



RESIDENTIAL INSPECTION

1234 Main St.
Edmonton AB T5T3E9

Buyer Name
09/13/2018 9:00AM



Inspector
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InspecUs Inspections strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the [International Association of Certified Home Inspectors](#). As such, we inspect the readily accessible, visually observable, installed systems and components of the home. This inspection is not technically exhaustive.

InspecUs, Partner of InspectR always recommends that after you have reviewed this report and disclosure documentation from all the parties: that you consider additional follow up by other Certified Professionals Such as Carpenters, electricians, Plumbers, Roofers, HVAC installers, WETT installers, WETT installers Chimney sweeps, Sewer line inspectors, Well and or Septic system inspectors or even an engineer if necessary. You may also want to contact your lender and your insurance provider to inquire about any specific inspections or documentation they require. The more information you have up front the better equipped you are to make a sound decision going forward.

MINOR CONCERN

Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Significant Concerns if left neglected for extended periods of time. These concerns are usually straightforward to remedy.

MODERATE CONCERN

Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns may require further evaluation or may be more complicated to remedy.

SIGNIFICANT CONCERN

A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These concerns may be imminent, difficult or expensive to remedy.

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION/UPGRADE



DEFECT/SAFETY ITEM

-
- ⊖ 2.5.1 Exterior, Driveway and Yard - Exterior Doors and Windows: Appeared Satisfactory
 - ⊖ 2.6.1 Exterior, Driveway and Yard - Decks, Balconies and Steps: Step Height Excessive
 - ⊖ 2.6.2 Exterior, Driveway and Yard - Decks, Balconies and Steps: Missing Flashing
 - ⊖ 2.7.1 Exterior, Driveway and Yard - Vegetation, Lot Drainage & Retaining Walls: Tree to Home Contact
 - ⊖ 2.7.2 Exterior, Driveway and Yard - Vegetation, Lot Drainage & Retaining Walls: Vines on building
 - ⚠ 3.1.1 Roof, Flashing and Drain System - Roof Coverings: Moss/Debris on Roof
 - ⊖ 3.3.1 Roof, Flashing and Drain System - Side Wall Flashings: Missing Kick-Out Flashing
 - ⊖ 3.4.1 Roof, Flashing and Drain System - Gutter, Downspouts, Extensions: Downspouts/Gutter Discharges on Roof
 - ⚠ 3.4.2 Roof, Flashing and Drain System - Gutter, Downspouts, Extensions: Gutters Full of Debris
 - ⊖ 3.4.3 Roof, Flashing and Drain System - Gutter, Downspouts, Extensions: Gutter Undersized
 - ⊖ 3.4.4 Roof, Flashing and Drain System - Gutter, Downspouts, Extensions: Extension missing
 - 🔧 5.1.1 Cooling - Cooling Equipment: Insulation Missing or Damaged
 - 🔧 9.2.1 Plumbing - Drain, Waste, & Vent Systems: Slow Sink Drain
 - 🔧 9.3.1 Plumbing - Water Supply and Fixtures: Toilet Loose
 - ⊖ 11.3.1 Structure and Foundation - Floor Structure: Settling Concrete Floor
 - ⊖ 11.4.1 Structure and Foundation - Crawlspace/Basement: Minor Foundation cracks

1: INSPECTION AND SITE INFORMATION

Information

Type of Building

Detached, Single Family

Utilities

All basic utilities were on.

Occupancy

Furnished, Occupied

In Attendance

Client's Agent, Clients Family

Weather Conditions

Partly Cloudy, Snow

Approximate Outside Temperature

Less than 0

How to Read the Report

Click below for short video On

[How to Read Report.](#)

Recommend : Desktop View and PDF Download.

Photos

taken during the inspection

[photos](#) .

Inspection Start Time

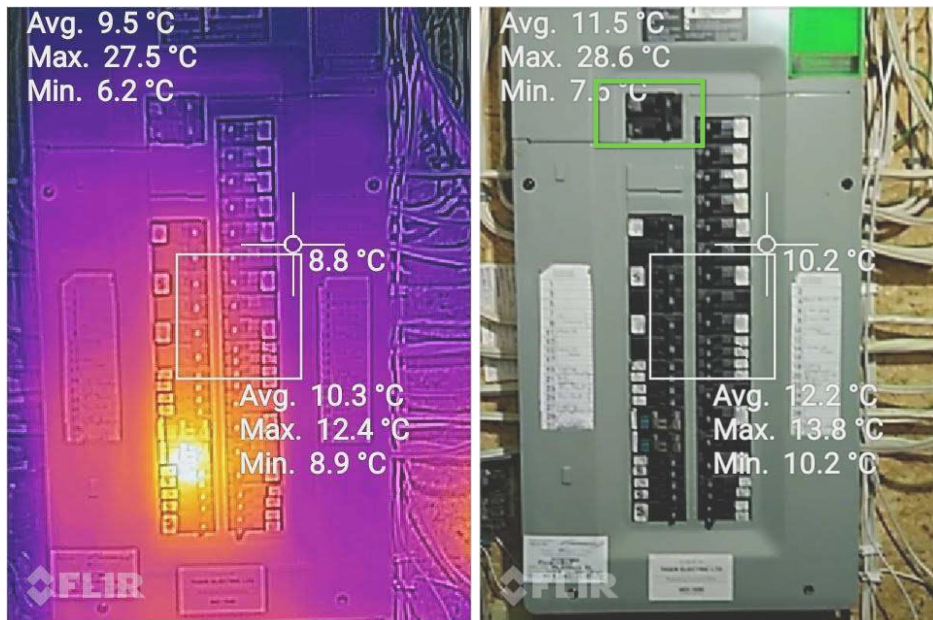
11.55 am

Inspection End Time

2.20 pm

Appeared Satisfactory

Thermal Scanning



Main electrical Shut off

Emergency Contact

ACTO GAS # 780-420-5585 EPCOR POWER # 780-420-5585

WATER # 780- 412-6800 DRAINAGE # 311 EPS # 911

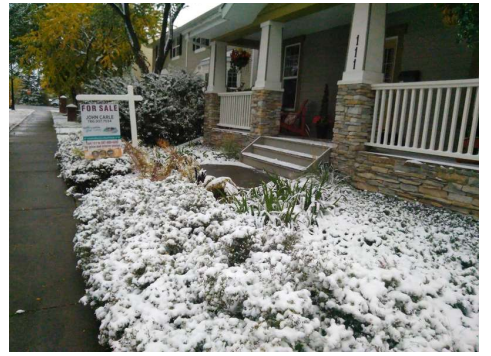
NON EMERGENCY EPS # 780-423-4567 / #377

Limitations

General

RECENT SNOW LIMITATIONS

Due to the recent snow, there was limited visibility of the grounds, deck, porch, patio, roof and some of the exterior that may have been snow covered.



2: EXTERIOR, DRIVEWAY AND YARD

		O	NP	NI	IN
2.1	Driveways and Walkways				X
2.2	Porches and Patios				X
2.3	Exterior Walls and Trim				X
2.4	Eaves, Soffits & Fascia				X
2.5	Exterior Doors and Windows				X
2.6	Decks, Balconies and Steps	X			X
2.7	Vegetation, Lot Drainage & Retaining Walls	X			X
2.8	Fencing				X

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

Information

Exterior Assessories

Front Porch, Covered Porch, Deck with Steps

Exterior Inspection Method

From the ground

General Lot Sloping

Flat



Driveway Material

Concrete



Walkway Material

Not visible

Porch Material

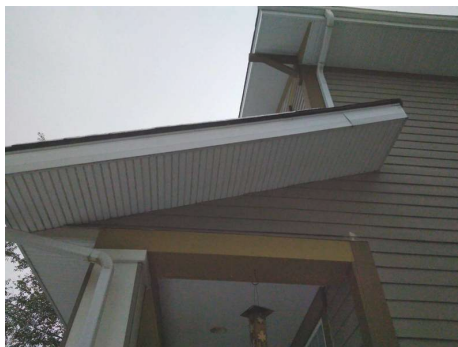
Concrete, Wood

Deck Material

Wood

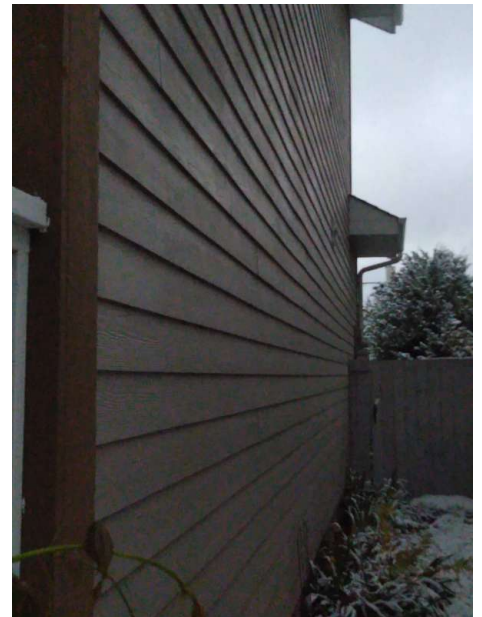
Eave/Soffit Materials

Aluminum



Siding Material

Vinyl



Siding Style

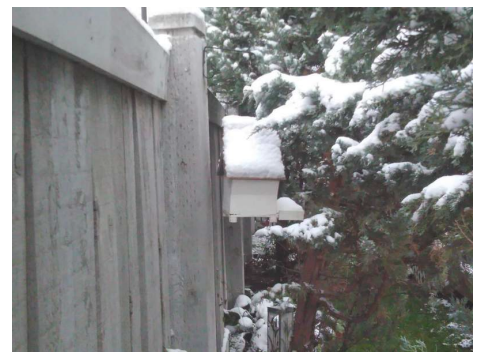
Batten

Exterior Entry Door

Metal, Wood

Fencing Type

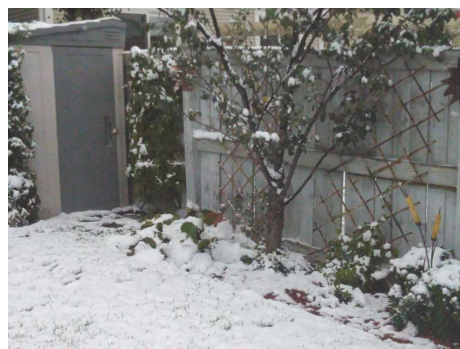
Wood Slats



Vegetation, Lot Drainage & Retaining Walls: General Lot Sloping

Flat

Fencing: Yard Fence Present



Limitations

General

SNOW COVERED

With the snow on the ground there were several areas that could not be seen. Recomend looking ate those areas when the snow clears and repairing as necessary.

Decks, Balconies and Steps

POOR ACCESS UNDER DECK, STEPS OR PORCH

There was poor access for inspection under the deck, steps, and or porch.

Recommendations

2.5.1 Exterior Doors and Windows

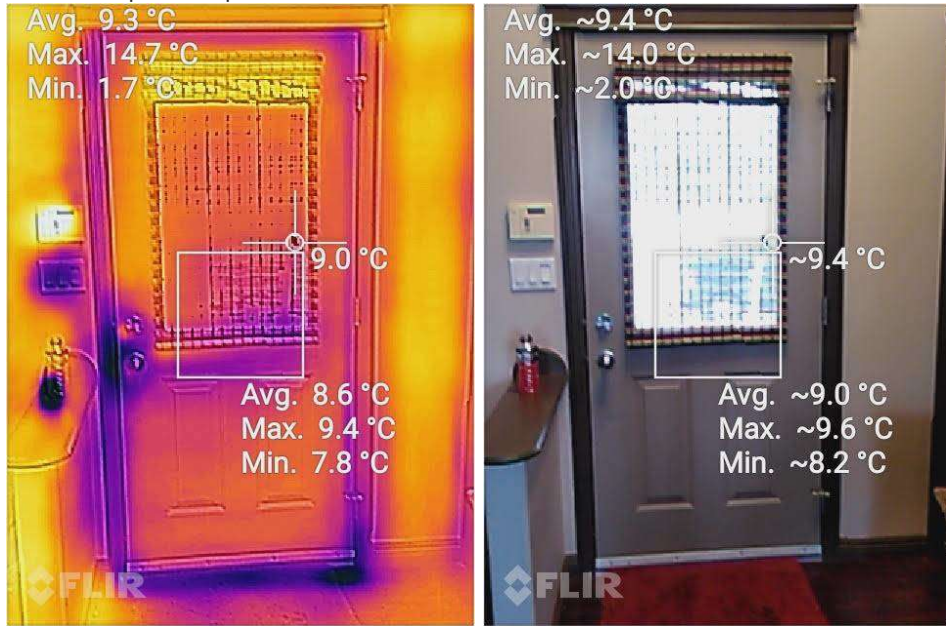
APPEARED SATISFACTORY

MAIN FLOOR

Recommendation/upgrade

Recommendation

Contact a qualified professional.



2.6.1 Decks, Balconies and Steps

STEP HEIGHT EXCESSIVE

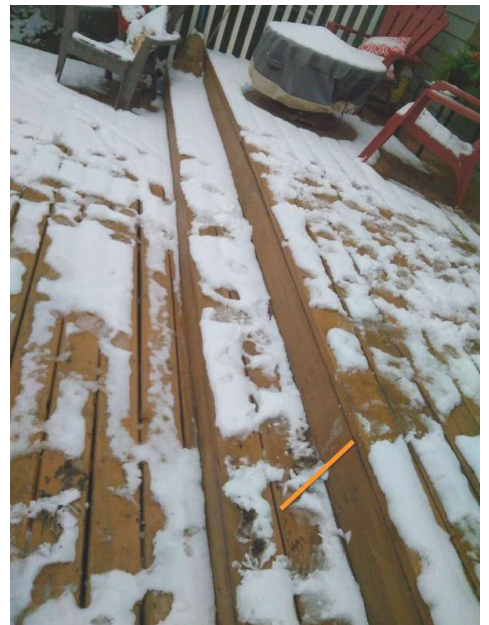
DECK

The step height is greater than 8 inches which is considered excessive. Recommend correcting to help prevent trip hazards.

Recommendation

Contact a qualified concrete contractor.

Recommendation/upgrade



more than 8", caution while using it.

2.6.2 Decks, Balconies and Steps

MISSING FLASHING

DECK

The house is missing Z- flashing at the junction of the siding and the deck. Recommend installing to help prevent (further) moisture and rot damage.

Recommendation

Contact a qualified siding specialist.

 Recommendation/upgrade



2.7.1 Vegetation, Lot Drainage & Retaining Walls

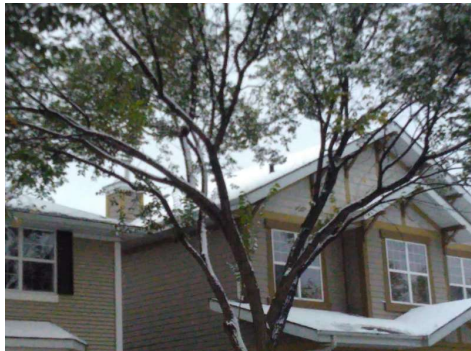
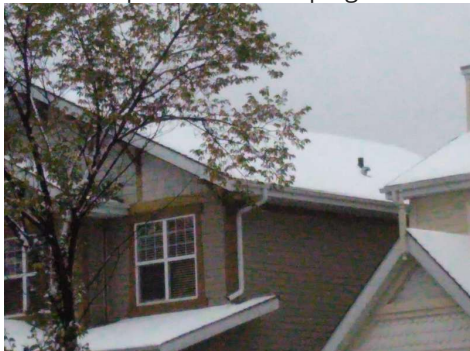
TREE TO HOME CONTACT

The tree/bush is in contact with the home. This can cause damage to the siding and roofing materials, improper drainage to gutters and downspouts. Recommend trimming the tree back or removing to help prevent further damage and rodent access to the siding, roof and eaves.

Recommendation

Contact a qualified landscaping contractor

 Recommendation/upgrade



2.7.2 Vegetation, Lot Drainage & Retaining Walls

VINES ON BUILDING

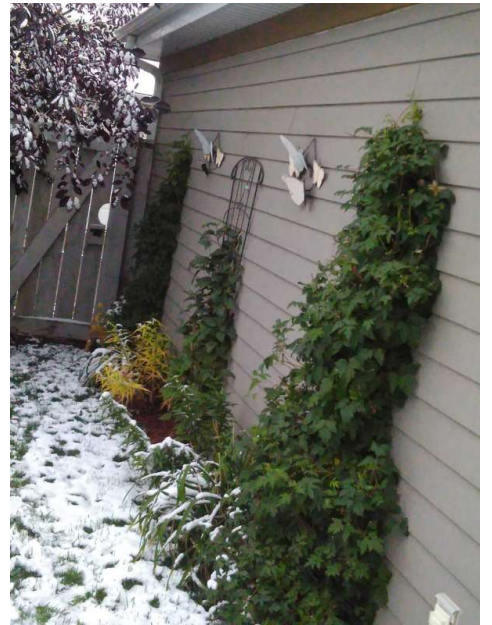
GARAGE

There are vines in contact with the building. Recommend re moving to help prevent damage.

Recommendation

Contact a qualified landscaping contractor

 Recommendation/upgrade



3: ROOF, FLASHING AND DRAIN SYSTEM

		O	NP	NI	IN
3.1	Roof Coverings	X			X
3.2	Pipe/Stack Flashings				X
3.3	Side Wall Flashings	X			X
3.4	Gutter, Downspouts, Extensions	X			X
3.5	Skylights, Chimneys & Other Roof Penetrations				X

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

Information

Roof Type/Style

Gable

Roof Covering Material

Asphalt

Inspection Method

Binoculars, Ladder

Approximate Age

15 Years, These are approximate dates based on a visual inspection of the covering.

Life Expectancy

07-10 Years

Probability of Failure

Medium



Gutter Material

Aluminum

Gutter Type

Eave Mounted

Pipe Stack Flashing Material

Not Visible

Chimney Chase

Framed with Siding.

Limitations

General

WEATHER

Due to weather at the time of the inspection we were not able to walk the roof. Roof was looked at from the eaves and from the ground with binoculars.

Roof Coverings

SNOW COVERED

The roof was covered with snow so we were not able to view the roof covering material and condition. We encourage you to have a roofer take a look at it when the snow melts.

Roof Coverings

WET ROOFS HIDE FLAWS

The roof was wet. We inspected it from the eaves and from the ground with binoculars. It is more difficult to find flaws on wet roofs. We just want you to know we did the best we could in the conditions we worked in.

Recommendations

3.1.1 Roof Coverings

MOSS/DEBRIS ON ROOF

 Defect/Safety Item

There was excessive moss and/or debris on the roof. Recommend cleaning to help prolong the life of the roof covering and prevent damage and leaks. Observed missing vent on porch area this could be another reasoning for high moisture around front porch roof.

Recommendation

Contact a qualified roofing professional.



3.3.1 Side Wall Flashings

MISSING KICK-OUT FLASHING

 Recommendation/upgrade

BACK OF THE HOUSE

The roof was missing kick-out flashing at the bottom edge of the roof against the side-wall. Recommend installing to help prevent water intrusion behind the siding.

Recommendation

Contact a qualified roofing professional.



3.4.1 Gutter, Downspouts, Extensions

DOWNSPOUTS/GUTTER DISCHARGES ON ROOF

 Recommendation/upgrade

FRONT PORCH

The downspout or gutter discharges onto the roof below. This can cause premature wear of the shingles below. Recommend repair to help prolong the life of the shingles.

Recommendation

Contact a qualified handyman.



3.4.2 Gutter, Downspouts, Extensions

 Defect/Safety Item

GUTTERS FULL OF DEBRIS

UPPER ROOF AND LOWER ROOF

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow and void further damage to the soffit and other component.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



signs of over flow

signs of over flow

3.4.3 Gutter, Downspouts, Extensions

 Recommendation/upgrade

GUTTER UNDERSIZED

The gutters were too small for the distance/area covered. Recommend replacing with larger gutters and downspouts to help ensure run-off water drains away from the foundation.

Recommendation

Contact a qualified siding specialist.

3.4.4 Gutter, Downspouts, Extensions

 Recommendation/upgrade

EXTENSION MISSING

GARAGE

The extension for the downspout is loose. Recommend correcting to help prevent possible drainage issues.

Recommendation

Contact a handyman or DIY project

4: INTERIOR, DOORS, AND WINDOWS

		O	NP	NI	IN
4.1	Steps, Stairways & Railings				X
4.2	Doors				X
4.3	Windows				X
4.4	Ceilings				X
4.5	Walls				X
4.6	Floors				X
4.7	Countertops & Cabinets				X
4.8	Garage Doors				X

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

Information

Ceiling Material

Plaster, Popcorn

Major Floor Finishes

Hardwood

Major Wall Finishes

Drywall

Window Type

Double Pane, Single-hung, Vinyl

Exterior Door Type

Metal, Wood, Fire-Rated

Garage Vehicle Doors

Metal, Insulated, Motorized



5: COOLING

		O	NP	NI	IN
5.1	Cooling Equipment	X			X
5.2	Distribution System				X

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

Information

Cooling Equipment: Brand
Carrier



Cooling Equipment: Location
Right Side Exterior

Cooling Equipment: Cooling Capacity
3 ton

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Approximate Age
15 Years

Cooling Equipment: Life Expectancy
15-20 Years



Cooling Equipment: Distribution Configuration
Central

Cooling Equipment: Normal Temperature Split
Not Checked

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. Operating the A/C below 65 degrees may cause damage the unit.

Recommendations

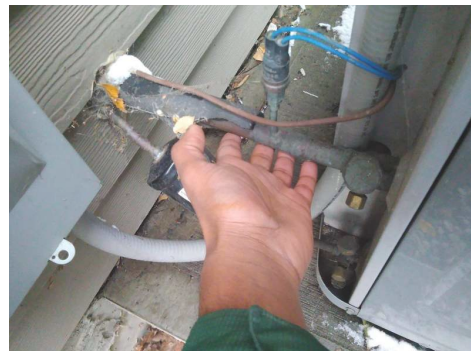
5.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

The insulation on refrigerant line is damaged, gapped or missing. Recommend repair for improved cooling efficiently.

Recommendation

Contact a handyman or DIY project



6: KITCHEN AND LAUNDRY APPLIANCES

		O	NP	NI	IN
6.1	General Information				X

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

Information

General Information : Installed Kitchen Appliances

Refrigerator, Dishwasher, Range, Oven, Range Hood, Microwave



General Information : Laundry Facilities

Dryer Vented to Exterior, 220v Dryer Outlet, Washer Drain, 120V Washer Outlet, Washer Hot and Cold Water Service



7: ELECTRICAL AND FIRE SAFETY

		O	NP	NI	IN
7.1	Service Entrance Conductors				X
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device				X
7.3	Branch Wiring Circuits, Breakers & Fuses				X
7.4	Lights, Switches & Receptacles				X
7.5	GFCI & AFCI				X
7.6	Smoke Detectors				X

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Information

Main Panel Location

Basement

Main Panel Type

Circuit Breaker

Panel Manufacturer

Cutler Hammer

Panel Capacity

125 AMP

Sub Panel Location

Not Applicable

Branch Wire Type

Copper

Outlet Types

3 Prong Grounded, 2 Prong Ungrounded, GFCI Kitchen, GFCI Bathrooms, GFCI Exterior

Wiring Method

Romex

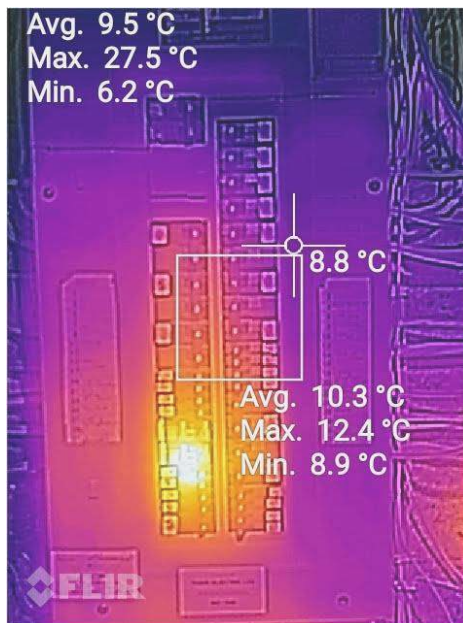
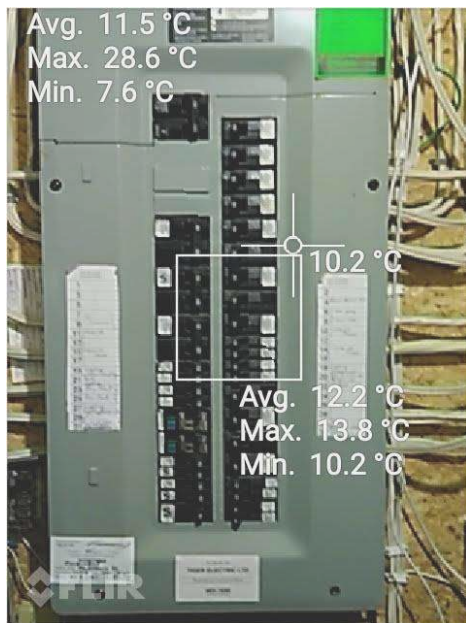
Locations of Smoke Alarms/ CO Detectors

First Floor, Second Floor, Basement



Electrical Service Conductors

Below Ground, 200



8: HEATING

		O	NP	NI	IN
8.1	Equipment				X
8.2	Thermostat				X
8.3	Distribution Systems				X
8.4	Vents, Flues & Chimneys				X
8.5	Presence of Installed Heat Source in Each Room				X
8.6	Fireplaces and Wood Stove				X

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Information

Equipment: Brand

Lennox

Equipment: Heat Type

Forced Air

Equipment: Energy Source

Natural Gas

Equipment: Efficiency

High Efficiency

Equipment: Life Expectancy

15-20 Years

Equipment: Approximate Age

1 Year

Equipment: Probability of Failure

Low

Equipment: Ductwork

Insulated, Non-insulated

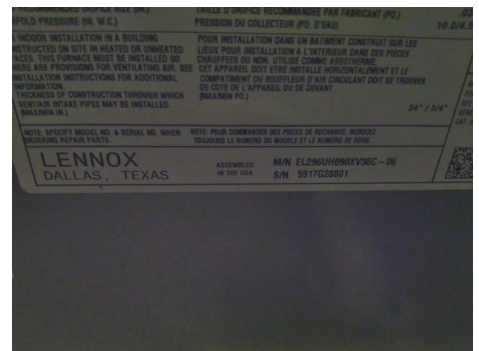
Equipment: Solid Fuel Furnace/Stove

None

Equipment: Thermostat Location

Main floor

Fireplaces and Wood Stove: Appeared Satisfactory



Limitations

Fireplaces and Wood Stove

GAS SUPPLY SHUT OFF



9: PLUMBING

		O	NP	NI	IN
9.1	Main Water Shut-off Device				X
9.2	Drain, Waste, & Vent Systems	X			X
9.3	Water Supply and Fixtures	X			X
9.4	Hot Water System				X
9.5	Fuel Distribution and Storage System				X
9.6	Pumps				X

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

Information

Water Heater Description

Tankless

Water Heater Location

Basement

Water Heater Capacity

Unknown

Approximate Age

1 Year

Life Expectancy

15-20 Years

Probability of Failure

Low

Main Shut-off Valve Location

Basement

Water Filters

Whole house conditioner

Water Source

Public

Not inspected, see SOP



Main Water Service Material

CPVC

Water Supply Material

Pex

Drain/Vent Pipe Material

ABS

Main Gas Shut-off Location

Basement, Gas Meter

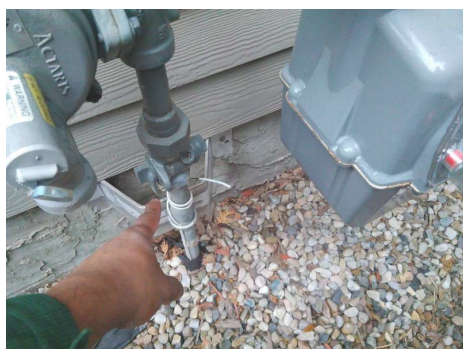
Pump Types

Sump Pump

Hot Water System: Manual

Rinnai Tankless HW

<http://www.manualslib.com/manual/102/Rur98i.html>



Water Heater Manufacturer

Rinnai

We recommend flushing and servicing the 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

9.2.1 Drain, Waste, & Vent Systems

SLOW SINK DRAIN

2ND FLOOR ENSUITE BATHROOM

The sink drain is slow to empty. Recommend repair for more effective operation.

Recommendation

Contact a qualified plumbing contractor.



9.3.1 Water Supply and Fixtures

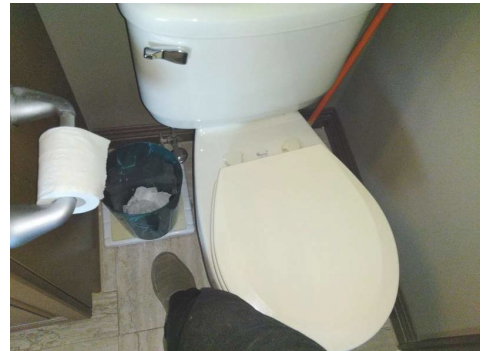
TOILET LOOSE

2ND FLOOR ENSUITE BATHROOM

The toilet is not well secured to the floor. Recommend repair to help prevent (further) leaks around the wax ring.

Recommendation

Contact a qualified plumbing contractor.



10: INSULATION AND VENTILATION

		O	NP	NI	IN
10.1	Insulation				X
10.2	Vapor Retarders (Crawlspace or Basement)				X
10.3	Ventilation				X
10.4	Exhaust Systems				X

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

Information

Attic Insulation Type

Batt, Loose-fill

Approximate Attic Insulation Depth

11-15"

Attic Ventilation Type

Roof Vents, Soffit Vents



Attic Inspection Method

From the Access Door

Knee Wall Area Inspection Method

From the Access Door

Exhaust Fans

Fan Only, Bathrooms, Kitchen

Dryer Vent

Metal (Flex)

Flooring Insulation

Not Visible

Foundation Insulation

Not Visible

11: STRUCTURE AND FOUNDATION

		O	NP	NI	IN
11.1	Roof, Attic, and Ceiling				X
11.2	Wall Structure	X			X
11.3	Floor Structure	X			X
11.4	Crawlspace/Basement				X

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Information

Roof Structure

OSB, Truss Build, Collar Ties, Purlins/Knee Wall

Floor Structure Material

Slab, Concrete, Wood Floor Joists, Engineered Floor Trusses, Not Visible

Foundation Material

Concrete

Basement/Crawlspace Floor

Concrete

Recommendations

11.3.1 Floor Structure

SETTLING CONCRETE FLOOR

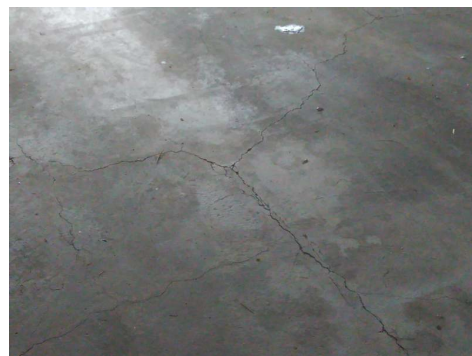
GARAGE

The concrete floor has settled. Recommend monitoring for proper slope, cracks and trip hazards and making repairs as necessary.

Recommendation

Contact a qualified concrete contractor.

 Recommendation/upgrade



11.4.1 Crawlspace/Basement

MINOR FOUNDATION CRACKS

Observed Minor Foundation cracks, recommend sealing the crack and monitoring.

Recommendation

Contact a qualified professional.

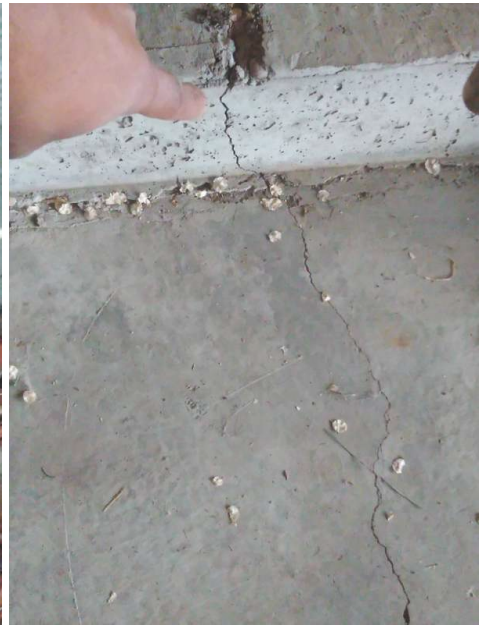
 Recommendation/upgrade



left side of the house



Garage



Garage

STANDARDS OF PRACTICE

Exterior, Driveway and Yard

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, Flashing and Drain System

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.

Interior, Doors, and Windows

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.

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.

Kitchen and Laundry Appliances

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

Electrical and Fire Safety

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 service entrance 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.

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.

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.

Insulation and 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.

Structure and Foundation

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.