



# COMPASS ROSE HOME INSPECTIONS

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<http://compassrosehomeinspections.com>



## COMPASS ROSE HOME INSPECTION

1234 Main St.  
Truckee Ca 96161

Buyer Name  
05/22/2018 9:00AM



Inspector

**Jason Rosenblatt**

Internachi certified professional inspector

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Agent

**Agent Name**

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# SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- 3.1.1 Exterior - Siding, Flashing & Trim: Loose Boards
- 3.1.2 Exterior - Siding, Flashing & Trim: Splitting
- 3.1.3 Exterior - Siding, Flashing & Trim: Warping/Buckling
- 3.1.4 Exterior - Siding, Flashing & Trim: Trim missing
- 3.1.5 Exterior - Siding, Flashing & Trim: Siding delimitation
- 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Major
- 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Loose Boards
- 3.4.2 Exterior - Decks, Balconies, Porches & Steps: Deck - Rotted Boards
- 3.4.3 Exterior - Decks, Balconies, Porches & Steps: Improper Deck Construction Practices
- 3.4.4 Exterior - Decks, Balconies, Porches & Steps: Railing Unsafe
- 3.5.1 Exterior - Eaves, Soffits & Fascia: Eaves - Water Stains
- 3.5.2 Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
- 3.7.1 Exterior - Exterior GFCI: GFCI missing
- 4.1.1 Roof - Coverings: Damaged (General)
- 4.1.2 Roof - Coverings: Roof coating warn
- 4.1.3 Roof - Coverings: Screws loose
- 4.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Roof penetrations
- 5.1.1 Doors, Windows & Interior - Doors: Door Sticks
- 5.2.1 Doors, Windows & Interior - Windows: Rough operation
- 5.4.1 Doors, Windows & Interior - Walls: Nail Pops
- 6.1.1 Heating - Equipment: Corrosion
- 6.1.2 Heating - Equipment: Foil tape on pipe connections
- 8.2.1 Plumbing - Drain, Waste, & Vent Systems: Improper Connection
- 9.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub panel
- 9.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- 9.8.1 Electrical - GFCI & AFCI: Improper Installation
- 12.2.1 Attic, Insulation & Ventilation - Vapor Retarders (Crawlspace or Basement): No Vapor Barrier
- 12.3.1 Attic, Insulation & Ventilation - Ventilation: Attic Ventilation Insufficient

 13.2.1 Garage - Garage door: Garage door pressure

 13.3.1 Garage - GFCI not present: No GFCI

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Client

**Occupancy**

Furnished, Occupied

**Style**

Ranch

**Type of Building**

Single Family

## Limitations

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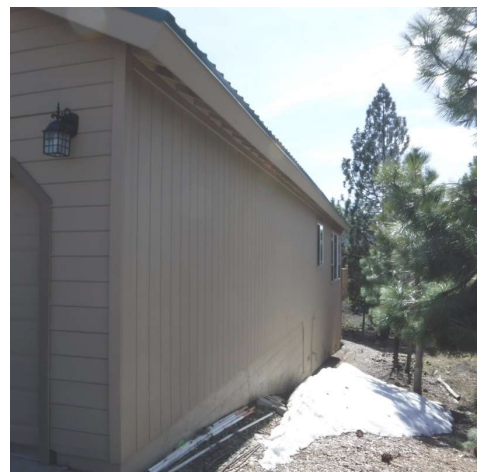
General

**FRONT OF HOME**



General

**RIGHT SIDE OF HOME**



General

**LEFT SIDE OF HOME**



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General  
**BACK OF HOME**



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General  
**WEATHER CONDITIONS**



## 2: UTILITY SHUT OFF LOCATIONS

### Information

#### Gas shut off: Gas shut off



Located on left side of house.

#### Power disconnect : Power disconnect



Located on front of house to the left of the garage door.

#### Water shut off: Water shut off



Water shut off. Inside closet by garage entry to house.

#### Utility Shut off locations

In this section you will see where the shut offs for the major components of the home.

**Gas** - **Power** - **Water**



# 3: EXTERIOR

## Information

**Inspection Method**

Crawlspace Access, Visual

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

Wood

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

T-111

**Exterior Doors: Exterior Entry Door**

Glass, Wood

**Walkways, Patios & Driveways: Driveway Material**

Concrete

**Decks, Balconies, Porches & Steps: Appurtenance**

Covered Porch, Deck, Front Porch

**Decks, Balconies, Porches & Steps: Material**

Wood

## Limitations

Exterior Doors

### EXTERIOR DOORS



Back deck slider



Front door



Garage door

## Deficiencies

3.1.1 Siding, Flashing & Trim

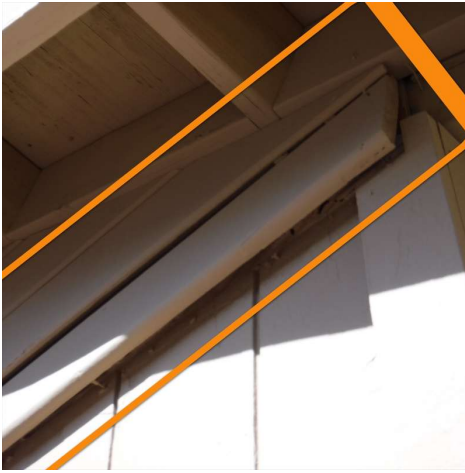
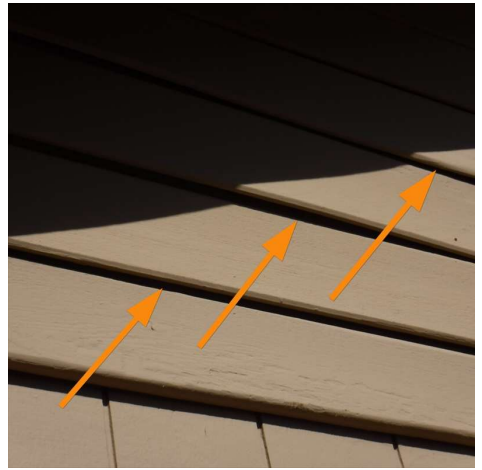
**LOOSE BOARDS**

One or more siding boards / trim were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation

Contact a qualified siding specialist.

 Recommendation



3.1.2 Siding, Flashing & Trim

 Recommendation

**SPLITTING**

Trim was splitting in one or more areas, which can lead to moisture intrusion and/or mold. Recommend monitoring for excessive splitting, in which case a qualified siding contractor should evaluate and repair/replace.

Recommendation  
Contact a handyman or DIY project



3.1.3 Siding, Flashing & Trim

 Recommendation

**WARPING/BUCKLING**

Siding was warping or buckling in areas. This is often as a result of long periods of full sun exposure that will cause expansion/contraction and buckling of siding. Showed no signs of decay. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



3.1.4 Siding, Flashing & Trim

 Recommendation

**TRIM MISSING**

At time of inspection trim was missing at one or more locations on the home. Recommend replacement.

Recommendation

Contact a handyman or DIY project



3.1.5 Siding, Flashing & Trim

 Maintenance Item

**SIDING DELIMITATION**

At time of inspection delamination of t-111 siding was observed on the left side of the house to the left of gas meter. Delamination could be a result of snow build against siding. Recommend keeping snow clear of house where needed.

Recommendation

Contact a qualified siding specialist.



3.3.1 Walkways, Patios & Driveways

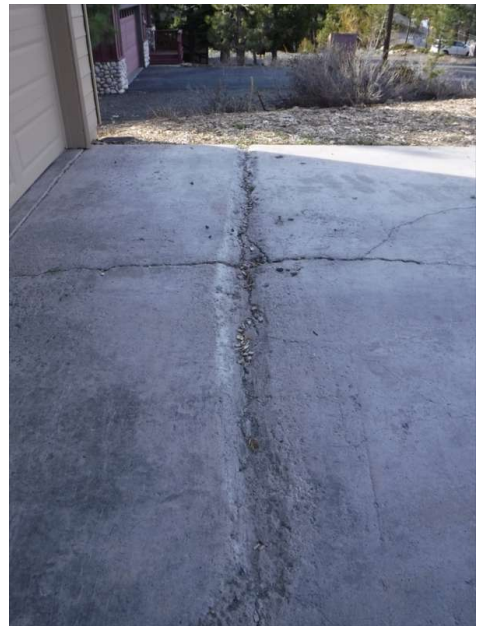
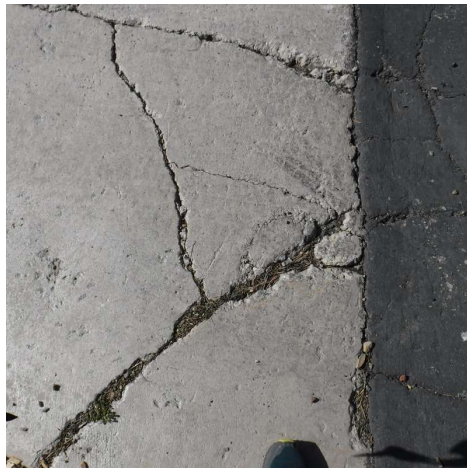
**DRIVEWAY CRACKING - MAJOR**

 Recommendation

Major cracks observed. Recommend concrete contractor evaluate and replace.

Recommendation

Contact a qualified concrete contractor.



3.4.1 Decks, Balconies, Porches & Steps

**DECK - LOOSE BOARDS**

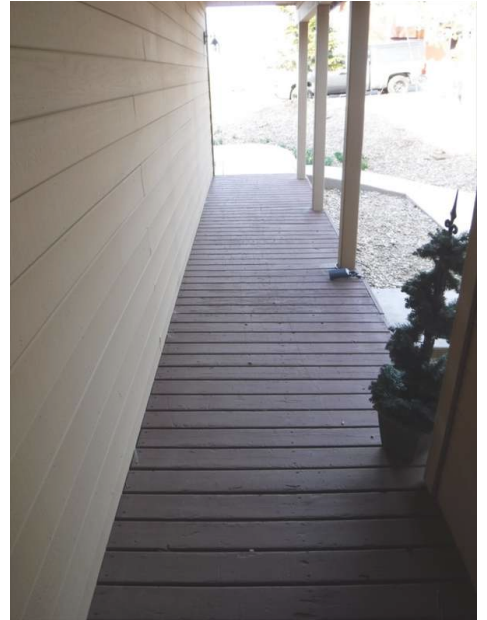
 Maintenance Item

One or more deck boards were observed to be loose. Recommend they be refastened.

[Here is a helpful article](#) for minor DIY deck repair.

Recommendation

Contact a handyman or DIY project



Some loose boards at covered entry

### 3.4.2 Decks, Balconies, Porches & Steps

#### **DECK - ROTTED BOARDS**



Recommendation

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.



### 3.4.3 Decks, Balconies, Porches & Steps

#### **IMPROPER DECK CONSTRUCTION PRACTICES**



Safety Hazard

"Safety Issue" Poor construction practices were observed at deck inspection. No ledger at connection to house. Deck connections are the number one reasons that decks fail. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified deck contractor.



Blocks across the back where hanger nails from deck joists.

### 3.4.4 Decks, Balconies, Porches & Steps

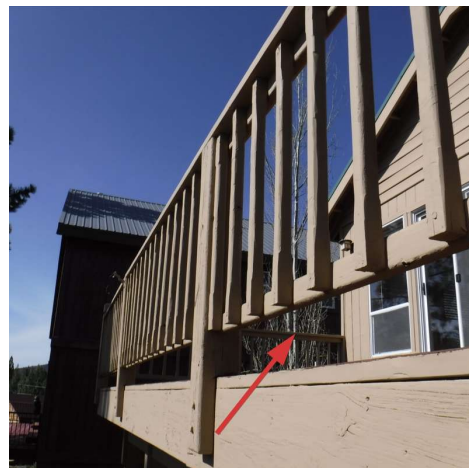
 Safety Hazard

#### **RAILING UNSAFE**

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped. Also Videos show loose deck railing connections creating an unsafe area. recommend re bolt of railing posts by qualified individual.

Recommendation

Contact a qualified deck contractor.



### 3.5.1 Eaves, Soffits & Fascia

 Recommendation

#### **EAVES - WATER STAINS**

Water stains were observed under the roof eaves. This may indicate a previous leak. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



Eave on left side of house

3.5.2 Eaves, Soffits & Fascia

 Maintenance Item

**PAINT/FINISH FAILING**

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a handyman or DIY project



Outside of picture window in dining area.

3.7.1 Exterior GFCI

 Safety Hazard

**GFCI MISSING**

**\*Safety issue\*** -- There are not sufficient GFCI outlets present on the exterior of the house. At least one GFCI receptacle should be present within 78" vertically of a walking surface in the front and rear of the home. A GFCI device protects from receiving electric shocks from electrical devices used in the home. I recommend licensed electrician upgrade by installing a GFCI in the exterior where it is missing.

Recommendation

Contact a qualified electrical contractor.



No GFCI at exterior back of house on deck. No GFCI at front exterior of house.

# 4: ROOF

## Information

### Inspection Method

Roof

### Roof Type/Style

Gable, Cross hip

### Coverings: Material

Metal



### Roof Drainage Systems: Gutter Material

None

### Flashings: Material

None

## Deficiencies

### 4.1.1 Coverings

#### **DAMAGED (GENERAL)**

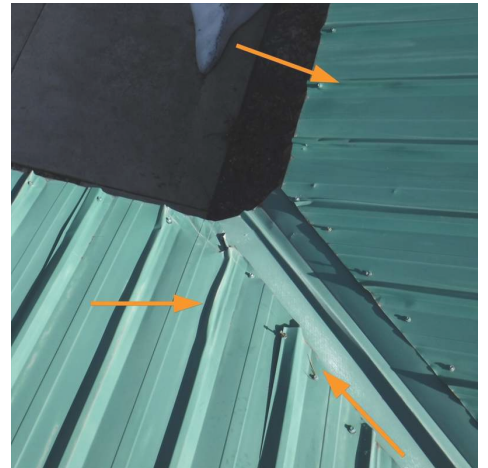
Roof coverings showed moderate damage at convergence in valley at front of the house. Most likely caused by large amount of sliding snow. Some screws loose and metal bent. Recommend a qualified roofing professional evaluate and repair.

#### Recommendation

Contact a qualified roofing professional.



Recommendation



Damage at bottom of valley in front of house.

### 4.1.2 Coverings

#### **ROOF COATING WARN**

At time of inspection on roof it was observed that portions of the roof had green coating worn off. Recommend possible paint or evaluation from a roofing contractor.

#### Recommendation

Contact a handyman or DIY project



Maintenance Item

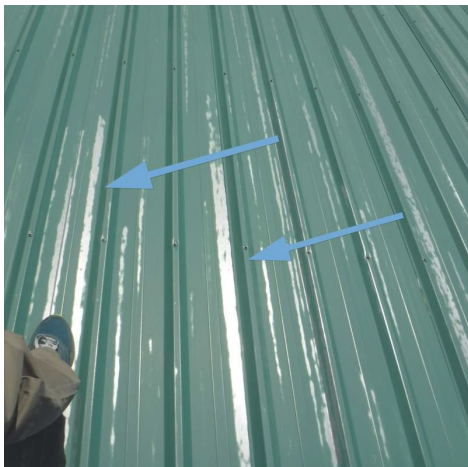




Warn coating



Worn coating



Worn coating

### 4.1.3 Coverings

Recommendation

#### SCREWS LOOSE

Screws loose on edge of roof. Temperatures in Tahoe and especially in truckee can cause screws to come loose quicker than other areas. I recommend screws be tightened or replaced where needed once every few years. Keeping up on maintenance will increase the longevity of the roof.

Recommendation

Contact a qualified roofing professional.



Loose screws

### 4.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

#### ROOF PENETRATIONS

Roof penetrations should be covered by a cricket if further than 18" from ridge or waterproofed with a boot when under 18" from ridge. Damage can occur due to sun and element exposure over time.

Recommendation

Contact a qualified roofing professional.



Gap in waterproofing



Pipe from inside attic. Water stains from gap in boot.



Same vent in garage with ring of

water damage.

## 5: DOORS, WINDOWS & INTERIOR

### Information

#### Windows: Window Manufacturer

Milgard

#### Windows: Window Type

Double-hung

#### Floors: Floor Coverings

Carpet, Hardwood, Tile

#### Walls: Wall Material

Drywall

#### Trim & Baseboard: Trim & Baseboard materials

Wood

#### Ceilings: Ceiling Material

Drywall

#### Countertops & Cabinets: Cabinetry

Wood

#### Countertops & Cabinets: Countertop Material

Granite

### Deficiencies

#### 5.1.1 Doors

##### DOOR STICKS

Door sticks and is tough to open. Recommend sanding down offending sides.

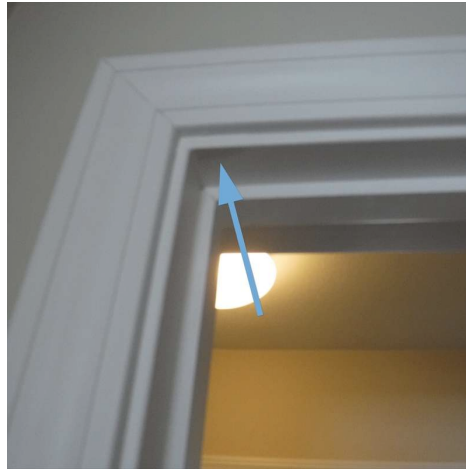
[Here is a helpful DIY article](#) on how to fix a sticking door.



Maintenance Item



Door rubbing in bedroom.



Door rubbing in bedroom.

#### 5.2.1 Windows

##### ROUGH OPERATION

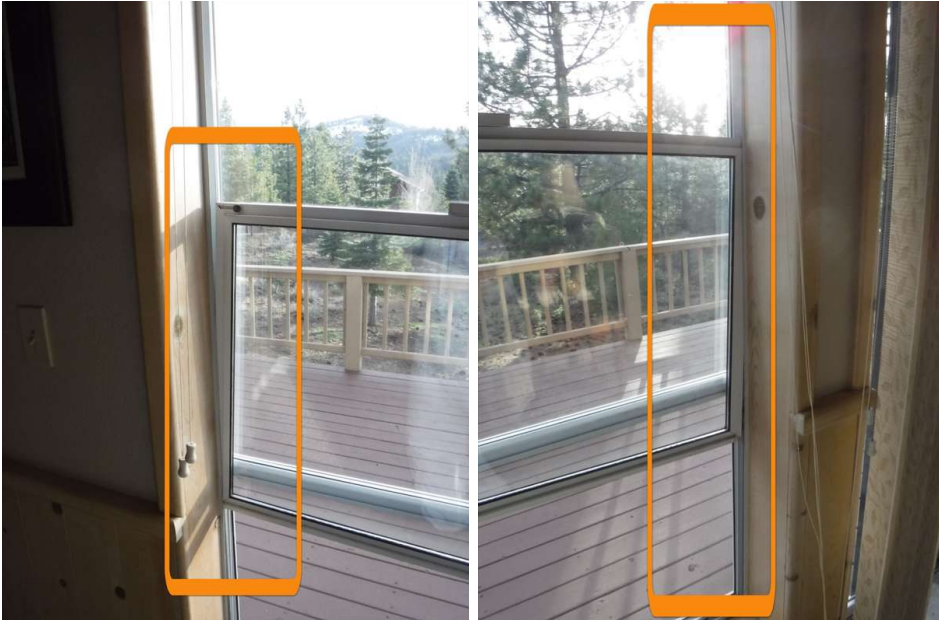
At time of inspection double hung aluminum windows opened and closed with some uneven operation. Slider windows worked well. Did not see manufacture date. Recommend service by qualified professional.



Recommendation

#### Recommendation

Contact a qualified window repair/installation contractor.



5.4.1 Walls

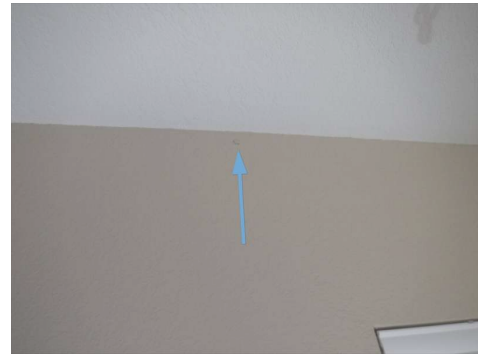
 Recommendation

**NAIL POPS**

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

Recommendation

Recommended DIY Project



# 6: HEATING

## Information

**Equipment: Brand**

Snyder General

**Equipment: Energy Source**

Gas

**Equipment: Heat Type**

Forced Air

**Distribution Systems: Ductwork**

Insulated

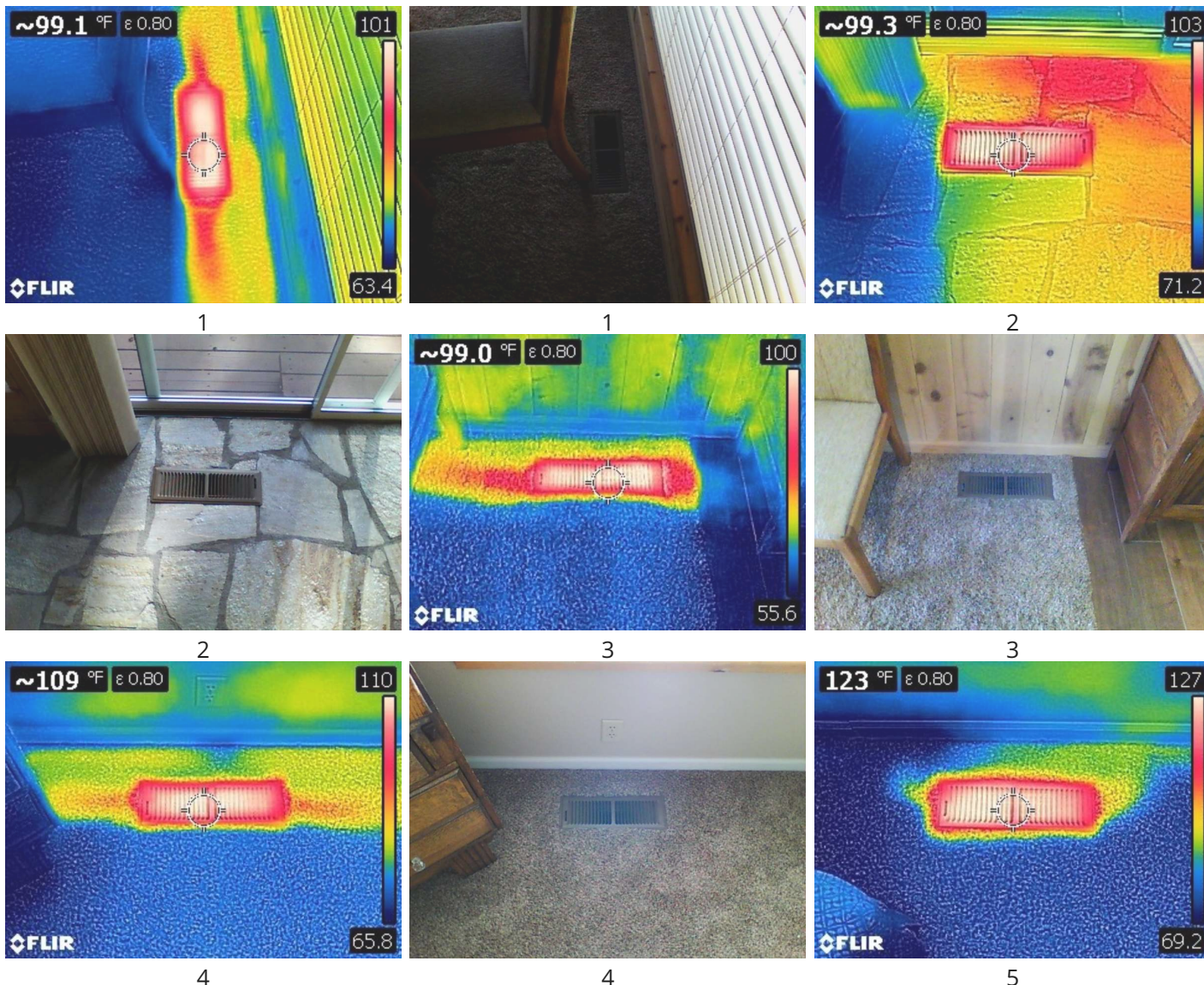
**AFUE Rating**

Not Listed

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

**Presence of Installed Heat Source in Each Room: Floor registers present in each room**

Floor registers in each room performing at expected levels. Heat levels vary from starting measurements to final reading. Heat increased as each register was tested. All registers are operating properly.

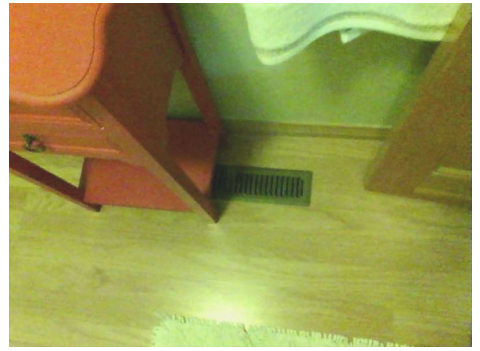




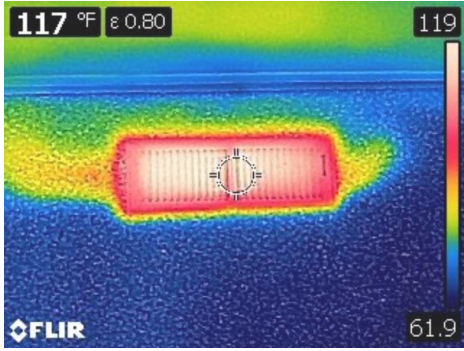
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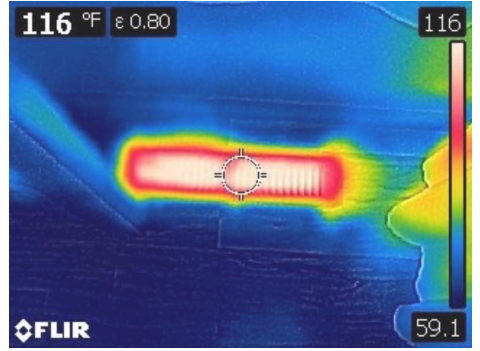
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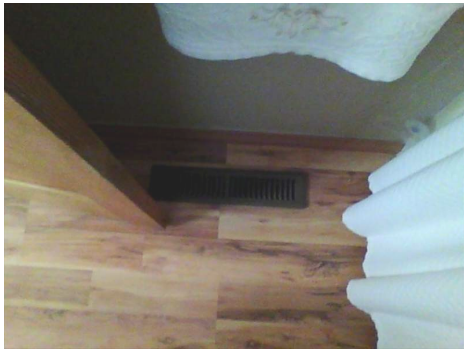
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7



8



8

## Limitations

Normal Operating Controls

### MANUFACTURE DATE OF FURNACE

The furnace is in its 20th year of service. Recommend certified technician evaluate for life expectancy.



## Deficiencies

6.1.1 Equipment

 Recommendation

**CORROSION**

Furnace showed minor water damage in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate as well as recommended repair on through roof penetration

Recommendation

Contact a qualified roofing professional.



Water entering from gap in roof vent.

6.1.2 Equipment

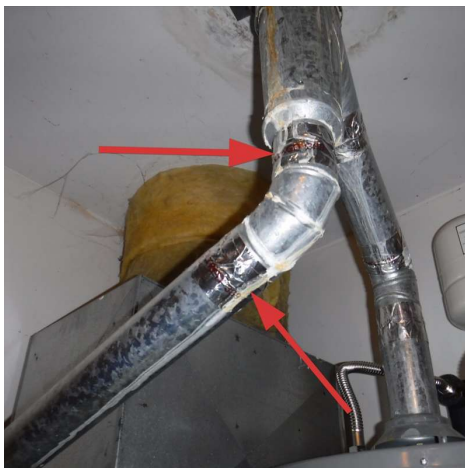
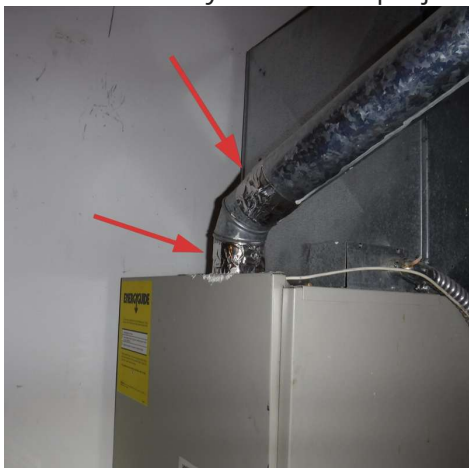
 Safety Hazard

**FOIL TAPE ON PIPE CONNECTIONS**

"Safety issue" At time of inspection foil tape was observed on the single wall vent pipe for the furnace. Tape is not recommended on single wall vent pipes due to possible fire danger. Recommend removal of tape and adding of 3 screws per connection.

Recommendation

Contact a handyman or DIY project



## 7: COOLING

### Information

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**NO cooling**

**Distribution System:  
Configuration**  
N/A



# 8: PLUMBING

## Information

### Filters

Cold air return

### Water Source

Public

### Main Water Shut-off Device:

#### Location

Hall closet by garage

### Drain, Waste, & Vent Systems:

#### Drain Size

2"

### Drain, Waste, & Vent Systems:

#### Material

ABS

### Water Supply, Distribution Systems & Fixtures: Distribution

#### Material

Copper

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

Copper

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

40 gallons

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

Garage

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

Gas

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

Gas Meter

### Sump Pump: Location

None

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

Rheem

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

Drain, Waste, & Vent Systems

### CLEANOUT



## Deficiencies

8.2.1 Drain, Waste, & Vent Systems



Recommendation

### IMPROPER CONNECTION

An improper connection under kitchen sink was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a handyman or DIY project



Flex line style drain.

## 9: ELECTRICAL

### Information

#### Panel grounding

Panel grounding to water line.



#### Service Entrance Conductors: Electrical Service Conductors

Overhead

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

Front of house

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

100 AMP

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

GE

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

Circuit Breaker

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

Kitchen, Hallway

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

Copper

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

Conduit, Romex

#### Smoke / CO2 Detectors: Smoke/ co2

Smoke / CO2 are present in each room.

### Deficiencies

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

#### SUB PANEL

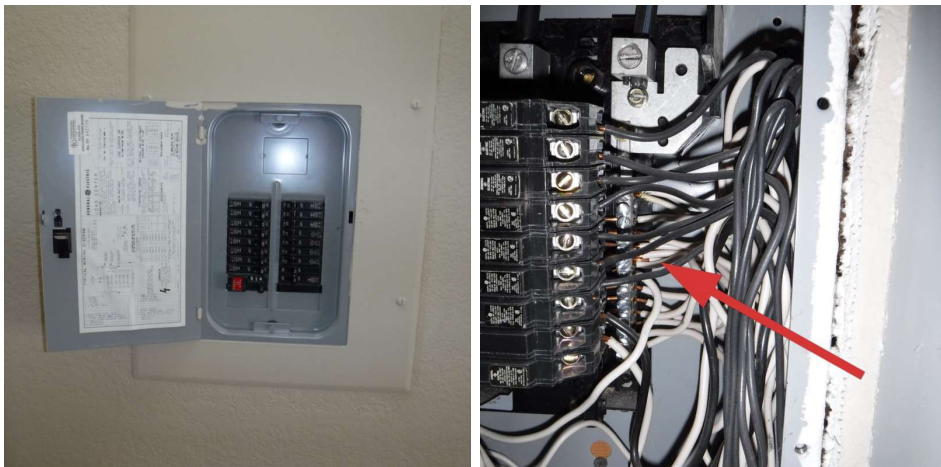
Double tap on neutral conductors is not permitted. One neutral per hole. Recommend licensed electrician to evaluate and correct.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



9.5.1 GFCI & AFCI

 Safety Hazard

**NO GFCI PROTECTION INSTALLED**

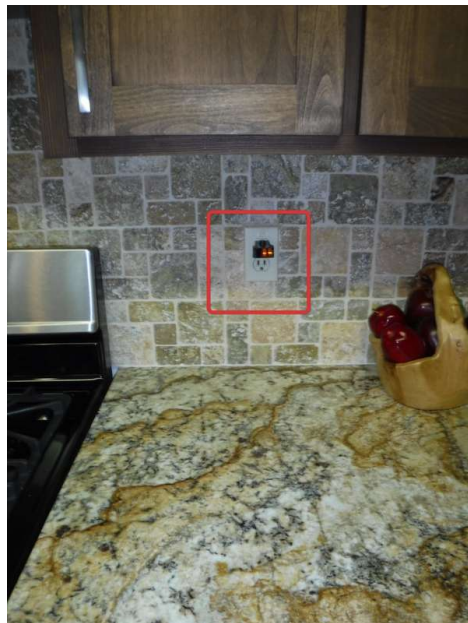
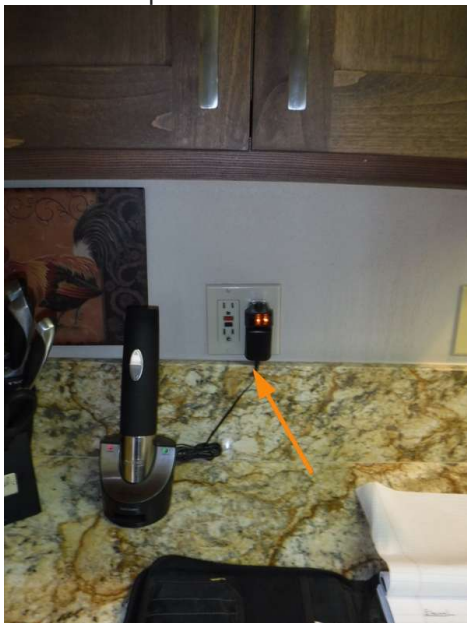
KITCHEN

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations. Kitchen outlets have one GFCI and outlet in the same plug. GFCI needs to connect through all outlets on each separate side of kitchen.

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

Recommendation

Contact a qualified electrical contractor.



No GFCI

NO GFCI

9.8.1 GFCI & AFCI

 Recommendation

**IMPROPER INSTALLATION**

Master bath vanity area is protected by GFCI but it is wired to trip the GFCI outlet in guest bath. Recommend evaluation by licensed electrician.

Recommendation

Contact a qualified electrical contractor.

# 10: FIREPLACE

## Information

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### Type

Gas

### Damper Doors: Fireplace

Gas fireplace was in normal working order.



# 11: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

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**Inspection Method**

Crawlspace Access

**Foundation: Material**

Concrete

**Floor Structure:**

**Basement/Crawlspace Floor**

Dirt

**Floor Structure: Material**

N/A

**Floor Structure: Sub-floor**

N/A

## Limitations

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Hanging wires

**HANGING WIRE IN CRAWL**

At time of inspection hanging wires were observed crawl. Recommend attaching to floor joists with electrical staples.



# 12: ATTIC, INSULATION & VENTILATION

## Information

### Dryer Power Source

Gas

### Dryer Vent

Metal (Flex)

### Flooring Insulation

Unfaced

### Attic Insulation: Insulation Type

Fiberglass

### Attic Insulation: Attic insulation

R value

R-19

### Ventilation: Ventilation Type

Soffit Vents



### Exhaust Systems: Exhaust Fans

None

## Deficiencies

### 12.2.1 Vapor Retarders (Crawlspace or Basement)

#### NO VAPOR BARRIER

 Recommendation

There is no vapor barrier on crawl floor. This can result in unwanted moisture in unconditioned space. Recommend installation of proper vapor barrier.

Recommendation

Contact a handyman or DIY project



## 12.3.1 Ventilation

**ATTIC VENTILATION INSUFFICIENT**

Recommendation

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy. Soffit vents were only venting present at time of inspection. Gable vents will increase circulation of air in unconditioned space.

## Recommendation

Contact a qualified general contractor.





# 13: GARAGE

## Limitations

Concrete crack

### CONCRETE CRACKING

minor concrete cracking was observed at time of inspection. Recommend sealing crack to prevent from becoming larger over time.



## Deficiencies

13.2.1 Garage door

### GARAGE DOOR PRESSURE

At time of inspection the garage door closing pressure was set high. Higher settings can be dangerous for children and pets getting caught under door as it comes down. Recommend evaluation and adjustment by a qualified individual.

Recommendation

Contact a handyman or DIY project

 Safety Hazard



Adjust closing pressure.

13.3.1 GFCI not present

### NO GFCI

No GFCI at time of inspection. Recommend instal of GFCI in garage to protect against water penetration hazard.

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard



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# STANDARDS OF PRACTICE

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## 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.

## 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.

## 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.

## 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 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.

### **Fireplace**

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

### **Basement, Foundation, Crawlspace & Structure**

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

**Attic, Insulation & Ventilation**

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