



FOREVER HOME INSPECTION

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<https://www.foreverhomeinspection.com>



RESIDENTIAL REPORT

1234 Main St.
Glenpool OK 74033

Buyer Name

01/07/2018 9:00AM



Inspector

Lance Coffman

InterNACHI

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Agent

Agent Name

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agent@spectora.com

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SUMMARY



ITEMS INSPECTED

RECOMMENDATIONS

- ☐ Electrical - GFCI & AFCI: Non-Operable GFCI
- ☐ Electrical - GFCI & AFCI: No GFCI Protection Installed
- ☐ Electrical - Lighting Fixtures, Switches & Receptacles: Reverse Polarity
- ☐ Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- ☐ Electrical - Lighting Fixtures, Switches & Receptacles: Open Neutral
- ☐ Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ☐ Doors, Windows & Interior - Doors: No knob
- ☐ Doors, Windows & Interior - Floors: Covered unknown area
- ☐ Attic, Insulation & Ventilation - Ventilation: Loose dryer vent
- ☐ Garage - Occupant Door (From garage to inside of home): Knob
- ☐ Garage - Floor: Cracking
- ☐ Cooling - Cooling Equipment: Power Shut Off
- ☐ Roof - Flashings: Loose/Separated
- ☐ Roof - Roof Drainage Systems: Debris
- ☐ Roof - Roof Drainage Systems: Downspouts Drain Near House
- ☐ Roof - Roof Drainage Systems: Gutter Damaged
- ☐ Plumbing - Water Supply, Distribution Systems & Fixtures: Hot Water
- ☐ Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet
- ☐ Heating - Gas/LP Firelogs & Fireplaces: No Fireplace Screen
- ☐ Heating - Gas/LP Firelogs & Fireplaces: Creosote Buildup and Insert movement
- ☐ Exterior - Fence: Exit
- ☐ Exterior - Walkways, Patios & Driveways: Driveway Cracking - Major
- ☐ Exterior - Walkways, Patios & Driveways: Walkway Cracking - Major
- ☐ Exterior - Vegetation, Grading, Drainage & Retaining Walls: Roots
- ☐ Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang

1: INSPECTION DETAILS

Information

In Attendance Client's Agent	Occupancy Vacant	Style Modern
Temperature (approximate) 45 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Recent Rain

2: ROOF

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

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R = Recommendations

Information

Inspection Method
Binoculars, Ladder, Ground

Roof Type/Style
Combination

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Coverings: Material
Architectural, Asphalt



Recommendations

2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.
[Here is a DIY resource](#) for cleaning your gutters.

Recommendation
Contact a qualified roofing professional.

2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



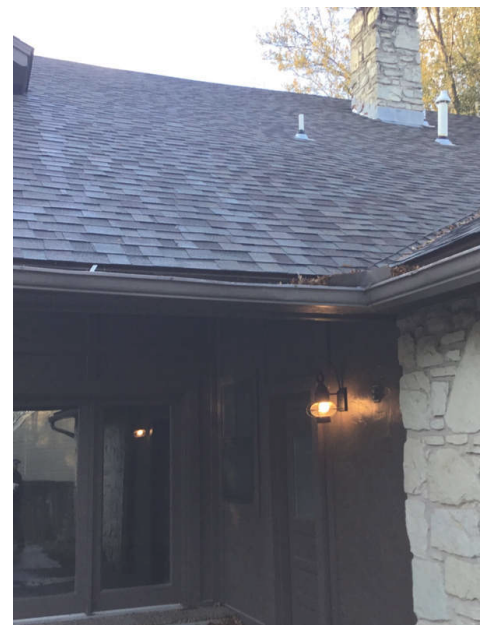
2.2.3 Roof Drainage Systems

GUTTER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor

repair.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

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

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Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Style
Panels

Exterior Doors: Exterior Entry Door
Wood, Glass



Walkways, Patios & Driveways: Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Covered Porch, Patio

Decks, Balconies, Porches & Steps: Material
Concrete

Siding, Flashing & Trim: Siding Material
Stone, Wood



Recommendations

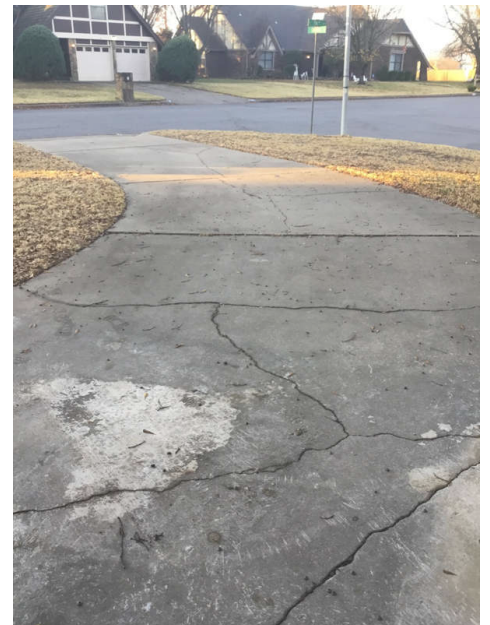
3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and replace.

Recommendation

Contact a qualified concrete contractor.



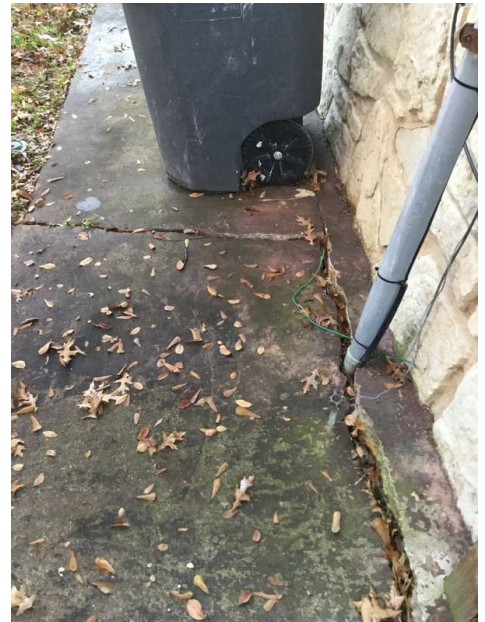
3.3.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.

Recommendation

Contact a qualified concrete contractor.



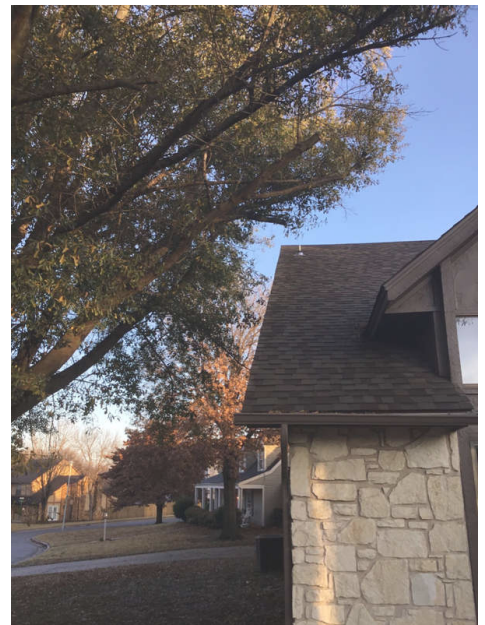
3.6.1 Vegetation, Grading, Drainage & Retaining Walls

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.

Recommendation

Contact a qualified tree service company.



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

ROOTS

Major root systems may be or become an issues. I recommend monitoring to ensure roots do not damage plumbing or foundation.

Recommendation

Contact a qualified professional.



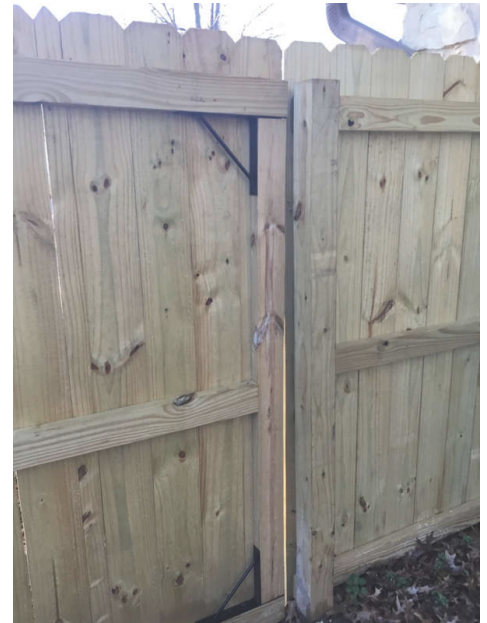
3.7.1 Fence

EXIT

The east side gate exit does not have a handle to exit from the backyard

Recommendation

Contact a qualified professional.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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Information

Inspection Method

Attic Access, Visual

Foundation: Material

Slab on Grade

Floor Structure: Material

Slab

Floor Structure: Sub-floor

Inaccessible

Floor Structure:

Basement/Crawlspace Floor

na

Commentary

The foundation was found with little defect during inspection. Major cracks were found on concrete drive and walk ways but the home did not exhibit a noticeable amount of foundation movement. Some movement is common as foundations shift. Some small cracks were seen over doorways but major issues were not found during the inspection.

5: HEATING

		IN	NI	NP	R
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Gas/LP Firelogs & Fireplaces	X			X
5.6	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Equipment: Brand
York

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air



Distribution Systems: Ductwork
Insulated

AFUE Rating
0

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.

Recommendations

5.5.1 Gas/LP Firelogs & Fireplaces

CREOSOTE BUILDUP AND INSERT MOVEMENT

There was a notable amount of creosote buildup in the flue. Recommend a qualified fireplace or chimney contractor inspected and sweep on annual basis.

The left side of the fireplace insert was seen with movement. I would consult with a chimney sweep to ensure fireplace is structural and no damage has occurred.

Recommendation

Contact a qualified fireplace contractor.



5.5.2 Gas/LP Firelogs & Fireplaces

NO FIREPLACE SCREEN

Fireplace screen was missing in front of fireplace. Fire logs can split, so this is recommended as a safety precaution.

Recommendation

Recommended DIY Project



6: COOLING

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

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Information

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Exterior West, Exterior East

Distribution System: Configuration
Central

Inspection

The AC unit was not fully tested during the inspection. Due to the outside temperature it is not recommended for your system to be operated below 60F. I did utilize the thermostat and adjusted it so a call for AC would happen and that operated as normal. This leads me to believe that the system on the AC side is fully operational as well.

Cooling Equipment: Brand

York

This Carrier condenser unit was manufactured in 2013.





Cooling Equipment: SEER Rating

0 SEER

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

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

Recommendations

6.1.1 Cooling Equipment

POWER SHUT OFF

Shut off loose at wall. I recommend securing to ensure damage does not occur.

Recommendation

Contact a qualified HVAC professional.



West

7: PLUMBING

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

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Information

Filters
None

Drain, Waste, & Vent Systems: Drain Size
Unknown

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Galvanized




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

Water Source
Public

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Jetted tub



Hot Water Systems, Controls, Flues & Vents: Location
Garage

Main Water Shut-off Device: Location
Exterior Street

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

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

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



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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.](#)



Recommendations

7.3.1 Water Supply, Distribution Systems & Fixtures

TOILET

The toilets are loose in the home. I would assume they are new with the recent remodel and simply need to be tightened at the flange bolts. If that does not secure them, a new floor flange may be needed.

Recommendation

Contact a qualified plumbing contractor.



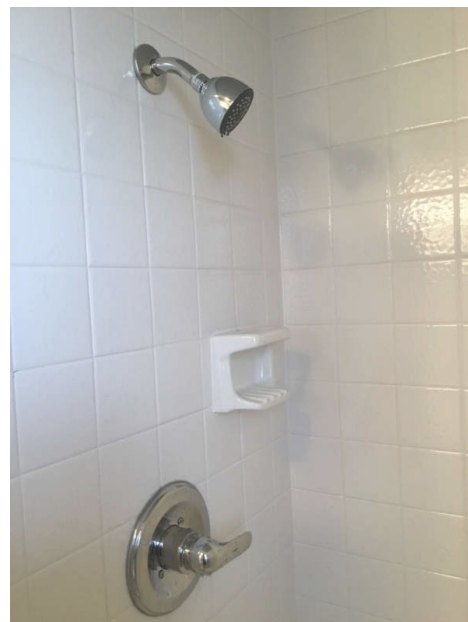
7.3.2 Water Supply, Distribution Systems & Fixtures

HOT WATER

The hot water was not tested during the inspection due to the tanks being inoperable. Any defects that may be evident once the tanks are operable would not have been found during inspection and were beyond my scope of inspection.

Recommendation

Contact a qualified professional.



Hallway Bathroom

8: ELECTRICAL

		IN	NI	NP	R
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			X
8.5	GFCI & AFCI	X			X
8.6	Smoke Detectors		X		
8.7	Carbon Monoxide Detectors		X		

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Information

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

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

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



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

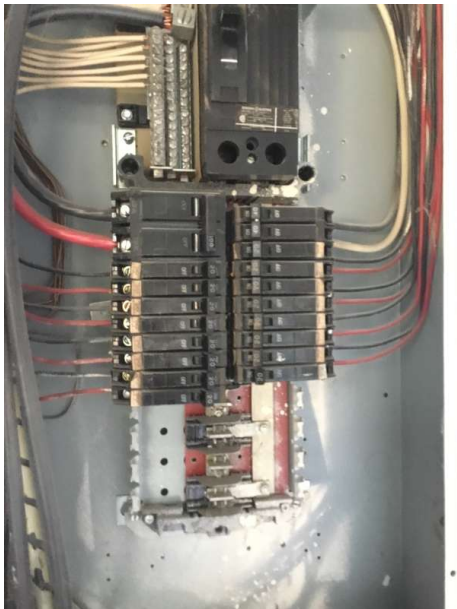
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage, Interior

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



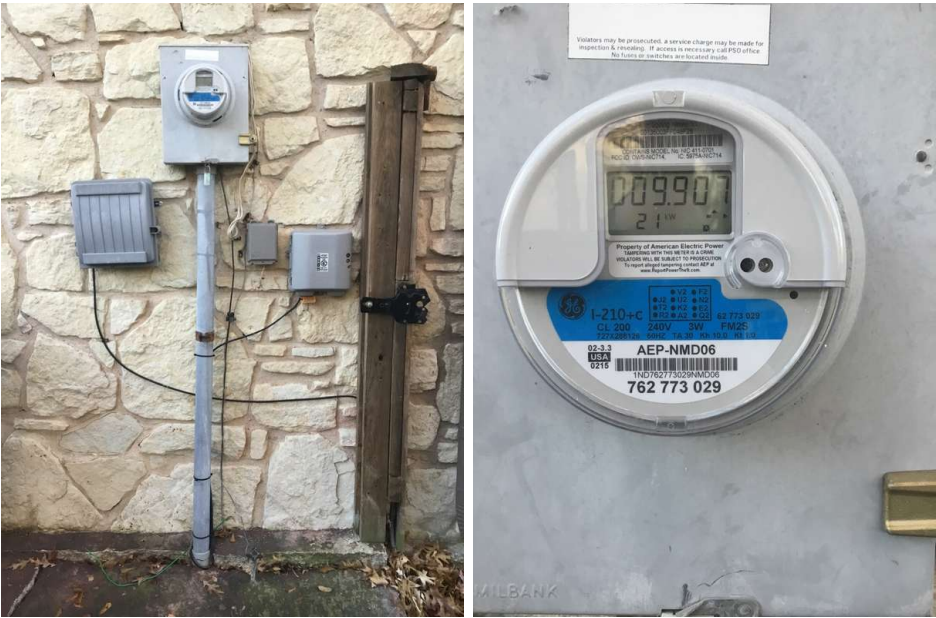
Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Conduit



Service Entrance Conductors: Electrical Service Conductors

Below Ground



Recommendations

8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



Living Room upstairs



Master Bathroom



Bathroom upstairs

8.4.2 Lighting Fixtures, Switches & Receptacles

REVERSE POLARITY

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



Master Bathroom



Bedroom upstairs



Bathroom upstairs



2nd Floor Living Room

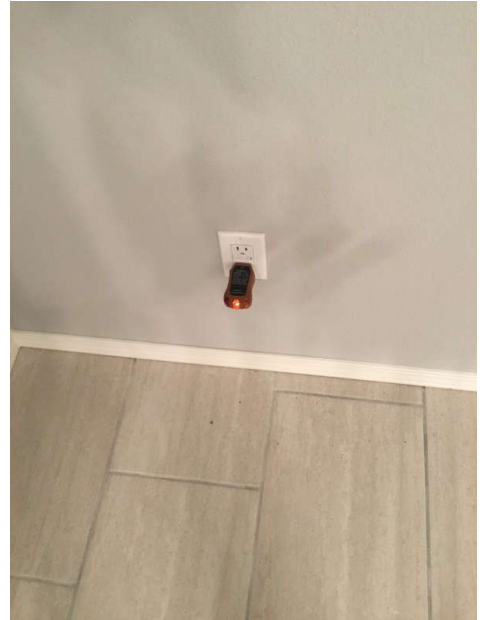
8.4.3 Lighting Fixtures, Switches & Receptacles

UNGROUNDED RECEPTACLE

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

Recommendation

Contact a qualified electrical contractor.



Gfci Master Bathroom

8.4.4 Lighting Fixtures, Switches & Receptacles

OPEN NUETRAL

A neutral line is not connected properly causing the outlets to have an open neutral. I recommend a licensed electrician to evaluate and correct.

Recommendation

Contact a qualified professional.



Master Bathroom



North back porch

8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all 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.

Recommendation

Contact a qualified electrical contractor.



Utility Kitchen



Master Bathroom



8.5.2 GFCI & AFCI

NON-OPERABLE GFCI

One or more GFCI receptacles were not operable when tested. Recommend licensed electrician to repair.

Recommendation

Contact a qualified electrical contractor.



Hallway Bedroom



East wall Garage

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)		X		
9.3	Ventilation	X			X
9.4	Exhaust Systems	X			

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Information

Dryer Power Source

220 Electric, Gas

Dryer Vent

Metal

Flooring Insulation

None



Attic Insulation: R-value

0

Attic Insulation: Insulation Type

Blown

Ventilation: Ventilation Type

Gable Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan/Heat/Light



Recommendations

9.3.1 Ventilation

LOOSE DRYER VENT

Recommendation

Contact a qualified professional.



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
10.1	Doors	X			X
10.2	Windows	X			
10.3	Floors	X			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

Single-hung



Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Tile, Laminate, Carpet



Walls: Wall Material

Gypsum Board

Ceilings: Ceiling Material

Gypsum Board

Countertops & Cabinets:

Countertop Material

Quartz

Countertops & Cabinets:

Cabinetry

Wood

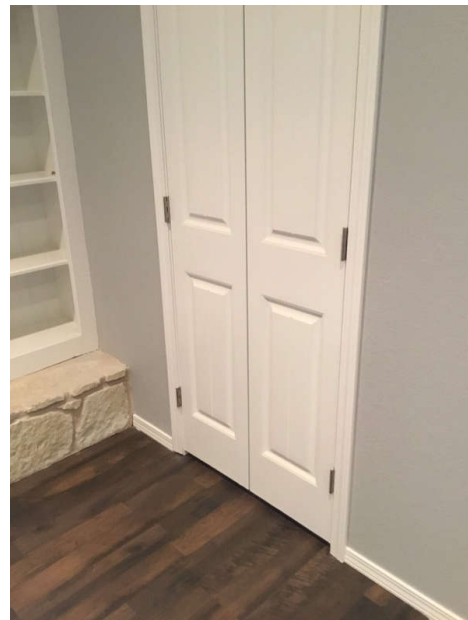
Recommendations

10.1.1 Doors

NO KNOB

Recommendation

Contact a qualified professional.



10.3.1 Floors

COVERED UNKNOWN AREA

Master closet by floor vent has an area that is covered. The area seems to be metal or a flooring unlike the slab. It was hard to determine what that was because of the carpet. I recommend asking the sellers as to what could have been covered during carpet install.

Recommendation

Contact a qualified professional.

11: BUILT-IN APPLIANCES

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

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Information

Dishwasher: Brand
Whirlpool

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

Range/Oven/Cooktop:
Range/Oven Brand
Kitchenaid

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



12: GARAGE

		IN	NI	NP	R
12.1	Ceiling	X			
12.2	Floor	X			X
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			
12.5	Garage Door Opener	X			
12.6	Occupant Door (From garage to inside of home)	X			X

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Information

Garage Door: Material

Metal

Garage Door: Type

Up-and-Over

Recommendations

12.2.1 Floor

CRACKING

Cracking visible in the garage floor. This is normal settling. I recommend monitoring. If the separation becomes worse, contacting a concrete professional to evaluate and correct would be recommended.

Recommendation

Contact a qualified structural engineer.



12.6.1 Occupant Door (From garage to inside of home)

KNOB

Knob on garage door exit was broken. New knob is recommended.

Recommendation

Contact a qualified professional.



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 inspector's 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 confirm the operation of every control and feature of an inspected appliance.