MR HOME CHECK
7198221185
mike@mrhomecheck.com
http://www.mrhomecheck.com

RESIDENTIAL REPORT

1234 Main St.
Colorado Springs CO 80904

Buyer Name
03/21/2018 9:00AM

Inspector
Michael Floren
7204486610
mike@mrhomecheck.com

Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

SUMMARY

10 RECOMMENDATION

8 SAFETY HAZARD

- 3.1.1 Roof - Coverings: Damaged (General)
- 3.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- 3.3.1 Roof - Flashings: Corroded - Severe
- 4.4.1 Exterior - Decks, Balconies, Porches & Steps: Railing Unsafe
- 4.5.1 Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
- 4.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- 5.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Efflorescence
- 5.2.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Standing Water
- 6.1.1 Heating - Equipment: Filter Dirty
- 6.1.2 Heating - Equipment: DAMAGED FURNACE! Back draft or Improper Flame
- 8.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Lose Plumbing Fixtures
- 8.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Missing Plumbing
- 8.5.1 Plumbing - Fuel Storage & Distribution Systems: Gas Leak Detected
- 9.1.1 Electrical - Service Entrance Conductors: Melted Service Conector
- 9.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
- 9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Reverse Polarity
- 9.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- 11.3.1 Doors, Windows & Interior - Floors: Carpet Stains

1: INSPECTION DETAILS

Information

In Attendance
Inspector Only

Occupancy
Vacant

Style
Ranch

Temperature (approximate)
65 Fahrenheit (F)

Type of Building
Detached

Weather Conditions
Clear

2: INTRODUCTION LETTER

		D	NP	NI	IN

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

Information

Congratulations on buying your new home.

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect.
You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs,
environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's
disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are
nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damaged caused by
termite infestation, for example.
4. Safety hazards. Such as a lack of GFCI-protection.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both
life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are
under no obligation to repair everything mentioned in the report. No home is perfect.

Keep things in perspective. In today's real estate market homes are sold in a matter of days and some times hours. Don't
kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance,
conditions already listed on the seller's disclosure, or nit-picky items.

INTRODUCTION, SCOPE, DEFINITIONS, & COMPLIANCE STATEMENT:

The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This
inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the National Association of Home Inspectors. The
Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the
inspection, and it is part of the report. The cost estimates and video are not part of the bargained-for report.

SCOPE: This inspection complies and reflects with the National Association of Home Inspectors, NACHI, Standard Operating Procedures, SOP, located at
www.nachi.org/sop. A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the
visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make
any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a
competently performed inspection.

No warranty, guarantee, or insurance by Pro House Check LLC is expressed or implied. This report does not include inspection for wood destroying
insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection.
No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be
anticipated.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to
the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations
mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related
problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to
closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians,
engineers, or roofers.

TO BE CONCISE, the following phrases have been used in the report to identify systems or components that need your attention prior to closing or
purchasing the property:

- ATB: Appears to be. This is an abbreviation for an observation that states that we can only guess as to the actual item or event. For example, we
do not know if a tree hit the roof if we do not actually observe the tree hitting the roof, but we can state that there "appears to be" a tree strike on
the roof if the damage appears to coincide with a tree strike.
- MONITORING RECOMMENDED: Denotes a system or component needing further evaluation and/or close observation in order to determine if
correction is needed.
- IMPROVEMENT AND REPAIR RECOMMENDED: Denotes a system or component that should receive normal maintenance, repair, or adjustment
in order to function properly.
- CORRECTION AND FURTHER EVALUATION RECOMMENDED: Denotes a system or component that is significantly deficient or at the end of its
service life, and needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property
further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations
must be made prior to closing or purchasing the property.

COLORADO HOME INSPECTOR COMPLIANCE STATEMENT:

- I represent that I am a full member in good standing of the National Association of Certified Home Inspectors (NACHI), www.nachi.org. Member #17060123.
- I will conduct a home inspection of the previously mentioned property in accordance with the NASHI Code of Ethics and Standards of Practice and the Home Inspection Agreement.

3: ROOF

		D	NP	NI	IN
3.1	Coverings	X			X
3.2	Roof Drainage Systems	X			X
3.3	Flashings	X			X
3.4	Skylights, Chimneys & Other Roof Penetrations				X

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

Information

Inspection Method
Roof

Roof Type/Style
Hip

Coverings: Material
Fiberglass

Flashings: Material
Aluminum, Copper, Rubber

Roof Drainage Systems: Gutter Material
Seamless Aluminum

Minor pooling inside of the seamless gutter.

Observations

3.1.1 Coverings

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.

ATB Impact damage from over hanging trees.

3.2.1 Roof Drainage Systems

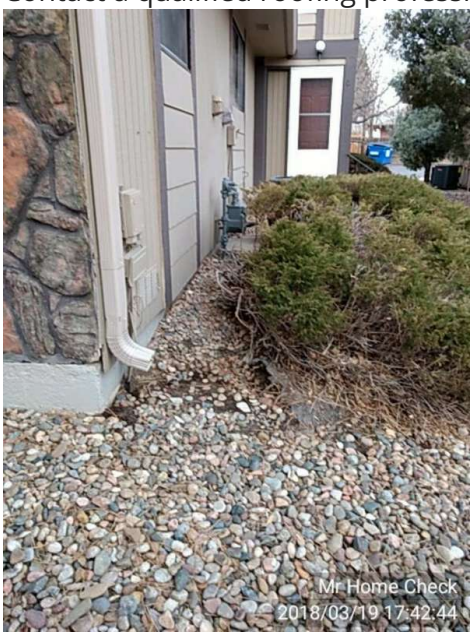
DOWNSPOUTS DRAIN NEAR HOUSE

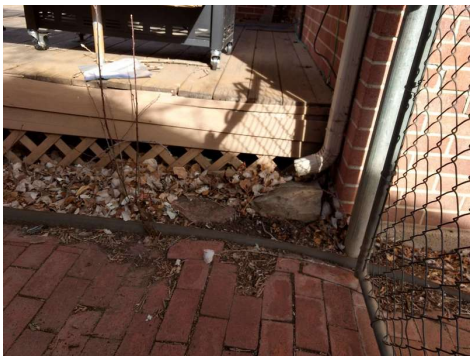
One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.





3.3.1 Flashings

CORRODED - SEVERE

WEST SIDE OF THE PEAK IN THE MIDDLE OF THE ROOF.

Roof flashing showed signs of severe corrosion, which can lead to moisture intrusion and/or mold. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.

Flashing is severely rusted and is

rusting though in places.

4: EXTERIOR

		D	NP	NI	IN
4.1	Siding, Flashing & Trim				X
4.2	Exterior Doors				X
4.3	Walkways, Patios & Driveways				X
4.4	Decks, Balconies, Porches & Steps	X			X
4.5	Eaves, Soffits & Fascia	X			X
4.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

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

Information

Inspection Method
Attic Access, Crawlspace Access, Visual

Exterior Doors: Exterior Entry Door
Steel, Wood

Decks, Balconies, Porches & Steps: Material
Wood

Siding, Flashing & Trim: Siding Material
Brick

Walkways, Patios & Driveways: Driveway Material
Concrete

Siding, Flashing & Trim: Siding Style
Brick

Decks, Balconies, Porches & Steps: Appurtenance
Deck with Steps

Observations

4.4.1 Decks, Balconies, Porches & Steps

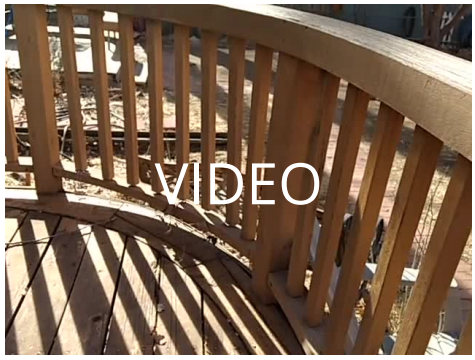
Safety Hazard

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.

Recommendation

Contact a qualified deck contractor.



4.5.1 Eaves, Soffits & Fascia

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 qualified painter.

Paint is bubbling up at the seam.

Paint missing on the bottom edges near the roof.

Paint failing in areas of the exit door.

4.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

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 landscaping contractor

This area sloped toward the house forcing water up against the foundation. It should slope away from the house.

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		D	NP	NI	IN
5.1	Foundation				X
5.2	Basements & Crawlspaces	X			X
5.3	Floor Structure				X
5.4	Wall Structure				X
5.5	Ceiling Structure				X

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

Information

Inspection Method
Attic Access, Crawlspace Access, Visual

Floor Structure: Material
Wood Beams, Steel I-Beams

Floor Structure: Sub-floor
Plywood

Floor Structure: Basement/Crawlspace Floor
Dirt

Foundation: Material
Concrete

Observations

5.2.1 Basements & Crawlspaces

EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

Recommendation

Contact a qualified professional.

5.2.2 Basements & Crawlspaces

STANDING WATER

Observed signs that standing water may have been present on basement floor. Recommend a qualified contractor evaluate and find potential source of moisture.

Recommendation

Contact a qualified professional.

6: HEATING

		D	NP	NI	IN
6.1	Equipment	X			X
6.2	Normal Operating Controls				X
6.3	Distribution Systems				X
6.4	Vents, Flues & Chimneys				X
6.5	Presence of Installed Heat Source in Each Room				X

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

Information

Equipment: Brand
Carrier

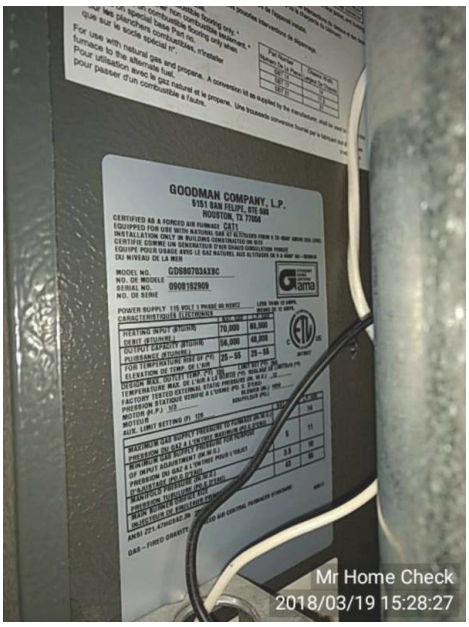
Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Insulated, Non-insulated

AFUE Rating
95

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

6.1.1 Equipment

FILTER DIRTY

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

Recommendation

Contact a qualified HVAC professional.

This filter has about a 1/4 inch layer of mud and gunk on it.

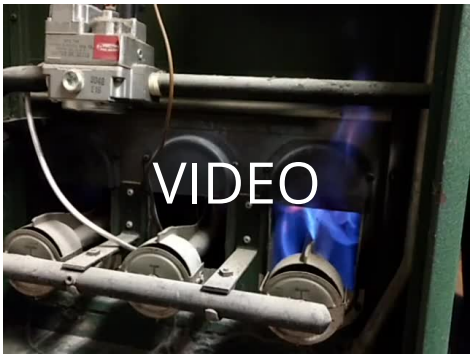
6.1.2 Equipment

Safety Hazard

DAMAGED FURNACE! BACK DRAFT OR IMPROPER FLAME

BASEMENT UTILITY ROOM.

The furnace is showing signs of deterioration past its service life. The right burner is experiencing flame roll out, and the middle is back drafting. This is a sign of a damaged furnace which will more than likely need replacement.



7: COOLING

		D	NP	NI	IN
7.1	Cooling Equipment			X	
7.2	Normal Operating Controls		X		
7.3	Distribution System		X		
7.4	Presence of Installed Cooling Source in Each Room		X		

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

Information

Cooling Equipment: Brand
Amana

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior South

Distribution System: Configuration
Split

Cooling Equipment: SEER Rating
85 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioningat Energy.gov.

Limitations

Cooling Equipment

LOW TEMPERATURE

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

8: PLUMBING

		D	NP	NI	IN
8.1	Main Water Shut-off Device				X
8.2	Drain, Waste, & Vent Systems				X
8.3	Water Supply, Distribution Systems & Fixtures				X
8.4	Hot Water Systems, Controls, Flues & Vents				X
8.5	Fuel Storage & Distribution Systems	X			X
8.6	Sump Pump		X		

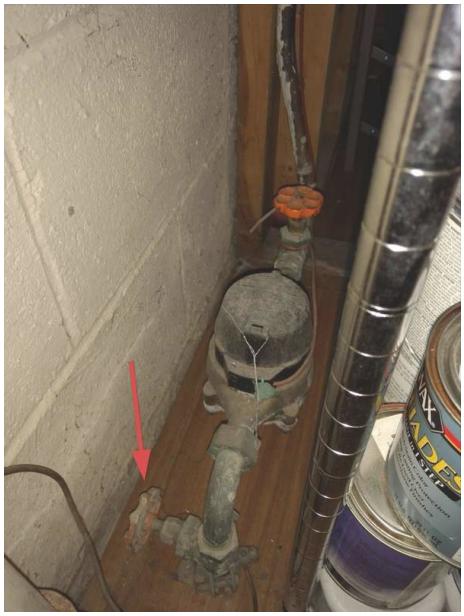
D = Deficiency NP = Not Present NI = Not Inspected IN = Inspected

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Basement



Main Water Shutoff.

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

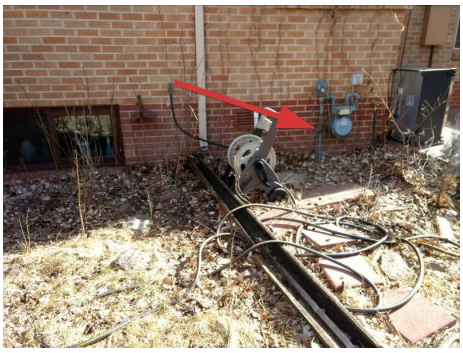
Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons

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

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

Gas Meter



Gas shutoff is located on the gas meter next to the rear porch.

Main Water Shut-off Device: Water Leak Test

Basement in the Utility Room.

We test for water leaks by taking 3 pictures of the water meter. If it does not move then there should not be a substantial water leak.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

GE

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.

Observations

8.3.1 Water Supply, Distribution Systems & Fixtures

Safety Hazard

LOSE PLUMBING FIXTURES

One or more of the plumbing plumbing fixtures are lose.

Recommendation

Contact a qualified plumbing contractor.

8.3.2 Water Supply, Distribution Systems & Fixtures

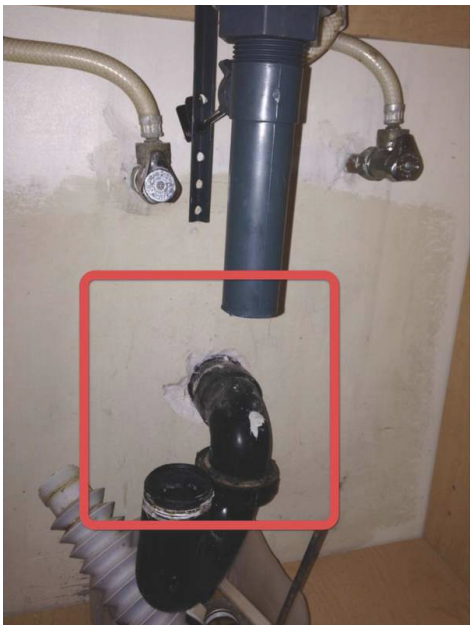
Safety Hazard

MISSING PLUMBING

The house is missing plumbing in several areas of the home.

Recommendation

Contact a qualified plumbing contractor.



Drain Plumbing is missing.

8.5.1 Fuel Storage & Distribution Systems

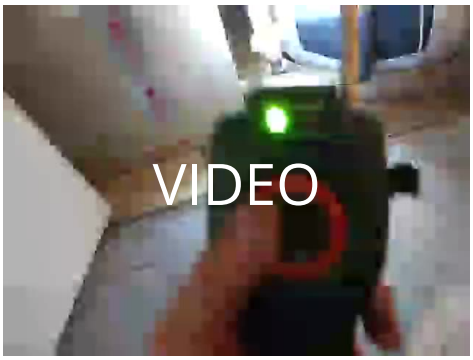
Safety Hazard

GAS LEAK DETECTED

A small gas leak was detected next to the water heater on a connection point.

Recommendation

Contact a qualified plumbing contractor.



9: ELECTRICAL

		D	NP	NI	IN
9.1	Service Entrance Conductors	X			X
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device				X
9.3	Branch Wiring Circuits, Breakers & Fuses				X
9.4	Lighting Fixtures, Switches & Receptacles	X			X
9.5	GFCI & AFCI	X			X
9.6	Smoke Detectors				
9.7	Carbon Monoxide Detectors				X

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

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead

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

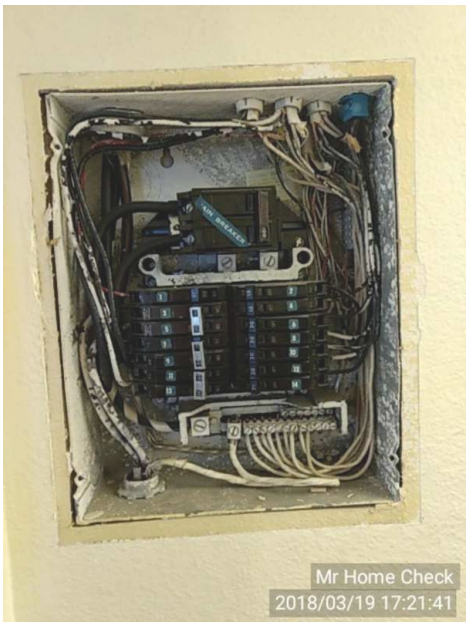
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

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
Conduit, Romex

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



Observations

9.1.1 Service Entrance Conductors

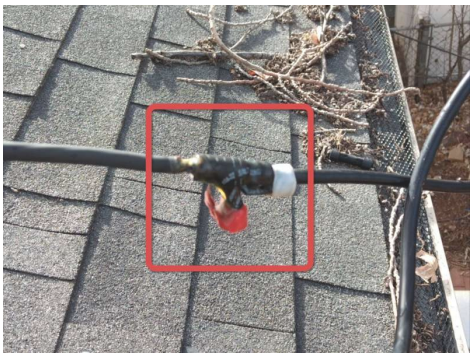
MELTED SERVICE CONECTOR

Safety Hazard

The service conector is melted.

Recommendation

Contact a qualified electrical contractor.



Melted connector from excessive heat.

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

Safety Hazard

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

9.4.1 Lighting Fixtures, Switches & Receptacles

REVERSE POLARITY

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.

Dining room.

9.5.1 GFCI & AFCI

Safety Hazard

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.

10: ATTIC, INSULATION & VENTILATION

		D	NP	NI	IN
10.1	Attic Insulation				X
10.2	Vapor Retarders (Crawlspace or Basement)		X	X	
10.3	Ventilation				X
10.4	Exhaust Systems				X

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

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal

Flooring Insulation
Batt

Attic Insulation: R-value
30

Attic Insulation: Insulation Type
Blown

Ventilation: Ventilation Type
Gable Vents, Passive, Ridge Vents

Exhaust Systems: Exhaust Fans
None

11: DOORS, WINDOWS & INTERIOR

		D	NP	NI	IN
11.1	Doors				X
11.2	Windows				X
11.3	Floors				X
11.4	Walls				X
11.5	Ceilings				X
11.6	Steps, Stairways & Railings				X
11.7	Countertops & Cabinets				X

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

Information

Windows: Window Type
Storm, Thermal

Windows: Window Manufacturer
Andersen

Floors: Floor Coverings
Carpet, Vinyl

Walls: Wall Material
Brick

Ceilings: Ceiling Material
Popcorn

Countertops & Cabinets: Countertop Material
Laminate

Countertops & Cabinets: Cabinetry
Wood

Observations

11.3.1 Floors

CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.

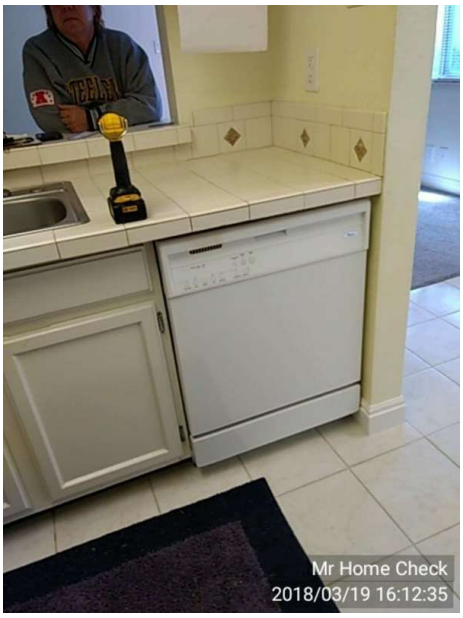
12: BUILT-IN APPLIANCES

		D	NP	NI	IN
12.1	Dishwasher				X
12.2	Refrigerator				X
12.3	Range/Oven/Cooktop				X
12.4	Garbage Disposal				X

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

Information

Dishwasher: Brand
Bosch



Refrigerator: Brand
Frigidaire

Range/Oven/Cooktop: Range/Oven Energy Source
Gas

Range/Oven/Cooktop: Range/Oven Brand
Hotpoint

Range/Oven/Cooktop: Exhaust Hood Type
Vented

STANDARDS OF PRACTICE

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

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

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

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

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

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

Plumbing

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

Electrical

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