



RESIDENTIAL REPORT

1234 Main St.
Winona MN 55987

Buyer Name

09/09/2018 9:00AM



Inspector

Aaron Slavey

A handwritten signature in black ink, appearing to read "Aaron Slavey".

507-458-4566

aaron@integrispecinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY

12

MAINTENANCE / COMMENT

8

RECOMMENDATION /
IMPROVEMENT

-  2.3.1 Roof - Roof Drainage Systems: Underground Drainage
-  3.2.1 Exterior - Exterior Doors: Weatherstripping Needs Repair
-  3.3.1 Exterior - Windows: Missing screen
-  5.2.1 Heating - Equipment 2: Corrosion
-  5.6.1 Heating - Fireplaces: Add CO Detector
-  5.6.2 Heating - Fireplaces: Add Smoke Alarm
-  5.6.3 Heating - Fireplaces: Needs Servicing/Cleaning
-  6.3.1 Cooling - Distribution System: AC Condensate Leak
-  8.3.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
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-  14.2.1 Bathroom - Plumbing & Fixtures: Sink - Faucet Leaks
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-  14.2.3 Bathroom - Plumbing & Fixtures: Toilet - Loose Bowl
-  14.3.1 Bathroom - Electrical & Other: Bathroom GFCI Upgrade
-  15.3.1 Bathroom 2 - Electrical & Other: Bathroom GFCI Upgrade
-  15.3.2 Bathroom 2 - Electrical & Other: Exhaust Fan Not Present
-  17.1.1 Kitchen - General: Countertop Not Secured
-  17.2.1 Kitchen - Plumbing & Fixtures: Faucet Leaks
-  17.3.1 Kitchen - Electrical & Other: Kitchen GFCI Upgrade

1: INSPECTION DETAILS

Information

General: In Attendance

Client, Inspector

General: Temperature (approximate)

60 Fahrenheit (F)

General: Type of Building

Single Family

General: Weather Conditions

Clear

General: Overview

Inspection Overview

Thank You for choosing Integri-Spec Home Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Integri-Spec endeavors to perform all inspections in substantial compliance with InterNACHI's Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Integri-Specs express written permission. Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

Sincerely,

Aaron Slavey

Owner/Certified & Licensed Professional Inspector

Integri-Spec LLC

Mobile: 507-458-4566

aaron@integrispecinspections.com

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General: Perspective

Locations

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

General: Use Of Photos

Photos

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

General: Occupancy

Vacant

For furnished homes, access to some items such as electrical outlets, windows, wall/floor surfaces and cabinet interiors can be restricted by furniture and/or personal belongings. These items are limitations of the inspection and these items may be concealed defects.

General: Definitions

Explained

All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "Safety / Major" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

General: Protecting You

Explained

RecallCheck - The first service for consumer recalls in the U.S. has compiled over 225 million recalls from public records, to create a fail-safe system to check for dangerous aws with home appliances.

SewerGard - Covers your water line and sewer line against failure due to normal wear and tear, giving you peace of mind.

Platinum Roof Protection Plan - Handles the repair of leaks to your homes roof for a period of 5 years following the date of inspection

MoldSafe - If you move in to your new home and mold is present that was not found when inspected, youre covered for remediation.

90 Day Warranty - We back all of our inspections with a 90 Day Limited Structural and Mechanical Warranty.

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



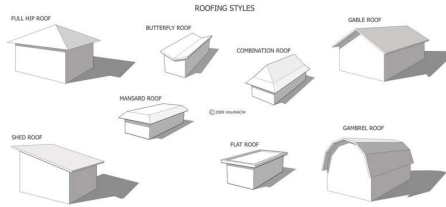
2: ROOF

Information

General: Inspection Method
Roof

General: Roof Type/Style
Gable

Coverings: Layers
1+ Layer



Coverings: Pitch
Medium

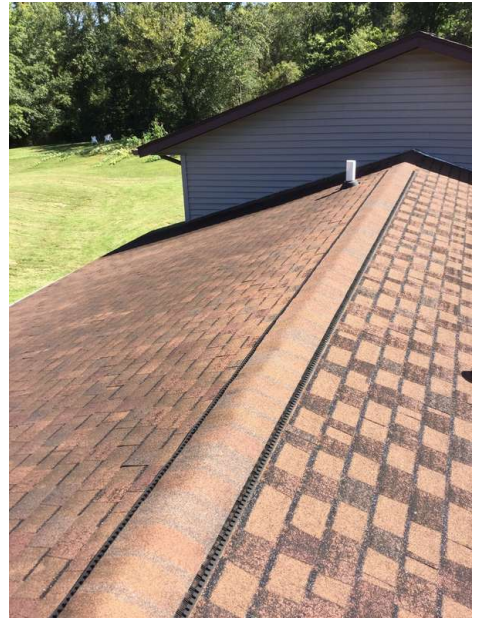
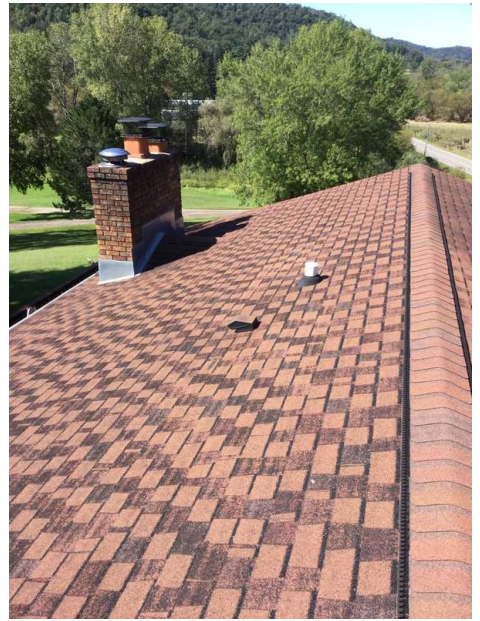
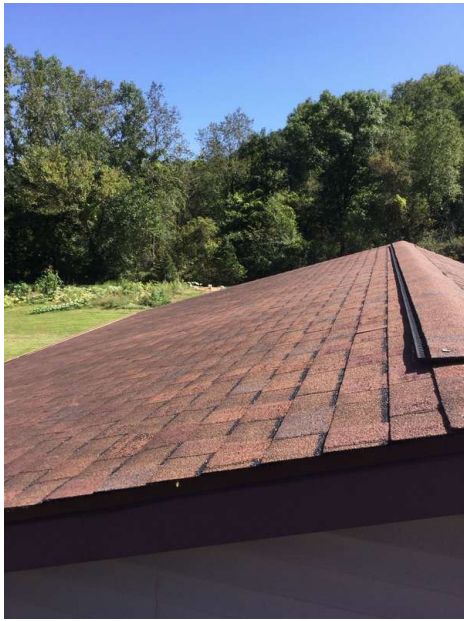
Roof Drainage Systems: Gutter Material
Metal/Aluminum

Flashings: Material
Not Visible



Skylights, Chimneys & Other Roof Penetrations: Inspection Method
Roof

Coverings: Material
Asphalt



Skylights, Chimneys & Other Roof Penetrations: Chimney Material Brick/Stone



Limitations

Flashings

NOT VISIBLE

Roof flashing was not visible due to roofing materials installed.

Observations

2.3.1 Roof Drainage Systems

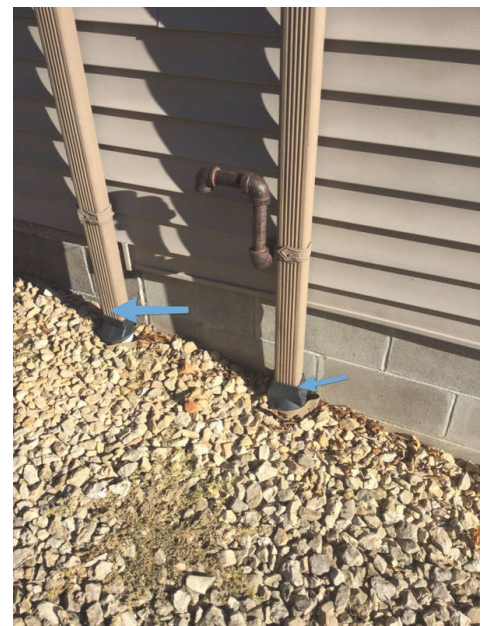
UNDERGROUND DRAINAGE

 Maintenance / Comment

Gutters drained underground. Recommend to monitor condition of drainage to ensure water discharges to exterior/daylight.

Recommendation

Recommend monitoring.



3: EXTERIOR

Information

Siding, Flashing & Trim: Trim Material

Vinyl, Wood,
Steel/Metal/Aluminum

Windows: Window Type

Casement, Sliders

Windows: Window Material

Aluminum/Vinyl Clad, Wood,
Vinyl

Walkways, Patios & Driveways: Walkway Material

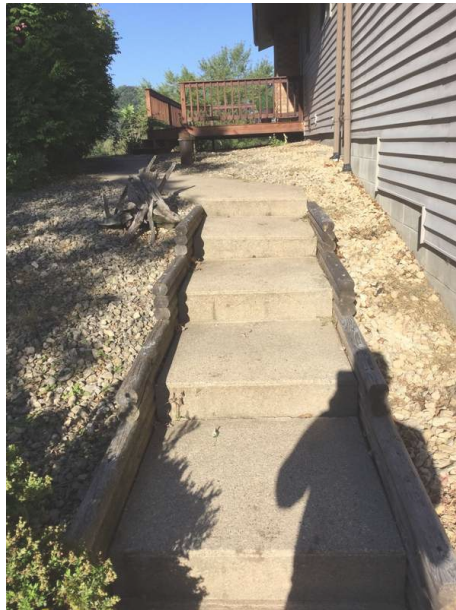
Concrete

Decks, Balconies, Porches & Steps: Stoop/Steps

Concrete

Decks, Balconies, Porches & Steps: Porch

None



Decks, Balconies, Porches & Steps: Patio

None

Siding, Flashing & Trim: Siding Material

Vinyl



Exterior Doors: Exterior Entry Door

Vinyl, Wood

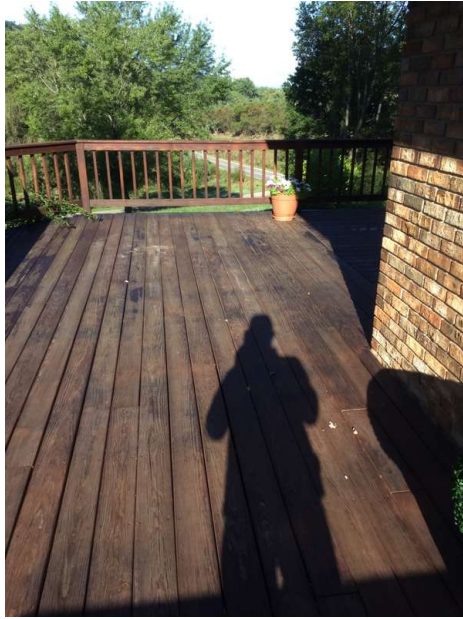


Walkways, Patios & Driveways: Driveway Material

Gravel



Decks, Balconies, Porches & Steps: Deck/Balcony
Wood, Painted/Stained



Eaves, Soffits & Fascia: Material

Steel/Metal/Aluminum



Vegetation, Grading, Drainage & Retaining Walls: General



Observations

3.2.1 Exterior Doors

WEATHERSTRIPPING NEEDS REPAIR

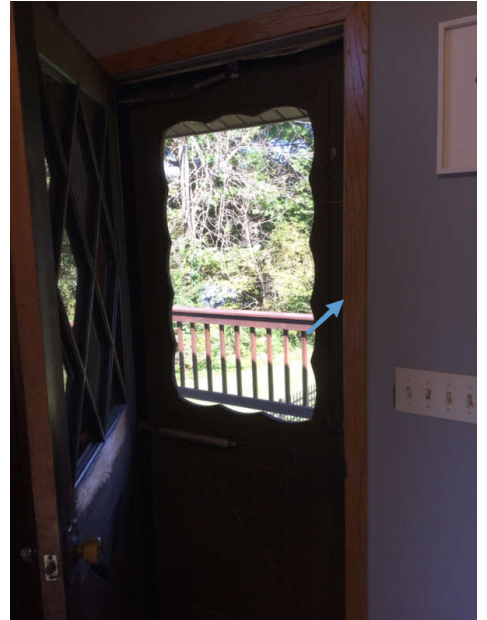
REAR

Door weatherstripping is in need of repair/replace. This can result in significant energy loss and moisture intrusion. Recommend repair/replacement of standard weatherstripping. Here is a DIY guide on weatherstripping.

Recommendation

Contact a handyman or DIY project

 Maintenance / Comment



3.3.1 Windows

MISSING SCREEN

Missing screen at multiple windows throughout the home.

 Maintenance / Comment

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

General: Flooring System

Not Visible

General: Columns

Not Visible

Basements & Crawlspace:

Inspection Method

Within Basement

General: General



Foundation: Material

Masonry Block, Not Visible



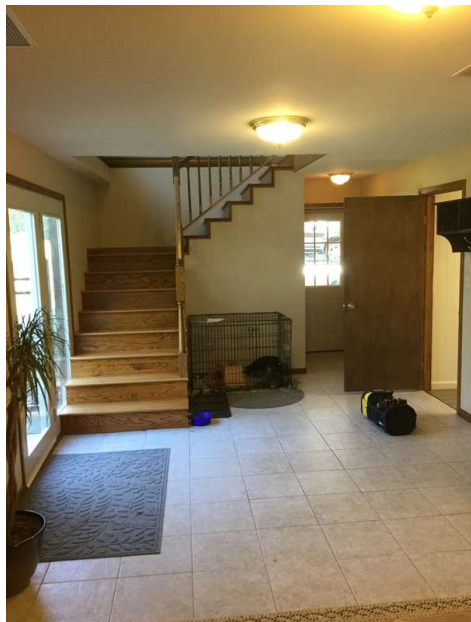
Limitations

Foundation

NOT VISIBLE

Foundation was not visible due to finished wall, floor and ceiling coverings. Condition of foundation not reported on and excluded from the scope of inspection.



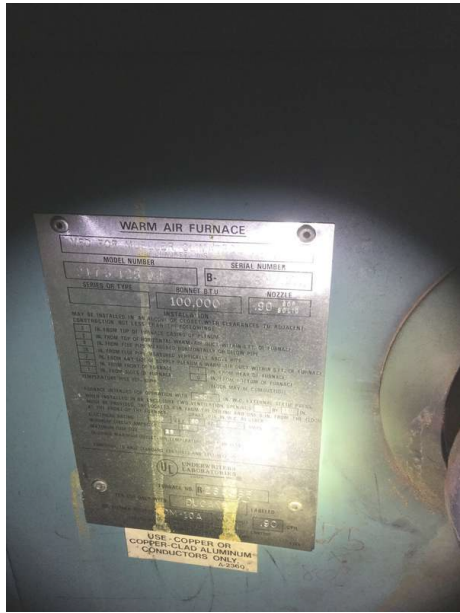


5: HEATING

Information

Equipment: Heat Type
Forced Air

Equipment 2: Brand
Ducane



Equipment: Energy Source
Oil

Normal Operating Controls:
Thermostat Location
Hallway, Garage 2



Equipment 2: Energy Source
Oil

Distribution Systems: Ductwork
Non-insulated

Equipment: Brand
Trane



Equipment 2: Heat Type

Forced Air



Fireplaces: Type

Wood



Limitations

Fireplaces

NOT INSPECTED / NOT TESTED

Observations

5.2.1 Equipment 2

CORROSION

GARAGE 2

 Recommendation / Improvement

Furnace was corroded in one or more areas. This could be the result of leakage from the roof. Recommend a HVAC contractor and/or roofer evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



5.6.1 Fireplaces

ADD CO DETECTOR

LIVING ROOM

Recommend to add carbon monoxide detector within the same room that the fireplace is located.

Recommendation

Contact a handyman or DIY project

 Maintenance / Comment

5.6.2 Fireplaces

ADD SMOKE ALARM

LIVING ROOM

Recommend to add smoke detector within the same room that the fireplace is located.

Recommendation

Contact a handyman or DIY project

 Maintenance / Comment

5.6.3 Fireplaces

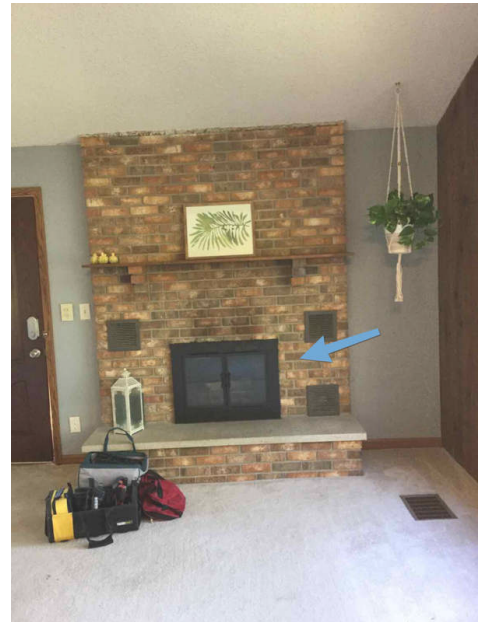
**NEEDS
SERVICING/CLEANING**

 Recommendation / Improvement

Fireplace should be cleaned and inspected prior to first use and not less than serviced annually.

Observed what appears to be some insulation within the flue as well as damper frame/hardware that appears to be corroded and may be in need of repair.

Recommendation
Contact a qualified professional.



6: COOLING

Information

Cooling Equipment: Energy Source/Type

Central Air Conditioner

Normal Operating Controls: Thermostat Location

Hallway

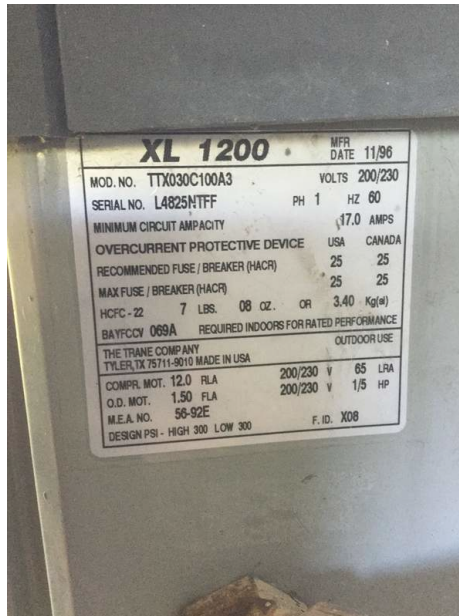
Distribution System: Configuration

Central



Cooling Equipment: Brand

Trane



XL 1200		MFR DATE	11/96
MOD. NO. TTX030C100A3	VOLTS	200/230	
SERIAL NO. L4825HTFF	PH	1 HZ 60	
MINIMUM CIRCUIT AMPACITY		17.0 AMPS	
OVERCURRENT PROTECTIVE DEVICE	USA	CANADA	
RECOMMENDED FUSE / BREAKER (HACR)	25	25	
MAX FUSE / BREAKER (HACR)	25	25	
HFC - z2	7 LBS.	08 OZ.	OR 3.40 Kg(a)
BAYFCY 069A	REQUIRED INDOORS FOR RATED PERFORMANCE		
THE TRANE COMPANY		OUTDOOR USE	
TYLER, TX 75711-9010 MADE IN USA			
COMPR. MOT. 12.0 FLA	200/230 V	65 LRA	
O.D. MOT. 1.50 FLA	200/230 V	1/5 HP	
M.E.A. NO. 56-92E	F. ID. X08		
DESIGN PSI - HIGH 300	LOW 300		

Observations

6.3.1 Distribution System

AC CONDENSATE LEAK

Recommendation / Improvement

The air conditioner condensate was leaking, recommend repair.

Recommendation

Contact a qualified professional.



7: PLUMBING

Information

General: Water Source

Private Well



Main Water Shut-off Device:

Location

Basement

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper/Galvanized

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Galvanized

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

Electric, Hybrid/Heat Pump

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Fuel Storage & Distribution Systems: Fuel Line Material

Copper/Brass

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

Oil Tank

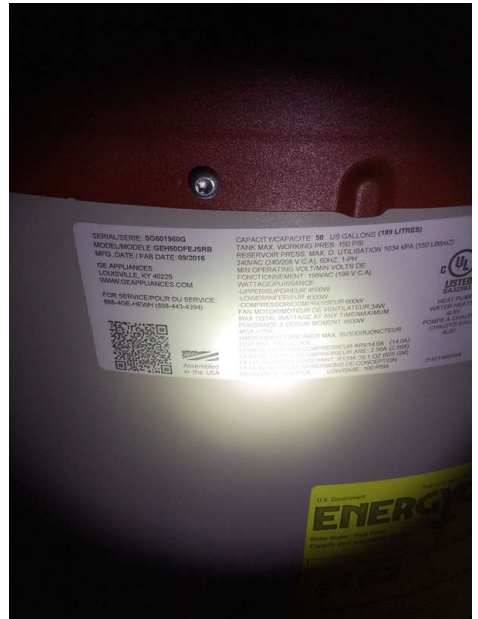
Sump Pump: Location

N/A

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.



8: ELECTRICAL

Information

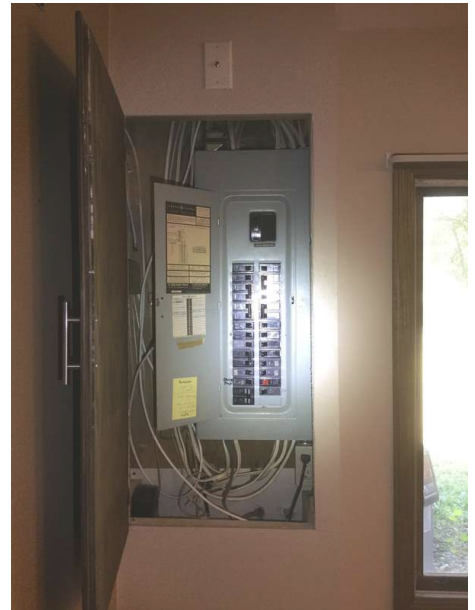
Service Entrance Conductors:
Service Entrance
Underground



Service Entrance Conductors:
Conductor Material
Aluminum



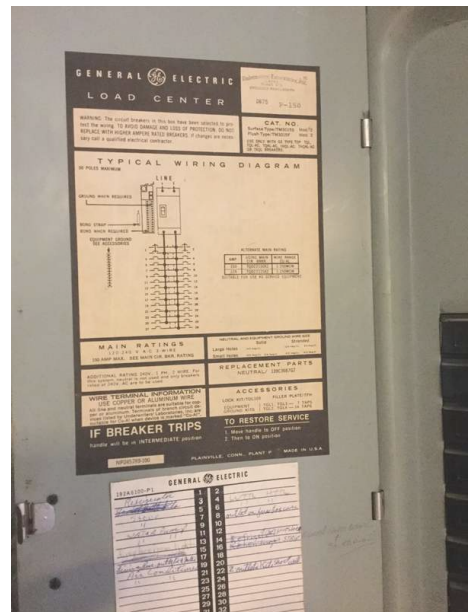
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement



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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Voltage
120/240

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric



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



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



Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

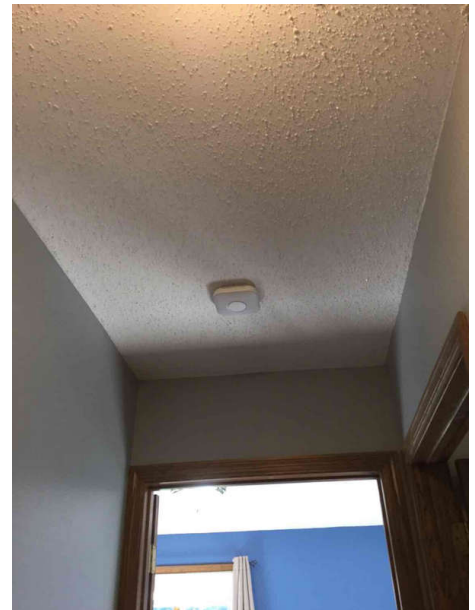
GFCI & AFCI: General



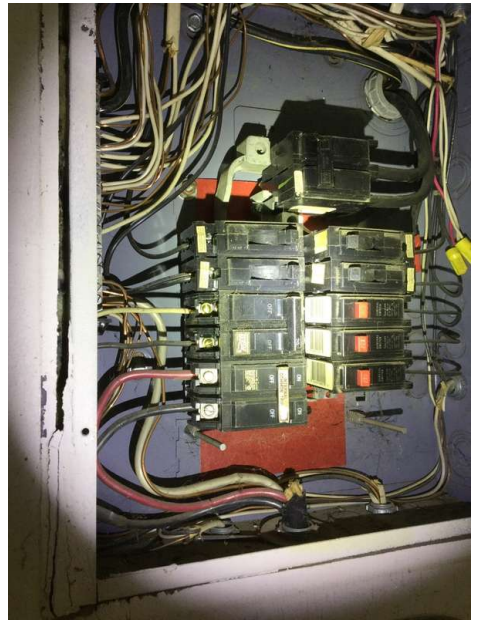
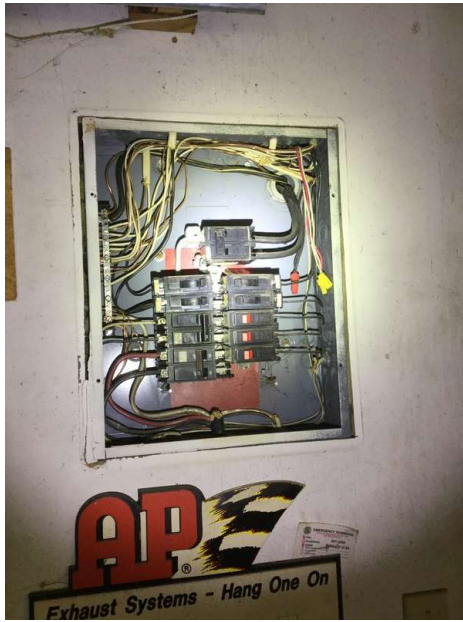
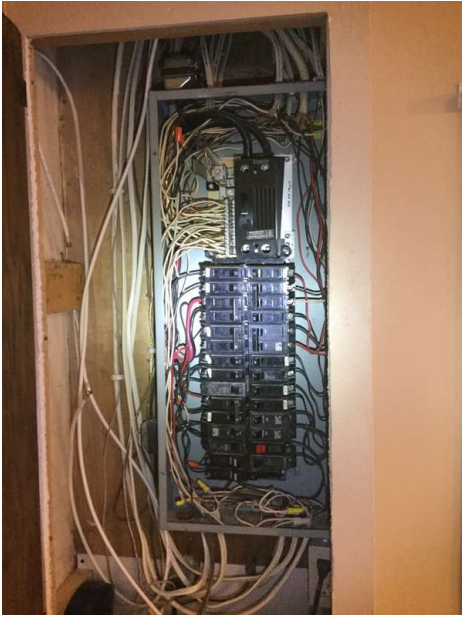
Smoke Detectors: General



Carbon Monoxide Detectors: General



Branch Wiring Circuits, Breakers & Fuses: Branch Wiring
Copper, Aluminum



Observations

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

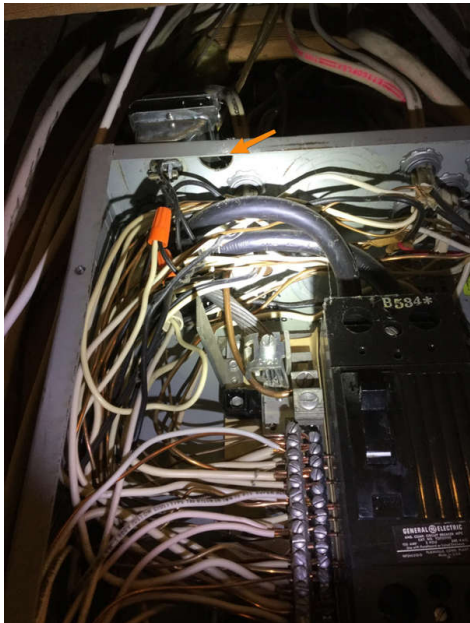
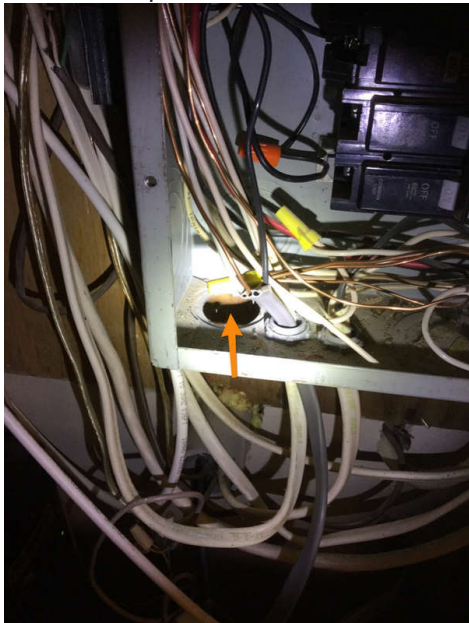
Recommendation / Improvement

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



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

Recommendation / Improvement

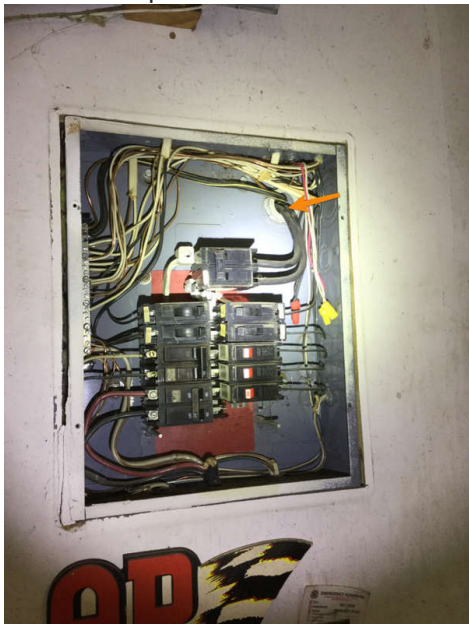
WATER IN ELECTRICAL PANEL

GARAGE 2

Observed water in the electrical panel. Recommend qualified electrical contractor review and provide evaluation of findings.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Branch Wiring Circuits, Breakers & Fuses

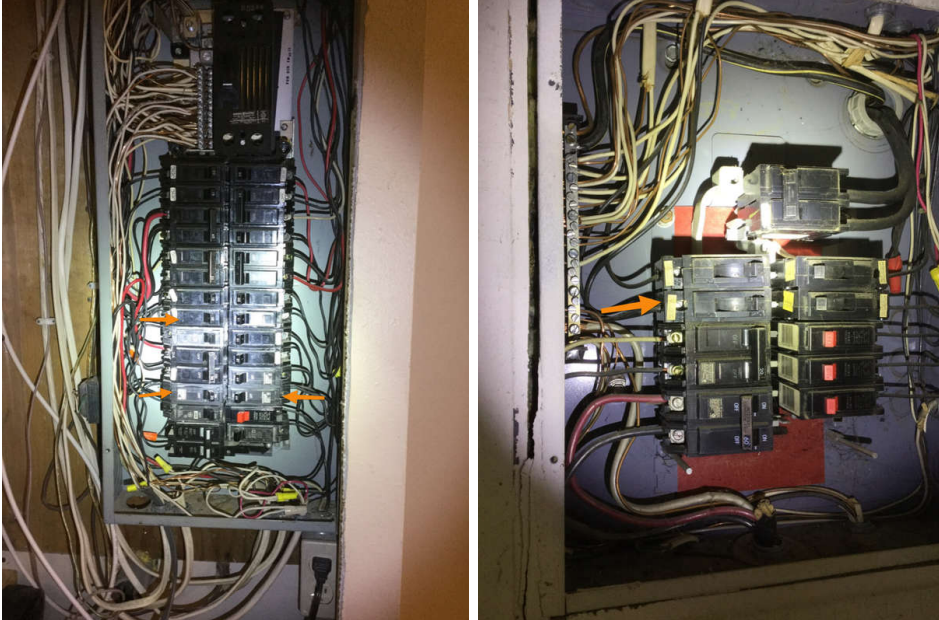
Recommendation / Improvement

DOUBLE TAPPED HOT CONDUCTORS

One or more electrical circuits were double tapped. This means that two or more wires are connected to a circuit breaker that is only designed to accept one wire. Recommend a qualified professional review and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



9: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Insulation Type
Loose-fill



Attic Insulation: Depth Of Insulation
14 Inches

Ventilation: Ventilation Type
Soffit Vents, Ridge Vents

Exhaust Systems: Exhaust Fans
Fan with Light



General: Inspection Method

Attic Access

The attic space lacked adequate headroom and a walkway and access was obstructed to most of the attic area. As a result, inspection of the attic was limited. Attics may contain potential fire and/or health hazards, other safety issues, damage or defects that have the potential to cause damage to the home or unexpected repairs. Even when an inspection of the attic is completed from within the attic area, these limitations still exist the same.



Limitations

General

ACCESS RESTRICTED

Access was restricted due to attic height and lack of walkway. Inspected from the access.



10: INTERIOR

Information

Floors: Floor Coverings

Hardwood, Tile, Carpet

Walls: Wall Material

Drywall, Wood, Paneling

Ceilings: Ceiling Material

Drywall, Suspended Ceiling Panels

Countertops & Cabinets:

Countertop Material

Unknown

Countertops & Cabinets:

Cabinetry

Wood

Limitations

Ceilings

FINISHED CEILINGS

Finished/covered ceilings may hide/conceal defects, hazards, suspect materials. It is not possible to identify all of these at the time of inspection.

11: BEDROOM

Information

Electrical: Electrical

Switches, Receptacles

General: General



12: BEDROOM 2

Information

Electrical: Electrical

Switches, Receptacles

General: General



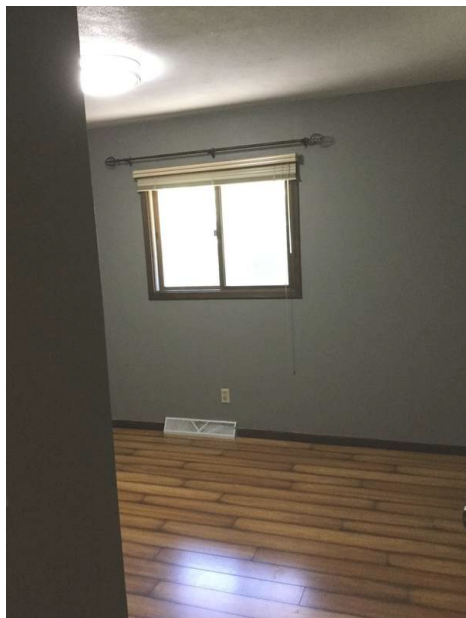
13: BEDROOM 3

Information

Electrical: Electrical

Switches, Receptacles

General: General



14: BATHROOM

Information

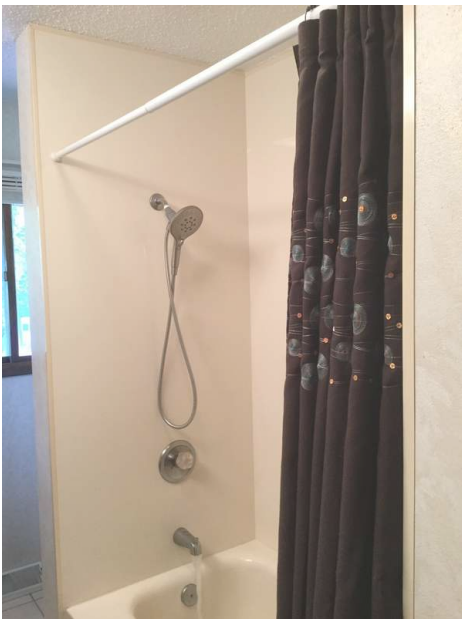
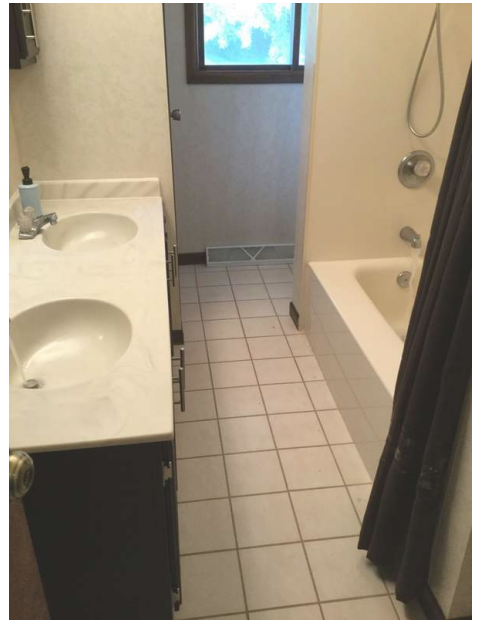
Plumbing & Fixtures:
Shower/Tub Material
Fiberglass/Plastic

Plumbing & Fixtures: Whirlpool
No

Electrical & Other: Receptacles
Operable, Recommend GFCI

Electrical & Other: Other
Heat Source Present, Exhaust
Fan Operable

General: General



Observations

14.2.1 Plumbing & Fixtures

 Maintenance / Comment

SINK - FAUCET LEAKS

1ST FLOOR BATHROOM 1

Faucet leaks at handle, recommend repair.

Recommendation

Contact a qualified professional.



14.2.2 Plumbing & Fixtures

 Recommendation / Improvement

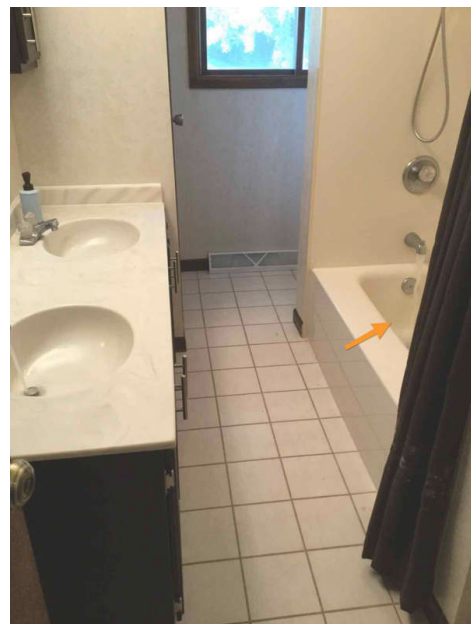
TUB - POOR DRAINAGE

1ST FLOOR BATHROOM 1

Tub had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



14.2.3 Plumbing & Fixtures

 Recommendation / Improvement

TOILET - LOOSE BOWL

1ST FLOOR BATHROOM 1

Toilet was not securely fastened to the floor. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



14.3.1 Electrical & Other

BATHROOM GFCI UPGRADE

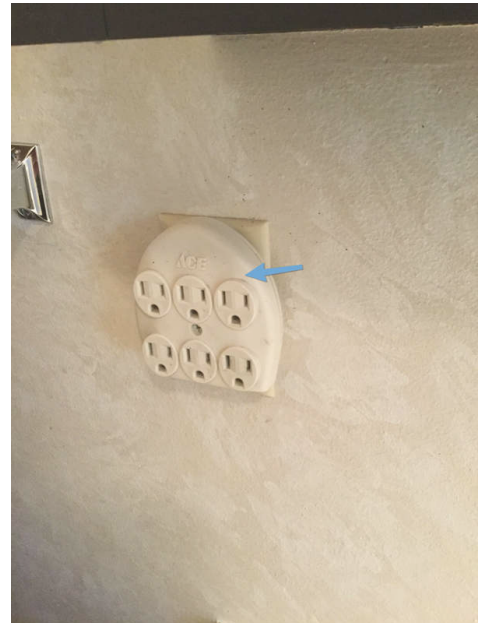
1ST FLOOR BATHROOM 1

 Maintenance / Comment

As a safety upgrade, recommend that the receptacle(s) be upgraded to GFCI receptacles.

Recommendation

Contact a qualified electrical contractor.



15: BATHROOM 2

Information

Plumbing & Fixtures:

Shower/Tub Material

Fiberglass/Plastic

Plumbing & Fixtures: Whirlpool

No

Electrical & Other: Receptacles

Operable, Recommend GFCI

Electrical & Other: Other

Heat Source Present, Exhaust

Fan Not Present

General: General



Observations

15.3.1 Electrical & Other

BATHROOM GFCI UPGRADE

BASEMENT BATHROOM 2

As a safety upgrade, recommend that the receptacle(s) be upgraded to GFCI receptacles.

Recommendation

Contact a qualified electrical contractor.

 Maintenance / Comment



15.3.2 Electrical & Other

EXHAUST FAN NOT PRESENT

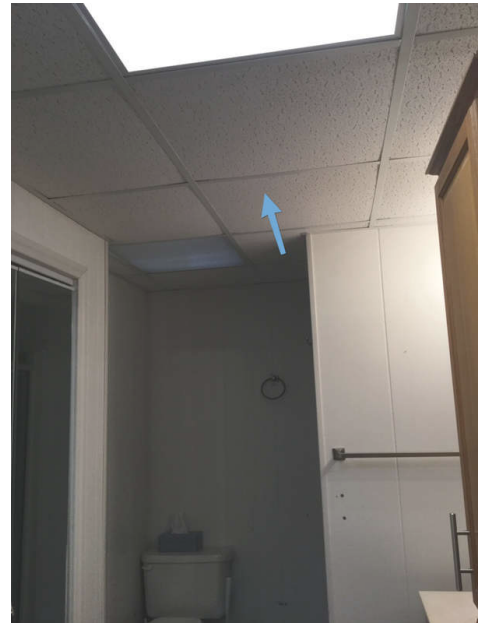
BASEMENT BATHROOM 2

Bathroom exhaust vent was not present. As an upgrade recommend installing vent and exhaust to exterior.

Recommendation

Contact a qualified professional.

 Maintenance / Comment



16: LIVING ROOM

Information

Electrical: Electrical

Switches, Receptacles

General: General



17: KITCHEN

Information

Plumbing & Fixtures: Plumbing

Drainage Satisfactory, Flow Satisfactory

Electrical & Other: Receptacles

Operable, Recommend GFCI, GFCI Operable

Electrical & Other: Other

Heat Source Present

Dishwasher: Brand

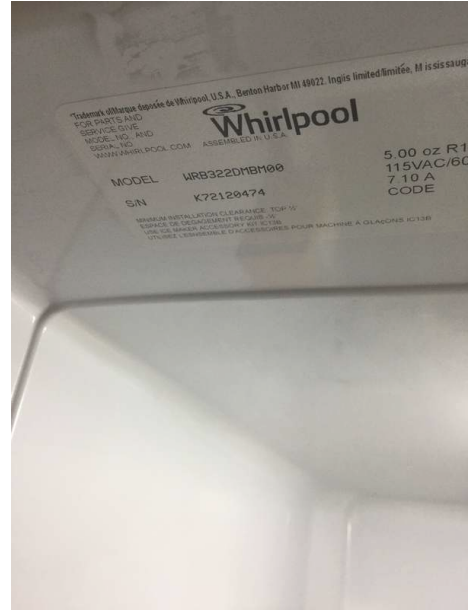
Whirlpool

Dishwasher: Dishwasher Plumbing

Drain Line Not Looped

Refrigerator: Brand

Whirlpool



Range/Oven/Cooktop: Range/Oven Energy Source

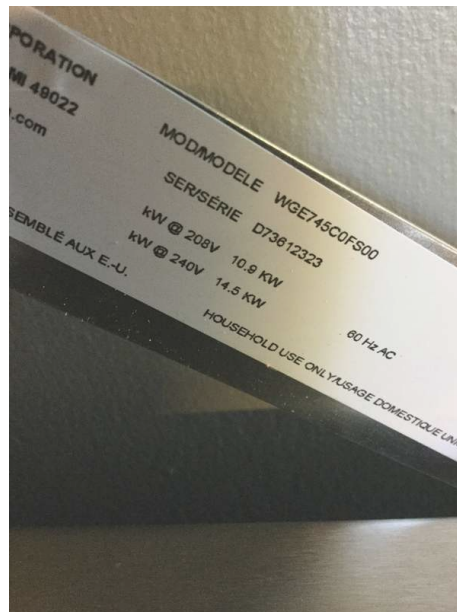
Electric

Range/Oven/Cooktop: Range/Oven Brand

Whirlpool

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate



Garbage Disposal: Present

General: General



Observations

17.1.1 General

COUNTERTOP NOT SECURED

KITCHEN

Kitchen countertop appeared insecure. Recommend to secure properly.

Recommendation

Contact a handyman or DIY project

Maintenance / Comment



17.2.1 Plumbing & Fixtures

FAUCET LEAKS

KITCHEN

Maintenance / Comment

Kitchen Faucet leaks at handle.

Recommendation

Contact a qualified professional.



17.3.1 Electrical & Other

KITCHEN GFCI UPGRADE

KITCHEN

As a safety upgrade, recommend that the receptacle(s) be upgraded to GFCI receptacles.

Recommendation

Contact a qualified electrical contractor.

 Maintenance / Comment



18: LAUNDRY ROOM

Information

Plumbing & Fixtures: Laundry Sink

Plumbing not tested

Washer/Dryer: Dryer Power Source

Electric

Washer/Dryer: Washer Brand

Not Present

General: General

Electrical & Other: Receptacles

Operable

Washer/Dryer: Dryer Vent

Metal

Electrical & Other: Other

No Heat Source

Washer/Dryer: Dryer Brand

Not Present



19: GARAGE

Information

General: Type

Attached, 2-Car

Roofing: Material

Asphalt

Roofing: Layers

1+ Layer



Roofing: Pitch

Medium

Roof Drainage Systems: Gutter Material

Metal/Aluminum

Siding, Flashing & Trim: Trim Material

Steel/Metal/Aluminum



Eaves, Soffits & Fascia: Material

Steel/Metal/Aluminum

Floor: Source Of Ignition

None

Electrical & Other: Receptacles

Operable, Recommend GFCI

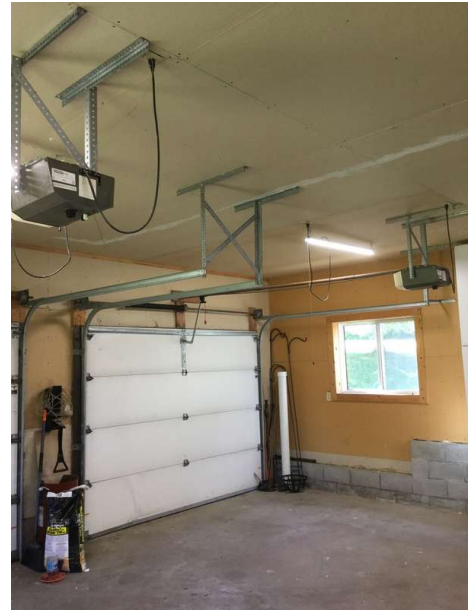
Electrical & Other: Other

None

Service Door: General



Garage Door Opener: General



Occupant Door (From garage to inside of home): General



Siding, Flashing & Trim: Siding Material

Vinyl



Floor: Flooring Material

Concrete



Fire Separation Walls & Ceiling: General



Garage Overhead Door: Material

Steel/Metal/Aluminum



20: GARAGE 2

Information

General: Type

Detached, 3-Car

Roofing: Material

Metal

Roofing: Layers

1+ Layer



Roofing: Pitch

Medium

Roof Drainage Systems: Gutter Material

Metal/Aluminum

Siding, Flashing & Trim: Trim Material

Steel/Metal/Aluminum



Eaves, Soffits & Fascia: Material

Steel/Metal/Aluminum

Floor: Source Of Ignition

Yes

Fire Separation Walls & Ceiling:

N/A

Electrical & Other: Receptacles

Operable

Electrical & Other: Other

Heat Source Present

Service Door: General

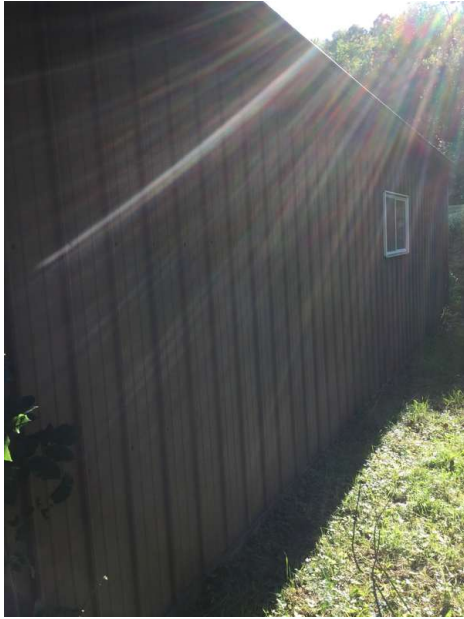
Garage Overhead Door: Material Steel/Metal/Aluminum
Garage Door Opener: General

Occupant Door (From garage to inside of home): N/A

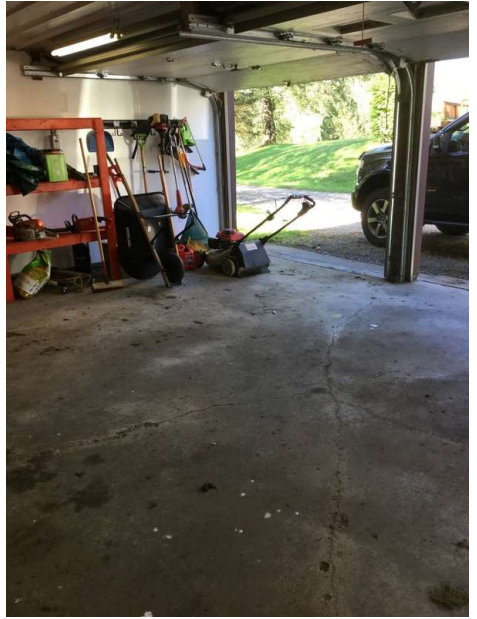


Siding, Flashing & Trim: Siding Material

Steel/Metal/Aluminum



Floor: Flooring Material
Concrete



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

IV. The inspector is not required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

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

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

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

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. 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:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

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

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. 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.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

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

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. 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.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. 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:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. 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.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon-monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

1. the type of insulation observed; and
2. 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:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.

6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

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

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.