LAKE CITY INSPECTIONS LLC
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RESIDENTIAL INSPECTION

1234 Main St.
Hayden ID 83835

Buyer Name
07/03/2018 9:00AM

Inspector
Joshua McKay
Certified Professional Inspector
(208) 779-1553
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Agent
Agent Name
555-555-5555
agent@spectora.com

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A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the signed agreements and InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs. Specialized evaluations by the appropriate trades contractors may reveal additional issues that are not able to be identified from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in an evaluation of the overall condition of the dwelling only. A home inspection is not a code inspection. We recommend that you check with your local building department for any closed, voided, failed or non-permitted work prior to closing on the home. This inspection report is not a prediction of future conditions and property conditions are subject to change at any time.

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1: INSPECTION DETAILS

Information

In Attendance
Tenant

Occupancy
Occupied

Type of Building
Single Family

Style
Ranch

Temperature (approximate)
60 Fahrenheit (F)

Weather Conditions
Cloudy, Recent Rain

2: ROOF

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

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

Information

Inspection Method
Ladder, Roof

Roof Type/Style
Gable

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Deficiencies

2.1.1 Coverings

Recommendation

MOSS

NORTH, ROOF

While inspecting the roof I found moss growth in multiple areas on the north side of the roof. If left unaddressed this condition will compromise the integrity of the asphalt shingle covering and lead to moisture intrusion. I recommend that a qualified professional evaluate and clean/repair as necessary.

Here is a helpful article that discusses algae and moss on roof surfaces.

Recommendation

Contact a qualified roofing professional.

2.1.2 Coverings

Recommendation

FASTENERS - EXPOSED

ROOF

While inspecting the roof coverings I noticed exposed fasteners in multiple areas along the ridge, specifically at the ends. Best practices call for application of an appropriate sealant over the fasteners to prevent moisture intrusion.

Recommendation

Contact a qualified roofing professional.

2.3.1 Flashings

Recommendation

FLASHING - EXPOSED FASTENERS

ROOF

While inspecting the roof I noticed exposed fasteners driven into the flashing. I recommend that a qualified roofing contractor apply sealant over the exposed fastener heads to prevent moisture intrusion.

Recommendation

Contact a qualified roofing professional.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

ROOF PENETRATION FLASHING - EXPOSED FASTENERS

ROOF

While inspecting the penetration flashing I noticed multiple exposed fasteners. Best practices call for application of an appropriate sealant product over the fastener heads to prevent moisture intrusion.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

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

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

Information

Inspection Method
Visual

Exterior Doors: Exterior Entry Door
Wood

Decks, Balconies, Porches & Steps: Material
Concrete

Siding, Flashing & Trim: Siding Material
Vinyl, Wood

Walkways, Patios & Driveways: Driveway Material
Concrete

Fence: Material
Wood

Siding, Flashing & Trim: Siding Style
Lap

Decks, Balconies, Porches & Steps: Appurtenance
Covered Porch, Patio

Deficiencies

3.1.1 Siding, Flashing & Trim

Maintenance Item

CAULK MAINTENANCE NEEDED

ROOF

While inspecting the exterior of the home I noticed one or more areas of caulk that need to be touched up to preserve functionality and improve cosmetic appearance. This is common and homeowners should proactively monitor for deterioration of caulk beads.

Recommendation

Contact a handyman or DIY project

3.1.2 Siding, Flashing & Trim

Recommendation

TRIM - DETERIORATED

NORTH, EXTERIOR

While inspecting the patio area I found that the bottom portion of trim around the exterior entry door is deteriorating. This is common due to the amount of moisture (snow) that sits against the trim for long periods of time during the winter months. A handyman can apply new paint to help protect the existing trim or replacement may be considered.

Recommendation

Contact a qualified handyman.

3.1.3 Siding, Flashing & Trim

Maintenance Item

SIDING - WARPED

NORTH, EXTERIOR

Vinyl siding near the back patio was found to be warped. This is most likely due to the use of a grill near the siding. This is purely cosmetic and is not affecting the functionality of the siding.

Recommendation

Recommend monitoring.

3.4.1 Walkways, Patios & Driveways

Maintenance Item

DRIVEWAY CRACKING - MINOR

SOUTH

Minor cosmetic cracks observed in the driveway surface, which may indicate movement in the soil. I recommend that this condition be monitored and/or have qualified contractor patch/seal as deemed necessary.

Recommendation

Recommend monitoring.

3.4.2 Walkways, Patios & Driveways

Maintenance Item

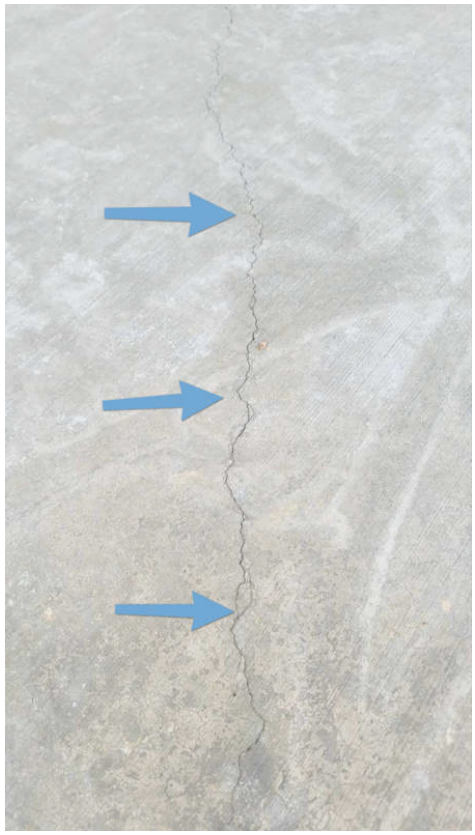
WALKWAY CRACKING - MINOR

SOUTH

Minor cosmetic cracks observed in the walkway surface. I recommend monitoring and/or patch/seal.

Recommendation

Recommend monitoring.



3.4.3 Walkways, Patios & Driveways

Maintenance Item

PATIO CRACKING - MINOR

NORTH

Normal settling & cracking observed. I recommend monitor and/or patch/seal.

Recommendation

Recommend monitoring.

3.6.1 Eaves, Soffits & Fascia

Safety Hazard

STINGING INSECT NEST

SOUTH

While inspecting the exterior of the home I noticed active wasp nests affixed to the home. This may pose a safety concern depending on the breed of insect and the personal medical vulnerabilities of a given victim. I recommend that a qualified exterminator evaluate and remove.

Recommendation

Contact a qualified pest control specialist.

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

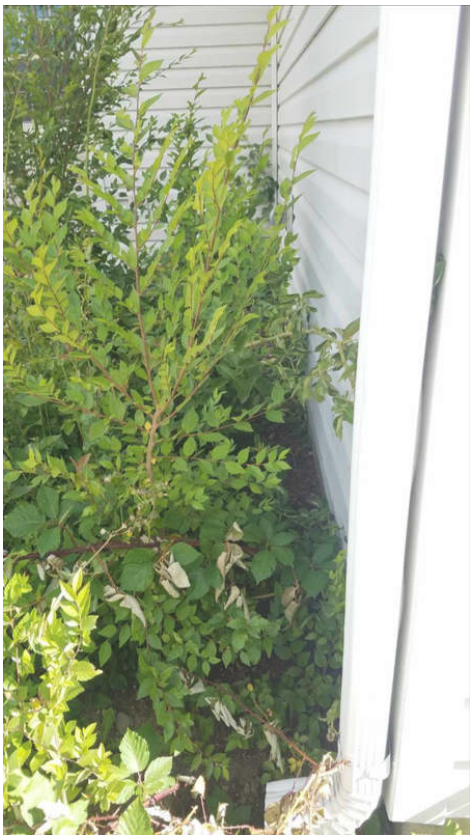
VEGETATION PROXIMITY

SOUTH

Vegetation is located in close proximity to the exterior of the home. This may hold moisture closer to the home and some species of vegetation may cause physical damage to the siding if left unaddressed. Best practices call for a minimum clearance of 12" between any vegetation and the home.

Recommendation

Contact a qualified landscaping contractor



3.8.1 Fence

Maintenance Item

FENCE - DAMAGED

NORTH

While inspecting the rear wood fence I noticed some minor damage. This can be repaired by a handyman or performed as a DIY task.

Recommendation

Contact a handyman or DIY project

4: GARAGE

		IN	NI	NP	D
4.1	Ceiling	X			
4.2	Floor	X			
4.3	Walls & Firewalls	X			
4.4	Garage Door	X			X
4.5	Garage Door Opener & Safety	X			
4.6	Occupant Door (From garage to inside of home)	X			

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

Information

Garage Door: Material
Metal, Non-insulated

Garage Door: Type
Automatic, Sectional

Limitations

General

PERSONALS OBSTRUCTING ACCESS

I am unable to inspect all areas of the garage due to personals obstructing view and access.

Deficiencies

4.4.1 Garage Door

Recommendation

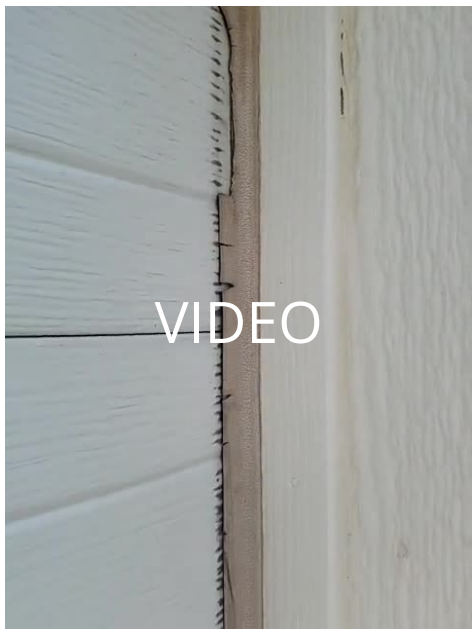
GARAGE DOOR - DETERIORATING THERMOSTOP

SOUTH, GARAGE

While inspecting the garage door I noticed that the thermostop material is deteriorating. This is a common maintenance item as homes age and can be replaced by a garage door contractor.

Recommendation

Contact a qualified garage door contractor.



5: ELECTRICAL

		IN	NI	NP	D
5.1	Service Entrance Conductors	X			
5.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
5.3	Branch Wiring Circuits, Breakers & Fuses	X			
5.4	Lighting Fixtures, Switches & Receptacles	X			
5.5	GFCI & AFCI	X			
5.6	Smoke Detectors	X			
5.7	Carbon Monoxide Detectors	X			

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

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, Aluminum, 220 Volts

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

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

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

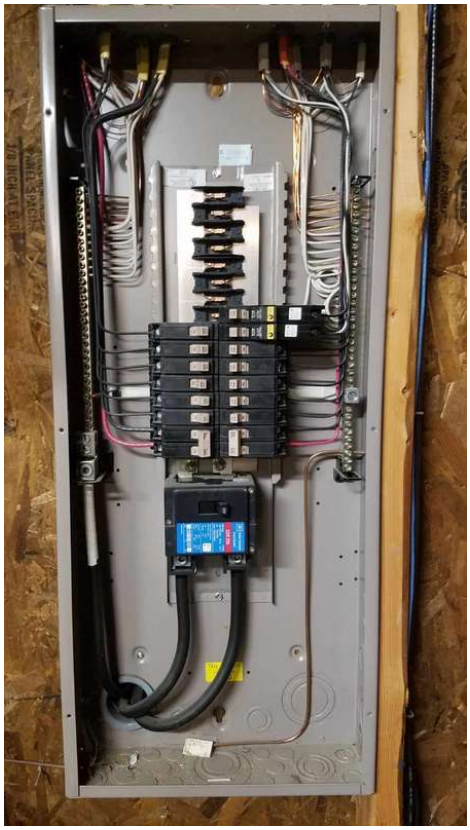
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring Material
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Non-Metallic Cable (NM)

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

Cutler Hammer



6: FOUNDATION AND STRUCTURE

		IN	NI	NP	D
6.1	Foundation	X			X
6.2	Basements & Crawlspaces			X	
6.3	Floor/Ceiling Structure		X		
6.4	Wall Structure	X			
6.5	Roof Structure	X			

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

Information

Inspection Method
Visual

Foundation: Type
Concrete, Slab on Grade

Wall Structure: Material
2 x 4 Wood Studs

Roof Structure: Material
OSB, Wood

Roof Structure: Type
Gable

Limitations

Floor/Ceiling Structure

INACCESSIBLE

Deficiencies

6.1.1 Foundation

Maintenance Item

FOUNDATION CRACKS - MINOR

EXTERIOR

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

Here is an informational article on foundation cracks.

Recommendation

Recommend monitoring.

6.1.2 Foundation

Recommendation

FOUNDATION - HOLE

EAST

While inspecting the foundation I noticed that there is a hole that appears to have been created to make room for an ABS drain pipe. I do not believe this hole is indicative of any major foundation issues, however it is important that moisture is not able to enter this space. I recommend repair by a qualified foundation contractor.

Recommendation

Contact a foundation contractor.

6.1.3 Foundation

Maintenance Item

FOUNDATION - CONCRETE SPALLING

EAST

While inspecting the foundation I noticed an isolated area of concrete spalling. This is typically caused by moisture entering the concrete and expanding as it freezes, causing a portion of the surface to break off. This is not indicative of major structural or foundation problems and can be repaired by a qualified foundation contractor.

Recommendation

Contact a foundation contractor.

7: HEATING

		IN	NI	NP	D
7.1	Heating Equipment	X			
7.2	Normal Operating Controls	X			
7.3	Distribution Systems	X			
7.4	Vents, Flues & Chimneys	X			
7.5	Gas/LP Firelogs & Fireplaces	X			X
7.6	Presence of Installed Heat Source in Each Room	X			

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

Information

Date of Manufacture
June 2003

Heating Equipment: Energy Source
Gas

Heating Equipment: Heat Type
Forced Air

Normal Operating Controls: Location of Normal Operating Controls
Hallway

Distribution Systems: Ductwork
Insulated

Heating Equipment: **Brand**
Tempstar

Deficiencies

7.5.1 Gas/LP Firelogs & Fireplaces

Recommendation

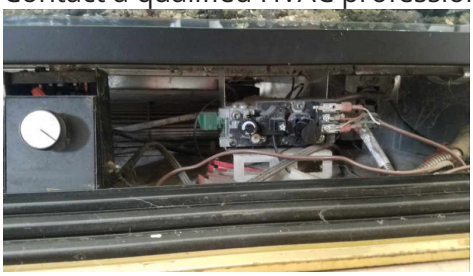
GAS FIREPLACE - INOPERABLE

LIVING ROOM

While inspecting the gas fireplace unit, I found it to be inoperable. The unit was disabled during the inspection and returned to a disabled state following the attempted test. Heat damage was noted to the exterior direct vent exhaust flue trim pieces. Vinyl siding above the vent flue was found to be warped due to heat exposure. I recommend service of the entire unit to restore functionality and ensure safe operation.

Recommendation

Contact a qualified HVAC professional.



8: PLUMBING

		IN	NI	NP	D
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			
8.3	Water Supply	X			
8.4	Water Heater	X			
8.5	Gas Supply	X			
8.6	Sump Pump			X	
8.7	Fixtures	X			

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

Information

Filters
Unknown

Water Source
Public

Main Water Shut-off Device: Location
Garage

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

Drain, Waste, & Vent Systems: Material
ABS

Water Supply: Distribution Material
Copper, Pex

Water Supply: **Water Supply Material**
Unknown

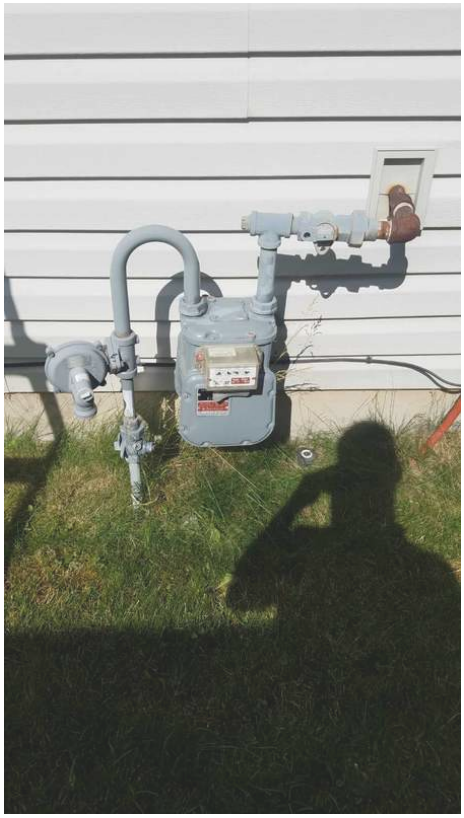
Water Heater: **Capacity**
50 gallons

Water Heater: **Location**
Garage

Water Heater: **Power Source/Type**
Gas

Water Heater: **Date of Manufacture**
June 2003

Gas Supply: **Main Gas Shut-off Location**
Gas Meter



Water Heater: Manufacturer

Ruud

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.

9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
9.1	Doors	X			X
9.2	Windows	X			X
9.3	Floors	X			
9.4	Walls	X			
9.5	Ceilings	X			
9.6	Trim	X			X
9.7	Steps, Stairways & Railings			X	
9.8	Countertops & Cabinets	X			X

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

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Single-hung, Sliders

Floors: Floor Coverings
Carpet, Laminate

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets: Cabinetry
Laminate

Countertops & Cabinets: Countertop Material
Laminate

Deficiencies

9.1.1 Doors

Maintenance Item

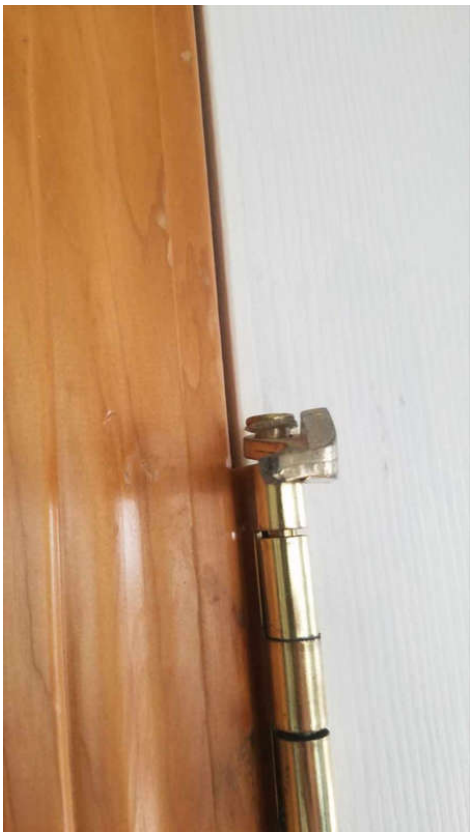
INTERIOR DOORS - STOPPERS NEEDED

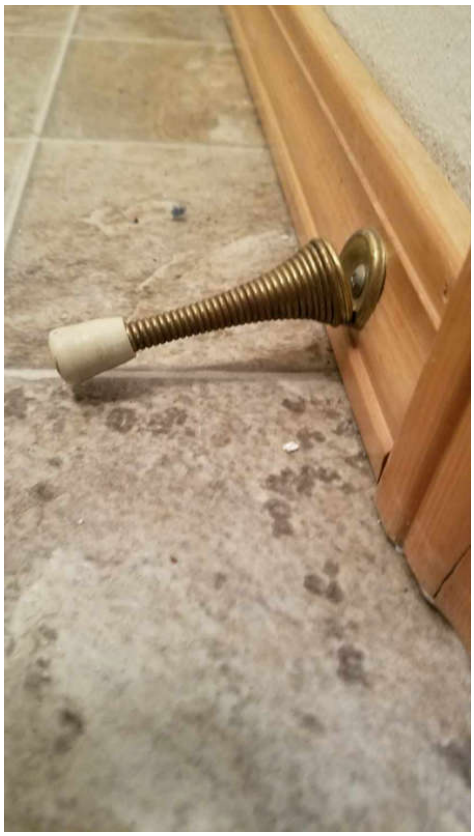
INTERIOR

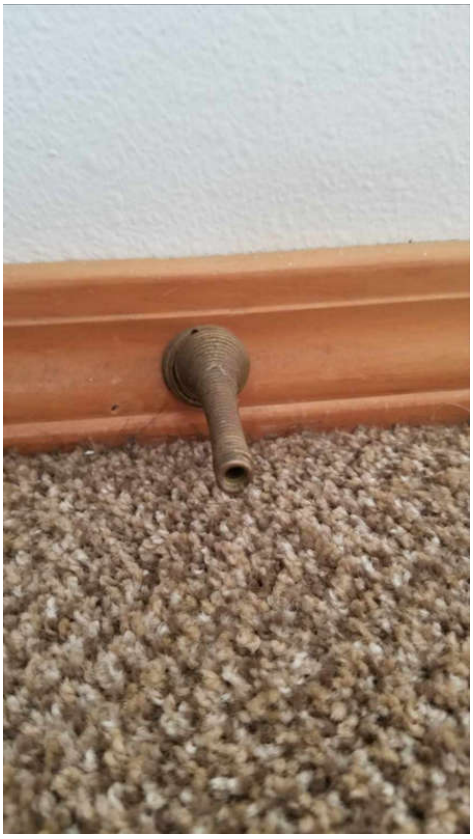
While inspecting the interior I noticed multiple doors that either needed stoppers installed or needed existing stoppers repaired to prevent damage. This can be completed by a handyman or as a DIY task.

Recommendation

Contact a handyman or DIY project







9.1.2 Doors

INTERIOR DOOR - MINOR DAMAGE

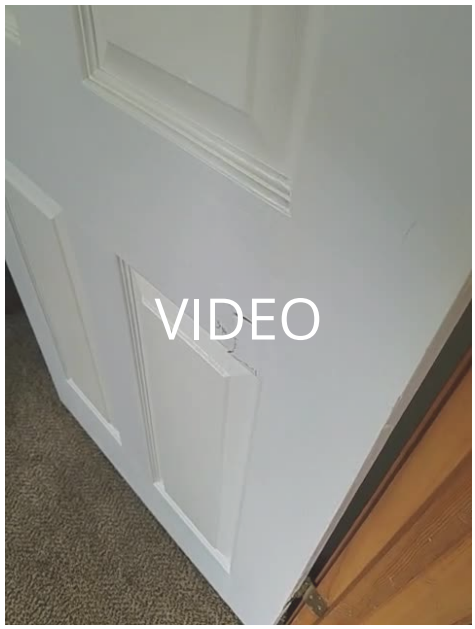
Maintenance Item

MASTER BEDROOM

While inspecting the interior doors I noticed some minor damage to the master bedroom door. This is most likely due to the rear exterior door knob impacting the door, as it did not have a stopper installed at the time of inspection. I recommend installing stoppers on the rear exterior door to prevent any future damage.

Recommendation

Contact a handyman or DIY project



9.2.1 Windows

Maintenance Item

MISSING SCREEN

INTERIOR

While inspecting the windows I noticed one or more screens that were missing. I recommend replacement.

Recommendation

Contact a handyman or DIY project

9.2.2 Windows

Maintenance Item

INTERIOR CAULK NEEDED

INTERIOR

I found one or more windows in the home that need caulk maintenance on the interior side. Caulking on the interior side is not only for cosmetic reasons but also to weatherize the window. This is normal and expected as homes age. I recommend using a flexible and paintable caulking.

Recommendation
Contact a handyman or DIY project

9.6.1 Trim

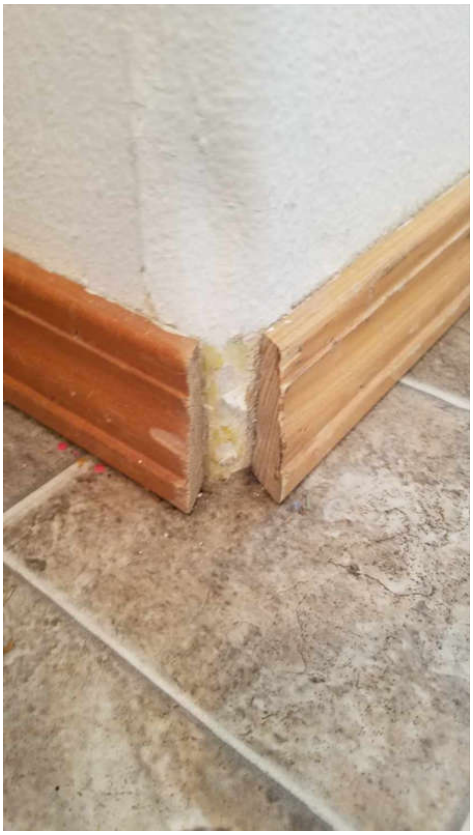
Maintenance Item

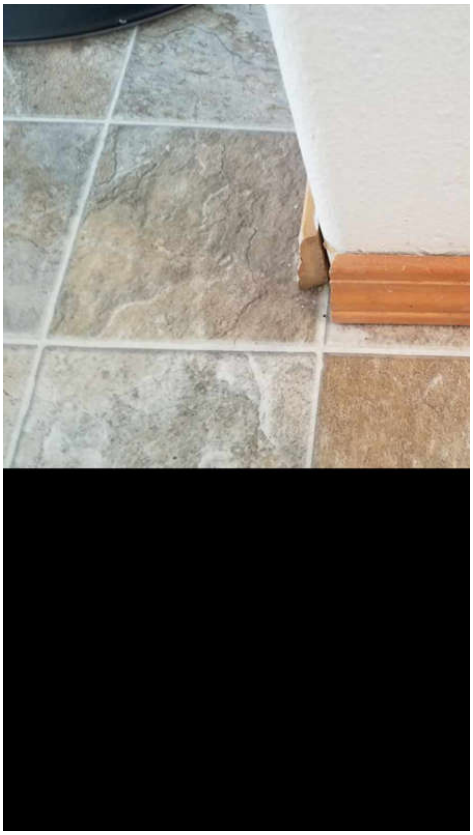
TRIM - DAMAGED

INTERIOR

While inspecting the interior floor trim I noticed multiple areas of damage. This is purely cosmetic.

Recommendation
Contact a handyman or DIY project





9.8.1 Countertops & Cabinets

Maintenance Item

CAULK MAINTENANCE NEEDED

INTERIOR

I found one or more areas of countertop in bathrooms/kitchen that need caulk maintenance at the wall. This can lead to damage as incidental water accumulation on the countertop is allowed to move into the exposed areas. I recommend adding sealant at sides and corners where counters touch the walls.

Here is a helpful DIY video on caulking gaps.

Recommendation

Contact a handyman or DIY project

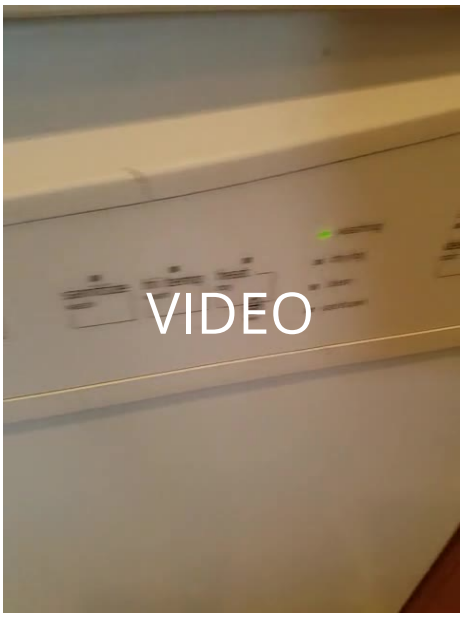
10: APPLIANCES

		IN	NI	NP	D
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Range Hood			X	
10.5	Garbage Disposal	X			
10.6	Built-in Microwave	X			
10.7	Dryer	X			

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

Information

Dishwasher: Brand
Frigidaire

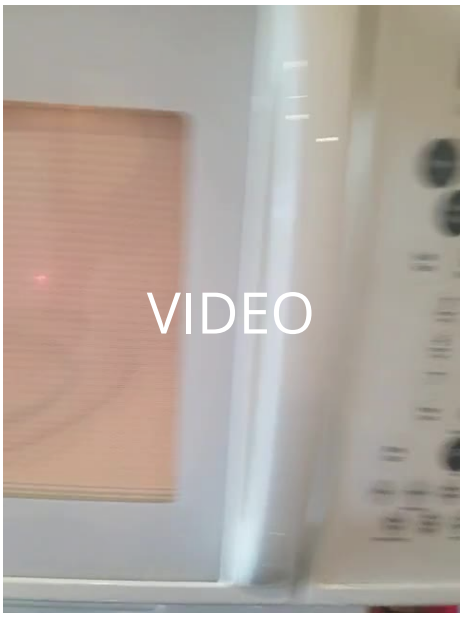


Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Garbage Disposal: Brand
InSinkErator

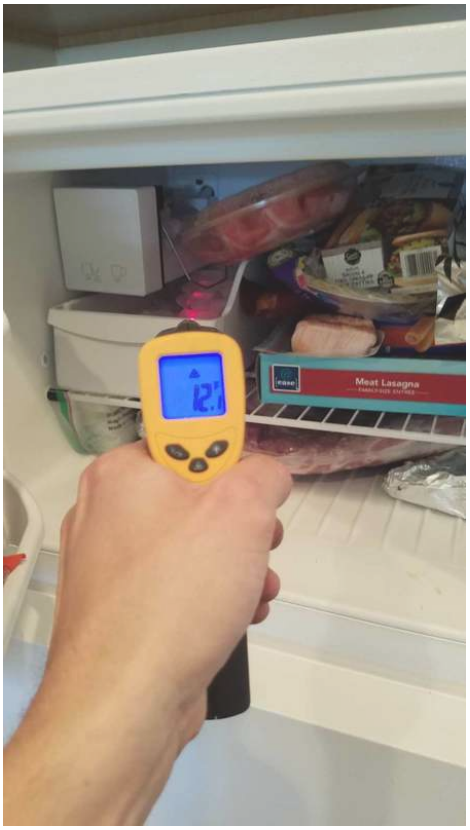
Built-in Microwave: Brand
Frigidaire



Dryer: Dryer Power Source
220 Electric

Dryer: Dryer Vent
Metal

Refrigerator: Brand
Kenmore



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

11: INSULATION & VENTILATION

		IN	NI	NP	D
11.1	Attic Insulation	X			
11.2	Ventilation	X			
11.3	Exhaust Systems	X			
11.4	Vapor Retarders (Crawlspace or Basement)	X			

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

Information

Flooring Insulation
Inaccessible

Attic Insulation: Insulation Type
Cellulose, Loose-fill

Attic Insulation: R-value
38

Ventilation: Ventilation Type
Passive, Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
Fan Only, Fan with Light

Vapor Retarders (Crawlspace or Basement): Vapor Retarder
Inaccessible

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.

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.

Foundation and 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.

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.

Appliances

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

Insulation & 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.