



GATE CITY HOME INSPECTIONS, LLC

603-508-9458

brian@gatecityinspection.com

http://gatecityinspection.com



## RESIDENTIAL REPORT

1234 Main St.  
Nashua NH 03060

Buyer Name  
01/26/2018 9:00AM



Inspector  
Brian C. Burluson, CMI  
Certified Master Inspector®  
603-508-9458  
brian@gatecityinspection.com



Agent  
Agent Name  
555-555-5555  
agent@spectora.com

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This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: mold, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.



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# SUMMARY

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3

MAINTENANCE ITEMS



19

RECOMMENDATIONS



1

SAFETY ISSUES

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- Built-in Appliances - Dishwasher: Dishwasher Drain Hose - No High Loop/Air Gap
- Attic, Insulation & Ventilation - Attic Insulation: Displaced
- Doors, Windows & Interior - Windows: Broken/Cracked Windowpane
- Doors, Windows & Interior - Steps, Stairways & Railings: No Handrail**
- Electrical - GFCI & AFCI: No GFCI Protection Installed
- Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded 3-Wire Receptacle
- Electrical - Lighting Fixtures, Switches & Receptacles: Loose-Fitting Receptacle
- Electrical - Lighting Fixtures, Switches & Receptacles: Unsecured Fixtures/Wires
- Electrical - Lighting Fixtures, Switches & Receptacles: Reverse Polarity
- Electrical - Branch Wiring Circuits, Breakers & Fuses: Cover Plates Missing
- Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet - Fill Valve Malfunction
- Plumbing - Water Supply, Distribution Systems & Fixtures: Corrosion - Fixture
- Plumbing - Water Supply, Distribution Systems & Fixtures: Main Water Supply Valve Leaking
- Plumbing - Drain, Waste, & Vent Systems: Bathtub - Slow Drain
- Plumbing - Drain, Waste, & Vent Systems: Corrosion
- Heating - Equipment: Aging System
- Garage - Floor: Large/Displaced Cracks
- Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
- Exterior - Vegetation, Grading, Drainage & Retaining Walls: Shrubs Too Close/In Contact
- Exterior - Decks, Balconies, Porches & Steps: Deck Beam - Improperly Supported
- Exterior - Siding, Flashing & Trim: Wood Rot Damage
- Exterior - Siding, Flashing & Trim: Peeling Paint
- Roof - Coverings: Debris Accumulation

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Client, Client's Agent, Listing Agent

**Occupancy**

Furnished, Occupied

**Style**

Ranch

**Temperature (approximate)**

80 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Clear

# 2: ROOF

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

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

## Information

### Inspection Method

Filmed w/Camera Drone

### Roof Type/Style

Gable

### Coverings: Material

Asphalt

### Flashings: Material

Aluminum

### Roof Drainage Systems: Gutter Material

Aluminum

## Observations

### 2.1.1 Coverings



Maintenance Item

### DEBRIS ACCUMULATION

Tree debris was observed to be accumulating on the roof. This will hold moisture against the roof shingles and could lead to premature wear. Recommend clearing the debris off the roof.

#### Recommendation

Contact a handyman or DIY project



# 3: EXTERIOR

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

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## Information

### Siding, Flashing & Trim: Siding Material

Cedar Shingles/Shakes

### Siding, Flashing & Trim: Siding Style

Lap

### Exterior Doors: Exterior Entry Doors

Wood

### Decks, Balconies, Porches & Steps: Appurtenance

Deck

### Decks, Balconies, Porches & Steps: Material

Wood

### Walkways, Patios & Driveways: Driveway, Walkway Materials

Asphalt, Pavers

## Observations

### 3.1.1 Siding, Flashing & Trim

 Recommendation

#### WOOD ROT DAMAGE

Wood rot damage was observed on exterior surfaces (see photos). Repair by a qualified contractor is recommended. It is recommended that all wood exterior surfaces be kept well painted/sealed to avoid this issue.

Tip: Cellular PVC trim boards are a great alternative to wood when replacing rotted trim. PVC is not susceptible to rot or pest damage.



Please Note: Area(s) of wood rot were observed on the exterior of the home. While this damage is often limited to the visible areas noted, it is possible that sheathing and/or framing components of the building that cannot be visually inspected are affected. Any work done to repair wood rot on finished surfaces should include a thorough examination of the underlying building components.

#### Recommendation

Contact a qualified professional.

### 3.1.2 Siding, Flashing & Trim

 Maintenance Item

#### PEELING PAINT

Peeling paint was observed on exterior surfaces (see photos). It is recommended that all wood exterior surfaces be kept well painted/sealed to avoid wood rot issues.



Recommendation

Contact a qualified painter.



3.3.1 Decks, Balconies, Porches & Steps

 Recommendation

**DECK BEAM - IMPROPERLY SUPPORTED**

Deck beam was observed to be improperly/inadequately supported. Recommend evaluation by a qualified deck contractor.

Recommendation

Contact a qualified deck contractor.



Needs bolts.

3.4.1 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

**SHRUBS TOO CLOSE/IN CONTACT**

Shrub(s) were observed to be too close or in contact with the building. It is recommended that shrubs be maintained a minimum of one foot from the building to prevent wear and pest issues.

Recommendation

Contact a qualified landscaper or gardener.



3.6.1 Eaves, Soffits & Fascia

 Recommendation

**PAINT/FINISH FAILING**

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified painter.





# 4: GARAGE

		IN	NI	NP	O
4.1	Ceiling			X	
4.2	Walls & Firewalls	X			
4.3	Floor	X			X
4.4	Garage Door(s)	X			
4.5	Occupant Door (From garage to inside of home)	X			
4.6	Garage Door Opener(s)	X			

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## Information

**Garage Door(s): Material**  
Wood, Wood Composite

**Garage Door(s): Type**  
Roll-Up, Sectional

## Observations

4.3.1 Floor

 Recommendation

### LARGE/DISPLACED CRACKS

Large cracks or cracks with movement of the floor slab sections were observed. Further evaluation by a qualified contractor is recommended.

Recommendation

Contact a qualified general contractor.



# 5: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
5.1	Ceilings	X			
5.2	Walls	X			
5.3	Floors	X			
5.4	Steps, Stairways & Railings	X			X
5.5	Countertops & Cabinets	X			
5.6	Doors	X			
5.7	Windows	X			X

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## Information

### Ceilings: Ceiling Material

Gypsum Board, Popcorn

### Walls: Wall Material

Gypsum Board

### Floors: Floor Coverings

Carpet, Hardwood, Vinyl

### Countertops & Cabinets:

#### Countertop Material

Tile

### Countertops & Cabinets:

#### Cabinetry

Wood

### Windows: Window Type

Casement, Double-hung, Thermal

### Windows: Window Manufacturer

Unknown, Harvey

## Observations

### 5.4.1 Steps, Stairways & Railings



#### NO HANDRAIL

Staircase had no handrail(s). This is a safety hazard. Recommend a qualified handyman/contractor install a graspable handrail.

Recommendation

Contact a qualified handyman.



### 5.7.1 Windows



#### BROKEN/CRACKED WINDOWPANE

SOUTH BASEMENT

Broken/cracked windowpane(s) observed. Recommend repair by a glass professional or handyman.

Recommendation

Contact a qualified handyman.



# 6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
6.1	Foundation	X			
6.2	Basements & Crawlspace	X			
6.3	Wall Structure	X			
6.4	Floor Structure	X			
6.5	Ceiling Structure	X			
6.6	Roof Structure & Attic	X			

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## Information

**Inspection Method - Attic Area**

Visual, Walked

**Inspection Method - Foundation**

Visual

**Foundation: Material**

Concrete

**Floor Structure: Material**

Wood 2x10

**Floor Structure: Sub-floor**

Plywood

**Floor Structure:  
Basement/Crawlspace Floor**

Concrete

**Roof Structure & Attic: Material**

Wood

**Roof Structure & Attic: Type**

Gable

# 7: HEATING

		IN	NI	NP	O
7.1	Equipment	X			X
7.2	Normal Operating Controls	X			
7.3	Distribution Systems	X			
7.4	Vents, Flues & Chimneys	X			
7.5	Gas/LP Firelogs & Fireplaces			X	
7.6	Presence of Installed Heat Source in Each Room	X			
7.7	Solid Fuel Heating Device (Fireplace, Woodstove)	X			

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## Information

**Equipment: Energy Source**

Gas

**Equipment: Heat Type**

Hydronic

**Equipment: Manufacture Date (Approx.)**

1/1980

**Distribution Systems: Ductwork**

N/A

**Solid Fuel Heating Device**

**(Fireplace, Woodstove): Type**

Wood

**Equipment: Brand**

Bryant

Please Note: Due to heating system design, there is limited visibility and restricted access to the heat chamber. It is not possible to fully view or examine the entire heat exchanger and burn chamber. Verifying the integrity of these components would require intrusive disassembly and/or testing by a heating specialist. Evaluation of the unit including the full integrity of the heat exchanger or chamber by a competent HVAC technician should be considered, especially if the unit is at an advanced age.

## Observations

7.1.1 Equipment

**AGING SYSTEM**

It was noted that the heating system is at an advanced age, at or near the end of the average service life of furnaces/boilers in this region. While the system was functional at the time of the inspection, budgeting for eventual replacement should be considered. Annual servicing of the heating system is important to keep it operating efficiently and safely.

Recommendation

Recommend monitoring.



Recommendation



Manufactured 3rd week of 1980

## 8: COOLING

		IN	NI	NP	O
8.1	Cooling Equipment			X	
8.2	Normal Operating Controls			X	
8.3	Distribution System			X	
8.4	Presence of Installed Cooling Source in Each Room			X	

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O = Observations

# 9: PLUMBING

		IN	NI	NP	O
9.1	Drain, Waste, & Vent Systems	X			X
9.2	Water Supply, Distribution Systems & Fixtures	X			X
9.3	Hot Water Systems, Controls, Flues & Vents	X			
9.4	Main Water Shut-off Device	X			
9.5	Fuel Storage & Distribution Systems	X			
9.6	Sump Pump			X	

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## Information

**Filters**

None

**Water Source**

Public

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

Copper, Iron, PVC

**Drain, Waste, & Vent Systems: Washer Drain Size**

2"

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

Copper, Pex

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

Copper

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

Gas

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

40 gallons

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

Basement, Utility Room

**Hot Water Systems, Controls, Flues & Vents: Manufacture Date (Approx.)**

10/2007

**Hot Water Systems, Controls, Flues & Vents: Max Water Temperature**

112

**Main Water Shut-off Device: Location**

Basement, West

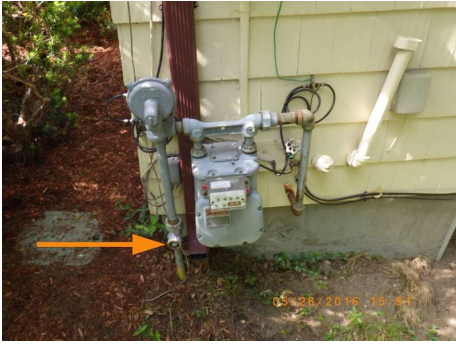


Main water shut-off location

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

At Gas Meter





Main gas shut-off location.

## Hot Water Systems, Controls, Flues & Vents: Manufacturer

State

Flushing & servicing your water heater tank annually is recommended for optimal performance and maximum service life. 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

### 9.1.1 Drain, Waste, & Vent Systems

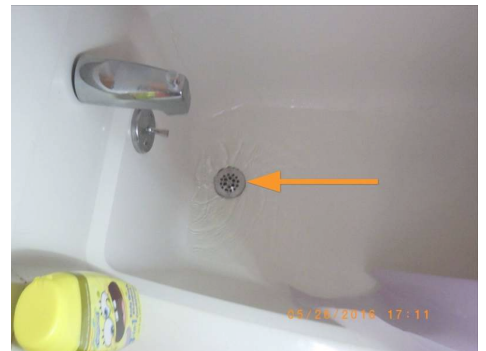


#### **BATHTUB - SLOW DRAIN**

Bathtub was slow to drain. This partial clog appeared to be isolated to this one fixture. Recommend the drain be cleared.

Recommendation

Contact a qualified plumbing contractor.



### 9.1.2 Drain, Waste, & Vent Systems



#### **CORROSION**

BASEMENT BATHROOM

Corrosion was observed on drain pipes. Recommend repair.

Recommendation

Contact a qualified plumbing contractor.



### 9.2.1 Water Supply, Distribution Systems & Fixtures



#### **TOILET - FILL VALVE MALFUNCTION**

Toilet tank fill valve is malfunctioning. Recommend a qualified plumber evaluate and repair/replace.

Recommendation

Contact a qualified plumbing contractor.



9.2.2 Water Supply, Distribution Systems & Fixtures

 Recommendation

**MAIN WATER SUPPLY VALVE LEAKING**

Main water supply shut-off valve was leaking. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



9.2.3 Water Supply, Distribution Systems & Fixtures

 Recommendation

**CORROSION - FIXTURE**

1ST FLOOR BATHROOM

Corrosion was observed around the drain. Recommend repair/replacement by a plumbing professional.

Recommendation

Contact a qualified plumbing contractor.



# 10: ELECTRICAL

		IN	NI	NP	O
10.1	Service Entrance Conductors	X			
10.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
10.3	Branch Wiring Circuits, Breakers & Fuses	X			X
10.4	Lighting Fixtures, Switches & Receptacles	X			X
10.5	GFCI & AFCI	X			X
10.6	Smoke Detectors	X			
10.7	Carbon Monoxide Detectors	X			

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## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Overhead, 220 Volts

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

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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer**  
Murray

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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**  
None

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
Romex

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

Please Note: If your home was built from the mid-1960s through mid 1970s, single-strand aluminum wiring may be present. Any changes of electrical fixtures, including receptacles, switches, light fixtures and hard-wired appliances should be performed by a licensed electrical contractor to ensure that proper procedures are followed to connect the aluminum wiring (if present). Improper connections of aluminum conductors can degrade the metal and lead to dangerous arcing at the connections.

## Observations

10.3.1 Branch Wiring Circuits, Breakers & Fuses

 Recommendation

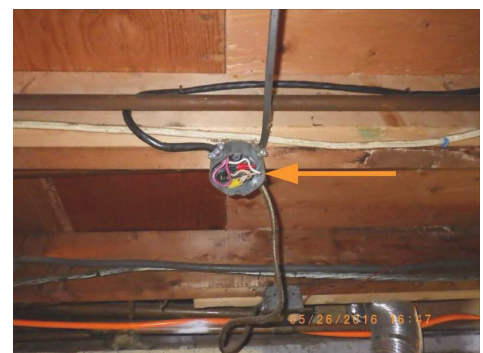
### COVER PLATES MISSING

LAUNDRY

Junction box(es) missing a cover plate. This causes short and shock risk. Recommend installation of cover plates.

Recommendation

Contact a qualified electrical contractor.



10.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

**REVERSE POLARITY**

LIVING ROOM

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

Recommendation

Contact a qualified electrical contractor.



10.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

**UNGROUNDED 3-WIRE RECEPTACLE**

3-wire receptacle(s) were observed to be ungrounded (see photos). These receptacles should only be installed where an equipment grounding conductor is available. It is recommended that these receptacles be provided with a ground wire or changed-out with two-wire receptacles, or GFCI receptacles where appliances with three-prong power cords will be used.

Recommendation

Contact a qualified electrical contractor.



10.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

**LOOSE-FITTING RECEPTACLE**

LAUNDRY

Receptacle(s) found to be very loose-fitting around plug. This could allow arcing to occur. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



10.4.4 Lighting Fixtures, Switches & Receptacles

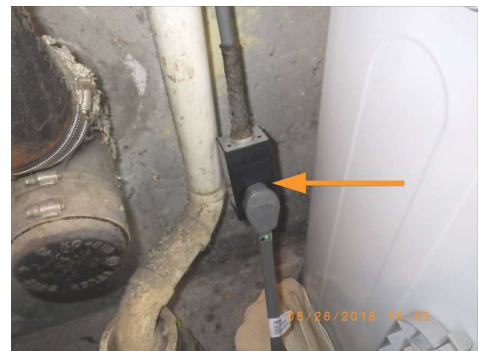
Recommendation

**UNSECURED FIXTURES/WIRES**

Electrical fixture(s) observed to be unsecured. Recommend correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



## 10.5.1 GFCI &amp; AFCI

**NO GFCI PROTECTION INSTALLED**

## KITCHEN

GFCI (Ground Fault Circuit Interrupter) protection was not present in all "wet" locations. Although not necessarily required when the home was built, today's safety standards require that receptacles installed at potentially wet locations (within six feet of plumbing fixtures, in garages, unfinished basements and outside) be GFCI-protected. Recommend upgrading where necessary by a licensed electrical contractor.

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

## Recommendation

Contact a qualified electrical contractor.





# 11: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
11.1	Attic Insulation	X			X
11.2	Floor Insulation	X			
11.3	Vapor Retarders (Crawlspace or Basement)			X	
11.4	Ventilation	X			
11.5	Exhaust Systems	X			

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## Information

### Dryer Power Source

220 Electric

### Dryer Vent

Metal (Flex)

### Flooring Insulation

Fiberglass

### Attic Insulation: Insulation Type

Batt, Blown, Cellulose, Fiberglass

### Floor Insulation: Insulation Type

Batt, Fiberglass

### Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

### Exhaust Systems: Exhaust Fans

Fan with Light

## Observations

11.1.1 Attic Insulation

 Recommendation

### DISPLACED

Insulation appears to have been pulled out and/or damaged by pests. Recommend a qualified insulation contractor evaluate and restore.

Recommendation

Contact a qualified insulation contractor.





# 12: BUILT-IN APPLIANCES

		IN	NI	NP	O
12.1	Dishwasher	X			X
12.2	Range/Oven/Cooktop	X			
12.3	Garbage Disposal			X	
12.4	Built-in Microwave			X	

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## Information

**Dishwasher: Brand**

Maytag

**Range/Oven/Cooktop:**

**Range/Oven Energy Source**

Gas

**Range/Oven/Cooktop:**

**Range/Oven Brand**

Amana

**Range/Oven/Cooktop: Exhaust**

**Hood Type**

Vented

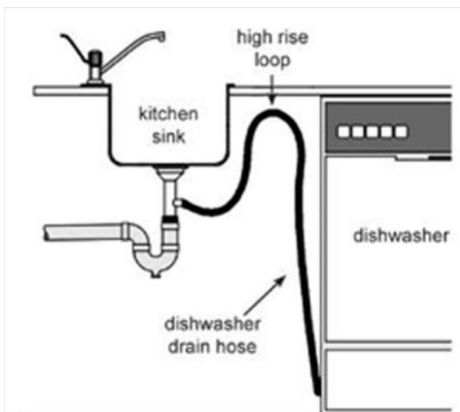
## Observations

12.1.1 Dishwasher

 Recommendation

**DISHWASHER DRAIN HOSE - NO HIGH LOOP/AIR GAP**

No high loop or air gap was provided in the dishwasher discharge hose before connecting to the drain. This could allow waste from the sink to enter the hose. Recommend the hose be re-routed to provide a high loop.



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# STANDARDS OF PRACTICE

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## 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.

## Garage

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.

## 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.

### **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.

### 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.