



RESIDENTIAL REPORT

1234 Main St.
Mountain Grove MO 65711

Buyer Name
01/06/2019 9:00AM



Inspector
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SUMMARY



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- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
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- ⊖ 3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 3.5.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
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- ⊖ 10.5.1 Interiors - Countertops & Cabinets: Water Evidence
- ⊖ 10.7.1 Interiors - Windows: Damaged Screen
- ⊖ 10.9.1 Interiors - Doorbell: Doorbell Inoperable
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1: INSPECTION DETAILS

Information

In Attendance

None

Occupancy

Furnished, Occupied

Style

Contemporary, Ranch

Temperature (approximate)

63 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Recent Rain

2: ROOFING

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

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

Information

Inspection Method

Ground, Ladder, Roof

Roof Type/Style

Gable, Hip

Coverings: Average roof lifespan

<https://rgbconstructionservices.com/a/lifespan-shingle-roof/>

Roof Drainage Systems: Gutter

Material

None present

Flashings: Material

Aluminum, Rubber



Coverings: Material

Asphalt



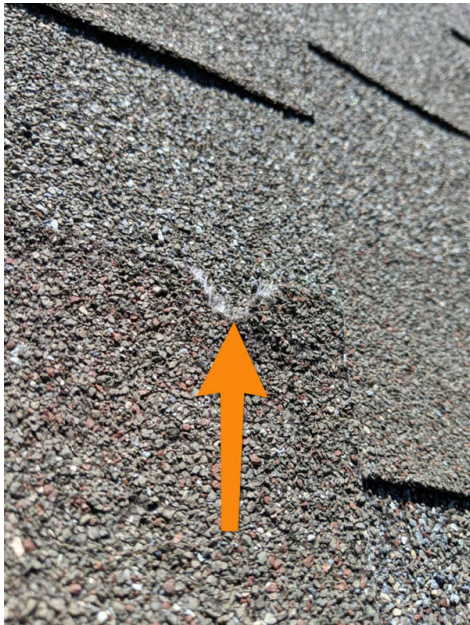
Observations

2.1.1 Coverings

EXPOSED NAILS

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.





3: EXTERIOR

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

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Information

Inspection Method

Attic Access, Visual

Siding, Flashing & Trim: Siding Material

Brick Veneer

Siding, Flashing & Trim: Siding Style

Brick



Decks, Balconies, Porches & Steps: Material

Concrete

Walkways, Patios & Driveways: Driveway Material

Concrete

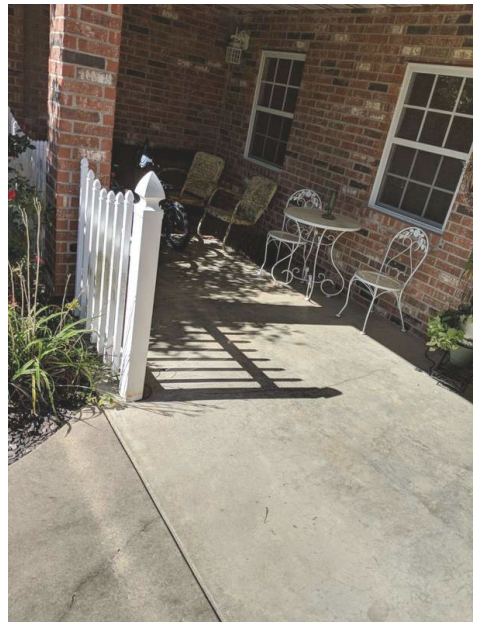
Exterior Doors: Exterior Entry Door

Wood, Steel



Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Front Porch, Sidewalk



Observations

3.1.1 Siding, Flashing & Trim

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with brick age. Recommend sealing to prevent water intrusion and further monitoring.



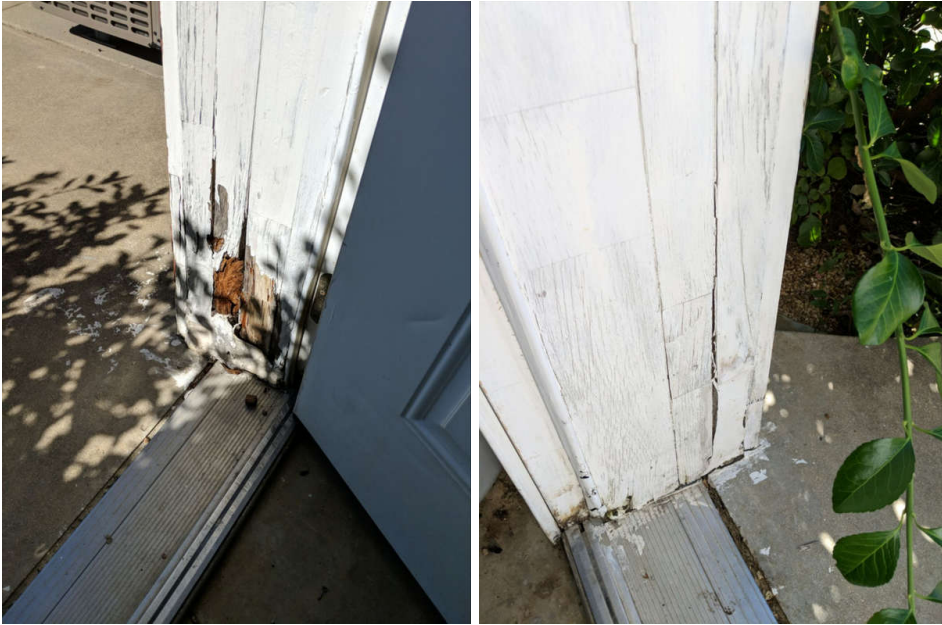
3.2.1 Exterior Doors

DOOR JAM ROTTING/DAMAGE

Exterior garage door jam was observed damaged. Recommend repair by a qualified contractor

Recommendation

Contact a qualified professional.



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

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

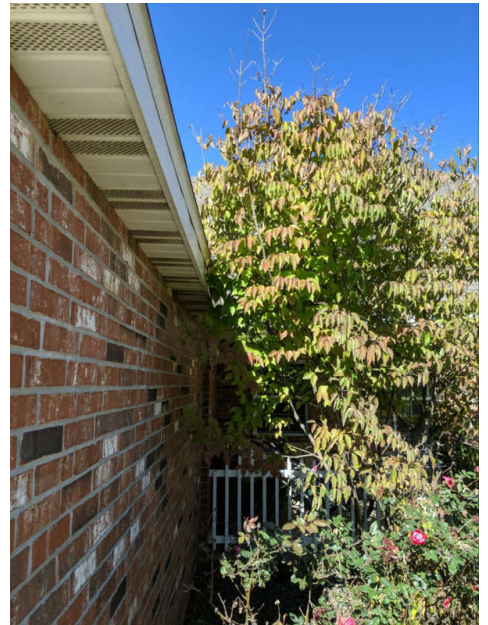
[Here is a helpful article](#) discussing negative grading.



3.5.2 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

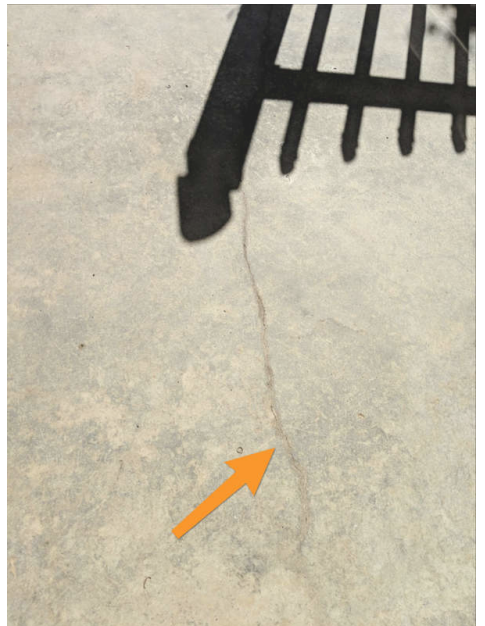
Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

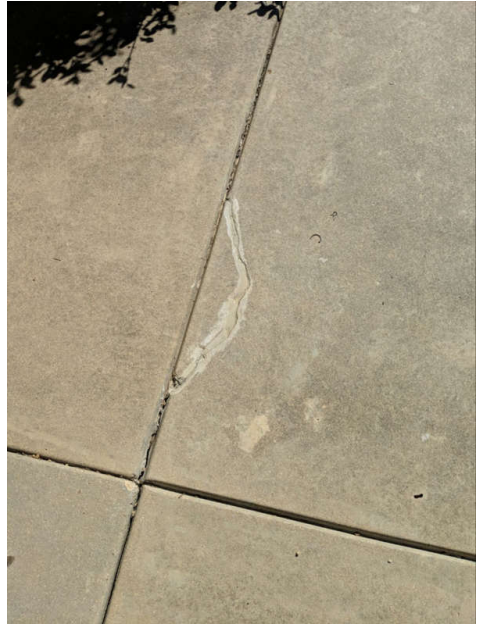


3.6.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

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





4: STRUCTURAL COMPONENTS

		IN	NI	NP	D
4.1	Foundation, Basement & Crawlspace	X			
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			
4.5	Roof Structure & Attic	X			

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

Information

Inspection Method

Attic Access, Visual

Foundation, Basement & Crawlspace: Material

Slab on Grade

Floor Structure: Material

Slab

Wall Structure: Material

Concrete

Ceiling Structure: Material

Wood

Roof Structure & Attic: Material

OSB

Roof Structure & Attic: Type

Hip, Gable

5: INSULATION AND VENTILATION

		IN	NI	NP	D
5.1	Attic Insulation	X			
5.2	Vapor Retarders			X	
5.3	Ventilation	X			
5.4	Exhaust Systems			X	

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Information

Dryer Power Source

220 Electric

Dryer Vent

Unknown

Attic Insulation: Insulation Type

Polyurethane Foam



Ventilation: Ventilation Type

Passive, Thermostatically Controlled Fan

Exhaust Systems: Exhaust Fans

Fan with Light

Limitations

Attic Insulation

PARTIALLY OBSCURED VIEW

Some areas of the Attic were partially obscured from viewing/observation.



Observations

5.3.1 Ventilation

ATTIC FAN INOPERABLE

Attic fan was observed on the roof but interior portion and controls were in a part of the Attic that appears inaccessible. Recommend consulting current owner for further information



5.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

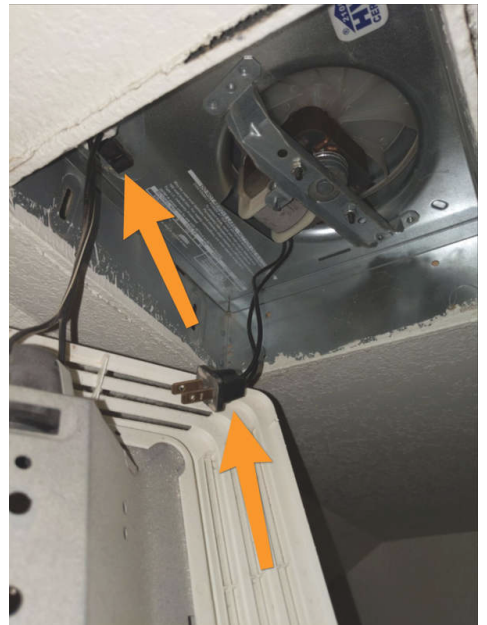
Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.



5.4.2 Exhaust Systems

UPSTAIRS BATHROOM EXHAUST VENT

The upstairs bathroom exhaust fan was disconnected at time of inspection. Recommend consulting current owner about condition.



6: ELECTRICAL

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
6.4	Connected Devices and Fixtures	X			
6.5	Polarity and Grounding of Receptacles	X			
6.6	GFCI & AFCI	X			
6.7	Smoke Detectors	X			
6.8	Carbon Monoxide Detectors			X	

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Information

Branch Wire 15 and 20 AMP

Copper

Wiring Method

Romex

Service Entrance Conductors:

Electrical Service Conductors

220 Volts, Below Ground

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity

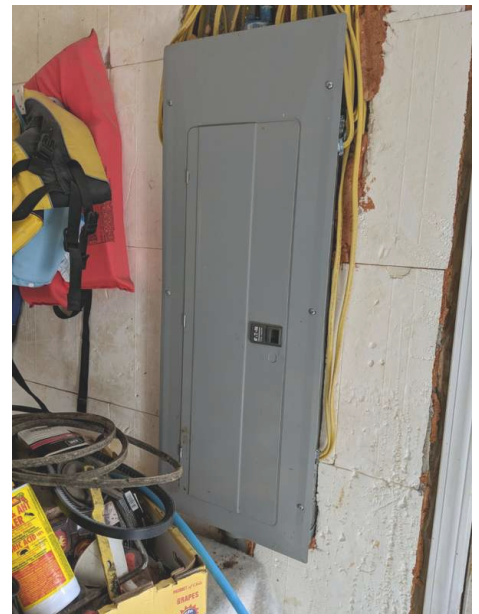
200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations

Garage

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer

Cutler Hammer



Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type

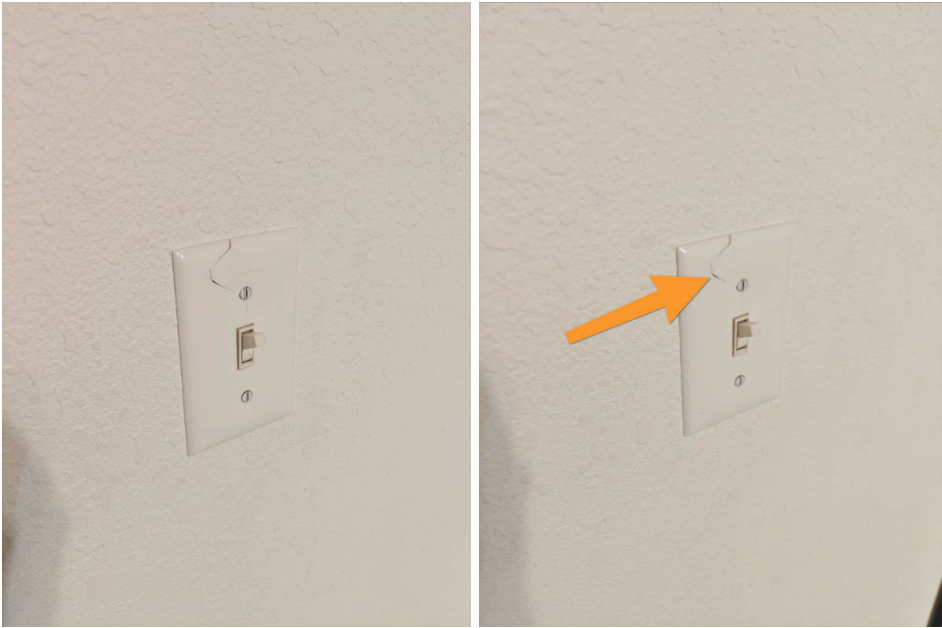
Circuit Breaker

Observations

6.4.1 Connected Devices and Fixtures

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.



6.4.2 Connected Devices and Fixtures

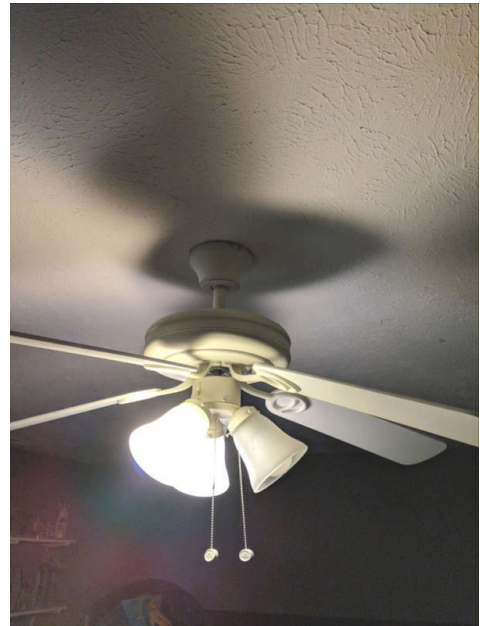
CEILING FAN INOPERABLE

1ST FLOOR BEDROOM NORTHEAST

One or more ceiling fan did not operate at the time of the inspection

Recommendation

Contact a qualified professional.



6.6.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

KITCHEN

No GFCI protection present in one or more locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.



6.7.1 Smoke Detectors

DEFECTIVE

2ND FLOOR NORTHEAST

Smoke detector is connected, but not functioning properly. Recommend replacement.



6.7.2 Smoke Detectors

LOW BATTERY

1ST FLOOR EAST

Smoke detector failed to respond when tested. Recommend battery be replaced.



7: HEATING

		IN	NI	NP	D
7.1	Heating Equipment	X			
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys			X	

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Information

Heating Equipment: Brand

York

Heating Equipment: Energy Source

Electric

Heating Equipment: Filter Size

20x20x5



Heating Equipment: Filter Type

Disposable

Distribution Systems: Ductwork

Insulated

AFUE Rating

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.

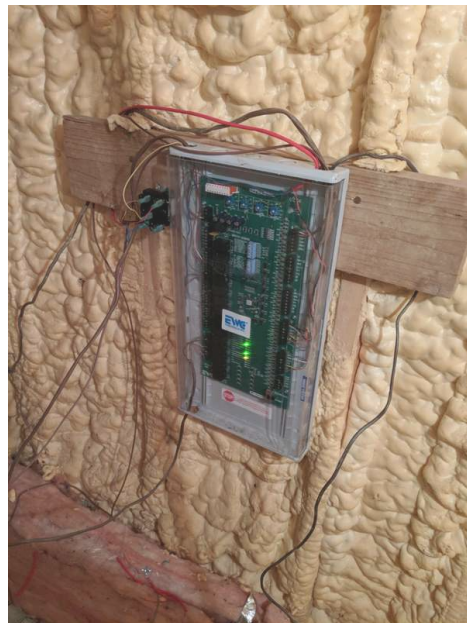
Heating Equipment: Heat Type

Heat Pump



Heating Equipment: Zoning

System has two zones to independently heat and cool separate areas of the home.



8: PLUMBING

		IN	NI	NP	D
8.1	Fixtures / Faucets	X			
8.2	Drain, Waste, & Vent Systems	X			
8.3	Water Heater	X			
8.4	Vents, Flues, & Chimneys	X			
8.5	Sump Pumps / Sewage Ejectors			X	
8.6	Fuel Storage & Distribution Systems			X	

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

Information

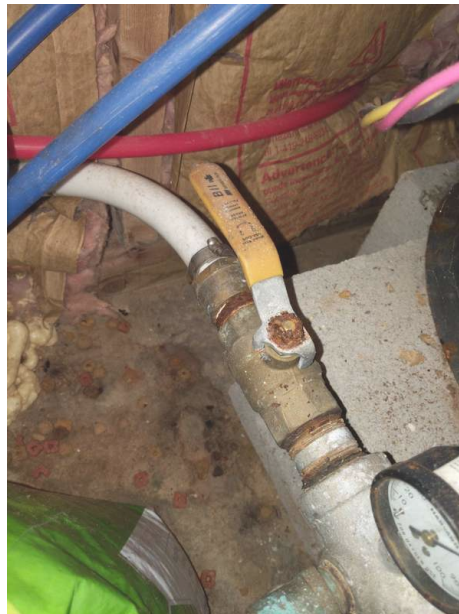
Filters

Sediment Filter



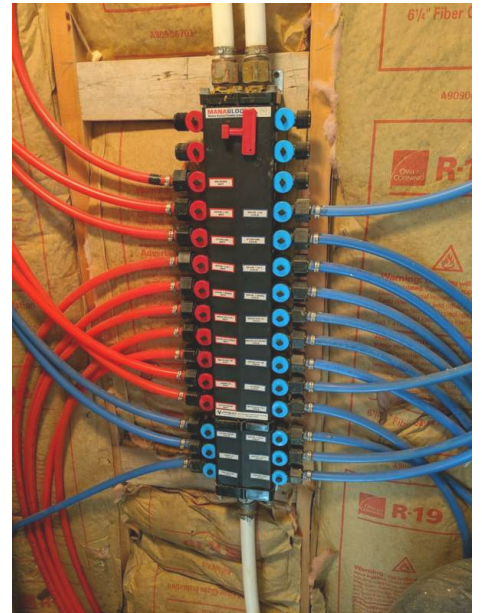
Main Water Shut-Off Device (Location)

Garage
Main Level



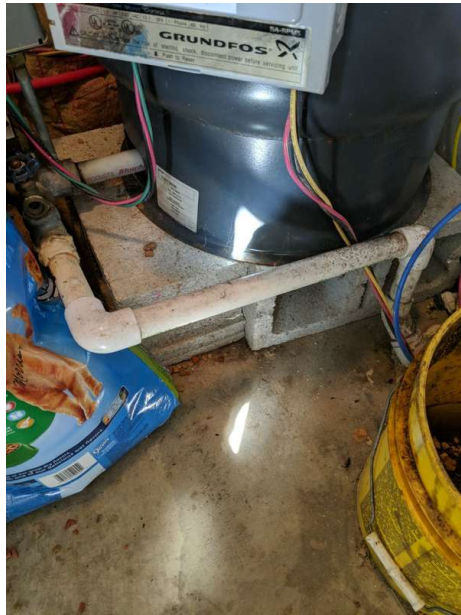
Material - Distribution

Pex



Material - Water Supply

PVC



Source

Well

Drain, Waste, & Vent Systems:

Material

PVC

Water Heater: Capacity

80 Gallons

Water Heater: Location

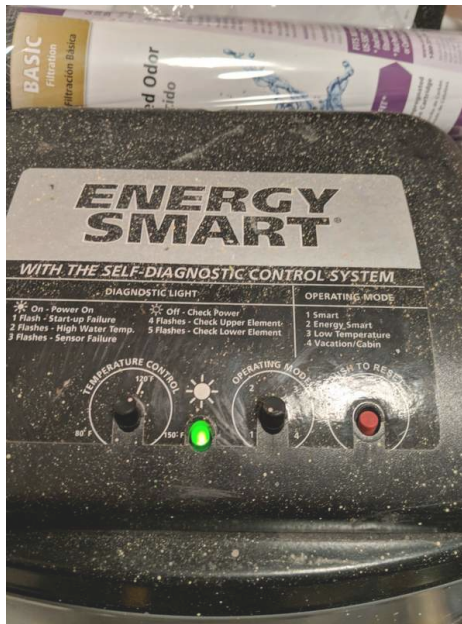
Utility Room

Water Heater: Power Source

Electric

Water Heater: Manufacturer

Whirlpool



Observations

8.1.1 Fixtures / Faucets

FAILED CAULKING AROUND TUB/SHOWER

1ST FLOOR BATHROOM

One or more sections of failed caulking observed around tub/shower. Recommend repairing to keep any water intrusion from happening.

Recommendation

Contact a qualified professional.



9: AIR CONDITIONING

		IN	NI	NP	D
9.1	Cooling Equipment	X			
9.2	Distribution System	X			

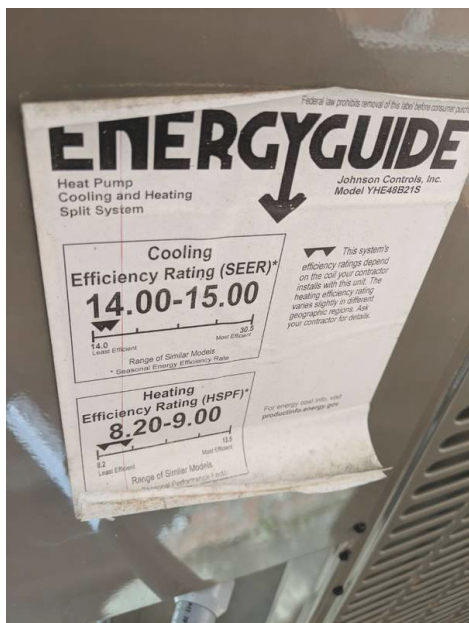
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Type Heat Pump	Cooling Equipment: Brand York	Cooling Equipment: Energy Source/Type Electric, Heat Pump
Cooling Equipment: Location Exterior West	Distribution System: Configuration Central	

Cooling Equipment: SEER Rating
14

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



Limitations

Cooling Equipment
LOW TEMPERATURE

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

10: INTERIORS

		IN	NI	NP	D
10.1	Walls	X			
10.2	Ceilings	X			
10.3	Floors	X			
10.4	Steps, Stairways & Railings	X			
10.5	Countertops & Cabinets	X			
10.6	Doors	X			
10.7	Windows	X			
10.8	Garage Door	X			
10.9	Doorbell	X			
10.10	Whole House Vacuum	X			

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Information

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Floors: Floor Coverings

Carpet, Tile, Linoleum

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material

Laminate

Windows: Window Manufacturer

Unknown



Windows: Window Type

Single-hung, Sliders

Garage Door: Material

Metal, Insulated



Garage Door: Type

Automatic



Whole House Vacuum : Vacuum exhaust

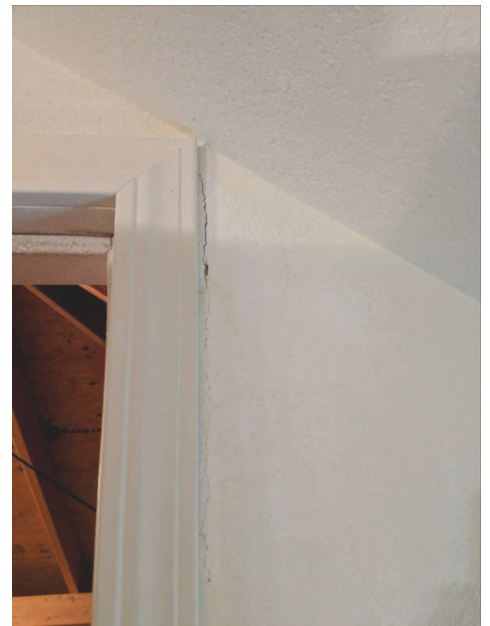
Exhaust vents outside at front porch

Observations

10.1.1 Walls

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

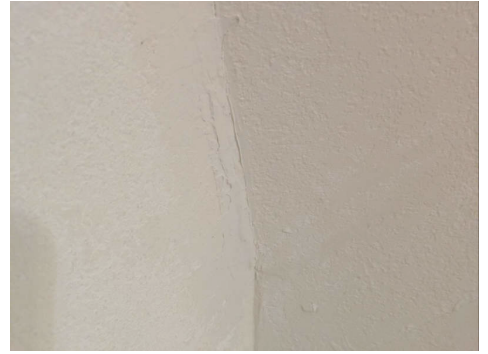


10.1.2 Walls

POOR PATCHING

2ND FLOOR NORTHWEST

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.



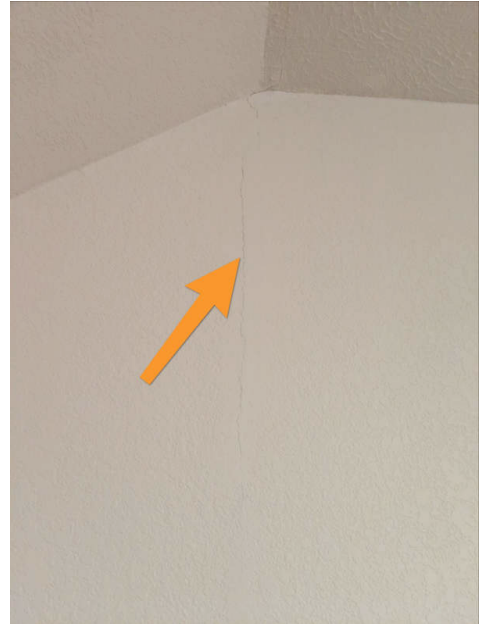
10.1.3 Walls

MINOR DRYWALL CRACKING

Cracking was observed at one or more locations on drywall. Can be a result of slight settling and normal seasonal changes. Recommend monitoring and patching but may come back in the future with temperature and humidity changes.

Recommendation

Contact a qualified professional.



10.3.1 Floors

LINOLEUM LOOSE/PEELING

2ND FLOOR BATHROOM

One or more sections of linoleum coming loose from floor

Recommendation

Contact a qualified professional.



10.3.2 Floors

LOOSE CARPET

Carpet showed signs wear. Recommend flooring professional evaluate for possible restretching or replacing

Recommendation

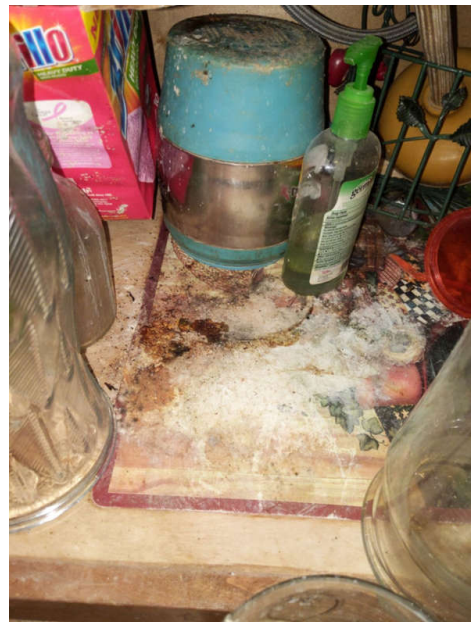
Contact a qualified professional.



10.5.1 Countertops & Cabinets

WATER EVIDENCE

Signs of previous moisture was present inside cabinet under kitchen sink. No leaks were found during inspection. Recommend cleaning to keep from molding.



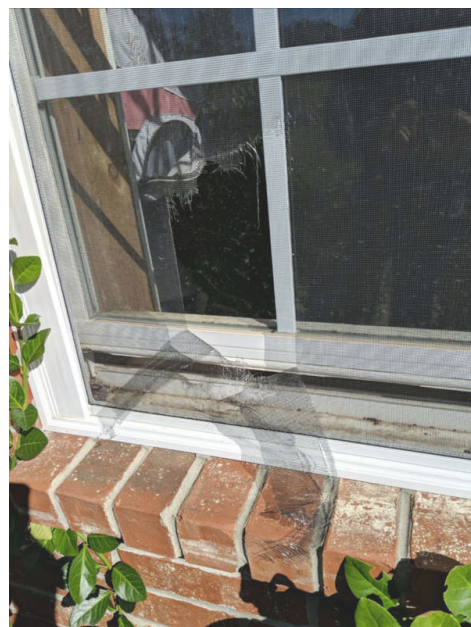
10.7.1 Windows

DAMAGED SCREEN

Found one damaged screen at garage window. Recommend replacing.

Recommendation

Contact a qualified professional.



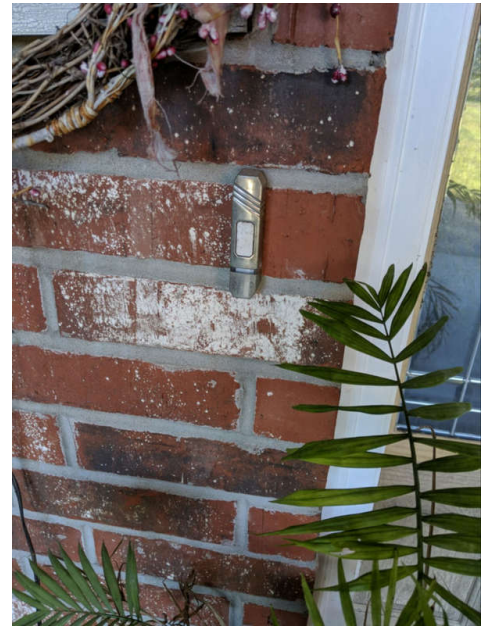
10.9.1 Doorbell

DOORBELL INOPERABLE

Doorbell did not operate at time of inspection. Recommend further evaluation by a qualified professional.

Recommendation

Contact a qualified professional.



10.10.1 Whole House Vacuum

VACUUM INOPERABLE

Whole house vacuum did not operate at time of inspection. Recommend further evaluation by a qualified professional.

Recommendation

Contact a qualified professional.



11: BUILT-IN APPLIANCES

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

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Information

Range/Oven/Cooktop: Exhaust

Hood Type

Re-circulate

Range/Oven/Cooktop: Range/Oven

Energy Source

Electric

Dishwasher: Brand

Maytag



Refrigerator: Brand
Maytag



Range/Oven/Cooktop: Range/Oven Brand
Maytag



12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	D
12.1	Fireplaces, Stoves & Inserts			X	
12.2	Fuel-buring Accessories			X	
12.3	Chimney & Vent Systems			X	

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Information

Type

None

STANDARDS OF PRACTICE

Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Insulation and Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. 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: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances

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

Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.