4SITE INSPECTIONS OF MICHIGAN
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RESIDENTIAL REPORT

1234 Main St.
Freeland MI 48623

Buyer Name
04/01/2019 9:00AM

Inspector
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InterNACHI Certified Professional Inspector
989-423-0074
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Agent
Agent Name
555-555-5555
agent@spectora.com

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1: INSPECTION DETAILS

Information

In Attendance
Home Owner, Inspector

Occupancy
Furnished

Style
Colonial

Temperature (approximate)
40 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

What Really Matters in Buying a Home

-

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?
Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:
1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damaged caused by termite infestation, for example.
4. Safety hazards. Such as a lack of GFCI-protection.
Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).
Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.
Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

2: EXTERIOR

		IN	NI	NP	O
2.1	Siding, Flashing & Trim	X			
2.2	Exterior Doors	X			
2.3	Walkways, Patios & Driveways	X			
2.4	Decks, Balconies, Porches & Steps	X			
2.5	Eaves, Soffits & Fascia	X			
2.6	Vegetation, Grading, Drainage & Retaining Walls	X			

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

Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Vinyl

Siding, Flashing & Trim: Siding Style
Clapboard

Exterior Doors: Exterior Entry Door
Glass

Walkways, Patios & Driveways: Driveway Material
Dirt, Gravel

Decks, Balconies, Porches & Steps: Material
Wood

Exterior Inspection Statement

-

We are not exterior experts. Feel free to hire an exterior contractor prior to closing.
Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground aroundthe foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or
downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided.

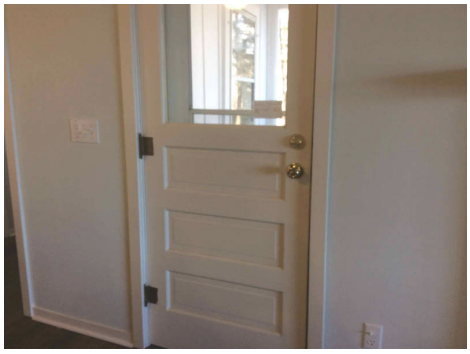




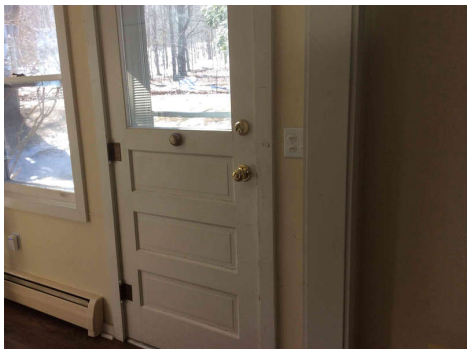



Exterior Doors: **Exterior Entry Door**

Wood, Single Pane

Exterior Doors: Exterior Entry Door
Wood, Single Pane

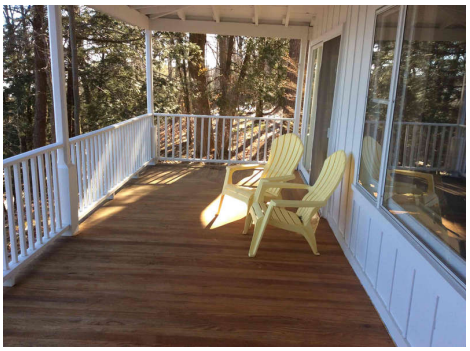



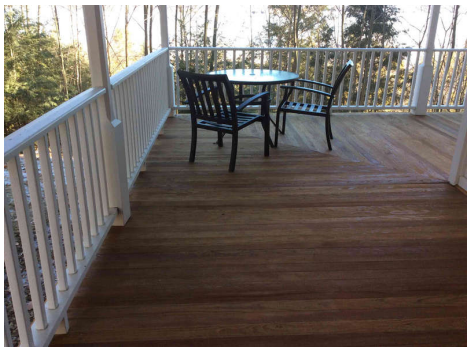

Walkways, Patios & Driveways: Walkway Material
Pavers




Decks, Balconies, Porches & Steps: Appurtenance
Covered Porch







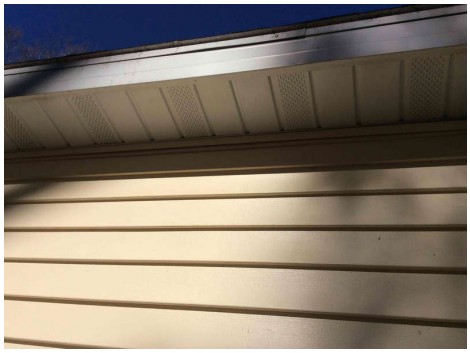







Eaves, Soffits & Fascia: Eaves Soffit and Fascia






Observations

2.1.1 Siding, Flashing & Trim

Recommendation

TRIM- DETERIORATED

Trim around the window has deteriorated. This can allow moisture into the building envelope. Recommend repair or replacement by qualified professional.

Recommendation

Contact a qualified professional.



2.2.1 Exterior Doors

Recommendation

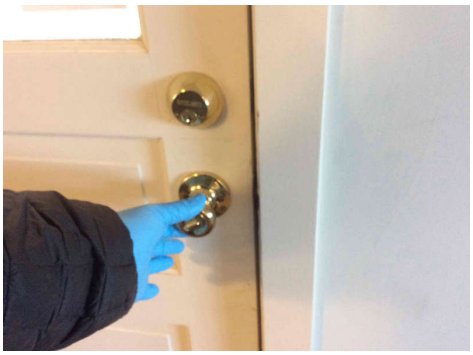
HARDWARE STICKING

WEST ENTRANCE

Door hardware is difficult to use. Recommend lubrication or replacement.

Recommendation

Recommended DIY Project



3: ROOF

		IN	NI	NP	O
3.1	Coverings	X			
3.2	Roof Drainage Systems	X			
3.3	Flashings	X			
3.4	Skylights, Chimneys & Other Roof Penetrations	X			

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

Information

Inspection Method
Roof, Eves

Roof Type/Style
Gable

Coverings: Material
Asphalt

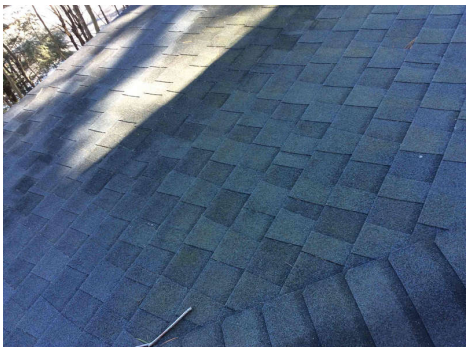
Roof Drainage Systems: Gutter Material
Not Present

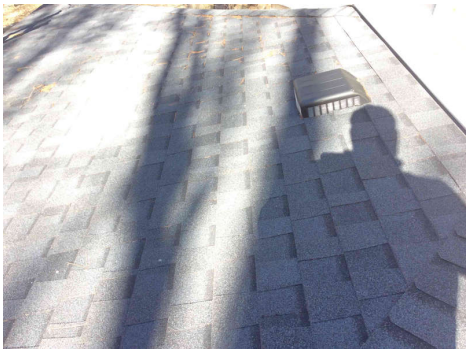
Flashings: Material
Aluminum

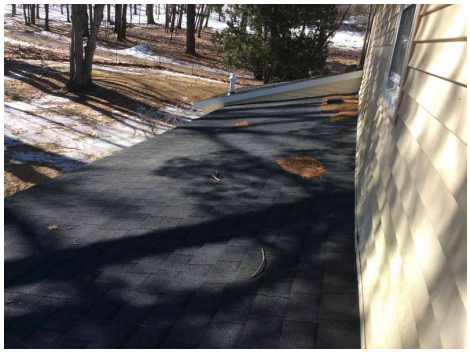
Roof Inspection Statement

-

We are not professional roofers. Feel free to hire one prior to closing.
We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily
accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the
manufacturer's specifications or construction codes.
It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.









Skylights, Chimneys & Other Roof Penetrations: Chimney Inspection Statement

-

We are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and wheather the fireplace is safe to use.
We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire.
More information about fireplaces and chimneys can be obtained atwww.csia.com.






Skylights, Chimneys & Other Roof Penetrations: Vents




Observations

3.1.1 Coverings

Recommendation

SHINGLES MISSING

ABOVE PORCH

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.

3.2.1 Roof Drainage Systems

Recommendation

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 form the building.

Recommendation

Contact a qualified handyman.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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

Information

Basic Structural Comment
-

Foundation: Material
Masonry Block

Floor Structure: Material
Concrete, Slab, Wood Beams

Floor Structure: Sub-floor
Plank

Floor Structure: Basement/Crawlspace Floor
Dirt

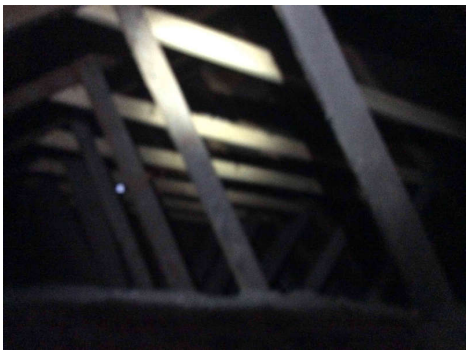
Inspection Method
Visual

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property,
even if I do not identify any structural material defects.
We inspect the structural components including foundation and framing by probing a representative number of structural components where
deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any
finished surface or where no deterioration is visible.

Basements & Crawlspaces: Crawlspace

Crawlspace Entrance

Ceiling Structure: Attic Structure



Observations

4.1.1 Foundation

Recommendation

HEAVING/SETTLING

The floor shows movement/settling due to soil movement. This can compromise the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to remedy.

Recommendation

Contact a qualified structural engineer.

4.3.1 Floor Structure

Recommendation

EVIDENCE OF STRUCTURAL MOVEMENT

BENEATH LIVING ROOM/STAIRWAY

Floor joist have been notched to rest on ledger on the main beams of the house. These beams have separated from the notched area leaving less than 1 inch of joist resting on the ledger board. Recommend a structural expert review and make recommendations for repair.

Recommendation

Contact a qualified professional.

4.3.2 Floor Structure

Recommendation

JOISTS NEED REPAIR

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

Recommendation

Contact a qualified structural engineer.

Joist has cracked

Joist have cracked

4.4.1 Wall Structure

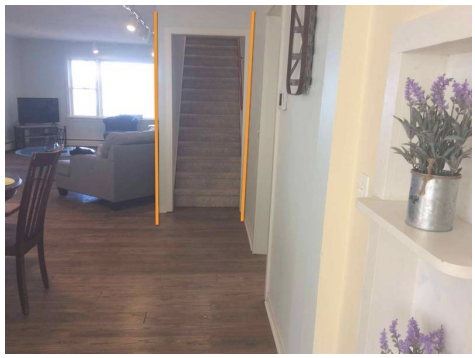
Recommendation

EVIDENCE OF STRUCTURAL MOVEMENT

The right wall of the stairwell is leaning away from the center of the room. This is evidence of structural movement. This area is directly above the mainbeam with the damaged joist. No current cracking was evident to suggest the home is still moving.

Recommendation

Contact a qualified professional.



4.4.2 Wall Structure

Recommendation

EVIDENCE OF WATER INTRUSION

GROUND FLOOR BATHROOM

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified professional.

4.5.1 Ceiling Structure

Recommendation

EVIDENCE OF STRUCTURAL MOVEMENT

Evidence of structural movement was found in the ceiling structure. This is common in home of this age. Recommend monitoring for cracking.

Recommendation

Contact a qualified professional.

4.5.2 Ceiling Structure

Recommendation

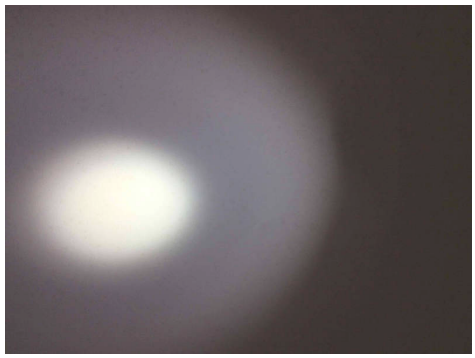
MOLD

DESK AREA

Observed signs of mold on the ceiling. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.



5: HEATING

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

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

Information

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Steam Boiler

Distribution Systems: Ductwork
Non-insulated

Heating

-

We are not HVAC professionals. Feel free to hire one prior to closing.
This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the
heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property.
Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

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.

Equipment: Brand

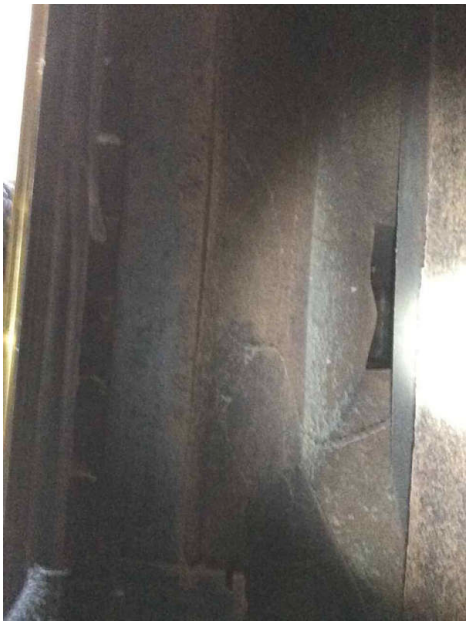
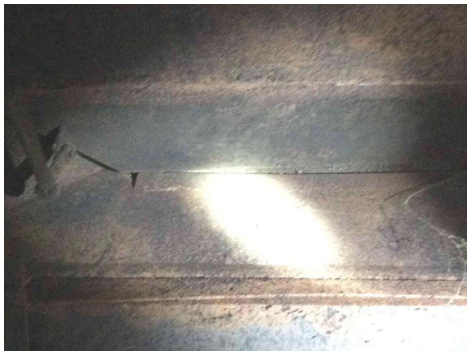
NTI



Normal Operating Controls: Thermostat

Thermostat is digital smart thermostat.


Vents, Flues & Chimneys: Fireplace


6: PLUMBING

		IN	NI	NP	O
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			
6.3	Water Supply, Distribution Systems & Fixtures	X			
6.4	Hot Water Systems, Controls, Flues & Vents			X	
6.5	Fuel Storage & Distribution Systems	X			
6.6	Sump Pump			X	

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

Information

Filters
None

Main Water Shut-off Device: Location
Laundry

Drain, Waste, & Vent Systems: Material
PVC, ABS, Iron

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

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

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

Hot Water Systems, Controls, Flues & Vents: Location
Washer/Dryer Area

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

Sump Pump: Location
Not Present

Plumbing
-

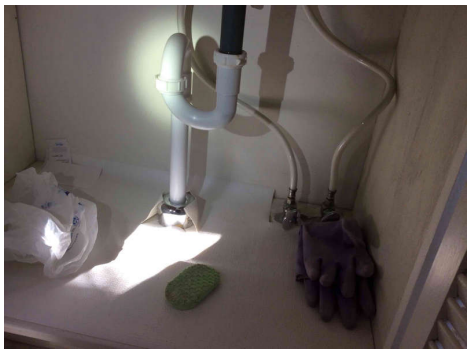
We are not professional plumbers. Feel free to hire one prior to closing.
All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture.
Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited byour short time in the property.

Water Source
Well

Drain, Waste, & Vent Systems: Drain Size

1 1/2"






Water Supply, Distribution Systems & Fixtures: Fixtures

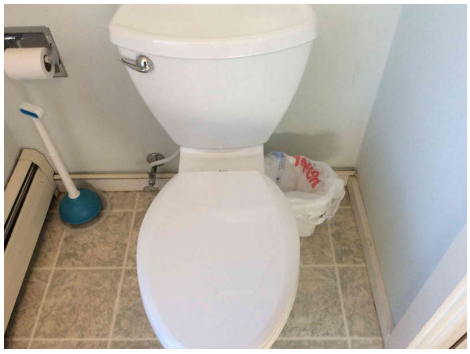












Hot Water Systems, Controls, Flues & Vents: Manufacturer

Use of Boiler

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.

Observations

6.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

TOILET LEAKING

SECOND FLOOR BATHROOM

Toilet is loose at the base. Recommend a qualified plumber evaluate and repair to prevent water damage.

Recommendation

Contact a qualified plumbing contractor.

7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			
7.5	GFCI & AFCI	X			
7.6	Smoke Detectors	X			
7.7	Carbon Monoxide Detectors	X			

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Information

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
Kitchen

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex, Fabric

Electrical

-

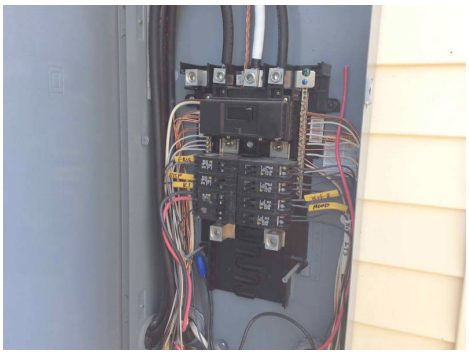
We are not electricians. Feel free to hire an electrician prior to closing.
If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

Service Entrance Conductors: Electrical Service Conductors

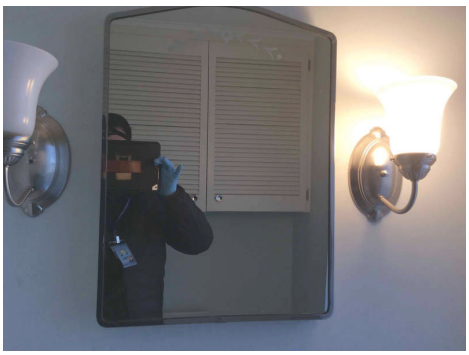
Below Ground


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

Exterior



Lighting Fixtures, Switches & Receptacles: Lighting Fixtures





Lighting Fixtures, Switches & Receptacles: Receptacles







Observations

7.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT INOPERABLE

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

Recommendation

Contact a qualified electrical contractor.

7.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

UNGROUNDED RECEPTACLE

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

Recommendation

Contact a qualified electrical contractor.




7.5.1 GFCI & AFCI

Recommendation

IMPROPER INSTALLATION

GROUND FLOOR BATHROOM

GFCI Outlets in the bathroom are not operating as intended. Recommend an electrical contractor evaluate and correct.

Recommendation

Contact a qualified electrical contractor.

8: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
8.1	Attic Insulation	X			
8.2	Vapor Retarders (Crawlspace or Basement)	X			
8.3	Ventilation	X			

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

Information

Dryer Vent
Metal (Flex)

Flooring Insulation
None

Attic Insulation: R-value
38

Attic Insulation: Insulation Type
Cellulose, Blown, Fiberglass, Batt

Ventilation: Ventilation Type
Gable Vents, Soffit Vents, Ridge Vents

Dryer Power Source
220 Electric

9: DOORS, WINDOWS & INTERIOR

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

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

Information

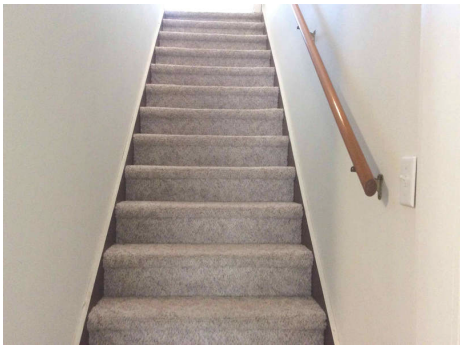
Windows: Window Type
Casement, Double-hung

Windows: Window Manufacturer
Unknown

Walls: Wall Material
Drywall, Plaster

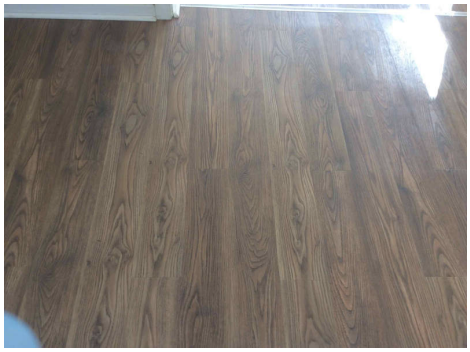
Ceilings: Ceiling Material
Plaster, Drywall

Steps, Stairways & Railings: Stairway



Countertops & Cabinets: Cabinetry
Wood

Floors: Floor Coverings
Carpet, Laminate



Countertops & Cabinets: Countertop Material

Quartz


Observations

9.3.1 Floors

Recommendation

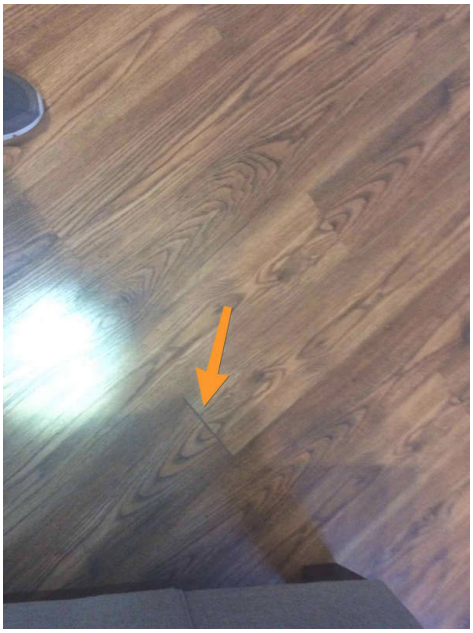
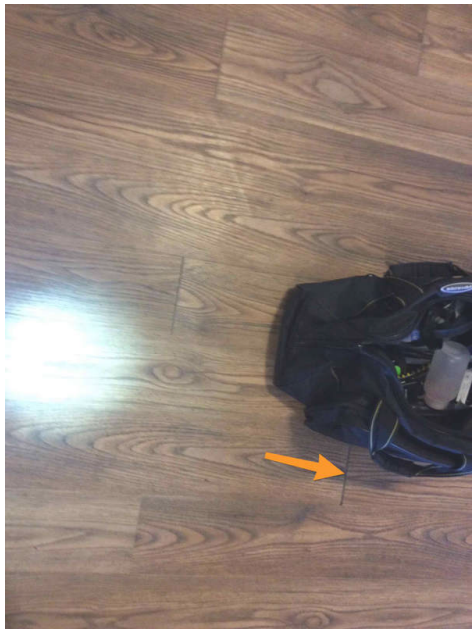
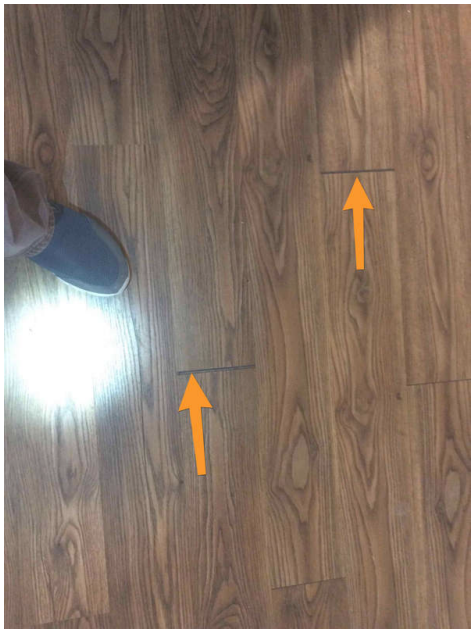
BOARDS LOOSE

DINING/LIVINGROOM

Laminate Boards are not tightly installed. Recommend a flooring contractor correct.

Recommendation

Contact a qualified handyman.


9.4.1 Walls

Recommendation

MOISTURE DAMAGE

LAUNDRY AREA

Pillowing on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Recommendation

Contact a qualified professional.

10: BUILT-IN APPLIANCES

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

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

Information

Range/Oven/Cooktop:

Range/Oven Brand

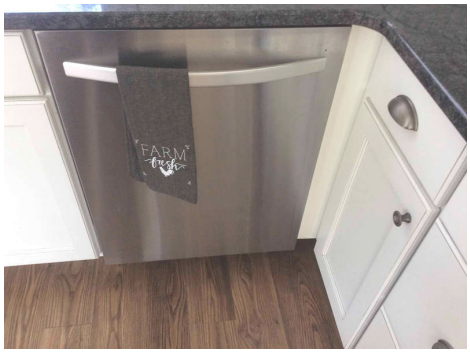
Kenmore

Kitchen

We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

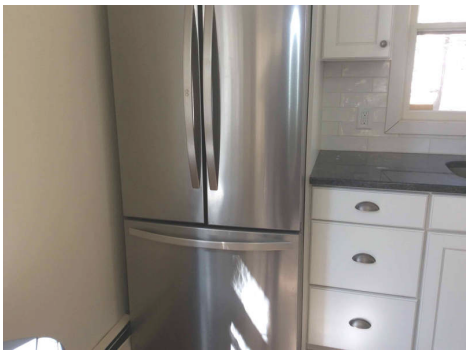
Dishwasher: Brand

Kenmore

Refrigerator: Brand

Kenmore




Range/Oven/Cooktop: Range/Oven Energy Source

Gas



Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate


Garbage Disposal: Disposal

11: GARAGE

		IN	NI	NP	O
11.1	Ceiling	X			
11.2	Floor	X			
11.3	Walls & Firewalls	X			
11.4	Garage Door	X			
11.5	Garage Door Opener	X			

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

Information

Ceiling: Roof Structure

Garage Door: Type

Automatic

Garage Door Opener: Opener

Exterior

Interior





Garage Door: Material

Metal


STANDARDS OF PRACTICE

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.

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.

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.