

HOME INSPECTOR



HIGHLANDER INSPECTIONS

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RESIDENTIAL REPORT

1234 Main St.
Long Beach CA 90808

Buyer Name
03/20/2018 9:00AM



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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION

-
-  2.1.1 Roof - Coverings: Multiple layers
 -  2.2.1 Roof - Roof Drainage Systems: Debris
 -  2.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
 -  2.3.1 Roof - Flashings: Missing
 -  3.2.1 Exterior - Exterior Doors: Sliding glass door
 -  3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
 -  3.3.2 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
 -  3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
 -  3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Grading
 -  3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation
 -  4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
 -  5.1.1 Heating - Equipment: Filter Dirty
 -  5.1.2 Heating - Equipment: Manifold Dirty
 -  5.1.3 Heating - Equipment: Needs Servicing/Cleaning
 -  6.2.1 Plumbing - Drain, Waste, & Vent Systems: Shower - Poor Drainage
 -  6.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Kitchen sink
 -  6.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Stains - Leakage
 -  7.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Damaged
 -  7.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
 -  7.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
 -  7.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Inadequate Number of Receptacles
 -  7.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
 -  8.1.1 Attic, Insulation & Ventilation - Attic Insulation: Recessed lights
 -  8.3.1 Attic, Insulation & Ventilation - Exhaust Systems: Dryer exhaust
 -  10.1.1 Built-in Appliances - Dishwasher: Anti tip

1: INSPECTION DETAILS

Information

In Attendance

Home Owner

Occupancy

Furnished, Occupied

Temperature (approximate)

60 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Dry

2: ROOF

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Ground

Roof Type/Style

Gable

Coverings: Material

Fiberglass

Roof Drainage Systems: Gutter Material

Steel

Flashings: Material

Galvanized steel



Gutters containing debris

Observations

2.1.1 Coverings

MULTIPLE LAYERS

 Maintenance Item

Observed more than one layer of roof covering. Two layers are allowed, but not recommended.

2.2.1 Roof Drainage Systems

DEBRIS

 Recommendation

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Recommended DIY Project

2.2.2 Roof Drainage Systems

 Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Recommended DIY Project



2.3.1 Flashings

 Recommendation

MISSING

KICK OUT FLASHINGS ON BOTH SIDES OF DECK ROOF TIE IN.

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Stone Veneer, Composite wood

Siding, Flashing & Trim: Siding Style

Horizontal Lap

Exterior Doors: Exterior Entry Door

Fiberglass, Glass

Walkways, Patios & Driveways: Driveway Material

Asphalt, Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Deck with Steps

Decks, Balconies, Porches & Steps: Material

Wood

Observations

3.2.1 Exterior Doors

SLIDING GLASS DOOR

Track has debris. needs cleaning

Recommendation

Recommended DIY Project



Recommendation

3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have asphalt contractor patch/seal.

Recommendation

Contact a qualified driveway contractor.



Recommendation



3.3.2 Walkways, Patios & Driveways

**WALKWAY CRACKING - MINOR**

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.4.1 Decks, Balconies, Porches & Steps

**DECK - WATER SEALANT REQUIRED**

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Recommended DIY Project



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

**GRADING**

NORTH, WEST

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified grading contractor.

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

**VEGETATION**

Vegetation on East side of house is touching wall covering.

Recommendation

Recommended DIY Project

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
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 O = Observations

Information

Inspection Method
Visual

Foundation: Material
Concrete

Limitations

General

CRAWLSPACE

Inaccessible due to restriction. Personal property in front of east panel, inadequate size at west panel.

Basements & Crawlspace

CRAWLSPACE

Inaccessible due to restriction. Personal property in front of east panel, inadequate size at west panel.

Floor Structure

CRAWLSPACE UNDER FLOOR

Inaccessible due to restriction. Personal property in front of east panel, inadequate size at west panel.

Observations

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

NORTH AND SOUTH SIDE OF HOUSE



Recommendation

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.



5: HEATING

		IN	NI	NP	O
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Equipment: Brand

Rheem

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Insulated

AFUE Rating

80%

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.

Observations

5.1.1 Equipment

FILTER DIRTY

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

 Maintenance Item

5.1.2 Equipment

MANIFOLD DIRTY

Manifold was dirty. Cleaning manifolds will result in better air quality.

 Maintenance Item

5.1.3 Equipment

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

 Recommendation

Recommendation

Contact a qualified HVAC professional.

6: PLUMBING

		IN	NI	NP	O
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Water Supply, Distribution Systems & Fixtures	X			X
6.4	Hot Water Systems, Controls, Flues & Vents	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Filters

Unknown

No water filters observed by or reported to inspector

Water Source

Public

Main Water Shut-off Device:

Location

West end of property, near water meter at street
West

Drain, Waste, & Vent Systems:

Drain Size

1 1/2"

Drain, Waste, & Vent Systems:

Material

ABS, PVC

Water Supply, Distribution Systems & Fixtures: Distribution

Material

Copper

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Utility space containing h/w heater and FAU at east end of house (back)
Utility Room

Hot Water Systems, Controls, Flues & Vents: Power

Source/Type

Gas

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Unknown

Water supply is underground. Connection to building plumbing is in inaccessible crawlspace. Water supply material was not inspected.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Ruud

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Limitations

General

SUPPLY

Supply connection could not be inspected, it is in the crawlspace.

Observations

6.2.1 Drain, Waste, & Vent Systems

**SHOWER - POOR DRAINAGE**

Shower had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.

6.3.1 Water Supply, Distribution Systems & Fixtures

**KITCHEN SINK**

Faucet connection leaking at or near wand head, needs correction.

Recommendation

Contact a qualified plumbing contractor.

6.4.1 Hot Water Systems, Controls, Flues & Vents

**WATER STAINS - LEAKAGE**

Water stains were observed at water heater supply valve, indicating a past or present leak. Recommend further evaluation and repair by a qualified plumber.



7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Entrance Conductors	X			X
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			X
7.5	GFCI & AFCI	X			X
7.6	Smoke Detectors	X			
7.7	Carbon Monoxide Detectors	X			

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Information

Service Entrance Conductors: Electrical Service Conductors

Overhead, 120 Volts

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

North west corner of house
Left, Front

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

100 AMP

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

Zinsco

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

Observations

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

 Recommendation

PANEL DAMAGED

Panel door does not latch properly. Recommend repair or replacement by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

7.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

7.4.2 Lighting Fixtures, Switches & Receptacles

**COVER PLATES MISSING**

LIVING ROOM NORTH WALL

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

7.4.3 Lighting Fixtures, Switches & Receptacles

**INADEQUATE NUMBER OF RECEPTACLES**

There is a minimal number of receptacles in the living room. This can cause a short circuit if increased demand is present. Recommend licensed electrician add additional receptacles.

Recommendation

Contact a qualified electrical contractor.

7.5.1 GFCI & AFCI

**NO GFCI PROTECTION INSTALLED**

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.

8: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
8.1	Attic Insulation	X			X
8.2	Ventilation	X			
8.3	Exhaust Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Dryer Power Source

Gas

Dryer Vent

Metal (Flex)

Flooring Insulation

Unknown

Attic Insulation: Insulation Type

Cellulose

Attic Insulation: R-value

19

Ventilation: Ventilation Type

Gable Vents, Passive

Exhaust Systems: Exhaust Fans

None

Exhaust fans are not present in bathrooms or laundry as there are operable windows in these spaces.

Observations

8.1.1 Attic Insulation

 Recommendation

RECESSED LIGHTS

Can light over entry door presents light leak. Suggests possible unintended air leak from conditioned space resulting in energy loss. Recommend correction.

8.3.1 Exhaust Systems

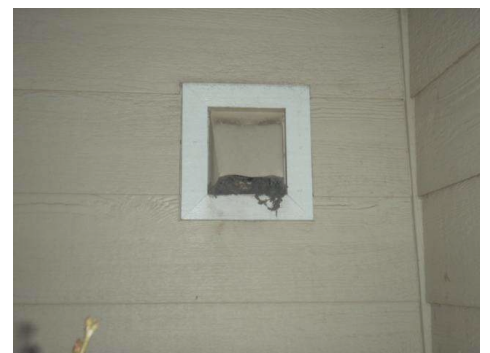
 Recommendation

DRYER EXHAUST

Dryer exhaust hood damper is prevented from operating properly due to lint buildup. Needs regular cleaning.

Recommendation

Recommended DIY Project



9: DOORS, WINDOWS & INTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows: Window Manufacturer **Windows: Window Type**

Unknown

Sliders

Dual pane, vinyl frame construction.

Floors: Floor Coverings

Carpet, Laminate, Vinyl

Walls: Wall Material

Drywall, Wood

Ceilings: Ceiling Material

Wood, Drywall

Countertops & Cabinets:

Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Composite, Laminate, Wood, stained

10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			X
10.2	Refrigerator		X		
10.3	Range/Oven/Cooktop		X		
10.4	Garbage Disposal	X			

IN = Inspected

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Information

Dishwasher: Brand

Kitchenaid

Limitations

Refrigerator

IN USE

Appliance was in use by homeowner at time of inspection.

Range/Oven/Cooktop

IN USE

Appliance was in use by homeowner at time of inspection.

Observations

10.1.1 Dishwasher

ANTI TIP

One anti tip tab is missing required fastener, needs replacement.

Recommendation

Recommended DIY Project



Recommendation

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.

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.

Built-in Appliances

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