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RESIDENTIAL REPORT

1234 Main St.
Colorado Springs CO 80923

Buyer Name

05/23/2019 9:00AM



Inspector

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Agent

Agent Name

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SUMMARY



ITEMS INSPECTED

MINOR
REPAIR/MAINTENANCE

RECOMMEND REPAIR



SAFETY HAZARD

-  2.1.1 Roof - Coverings: Roof Damage
-  2.2.1 Roof - Roof Drainage Systems: Debris
-  2.2.2 Roof - Roof Drainage Systems: Down Spout Loose
-  2.2.3 Roof - Roof Drainage Systems: Down Spouts are too small
-  2.3.1 Roof - Flashings: Flashing Missing
-  2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Vent stack too short
-  3.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
-  3.1.2 Exterior - Siding, Flashing & Trim: Exterior finish deteriorating
-  3.3.1 Exterior - Walkways, Patios & Driveways: Patio Cracking - Minor
-  3.3.2 Exterior - Walkways, Patios & Driveways: Walkway settling
-  3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Loose Boards
-  4.5.1 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Evidence of Water Intrusion
-  5.1.1 Heating - Equipment: Corrosion
-  5.1.2 Heating - Equipment: Needs Servicing/Cleaning
-  7.1.1 Plumbing - Main Water Shut-off Device: Active Water Leak
-  7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Caulk/Grout deteriorated
-  8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Door Sticks
-  8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
-  8.6.1 Electrical - Smoke Detectors: Past life expectancy
-  8.7.1 Electrical - Carbon Monoxide Detectors: Missing CO Detector
-  9.3.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
-  10.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch
-  10.1.2 Doors, Windows & Interior - Doors: Door Sticks
-  10.2.1 Doors, Windows & Interior - Windows: Window Half Operational
-  10.5.1 Doors, Windows & Interior - Ceilings: Active Water Leak In Ceiling
-  11.1.1 Built-in Appliances - Dishwasher: Improperly Installed Drain Pipe
-  12.5.1 Garage - Garage Door Opener: Missing safety features on garage door
-  12.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Vacant, Utilities On

Style

Multi-level, Ranch

Temperature (approximate)

40 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Dry

2: ROOF

		IN	NI	NP	O
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 O = Observations

Information

Inspection Method

Ladder, Ground

Roof Type/Style

Gable

Flashings: Material

Unknown

Coverings: Material

Concrete, Tile

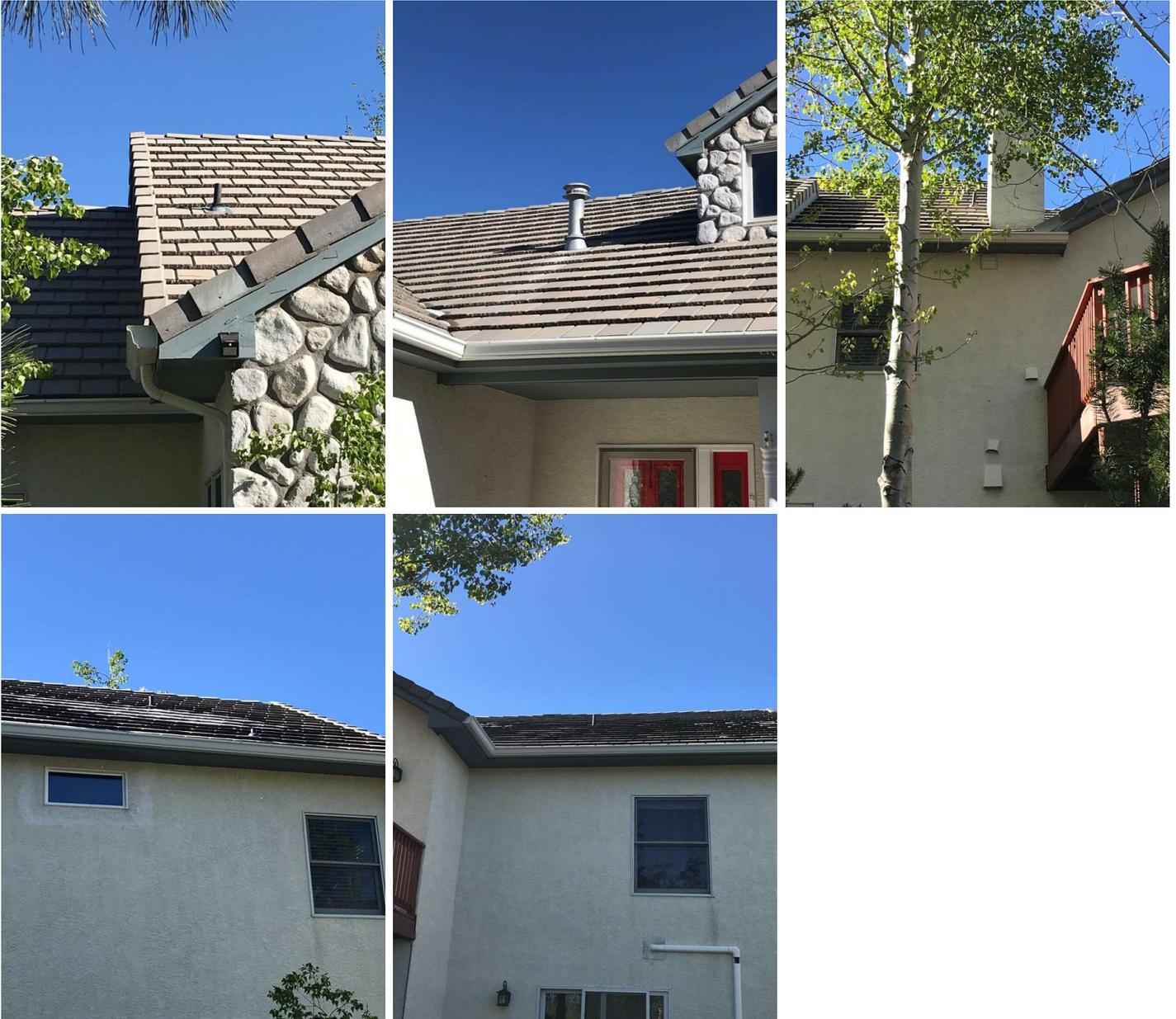


Roof Drainage Systems: Gutter Material
Steel



Skylights, Chimneys & Other Roof Penetrations: Types of Penetrations

Sewer Vent, Exhaust Vent



Observations

2.1.1 Coverings

ROOF DAMAGE

 Recommend Repair

Inspector notes cement roof tiles slipping out of place in numerous areas around house both on front and back. Cracked/broken tiles noted on both the rake and the surface of the roof. Nail heads are backing out at rake and multiple rakes are uneven and show signs of movement. Roof valleys should be cut and opened to prevent buildup of debris and proper water flow. Additionally these tiles appear to be the older 12" size that is no longer manufactured and difficult to find replacements. Inspector recommends further evaluation by roofing professional. If the same size, style, and color of roof tile cannot be sourced consider roof covering replacement.

Recommendation

Contact a qualified roofing professional.





2.2.1 Roof Drainage Systems

 Minor Repair/Maintenance

DEBRIS

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

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

Recommendation

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

 Minor Repair/Maintenance

DOWN SPOUT LOOSE

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.

Recommendation

Contact a qualified handyman.



2.2.3 Roof Drainage Systems

 Recommend Repair

DOWN SPOUTS ARE TOO SMALL

Down spouts appear to be undersized for the size of the gutters. Recommend further evaluation for replacement by roofing professional.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

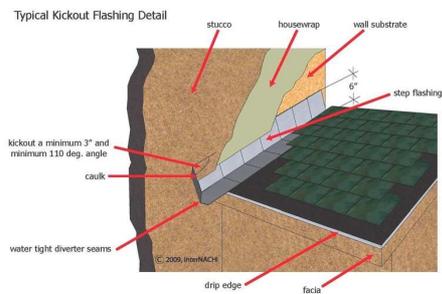
FLASHING MISSING

ALL WHERE REQUIRED

Kick out flashing was missing or inadequate at time of inspection in one or more areas. Kick out flashing provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

VENT STACK TOO SHORT



It is of the inspectors opinion the vent stacks are too short. They should be 6" minimum or 6" higher than snow accumulation for the geographic area. Recommend further evaluation by qualified roofing professional.

Recommendation

Contact a qualified professional.



3: EXTERIOR

		IN	NI	NP	O
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			
3.7	Exterior Water Supply	X			
3.8	Fence			X	

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

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Style

Hard Coat

Decks, Balconies, Porches & Steps: Appurtenance

Patio, Deck



Decks, Balconies, Porches & Steps: Material

Concrete, Wood, Composite

Exterior Water Supply: Location
South, North

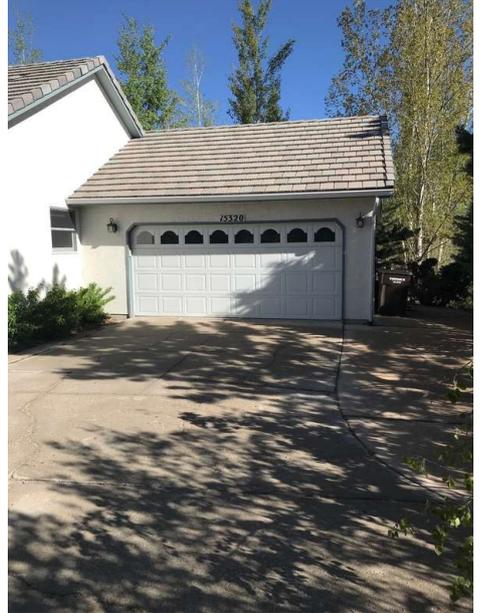
Exterior Water Supply: Water Pressure
50 PSI



Fence: Condition
NA

Siding, Flashing & Trim: Siding Material
Stucco, Stone Veneer





Exterior Doors: Exterior Doors
Sliding Glass, Steel, Fiberglass, Glass



Walkways, Patios & Driveways: Driveway Material
Concrete

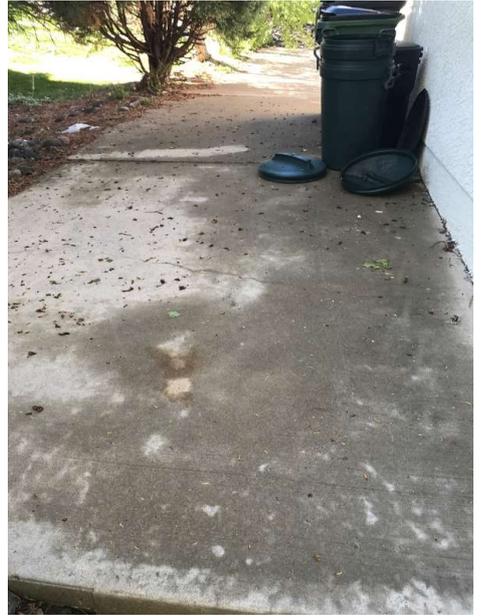


Walkways, Patios & Driveways: Patio Material

Concrete



Walkways, Patios & Driveways: Walkway Material
Concrete



Eaves, Soffits & Fascia: Soffit Characteristics
Enclosed



Observations

3.1.1 Siding, Flashing & Trim

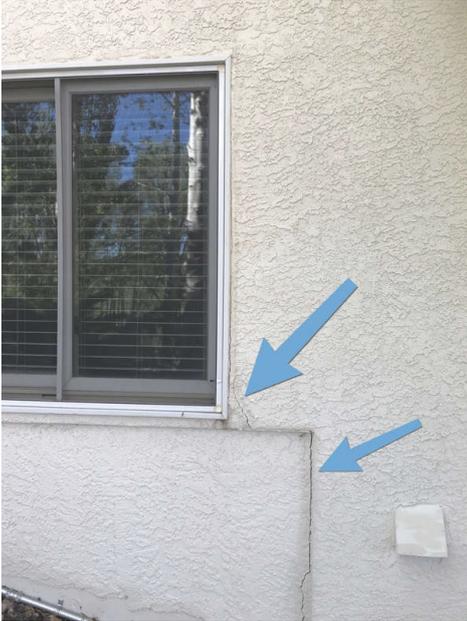
CRACKING - MINOR

NORTH SIDE

Siding showed cracking in one or more places. Cracking in siding allows for water infiltration in exterior wall assembly. Recommend sealing cracks and monitoring.

Recommendation

Recommended DIY Project


Minor Repair/Maintenance


North



3.1.2 Siding, Flashing & Trim

EXTERIOR FINISH DETERIORATING

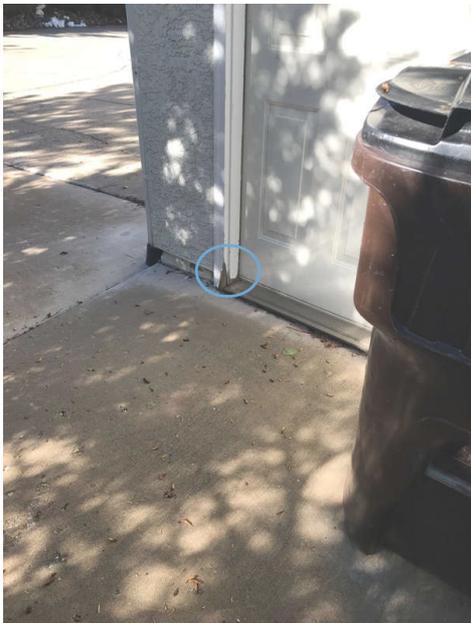
NUMEROUS AREAS

Sealing or painting the exterior is critical to prevent moisture intrusion into the dwelling, prevent rot and mold, and maintain the structural integrity of the home. Recommend having exterior refinished by painting professional.


Minor Repair/Maintenance

Recommendation

Contact a qualified painting contractor.



3.3.1 Walkways, Patios & Driveways

 Minor Repair/Maintenance

PATIO CRACKING - MINOR

FRONT PATIO/PORCH

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.



3.3.2 Walkways, Patios & Driveways

 Minor Repair/Maintenance

WALKWAY SETTLING

NORTH EAST SIDE

Walkway shows evidence of settling. Recommend reviewing water management plan for property and monitoring for further movement. Consider mud jacking or poly leveling to bring back to the correct height.

Recommendation

Contact a qualified concrete contractor.



3.4.1 Decks, Balconies, Porches & Steps



Minor Repair/Maintenance

DECK - LOOSE BOARDS

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

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

Recommendation

Contact a qualified deck contractor.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
4.1	Foundation	X			
4.2	Basements & Crawlspace	X			
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			
4.6	Roof Structure & Attic	X			

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

Information

Inspection Method

Visual

Foundation: Material

Concrete

Floor Structure: Material

Wood Beams



Floor Structure: Sub-floor
OSB



Floor Structure:
Basement/Crawlspace Floor
Concrete



Roof Structure & Attic: Type
Gable

Roof Structure & Attic: Material

Wood, Plywood



Limitations

Foundation

FOUNDATION COVERING

Foundation walls had limited visibility due to installed finished surface.



Observations

4.5.1 Ceiling Structure

 Recommend Repair

EVIDENCE OF WATER INTRUSION

Roofing structure showed signs of water intrusion, which could lead to more serious structural damage. This does not appear to be an active roof leak and there was no sign of moisture at time of inspection. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified roofing professional.





5: HEATING

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

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

Information

Equipment: Brand

Amana



Equipment: Heat Type

Gas-Fired Heat, Forced Air

Distribution Systems: Ductwork

Non-insulated



Fire Place/Chimney: Type

Gas



Life Expectancy

This furnace was manufactured in 2008 and the life expectancy of a furnace is 15 to 25 years.

Equipment: Energy Source

Gas



Normal Operating Controls: Location



Observations

5.1.1 Equipment

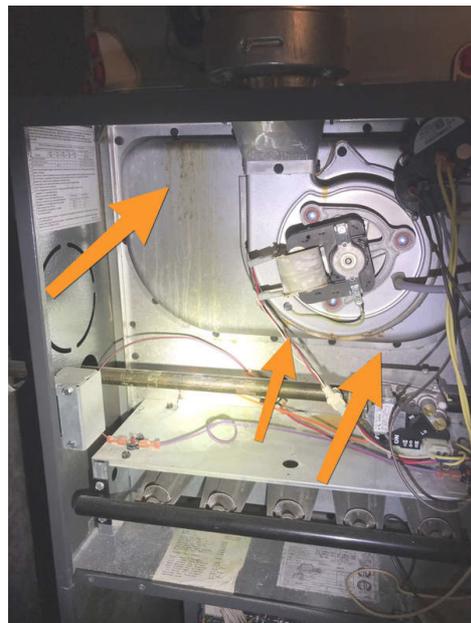
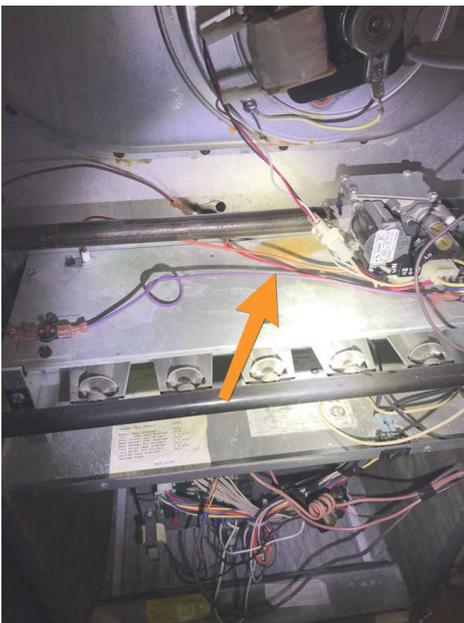
CORROSION

 Recommend Repair

Furnace had evidence of corrosion or previous water infiltration in one or more areas. This could be the result of a leak, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Equipment

NEEDS SERVICING/CLEANING

 Recommend Repair

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

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

Recommendation

Contact a qualified HVAC professional.



Normal Operating Controls:

Location

By Master

Distribution System:

Configuration

Central



7: PLUMBING

		IN	NI	NP	O
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	Sump Pump			X	

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

Information

Filters

None

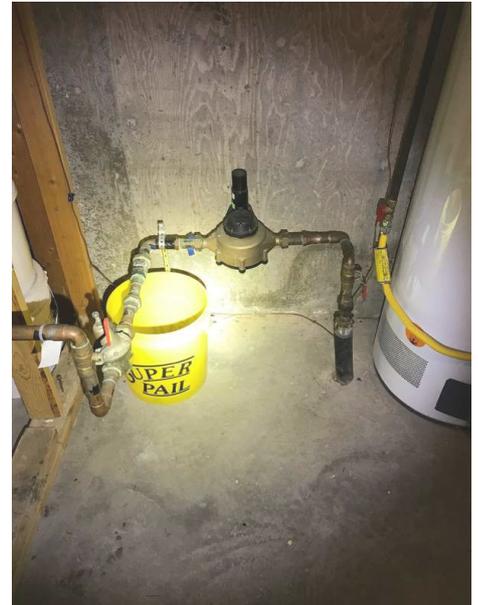
Water Source

Public

Main Water Shut-off Device:

Location

Basement



Drain, Waste, & Vent Systems:

Drain Size

3", 4"

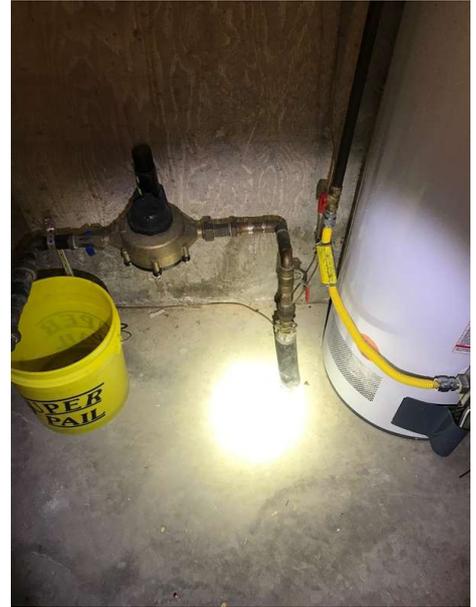
Drain, Waste, & Vent Systems:

Material

ABS

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Pex



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

Gas



Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Utility Room

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

Gas Meter

Sump Pump: Location

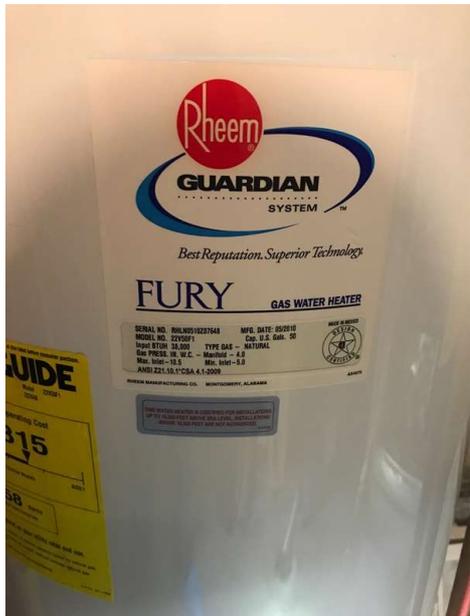
NA

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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

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



Hot Water Systems, Controls, Flues & Vents: Age

This water heater was manufactured in 2010 and the average life expectancy for water heaters is 6 to 12 years.

Observations

7.1.1 Main Water Shut-off Device

 Recommend Repair

ACTIVE WATER LEAK

BASEMENT UTILITY ROOM

Active water leak at water meter and main water shutoff. Recommend repair by licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



7.3.1 Water Supply, Distribution Systems & Fixtures

 Minor Repair/Maintenance

CAULK/GROUT DETERIORATED

BASMENT BATHROOM AND UPPER BATHROOM

Caulking and/or grout was deteriorated in master bathroom shower at time of inspection. Recommend home owner maintenance and repairing these areas to prevent moisture intrusion behind tiling.

Recommendation

Contact a handyman or DIY project



8: ELECTRICAL

		IN	NI	NP	O
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			

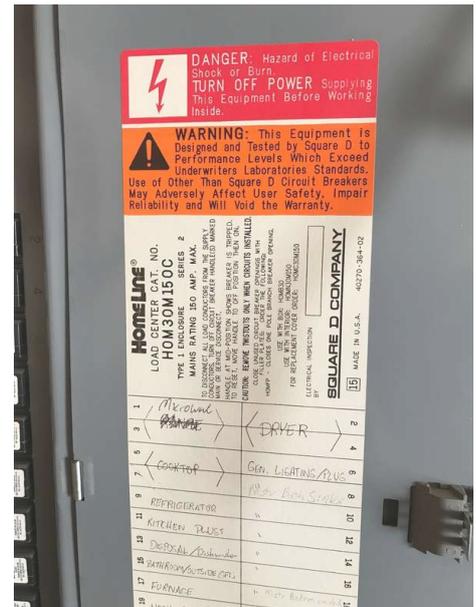
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

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

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

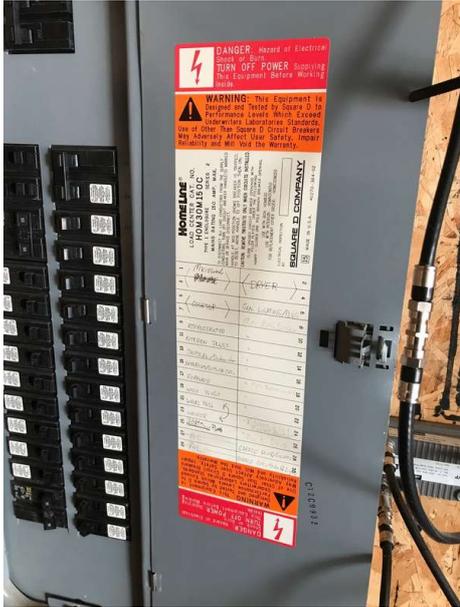
**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity
150 AMP**



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

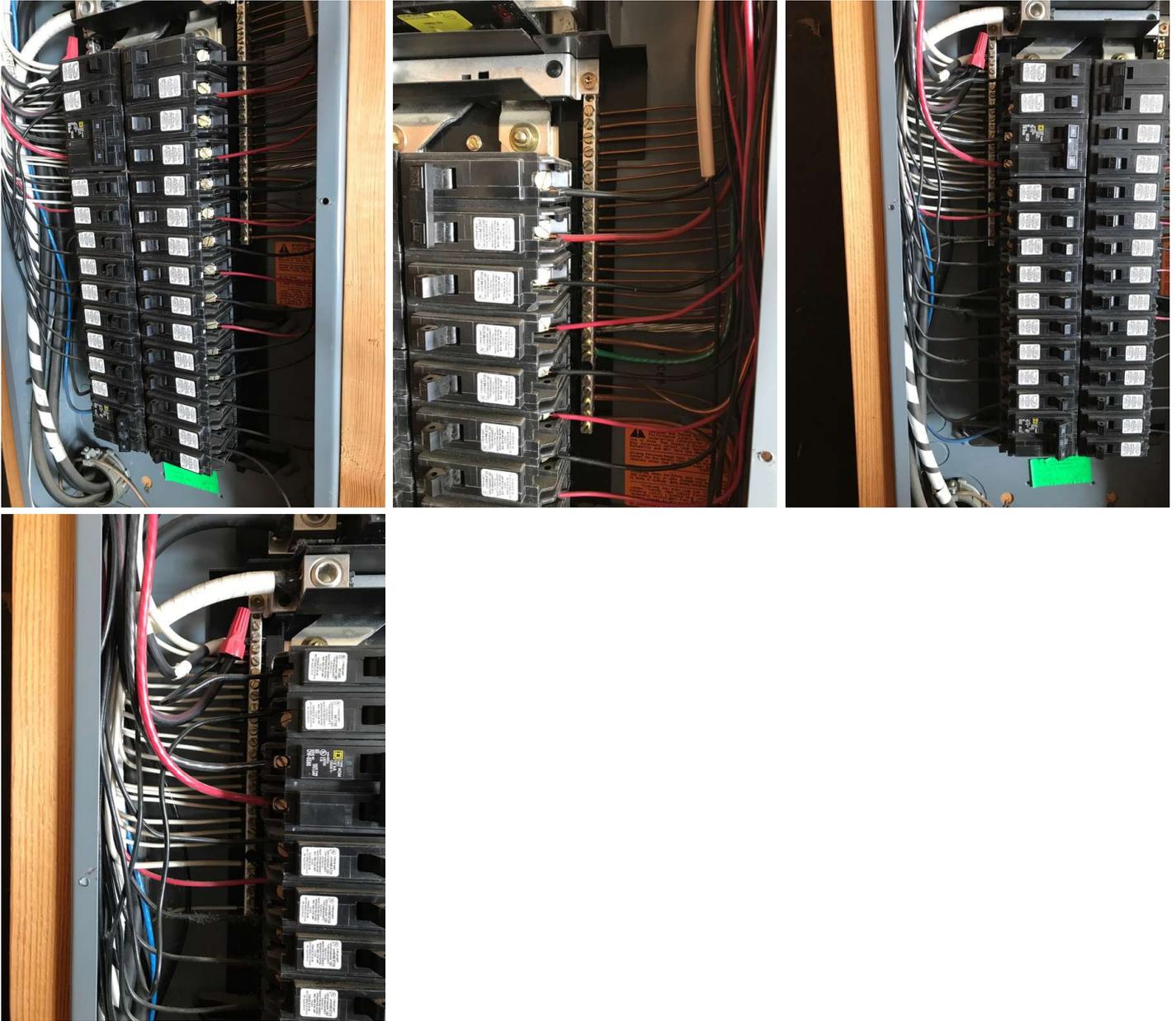
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
 Circuit Breaker

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



Branch Wiring Circuits, Breakers & Fuses: Wiring Method
 Romex

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



Observations

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

 Safety Hazard

DOOR STICKS

GARAGE

Electrical Dead Front Cover Door sticks when trying to open.
Recommend having door repaired or replaced for ease of access in
case emergency shutdown of electricity is required.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles



Minor Repair/Maintenance

COVER PLATES MISSING

OFFICE CLOSET

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

Recommendation

Contact a qualified electrical contractor.



Office

8.6.1 Smoke Detectors



Safety Hazard

PAST LIFE EXPECTANCY

ALL DETECTORS

Fire detectors should be replaced every 10 years. Detectors appears to be past its life cycle expectancy. Recommend replacing.

Recommendation

Contact a handyman or DIY project



8.7.1 Carbon Monoxide Detectors

MISSING CO DETECTOR



No Carbon Monoxide detector found. A carbon-monoxide detector should be installed on every level with bedrooms and within 15 feet of those bedrooms.

Recommendation

Contact a qualified professional.

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
9.1	Attic Insulation	X			
9.2	Attic Ventilation	X			
9.3	Exhaust Systems	X			

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

Information

Flooring Insulation

Unknown

Attic Insulation: R-value

38

Exhaust Systems: Exhaust Fans

Fan Only

Attic Insulation: Insulation Type

Loose-fill, Fiberglass, Batt



Attic Ventilation: Ventilation Type

Gable Vents



Observations

9.3.1 Exhaust Systems

 Recommend Repair

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior or near a roof vent. Possible mold found on vent cover. Consider air quality testing in attic space to ensure there is no mold contamination.

Recommendation

Contact a qualified HVAC professional.



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
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 O = Observations

Information

Windows: Window Type

Drop-down, Sliders

Windows: Window Manufacturer Floors: Floor Coverings

Unknown

Tile



Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Countertops & Cabinets: Countertop Material
Stone



Countertops & Cabinets: Cabinetry
Wood



Observations

10.1.1 Doors

DOOR DOESN'T LATCH

MASTER CLOSET

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



Minor Repair/Maintenance



10.1.2 Doors

DOOR STICKS

MUDROOM

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

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

Recommendation

Contact a qualified handyman.



Minor Repair/Maintenance



10.2.1 Windows

WINDOW HALF OPERATIONAL

MASTER CLOSET

Window would not stay in up or open position. Recommend further evaluation and repair by window repair specialist.

Recommendation

Contact a qualified professional.



Minor Repair/Maintenance



10.5.1 Ceilings

ACTIVE WATER LEAK IN CEILING

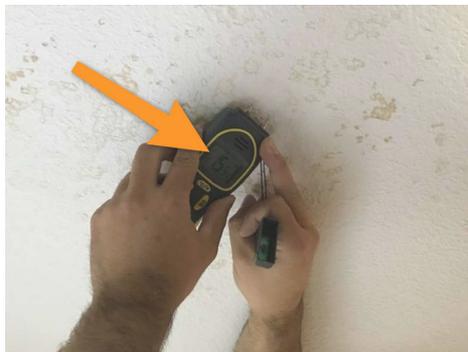
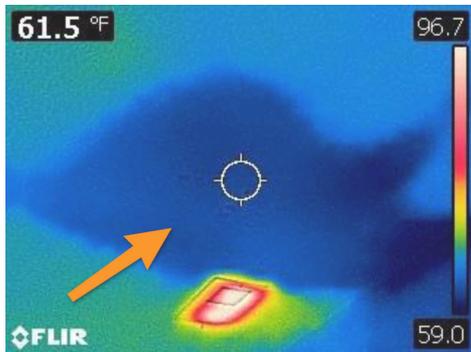
BASEMENT FAMILY ROOM

 Recommend Repair

Evidence of an active water leak in the basement ceiling. There is water staining, variation in temperature change on IR, and high levels of moisture (15%) noted on moisture detector. Recommend further evaluation and repair by licensed plumber and drywall contractor to identify source, repair leak, mitigate any mold growth, and repair ceiling.

Recommendation

Contact a qualified professional.



11: BUILT-IN APPLIANCES

		IN	NI	NP	O
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			
11.5	Washer/Dryer			X	
11.6	Built-in Microwave	X			

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

Information

Dishwasher: Brand

GE



Refrigerator: Brand

LG



Range/Oven/Cooktop:

Range/Oven Energy Source

Electric



Range/Oven/Cooktop:

Range/Oven Brand

Kitchenaid



Range/Oven/Cooktop: Exhaust

Hood Type

Vented



Washer/Dryer: Washer

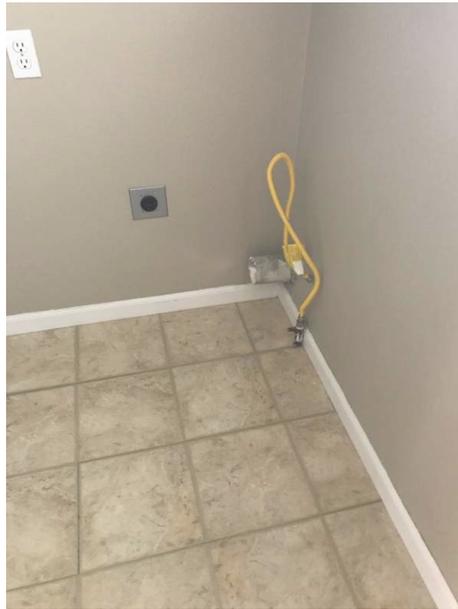
NA

Washer/Dryer: Dryer

NA

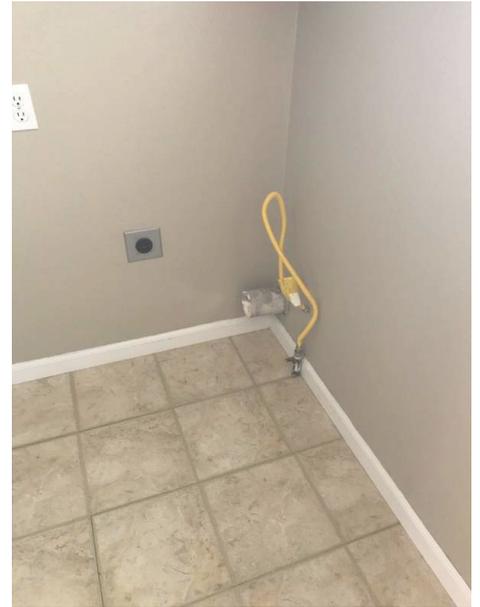
Washer/Dryer: Dryer Vent

Metal



Washer/Dryer: Dryer Power

220 Electric, Gas



Built-in Microwave: Brand
GE



Observations

11.1.1 Dishwasher

**IMPROPERLY INSTALLED
DRAIN PIPE**

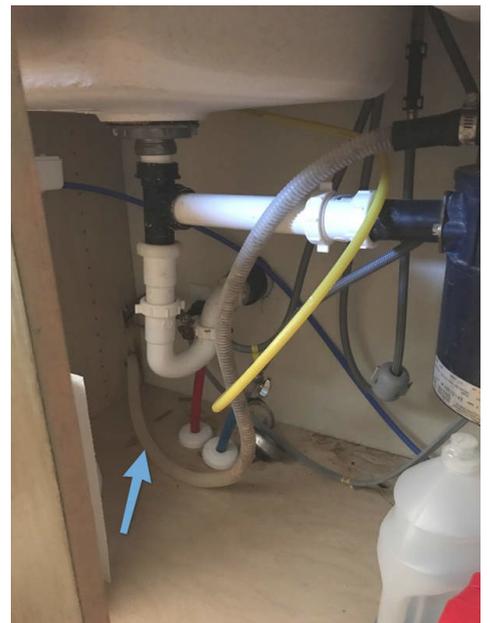
KITCHEN

Dishwasher drain pipe was installed improperly. No high loop. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

 Minor Repair/Maintenance



12: GARAGE

		IN	NI	NP	O
12.1	Ceiling	X			
12.2	Floor	X			
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			
12.5	Garage Door Opener	X			
12.6	Occupant Door (From garage to inside of home)	X			
12.7	Electrical	X			

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

Information

Garage Door: Material

Metal



Garage Door: Type

Automatic

Garage Door Opener: Brand

ProMax



Observations

12.5.1 Garage Door Opener

MISSING SAFETY FEATURES ON GARAGE DOOR



Garage door did not reverse when 1 1/2 block is placed under it during closing. This is a required safety feature. Recommend repair by garage door contractor.

Recommendation

Contact a qualified garage door contractor.



12.6.1 Occupant Door (From garage to inside of home)



NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.



13: UTILITIES

		IN	NI	NP	O
13.1	Service Meters Or Access	X			

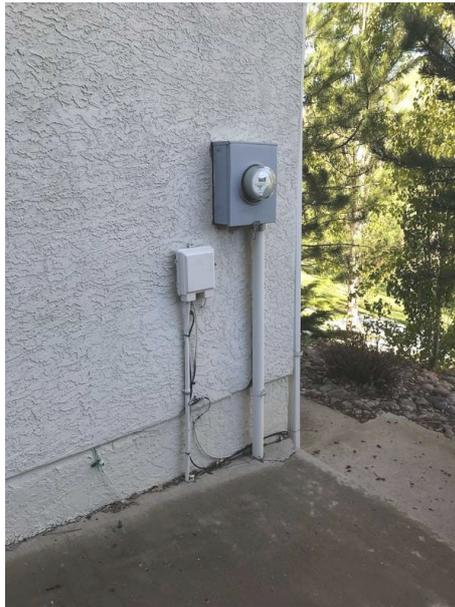
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Supply
Public

Service Meters Or Access: Gas Meter

Service Meters Or Access: Electric Meter



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 confirm the operation of every control and feature of an inspected appliance.