



HELPFUL HOME INSPECTIONS, LLC

719-733-3535

steve@helpfulhomeinspections.com

<http://www.helpfulhomeinspections.com/>



RESIDENTIAL REPORT

1234 Main St.
Colorado Springs CO 80951

Buyer Name

05/06/2019 9:00AM



Inspector

Stephen Sevier

InterNACHI Certified Home Inspector

719-733-3535

steve@helpfulhomeinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	5
2: ROOF	6
3: EXTERIOR	9
4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	15
5: HEATING	16
6: COOLING	18
7: PLUMBING	20
8: ELECTRICAL	25
9: FIREPLACE	30
10: ATTIC, INSULATION & VENTILATION	32
11: DOORS, WINDOWS & INTERIOR	34
STANDARDS OF PRACTICE	38

SUMMARY





























MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

-  2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Minor Damage
-  3.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
-  3.1.2 Exterior - Siding, Flashing & Trim: Ground Clearance
-  3.1.3 Exterior - Siding, Flashing & Trim: Loose Siding Brackets
-  3.4.1 Exterior - Decks, Balconies, Porches & Steps: Joist Hangers
-  3.4.2 Exterior - Decks, Balconies, Porches & Steps: Ledger Board Improperly Installed
-  3.4.3 Exterior - Decks, Balconies, Porches & Steps: Railing Unsafe
-  3.4.4 Exterior - Decks, Balconies, Porches & Steps: No Railing
-  3.4.5 Exterior - Decks, Balconies, Porches & Steps: Insufficient Bracing
-  3.5.1 Exterior - Eaves, Soffits & Fascia: Wasps Nest
-  5.4.1 Heating - Presence of Installed Heat Source in Each Room: Broken Register
-  6.1.1 Cooling - Cooling Equipment: Beyond Expected Service Life
-  7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Beyond Expected Service Life
-  7.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Stains - Leakage
-  7.4.3 Plumbing - Hot Water Systems, Controls, Flues & Vents: High Water Temperature
-  7.5.1 Plumbing - Fuel Storage & Distribution Systems: Gas Odor
-  8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Wiring
-  8.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Wiring
-  8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
-  8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Broken/Missing Weather Proof Cover on Exterior Outlets
-  8.7.1 Electrical - Carbon Monoxide Detectors: None Present
-  9.5.1 Fireplace - Windows: Fogged Glass
-  11.1.1 Doors, Windows & Interior - Doors: Torn Screen
-  11.2.1 Doors, Windows & Interior - Windows: Damaged
-  11.2.2 Doors, Windows & Interior - Windows: Broken Glass
-  11.4.1 Doors, Windows & Interior - Walls: Holes
-  11.8.1 Doors, Windows & Interior - Doorbell: Loose

 11.8.2 Doors, Windows & Interior - Doorbell: Not Working Properly

1: INSPECTION DETAILS

Information

In Attendance

Home Owner

Occupancy

Furnished, Occupied

Style

Craftsman

Temperature (approximate)

65 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear

2: ROOF

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

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

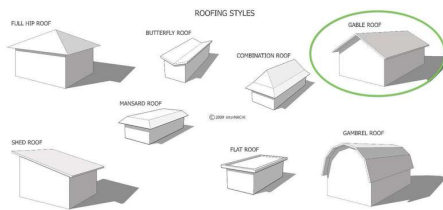
Information

Inspection Method

Ladder, Roof

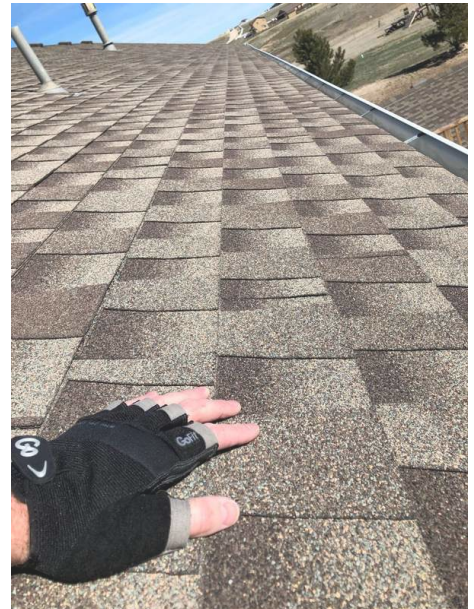
Roof Type/Style

Gable



Coverings: Material

Asphalt



Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum



Skylights, Chimneys & Other Roof Penetrations: Skylights



Skylights, Chimneys & Other Roof Penetrations: Roof Penetrations



Deficiencies

2.4.1 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

MINOR DAMAGE

Minor damage to one or more vents was observed. Possible hail damage. Recommend monitoring.

Recommendation

Contact a qualified professional.



3: EXTERIOR

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

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

Information

Inspection Method

Attic Access, Visual

Siding, Flashing & Trim: Siding Style

Shakes, Lap

Exterior Doors: Exterior Entry Door

Glass, Wood

Exterior Doors: Back Door

Sliding

Walkways, Patios & Driveways: Driveway Material

Concrete, Dirt, Gravel

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Deck, Front Porch, Hot Tub, Sidewalk

Siding, Flashing & Trim: Siding Material

Fiber Cement, Stone Veneer



Decks, Balconies, Porches & Steps: Material

Composite, Concrete, Wood



Deficiencies

3.1.1 Siding, Flashing & Trim



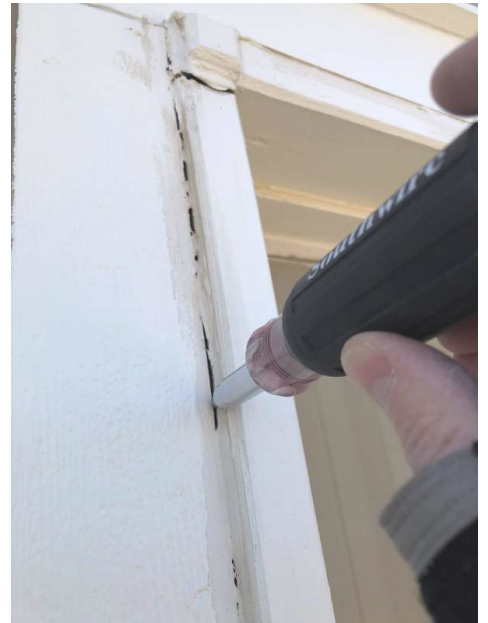
CRACKING - MINOR

GARAGE DOOR

Siding showed cracking in one or more places as well as evidence of repair attempts. This can lead to moisture intrusion and further damage to siding materials. Recommend sealing and monitoring.

Recommendation

Contact a handyman or DIY project



3.1.2 Siding, Flashing & Trim



GROUND CLEARANCE

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil can lead to deterioration of the siding material caused by moisture and/or wood destroying organisms.

Recommendation

Contact a qualified siding specialist.



3.1.3 Siding, Flashing & Trim

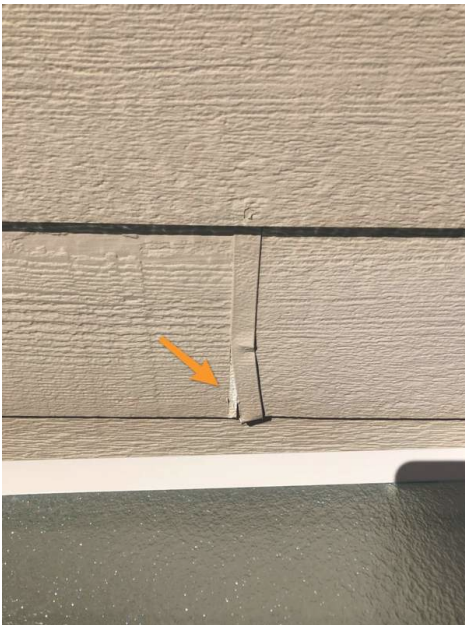
LOOSE SIDING BRACKETS

Recommendation

One or more siding brackets are loose. This could lead to moisture intrusion and further deterioration of the siding material. Recommend repair or replacement of the brackets.

Recommendation

Contact a qualified siding specialist.



3.4.1 Decks, Balconies, Porches & Steps

JOIST HANGERS

Recommendation

Multiple nails are missing on Joist hanger(s). Recommend further review by a qualified deck contractor.

Recommendation

Contact a qualified deck contractor.



3.4.2 Decks, Balconies, Porches & Steps

LEDGER BOARD IMPROPERLY INSTALLED

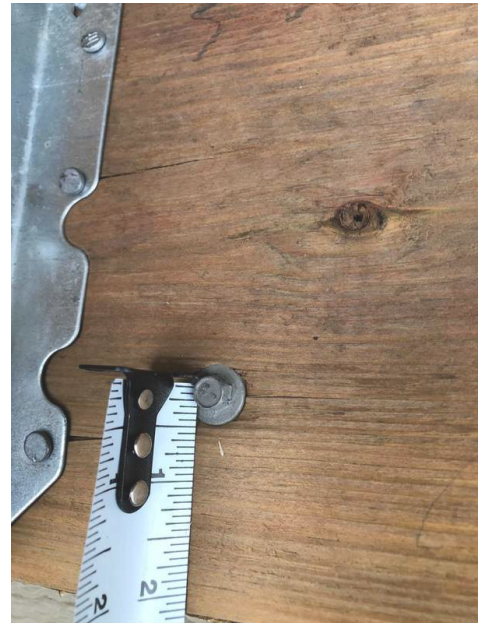
Insufficiently sized ledger screws. The ledger screws should be 1/2 inch diameter. Recommend further review by a qualified deck contractor. ONE EXCEPTION, "Simpson Strong-Tie Strong-Drive Sds Ledger Deck Screws" are acceptable at 1/4 inch diameter.

Recommendation

Contact a qualified deck contractor.



Recommendation



3.4.3 Decks, Balconies, Porches & Steps

RAILING UNSAFE

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.

Recommendation

Contact a qualified deck contractor.



Recommendation



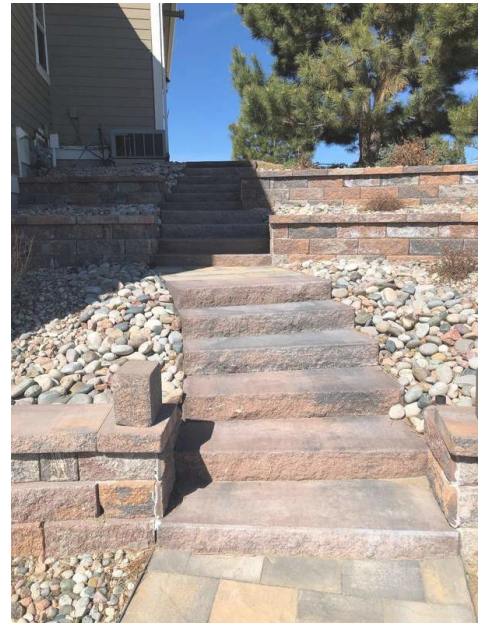
3.4.4 Decks, Balconies, Porches & Steps

NO RAILING

No safety railing on concrete steps. Recommend adding.

Recommendation

Contact a qualified professional.



3.4.5 Decks, Balconies, Porches & Steps

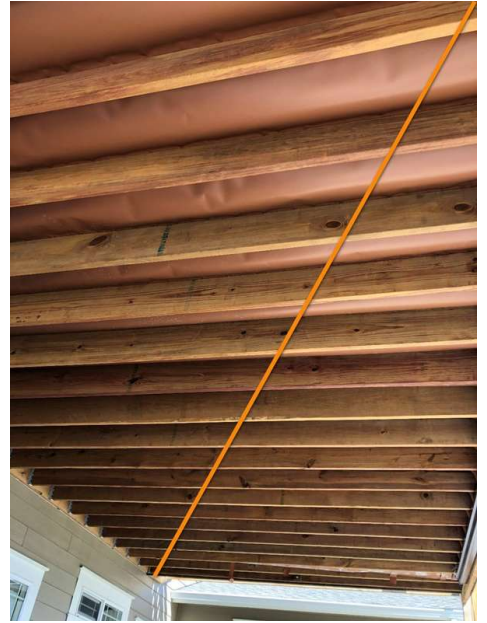
INSUFFICIENT BRACING



Decks greater than 6 feet above grade should have diagonal bracing across the bottoms of the joists to keep the deck square. A deck that is not held square could permit the outer posts to lean to the right or left, parallel to the ledger board, and thus twist the ledger away from the home or building. Recommend further review by a qualified deck contractor.

Recommendation

Contact a qualified deck contractor.



3.5.1 Eaves, Soffits & Fascia

WASPS NEST

 Recommendation

Wasp nests were visible under the soffits. Recommend a qualified exterminator evaluate and remove.

Recommendation

Contact a qualified pest control specialist.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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

Information

Inspection Method

Attic Access, Visual

Foundation: Material

Concrete

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Material

Wood I-Joists

Floor Structure: Sub-floor

OSB

Floor Structure: Crawlspace

Floor

N/A



Basement: Finished

Basement: Unfinished

Limitations

5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Presence of Installed Heat Source in Each Room	X			X

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

Information

Equipment: Brand

Rheem

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air



Distribution Systems: Ductwork

Insulated

AFUE Rating

80%

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.

Deficiencies

5.4.1 Presence of Installed Heat Source in Each Room

 Maintenance Item

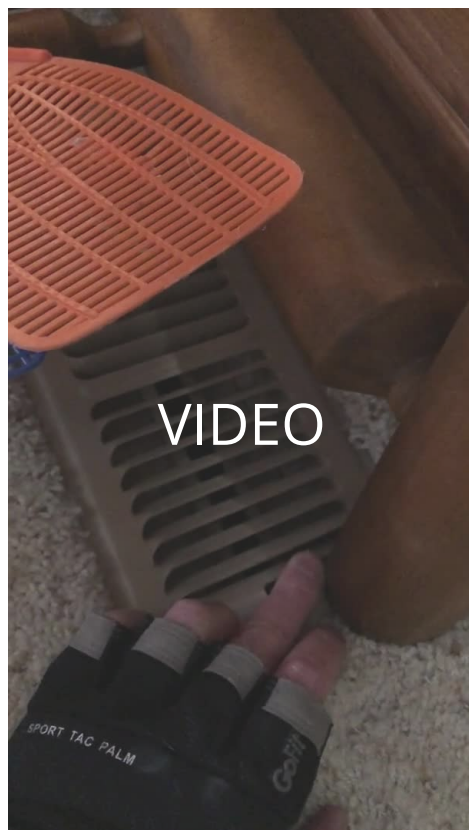
BROKEN REGISTER

MASTER BEDROOM

The vent register was not functioning properly at the time of inspection. Recommend replacement.

Recommendation

Contact a handyman or DIY project



6: COOLING

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

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

Information

Cooling Equipment: Brand

Rheem

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Exterior Northeast



Distribution System:

Configuration

Split

Cooling Equipment: SEER Rating

10 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

Normal Operating Controls

OUTSIDE TEMPERATURE

Outside temperature too low to test cooling system. It is not recommended to test the cooling system if the outside temperature has been below 60 degrees within the last 24 hrs.

Deficiencies

6.1.1 Cooling Equipment

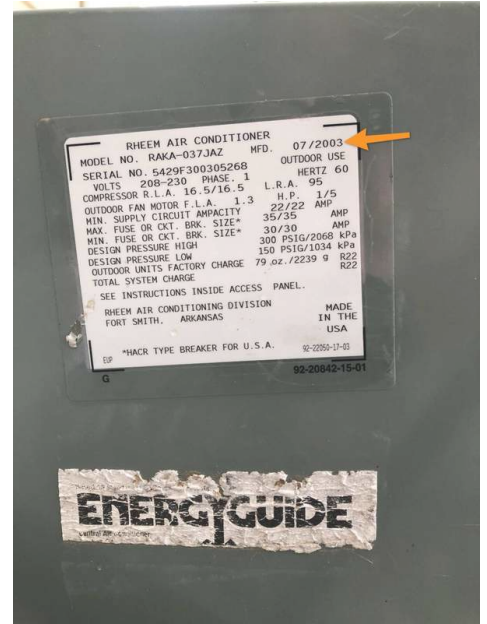
 Recommendation

BEYOND EXPECTED SERVICE LIFE

The exterior condenser/compressor unit is beyond its expected service life. Recommend further review by a qualified heating and cooling contractor. The national average service life for exterior condenser/compressor units is 15 years.

Recommendation

Contact a qualified heating and cooling contractor



7: PLUMBING

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

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

Information

Filters

Whole house conditioner



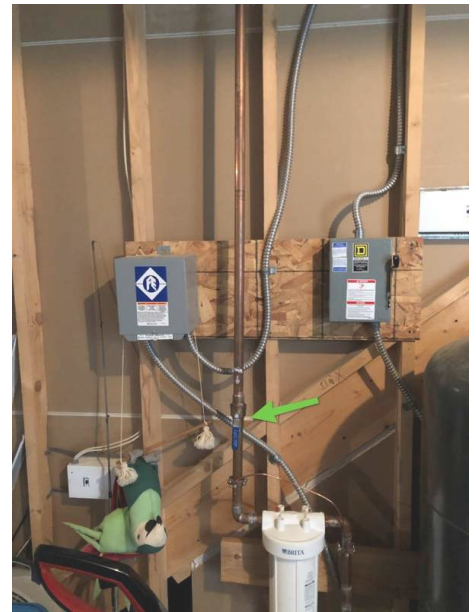
Water Source

Well

Main Water Shut-off Device:

Location

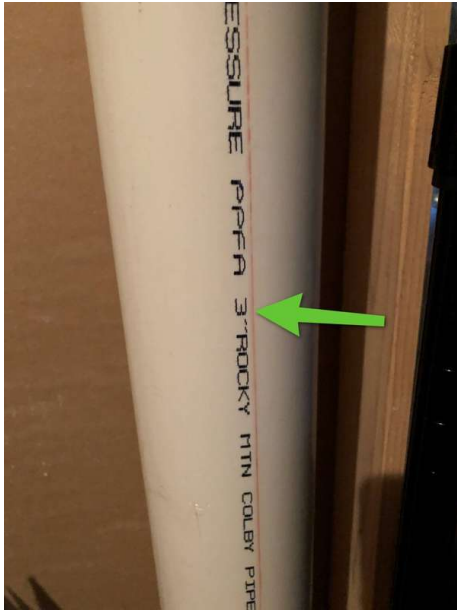
Basement



Drain, Waste, & Vent Systems:

Drain Size

3"



Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

Copper

Hot Water Systems, Controls,

Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Basement



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

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

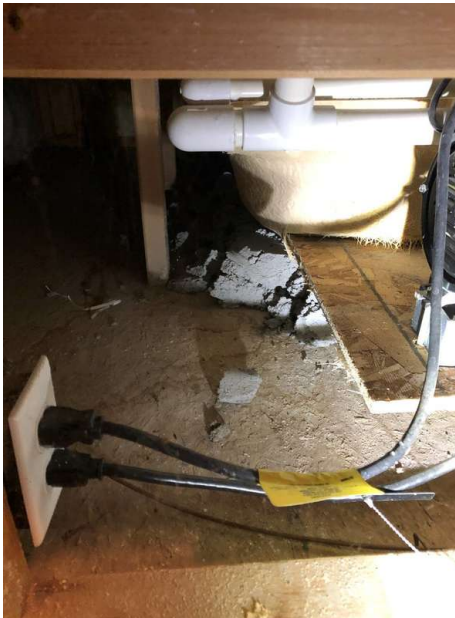


Hot Water Systems, Controls, Flues & Vents: Manufacturer
GE

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

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

Whirlpool Bathtub: Visual Inspection Only



Limitations

Deficiencies

7.4.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation
BEYOND EXPECTED SERVICE LIFE

Water heater is beyond its expected service life. Recommend further evaluation by a licensed plumbing contractor.

Recommendation

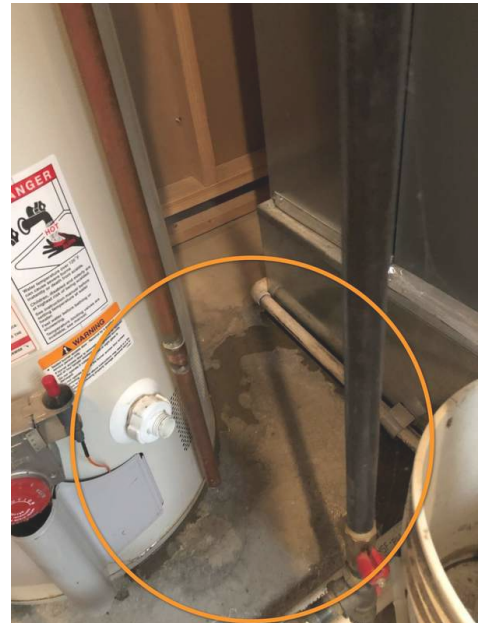
Contact a qualified plumbing contractor.



7.4.2 Hot Water Systems, Controls, Flues & Vents

 Recommendation
WATER STAINS - LEAKAGE

Water stains were observed beneath water heater, indicating a past or present leak. Recommend further evaluation and repair by a qualified plumber.



7.4.3 Hot Water Systems, Controls, Flues & Vents

 Safety Hazard
HIGH WATER TEMPERATURE

Water temperature measured higher than the recommended 125 degrees Fahrenheit. Recommend lowering temperature.

Recommendation

Contact a qualified plumbing contractor.



7.5.1 Fuel Storage & Distribution Systems

 Safety Hazard

GAS ODOR

Excessive gas odor was present around meter. Recommend consulting with your local utility company or qualified gas company to evaluate for potential leaks.



8: ELECTRICAL

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

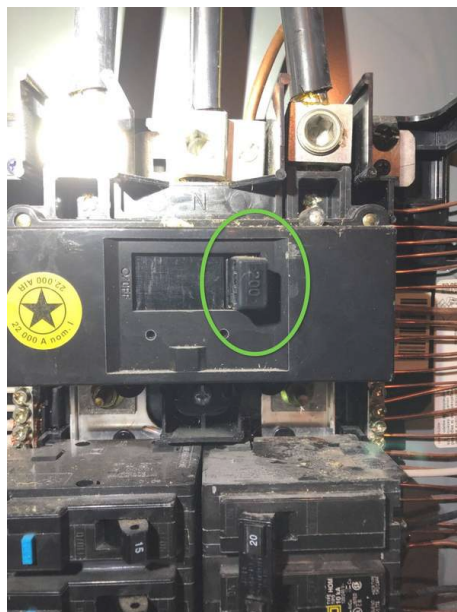
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

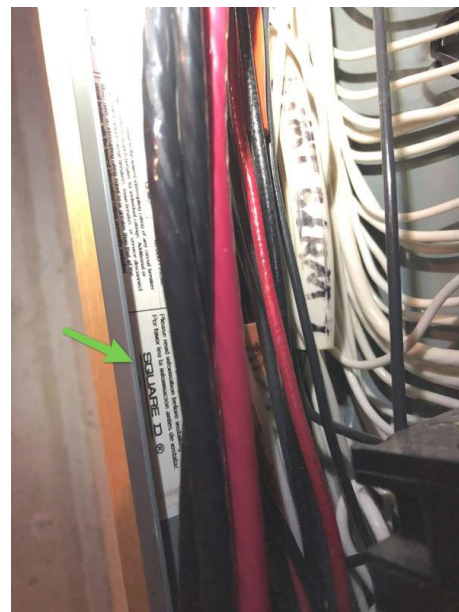
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement



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



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

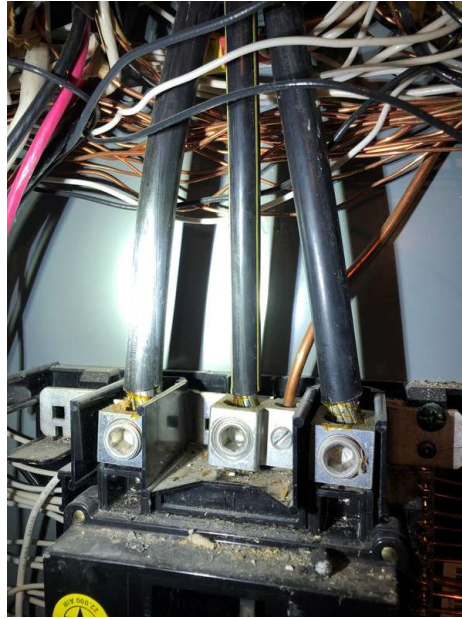


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

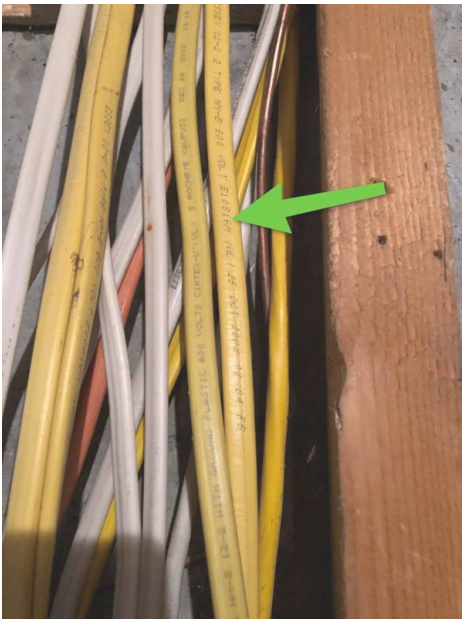
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

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

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 120/240



Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex



Limitations

GFCI & AFCI

HOUSE OCCUPIED

The GFCI/AFCI breakers were not tested. The house was occupied at the time of inspection.

Deficiencies

8.3.1 Branch Wiring Circuits, Breakers & Fuses

 Safety Hazard

IMPROPER WIRING

A/C UNIT, MAIN SERVICE PANEL

Neutral branch circuit wire appears loose and not properly connected inside the main service panel. Recommend further review by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



8.3.2 Branch Wiring Circuits, Breakers & Fuses

 Safety Hazard

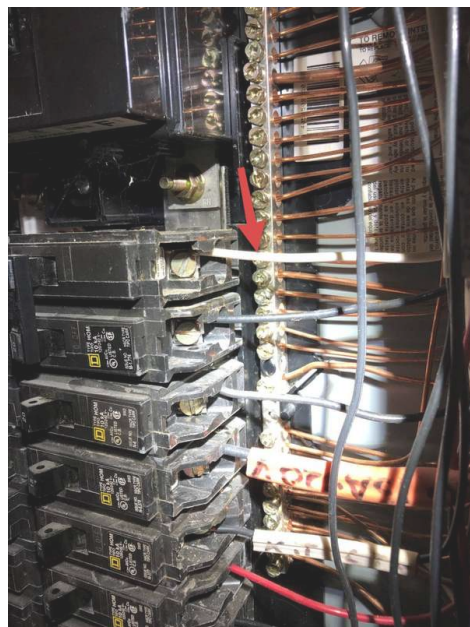
IMPROPER WIRING

MAIN SERVICE PANEL

Conductor not identified. Should be taped, typically with red tape. Recommend further review by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

 Maintenance Item

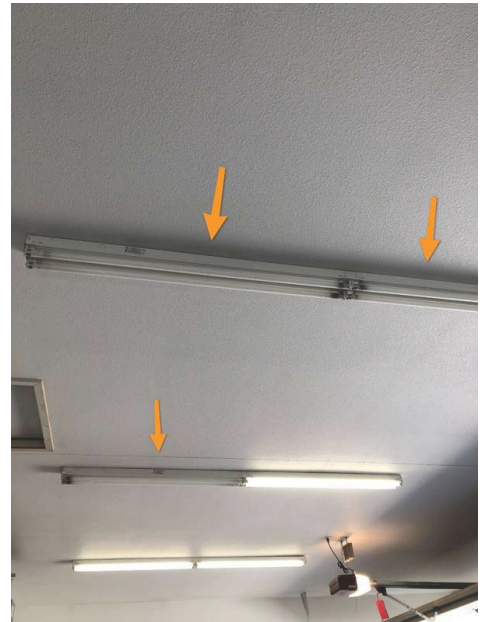
LIGHT INOPERABLE

GARAGE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a handyman or DIY project



8.4.2 Lighting Fixtures, Switches & Receptacles

BROKEN/MISSING WEATHER PROOF COVER ON EXTERIOR OUTLETS



EXTERIOR

One or more exterior outlets are missing or have broken weather proof covers. Recommend review and replacement by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.





8.7.1 Carbon Monoxide Detectors

NONE PRESENT

No carbon monoxide detectors present. Recommend installing.

Recommendation

Contact a qualified professional.



9: FIREPLACE

		IN	NI	NP	D
9.1	Vents, Flues & Chimneys		X		
9.2	Lintels		X		
9.3	Damper Doors	X			
9.4	Cleanout Doors & Frames	X			
9.5	Windows	X			X
9.6	Gas Line, Shutoff Valve, Controls	X			

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

Information

Cleanout Doors & Frames:

Cleanout Doors

Not Present

Type

Direct Vent Gas



Limitations

Vents, Flues & Chimneys

NOT VISIBLE

The majority of the fireplace flue was not visible. Recommend annual cleaning and servicing by a licensed fireplace contractor.

Lintels

LINTEL NOT VISIBLE

The fireplace lintel was not visible. Unable to perform inspection

Deficiencies

9.5.1 Windows



FOGGED GLASS

MASTER BEDROOM

Possible sulfuric acid build-up present on fireplace glass.
Recommend cleaning on a regular basis to prevent damage.

Recommendation

Recommended DIY Project



10: ATTIC, INSULATION & VENTILATION

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

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

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Flooring Insulation

Not Inspected

Attic Insulation: Insulation Type

Batt, Fiberglass, Loose-fill

Attic Insulation: R-value

49

Exhaust Systems: Exhaust Fans

Fan Only



Ventilation: Ventilation Type

Soffit Vents, Roof Louvers



Roof Louvers



Soffit Vent

Limitations

General

FLOORING INSULATION NOT VISIBLE

The flooring insulation was not visible. Unable to perform inspection.

11: DOORS, WINDOWS & INTERIOR

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

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

Information

Windows: Window Manufacturer **Windows: Window Type**

Unknown

Double-hung, Sliders

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Countertops & Cabinets:

Cabinetry

Wood

Deficiencies

11.1.1 Doors

TORN SCREEN

Screen is torn on exterior sliding door. Recommend replacement.

Recommendation

Contact a qualified professional.



11.2.1 Windows

DAMAGED

BEDROOM, GARAGE



One or more windows appears to have general damage. Recommend a window professional repair or if necessary replace the windows in question.



Garage



Bedroom

11.2.2 Windows

BROKEN GLASS

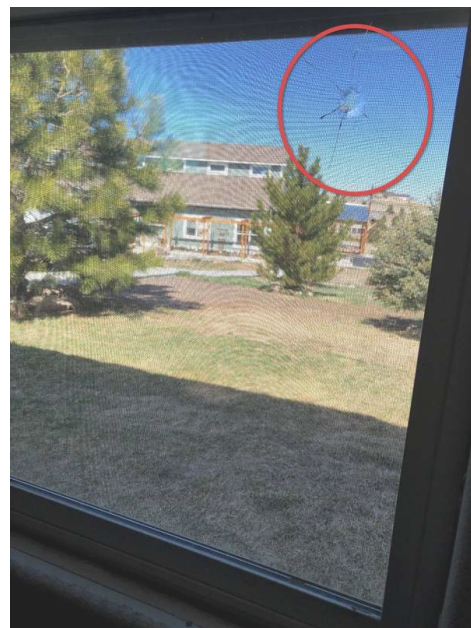
GARAGE

Window glass is broken. This is a safety hazard. Recommend immediate replacement by a qualified window repair and installation contractor.

Recommendation

Contact a qualified window repair/installation contractor.

 Safety Hazard



11.4.1 Walls

HOLES

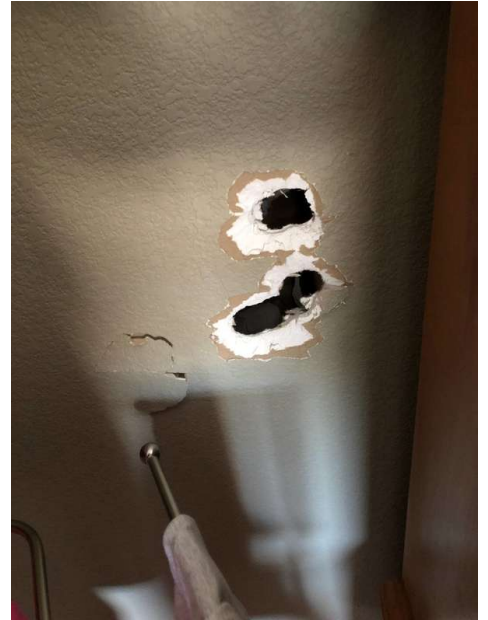
MASTER BEDROOM

One or more holes were found in the interior walls. Recommend repair by a qualified drywall contractor.

Recommendation

Contact a qualified drywall contractor.

 Recommendation



11.8.1 Doorbell

 Maintenance Item

LOOSE

FRONT DOOR

Doorbell was loose and hanging on exterior of house. Recommend securing.

Recommendation

Contact a handyman or DIY project



11.8.2 Doorbell

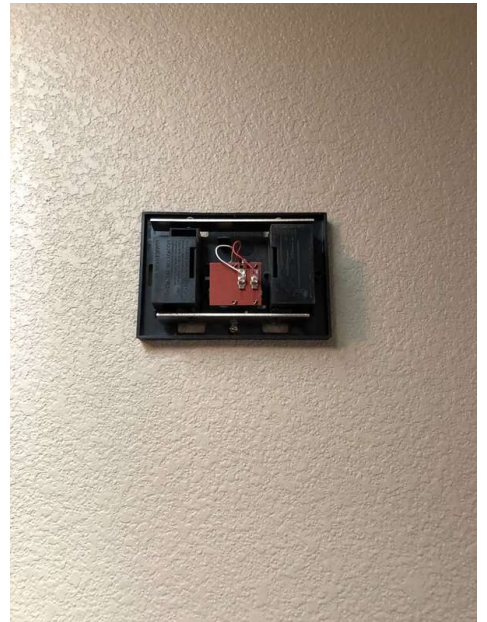
 Maintenance Item

NOT WORKING PROPERLY

The doorbell was not functioning properly at time of inspection. Recommend further review by a qualified professional.

Recommendation

Contact a qualified handyman.



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.

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

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.