



SOUTHPAW HOME INSPECTIONS

801-680-6495

BHLinspector17@gmail.com

<http://www.southpawhomeinspection.com/>



RESIDENTIAL REPORT

1234 Main St.
Salt Lake City UTAH 84116

Buyer Name

08/30/2018 9:00AM



Inspector

Brent Limb

801-680-6495

bhlinspector17@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY

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ITEMS INSPECTED

25

RECOMMENDATIONS

- ⊖ 2.1.1 Roof - Coverings: Shingles show signs of warping/buckling
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Downspouts Missing/Damaged
- ⊖ 2.2.3 Roof - Roof Drainage Systems: Gutter Damaged
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- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Minor damage to siding and or corresponding channeling
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Damage to siding
- ⊖ 3.2.1 Exterior - Exterior Doors: Hardware Damaged
- ⊖ 3.2.2 Exterior - Exterior Doors: Paint/Refinish Needed
- ⊖ 3.2.3 Exterior - Exterior Doors: Damage/corrosion
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Lightbulbs missing/burnt out
- ⊖ 8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Light fixture lens missing/Damaged
- ⊖ 8.5.1 Electrical - GFCI & AFCI: No GFCI protection installed in kitchen
- ⊖ 8.6.1 Electrical - Smoke Detectors: Bedrooms missing smoke detectors
- ⊖ 8.7.1 Electrical - Carbon Monoxide Detectors: Missing carbon monoxide detectors
- ⊖ 9.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
- ⊖ 10.1.1 Doors, Windows & Interior - Doors: Damage to door knob
- ⊖ 10.4.1 Doors, Windows & Interior - Walls: Poor Patching
- ⊖ 10.5.1 Doors, Windows & Interior - Ceilings: Sagging Drywall
- ⊖ 10.5.2 Doors, Windows & Interior - Ceilings: Severe Damage
- ⊖ 10.5.3 Doors, Windows & Interior - Ceilings: Minor Cracking
- ⊖ 10.5.4 Doors, Windows & Interior - Ceilings: Evidence of prior water damage
- ⊖ 11.1.1 Built-in Appliances - Dishwasher: Moderate wear to dishwasher

1: INSPECTION DETAILS

Information

In Attendance

Home inspector, Client

Occupancy

Furnished, Occupied

Style

Multi-level

Temperature (approximate)

60 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Dry

2: ROOF

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

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Roof

Roof Type/Style

Hip

Roof Drainage Systems: Gutter

Material

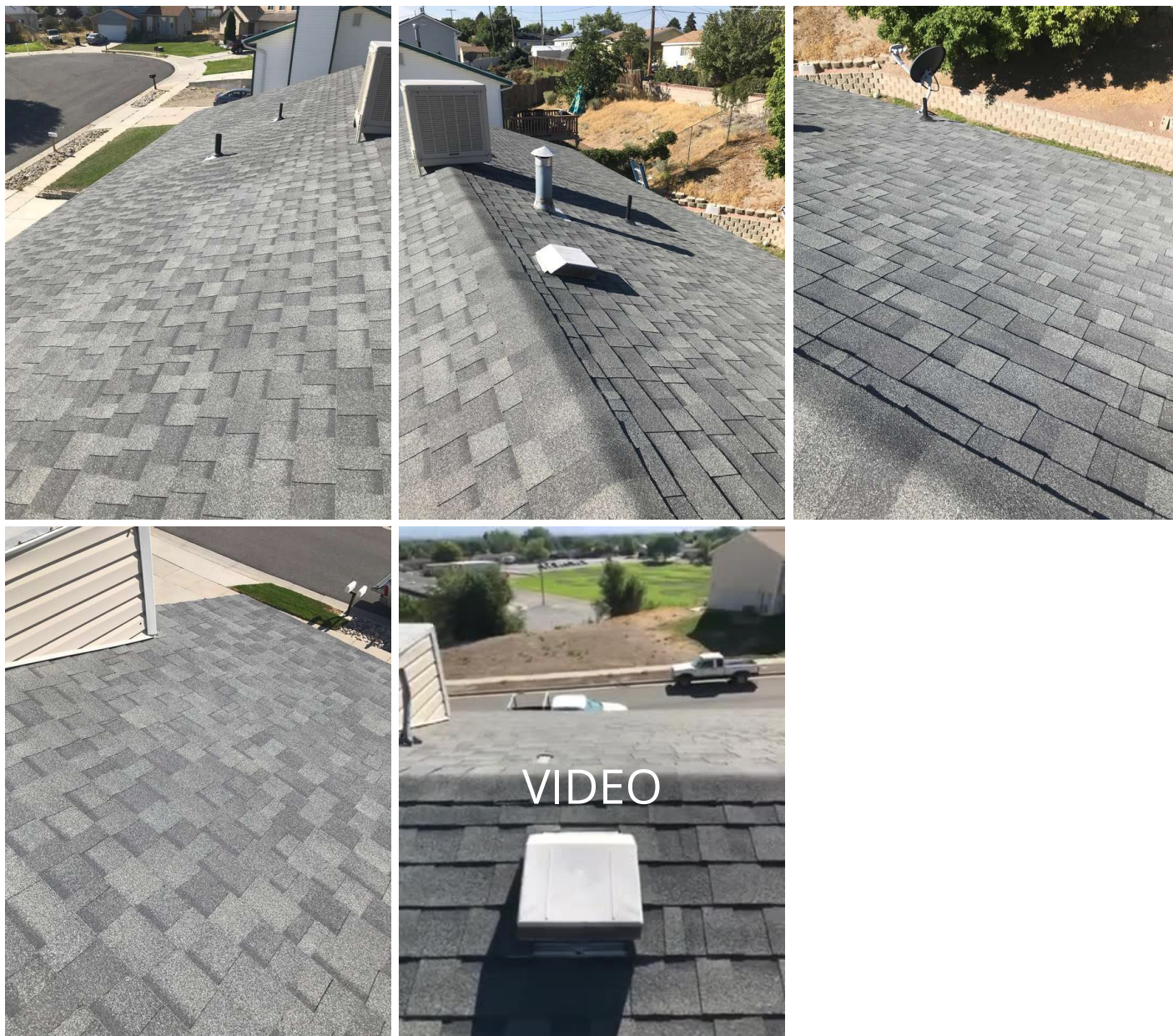
Vinyl

Flashings: Material

Steel

Coverings: Material

Asphalt

**Recommendations**

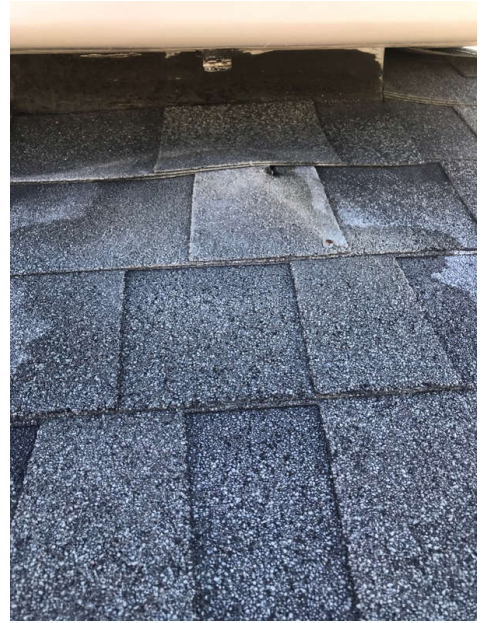
2.1.1 Coverings

SHINGLES SHOW SIGNS OF WARPING/BUCKLING

Shingles show signs of warping/buckling. Recommend further evaluation by a certified roofing contractor.

Recommendation

Contact a qualified professional.



2.2.1 Roof Drainage Systems

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

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

DOWNSPOUTS MISSING/DAMAGED

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified roofing professional.



2.2.3 Roof Drainage Systems

GUTTER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.2.4 Roof Drainage Systems

MISSING END CAPS

Recommendation

Contact a qualified professional.



3: EXTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding

Material

Vinyl

Exterior Doors: Garage door



Walkways, Patios & Driveways:

Driveway Material

Concrete

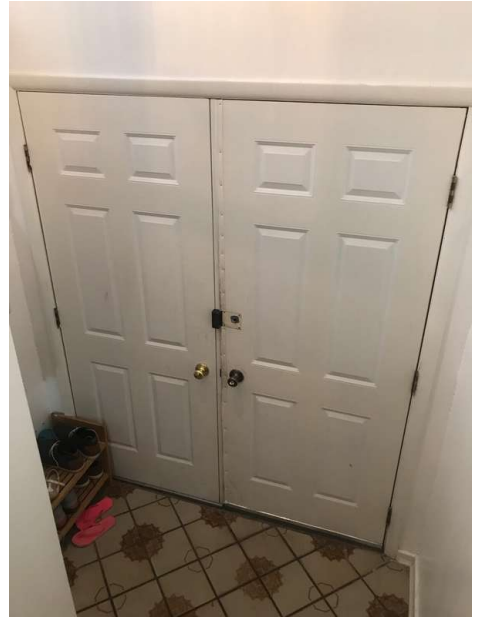
Decks, Balconies, Porches & Steps: Material

Material

Wood, Composite, Concrete

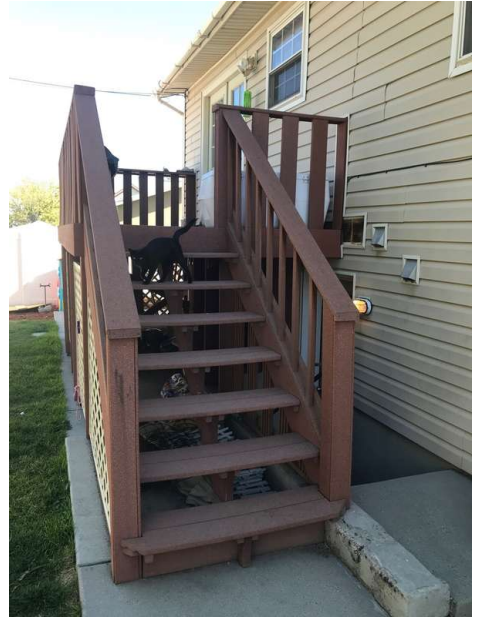
Exterior Doors: Exterior Entry Door

Glass, Steel



Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps, Front Porch



Eaves, Soffits & Fascia: Soffits and fascia**Recommendations**

3.1.1 Siding, Flashing & Trim

MINOR DAMAGE TO SIDING AND OR CORRESPONDING CHANNELING

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

DAMAGE TO SIDING

Recommendation

Contact a qualified professional.



3.2.1 Exterior Doors

HARDWARE DAMAGED

One or more pieces of door hardware are damaged. Recommend repair or replace.

Recommendation

Recommended DIY Project



3.2.2 Exterior Doors

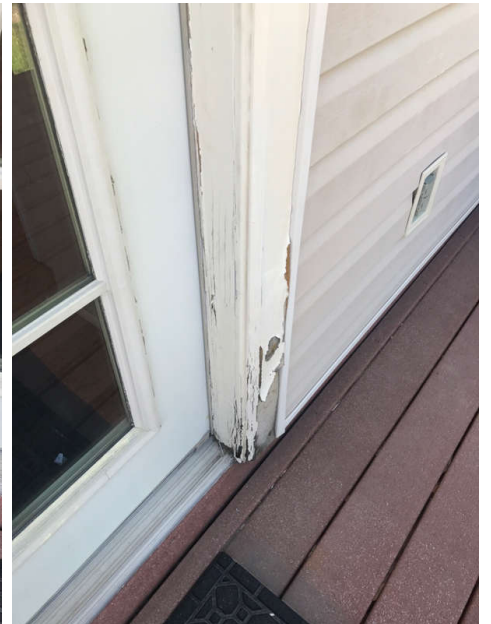
PAINT/REFINISH NEEDED

Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

Recommendation

Contact a qualified door repair/installation contractor.





3.2.3 Exterior Doors

DAMAGE/CORROSION

Recommendation

Contact a qualified professional.



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 concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
4.1	Foundation	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 R = Recommendations

Information

Inspection Method

Visual

Foundation: Material

Concrete

Floor Structure: Material

Wood Beams

Floor Structure: Sub-floor

Plywood

Floor Structure:

Basement/Crawlspace Floor

Concrete

Recommendations

4.1.1 Foundation

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 structural engineer.



5: HEATING

		IN	NI	NP	R
5.1	Equipment	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 R = Recommendations

Information

Equipment: Brand

Lennox

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air



Equipment: Furnace age

This furnace was built in 1981

**Normal Operating Controls:
Located in the hallway upstairs**



**Distribution Systems: Ductwork
Non-insulated**

6: COOLING

		IN	NI	NP	R
6.1	Cooling Equipment				
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X		X	

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Information

Cooling Equipment: Brand

Evaporative cooler

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Roof

Distribution System:

Configuration

Hallway vent



7: PLUMBING

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

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Filters

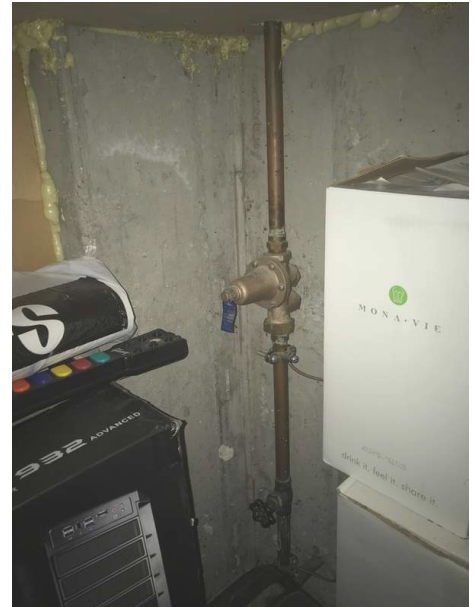
Whole house conditioner

Water Source

Public

Main Water Shut-off Device: Location

Crawlspace



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: Power

Source/Type

Gas

Hot Water Systems, Controls,

Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Basement, Utility Room

Hot Water Systems, Controls,

Flues & Vents: Age of the water

heater

This water heater was manufactured in May 2008



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

Gas Meter



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Whirlpool

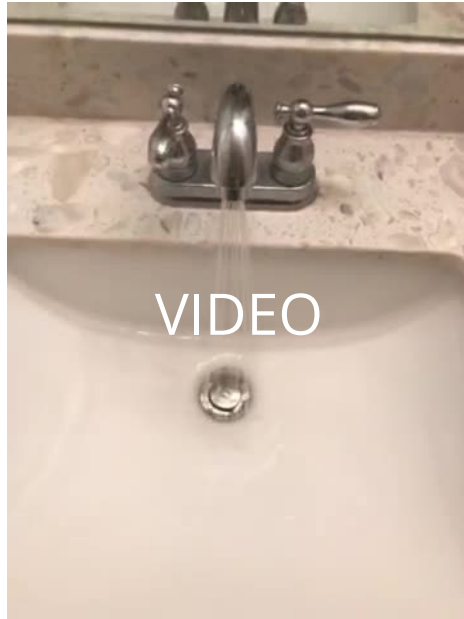
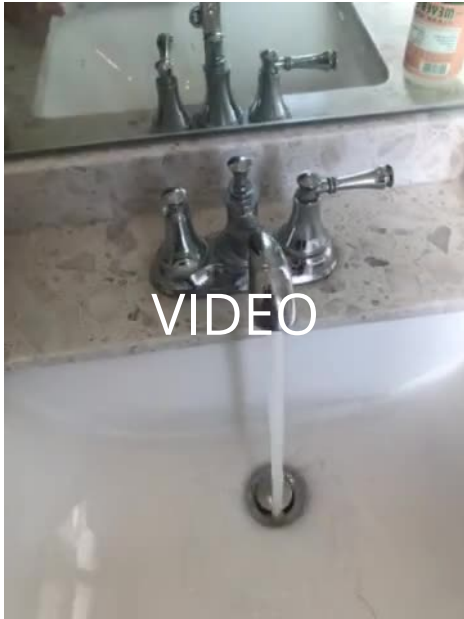
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

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

Bathroom : Shower/bath tub



Bathroom : Sink



Bathroom : Toilet



8: ELECTRICAL

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

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Information

**Service Entrance Conductors:
Electrical Service Conductors
Below Ground**

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

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



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

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

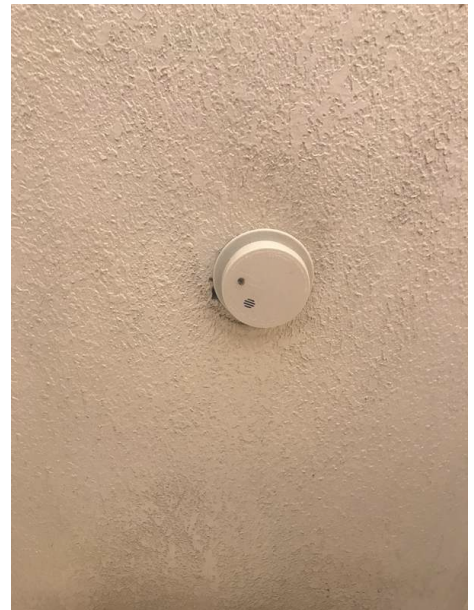
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage



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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

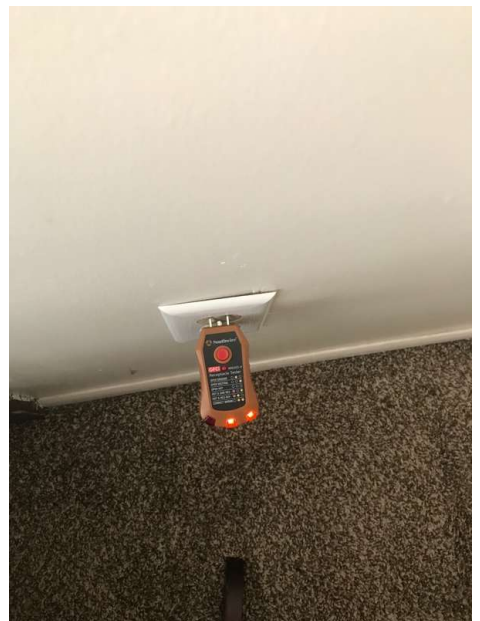
Smoke Detectors: Spoke Detectors

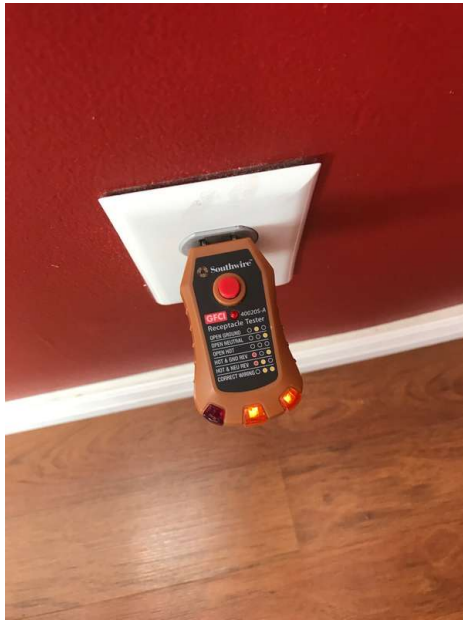
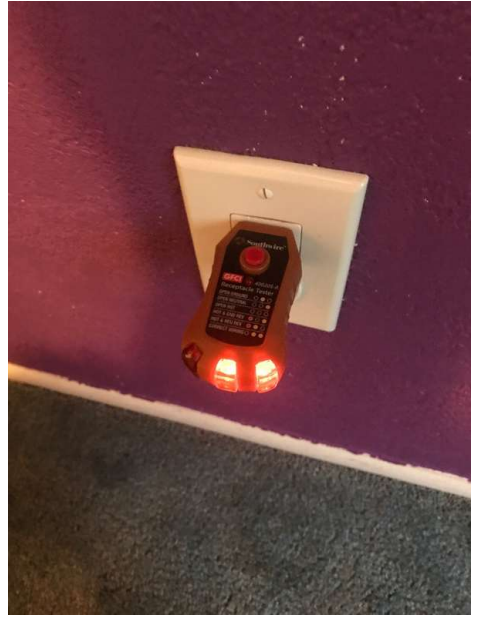
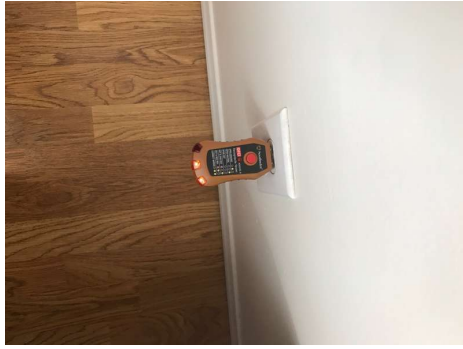


Carbon Monoxide Detectors:
Carbon dioxide detector



Lighting Fixtures, Switches & Receptacles: Electrical receptacles





GFCI & AFCI: GFCI



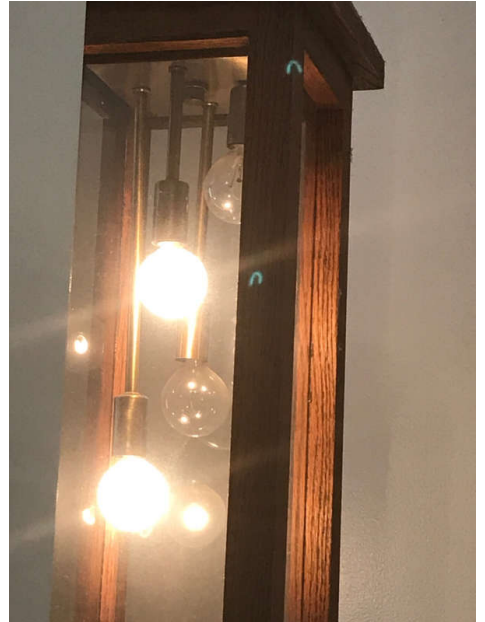
Recommendations

8.4.1 Lighting Fixtures, Switches & Receptacles

LIGHTBULBS MISSING/BURNT OUT

Recommendation

Contact a qualified professional.

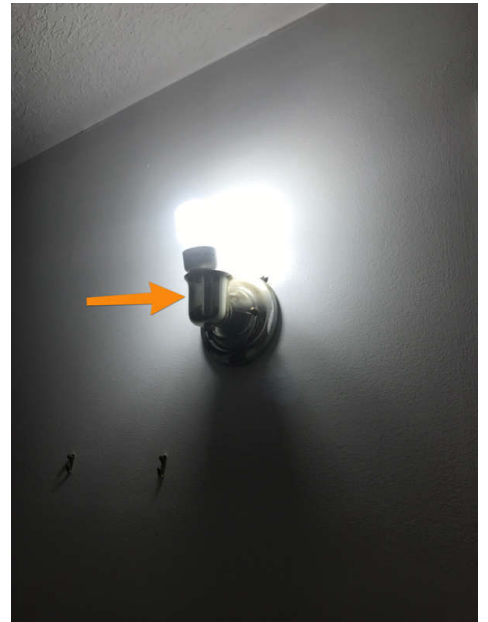


8.4.2 Lighting Fixtures, Switches & Receptacles

LIGHT FIXTURE LENS MISSING/DAMAGED

Recommendation

Contact a qualified professional.



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED IN KITCHEN

Recommendation

Contact a qualified professional.



8.6.1 Smoke Detectors

BEDROOMS MISSING SMOKE DETECTORS

Recommendation

Contact a qualified professional.

8.7.1 Carbon Monoxide Detectors

MISSING CARBON MONOXIDE DETECTORS

Recommend additional carbon monoxide detectors in bedrooms.

Recommendation

Contact a qualified professional.

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)	X			
9.3	Ventilation	X			
9.4	Exhaust Systems	X			

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Information

Dryer Power Source

220 Electric

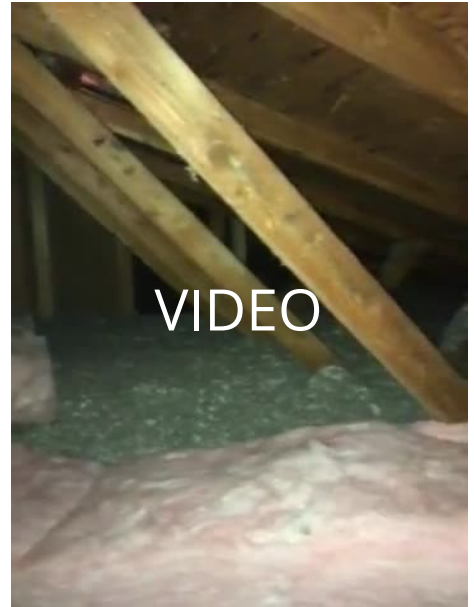
Flooring Insulation

Unknown

Attic Insulation: R-value

30

The attic is well insulated and has good ventilation.



Attic Insulation: Insulation Type Ventilation: Ventilation Type

Blown

Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan Only



Dryer Vent

Metal (Flex), Metal

Basement laundry room

Dryer vent is a little bit long Restricting airflow recommend of shortening or straightening the corrugated vent from the dryer.

Recommendations

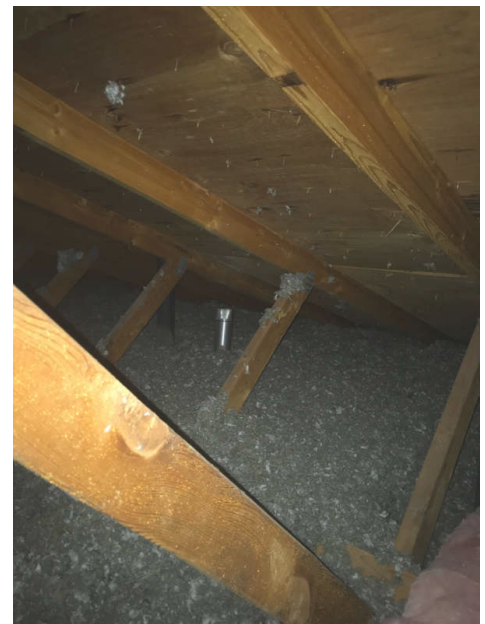
9.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified HVAC professional.



10: DOORS, WINDOWS & INTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Doors: Garage door



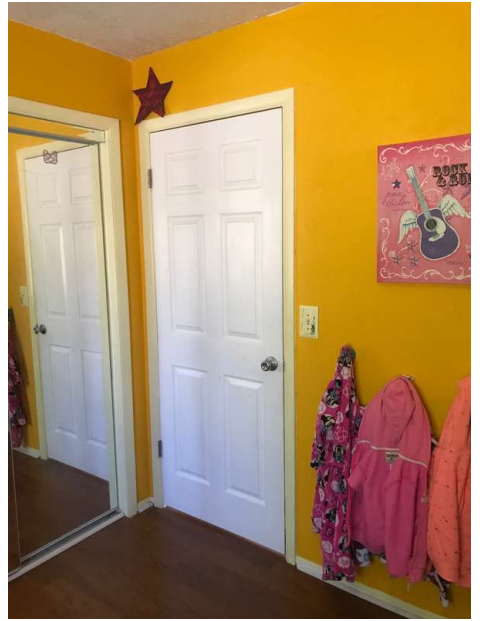
Windows: Window Manufacturer

Unknown

Doors: Closet doors

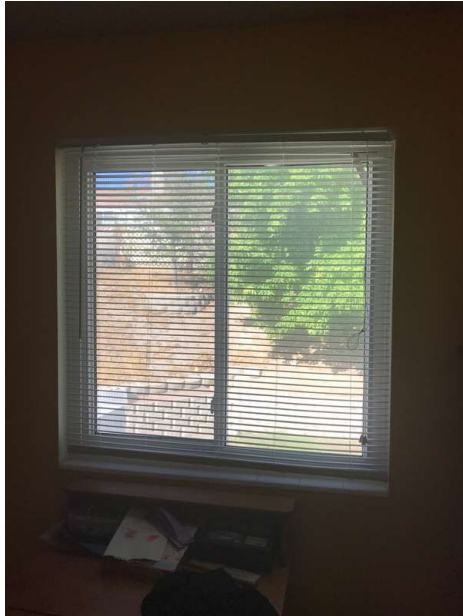
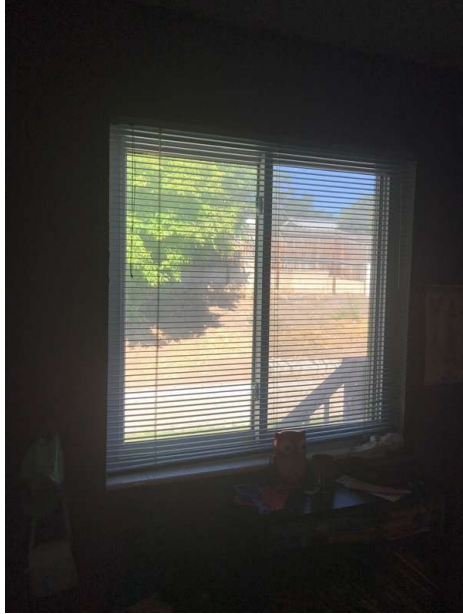


Doors: Interior doors



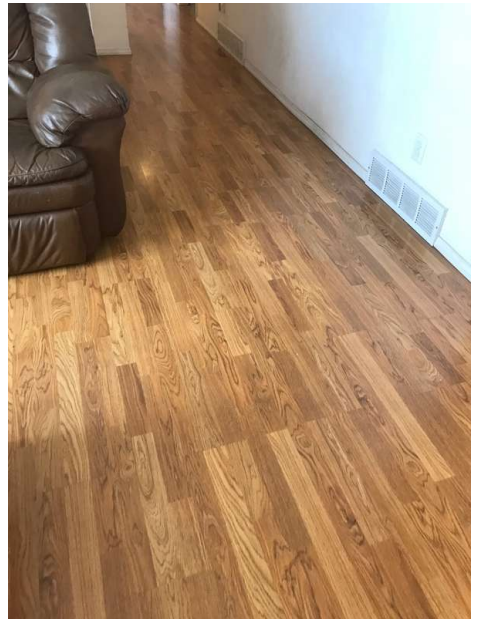
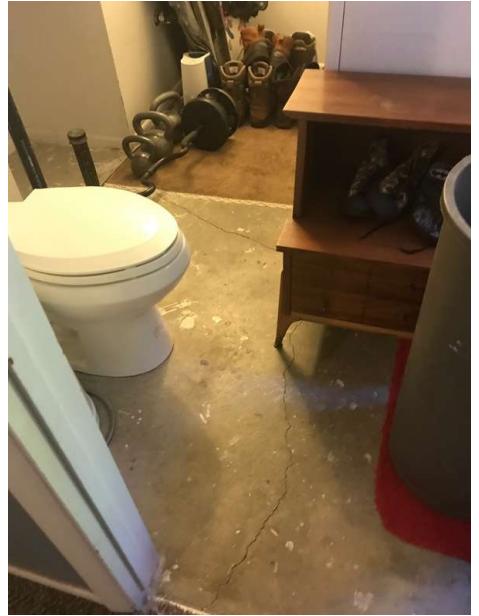
Windows: Window Type

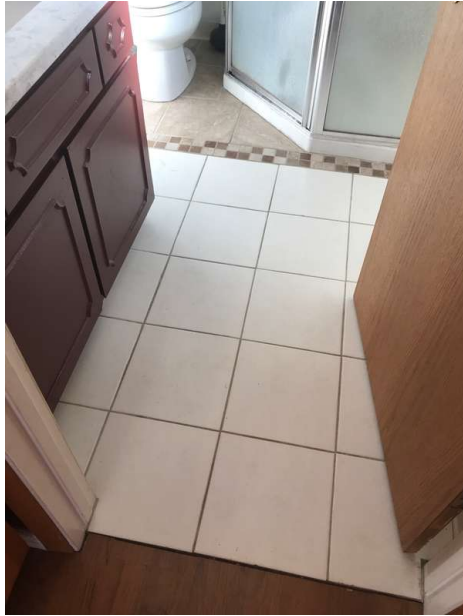
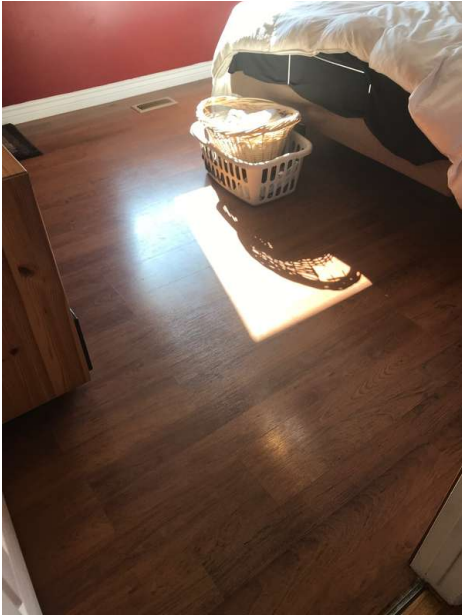
Sliders, Double-hung



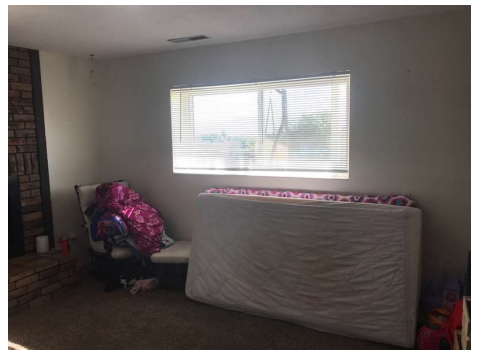
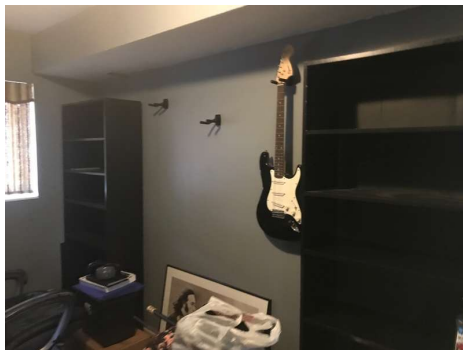
Floors: Floor Coverings

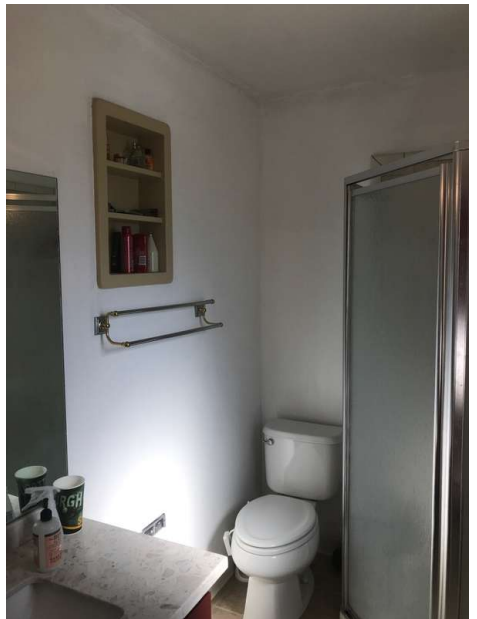
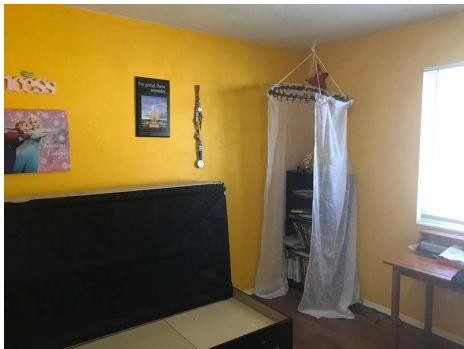
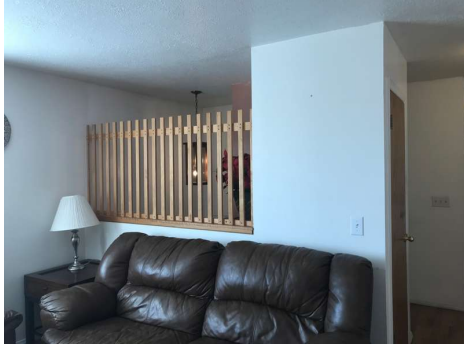
Carpet, Concrete, Engineered Wood



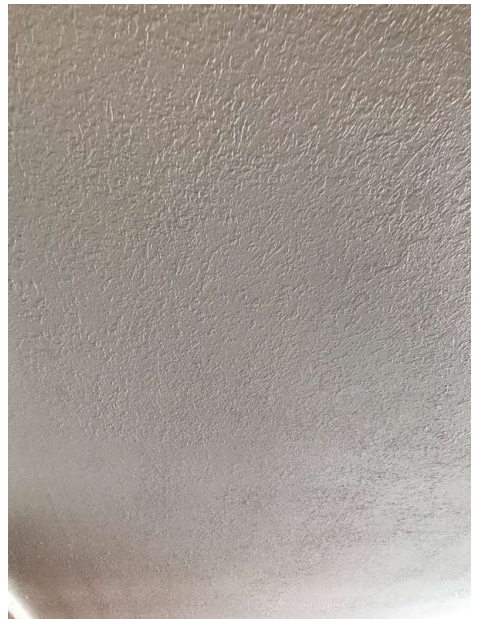
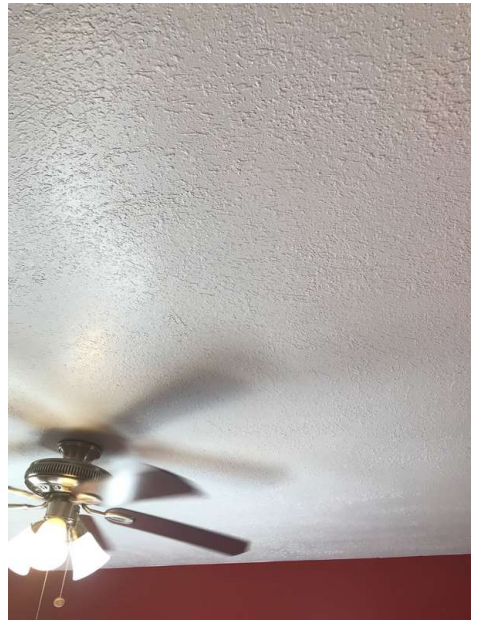
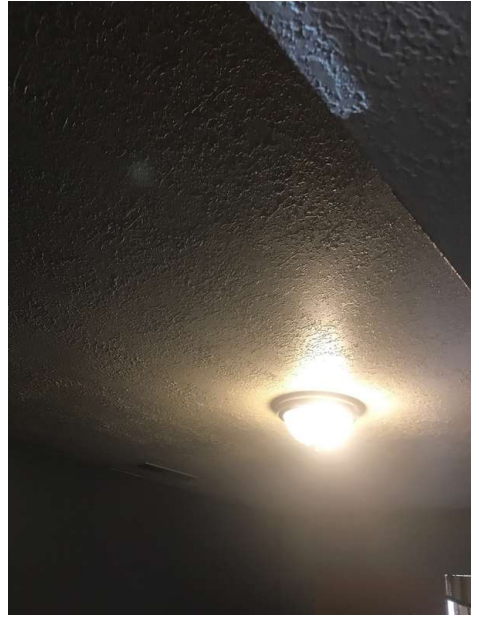


Walls: Wall Material
Drywall





Ceilings: Ceiling Material
Gypsum Board



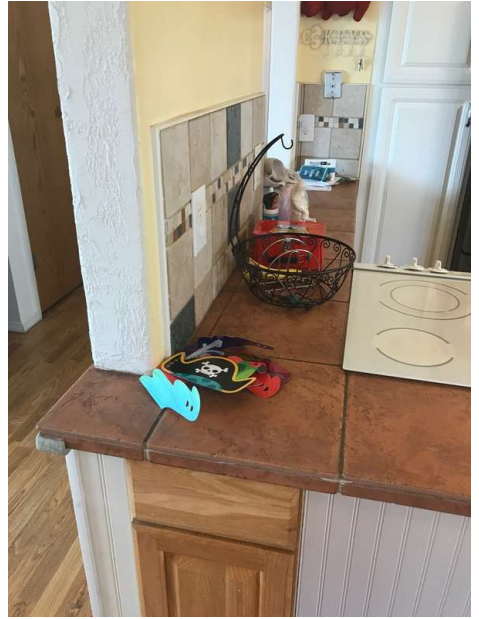


Steps, Stairways & Railings: Stairwell and steps



Countertops & Cabinets: Countertop Material

Tile, Granite



Countertops & Cabinets: Cabinetry
Wood



Recommendations

10.1.1 Doors

DAMAGE TO DOOR KNOB

Recommendation

Contact a qualified professional.



10.4.1 Walls

POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.



10.5.1 Ceilings

SAGGING DRYWALL

Ceiling drywall sagged visibly at the time of the inspection. This appears to be due to leakage from above. The source of moisture intrusion should be identified and corrected, and the damaged section of drywall replaced.

Recommendation

Contact a qualified drywall contractor.



10.5.2 Ceilings

SEVERE DAMAGE

Severe ceiling damage observed. Recommend a qualified drywall or structural engineer evaluate and advise.

Recommendation

Contact a qualified structural engineer.



10.5.3 Ceilings

MINOR CRACKING

Cracks in the ceiling were visible at time of inspection.

Recommendation

Contact a qualified professional.



10.5.4 Ceilings

EVIDENCE OF PRIOR WATER DAMAGE

Evidence of prior water damage.

Recommendation

Contact a qualified professional.



11: BUILT-IN APPLIANCES

		IN	NI	NP	R
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Range/Oven/Cooktop:

Range/Oven Brand

Kenmore

Range/Oven/Cooktop: Exhaust Hood Type

None

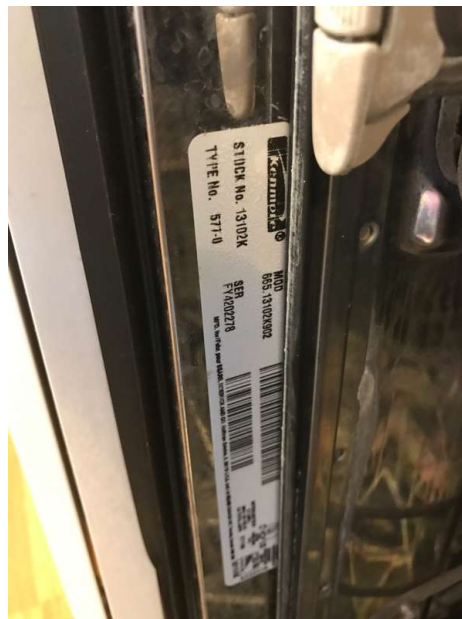
Microwave exhaust hood not operational

Garbage Disposal: Garbage disposal



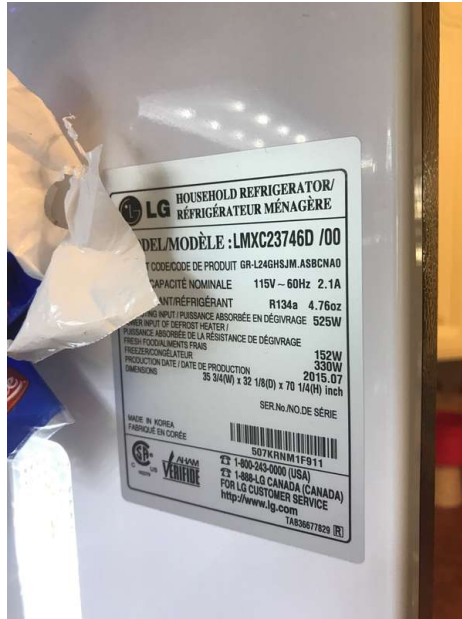
Dishwasher: Brand

Kenmore



Refrigerator: Brand

LG



Range/Oven/Cooktop: Range/Oven Energy Source

Electric



Recommendations

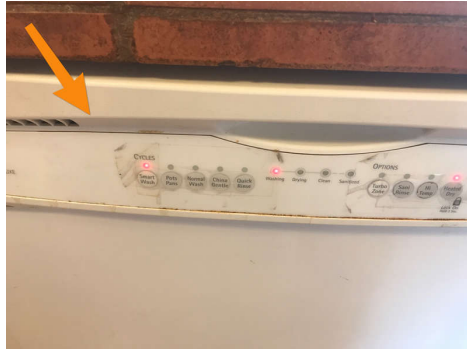
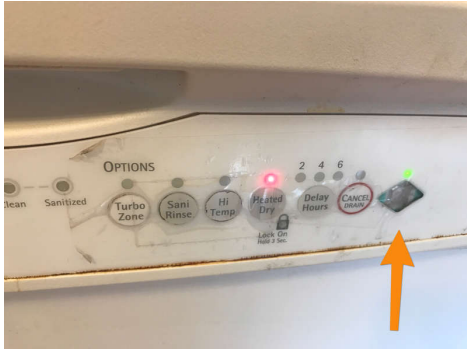
11.1.1 Dishwasher

MODERATE WEAR TO DISHWASHER

Panel and buttons show signs of moderate wear/damage.

Recommendation

Contact a qualified professional.



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 inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

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

Basement, Foundation, Crawlspace & Structure

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

Heating

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

Cooling

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

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

Plumbing

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

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the 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.

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.