



RESIDENTIAL REPORT

1234 Main St.
Portland OR 97267

Buyer Name
11/13/2018 9:00AM



Inspector

Josh Berry

OCHI 2080 CCB 216996 Veteran Owned anc

503-914-8504

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Agent

Agent Name

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SUMMARY



ITEMS INSPECTED



RECOMMENDATIONS



SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Moss
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Debris
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.3.1 Roof - Flashings: Flashing damaged
- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Possible point of moisture intrusion
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Blocks and or mortar cracking
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 3.5.1 Exterior - Eaves, Soffits & Fascia: Soffit damage or rotting
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⚠ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Major
- ⊖ 4.1.2 Basement, Foundation, Crawlspace & Structure - Foundation: Water Intrusion
- ⊖ 4.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Efflorescence
- ⊖ 4.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Evidence of Water Intrusion
- ⊖ 4.3.2 Basement, Foundation, Crawlspace & Structure - Floor Structure: Joists Need Repair
- ⚠ 4.4.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Evidence of Structural Damage
- ⊖ 5.1.1 Heating - Equipment: Copper oil lines found
- ⊖ 5.4.1 Heating - Vents, Flues & Chimneys: Chimney Needs cleaning before use
- ⊖
- ⊖ 5.5.1 Heating - Presence of Installed Heat Source in Each Room: Heat source missing in one or more rooms of the house
- ⊖
- ⊖ 5.5.2 Heating - Presence of Installed Heat Source in Each Room: No forced air heat coming from upstairs bedroom vents
- ⊖ 7.2.1 Plumbing - Drain, Waste, & Vent Systems: Open pipe
- ⊖ 7.7.1 Plumbing - Sewer Scope: High point in main line
- ⊖ 8.5.1 Electrical - GFCI & AFCI: No gfci in downstairs guest bathroom
- ⊖ 8.6.1 Electrical - Smoke Detectors: Not enough smoke detectors
- ⊖ 8.7.1 Electrical - Carbon Monoxide Detectors: None presently installed

- ⊖ 9.1.1 Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation
- ⊖ 10.2.1 Doors, Windows & Interior - Windows: Aluminum windows
- ⊖ 10.2.2 Doors, Windows & Interior - Windows: Missing Screen
- ⊖ 10.2.3 Doors, Windows & Interior - Windows: Missing window
- ⊖ 10.3.1 Doors, Windows & Interior - Floors: Moderate Wear
- ⊖ 10.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: No Handrail
- ⊖ 12.1.1 Garage - Ceiling: Moisture Intrusion
- ⊖ 12.3.1 Garage - Walls & Firewalls: Windows missing
- ⊖ 12.4.1 Garage - Garage Door: Sticking
- ⊖ 12.6.1 Garage - Occupant Door (From garage to inside of home): No latch on door

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent, Home Owner,
Client

Occupancy

Furnished, Occupied

Style

Bungalow, Detached, Multi-level

Temperature (approximate)

60 Fahrenheit (F)

Type of Building

Detached, Single Family

Weather Conditions

Cloudy, Recent Rain

2: ROOF

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

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

Information

Inspection Method

Roof, Binoculars, Ladder, Limited

Roof Type/Style

Gable, Combination

Coverings: Material

Asphalt, Fiberglass



Roof Drainage Systems: Gutter Material

Aluminum, Painted

Flashings: Material

Aluminum

Limitations

Coverings

UNABLE TO ACCESS ALL PORTIONS OF ROOF DUE TO SLOPE EXCESS OF AN ACCESSIBILITY

Roof Drainage Systems

UNABLE TO ACCESS AND INSPECT ALL GUTTERS DUE TO HEIGHT

Flashings

UNABLE TO ACCESS ALL LOCATIONS DUE TO HEIGHT

Skylights, Chimneys & Other Roof Penetrations

UNABLE ACCESS ALL PARTS OF ROOF DUE TO HEIGHT

Skylights, Chimneys & Other Roof Penetrations

UNABLE TO INSPECT FLU OR LINING CHIMNEY

Recommendations

2.1.1 Coverings

MOSS

Areas of moss on north side of roof. Recommend regular maintenance and pressure washing to extend life of roof shingles

Recommendation

Contact a qualified professional.



2.2.1 Roof Drainage Systems

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

DOWNSPOUTS DRAIN NEAR HOUSE

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

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

FLASHING DAMAGED

Flashing damaged. Recommend repair or replace to prevent moisture issues

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

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

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Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Aluminum, Brick, Stone, Masonry

Siding, Flashing & Trim: Siding Style

Drop

Exterior Doors: Exterior Entry Door

Wood

Walkways, Patios & Driveways: Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Patio

Decks, Balconies, Porches & Steps: Material

Concrete

Recommendations

3.1.1 Siding, Flashing & Trim

POSSIBLE POINT OF MOISTURE INTRUSION

Possible point of moisture intrusion. Needs repair to prevent moisture intrusion

Recommendation

Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim

BLOCKS AND OR MORTAR CRACKING

Blocks and or mortar cracking May lead to moisture intrusion or structural issues if not repaired.

Recommendation

Contact a qualified professional.





3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.5.1 Eaves, Soffits & Fascia

SOFFIT DAMAGE OR ROTTING

The soffit is Damaged or rotting in one or more locations

Recommendation

Contact a qualified siding specialist.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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

Information

Inspection Method

Visual

Foundation: Material

Concrete

Floor Structure: Material

Wood Beams

Floor Structure: Sub-floor

Plank

Floor Structure:

Basement/Crawlspace Floor

Concrete

Limitations

Foundation

SOME PARTS OF THE BASEMENT/FOUNDATION HAS BEEN FINISHED WITH DRYWALL THUS IN ACCESSIBLE FOR INSPECTION

Foundation

SOME PARTS OF THE EXTERIOR FOUNDATION NOT VISUALLY ACCESSIBLE DUE TO VEGETATION

Recommendations

4.1.1 Foundation

FOUNDATION CRACKS - MAJOR

 Safety Hazard

Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.



4.1.2 Foundation

WATER INTRUSION

Water intrusion was evident on the surface of the floor slab or in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.

Recommendation

Contact a qualified structural engineer.



4.2.1 Basements & Crawlspaces

EFFLORESCENCE

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

Recommendation

Contact a qualified professional.



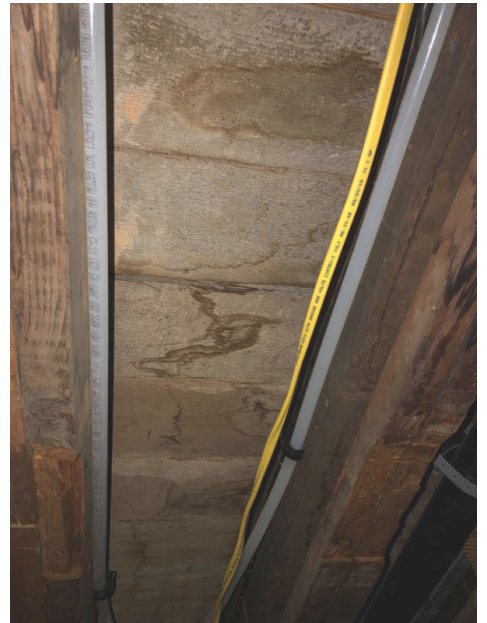
4.3.1 Floor Structure

EVIDENCE OF WATER INTRUSION

There were signs of water intrusion in the underlying floor structure. Recommend identifying source of moisture and repairing.

Recommendation

Contact a qualified structural engineer.



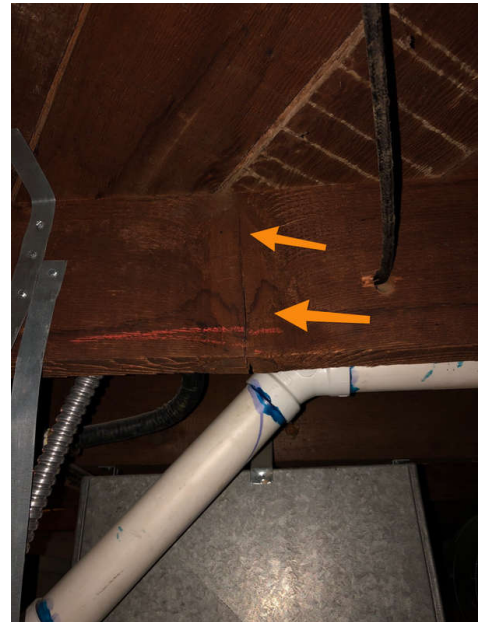
4.3.2 Floor Structure

JOISTS NEED REPAIR

One or more floor joists were damaged or improperly installed. This can cause damage to the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to correct.

Recommendation

Contact a qualified structural engineer.



4.4.1 Wall Structure

EVIDENCE OF STRUCTURAL DAMAGE



Evidence of structural damage was found in the wall structure. Recommend a structural engineer evaluate and advise on how to repair.

Recommendation

Contact a qualified structural engineer.



5: HEATING

		IN	NI	NP	R
5.1	Equipment				
5.2	Normal Operating Controls				
5.3	Distribution Systems				
5.4	Vents, Flues & Chimneys				
5.5	Presence of Installed Heat Source in Each Room				

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

Information

Equipment: Brand

Carrier

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Forced Air



Distribution Systems: Ductwork

Non-insulated, Partially insulated

AFUE Rating

95

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Recommendations

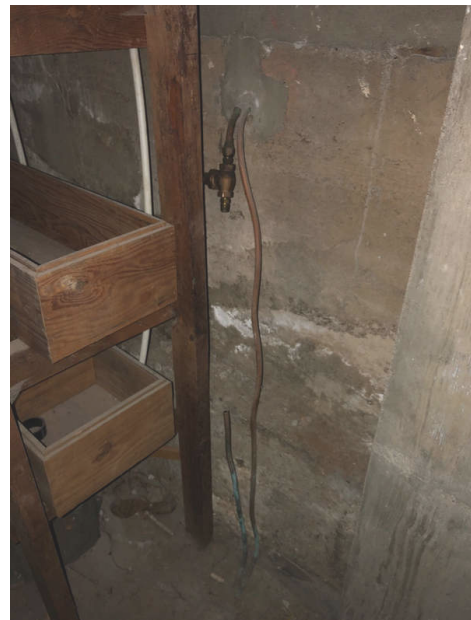
5.1.1 Equipment

COPPER OIL LINES FOUND

Recommend a locate company verify tank has been removed or decommissioned

Recommendation

Contact a qualified professional.



5.4.1 Vents, Flues & Chimneys

CHIMNEY NEEDS CLEANING BEFORE USE

Recommendation

Contact a qualified professional.



5.5.1 Presence of Installed Heat Source in Each Room

HEAT SOURCE MISSING IN ONE OR MORE ROOMS OF THE HOUSE

UPSTAIRS

Heat source missing in one or more rooms of the house.

Basement bathroom, basement laundry room, and upstairs rooms

Recommendation

Contact a qualified professional.

5.5.2 Presence of Installed Heat Source in Each Room

NO FORCED AIR HEAT COMING FROM UPSTAIRS BEDROOM VENTS

Recommendation

Contact a qualified HVAC professional.



6: COOLING

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

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

Information

Cooling Equipment: Brand Carrier



Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Exterior West

Distribution System: Configuration
Central

Cooling Equipment: SEER Rating
13 SEER

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

Limitations

Cooling Equipment

LOW TEMPERATURE

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

7: PLUMBING

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

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

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Unknown, Water meter on your street

Drain, Waste, & Vent Systems:

Drain Size

3"

Drain, Waste, & Vent Systems:

Material

ABS, Iron

Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex, Galvanized



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Unknown

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

Electric

Hot Water Systems, Controls, Flues & Vents: Capacity

66 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

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

Gas Meter

Sump Pump: Location

Unknown

Sewer Scope: Clear Sewer line to main

No penetrations or blockages from clean-out to main line

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Reliance

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.](#)



Limitations

Main Water Shut-off Device

UNKNOWN LOCATION

Recommend checking with current owner or builder for shut off location.

Recommendations

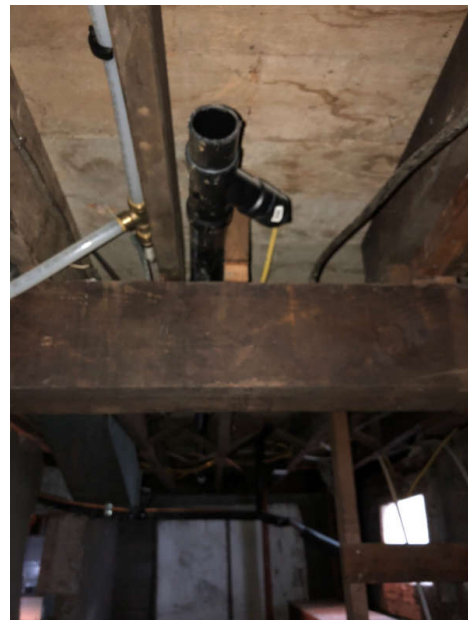
7.2.1 Drain, Waste, & Vent Systems

OPEN PIPE

Open pipe That looks like it goes to nowhere, but should be removed if not in use

Recommendation

Contact a qualified professional.



7.7.1 Sewer Scope

HIGH POINT IN MAIN LINE

There is a high point in the main waist line about 20-30 ft from the clean out. This creates a spot before the high point where water sits. This is not considered a blockage but does slow waste flow to the main line. Contact a qualified plumbing contractor for options and pricing.

Recommendation

Contact a qualified professional.

8: ELECTRICAL

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

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

Information

Service Entrance Conductors:
Electrical Service Conductors
 Overhead, 220 Volts, Aluminum

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

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

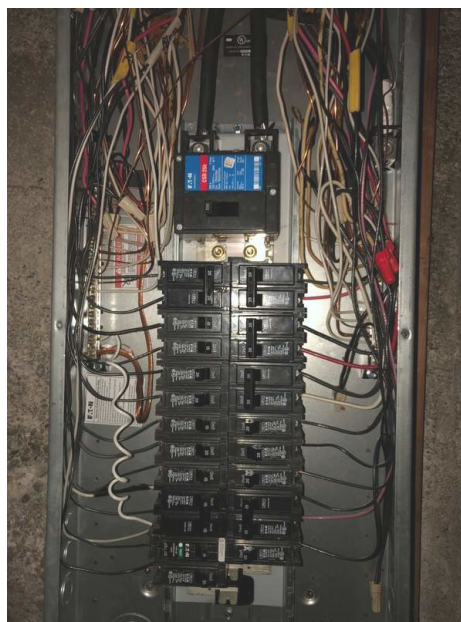
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
 Circuit Breaker

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
 Romex

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



Recommendations

8.5.1 GFCI & AFCI

NO GFCI IN DOWNSTAIRS GUEST BATHROOM

Recommendation

Contact a qualified professional.

8.6.1 Smoke Detectors

NOT ENOUGH SMOKE DETECTORS

Need one in each sleeping room

Recommendation

Contact a qualified professional.

8.7.1 Carbon Monoxide Detectors

NONE PRESENTLY INSTALLED

None presently installed

Recommendation

Contact a qualified professional.

9: ATTIC, INSULATION & VENTILATION

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

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Information

Dryer Power Source

220 Electric

Dryer Vent

Vinyl (Flex)

Flooring Insulation

None

Attic Insulation: R-value

13

Attic Insulation: Insulation Type

Batt, Fiberglass

Ventilation: Ventilation Type

Gable Vents

Exhaust Systems: Exhaust Fans

Fan Only

Recommendations

9.1.1 Attic Insulation

INSUFFICIENT INSULATION

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

Recommendation

Contact a qualified insulation contractor.



10: DOORS, WINDOWS & INTERIOR

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

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Information

Windows: Window Type

Single-hung, Storm

Windows: Window Manufacturer

Unknown, JELD-WEN

Floors: Floor Coverings

Hardwood, Tile

Walls: Wall Material

Plaster

Ceilings: Ceiling Material

Plaster

Countertops & Cabinets:

Countertop Material

Quartz

Countertops & Cabinets:

Cabinetry

Laminate, Wood

Recommendations

10.2.1 Windows

ALUMINUM WINDOWS

Aluminum windows And our client can cause moisture problems due to the window frames sweating in the winter time causing wood frame and sill warpage

Recommendation

Contact a qualified professional.

10.2.2 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

10.2.3 Windows

MISSING WINDOW

Recommendation

Contact a qualified professional.



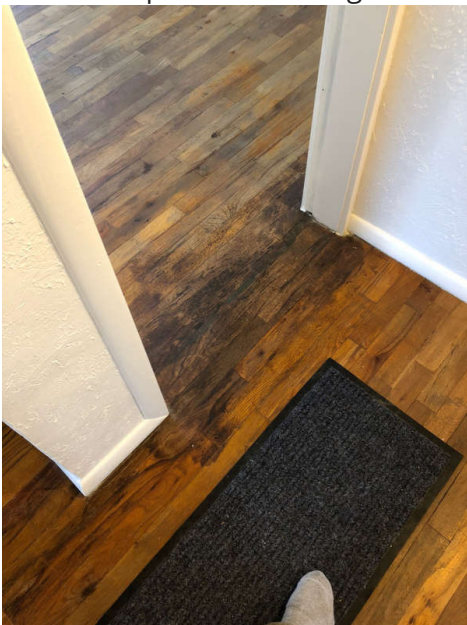
10.3.1 Floors

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor



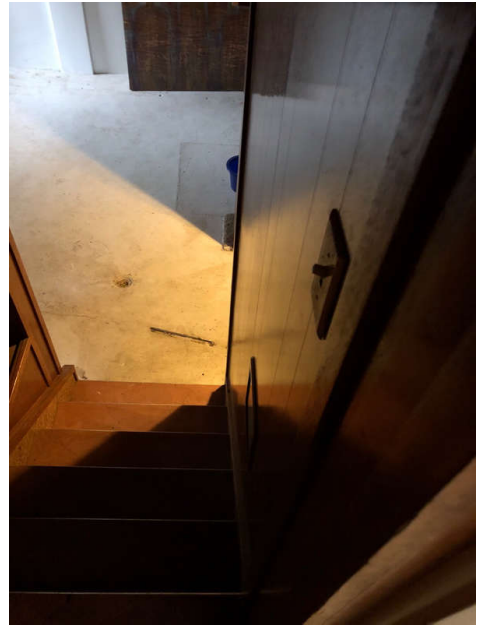
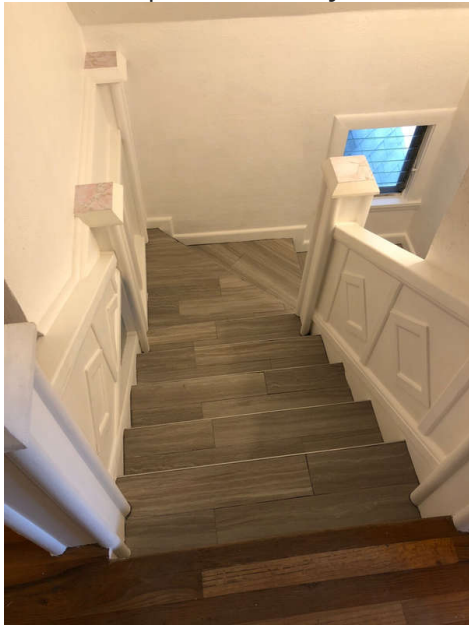
10.6.1 Steps, Stairways & Railings

NO HANDRAIL

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified handyman.



11: BUILT-IN APPLIANCES

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

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Information

Dishwasher: Brand

GE

Refrigerator: Brand

Kenmore

Range/Oven/Cooktop:

Range/Oven Energy Source

Gas

Range/Oven/Cooktop:

Range/Oven Brand

Samsung

Range/Oven/Cooktop: Exhaust

Hood Type

Vented

12: GARAGE

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

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Information

Garage Door: Material
Wood

Garage Door: Type
Sectional

Recommendations

12.1.1 Ceiling

MOISTURE INTRUSION

Garage ceiling shows signs of moisture intrusion. To prevent further damage or growth of mold, I recommend a qualified contractor evaluate the source of moisture intrusion.

Recommendation

Contact a qualified professional.



12.3.1 Walls & Firewalls

WINDOWS MISSING

Recommendation

Contact a qualified professional.



12.4.1 Garage Door

STICKING

Garage door sticks for a period of time before opening/closing. This can be due to old opener batteries, old sensors or switches, or obstructions in the wheel track. Recommend a qualified garage contractor evaluate to ensure cables, springs & motors are in working condition and properly lubricated.

[Here is a DIY troubleshooting link.](#)

Recommendation

Contact a qualified garage door contractor.

12.6.1 Occupant Door (From garage to inside of home)

NO LATCH ON DOOR

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 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.