundry - General: Dryer Venting
- Plumbing - Hot Water Systems, Controls, Flues & Vents: Insufficient Capacity
- Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Temperature too high
- Roof - Roof Drainage Systems: Downspouts Drain Near House

# 1: INSPECTION DETAILS

## Information

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**Arrival time**

0930

**In Attendance**Client available for post  
inspection walk around**Occupancy**

Furnished, Occupied

**Type of Building**

Single Family

**Style**

Traditional

**Comment**A beautiful and well maintained  
home. It was an honor and  
pleasure to inspect.**Year built**

2012

**Weather Conditions**

Cloudy, Cool, Light Rain

**Temperature (approximate)**

50 Fahrenheit (F)

**Departure time**

1320

**Inspection number**

0102181

# 2: ROOF

## Information

### Inspection Method

Ladder, Roof, Ground, 2nd Floor Window

### Roof Drainage Systems: Gutter

Material  
Seamless Aluminum

### Flashings: Material

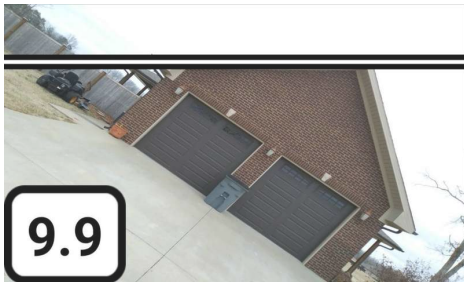
Aluminum



### Roof Type/Style

Gable

Approximate roof slope. Amount of drop in inches per linear foot.



10/12 roof. 10" drop per 12" run.

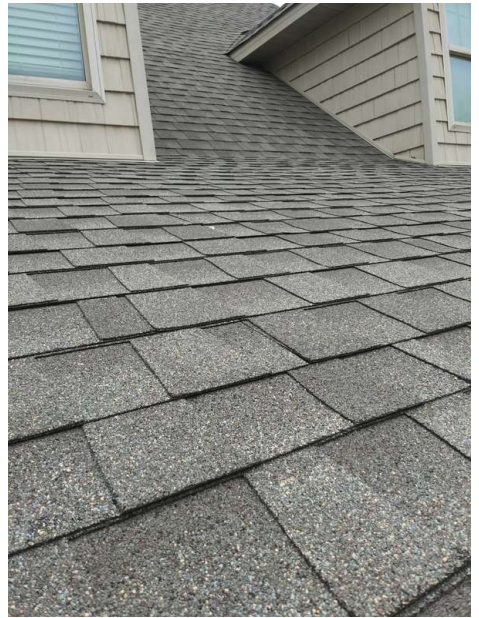


Approximately 2.5/12 roof slope. Very shallow for asphalt roof coverings

### Coverings: Material

Asphalt





## Observations

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### 2.2.1 Roof Drainage Systems

#### **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 installation or adjusting 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.

Recommendation

Recommended DIY Project





# 3: EXTERIOR

## Information

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**Inspection Method**

Visual

**Siding, Flashing & Trim: Siding Material**

Brick, Fiber Cement, Vinyl

**Siding, Flashing & Trim: Siding Style**

Panels, Shakes

**Walkways, Patios & Driveways:**

**Driveway Material**

Gravel, Concrete

**Decks, Balconies, Porches, Steps and Retaining Walls: Material**

Concrete, Brick



**Exterior Doors: Exterior Entry Door**

Solid core, Fiberglass







**Decks, Balconies, Porches, Steps and Retaining Walls: Appurtenance**

Covered Porch, Front Porch, Pool



**Vegetation, Grading & Drainage : Trees/Vegetation in contact with structure**

Shrubbery

It is recommended that vegetation be kept trimmed at least 6" from the siding.



# 4: SWIMMING POOL, SPA

## Information

### Winterized

**Limitations:** If pool has been winterized, or temperatures are near freezing at the time of inspection, a full system inspection will not be performed. Recommend a full evaluation in the spring.

## Observations

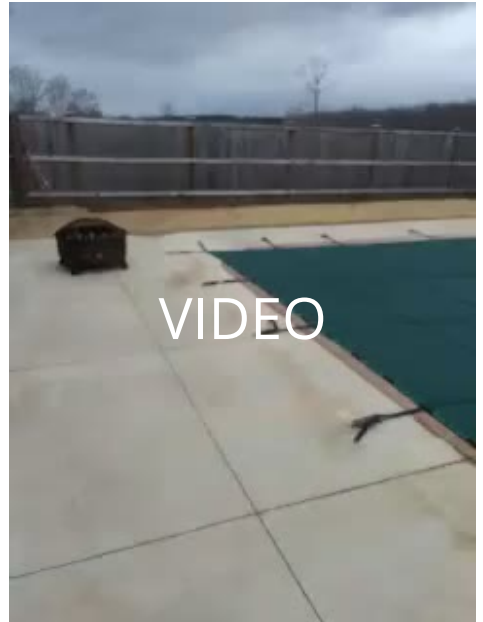
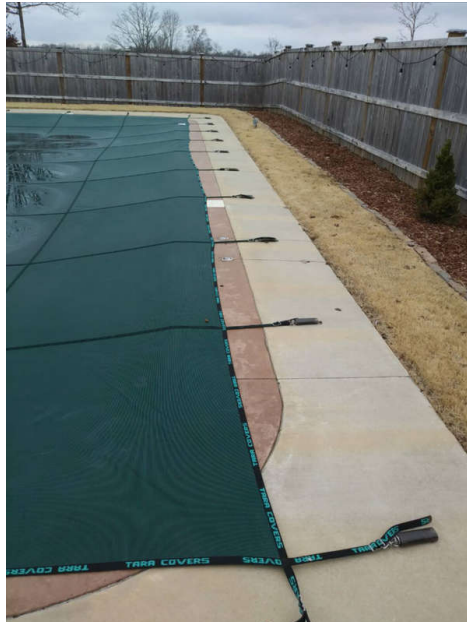
### 4.2.1 Safety

#### **SAFETY BARRIER**

INGROUND POOL

Recommendation

Contact a qualified professional.



# 5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

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**Inspection Method**

Visual

**Foundation: Material**

Slab on Grade

**Floor Structure: Material**

Slab

**Floor Structure: Sub-floor**

Slab

**Floor Structure:  
Basement/Crawlspace Floor**

None

**Floor Structure: Access**

None



# 6: ATTIC, INSULATION & VENTILATION

## Information

### How Inspected

Partially Traversed, From Hatch

### Obstructions

Stored Items



### Attic Insulation: Insulation Type

Loose-fill, Blown



### Ventilation: Ventilation Type

Passive, Ridge Vents, Soffit Vents

### Exhaust Systems: Exhaust Fans

Fan Only



### Ceiling Structure: Components

Ceiling Joists



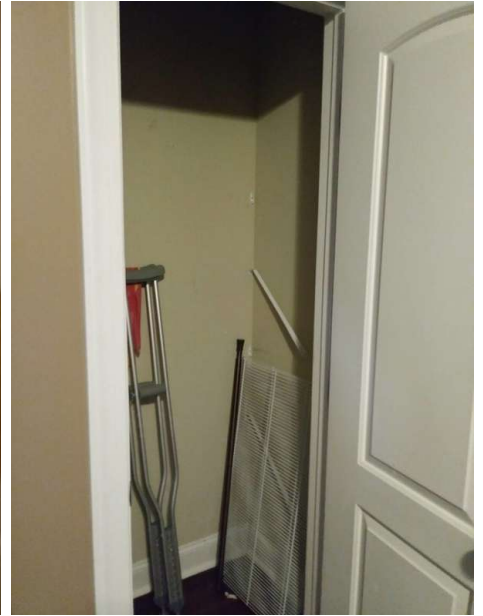
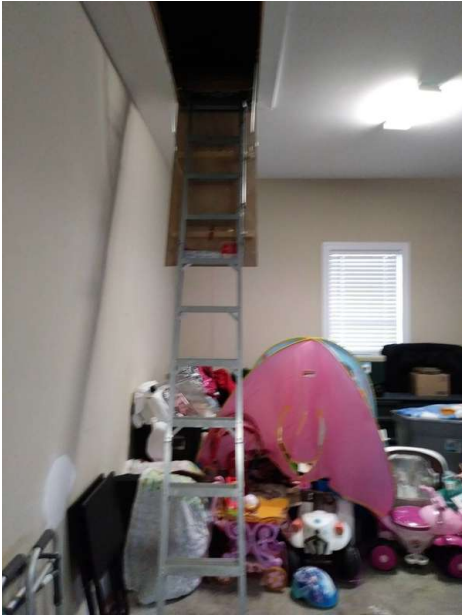
### Roof Structure & Attic:

#### Sheathing Material

OSB

#### Location and Type of Access

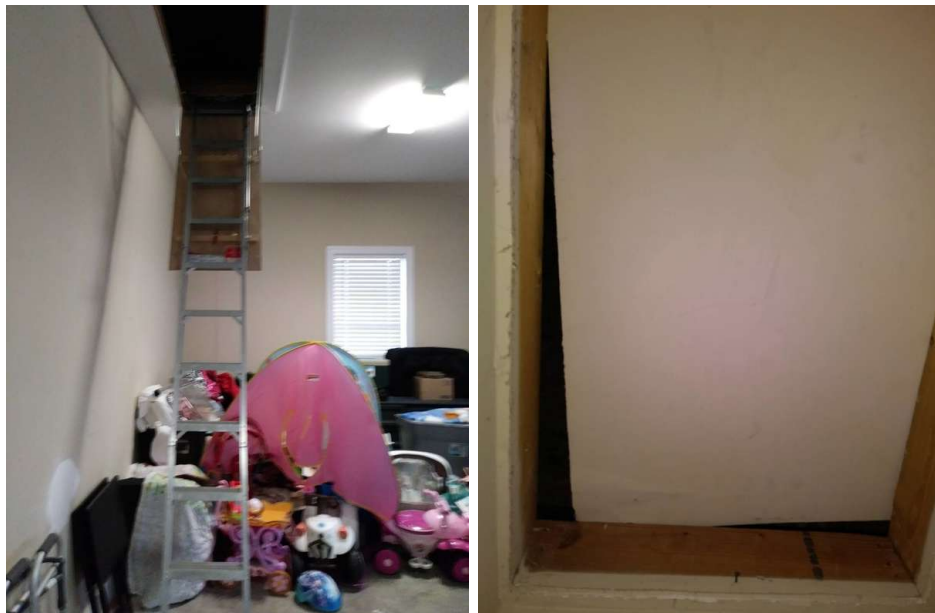
Garage, Pull-down, Closet, Hatch



**Roof Structure & Attic: Type**  
Gable, Rafters



**Roof Structure & Attic: Access**  
Pull down, Hatch



## Observations

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### 6.5.1 Roof Structure & Attic

#### **ILL FITTING HATCH**

##### 2ND FLOOR HALLWAY CLOSET ATTIC ACCESS

It is recommended to repair/refit attic access hatch. This repair will increase energy efficiency by restricting heated or cooled air from escaping into the attic.

Recommendation

Contact a handyman or DIY project





# 7: GARAGE/CARPORT

## Information

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### How Inspected

Visual

### Stored Items

Yes

### Type

Attached Garage



### Ceiling: Attic access



### Garage Door: Material

Aluminum

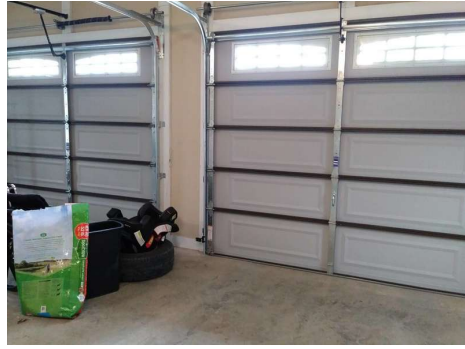
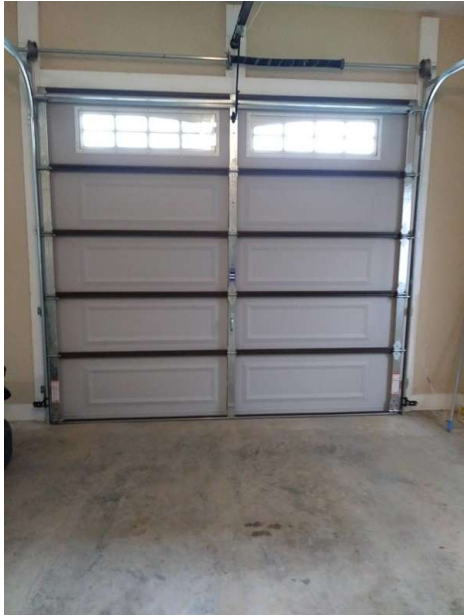
### Garage Door: Number of vehicle doors

Two

### Garage Door: Type

Automatic, Sectional





# 8: HEATING

## Information

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**Equipment: Brand**

Carrier

All HVAC equipment manufactured in 2012.

**Equipment: Energy Source**

Electric

**Equipment: Heat Type**

Heat Pump



**Equipment: Multiple units and locations**

Attic

**Equipment: Serviceable**

**Distribution Systems: Ductwork**

Insulated

**Distribution Systems: Registers**

Ceiling, Upper walls

**Filters: Location**

Behind Grills, Hallway, Near Door to Garage



# 9: COOLING

## Information

**Cooling Equipment: Energy Source/Type**

Electric

**Cooling Equipment: Location**  
Exterior North

**Normal Operating Controls: See heating section**

**Distribution System: Configuration**

Split

**Cooling Equipment: Brand**

Carrier

Regular servicing can greatly increase longevity of an HVAC system.



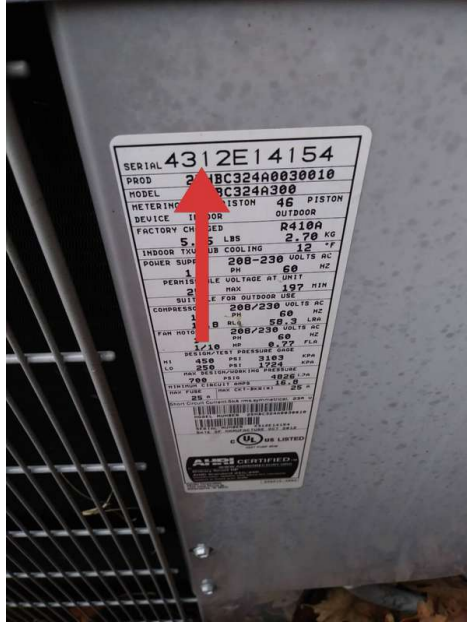
## Limitations



Cooling Equipment

**LOW TEMPERATURE**

The A/C unit was not tested due to low outdoor temperature (below 65 degrees F). This may cause damage the unit.



Manufactured on the 43rd week of 2012.



Manufactured in the 42nd week of 2012.



# 10: ELECTRICAL

## Information

### Service Entrance Conductors: Electrical Service Conductors

Below Ground, 220 Volts, 120 Volts



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

Garage



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

200 AMP



Main shut off breaker.

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

Circuit Breaker

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

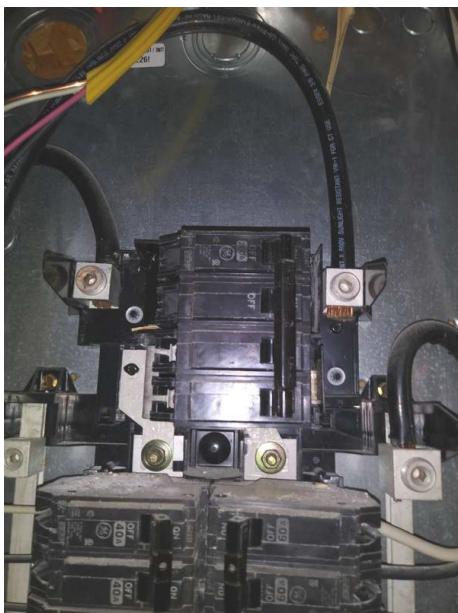
None

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

Copper

### Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

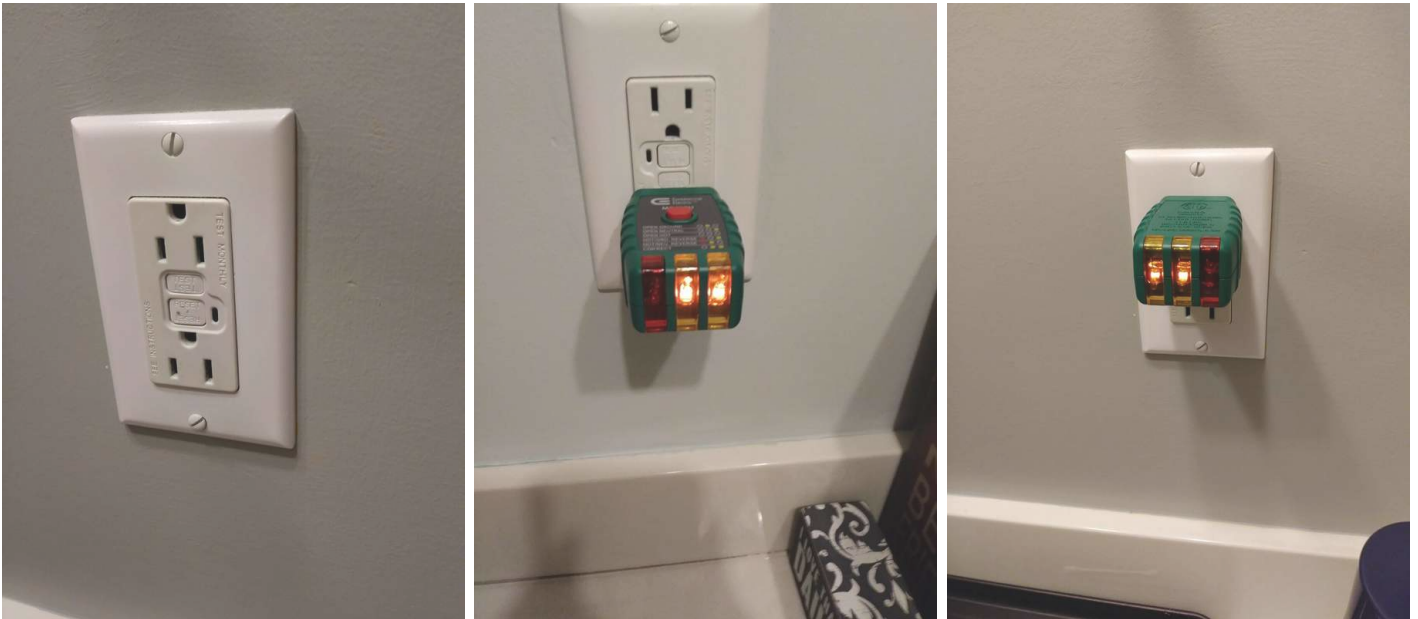


**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer  
General Electric**



**GFCI : GFCI  
Bathrooms**

It is also recommended that GFCI protection be added to the laundry area, if none currently exists.





## Observations

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

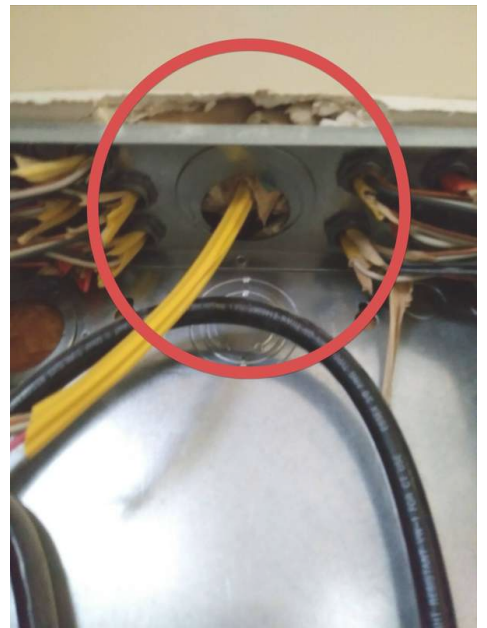
 Safety Hazard

### **BUSHING MISSING**

It is recommended that a bushing be added to the top conductor access port to prevent the possibility of conductor insulation damage due to sharp edges. Such a situation could pose a shock hazard.

Recommendation

Contact a qualified professional.



# 11: PLUMBING

## Information

**Water Source**

Public

Consult with current owners to the location of water meter.

**Main Water Shut-off Device: Location**

Water meter

**Main Water Shut-off Device: Water Supply**

Water supply on

**Drain, Waste, & Vent Systems: Type**

septic tank

**Drain, Waste, & Vent Systems: Material**

PVC

**Drain, Waste, & Vent Systems: Drain Size**

1 1/2"

**Water Supply, Distribution Systems & Fixtures: Source**

Public

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

Unknown

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

Pex, Braided

**Water Supply, Distribution Systems & Fixtures: Water pressure**

38 psi

**Hot Water Systems, Controls, Flues & Vents: Location**

Washer/Dryer Area

**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

Whirlpool



**Hot Water Systems, Controls, Flues & Vents: Capacity**

40 gallons

**Hot Water Systems, Controls, Flues & Vents: Age**

6 yrs

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

Electric





**Hot Water Systems, Controls, Flues & Vents: Water Temperature at fixture**

130.5 F

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

At Tank

**Fuel Storage & Distribution Systems: Type of fuel**

propane



**Observations**

11.4.1 Hot Water Systems, Controls, Flues & Vents

**Safety Hazard**

**WATER TEMPERATURE TOO HIGH**

Recommend regulating water temperature to a lower temperature level to no more than 120F to prevent the possibility of scalding. Especially with young children.

Recommendation

Recommended DIY Project

## 11.4.2 Hot Water Systems, Controls, Flues &amp; Vents

**INSUFFICIENT CAPACITY**

Water heater may not have the capacity necessary to supply sufficient water to the home. Recommend evaluating options to replace water heater with a larger capacity tank, as necessary.

Recommendation

Contact a qualified plumbing contractor.

# 12: LAUNDRY

## Information

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### General: Washer and dryer

Going with sale



## Observations

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### 12.1.1 General

#### **DRYER VENTING**

Currently, the dryer vents directly to the exterior to just above grade level. There is no flapper to prevent rodents or water intrusion entering the vent. In addition, the dryer vent tubing appears to be too long for this application. It is recommended to evaluate and correct as needed.



# 13: BATHROOM(S)

## Information

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### Number and Locations of Bathrooms

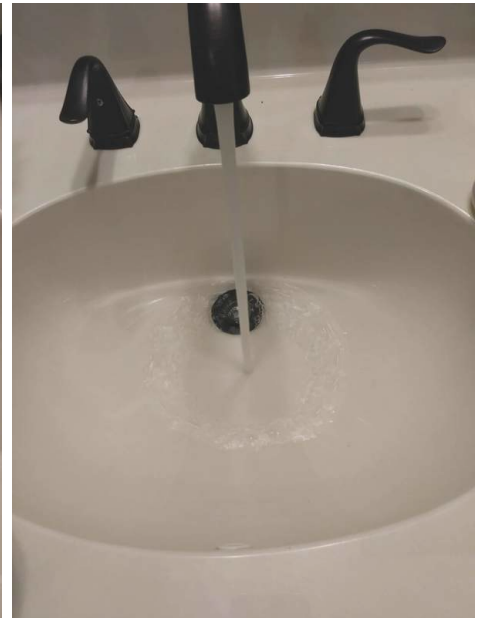
Master, Full, Half, First Floor, Second Floor

### Countertops: Serviceable All Bathrooms



### Lighting: Appropriate

### Sinks: Functional All Bathrooms



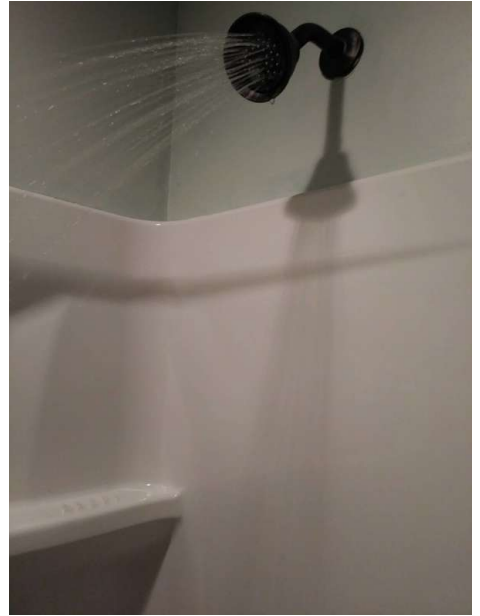




**Toilets: Functional**  
**All Bathrooms**



**Showers and tubs: Functional**  
**All Bathrooms**



**Ventilation: Functional  
All Bathrooms**



**Observations**

13.3.1 Toilets

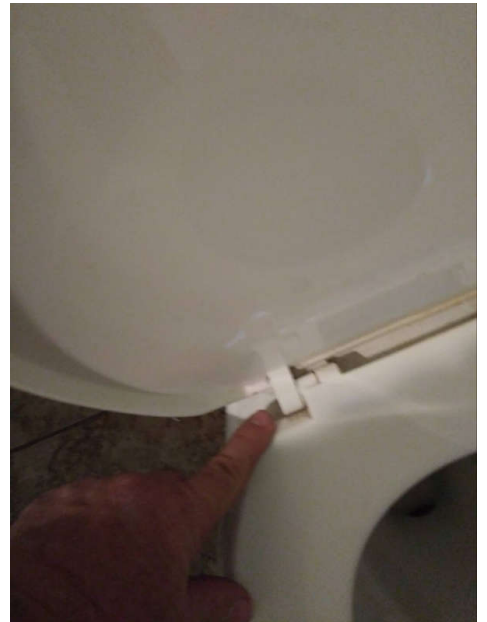
**TOILET SEAT LOOSE**

2ND FLOOR BATHROOM

Toilet seat is loose. Recommend tightening to prevent further loosening.

Recommendation

Contact a handyman or DIY project



# 14: DOORS, WINDOWS & INTERIOR

## Information

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**Windows: Window Type**

Single-hung, Storm

**Walls: Wall Material**

Drywall

**Ceilings: Ceiling Material**

Drywall

**Floors: Floor Coverings**

Wood product, Tile



## Observations

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14.2.1 Windows

**MISSING OR DAMAGED SCREEN**

Window missing or damaged screen in numerous locations. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.





# 15: FIREPLACE, WOODSTOVE

## Information

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### Fireplace/stove type

Propane



# 16: KITCHEN

## Information

### Floor covering

Wood product

### Countertops & Cabinets:

#### Countertop Material

Granite

### Countertops & Cabinets:

#### Cabinetry

Wood



## Observations

### 16.1.1 Countertops & Cabinets

#### **CABINET HINGE LOOSE**

KITCHEN

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

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

Recommendation

Contact a handyman or DIY project



# 17: BUILT-IN APPLIANCES

## Information

**Dishwasher: Brand**

GE



**Range/Oven/Cooktop:**

**Range/Oven Energy Source**

Electric

**Range/Oven/Cooktop: Exhaust**

**Hood Type**

Vented

**Refrigerator: Brand**

GE

Operational temperatures



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

General Electric





# STANDARDS OF PRACTICE

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## 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.

## 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.

## 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.

### **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 confirm the operation of every control and feature of an inspected appliance.