



HIGH CALIBER HOME INSPECTIONS, LLC

2404158502

colton@highcaliberinspect.com

<https://www.HighCaliberInspect.com>



RESIDENTIAL REPORT

1234 Main St.
Frederick Maryland 21702

Buyer Name

04/19/2019 9:00AM



Inspector

Colton Beckley

InterNACHI Certified Home Inspector

2404158502

colton@highcaliberinspect.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	4
2: ROOF	5
3: EXTERIOR	8
4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	13
5: HEATING	15
6: COOLING	16
7: PLUMBING	18
8: ELECTRICAL	23
9: ATTIC, INSULATION & VENTILATION	25
10: DOORS, WINDOWS & INTERIOR	28
11: BUILT-IN APPLIANCES	30
12: GARAGE	33
STANDARDS OF PRACTICE	35

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

-  2.1.1 Roof - Coverings: Previous Roof Leak Noted
-  2.2.1 Roof - Roof Drainage Systems: Loose Downspouts
-  2.2.2 Roof - Roof Drainage Systems: Previous Underground Drainage
-  3.1.1 Exterior - Siding, Flashing & Trim: Wind Damage
-  3.1.2 Exterior - Siding, Flashing & Trim: Deck Flashing
-  3.2.1 Exterior - Exterior Doors: Hardware Missing
-  3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck Stairs - Unstable Support
-  3.4.2 Exterior - Decks, Balconies, Porches & Steps: Railing Missing Post Caps
-  4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks
-  5.1.1 Heating - Equipment: Filter Dirty
-  6.1.1 Cooling - Cooling Equipment: Insulation Missing or Damaged
-  6.1.2 Cooling - Cooling Equipment: System nearing end of life expectancy
-  7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet Leaking
-  7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Sink leaking
-  7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: TPR Valve Plugged
-  7.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Exposed Electrical Connection
-  8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Receptacle Inoperable
-  9.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Range Hood Vent Leaking
-  11.4.1 Built-in Appliances - Garbage Disposal: Inoperable
-  12.2.1 Garage - Floor: Cracking
-  12.2.2 Garage - Floor: Settling

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Vacant, Water heater power disconnected

Temperature (approximate)

70 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Heavy Rain, Cloudy

Style

Multi-level



Limitations

General

WATER HEATER POWER DISCONNECTED

The breaker for the water heater was turned off at time of inspection. Water heater was not tested.

2: ROOF

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

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

Information

Inspection Method

Binoculars, Ground, Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum

Roof coverings updated

The roof is not original to the house. The new roof was installed over previous shingles.

Limitations

Deficiencies

2.1.1 Coverings

PREVIOUS ROOF LEAK NOTED

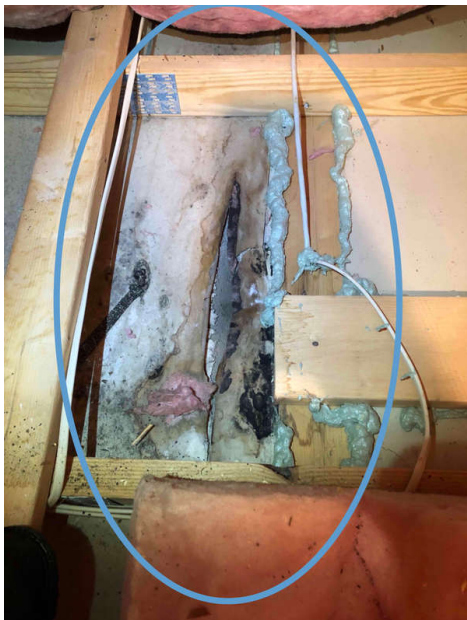
ATTIC



Appears to have been a previous roof leak before the shingles were replaced. Moisture stains noted on roof sheathing and moisture stains noted on insulation and drywall directly under stain on roof. Moisture meter read that the areas were dry at time of inspection. Appears drywall was repainted in hallway under leak. Recommend monitoring.

Recommendation

Recommend monitoring.



2.2.1 Roof Drainage Systems

 Maintenance Item

LOOSE DOWNSPOUTS

FRONT PORCH

One or more of the gutter downspouts was loose. This can result in damage to the gutter or home and/or moisture intrusion. Recommend repair by handyman or DIY by adding downspout support straps.

Recommendation

Contact a handyman or DIY project



2.2.2 Roof Drainage Systems

 Maintenance Item

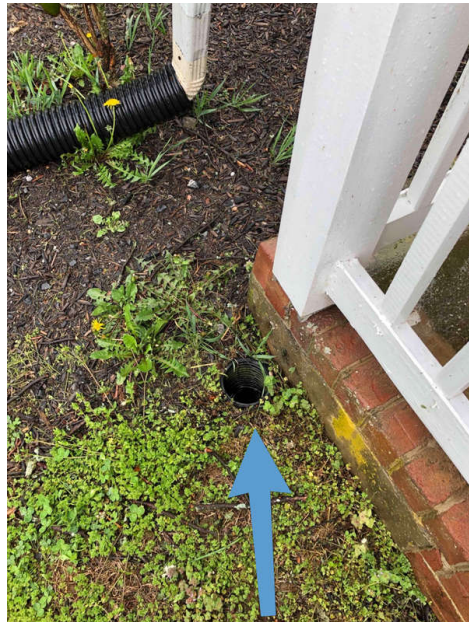
PREVIOUS UNDERGROUND DRAINAGE

ALL CORNERS

Previous underground gutter drainage noted. This may have been updated due to clogging or collapsed pipes. Recommend covering or removing pipes to prevent further water intrusion or issues.

Recommendation

Recommended DIY Project



3: EXTERIOR

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

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

Information

Siding, Flashing & Trim: Siding Style

Panels

Exterior Doors: Exterior Entry Door

Wood

Walkways, Patios & Driveways: Driveway Material

Asphalt

Inspection Method

Attic Access, Visual



Siding, Flashing & Trim: Siding Material

Vinyl



Decks, Balconies, Porches & Steps: Appurtenance

Deck, Covered Porch, Front Porch



Decks, Balconies, Porches & Steps: Material

Concrete, Composite, Wood

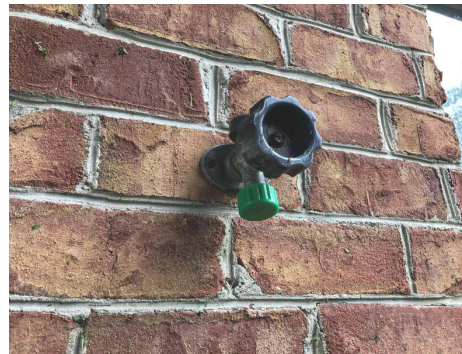
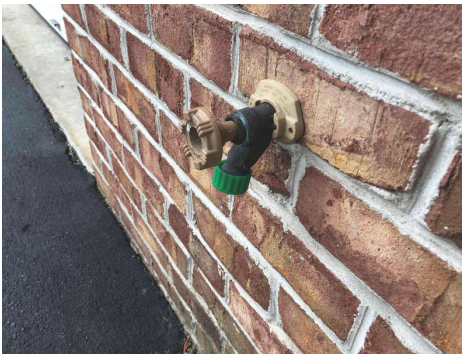


Limitations

Exterior Hose Spigots

CAPPED

Exterior hose spigots were capped off and not inspected at time of inspection.



Deficiencies

3.1.1 Siding, Flashing & Trim

WIND DAMAGE

RIGHT SIDE

Siding showed signs of wind damage. This could allow moisture in, resulting in structural damage. Recommend a qualified siding contractor evaluate and repair.

 Recommendation

Recommendation

Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim

DECK FLASHING

REAR

Recommend monitoring water run off of deck as it drips directly onto basement window. No moisture noted inside basement or window at time of inspection. If future issues arise, recommend installing flashing on deck to prevent water runoff on window.

Recommendation

Recommend monitoring.





3.2.1 Exterior Doors

HARDWARE MISSING

 Maintenance Item

Front screen door is missing one or more pieces of hardware. Recommend replacing or upgrading.

Recommendation

Contact a handyman or DIY project



3.4.1 Decks, Balconies, Porches & Steps

DECK STAIRS - UNSTABLE SUPPORT

 Recommendation

REAR
Rear deck stairs appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair by adding more supports for deck stairs.

Recommendation

Contact a qualified deck contractor.



3.4.2 Decks, Balconies, Porches & Steps

RAILING MISSING POST CAPS

REAR DECK



The deck railing is missing the caps for the posts. Recommend replacement to prevent water intrusion and deterioration of posts.

Recommendation

Contact a handyman or DIY project



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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

Information

Inspection Method

Attic Access, Visual

Floor Structure:

Basement/Crawlspace Floor
Concrete

Floor Structure: Material

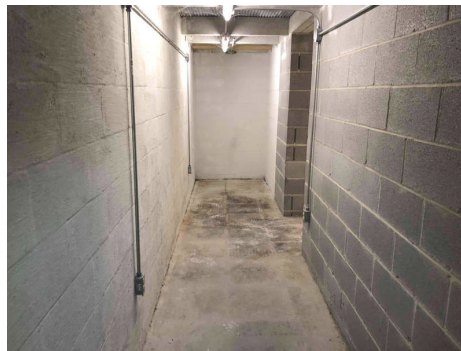
Concrete, Engineered Floor
Trusses

Floor Structure: Sub-floor

Inaccessible

Foundation: Material

Masonry Block, Slab on Grade, Concrete, Brick



Deficiencies

4.1.1 Foundation

FOUNDATION CRACKS

LEFT SIDE

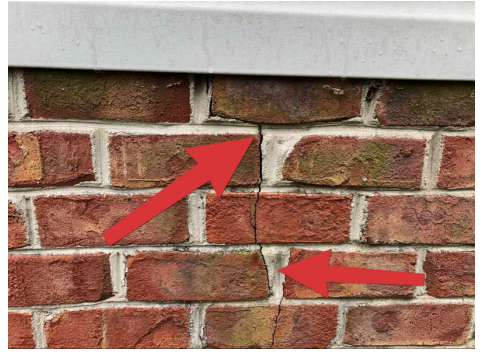
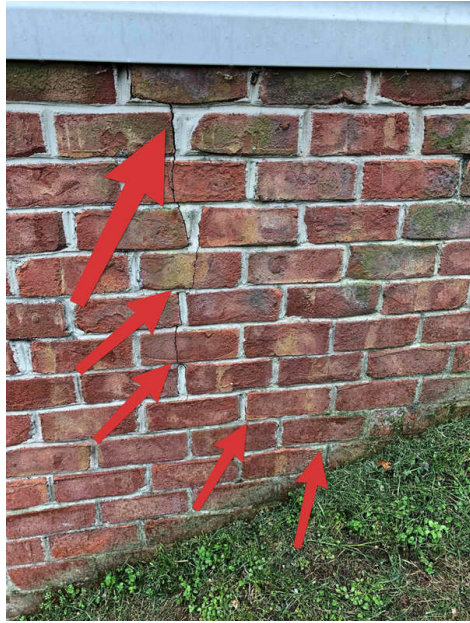
Recommendation

Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.



5: HEATING

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

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

Information

Equipment: Brand

Trane

Equipment: Energy Source

Electric

Equipment: Heat Type

Heat Pump



Distribution Systems: Ductwork

Insulated

Limitations

General

OFF SEASON

The heating system was not tested due to warmer outdoor temperatures. Recommend servicing/maintenance by qualified HVAC contractor before heating season.

Deficiencies

5.1.1 Equipment

FILTER DIRTY

BASEMENT

The furnace filter is dirty and needs to be replaced every 6 months.



6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			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 D = Deficiencies

Information

Cooling Equipment: Brand
Trane

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Rear

Distribution System: Configuration
Central

Cooling Equipment: SEER Rating
10 SEER

Modern standards call for at least 13 SEER rating for new install.
Read more on energy efficient air conditioning at Energy.gov.

Deficiencies

6.1.1 Cooling Equipment

 Recommendation

INSULATION MISSING OR DAMAGED

REAR

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



6.1.2 Cooling Equipment

 Recommendation

SYSTEM NEARING END OF LIFE EXPECTANCY

REAR

The HVAC system was installed new in 1995. This unit is 24 years old. Systems can last 25+ years with regular maintenance. This unit was functioning properly at time of inspection. Recommend evaluation by qualified HVAC contractor and plan for replacement in the next couple of years.



Recommendation

Contact a qualified HVAC professional.

7: PLUMBING

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

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

Information

Filters

Unknown

Water Source

Public

Main Water Shut-off Device:

Location

Basement

Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

Copper

Hot Water Systems, Controls,

Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Basement, Utility Room



Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Whirlpool

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.](#)



Limitations

General

POWER SUPPLY OFF FOR WATER HEATER

General

HOUSE RECENTLY DE-WINTERIZED

The house was recently de-winterized and not all faucets/toilets were turned on.

Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures

TOILET LEAKING

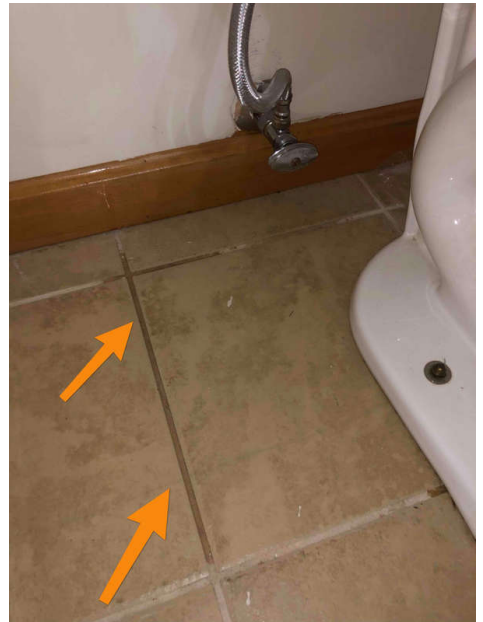
FIRST FLOOR AND UPSTAIRS MASTER

Upstairs toilet is leaking. First floor toilet is leaking at the tank. Recommend a qualified plumber evaluate and repair to prevent further water damage.

Recommendation

Contact a qualified plumbing contractor.





7.3.2 Water Supply, Distribution Systems & Fixtures

 Recommendation

SINK LEAKING

BOTH SECOND FLOOR SINKS

One or more sinks were leaking at time of inspection. Recommend evaluation by qualified plumbing contractor to prevent further water damage.

Recommendation

Contact a qualified plumbing contractor.





7.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

TPR VALVE PLUGGED

BASEMENT

The TPR valve was plugged at time of inspection. This valve should have a pipe that discharges no more than 6 inches from the floor. Recommend repair by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



7.4.2 Hot Water Systems, Controls, Flues & Vents

Safety Hazard

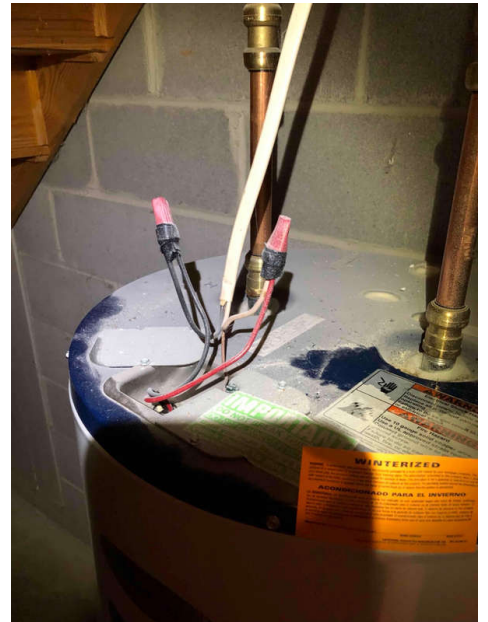
EXPOSED ELECTRICAL CONNECTION

BASEMENT

The electrical connection for the water heater was exposed. Recommend repair by qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



8: ELECTRICAL

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

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

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground

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

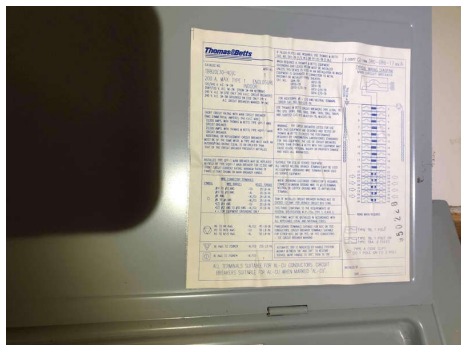
Garage

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

200 AMP



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



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



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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex

Deficiencies

8.4.1 Lighting Fixtures, Switches & Receptacles



RECEPTACLE INOPERABLE

FRONT PORCH

One or more receptacles was inoperable. Recommend evaluation and repair by qualified electrician.

Recommendation

Contact a qualified electrical contractor.



9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
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 D = Deficiencies

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal

Flooring Insulation

Batt



Attic Insulation: Insulation Type

Batt

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan with Light



Attic Insulation: R-value

38

The R-value for the house is R-38

The R-value over the garage is R-11

**Limitations****Deficiencies**

9.4.1 Exhaust Systems

RANGE HOOD VENT LEAKING

ATTIC

The exhaust vent for the range hood was noted to have some moisture in the wood around it. The vent on the roof seems to have been pushed down to try and prevent water intrusion which may have compromised the seals. Recommend repair/evaluation by qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.





10: DOORS, WINDOWS & INTERIOR

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

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

Information

Windows: Window Manufacturer
Andersen

Floors: Floor Coverings
Carpet, Hardwood, Tile

Walls: Wall Material
Drywall



Ceilings: Ceiling Material
Drywall

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Windows: Window Type

Double-hung



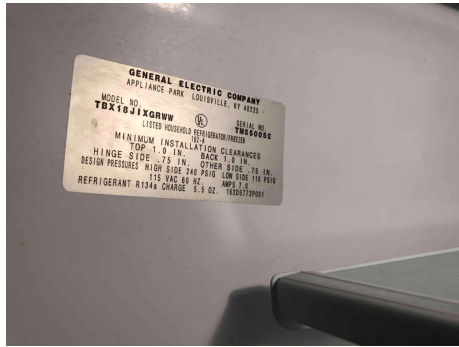
11: BUILT-IN APPLIANCES

		IN	NI	NP	D
11.1	Dishwasher		X		
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			X
11.5	Washer/Dryer		X		

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

Information

Refrigerator: Brand
GE



Range/Oven/Cooktop: Exhaust Hood Type
Vented

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

Dishwasher: Brand
GE



Range/Oven/Cooktop: Range/Oven Brand

Kenmore



Limitations

Dishwasher

WINTERIZATION

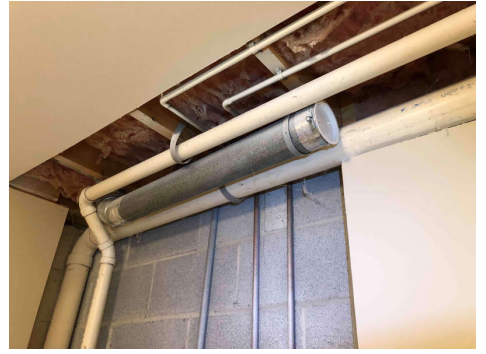
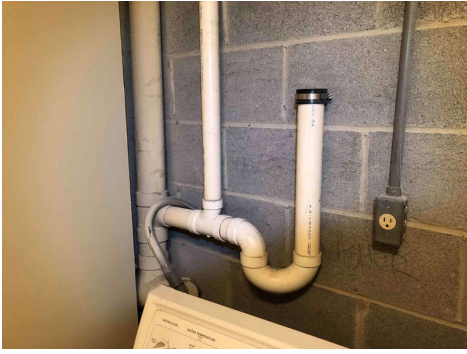
The house was recently de-winterized. Water was not turned on. Dishwasher not inspected.

Washer/Dryer

DISCONNECTED

Washer and dryer were disconnected at time of inspection and were not inspected. Recommend evaluation by an appliance contractor.





Deficiencies

11.4.1 Garbage Disposal

INOPERABLE

KITCHEN

Garbage disposal was inoperable at the time of inspection.
Recommend qualified handyman repair.

[Here is a DIY resource for troubleshooting.](#)

Recommendation

Contact a qualified appliance repair professional.



12: GARAGE

		IN	NI	NP	D
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 D = Deficiencies

Information

Garage Door: Material

Metal

Garage Door: Type

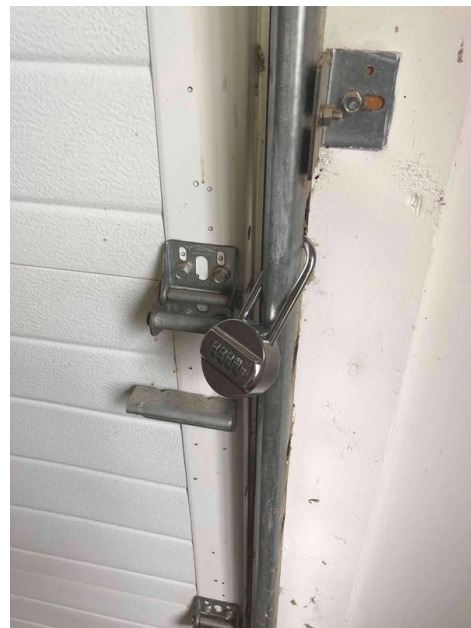
Automatic

Limitations

General

LOCK ON GARAGE TRACK

There was a lock on the track of the garage door at the time of inspection. Garage door could not be operated.



Deficiencies

12.2.1 Floor

CRACKING

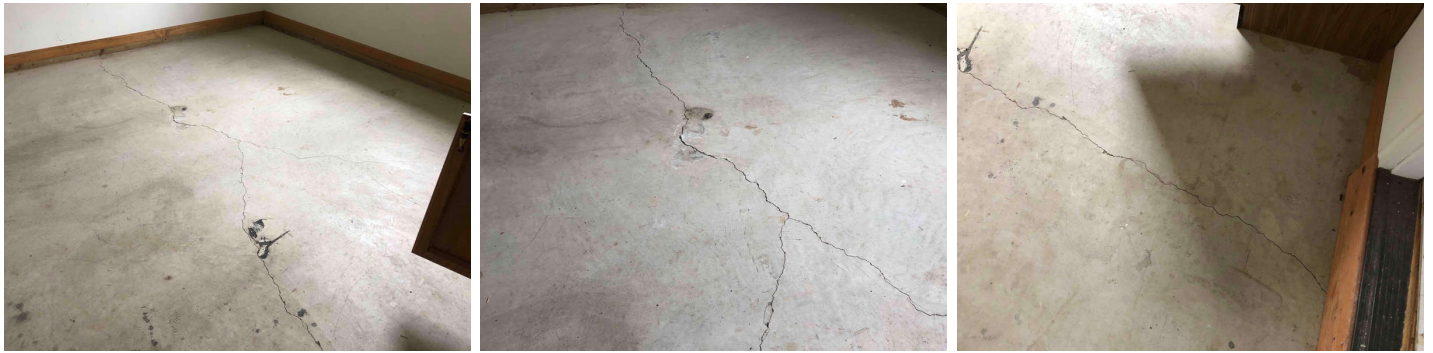
GARAGE

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

Recommendation

Contact a qualified structural engineer.





12.2.2 Floor

SETTLING

GARAGE



Garage floor shows signs of settling in the soil beneath the slab. Recommend a structural engineer evaluate for potential repairs.

Recommendation

Contact a qualified structural engineer.



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

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

Attic, Insulation & Ventilation

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

Doors, Windows & Interior

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