PROEDGE INSPECTION
4066602130
proedge406@gmail.com
https://www.proedge406.com

RESIDENTIAL REPORT

1234 Main St.
Dillon Montana 59725

Buyer Name
08/22/2018 9:00AM

Inspector
Matt Nemeth
interNACHI Certified Professional Inspector
4066602130
proedge406@gmail.com

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

Table of Contents

SUMMARY

3 MAINTENANCE ITEM

25 RECOMMENDATIONS

2 SAFETY/IMMEDIATE ATTENTION

10.2.2 Built-in Appliances - Range/Oven/Cooktop: Range Not Fastened

10.2.3 Built-in Appliances - Range/Oven/Cooktop: Warming Drawer Inoperable

1: INSPECTION DETAILS

Information

Condition Summary
Good

In Attendance
Listing Agent

Occupancy
Furnished

Style
Bungalow

Temperature (approximate)
70 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear, Dry

Scope Of Work

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and is not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

Protecting You

These services are provided at no extra cost to you.

- RecallCheck - The first service for consumer recalls in the U.S. has compiled over 225 million recalls from public records, to create a fail-safe system to check for dangerous conditions with home appliances.
- SewerGard - Covers your water line and sewer line against failure due to normal wear and tear, giving you peace of mind.
- Platinum Roof Protection Plan - Handles the repair of leaks to your homes roof for a period of 5 years following the date of inspection
- MoldSafe - If you move into your new home and mold is present that was not found when inspected, you're covered for remediation.
- 90 Day Warranty - We back all of our inspections with a 90 Day Limited Structural and Mechanical Warranty.

For a period of 90 Days following the inspection or within 22 Days of Closing, whichever comes later. Refer to the complete Terms & Conditions for details and claims procedures.

More information can be found in the attachments on your inspection dashboard.

2: ROOF

Information

Inspection Method
Roof, Ground, Ladder

Roof Type/Style
Hip, Gable

Coverings: Material
Metal

Coverings: Shingle Type
Sheeting

Roof Drainage Systems: Gutter Material
None

Flashings: Material
Steel

Skylights, Chimneys & Other Roof Penetrations: Chimney

Recommendations

2.1.1 Coverings

Recommendations

DAMAGED AREA

The roof had an area where a penetration had been removed. This uncovered area will allow moisture penetration into the roof structure. I recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.

2.1.2 Coverings

Recommendations

LOOSE FASTENERS

Some of the roof fasteners were loose, which could allow moisture intrusion. I recommend that a competent person tighten or replace the fasteners.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

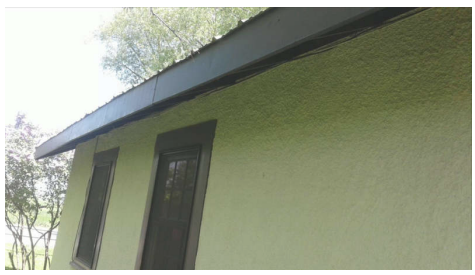
Recommendations

GUTTERS MISSING

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building. I recommend that a competent person install rain gutters.

Recommendation

Contact a qualified handyman.



2.3.1 Flashings

Recommendations

MISSING CLOSURE STRIP

Steel roof sheeting was missing its closure strip. All roof sheeting should have closure to prevent intrusion by moisture and insects. I recommend that a competent person evaluate and remedy.

Recommendation

Contact a qualified professional.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

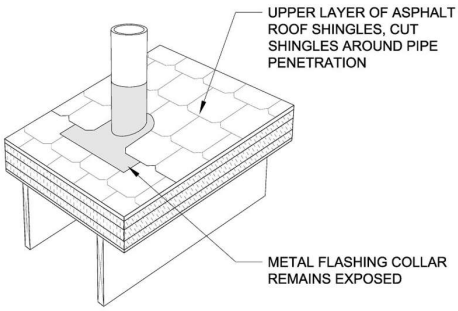
Recommendations

MISSING/POORLY-INSTALLED RUBBER BOOT

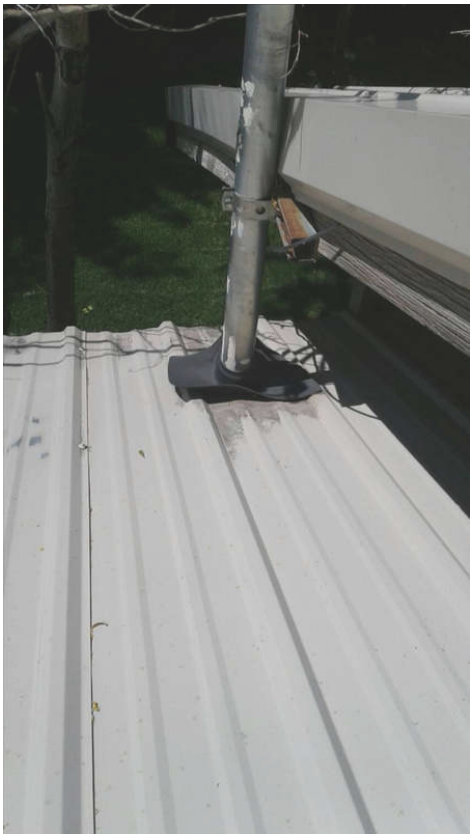
One or more roof penetrations were missing a rubber boot. Caulking sealants are considered to be a temporary fix and are not sufficient to seal around roof penetrations. I recommend that a competent roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



Roofing Boot



3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material
Stucco

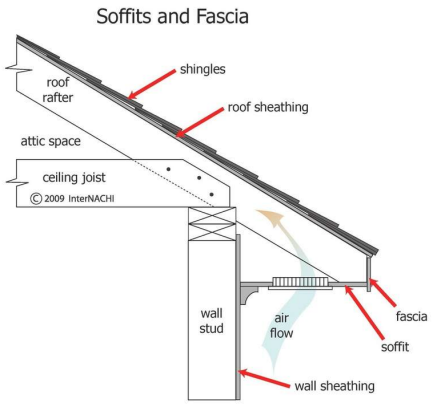
Exterior Doors: Exterior Entry Door
Fiberglass

Walkways, Patios & Driveways: Driveway Material
Gravel

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch

Decks, Balconies, Porches & Steps: Material
Concrete

Eaves, Soffits & Fascia: Description



Soffits and Fascia

Siding, Flashing & Trim: Stucco Type

HCS

Recommendations

3.1.1 Siding, Flashing & Trim

Recommendations

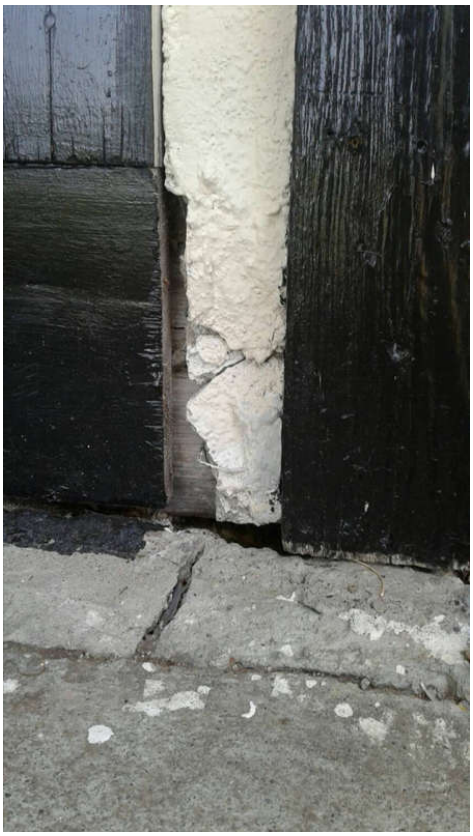
OPEN PENETRATION

NORTH, NORTHWEST

There were one or more open penetrations through the siding. This could allow moisture intrusion. I recommend that a competent person seal these openings.

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

Recommendations

ROTTING

NORTH

Some areas of the siding showed signs of rotting. This can damage the siding and allow moisture to penetrate the structure. I recommend that a competent person evaluate and repair.

Recommendation

Contact a qualified professional.

3.1.3 Siding, Flashing & Trim

Maintenance Item

STUCCO HAIRLINE CRACKS

One or more minor hairline cracks were found in the stucco or wall areas. It is unknown the age of these cracks. At the time of inspection nothing out of the ordinary of normalized cracking was noticed. Recommend caulking and painting these areas, along with monitoring for future movement/widening. Future movement or widening would require further evaluation.

Recommendation

Contact a qualified professional.

3.4.1 Decks, Balconies, Porches & Steps

Recommendations

FRAME IN CONTACT WITH GROUND

The frame of the deck was in contact with the ground. This can lead to premature deteruation.

Recommendation

Contact a qualified professional.

3.4.2 Decks, Balconies, Porches & Steps

Recommendations

STAIRS - DETERIORATED

One or more sections of the exterior stairs are deteriorated. Recommend qualified concrete contractor evaluate & repair.

Recommendation

Contact a qualified concrete contractor.

3.5.1 Eaves, Soffits & Fascia

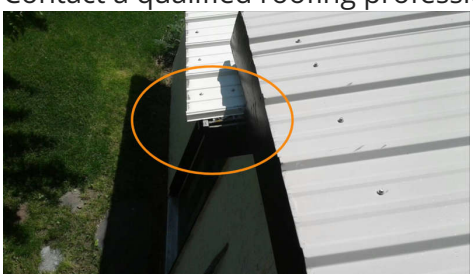
Recommendations

FASCIA - ROTTED

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Crawlspace Access, Attic Access, Visual

Foundation: Material
Concrete

Floor Structure-: Material
Wood Beams

Floor Structure-: Sub-floor
Plank

Floor Structure-: Basement/Crawlspace Floor
Dirt

Roof Structure & Attic: Material
Wood

Roof Structure & Attic: Type
Gable

Limitations

Basements & Crawlspaces-

ACCESS LIMITED

Access limitations did not allow a complete examination of the crawlspace.



Recommendations

4.1.1 Foundation

Recommendations

FOUNDATION SPALLING

The foundation walls were observed to have spalling. Spalling is a result of water entering brick, concrete or natural stone and forcing the surface to peel, pop out or flake off. In concrete, spalling happens because there is moisture in the concrete. In basements, especially, moisture and often salt, too, pushes outward from the inside. I recommend further evaluation by a competent foundation contractor.

Recommendation

Contact a qualified professional.

5: HEATING

Information

Equipment: Brand
TPI Corporation

Equipment: Heat Type
Electric Wall Heater, Radiant Heat

Solid Fuel Heating Device (Fireplace, Woodstove): Type
Woodstove

Equipment: Energy Source
Electric

Recommendations

5.4.1 Presence of Installed Heat Source in Each Room

Recommendations

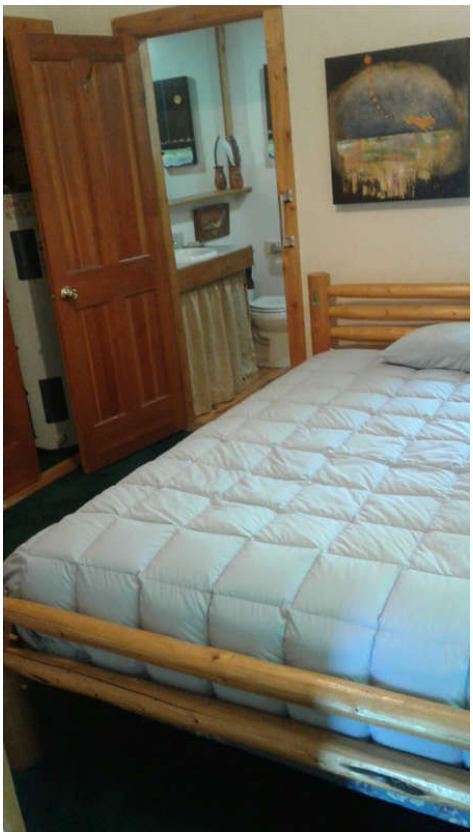
ROOMS WITHOUT HEAT SOURCE

MASTER BEDROOM, MASTER BATHROOM

One or more rooms did not have a permanently installed heat source.

Recommendation

Contact a qualified professional.



5.5.1 Solid Fuel Heating Device (Fireplace, Woodstove)

Recommendations

DAMPER MISSING/INOPERABLE

Damper was inoperable, which could allow toxic fumes into the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation

Contact a qualified fireplace contractor.

6: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Kitchen

Water Supply, Distribution Systems & Fixtures: Distribution Material
Galvanized

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

Water Supply, Distribution Systems & Fixtures: Toilets

Water Supply, Distribution Systems & Fixtures: Tubs/Showers

Drain, Waste, & Vent Systems: Drain Size

4"

Drain, Waste, & Vent Systems: Material

Iron

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

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

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

Hot Water Systems, Controls, Flues & Vents: Hot Water Shut-off Valve

The valve will stop the flow of hot water throughout the home.

Water Supply, Distribution Systems & Fixtures: Sinks


Water Supply, Distribution Systems & Fixtures: Heat Tape

Some of the plumbing supply lines were observed to have heat tape. This could indicate that these lines are prone to freezing.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

This unit was manufactured in **April of 1997**.

The average life expectancy of a conventional water heater is 6-12 years. While water heaters have been known to last significantly longer, a water heater older than 12 years is living on borrowed time.

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.

Recommendations

6.2.1 Water Supply, Distribution Systems & Fixtures

Recommendations

SHOWER STALL- POOR THRESHOLD

The shower was observed to lack a threshold, which may make it difficult to prevent water leakage while the shower is in use.

Recommendation

Contact a qualified professional.

6.2.2 Water Supply, Distribution Systems & Fixtures

Maintenance Item

DRAIN STOPPER

One or more drain stoppers were not operational. I recommend that these be repaired.

Recommendation

Contact a qualified professional.

6.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendations

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

7: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device-: Main Electrical Shutoff

This will shut off all electrical supply to the home.

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

Kitchen

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

100 AMP

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

Cutler Hammer

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

None

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Knob & Tube, Romex

GFCI & AFCI: GFCI Self-Test

All GFCI protected outlets responded to self-test and reset.

Outlet Testing

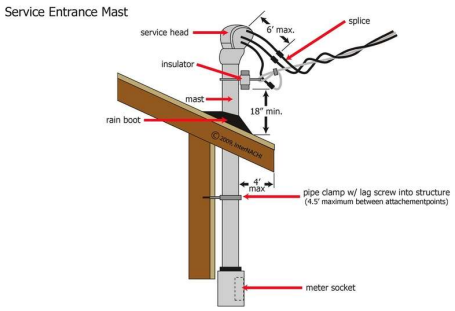
In accordance with the standards of practice, a representative number of receptacles were tested. This does not certifiy that all receptacles were free of wiring errors.

Two Prong Reciprocals

Some electrical outlets were observed that had only two prongs. Two prong outlets are not grounded, which can leave you unprotected from stray currents and result in electrocution or a power surge through sensitive electronics, often destroying them in the process. Some modern electronics are internally grounded, and would not require an additional ground connection.

Service Entrance Conductors: **Electrical Service Conductors**

Overhead, Aluminum, 220 Volts



Typical Service Mast

Main & Subpanels, Service & Grounding, Main Overcurrent Device-: **100 amp Service Size**

100amp service is common in older homes, however, some people may not find it to be sufficient to power a modern household.

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

Circuit Breaker

GFCI & AFCI: **GFCI Locations**

Bathrooms

Modern building standards require GFIC protected outlets in these areas: Kitchens, Bathrooms, Garages, and Exterior. If GFCIs were not present in all these areas I would recommend that a competent person install GFCI breakers or outlets.

Recommendations

7.3.1 Branch Wiring Circuits, Breakers & Fuses

KNOB & TUBE WIRING

Recommendations

Knob-and-tube (K&T) wiring was an early standardized method of electrical wiring in buildings, in common use in North America from about 1880 to the 1940s. The system is considered obsolete and can be a safety hazard, although some of the fear associated with it is undeserved.
Advice for those with K&T wiring:

- Have the system evaluated by a qualified electrician. Only an expert can confirm that the system was installed and modified correctly.
- Do not run an excessive amount of appliances in the home, as this can cause a fire.
- Where the wiring is brittle or cracked, it should be replaced. Proper maintenance is crucial.
- K&T wiring should not be used in kitchens, bathrooms, laundry rooms or outdoors. Wiring must be grounded in order to be used safely in these locations.
- Rewiring a house can take weeks and cost thousands of dollars, but unsafe wiring can cause fires, complicate estate transactions, and make insurers skittish.
- Homeowners should carefully consider their options before deciding whether to rewire their house.
- The homeowner or an electrician should carefully remove any insulation that is found surrounding K&T wires.
- Prospective home buyers should get an estimate of the cost of replacing K&T wiring. They can use this amount to negotiate a cheaper price for the house.

Recommendation

Contact a qualified professional.



7.4.1 Lighting Fixtures, Switches & Receptacles

Recommendations

EXHAUST FAN INOPERABLE

The exhaust fan was inoperable. I recommend further evaluation by a professional electrical contractor.

Recommendation

Contact a qualified electrical contractor.

7.5.1 GFCI & AFCI

Recommendations

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.

7.6.1 Smoke Detectors

Recommendations

INSUFFICIENT NUMBER OF SMOKE DETECTORS

Modern practice requires a smoke detector in each sleeping room, and an additional detector centrally located on each level. Lack of adequate smoke detectors can be a serious safety concern. I recommend the installation of additional detectors.
Click here for recommendations from Amazon.com.

Recommendation

Contact a qualified electrical contractor.

8: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation-: Insulation Depth in Inches
4

Floor Insulation : Flooring Insulation
None

Attic Ventilation: Ventilation Type
None Found

Exhaust Systems: Exhaust Fans
Fan with Light

Dryer Vent: Dryer Power Source
220 Electric

Dryer Vent: Dryer Vent
Metal (Flex)

Dryer Vent: Vent Location

Attic General Views


Attic Insulation-: Insulation Type

Fiberglass, Vermiculite

	Insulation R-values					
Insulation Type	11	13	19	22	30	38
Batts/Blankets	Inches					
Fiberglass	3 ½ "	4"	6"	7"	9 ½ "	12"
Rock wool	3"	4"	5 ½ "	6"	8 ½ "	11"
Loose-fill						
Fiberglass	5"	5 ½ "	8 ½ "	10"	13 ½ "	17"
Rock wool	4"	4 ½ "	6 ½ "	8"	10 ½ "	13"
Cellulose	3"	3 ½ "	5 ½ "	6"	8 ½ "	11"
Vermiculite	5"	6"	9"	10"	14"	18"
Rigid board						
Polystyrene (extruded)	3"	3 ½ "	5 "	5 ½ "	7 ½ "	9 ½ "
Polystyrene (bead board)	3"	3 ½ "	5 ½ "	6"	8 ½ "	10 ½ "
Urethane	2"	2"	3 "	3 ½ "	5 "	6"
Fiberglass	3"	3 ½ "	5"	5 ½ "	7 ½ "	9 ½ "

Insulation R-Value


Attic Insulation-: R-value

11

The Department of Energy recommends a minimum of R-49 in our climate zone.

Insulation over bathroom is R11 fiberglass batts, the rest of the house is vermiculite without sufficient depth to provide any R value.

Recommendations

8.1.1 Attic Insulation-

Recommendations

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Adding insulation may require hiring a professional contractor. If the house is old, the electrical system should be checked by an electrician if the wiring is degraded, overloaded, or uses knob-and-tube wiring. It is hazardous to add insulation when conditions such as these exist. Adding thermal insulation within a closed cavity around wires could cause the wires to overheat. Code does not allow the installation of loose-fill, rolled or foam-in-place insulation around knob-and-tube wiring. Adding insulation in a mobile home is complex and usually requires special expertise. Adding insulation over existing insulation should not include a vapor diffusion retarder between the two layers.

Recommendation

Contact a qualified insulation contractor.

8.1.2 Attic Insulation-

Safety/Immediate Attention

VERMICULITE INSULATION

Vermiculite insulation was present in attic. Vermiculite insulation has been known to contain asbestos, a danger to lung health. This insulation should present minimal health hazards as long as it is left undisturbed.I recommend further evaluation by a competent asbestos remediation firm.

Recommendation

Contact a qualified environmental contractor

8.3.1 Vapor Retarders (Crawlspace or Basement)

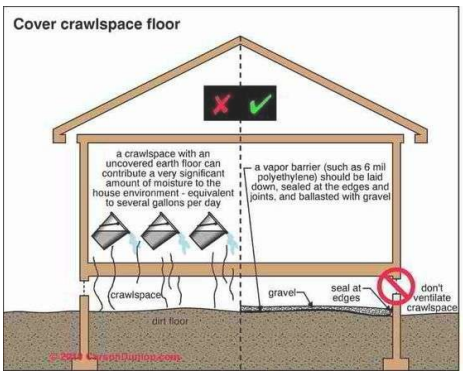
Recommendations

NO VAPOR BARRIER

There were no vapor barriers installed in the attic or crawlspace. Vapor barriers can limit the amount of moisture that enters the house through the ground into the crawlspace or condenses in the attic. I recommend further evaluation by a competent insulation contractor.

Recommendation

Contact a qualified insulation contractor.



Crawlspace Vapor Barrier

8.4.1 Attic Ventilation

Recommendations

ATTIC VENTILATION INSUFFICIENT

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.

Recommendation

Contact a qualified professional.

8.5.1 Exhaust Systems

Recommendations

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.

Recommendation

Contact a qualified HVAC professional.

8.6.1 Dryer Vent

Recommendations

FLEXIBLE VENT

Flexible dryer vent pipe was observed. Modern building standards call for exhaust ducts to be constructed of minimum 0.016-inch-thick (0.4 mm) rigid metal ducts, having smooth interior surfaces, with joints running in the direction of air flow. Flexable duct can allow lint buildup, which is a fire hazard. I recommend that a competent person replace the duct.

Recommendation

Contact a qualified professional.

9: DOORS, WINDOWS & INTERIOR

Information

Floors: Floor Coverings
Hardwood, Carpet, Tile

Countertops & Cabinets: Countertop Material
Laminate

Countertops & Cabinets: Cabinetry
Wood

10: BUILT-IN APPLIANCES

Information

Refrigerator: Brand
Kenmore

Range/Oven/Cooktop: Range/Oven Brand
Frigidaire

Range/Oven/Cooktop: Exhaust Hood Type
None

Dryer: Dryer Brand
Kenmore

Washing Machine: Washing Machine Brand
Maytag

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Limitations

Refrigerator

UNPLUGGED

This appliance was not inspected because it was not set up/connected to power.

Recommendations

10.2.1 Range/Oven/Cooktop

EXHAUST SYSTEM MISSING

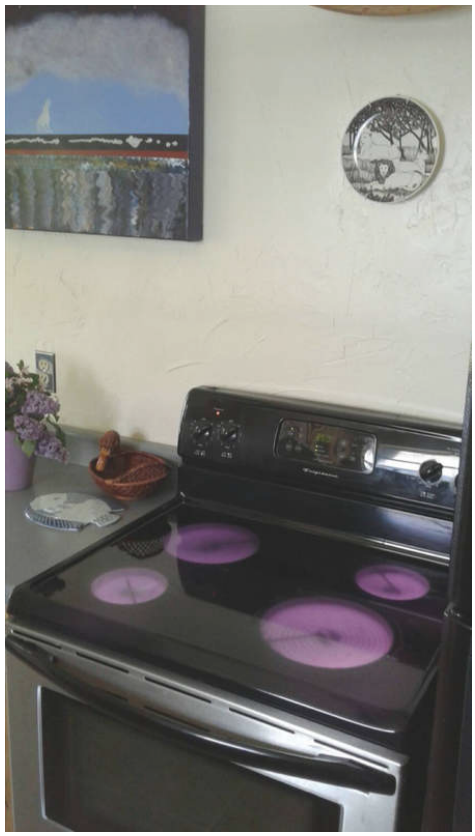
Recommendations

No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

Here is a resource on choosing a range hood .

Recommendation

Contact a qualified professional.



10.2.2 Range/Oven/Cooktop

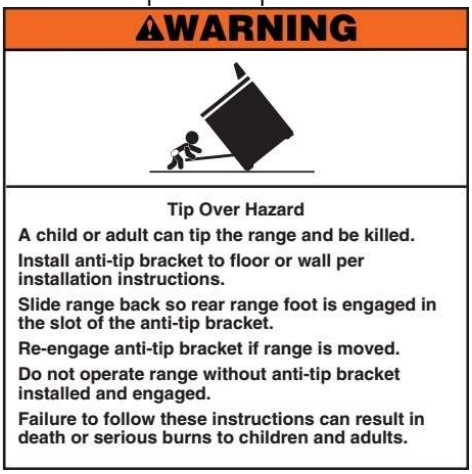
Safety/Immediate Attention

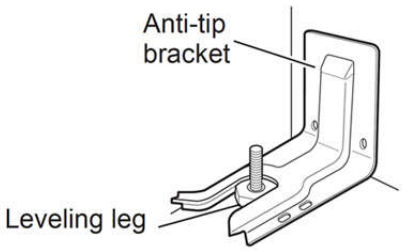
RANGE NOT FASTENED

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a qualified professional.





10.2.3 Range/Oven/Cooktop

Maintenance Item

WARMING DRAWER INOPERABLE

The warming drawer below the oven was not functioning properly at the time of the inspection. I recommend that it be repaired.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

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

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

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

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

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.