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KINGDOM INSPECTION (NEW)

1234 Main St.
Moore OK 73160

Buyer Name
01/13/2019 9:00AM

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1: INSPECTION DETAILS

Information

Type of Building
Single Family

Property Direction
East

Occupancy
Occupied

In Attendance
Buyer

Temperature (approximate)
37 Fahrenheit (F)

Weather Conditions
Clear

2: STRUCTURE

Information

Foundation Type
Slab

Floor Structure
Concrete

Wall Structure
Wood Frame

Ceiling Structure
Wood Beam & Joist

Limitations

General

CONCEALED COMPONENTS

Structural components are concealed behind finish surfaces could not be inspected.

Deficiencies

2.1.1 Foundation

Normal Maintenance Item

CORNER POP

SOUTHWEST CORNER

Corner pop was noted at foundation corner. We recommend having the repaired by a qualified professional.

Recommendation

Contact a foundation contractor.

Southwest Corner

2.3.1 Wall Structure

Repair Recommendation

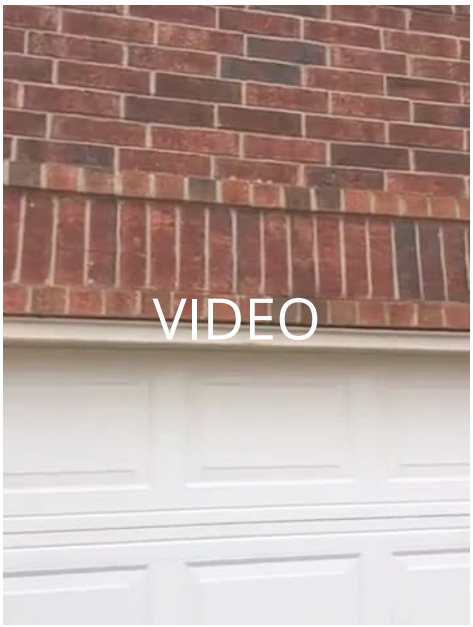
GARAGE WALL MOVEMENT NOTED

ABOVE GARAGE - NORTHEAST CORNER

There was movement noted at the sides of the garage door. This is a common area for cracks and gaps at the brick veneer. This home had movement noted that was patched, the movement has continued above the garage, at the garage door header, along with shifting at the top right corner of the wall Have evaluated and repaired by a qualified foundation specialist.

Recommendation

Contact a foundation contractor.



3: EXTERIOR

Information

Siding Material
Brick Veneer, Wood

Appurtenance
Patio, Pergula, Covered Entry

Appurtenance Materials
Concrete, Wood

Driveway Material
Concrete

Walkway Material
Concrete

Deficiencies

3.1.1 Siding, Flashing, Trim, Soffit, & Facias

Repair Recommendation

STEP CRACK

SOUTH WALL

This typically is an indication of structural movement. We recommend patching and monitoring unless otherwise stated in the structural section of the report.

Recommendation

Contact a qualified masonry professional.

South Wall

3.1.2 Siding, Flashing, Trim, Soffit, & Facias

Repair Recommendation

MORTAR/BRICK CRACKING - UNDER 1/4"

WEST WALL

Siding showed cracking in one or more places. This cracking appears to be above average for this area. See Structure section under the wall area for recommendations.

Recommendation

Contact a foundation contractor.

West Wall Close Up


West Wall

3.1.3 Siding, Flashing, Trim, Soffit, & Facias

Repair Recommendation

HOLES / GAPS AT EXTERIOR ENVELOPE

NORTHWEST CORNER

A hole was observed in an exterior wall. We recommend having this patched to prevent pest intrusion into.

Recommendation

Contact a handyman or DIY project


Northwest Corner Soffit

3.1.4 Siding, Flashing, Trim, Soffit, & Facias

Normal Maintenance Item

WEEP HOLES MISSING

Weep holes (openings in the mortar joints to allow moisture to seep out) were missing at the structure's brick veneer walls. Weep holes should be placed every 33 inches on center at the base of the wall as well as over the windows and doors where the brick veneer is support by lintels. No indication of moisture damage was noted on the inside structure. It might do more harm than good to try and create these as this point in time. We recommend monitoring the areas.

Recommendation

Contact a qualified masonry professional.

3.1.5 Siding, Flashing, Trim, Soffit, & Facias

Repair Recommendation

EXPANSION JOINT MISSING

SOUTH, NORTH WALLS

Walls over 20' long are recommended to have expansion joints installed. This allows movement with the expanding and contracting soils we have in the are. Recommend installing.

Recommendation

Contact a qualified professional.

3.2.1 Decks, Balconies, Porches

Repair Recommendation

PERGOLA TOUCHING GUTTERS

WEST WALL

The pergola is touching the gutters and causing damage to them and the roof structure. Have pergola beams trimmed 2" from gutter.

Recommendation

Contact a qualified carpenter.

3.5.1 Windows

Normal Maintenance Item

DETERIORATED CAULK

ALL AROUND HOUSE

The caulk around the exterior windows was deteriorated. We recommend properly sealing. Exterior caulking is the first energy efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices, a home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

Recommendation

Contact a handyman or DIY project

North Wall

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Normal Maintenance Item

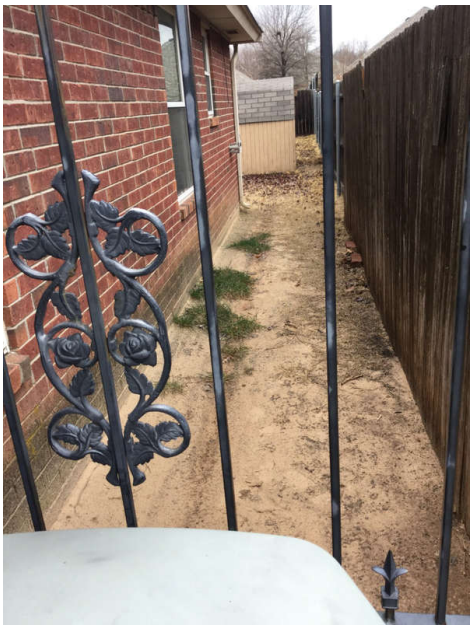
GRADING IMPROVEMENT NEEDED

NORTH WALL

The home did not have gutter all around the house causing trenching. The grading in these areas should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition/removal of top soil. The ground should slope away from the structure at a rate of six inches in the first ten feet.

Recommendation

Contact a qualified grading contractor.



North Wall

4: ROOF

Information

Roof Type/Style
Hip

Roof Structure
Rafter

Covering Material
Asphalt Shingle

Approximate Age
8 Years old

Number of Layers
1 Layer

Inspection Method
Ladder, Roof

Percentage Inspected
50 %

Limitations

General

BUYER - COMPLETE THIS BEFORE YOU CLOSE:

Check with your insurance company and secure written confirmation that they have made a physical inspection and will insure this roof for one year.

General

UNABLE TO INSPECT DUE TO A WET ROOF AND LOOSE GRANULES.

These conditions make the roof unsafe to safely walk.

Deficiencies

4.2.1 Coverings

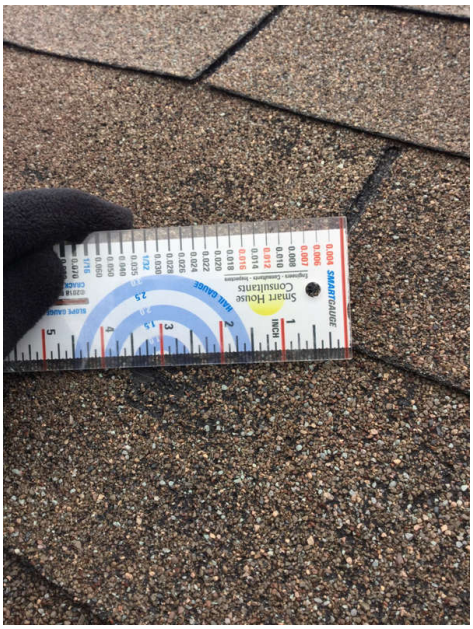
Repair Recommendation

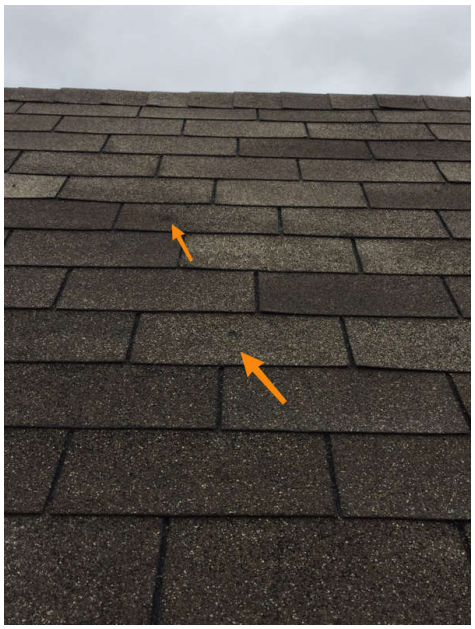
DAMAGED (GENERAL)

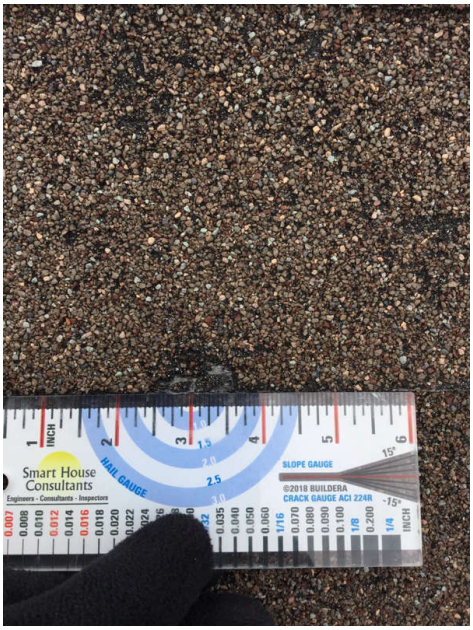
Roof coverings showed general shingle damaged with a hole extending to the decking, hail damage, and significant granule loss around the roof. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.







4.2.2 Coverings

Repair Recommendation

NAIL POPS

ALL AROUND ROOF

The roofing material showed signs of nail pops. This is evident by shingles lifting from nails that back out over time. Left un-repaired these will often lead to shingle damage and holes from the nail head. Have these areas repaired as needed

Recommendation

Contact a qualified roofing professional.

East Slope

4.2.3 Coverings

Repair Recommendation

LOSS OF GRANULES

ALL AROUND ROOF

The roofing appears to have severe granule loss noted. Replacement will become necessary in the future. It would be wise to budget for the replacement.

Recommendation

Contact a qualified roofing professional.

4.4.1 Roof Drainage Systems

Normal Maintenance Item

PARTIAL GUTTER SYSTEM

RECOMMENDATION: This structure had a partial gutter system. We recommend gutters to be used under all roof sides to redirect water from the roof to the downspouts and extensions 5 feet away from the foundation.

Recommendation

Contact a qualified gutter contractor

4.4.2 Roof Drainage Systems

Repair Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

NORTHWEST CORNER

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 gutter contractor

Northwest Corner

4.4.3 Roof Drainage Systems

Repair Recommendation

GUTTER DAMAGED

EAST, WEST WALLS

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 gutter contractor

West Wall

4.5.1 Skylights, Chimneys & Other Roof Penetrations

Repair Recommendation

WOOD DECAYING / PEELING PAINT

Wood decay was observed on the fireplace trim. We recommend repairs/replacement to all decayed wood and repainting to properly prevent further deterioration and creating conducive conditions for wood destroying insect activity.

Recommendation

Contact a qualified carpenter.

5: ATTIC, INSULATION & VENTILATION

Information

Attic Access Type
Pull Down Stairs

Method of Inspection
Attic space

Percentage Inspected (Due to limitations)
90 %

Insulation Type
Blown, Fiberglass

Insulation depth
5-8 inches

Vapor Retarders
Not Visible

Ventilation Type
Soffit Vents, Turbines

Limitations

General

LIMITED INSPECTION (BLOCKED)

There were objects in the way that we were not able to safely get around or over to access all areas of the attic space.

Deficiencies

5.2.1 Attic Insulation

Repair Recommendation

ALTHOUGH INSULATION MAY BE SUFFICIENT FOR TIME PERIOD OF HOUSE

I would recommend additional insulation be installed by a qualified professional to reduce utility costs.

Recommendation

Contact a qualified professional.

5.2.2 Attic Insulation

Repair Recommendation

DISTURBED/UNLEVELED INSULATION

Insulation had areas were it was not as thick as others. Without insulation, the thermal boundary is incomplete causing the loss of heating and cooling and increasing utility costs

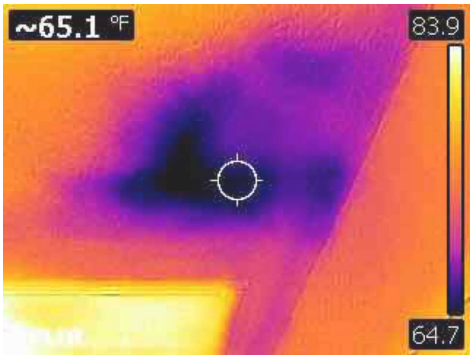
Recommendation

Contact a qualified insulation contractor.

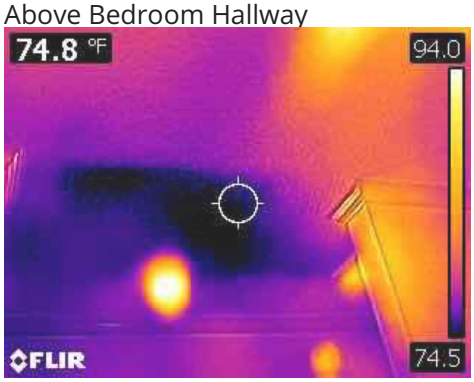
Above Laundry Room Hallway

Above Bedroom Hallway

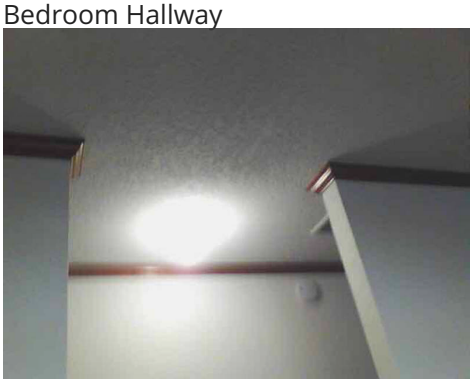
Bedroom Hallway



Bedroom Hallway



Laundry Room Hallway



Laundry Room Hallway

6: HVAC

Information

Normal Operating Controls: Inspected
Hallway

Cooling Equipment: Energy Source/Type
Electric

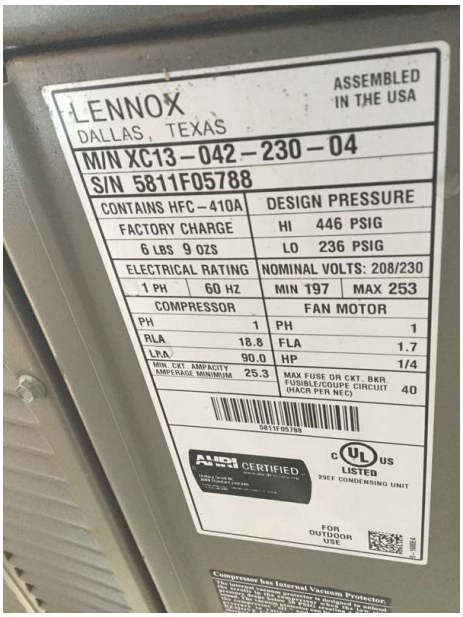
Cooling Equipment: Configuration
Central

Cooling Equipment: Brand
North Wall
Lennox

Cooling Equipment: Unit Size
3.5 Tons

Cooling Equipment: Max Fuse
40 Amp

Age: 2011



Heating Equipment: Heat Type
Forced Air

Heating Equipment: Unit Size
88.000 BTU

Heating Equipment: Energy Source
Gas

Heating Equipment: Fuel Cut-Off
Front

Heating Equipment: Flue Material
Metal

Duct Systems, Chases, and Vents: Register Locations
Supply: High, Return: High

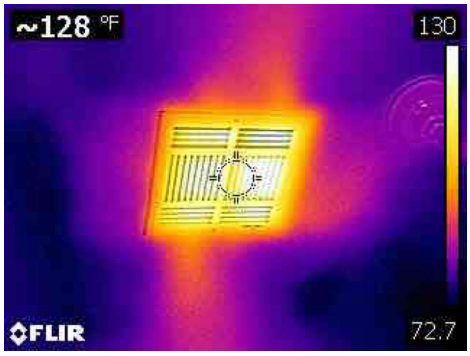
Duct Systems, Chases, and Vents: Duct Material
Insulated, Flex

Heating Equipment: Brand

Attic

Lennox

Age: 2011



Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. Inspections in temperatures below 62 degrees can damage the unit due to improper oil fluidity in the compressor.

Heating Equipment

HEAT EXCHANGER NOT ACCESSIBLE

Was unable to access the heat exchanger to inspect. Recommend evaluation by an HVAC professional

Deficiencies

6.4.1 Duct Systems, Chases, and Vents

Repair Recommendation

DUCT ON ATTIC FLOOR

Air ducts were placed on the attic floor. Today's standards do not allow this practice anymore as thermal bridging could create condensation inside the ductwork. We recommend having the strapped and elevated.

Recommendation

Contact a qualified heating and cooling contractor

7: PLUMBING

Information

Meter Location
Center of front yard

Interior Cut-off Location
Hallway Closet

Supply/Distribution Material
Copper

Drain, Waste & Vent Material
PVC

Clean out location
Back yard, Under kitchen sink

Hot Water, Controls, Flues & Vents: Capacity
40 Gallon

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

Hot Water, Controls, Flues & Vents: Gas Cut Off
Right

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
West Wall
At House

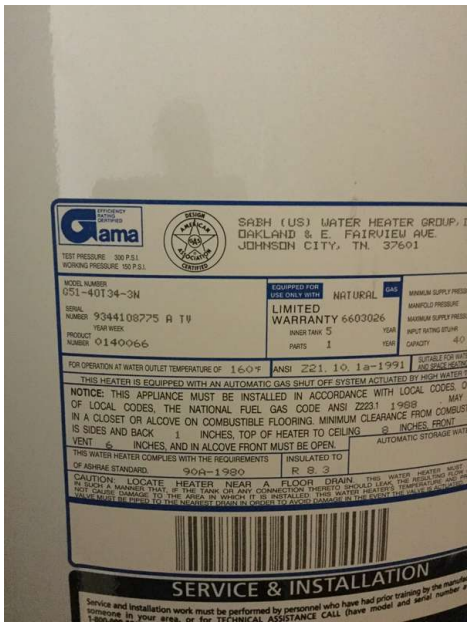
Hot Water, Controls, Flues & Vents: **Manufacturer**

American Water Heaters

Age:1993

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.



Limitations

Water Supply, Distribution Systems & Fixtures

EXTERIOR FAUCET NOT FULLY TESTED

The south wall faucet had a multi port installed that was not working properly, and the west wall had one with a cutoff hose installed. I was unable to remove them by hand during the inspection to test.

Hot Water, Controls, Flues & Vents

OLD UNIT

Water heaters have a typical life expectancy of 7 to 12 years. The water heater was past its useful life. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.

Deficiencies

7.1.1 Water Supply, Distribution Systems & Fixtures

Repair Recommendation

BLOCKED AERATOR

MASTER, HALLWAY BATHROOMS

A blocked aerator was noted at a faucet during the inspection. We recommend cleaning to allow for proper flow.

Recommendation

Contact a qualified plumbing contractor.

7.1.2 Water Supply, Distribution Systems & Fixtures

Repair Recommendation

LOOSE TOILET

MASTER, HALLWAY BATHROOMS

A loose toilet was noted. If the subfloor is wood there is the possibility for water damage. We recommend having the necessary repairs made.

Recommendation

Contact a qualified plumbing contractor.

7.1.3 Water Supply, Distribution Systems & Fixtures

Repair Recommendation

FAUCET STEM LEAKING

The faucet stems were leaking when the tub was operating. This may allow water intrusion into the wall and we recommend this be corrected.

Recommendation

Contact a qualified plumbing contractor.

7.1.4 Water Supply, Distribution Systems & Fixtures

Repair Recommendation

LEAK AT SHOWER HEAD

MASTER SHOWER

We observed a leak at a shower head at the time of inspection. We recommend having this repaired.

Recommendation
Contact a handyman or DIY project

Master Bathroom

7.2.1 Drain, Waste, & Vent Systems

Normal Maintenance Item

VENT PIPE WARPED

WEST SLOPE

Roof Vent pipe appears to be warped. Does not appear to be affecting the flow.

Recommendation
Contact a qualified plumbing contractor.

7.3.1 Hot Water, Controls, Flues & Vents

Repair Recommendation

FLUE HAS IMPROPER CLEARANCE

Exhaust flue was improperly installed needs 1" clearance around conbustibles. Recommend a qualified Plumbing contractor evaluate and repair.

Recommendation
Contact a qualified plumbing contractor.

7.3.2 Hot Water, Controls, Flues & Vents

Repair Recommendation

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

7.3.3 Hot Water, Controls, Flues & Vents

Normal Maintenance Item

NO DRIP LEG

No Drip leg installed on gas line. Having a drip leg will allow unwanted sediment to fall into drip leg and not enter into the water heater.

Recommendation

Contact a qualified plumbing contractor.

7.3.4 Hot Water, Controls, Flues & Vents

Repair Recommendation

VISIBLE SCORCHING

Scorching of the water heater exterior visible near the burn chamber access cover indicated a need for servicing. We recommend repair.

Recommendation

Contact a qualified plumbing contractor.

7.3.5 Hot Water, Controls, Flues & Vents

Repair Recommendation

BURN CHAMBER CORROSION

Corrosion visible around the burn chamber indicates a moisture problem. We recommend having this serviced.

Recommendation

Contact a qualified plumbing contractor.

7.3.6 Hot Water, Controls, Flues & Vents

Repair Recommendation

NOISY WATER HEATER

The water heater appeared to be excessively noisy during the inspection with gurgling sounds. This is common with sediment build up on the inside of the water heater. I recommend budgeting for replacement.

Recommendation

Contact a qualified professional.

8: ELECTRICAL

Information

Electrical Meter/Service
North Wall
Below Ground

Main Disconnect Location
In Service Panel

Service Rating
175 Amp

Service Conductor
Copper Strand

Wiring Method
Romex

Branch Wiring
Copper

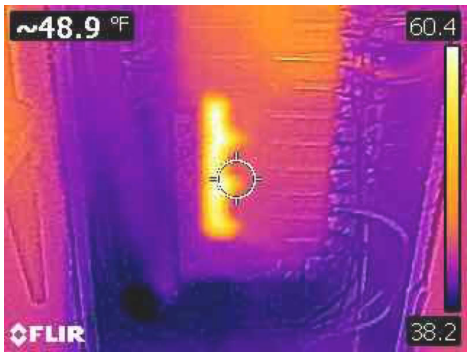
GFCI Locations
Kitchen, Exterior, Bathroom, Garage

AFCI Locations
None

Smoke Detectors Present
Hallway, Living Area

Carbon Monoxide Detectors Present

Panel Manufacturer
Garage
Siemens



Deficiencies

8.2.1 Branch Circuits, Connected Devices, and Fixtures

Repair Recommendation

LOOSE EXTERIOR LIGHT FIXTURE

EAST WALL

Loose fixtures can result in damage to the wiring for the fixture. Have this securely attached.

Recommendation

Contact a qualified electrical contractor.

8.2.2 Branch Circuits, Connected Devices, and Fixtures

Repair Recommendation

LOOSE OUTLET

There are multiple outlets loose throughout the house marked with dots on upper right corner. Have Repaired.

Recommendation

Contact a handyman or DIY project

8.2.3 Branch Circuits, Connected Devices, and Fixtures

Repair Recommendation

COVER PLATES MISSING

ATTIC

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

Recommendation

Contact a handyman or DIY project

Front right of furnace

9: APPLIANCES

Information

Door Bell: Inspected

Garbage Disposers: Inspected

Dishwasher: Inspected

Oven/Cooktop: Range/Oven Energy Source
Electric

Built-in Microwave: Inspected

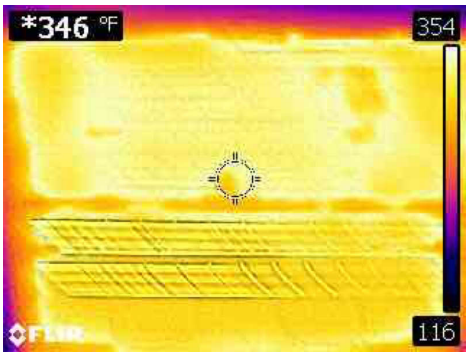
Mechanical Exhaust Vents and Bathroom Heaters: Exhaust Hood Type
Microwave Re-circulating

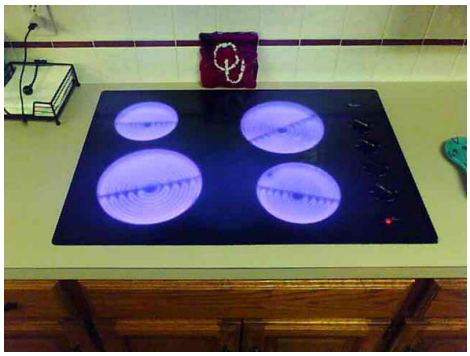
Mechanical Exhaust Vents and Bathroom Heaters: Bathroom Exhaust Fans
Window

Dryer Connections: Dryer Power Source
220 Electric

Garage Door Opener: Inspected

Oven/Cooktop: Inspected
Oven set to: 350 Degrees





Limitations

Refrigerator

NOT INSPECTED

Realtor stated refrigerator in not in contract to go with house

Deficiencies

9.3.1 Dishwasher

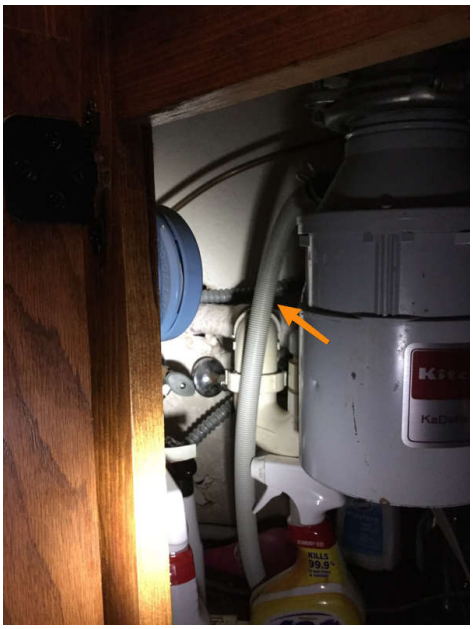
Repair Recommendation

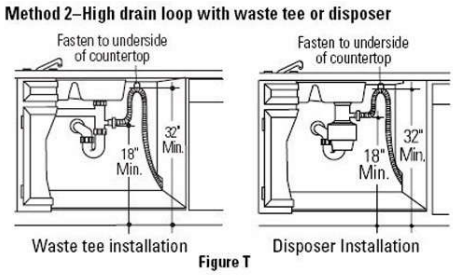
NO HIGH LOOP INSTALLED

The dishwasher drain line (discharge hose) did not have an air gap or a high loop. The dishwasher drain line usually attaches to the garbage disposal. The drain line should either arch above the level of the sink drain, have an anti-siphon valve, or have a vacuum break. This keeps debris in the disposal from siphoning back to the clean dishes. We recommend the drain line be elevated or a back flow device installed.

Recommendation

Contact a qualified appliance repair professional.





High Loop Examples

9.3.2 Dishwasher

Normal Maintenance Item

NOT SECURED TO CABINET

The dishwasher was not secured to the cabinet. This could be a tipping hazard when the door is opened. We recommend repair.

Recommendation

Contact a handyman or DIY project

9.9.1 Garage Door Opener

Repair Recommendation

SAFETY REVERSING SENSOR IS NOT MOUNTED IN ITS CORRECT LOCATION

Safety reversing sensors installed anywhere but 6-8 inches above the floor on either side of the overhead door offer no safety protection whatsoever. Reposition to its correct location to improve safety effectiveness.

Recommendation

Contact a qualified garage door contractor.

10: INTERIOR

Information

Ceiling Material
Drywall

Floor Coverings
Carpet, Engineered Wood, Tile

Wall Material
Drywall

Window Type
Double-hung, Double Pain

Limitations

General

FURNISHING PRESENT

House has furnishings present inside the home. These items cover and block areas of the floors and walls making those areas uninspectable. Recommend walking and looking at these areas prior to closing after everything is move out.

General

PERSONAL ITEMS PRESENT (GARAGE)

Garage has personal items present. These items cover and block areas of the floors and walls making those areas uninspectable. Recommend walking and looking at these areas prior to closing after everything is move out.

Deficiencies

10.1.1 Ceilings

Repair Recommendation

HAIRLINE CRACKS

BETWEEN KITCHEN/LIVING ROOM

Hairline cracks which were by nature mainly cosmetic were noted on the ceiling. We recommend having these caulked and painted.

Recommendation

Contact a qualified drywall contractor.

Living Room

10.1.2 Ceilings

Repair Recommendation

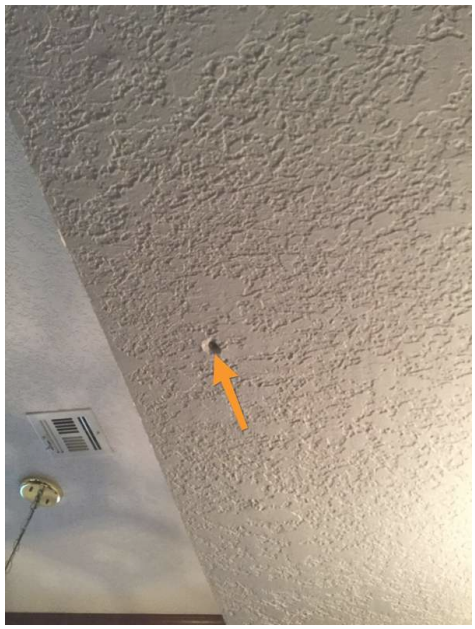
NAILPOPS

MULTIPLE LOCATIONS

Nailpops which are by nature cosmetic were noted. We recommend these be re-secured, caulked and painted.

Recommendation

Contact a qualified drywall contractor.



10.4.1 Doors

Normal Maintenance Item

DOOR STOP MISSING

SOUTHWEST BEDROOM

Door stops will reduce the risk of damage to drywall from the door. Have door stops installed

Recommendation

Contact a handyman or DIY project

11: FIREPLACE

Information

Type
Pre-fabricated Insert

Fuel Cut-off Location
Right side

Fuel Type
Gas

Damper Doors: Damper Operated?
Yes

Vents, Flues & Chimneys: Material
Metal Vent

Deficiencies

11.1.1 Fireplace Frames & Cleanout Doors

Normal Maintenance Item

CLEAN BEFORE USE AND ANNUALLY

For safety reasons, all fireplaces, chimneys, free standing stoves, chimney/flue or appliances need to be cleaned and examined by professional fireplace specialist before use & annually. Interior of flues/chimneys are beyond the scope of this inspection.

Recommendation

Contact a qualified fireplace contractor.

STANDARDS OF PRACTICE

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.

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.

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.

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.

HVAC
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.

II. 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.

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.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system; inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels; determine the need for a chimney sweep; operate gas fireplace inserts; light pilot flames; determine the appropriateness of any installation; inspect automatic fuel-fed devices; inspect combustion and/or make-up air devices; inspect heat-distribution assists, whether gravity-controlled or fan-assisted; ignite or extinguish fires; determine the adequacy of drafts or draft characteristics; move fireplace inserts, stoves or firebox contents; perform a smoke test; dismantle or remove any component; perform a National Fire Protection Association (NFPA)-style inspection; perform a Phase I fireplace and chimney inspection.