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RESIDENTIAL REPORT

1234 Main St.
St. George Utah 84770

Buyer Name

04/30/2018 9:00AM



Inspector

Johnnie Shirts

InterNACHI Certified Home Inspector

208-250-3181

fairandsquareinspections@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



ITEMS INSPECTED



RECOMMENDATION



SAFETY HAZARD

-
- ⊖ 2.1.1 Roof - Coverings: Ponding from built-in dam
 - ⊖ 2.1.2 Roof - Coverings: Broken and loose tiles
 - ⊖ 2.2.1 Roof - Roof Drainage Systems: Debris
 - ⊖ 2.2.2 Roof - Roof Drainage Systems: Downspouts Drain Near House
 - ⊖ 2.2.3 Roof - Roof Drainage Systems: Missing Diverter
 - ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
 - ⊖ 3.2.1 Exterior - Exterior Doors: Door Does Not Close or Latch
 - ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
 - ⊖ 5.1.1 Heating - Equipment: Filter Dirty
 - ⊖ 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Near End of Life
 - ⊖ 7.7.1 Plumbing - Water Color: Water Discolored
 - ⚠ 8.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
 - ⚠ 8.6.1 Electrical - Smoke Detectors: Missing or Inadequate Detectors
 - ⊖ 10.2.1 Doors, Windows & Interior - Windows: Damaged Window Sill
 - ⊖ 10.2.2 Doors, Windows & Interior - Windows: Caulk Separating
 - ⊖ 10.3.1 Doors, Windows & Interior - Floors: Broken Tile
 - ⊖ 10.7.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinet Hinge Loose

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Unoccupied, Furnished

Style

Multi-level, Rambler



Temperature (approximate)

32 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Dry

2: ROOF

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

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

Information

Inspection Method

Ladder, Roof

Roof Type/Style

Gable

Roof Drainage Systems: Gutter Material

Seamless Aluminum



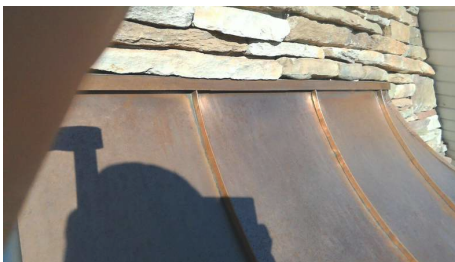
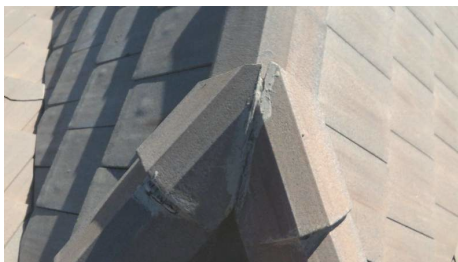
Flashings: Material

Aluminum, Copper



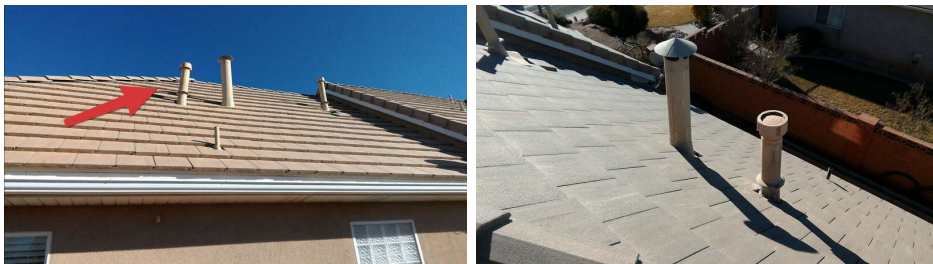
Coverings: Material

Tile, Metal, Asphalt



Skylights, Chimneys & Other Roof Penetrations: Roof Penetrations

Roof



Observations

2.1.1 Coverings

 Recommendation

PONDING FROM BUILT-IN DAM

OVER LIVING ROOM

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

 Recommendation

BROKEN AND LOOSE TILES

NEAR CORNER OF GARAGE AND FRONT ROOM

Loose tile is rubbing against the asphalt sheeting. In some places has pushed clear through. This condition will allow moisture to enter and eventually cause damage inside the home.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

 Recommendation

DEBRIS

ALL GUTTERS

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.



North Garage

2.2.2 Roof Drainage Systems

 Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

NEAR FRONT DOOR

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

MISSING DIVERTER

OVER GARAGE

Diverters channel water away from roof connection areas. When a diverter is missing, there is a possibility of water intrusion into that junction. Suggest a qualified professional evaluate and repair.

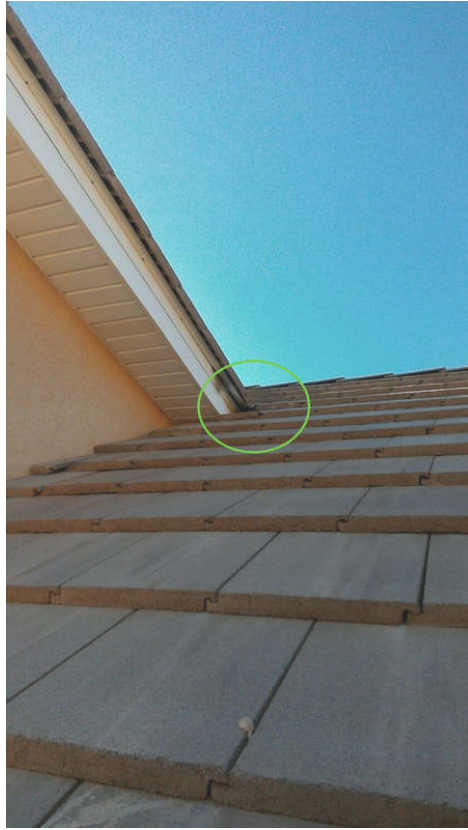
Recommendation

Contact a qualified professional.





Near corner of garage and front room. There is no diverter.



This is an example of an appropriately installed diverter.

3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			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			

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

Information

Inspection Method

Visual, Attic Access

Siding, Flashing & Trim: Siding Style

Stucco

Walkways, Patios & Driveways: Driveway Material

Concrete

Walkways, Patios & Driveways: Patio and back yard

Graded properly.

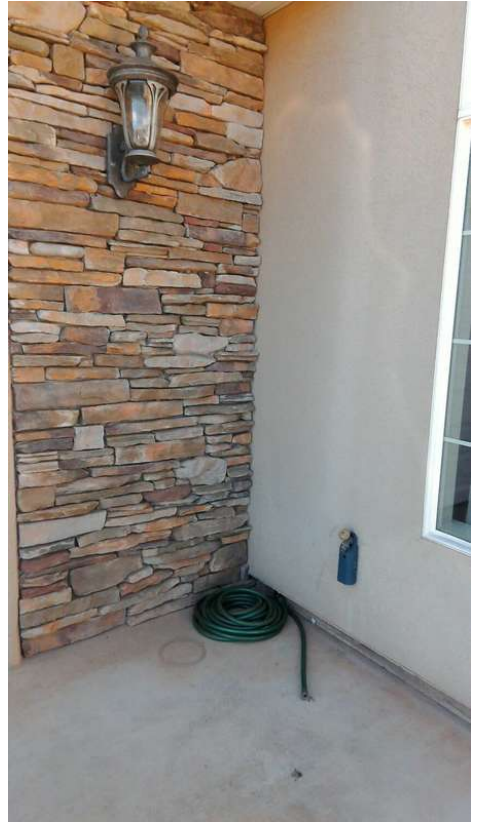
Decks, Balconies, Porches & Steps: Appurtenance

Front Porch, Patio, Retaining Wall



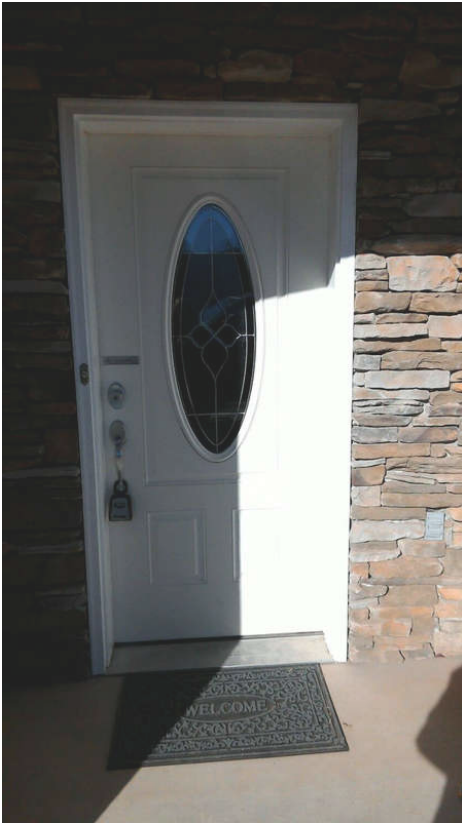
Siding, Flashing & Trim: Siding Material

Stucco, Stone Veneer



Exterior Doors: Exterior Entry Door

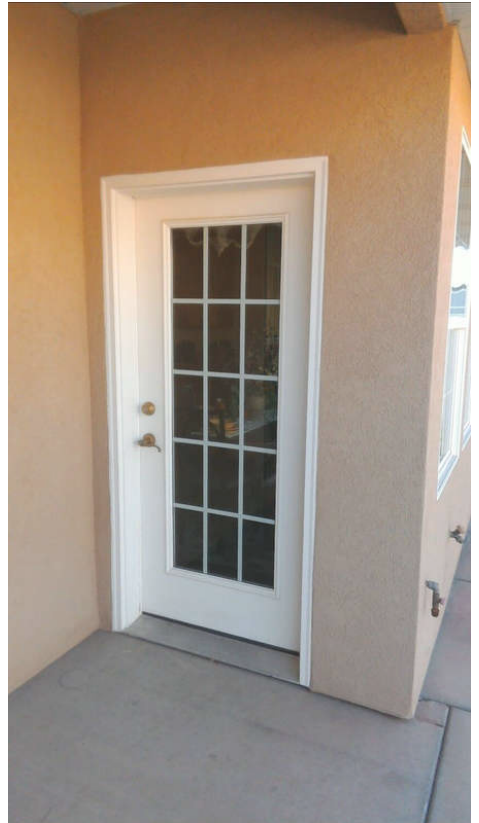
Steel



Front



Garage



Patio

Decks, Balconies, Porches & Steps: Material

Concrete, Rock



Eaves, Soffits & Fascia: Type of Soffit

Metal



Observations

3.1.1 Siding, Flashing & Trim



CRACKING - MINOR

NORTH SIDE OF HOUSE

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Recommended DIY Project



3.2.1 Exterior Doors

DOOR DOES NOT CLOSE OR LATCH

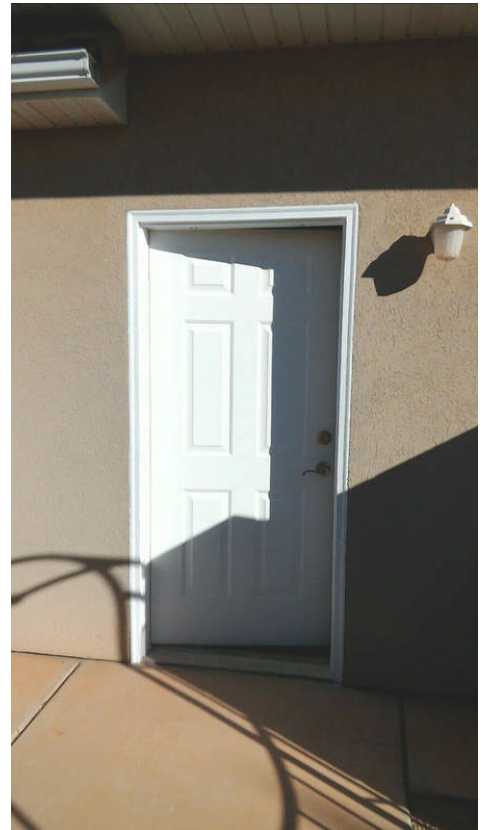
GARAGE

Door does not close or latch properly. Dead bolt does not close all the way. Recommend qualified handyman adjust strike plate and/ or lock.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation

Contact a qualified door repair/installation contractor.



3.3.1 Walkways, Patios & Driveways



DRIVEWAY CRACKING - MINOR

DRIVEWAY

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

Recommendation

Contact a qualified concrete contractor.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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

Information

Inspection Method

Visual

Foundation: Material

Slab on Grade, Concrete

Floor Structure: Material

Main floor
Slab

Floor Structure: Sub-floor

N/A

Floor Structure:

Basement/Crawlspace Floor

N/A

5: HEATING

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

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

Information

Equipment: Brand

Attic
Bryant

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Gas-Fired Heat, Forced Air



Distribution Systems: Ductwork

Insulated

AFUE Rating

90

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.

Observations

5.1.1 Equipment

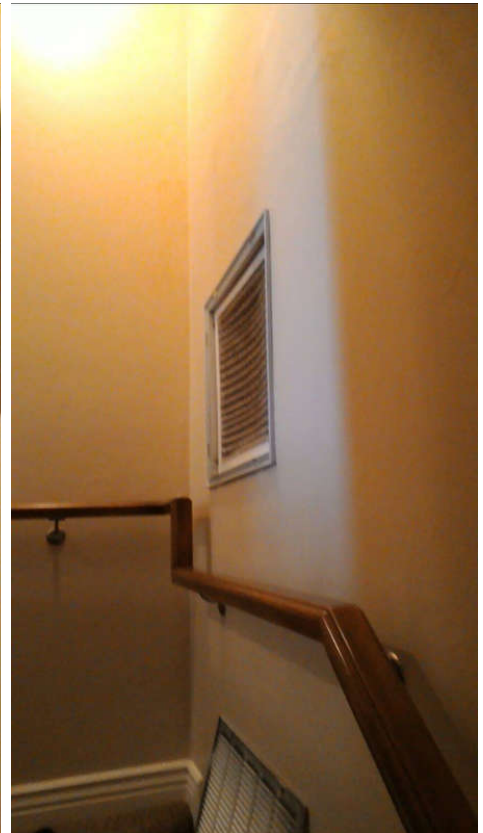
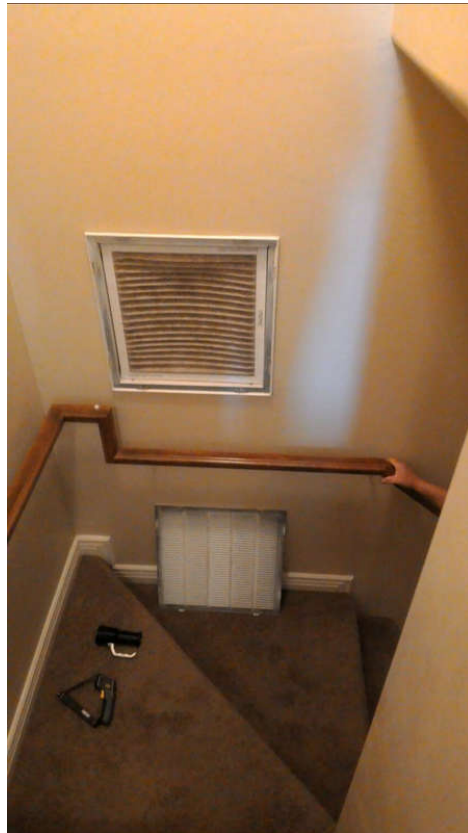
FILTER DIRTY

STAIRWAY

The furnace filter is dirty and needs to be replaced every 3 months.

Recommendation

Contact a qualified HVAC professional.



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

Unable to test

South side

Outside temperature too cold to test.

Cooling Equipment: Energy Source/Type

Electric, Heat Pump

Cooling Equipment: Location

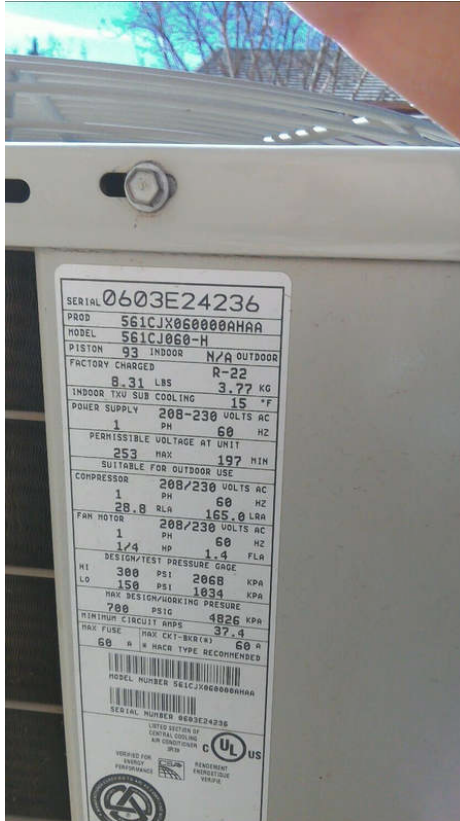
Exterior South

Distribution System: Configuration

Central

Cooling Equipment: Brand

Bryant

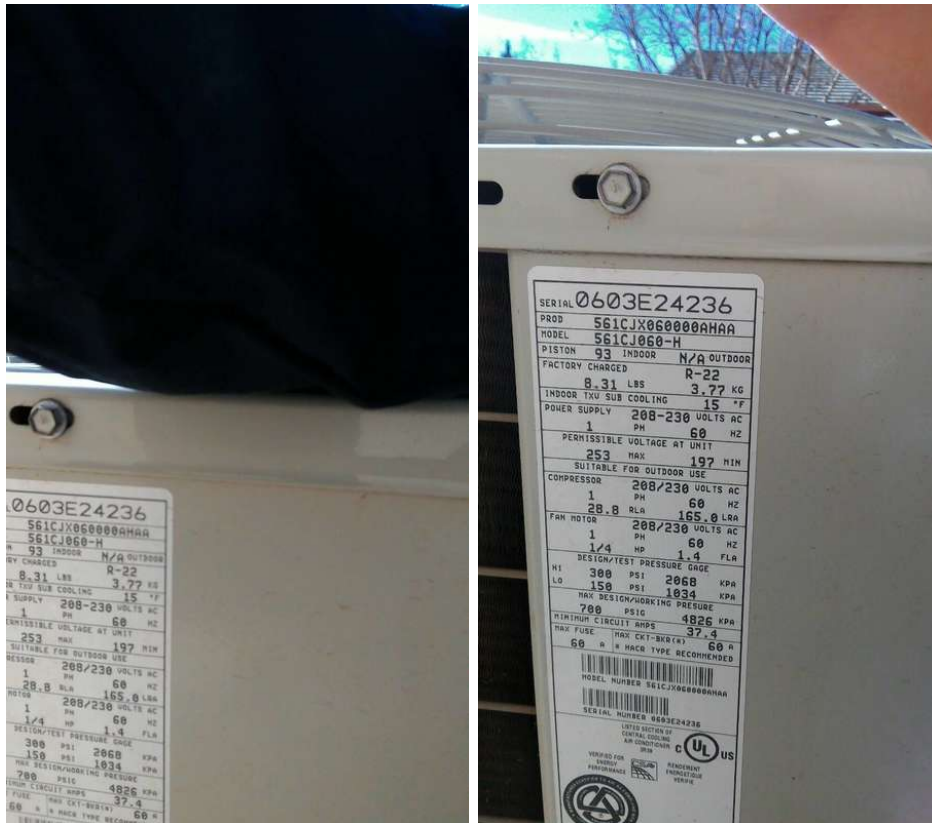


Cooling Equipment: SEER Rating

10 SEER

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

Read more on energy efficient air conditioning at Energy.gov.



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			X
7.5	Fuel Storage & Distribution Systems	X			
7.6	Sump Pump			X	
7.7	Water Color	X			X

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

Information

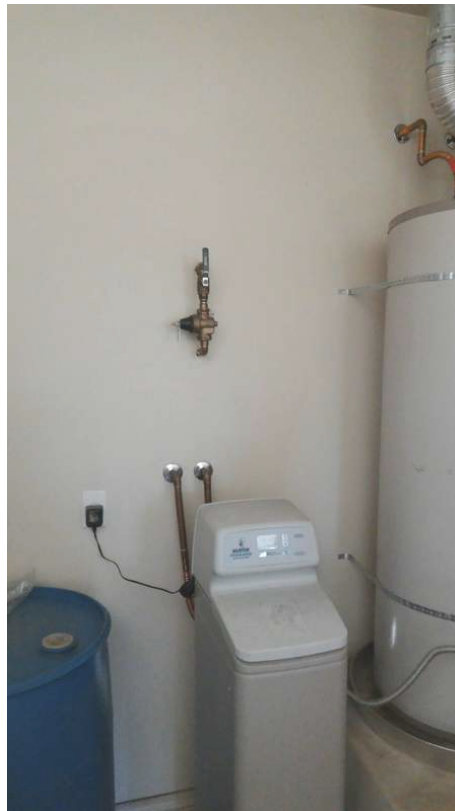
Water Source

Public

Main Water Shut-off Device:

Location

Garage



Drain, Waste, & Vent Systems:

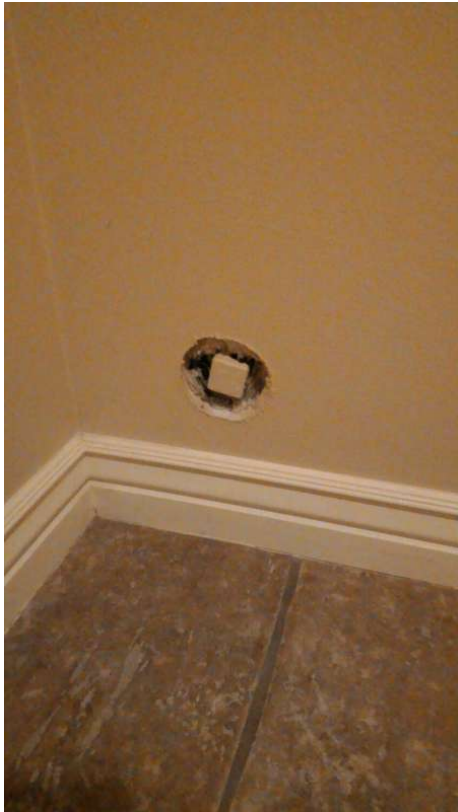
Drain Size

2"



**Drain, Waste, & Vent Systems:
Material**

ABS



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

Unknown

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

Gas

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

65 gallons

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

Garage

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

Outside of south side of garage
Outside, Gas Meter

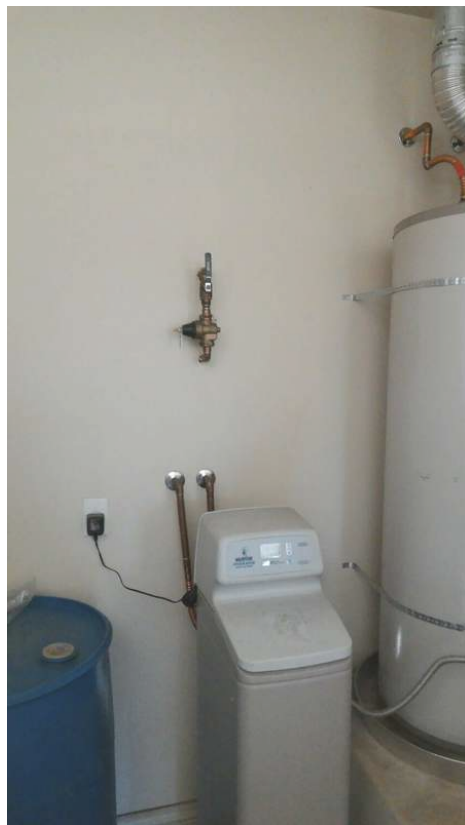
Filters

Garage

Whole house conditioner



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

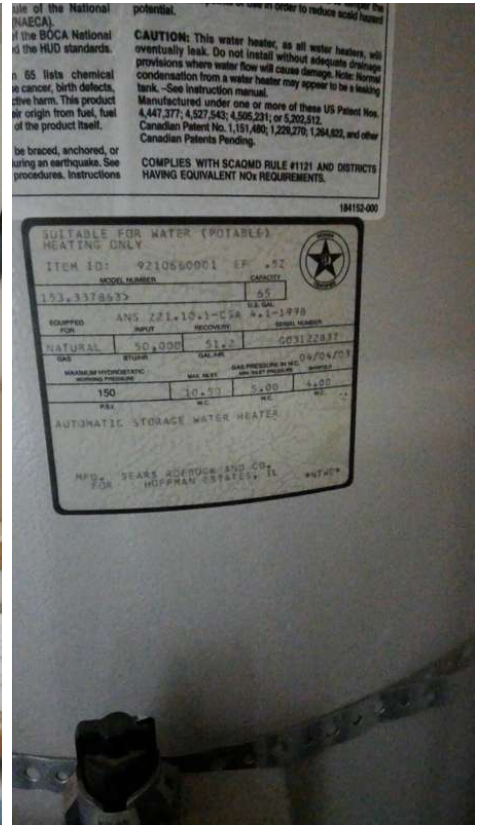


Hot Water Systems, Controls, Flues & Vents: Manufacturer

Kenmore

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.



Observations

7.4.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

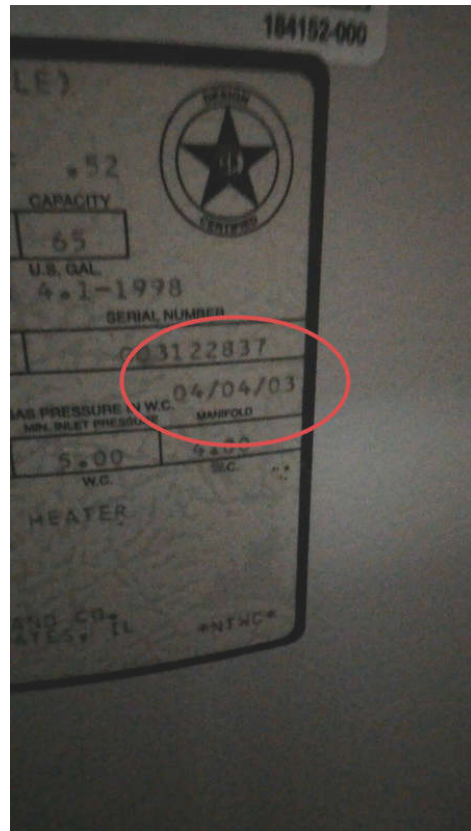
NEAR END OF LIFE

GARAGE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.



7.7.1 Water Color

 Recommendation

WATER DISCOLORED

ALL SINKS, SHOWERS AND TOILETS

Discolored water may be due to age of water heater. Cold water is clear, hot water a rusty color. Recommend qualified professional repair and replace hot water heater.

Recommendation

Contact a qualified professional.



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			X
8.6	Smoke Detectors	X			X
8.7	Carbon Monoxide Detectors			X	

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

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, Copper, 220 Volts

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

150 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

N/A

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

Copper

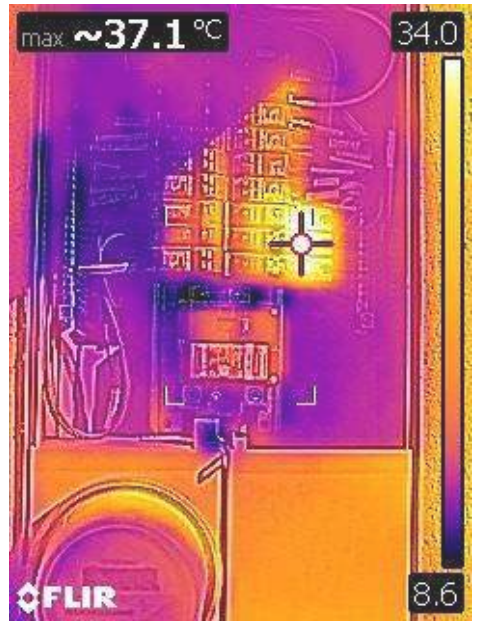


Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Not Visible

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

South side of Garage
Outside



Copper

Observations

8.5.1 GFCI & AFCI

**NO GFCI PROTECTION INSTALLED**

NORTH BATHROOM

No GFCI protection present in north bathroom. Recommend licensed electrician upgrade by installing ground fault receptacles in specified locations.

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

Recommendation

Contact a qualified electrical contractor.

8.6.1 Smoke Detectors

**MISSING OR INADEQUATE DETECTORS**

Missing or not adequate number of detectors can be a safety hazard. Recommend qualified professional evaluate and install

Recommendation

Contact a qualified professional.

9: ATTIC, INSULATION & VENTILATION

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

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

Information

Dryer Power Source

220 Electric, Gas

Dryer Vent

Metal

Flooring Insulation

Unknown

Attic Insulation: R-value

36

Attic Insulation: Insulation Type

Blown

Ventilation: Ventilation Type

Soffit Vents, Ridge Vents, Flat in line vent



Exhaust Systems: Exhaust Fans

All bathrooms

Fan and separate light



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
10.1	Doors	X			
10.2	Windows	X			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			X

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

Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Unknown

Windows: Window composition

Vinyl

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Countertops & Cabinets:

Cabinetry

Wood



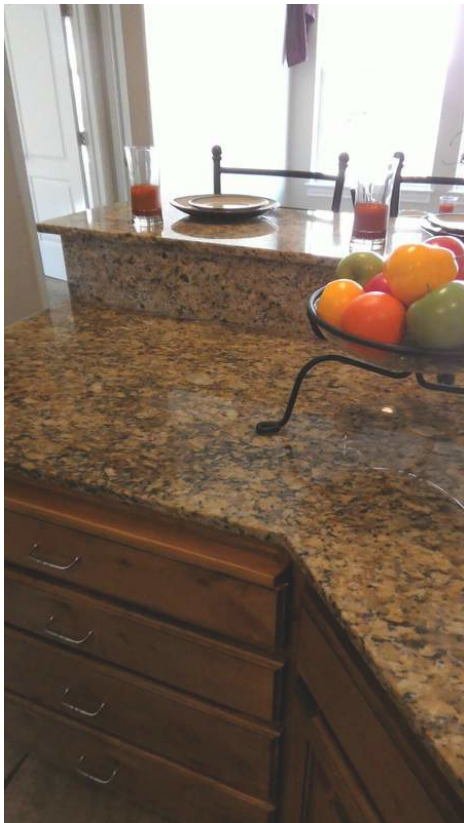
Floors: Floor Coverings

Carpet, Tile



Countertops & Cabinets: Countertop Material

Granite, Composite



Observations

10.2.1 Windows

 Recommendation

DAMAGED WINDOW SILL

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



10.2.2 Windows

 Recommendation

CAULK SEPARATING

MASTER BEDROOM ON WEST SIDE

Recommendation

Contact a handyman or DIY project



10.3.1 Floors

BROKEN TILE

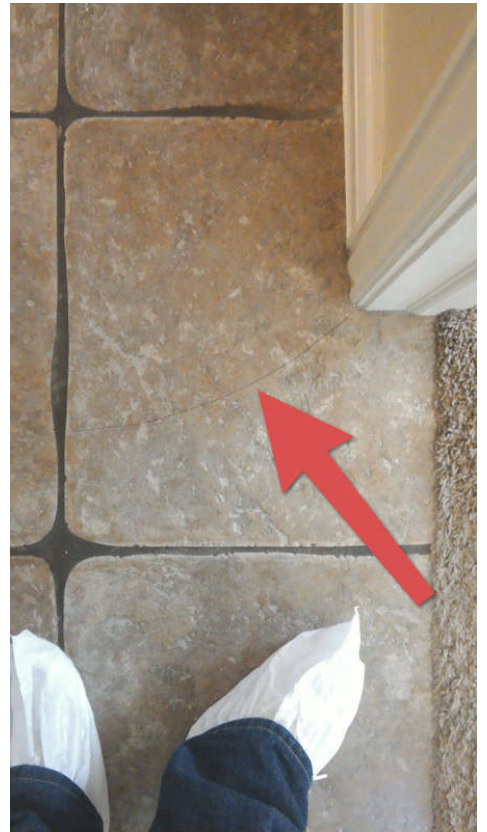
OUTSIDE MASTER BEDROOM

Broken tile

Recommendation

Contact a qualified professional.

 Recommendation



10.7.1 Countertops & Cabinets

CABINET HINGE LOOSE

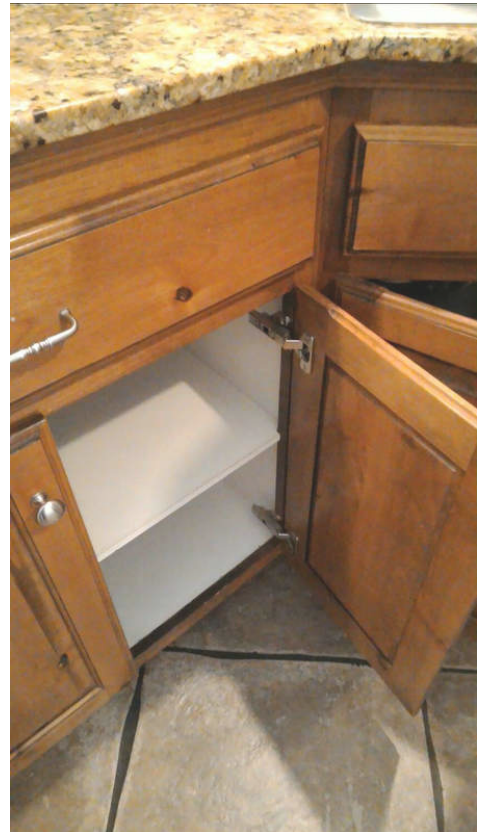
One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a qualified cabinet contractor.

 Recommendation



11: BUILT-IN APPLIANCES

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

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

Information

Dishwasher: Brand

GE



Refrigerator: Brand

GE



Range/Oven/Cooktop:

Range/Oven Energy Source

Gas

Range/Oven/Cooktop:

Range/Oven Brand

GE



Range/Oven/Cooktop: Exhaust

Hood Type

Re-circulate



Range/Oven/Cooktop:

Microwave

Self venting

Kenmore Self Venting



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