



**CHICAGOLAND**  
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## RESIDENTIAL REPORT

1234 Main St.  
Northbrook IL 60062

Buyer Name  
04/09/2018 9:00AM



Inspector  
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ACI

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# SUMMARY



ITEMS INSPECTED



RECOMMENDATIONS



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- ⊖ 3.6.1 Exterior - Walkways, Patios & Driveways: Patio Cracking - Minor
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- ⊖ 10.1.1 Insulation and Ventilation - Attic Insulation: Insufficient Insulation
- ⊖ 10.2.1 Insulation and Ventilation - Wall Insulation: Insufficient Insulation
- ⊖ 10.3.1 Insulation and Ventilation - Under Floor and Rim Joist Insulation: Insufficient Insulation
- ⚠ 11.1.1 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Firewall Cracked
- ⊖ 11.3.1 Fireplaces and Fuel-Burning Appliances - Chimney & Vent Systems: Chimney Liner Dirty
- ⚠ 12.5.1 Built-in Appliances - Humidifier: Mold
- ⊖ 12.5.2 Built-in Appliances - Humidifier: Not Working

# 1: INSPECTION DETAILS

## Information

---

**In Attendance**

Client, Client's Agent, Listing Agent

**Occupancy**

Furnished, Occupied

**Style**

Ranch

**Temperature (approximate)**

30 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Clear, Snow

## 2: ROOFING

		IN	NI	NP	R
2.1	Main Roof Coverings	X			X
2.2	Secondary Roof Coverings			X	
2.3	Skylights, Chimneys & Roof Penetrations	X			X
2.4	Flashings	X			X
2.5	Gutters	X			

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### Information

**Inspection Method**

Roof

**Roofing Material**

Asphalt

**Roof Type/Style**

Gable

**Gutter Material**

Aluminum

### Limitations

General

**NONE**

The entire roof was free and clear for me to inspect.

### Recommendations

2.1.1 Main Roof Coverings

**DAMAGED COVERINGS**

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation

Contact a qualified roofing professional.



### 2.1.2 Main Roof Coverings

#### **DISCOLORATION**

**INFORMATION** - Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) about algae stains on roofs.

#### Recommendation

Contact a qualified roofing professional.



### 2.3.1 Skylights, Chimneys & Roof Penetrations

#### **CHIMNEY CROWN CRACKED**

The chimney crown had one or more cracks, which can lead to further damage to the chimney structure. Recommend a qualified contractor repair.

Recommendation

Contact a qualified roofing professional.



### 2.4.1 Flashings

#### **WORN**

Flashings showed signs of wear and tear. This is normal for a roof of this age. Recommend monitoring.

Recommendation

Contact a qualified roofing professional.



The valley flashing is cracked and worn.

Patching around the vent needs to be checked annually.

Patching on the attic fan needs to be inspected once a year.



## 3: EXTERIOR

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

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### Information

#### Appurtenance

Covered Porch, Deck, Front Porch, Hot Tub, Patio

#### Driveway Material

Asphalt

#### Exterior Entry Door

Wood

#### Inspection Method

Attic Access, Visual

#### Siding Material

Brick

#### Garage Door: Material

Metal

#### Garage Door: Type

Sectional

### Limitations

General

#### GROUND LEVEL

The exterior was inspected from the ground level only. It is not within the scope to climb the walls for a closer inspection. This limits my inspection and I cannot be responsible for any defects that I cannot see.

### Recommendations

3.1.1 Siding, Flashing & Trim

#### IMPROPER CONSTRUCTION PRACTICES

Siding appears to be installed improperly and not up to standards. This could lead to moisture damage or deterioration of the home structure. These openings need to be sealed.

Recommendation

Contact a qualified professional.



3.3.1 Decks, Balconies, Porches & Steps

**RAILINGS ARE DAMAGED**

Broken railings are present and should be repaired.

Recommendation

Contact a handyman or DIY project



3.6.1 Walkways, Patios & Driveways

**PATIO CRACKING - MINOR**

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

[Here is a helpful article](#) on repairing cracked patios.

Recommendation

Recommended DIY Project



The patio settled on the left side.

# 4: STRUCTURAL COMPONENTS

		IN	NI	NP	R
4.1	Foundation, Basement & Crawlspaces	X			X
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			
4.5	Roof Structure & Attic	X			

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## Information

### Roof Structure Material

OSB, Wood

### Floor Structure Material

Wood Joist

### Foundation Material

Concrete

### Sub-floor

Plywood

### Wall Material

Wood

### Basement/Crawlspace Floor

Concrete

### Ceiling Material

Wood

### Inspection Method

Attic Access, Visual

## Limitations

Foundation, Basement & Crawlspaces

### STORAGE AND FINISHES

Storage blocked the foundation inspection. Please make a note to reserve the right for further inspection at final walk through.



Floor Structure

### FINISHES

Finishes such as drywall blocked the floor joist from being inspected. The comments in this report only reflect those that are visible.

## Recommendations

#### 4.1.1 Foundation, Basement & Crawlspace

### **FOUNDATION CRACKS - MINOR**

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

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

Recommendation

Contact a qualified professional.

# 5: ELECTRICAL

		IN	NI	NP	R
5.1	Service Entrance Conductors	X			X
5.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
5.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			X
5.4	Outlets, Switches, Lights, and Ceiling Fans	X			X
5.5	Smoke Alarms and CO Alarms	X			

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## Information

### Branch Wire 15 and 20 AMP

Copper

### Wiring Method

Conduit, Romex

### Electrical Service Conductors

Overhead, Copper, 120 Volts, 220 Volts

### Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity

200 AMP

### Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations

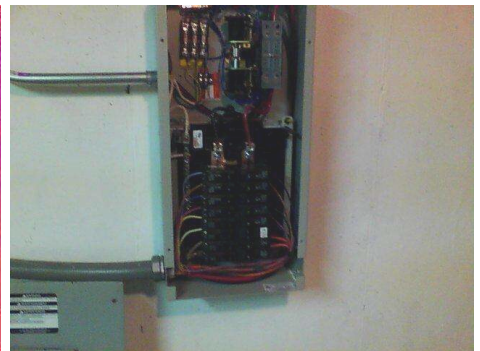
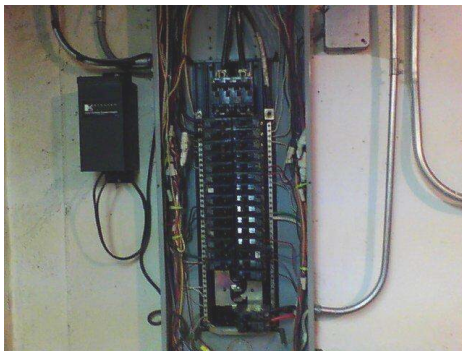
Basement  
Basement

### Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type

Circuit Breaker

### Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Thermal Image of Panel

These photos are thermal images of the electrical panel.



## Recommendations

## 5.1.1 Service Entrance Conductors

**NOT ENOUGH CLEARANCE**

Service drop overhead wires are too low, not giving enough clearance above roof. Recommend contacting your local electric utility company or qualified electrician to see if they can correct.

Recommendation

Contact a qualified electrical contractor.



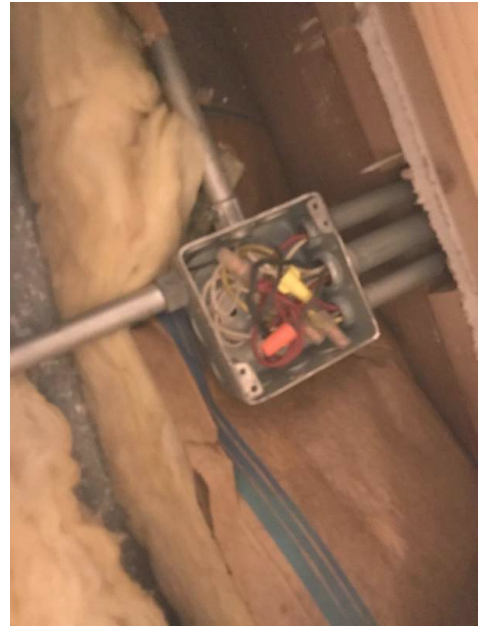
## 5.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage &amp; Voltage

**EXPOSED ENDS & SPLICES**

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation

Contact a qualified electrical contractor.



## 5.3.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage &amp; Voltage

**IMPROPER WIRING**

Improper wiring was observed at the time of inspection. Recommend a licensed electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



NMC is not designed to be installed like this. This type of wiring is not accepted by the local authority.

## 5.4.1 Outlets, Switches, Lights, and Ceiling Fans

**NO GFCI PROTECTION INSTALLED**

THE OUTDOOR AND BASEMENT OUTLETS

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



5.4.2 Outlets, Switches, Lights, and Ceiling Fans

 Safety Hazard

**OPEN JUNCTION BOX**

Open junction box observed. Recommend concealing or replacing.

Recommendation

Recommended DIY Project



5.4.3 Outlets, Switches, Lights, and Ceiling Fans

**SWITCHES INSTALLED IMPROPERLY**

One or more switches are installed improperly. Recommend licensed electrician repair or replace.

Recommendation

Contact a qualified electrical contractor.



There is no 3-way switch to the basement



The outdoor dimmer switch is missing a knob

# 6: HEATING

		IN	NI	NP	R
6.1	Heating Equipment	X			
6.2	Distribution Systems	X			
6.3	Vents, Flues & Chimneys	X			
6.4	Fuel Storage & Distribution Systems	X			X

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## Information

### Energy Source

Gas

### Heat Type

Gas-Fired Heat

### Ductwork

Insulated, Non-insulated

### Heating Equipment: Combustion Analysis was Acceptable

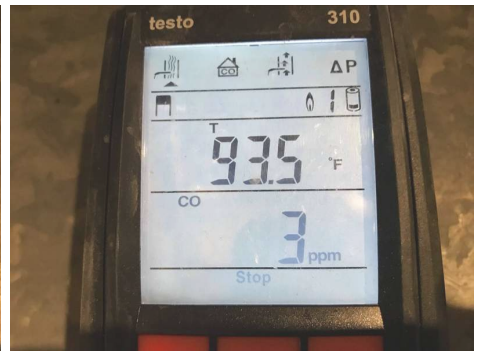
The pictures here are the reading from the combustion analysis. The system was operating normally and safely.



Efficiency reading. The furnace was operating at 96.9% efficiency.



No carbon monoxide was detected in the circulation air.



3 parts per million of carbon monoxide was detected in the exhaust. This is fantastic and shows the furnace is well tuned.

## Recommendations

### 6.4.1 Fuel Storage & Distribution Systems

#### LEAKING GAS LINE

A gas line was observed to be leaking at time of inspection. Recommend a qualified plumber or local utility company evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.





# 7: AIR CONDITIONING

		IN	NI	NP	R
7.1	Cooling Equipment	X			
7.2	Distribution System	X			

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## Information

**Energy Source/Type**  
Electric

**Location**  
Exterior South

**Type**  
Air Conditioner

## Limitations

General

### LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

# 8: PLUMBING

		IN	NI	NP	R
8.1	Fixtures / Faucets	X			
8.2	Supply Lines	X			
8.3	Drain, Waste, & Vent Systems	X			X
8.4	Water Heater	X			
8.5	Vents, Flues, & Chimneys	X			
8.6	Sump Pumps / Sewage Ejectors	X			

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## Information

### Water Heater Power Source

Gas

### Water Heater Location

Basement

### Water Filters

None

### Main Fuel Shut-Off (Location)

Exterior

### Main Water Shut-Off Device (Location)

Basement

### Material - Water Supply

Copper

### Material - Distribution

Copper

### Source

Well

### Waste Pipe Material

PVC

## Limitations

Vents, Flues, & Chimneys

### UNABLE TO SEE INSIDE THE CHIMNEY

This inspection does not include the interior of the chimney. A chimney sweep can be hired to perform a level 2 chimney inspection.

## Recommendations

8.2.1 Supply Lines

### WATER LEAK

An active water leak is present.

8.2.2 Supply Lines

### BLACK IRON PIPES ARE USED AS POTABLE DELIVERY



Black iron pipes are not designed for potable water. This should be changed to appropriate material.

### 8.3.1 Drain, Waste, & Vent Systems

#### **IMPROPER CONNECTIONS OR IMPROPER REPAIR**

The waste lines have poor connections or the repair present is not trustworthy.



Duct tape is used on the connection where the pipe leaves the building.

### 8.4.1 Water Heater

#### **AGE**

Water heaters in our area have an average life span of 15 years. It is impossible to say exactly how long your water heater will last. Anytime a water heater is at or past the 15 year mark, you should prepare to replace the unit.

Recommendation

Contact a qualified plumbing contractor.

### 8.4.2 Water Heater

#### **ANNUAL MAINTENANCE FLUSH NEEDED**

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help .](#)

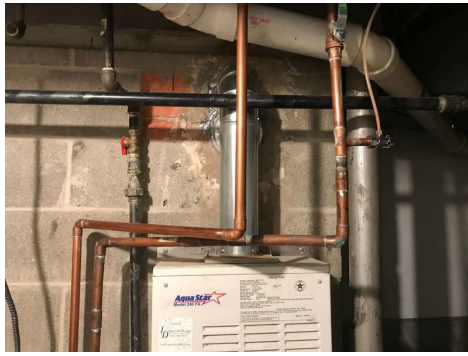
Recommendation

Contact a qualified plumbing contractor.

### 8.4.3 Water Heater

#### **THE WATER HEATER VENTS INTO THE CHIMNEY**

The water heater terminates into the chimney. This appliance needs to have a flue liner that carries the exhaust gasses all the way through, up, and out of the chimney. Lack of this liner causes deterioration of the chimney.



# 9: INTERIORS

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

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## Information

### Window Type

Double-hung

### Ceiling Material

Gypsum Board

### Floor Coverings

Carpet, Hardwood

### Wall Material

Gypsum Board

## Recommendations

### 9.1.1 Walls

#### MINOR CRACKS

Minor cracks, nail pops, and other damage were noted on the walls. This is not unusual in a home of this age and these cracks are not a structural concern.

#### Recommendation

Contact a qualified structural engineer.



### 9.2.1 Ceilings

#### MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

#### Recommendation

Contact a qualified professional.



9.4.1 Doors



**DOOR DOESN'T LATCH**

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

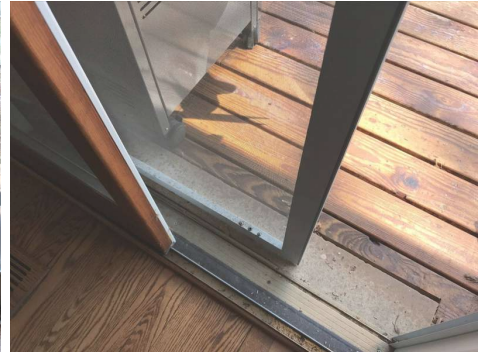
Contact a qualified handyman.



Bedroom door does not lock



Family room door does not lock



The screen is off the track

9.5.1 Windows

**DIFFICULT TO OPERATE**

Some of the windows were difficult to open, close, or tilt inwards for cleaning. The windows were also drafty and seperated when the locks were engaged.

Recommendation

Contact a handyman or DIY project



# 10: INSULATION AND VENTILATION

		IN	NI	NP	R
10.1	Attic Insulation	X			X
10.2	Wall Insulation	X			X
10.3	Under Floor and Rim Joist Insulation	X			X
10.4	Vapor Retarders	X			
10.5	Ventilation	X			

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## Information

### Attic Insulation Type

Batt, Blown

### Flooring Insulation

Batt

### Ventilation Type

Passive, Soffit Vents

## Recommendations

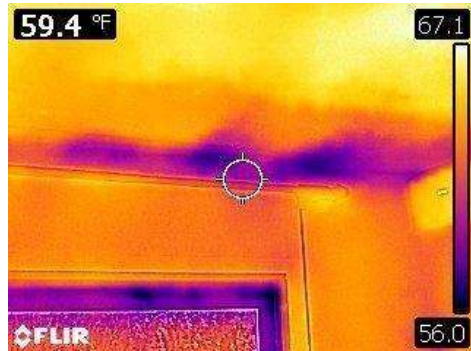
### 10.1.1 Attic Insulation

#### INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

#### Recommendation

Contact a qualified insulation contractor.



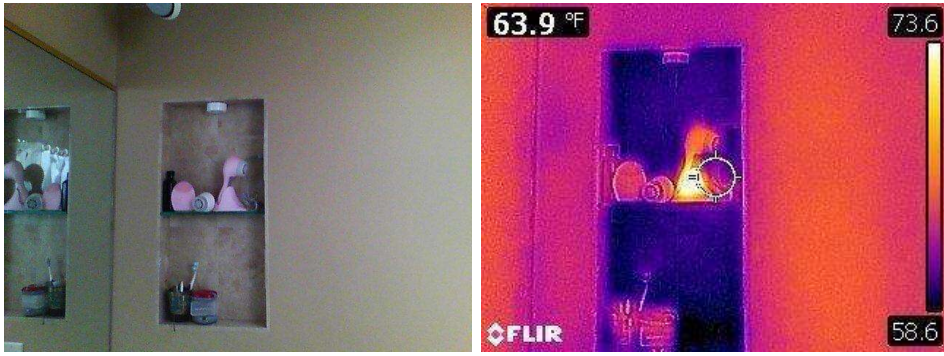
### 10.2.1 Wall Insulation

#### INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

#### Recommendation

Contact a qualified insulation contractor.



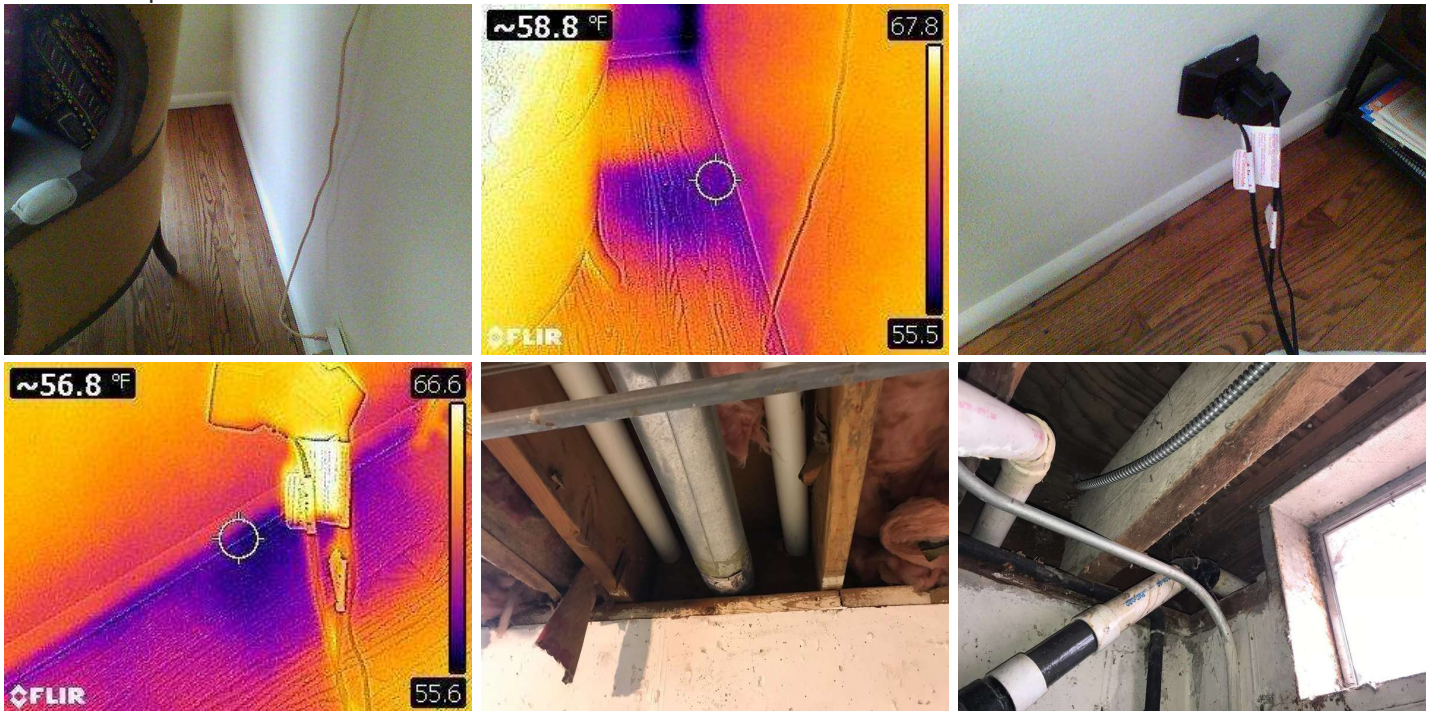
### 10.3.1 Under Floor and Rim Joist Insulation

#### **INSUFFICIENT INSULATION**

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.





# 11: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	R
11.1	Fireplaces, Stoves & Inserts				
11.2	Fuel-buring Accessories			X	
11.3	Chimney & Vent Systems	X			X

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## Information

### Type

Gas, Wood

## Recommendations

### 11.1.1 Fireplaces, Stoves & Inserts



#### **FIREWALL CRACKED**

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

A level 2 chimney inspection needs to be performed on both fireplaces and chimneys.

#### Recommendation

Contact a qualified fireplace contractor.



The fireplace in the family room has cracks in the firebox. This is unsafe to use until a level 2 inspection is performed by a chimney sweep.

This is the fireplace in the piano room. There is a hole in the floor of the firebox. The isolation valve is inside the firebox.

### 11.3.1 Chimney & Vent Systems

#### **CHIMNEY LINER DIRTY**

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

#### Recommendation

Contact a qualified chimney contractor.



# 12: BUILT-IN APPLIANCES

		IN	NI	NP	R
12.1	Range/Oven/Cooktop	X			
12.2	Exhaust Vents	X			
12.3	Dishwasher	X			
12.4	Garbage Disposal			X	
12.5	Humidifier	X			X
12.6	Trash Compactor			X	
12.7	Refrigerator	X			
12.8	Door Bell	X			
12.9	Washing Machine	X			
12.10	Dryer	X			

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## Information

### Dryer Power Source

Gas

## Limitations

General

### SHORT TEST

The appliances are not tested for a complete cycle or under real load applications. The inspection of appliances is limited to a basic response of basic features only and to listen for unusual noises. How well the appliance will performance under real conditions is unknown.

General

### FINAL WALK THROUGH

At the final walk through. All the appliances should be tested as to their operation.

General

### QUALITY

I do not report as to how well an appliance works. I only report if it is functioning at the time of the inspection.

## Recommendations

12.5.1 Humidifier

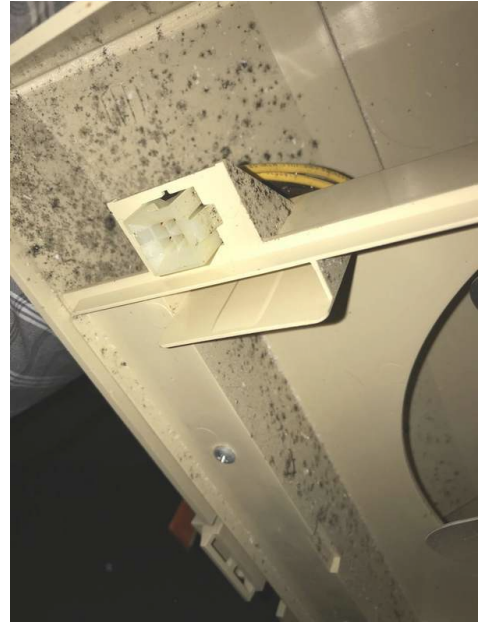
 Safety Hazard

**MOLD**

The humidifier has mold growing in it. I consider this unhealthy and it should be cleaned.

Recommendation

Contact a qualified HVAC professional.



12.5.2 Humidifier

**NOT WORKING**

The humidifier is not working.

Recommendation

Contact a qualified heating and cooling contractor

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# STANDARDS OF PRACTICE

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## Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

## Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

## Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

## Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

## Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

## Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

## Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply

systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

### **Interiors**

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. 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: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. 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.

### **Insulation and Ventilation**

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

### **Fireplaces and Fuel-Burning Appliances**

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.

### **Built-in Appliances**

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