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RESIDENTIAL REPORT

1234 Main St.
Columbia MD 21044

Buyer Name
07/22/2018 9:00AM

Inspector
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Agent
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1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent, Inspector

Occupancy
Furnished, Occupied

Style
Multi-level

Temperature (approximate)
88 Fahrenheit (F)

Type of Building
Condominium / Townhouse

Weather Conditions
Clear, Hot, Humid

2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Chimney	X			
2.5	Other Roof Penetrations	X			

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

Information

Inspection Method
Ground, Ladder, Roof, Drone

Roof Type/Style
Gable

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum, Gutter Screens

Flashings: Material
Aluminum

Coverings: Roof Images

Roof

The roof coverings appear to be the original roof installed in 2005. The ridge vent and roof penetrations appear to be installed and flashed properly.

Aerial View of Roof

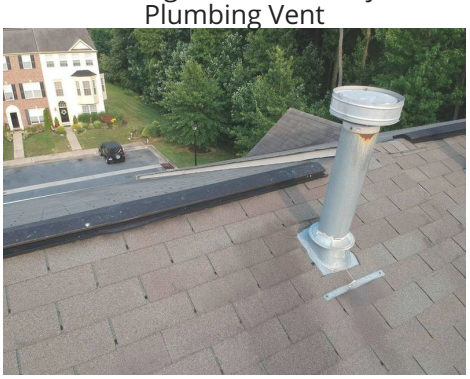
Front Aerial View

Rear Aerial View

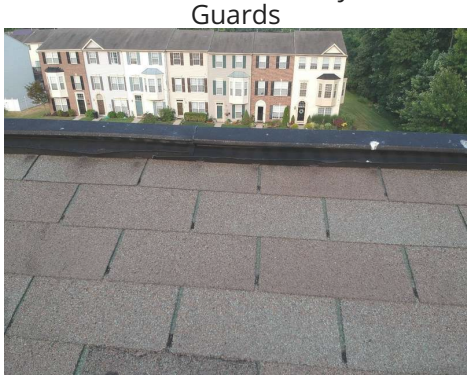
View of Ridge Vent, Chimney, and Plumbing Vent

Front Gutter Protected By Gutter Guards

Rear Roof Coverings and Gutter



View of Chimney



Closeup of Roof Shingles and Ridge Vent

Observations

2.1.1 Coverings

Recommendation

SHINGLES MISSING

ROOF

Observed two individual roofing shingles that are missing. Recommend a qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.

Missing Shingle (Rear Side of Roof)

Missing Shingle (Front Side of Roof)

3: EXTERIOR

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

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Information

Inspection Method
Attic Access, Infrared, Visual

Siding, Flashing & Trim: Siding Material
Vinyl, Wood

Siding, Flashing & Trim: Siding Style
Beveled

Exterior Doors: Exterior Entry Door (Front)
Steel, Storm Door

Walkways, Patios & Driveways: Driveway Material
Concrete, Street Parking

Patio: Appurtenance
Patio

Patio: Material
Rear Patio
Concrete

View of Backyard Patio Area

Observations

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

VEGETATION IN CONTACT WITH STRUCTURE

FRONT LANDSCAPING

Vegetation is making contact with the homes exterior along the front side. Recommend trimming the shrubs to allow two feet of space between the structure and vegetation.

Recommendation

Contact a qualified landscaping contractor

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
4.1	Foundation	X			
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			

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Information

Inspection Method
Attic Access, Infrared, Visual

Floor Structure: Sub-floor
OSB

Foundation: Material
Concrete

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Engineered Floor Trusses

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			

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Information

Equipment: Energy Source
Gas

Equipment: Heat Type
Gas-Fired Heat, Forced Air

Normal Operating Controls: Thermostat
2nd Floor Living Room

Programmable Thermostat

Normal Operating Controls:
Furnace Shut Off Switch
Basement Utility Room

Furnace Emergency Shut-Off Switch

Distribution Systems: **Ductwork**
Non-insulated

AFUE Rating
80

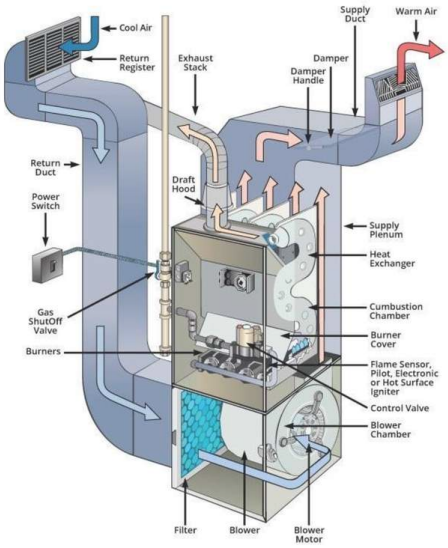
AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment: Brand
1st Floor Utility Room
Goodman

The gas furnace was manufactured in 2005. The furnace functioned properly at the time of inspection.


Gas Furnace

Gas Furnace With Cover Removed For Inspection



Gas Furnace Diagram


View of Gas Burners Operating In Furnace

Heated Air From Furnace Measured at 91 Degrees at Kitchen Register

Observations

5.1.1 Equipment

Maintenance Item

FURNACE/HVAC FILTER

1ST FLOOR UTILITY ROOM

In order to keep the HVAC system operating efficiently, it is recommended that the filter be replaced every 3 months with a high quality filter such as the 3M brand filter currently in use.

The filter size for this unit is 16x25x1.

Recommendation

Contact a qualified professional.

Furnace/HVAC Filter Located Adjacent to Furnace

6: COOLING

		IN	NI	NP	O
6.1	Cooling Equipment	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 O = Observations

Information

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Distribution System: Configuration
Central

Cooling Equipment: Brand
Goodman

Cooling Equipment: Location
Exterior Rear

Normal Operating Controls: Thermostat

Air Conditioning Unit

Air Conditioner Data Plate, Unit Manufactured in February 2005, 2.5 Ton Capacity

Conditioned Air Measured At 59 Degrees At First Floor Register

Cooling Equipment: SEER Rating
Rear Patio
13 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioningat Energy.gov.

Observations

6.1.1 Cooling Equipment

Maintenance Item

NEAR END OF SERVICE LIFE

The air conditioning unit was manufactured in 2005, and is approaching the 10-15 year statistical service life for residential air conditioning units. Recommend budgeting for future replacement.

Recommendation

Contact a qualified heating and cooling contractor

7: PLUMBING

		IN	NI	NP	O
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			
7.5	Fuel Storage & Distribution Systems	X			

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Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
1st Floor Utility Room
Utility Room

Main Water Shut Off Valve

Drain, Waste, & Vent Systems: Drain Size
1st Floor Utility Room
2"

Drain, Waste, & Vent Systems: Material
PVC

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

Main Sewer Drain

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

Water Supply, Distribution Systems & Fixtures: Fire Suppression System
1st Floor Utility Room


Fire Suppression System Pressure Guage.

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

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

Hot Water Systems, Controls, Flues & Vents: Location
Main Floor, Utility Room

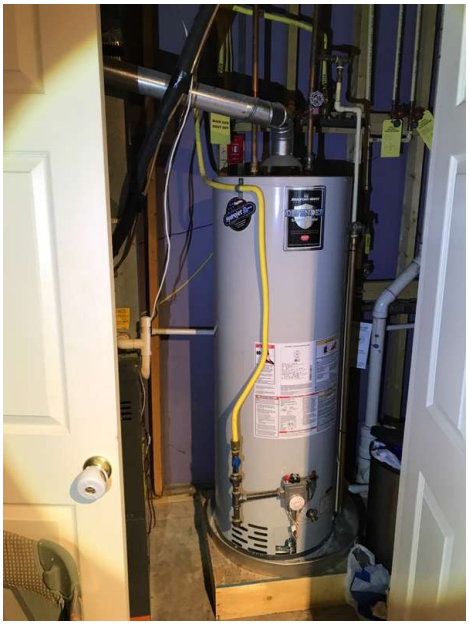
Hot Water Systems, Controls, Flues & Vents: **Manufacturer**

1st Floor Utility Room

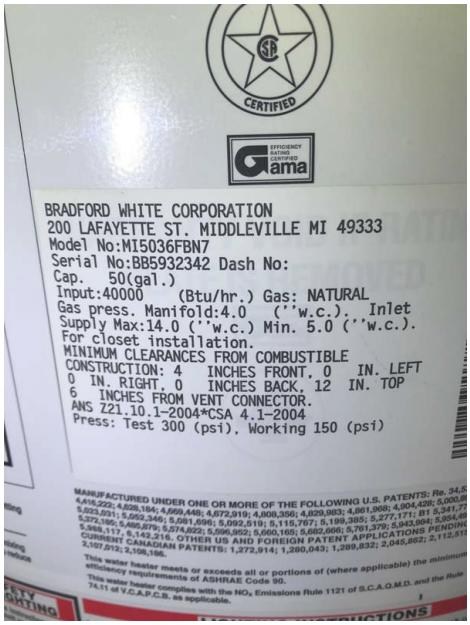
Bradford & White

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.



Gas Water Heater



Water Heater Data Plate, Unit Manufactured February 2005, 50 Gallon Capacity

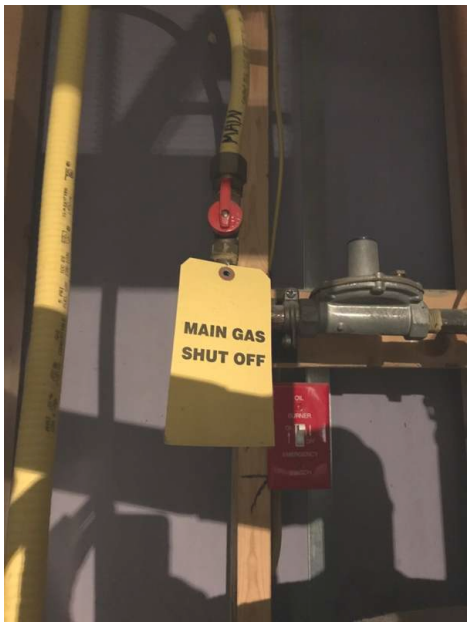
Heated Water Measured at 100 Degrees

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

1st Floor Utility Room

Gas Meter

View of Gas Meter



Main Gas Shut-Off Valve

Observations

7.4.1 Hot Water Systems, Controls, Flues & Vents

Maintenance Item

NEAR END OF SERVICE LIFE

1ST FLOOR UTILITY ROOM

Water heater is approaching the end of the 8-12 year statistical service life for gas water heaters. Recommend monitoring it's effectiveness and budgeting for future replacement.

Recommendation

Contact a qualified plumbing contractor.

8: ELECTRICAL

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

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Information

Service Entrance Conductors: Electrical Service Conductors
Front Exterior Behind Shrubs
Below Ground, 220 Volts

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer

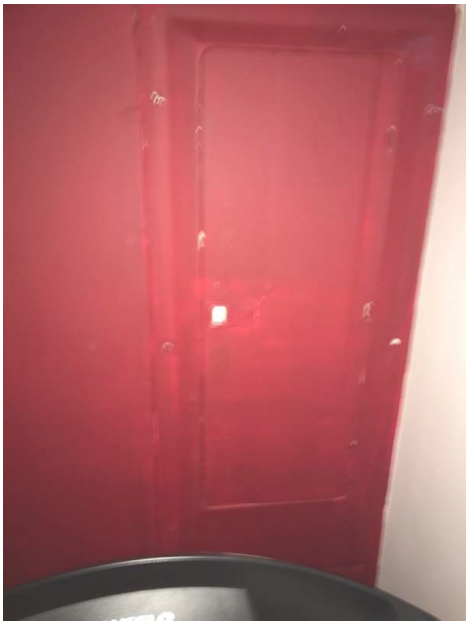
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
1st Floor Office
Office


Main Electrical Panel


Main Electrical Panel Door Open

Main Electrical Shut Off Breaker

Observations

8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT INOPERABLE

MASTER BEDROOM CLOSET

Closet light in the master bedroom not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.

Inoperable Closet Light

8.6.1 Smoke Detectors

Maintenance Item

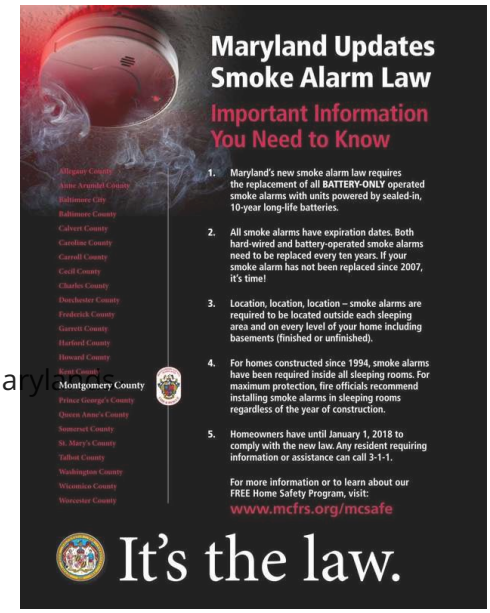
NEW SMOKE DETECTORS RECOMMENDED

In 2018, a new Maryland law was passed requiring homes to have smoke detectors powered by permanently installed batteries lasting ten years. Recommend replacing smoke detectors powered by removable batteries to meet this new requirement.

This article describes what is required by the new law: https://www.baltimorecountymd.gov/News/PoliceNews/iWatch/maryl... smoke-alarm-law-what-you-need-to-know

Recommendation

Contact a qualified professional.



9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
9.1	Attic Insulation	X			
9.2	Ventilation	X			
9.3	Exhaust Systems	X			

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Information

Dryer Power Source
110 Volt

Dryer Vent
Metal (Flex)

Flooring Insulation
Batt, Fiberglass

Attic Insulation: R-value
Attic
30

Ventilation: Ventilation Type
Ridge Vents

Exhaust Systems: Exhaust Fans
Fan Only

Attic Insulation: Insulation Type
Attic
Batt, Blown, Fiberglass

View of Attic Insulation and Roof Sheathing

View of Attic Insulation and Roof Truss

10: DOORS, WINDOWS & INTERIOR

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

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Information

Windows: Window Type
Double-hung, Thermal

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet, Laminate, Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board

Countertops & Cabinets: Countertop Material
Granite

Countertops & Cabinets: Cabinetry
Wood

11: BUILT-IN APPLIANCES

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

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

Information

Dishwasher: Brand
Kitchen
Frigidaire

Dishwasher

Refrigerator: Brand
Kitchen
Frigidaire

Refrigerator

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

Range/Oven During Inspection

Range/Oven/Cooktop: Range/Oven Brand
Frigidaire

Range/Oven/Cooktop: Exhaust Hood Type
Kitchen
Re-circulate

Built=In Microwave and Vent

STANDARDS OF PRACTICE

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

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

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

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

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.