



HOMEWAY LLC



## RESIDENTIAL REPORT

1234 Main St.  
Port St Lucie FL 34983

Buyer Name  
07/12/2018 9:00AM



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# SUMMARY



MAINTENANCE ITEM



RECOMMENDATION

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.1.2 Roof - Coverings: Ponding
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- 🔧 2.2.2 Roof - Roof Drainage Systems: Gutter Damaged
- ⊖ 2.2.3 Roof - Roof Drainage Systems: Gutter Improperly Sloped
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
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- ⊖ 6.1.1 Cooling - Cooling Equipment: Air Flow Restricted
- ⊖ 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Distribution Pipe Leaking
- ⊖ 7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Main Water Supply Pipe Corroded
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- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 9.2.1 Doors, Windows & Interior - Windows: Missing Screen
- ⊖ 9.3.1 Doors, Windows & Interior - Floors: Damaged (General)
- ⊖ 9.4.1 Doors, Windows & Interior - Walls: Doorknob Hole
- ⊖ 9.4.2 Doors, Windows & Interior - Walls: Poor Patching
- 🔧 9.4.3 Doors, Windows & Interior - Walls: Missing trim
- 🔧 9.4.4 Doors, Windows & Interior - Walls: Missing door stops
- 🔧 9.4.5 Doors, Windows & Interior - Walls: Chipped/missing paint or stained walls
- ⊖ 10.1.1 Built-in Appliances - Dishwasher: Leaking

# 1: INSPECTION DETAILS

## Information

**Type of Building**

Single Family

**In Attendance**

Client's Agent

**Occupancy**

Vacant, Power Off

**Style**

Ranch

**Weather Conditions**

Clear, Humid, Recent Rain

**Age of Building**

04/04/2006



## Limitations

General

**POWER OFF**

Electrical not turned on at time of inspection. All electrical components or anything requiring power was visually inspected, however unable to be fully inspected without the power on.

# 2: ROOF

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

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

## Information

### Inspection Method

Ground, Ladder, Roof

### Flashings: Material

Aluminum



### Roof Type/Style

Hip



**Coverings: Material**

Concrete, Tile



**Roof Drainage Systems: Gutter Material**

Aluminum



**Deficiencies**

2.1.1 Coverings

**DAMAGED (GENERAL)**

 Recommendation

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

Numerous broken or chipped tiles

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

**PONDING**

 Recommendation

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

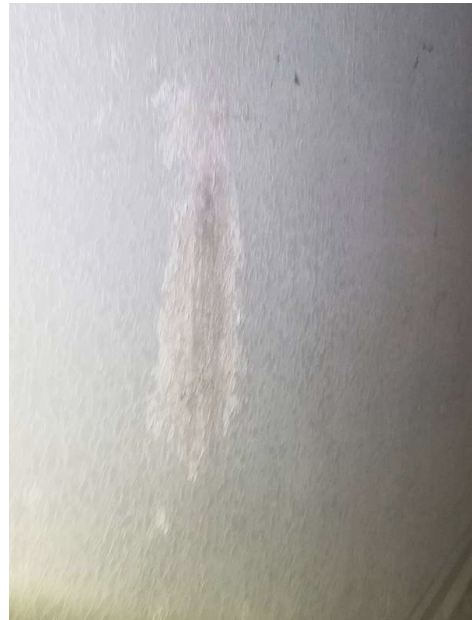
Repair appears to have been made to previous leak from location near front door.

Recommendation

Contact a qualified roofing professional.



Previous repair from leaking roof. Recommend roofing professional for further evaluation.



Wall in garage below where previous repair was done for leak in roof. No evidence of active moisture on wall.



Evidence of previous roof leak as seen from the attic.



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 gutter contractor





2.2.2 Roof Drainage Systems

 Maintenance Item

**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.

Downspout was damaged, sidewalk nearby sinking slightly from water.

Recommendation

Contact a qualified gutter contractor



2.2.3 Roof Drainage Systems

 Recommendation

**GUTTER IMPROPERLY SLOPED**

Gutter are improperly sloped in areas, which could result in runoff drainage around the foundation and possible structural shifting. Recommend qualified roofing or gutters contractor repair.

Water not completely draining from one or more gutters due to slope of gutters.

Recommendation

Contact a qualified gutter contractor



# 3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			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			

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## Information

### Inspection Method

Visual

### Siding, Flashing & Trim: Siding

Material

Stucco

### Siding, Flashing & Trim: Siding

Style

Stucco

### Exterior Doors: Exterior Entry Door

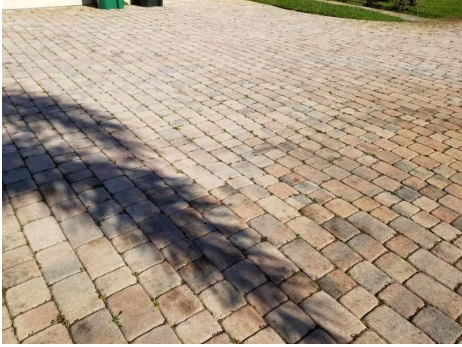
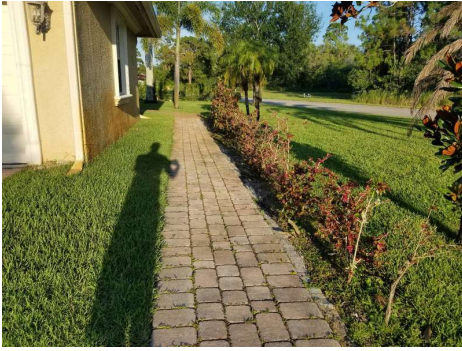
Glass, Steel



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

Brick

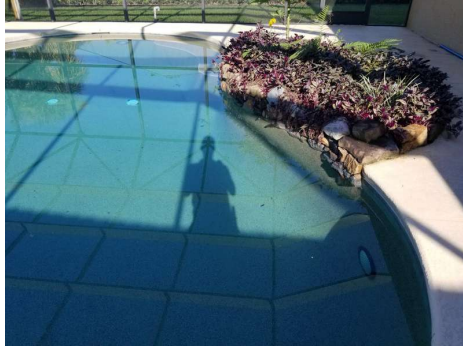
Driveway and walkways show normal settling. Recommend monitoring if it persists.



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

Covered Porch, Patio, Pool

Pool visually inspected. Power not on at time of inspection so unable to operate pumps and lights fully.



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

Concrete, Tile



**Deficiencies**

3.1.1 Siding, Flashing & Trim

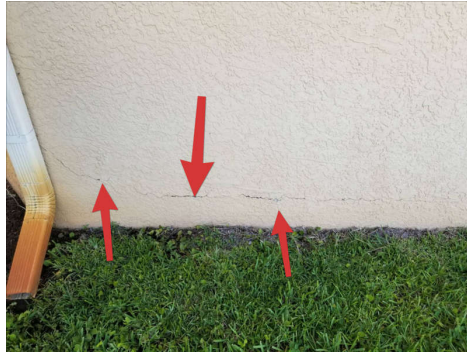
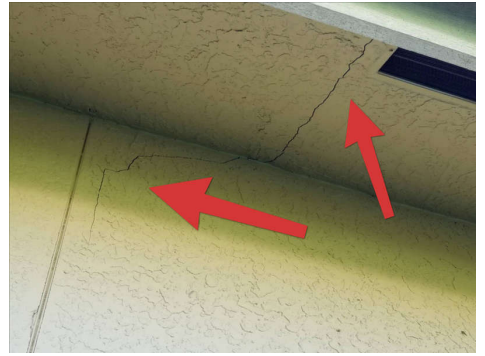
**CRACKING - MINOR**

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.



Recommendation

Contact a stucco repair contractor



3.1.2 Siding, Flashing & Trim  
**GROUND CLEARANCE**



Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.

Recommendation

Contact a qualified general contractor.



3.1.3 Siding, Flashing & Trim

 Maintenance Item

**MILDEW/ALGAE**

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation

Recommended DIY Project



# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Basements & Crawlspace			X	
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

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## Information

**Inspection Method**

Attic Access, Visual

**Foundation: Material**

Slab on Grade

**Floor Structure: Material**

Inaccessible

**Floor Structure: Sub-floor**

Inaccessible

# 5: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
5.1	Attic Insulation	X			
5.2	Vapor Retarders (Crawlspace or Basement)			X	
5.3	Ventilation	X			
5.4	Exhaust Systems	X			

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## Information

**Dryer Power Source**

220 Electric

**Dryer Vent**

Metal (Flex)

**Flooring Insulation**

Loose Fill

**Attic Insulation: Insulation Type**

Loose-fill

**Attic Insulation: R-value**

15

**Ventilation: Ventilation Type**

Soffit Vents



**Exhaust Systems: Exhaust Fans**

None



# 6: COOLING

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

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## Information

**Cooling Equipment: Energy Source/Type**

Electric, Central Air Conditioner

**Cooling Equipment: Location**

Exterior West

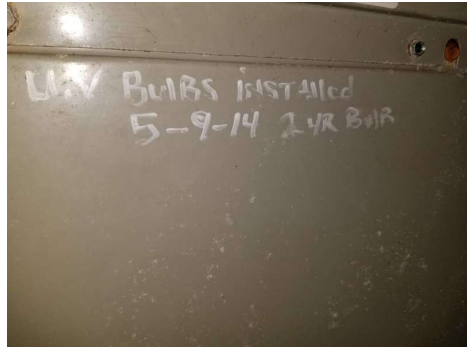
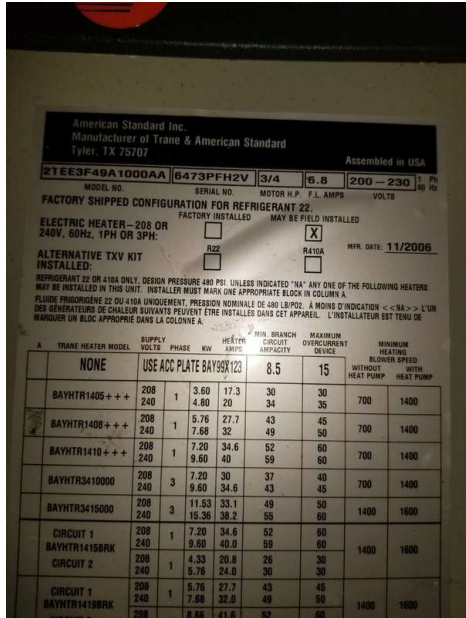
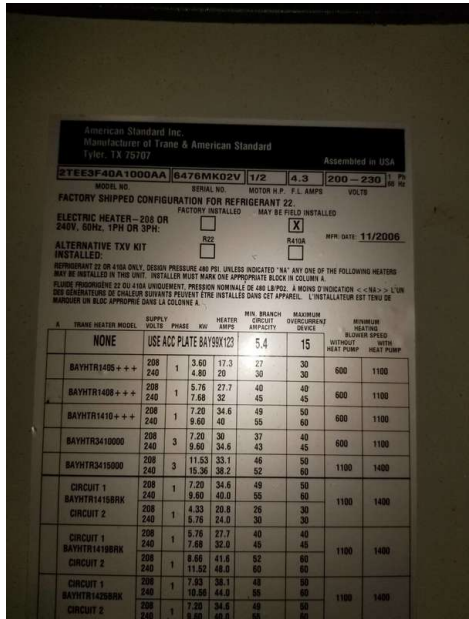
**Normal Operating Controls: Thermostat**



**Distribution System: Configuration**

Central

**Cooling Equipment: Brand**  
Trane



**Cooling Equipment: SEER Rating**  
19 SEER

Modern standards call for at least 13 SEER rating for new install.  
Read more on energy efficient air conditioning at [Energy.gov](http://Energy.gov).

**Limitations**

General  
**POWER OFF, UNABLE TO TEST COOLING/HEATING**

**Deficiencies**

## 6.1.1 Cooling Equipment

**AIR FLOW RESTRICTED**

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.

**Recommendation**

# 7: PLUMBING

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

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## Information

### Filters

Whole house conditioner



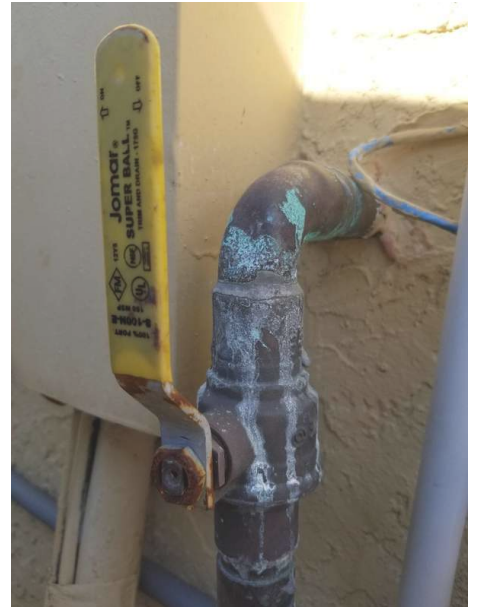
### Water Source

Well

### Main Water Shut-off Device:

Location

West



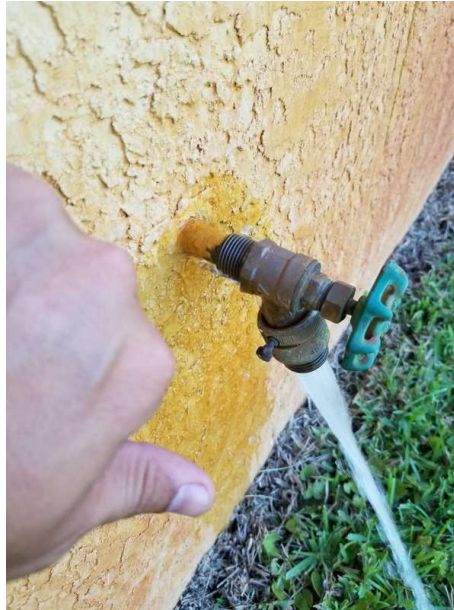
### Drain, Waste, & Vent Systems:

Drain Size

2"

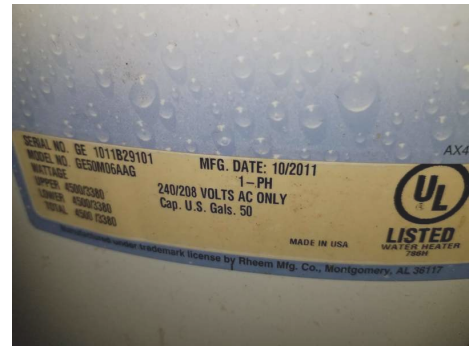
**Water Supply, Distribution Systems & Fixtures: Water Supply Material**

Copper



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

50 gallons



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

Garage



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

Electric

Electric

**Drain, Waste, & Vent Systems: Material**

PVC



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

PVC



## 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.](#)

## Deficiencies

### 7.3.1 Water Supply, Distribution Systems & Fixtures

#### **DISTRIBUTION PIPE LEAKING**

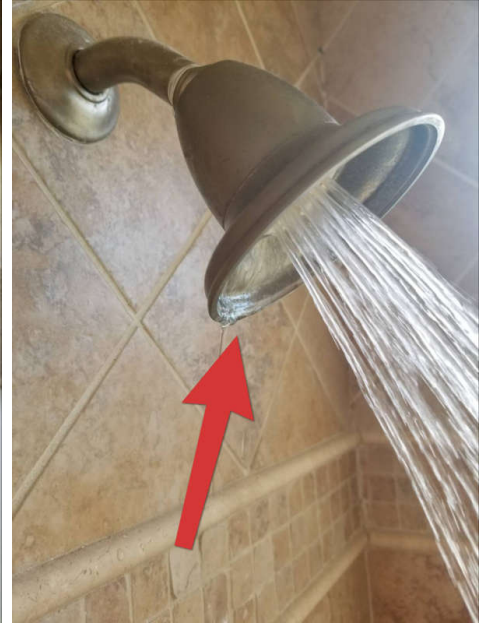
Distribution pipe was leaking. Recommend a qualified plumber evaluate and repair.

One or more pipes, valves, or faucets were leaking under normal operation.



Recommendation

Contact a qualified plumbing contractor.



7.3.2 Water Supply, Distribution Systems & Fixtures

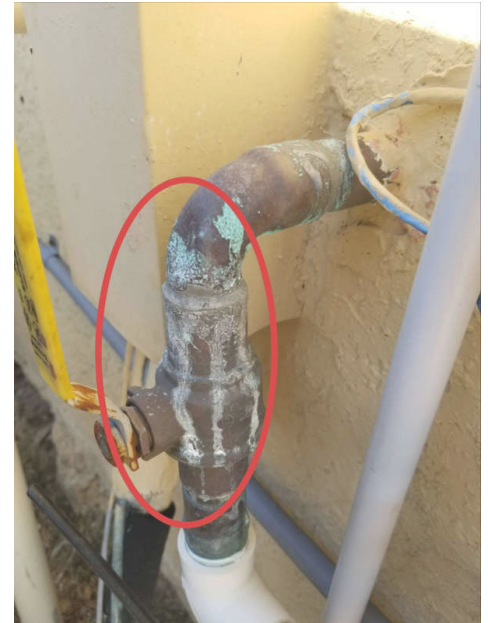
 Recommendation

**MAIN WATER SUPPLY PIPE CORRODED**

Main water supply pipe was heavily corroded. This can lead to shortened lifespan of the pipe. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



7.3.3 Water Supply, Distribution Systems & Fixtures

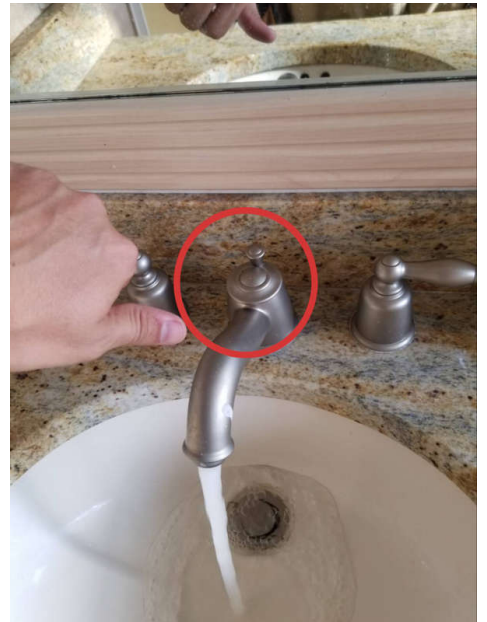
 Maintenance Item

**STOPPER ON ONE OR MORE SINKS NOT FUNCTIONING**

Recommendation

Recommended DIY Project





# 8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			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

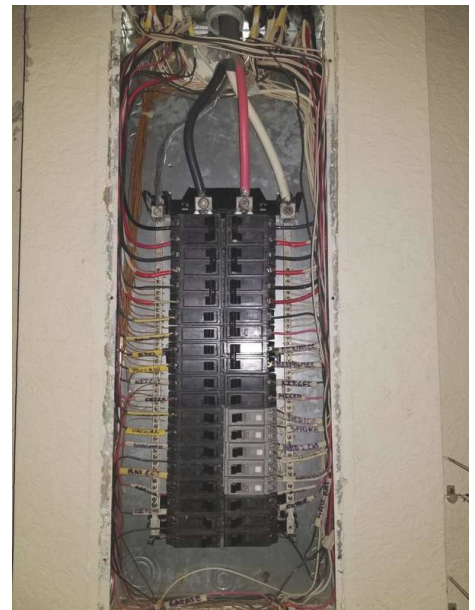


### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP

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

General Electric



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

Circuit Breaker

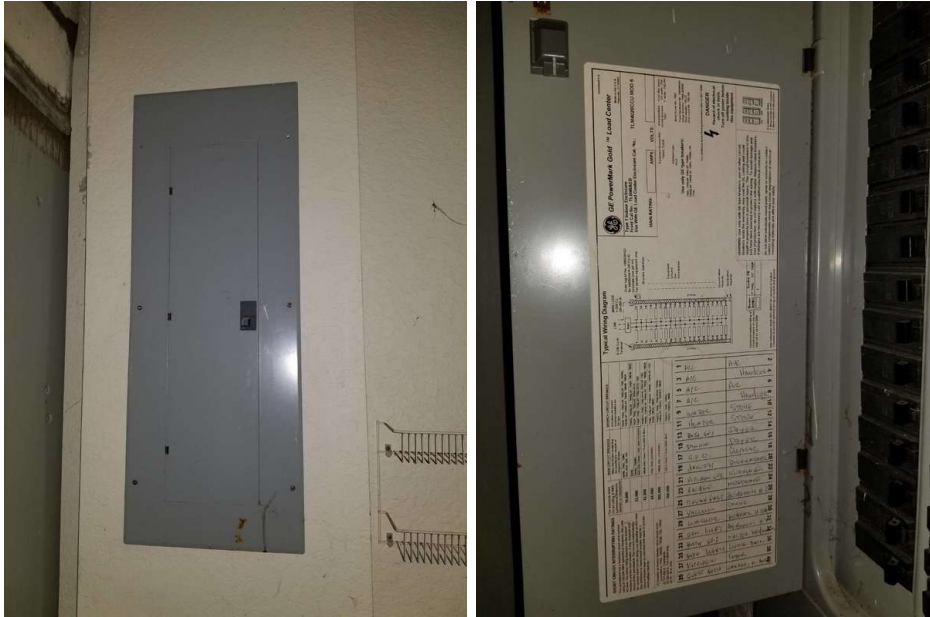
### Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

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

Not Visible

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



## Limitations

General

**POWER OFF AT TIME OF INSPECTION**

## Deficiencies

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

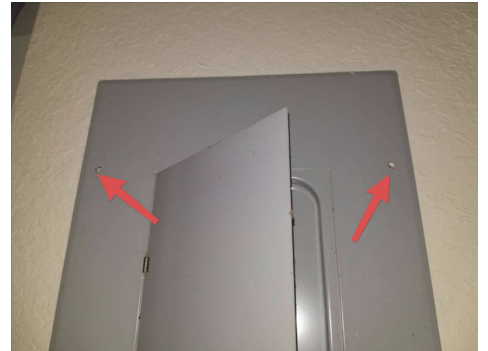
 Maintenance Item

### PANEL MISSING SCREWS

Panel improperly secured, missing one or more screws.

Recommendation

Recommended DIY Project

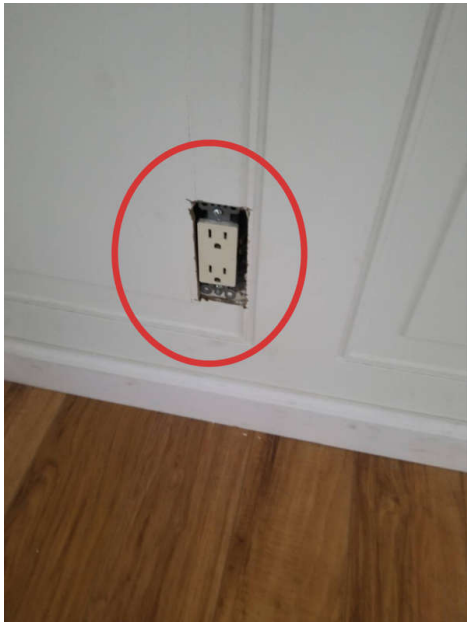


8.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

### COVER PLATES MISSING

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



## 9: DOORS, WINDOWS & INTERIOR

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

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### Information

**Windows: Window Manufacturer**  
Lawson

**Windows: Window Type**  
Double-hung

**Walls: Wall Material**  
Drywall



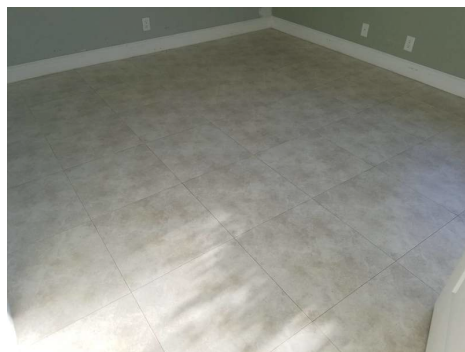
**Ceilings: Ceiling Material**

Plaster



**Floors: Floor Coverings**

Tile



**Countertops & Cabinets: Cabinetry**

Wood



### Countertops & Cabinets: Countertop Material

Granite



## Deficiencies

### 9.2.1 Windows

#### MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

Recommendation



### 9.3.1 Floors

#### DAMAGED (GENERAL)

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Damaged baseboard or transitions.

Recommendation

Contact a qualified flooring contractor

Recommendation



9.4.1 Walls

 Recommendation

**DOORKNOB HOLE**

Wall had damage from doorknob. Recommend a qualified handyman or drywall contractor repair.



Recommendation  
Recommended DIY Project

9.4.2 Walls

 Recommendation

**POOR PATCHING**

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



9.4.3 Walls

 Maintenance Item

**MISSING TRIM**

Recommendation  
Contact a qualified professional.





9.4.4 Walls

**MISSING DOOR STOPS**

Recommendation

Contact a qualified professional.

 Maintenance Item



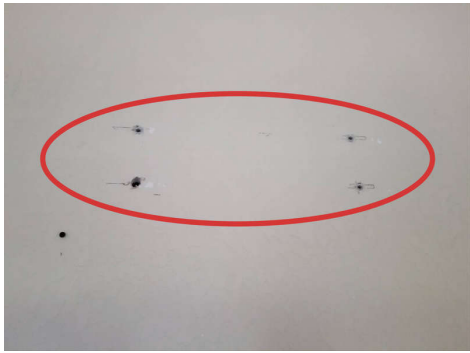
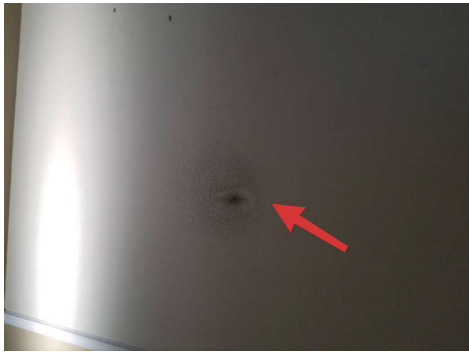
9.4.5 Walls

**CHIPPED/MISSING PAINT OR STAINED WALLS**

Recommendation

Contact a qualified professional.

 Maintenance Item



# 10: BUILT-IN APPLIANCES

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

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## Information

**Dishwasher: Brand**  
Samsung



**Refrigerator: Brand**  
Samsung



**Range/Oven/Cooktop: Exhaust Hood Type**  
Re-circulate

**Range/Oven/Cooktop:**

**Range/Oven Brand**

Samsung

**Range/Oven/Cooktop:**

**Range/Oven Energy Source**

Electric



**Limitations**

General

**NO POWER**

**Deficiencies**

10.1.1 Dishwasher

**LEAKING**

Dishwasher shows evidence of a leak. Pooled water on floor and corrosion on bottom of machine.

Recommendation

Contact a qualified appliance repair professional.

 Recommendation



# 11: HEATING

		IN	NI	NP	D
11.1	Equipment	X			
11.2	Normal Operating Controls	X			
11.3	Distribution Systems	X			
11.4	Vents, Flues & Chimneys	X			
11.5	Presence of Installed Heat Source in Each Room	X			

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## Information

**Equipment: Brand**

Trane

**Equipment: Energy Source**

Electric

**Equipment: Heat Type**

Heat Pump

**Distribution Systems: Ductwork**

Insulated

**AFUE Rating**

90

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.

## Limitations

General

**POWER OFF, UNABLE TO TEST HEATING.**

# STANDARDS OF PRACTICE

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## 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.

## 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.

## 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 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.

**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.

**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.