



## RESIDENTIAL REPORT

1234 Main St.  
FISHERS IN 46037

Buyer Name  
02/25/2019 9:00AM



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## Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	5
2: STRUCTURAL COMPONENTS	6
3: EXTERIOR	8
4: ROOFING	12
5: PLUMBING	15
6: ELECTRICAL	17
7: HEATING	21
8: INTERIORS	22
9: AIR CONDITIONING	24
10: BUILT-IN APPLIANCES	26
11: INSULATION AND VENTILATION	27
12: FIREPLACES AND FUEL-BURNING APPLIANCES	29
STANDARDS OF PRACTICE	30

# SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION

- ⊖ 2.1.1 Structural Components - Foundation, Basement & Crawlspace: High Moisture Levels
- ⊖ 2.2.1 Structural Components - Floor Structure: Excessive notching
- ⊖ 2.5.1 Structural Components - Roof Structure & Attic: High moisture levels
- ⊖ 3.2.1 Exterior - Exterior Doors: Wood rot
- ⊖ 3.3.1 Exterior - Decks, Balconies, Porches & Steps: Deck- water damage on posts
- ⊖ 3.5.1 Exterior - Eaves, Soffits & Fascia: Fascia - Loose
- ⊖ 3.5.2 Exterior - Eaves, Soffits & Fascia: Fascia - Rotted
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- ⊖ 3.7.1 Exterior - Exterior electrical and faucets: Faucet-leaking
- ⊖ 3.7.2 Exterior - Exterior electrical and faucets: No GFCI protection
- ⊖ 4.1.1 Roofing - Coverings: Damaged Coverings
- ⊖ 4.1.2 Roofing - Coverings: Vegetation growth
- ⊖ 4.1.3 Roofing - Coverings: At or near design life
- ⊖ 4.1.4 Roofing - Coverings: Excessive granular loss
- ⊖ 4.3.1 Roofing - Roof Drainage Systems: Debris
- ⊖ 5.1.1 Plumbing - Fixtures / Faucets: Fixture leaking
- 🔧 5.3.1 Plumbing - Water Heater: At or near design life
- ⊖ 6.1.1 Electrical - Service Entrance Conductors: Cable/Phone wire
- ⊖
- ⊖ 6.2.1 Electrical - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Double tapped neutral
- ⊖
- ⊖ 6.2.2 Electrical - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Wire nut
- ⊖ 6.3.1 Electrical - Connected Devices and Fixtures: Light Inoperable
- ⊖ 6.3.2 Electrical - Connected Devices and Fixtures: Outlet damaged
- ⊖ 6.6.1 Electrical - GFCI & AFCI: Bathroom GFCI
- ⊖ 8.5.1 Interiors - Countertops & Cabinets: Drawer- broken or off track
- ⊖ 8.7.1 Interiors - Windows: Wood rot

- ⊖ 11.4.1 Insulation and Ventilation - Exhaust Systems: Exhaust fan
- ⊖ 11.4.2 Insulation and Ventilation - Exhaust Systems: Cover-loose
- ⊖ 12.1.1 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Firewall Cracked
- 🔧 12.1.2 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Recommend cleaning

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Client, Client's Agent, Inspector

**Occupancy**

Vacant

**Style**

Ranch

**Temperature (approximate)**

34 Fahrenheit (F)

**Type of Building**

Detached

**House direction**

North

**Weather Conditions**

Cloudy, Cold, Windy

## 2: STRUCTURAL COMPONENTS

		IN	NI	NP	D
2.1	Foundation, Basement & Crawlspace	X			X
2.2	Floor Structure	X			X
2.3	Wall Structure	X			
2.4	Ceiling Structure	X			
2.5	Roof Structure & Attic	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Observation

### Information

**Inspection Method**

Visual, Attic Access

**Foundation, Basement & Crawlspace: Material**

Masonry Block

**Floor Structure:**

**Basement/Crawlspace Floor**

Concrete

**Floor Structure: Material**

Dimensional lumber

**Floor Structure: Sub-floor**

Plywood

**Wall Structure: Material**

Wood

**Ceiling Structure: Material**

Wood

**Roof Structure & Attic: Material**

Plywood, Wood

**Roof Structure & Attic: Type**

Gable

**Roof Structure & Attic: Framing**

Rafters

### Observations

2.1.1 Foundation, Basement & Crawlspace

 Recommendation

**HIGH MOISTURE LEVELS**

High levels of moisture were noted in areas of the basement. Recommend finding source of moisture intrusion and making necessary repairs to prevent damage or further damage to the structure.

Recommendation

Contact a qualified professional.



Northeast storage room

## 2.2.1 Floor Structure



Recommendation

**EXCESSIVE NOTCHING**

Excessive notching was noted on a structural member of the floor. This could weaken the floor in this area. Recommend qualified professional to make necessary repairs to ensure stability.

Recommendation

Contact a qualified professional.



Northwest work room North wall

## 2.5.1 Roof Structure &amp; Attic



Recommendation

**HIGH MOISTURE LEVELS**

High moisture levels were noted in the roof decking. This is potentially due to either a ventilation problem or a failure of the material covering the roof. Recommend qualified roofing professional for evaluation and repair.

Recommendation

Contact a qualified professional.



Attic

# 3: EXTERIOR

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

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## Information

### Inspection Method

Visual

### Siding, Flashing & Trim: Siding Material

Stone, Wood

### Exterior Doors: Exterior Entry Door

Steel

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

Covered Porch, Deck with Steps, Hot Tub, Sunroom, Sidewalk

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

Wood, Concrete

### Walkways, Patios & Driveways: Driveway Material

Concrete

## Observations

### 3.2.1 Exterior Doors

 Recommendation

#### WOOD ROT

Wood rot was noted in one or more places. Recommend qualified handyman to repair or replace all affected areas.

Recommendation

Contact a qualified handyman.



West lower door

### 3.3.1 Decks, Balconies, Porches & Steps

#### DECK- WATER DAMAGE ON POSTS

 Recommendation



Water damage was noted on the post(s). This could eventually lead to failure of the railing. Recommend qualified professional for repair.

Recommendation

Contact a qualified professional.



Southwest corner



Deck posts

3.5.1 Eaves, Soffits & Fascia

**FASCIA - LOOSE**

One or more sections of the fascia are loose. This could lead to water penetration if not corrected. Recommend qualified professional to evaluate & repair.

Recommendation

Contact a qualified professional.

 Recommendation



North Garage

3.5.2 Eaves, Soffits & Fascia

**FASCIA - ROTTED**

One or more sections of the fascia are rotted. Recommend qualified professional evaluate & repair.

 Recommendation



North center

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

**TREE OVERHANG**

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

 Recommendation



West Garage

3.7.1 Exterior electrical and faucets

**FAUCET-LEAKING**

Exterior faucet was leaking. Recommend qualified plumber for evaluation and repair.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



North

3.7.2 Exterior electrical and faucets

**NO GFCI PROTECTION**



Exterior outlet(s) were not GFCI protected. All exterior outlets should be GFCI protected for safety. Recommend qualified electrician for repair.

Recommendation

Contact a qualified electrical contractor.



West



Southwest

# 4: ROOFING

		IN	NI	NP	D
4.1	Coverings	X			X
4.2	Flashings	X			
4.3	Roof Drainage Systems	X			X
4.4	Skylights, Chimneys & Roof Penetrations	X			

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## Information

### Inspection Method

Ladder

### Roof Type/Style

Gable

### Coverings: Material

Asphalt

### Coverings: Age

25 - 30

### Flashings: Material

Rubber, Aluminum

### Roof Drainage Systems: Gutter Material

Seamless Aluminum

## Observations

### 4.1.1 Coverings

 Recommendation

#### DAMAGED COVERINGS

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.



North above front door

### 4.1.2 Coverings

 Recommendation

#### VEGETATION GROWTH

The growth of vegetation on the roof covering can lead to premature deterioration and water leaks. Recommend qualified professional to clean and regular maintenance is recommended.

Recommendation

Contact a qualified professional.



North

4.1.3 Coverings

**AT OR NEAR DESIGN LIFE**

The roof covering is at or near its design life. Recommend monitoring for proper function and budgeting for replacement.

Recommendation

Recommend monitoring.

 Recommendation



4.1.4 Coverings

**EXCESSIVE GRANULAR LOSS**

There was excessive granular loss noted on the roof covering. This is an indication that the roof is near or at the end of its design life. Recommend qualified roofing professional for evaluation and repair.

Recommendation

Contact a qualified roofing professional.

 Recommendation



Several places

4.3.1 Roof Drainage Systems

**DEBRIS**

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

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

 Recommendation



West Garage

# 5: PLUMBING

		IN	NI	NP	D
5.1	Fixtures / Faucets	X			X
5.2	Drain, Waste, & Vent Systems	X			
5.3	Water Heater	X			X
5.4	Vents, Flues, & Chimneys	X			
5.5	Sump Pumps / Sewage Ejectors	X			
5.6	Fuel Storage & Distribution Systems	X			
5.7	Main water supply	X			

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## Information

**Filters**

Whole house conditioner

**Main Fuel Shut-Off (Location)**

Meter, Utility Room

**Main Water Shut-Off Device (Location)**

Basement

**Material - Distribution**

PVC

**Material - Water Supply**

Copper

**Source**

Public

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

**Drain Size**

1 1/2"

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

**Material**

PVC

**Water Heater: Capacity**

50 50Gallons

**Water Heater: Location**

Basement

**Water Heater: Manufacturer**

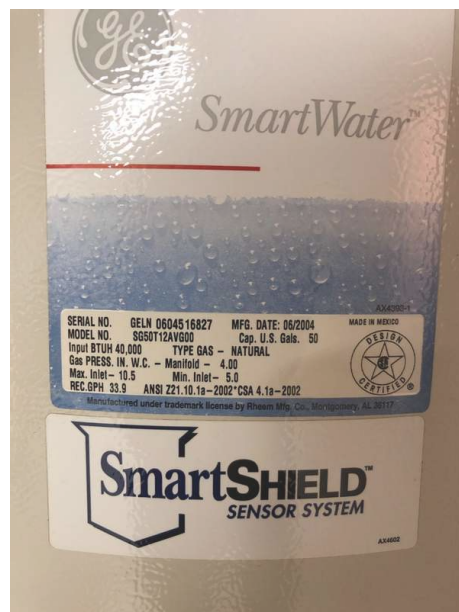
GE

Model #

Serial #

**Water Heater: Power Source**

Gas



**Water Heater: Age**

15 years old

**Main water supply: Location**

Basement

## Observations

### 5.1.1 Fixtures / Faucets

#### FIXTURE LEAKING

 Recommendation

A leak was noted coming from the plumbing fixture. Recommend qualified plumber for repair.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom left sink



Master Bathroom right sink

### 5.3.1 Water Heater

 Maintenance Item

#### AT OR NEAR DESIGN LIFE

The water heater is at or near it's design life. The water heater functioned properly at the time of inspection. Recommend continued monitoring for proper function.

Recommendation

Recommend monitoring.





## 6: ELECTRICAL

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			X
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			X
6.3	Connected Devices and Fixtures	X			X
6.4	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
6.5	Polarity and Grounding of Receptacles	X			
6.6	GFCI & AFCI	X			X
6.7	Smoke Detectors	X			
6.8	Carbon Monoxide Detectors			X	

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### Information

**Branch Wire 15 and 20 AMP**

Copper

**Wiring Method**

Romex

**Service Entrance Conductors:  
Electrical Service Conductors**

Below Ground, Copper, 120 Volts

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity**

200 AMP

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations**

Basement

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer**

Square D

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type**

Circuit Breaker

### Observations

6.1.1 Service Entrance Conductors

**CABLE/PHONE WIRE**



The cable/phone wire is too low and could easily be grabbed. Recommend relocating the wire.

Recommendation

Contact a qualified professional.



Southwest

6.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

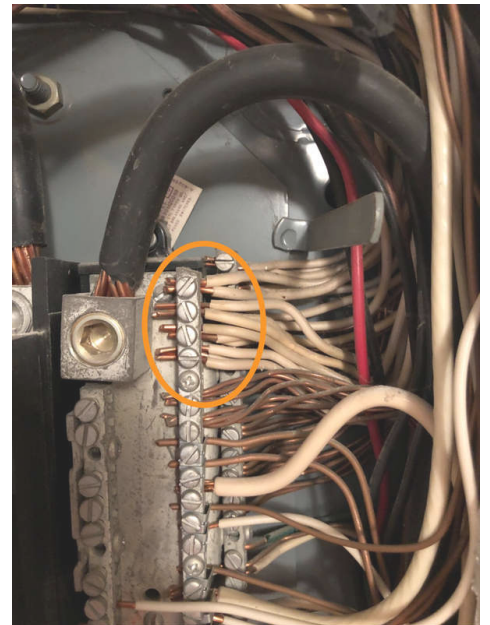
 Recommendation

### DOUBLE TAPPED NEUTRAL

Neutral wires should not share the same lug with other neutral wires or ground wires. This can lead to overheating or the inability to isolate a circuit. Recommend qualified electrician for repair.

Recommendation

Contact a qualified professional.



Panel

6.2.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

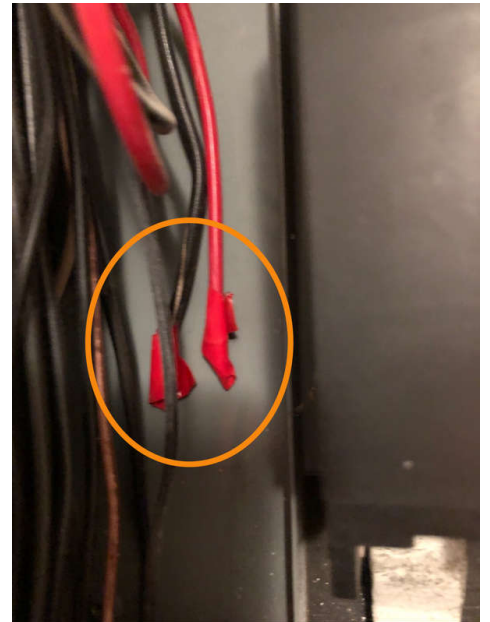
 Recommendation

### WIRE NUT

Wire nuts should be used at wire terminations. This ensures that a live wire cannot be touched. Recommend qualified electrician for repair.

Recommendation

Contact a qualified electrical contractor.



Panel

6.3.1 Connected Devices and Fixtures

**LIGHT INOPERABLE**

One or more lights are not operating. New light bulb possibly needed.

 Recommendation



Northeast Bedroom closet



Coat closet by garage

6.3.2 Connected Devices and Fixtures

 Recommendation

**OUTLET DAMAGED**

Outlet was damaged. This could eventually effect the performance of the receptacle. Recommend qualified electrician for replacement.

Recommendation

Contact a qualified electrical contractor.



Garage

6.6.1 GFCI & AFCI

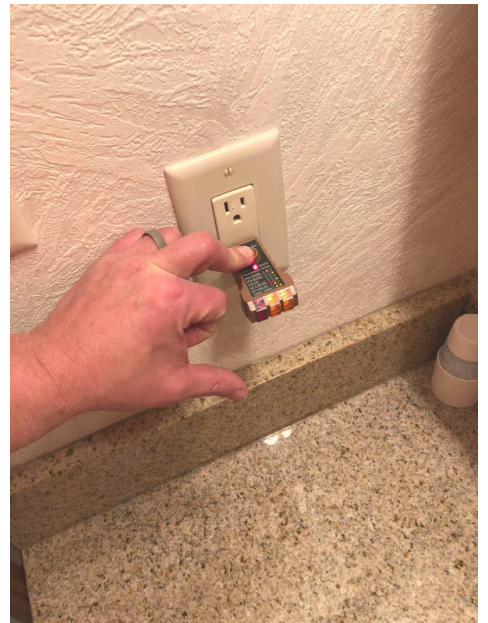
**BATHROOM GFCI**

Outlet(s) were not GFCI protected. Recommend qualified electrician for repair.

Recommendation

Contact a qualified professional.

 Recommendation



Basement Bathroom

# 7: HEATING

		IN	NI	NP	D
7.1	Heating Equipment	X			
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

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## Information

### Heating Equipment: Brand

Unknown

Model #

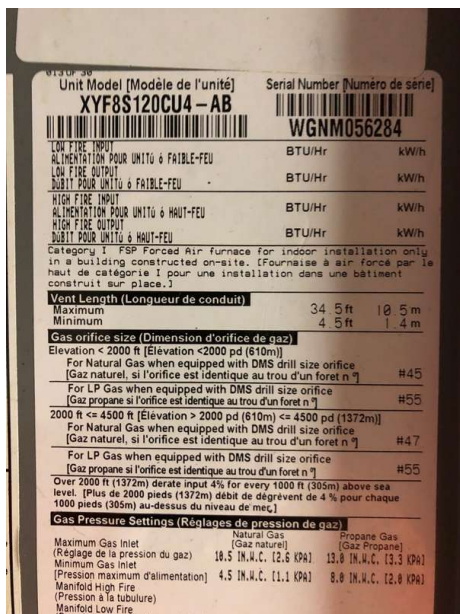
Serial #

### Heating Equipment: Energy Source

Natural Gas

### Heating Equipment: Filter Size

14x25



### Heating Equipment: Filter Type

Electronic Air Cleaner, Washable

### Heating Equipment: Heat Type

Forced Air

### Heating Equipment: Age

14 years old

### Distribution Systems: Ductwork

Insulated

# 8: INTERIORS

		IN	NI	NP	D
8.1	Walls	X			
8.2	Ceilings	X			
8.3	Floors	X			
8.4	Steps, Stairways & Railings	X			
8.5	Countertops & Cabinets	X			X
8.6	Doors	X			
8.7	Windows	X			X
8.8	Garage Door	X			

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## Information

**Walls: Wall Material**

Gypsum Board

**Ceilings: Ceiling Material**

Gypsum Board

**Floors: Floor Coverings**

Hardwood, Tile

**Countertops & Cabinets: Cabinetry**

Wood

**Countertops & Cabinets: Countertop Material**

Laminate, Granite, Quartz

**Windows: Window Manufacturer**

Pella, Andersen

**Windows: Window Type**

Casement

**Garage Door: Material**

Metal

**Garage Door: Type**

Up-and-Over

**Garage Door: Pedestrian door**

solid core

## Observations

8.5.1 Countertops & Cabinets

**DRAWER- BROKEN OR OFF TRACK**

A drawer was broken or off of the track. Recommend qualified professional for repair.

Recommendation

Contact a qualified professional.



Recommendation



Master Bathroom

## 8.7.1 Windows

**WOOD ROT**

Wood rot was noted on the exterior trim. Recommend repairing and replacing all affected materials.

Recommendation

Contact a qualified professional.



Recommendation



Northeast

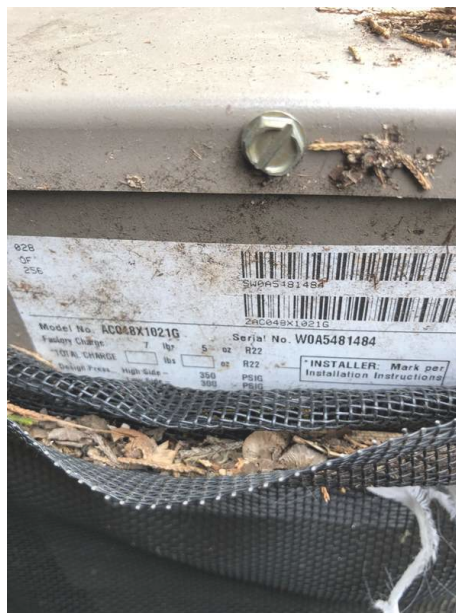
# 9: AIR CONDITIONING

		IN	NI	NP	D
9.1	Cooling Equipment	X			
9.2	Distribution System	X			

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## Information

<p><b>Type</b> Air Conditioner</p>	<p><b>Cooling Equipment: Brand</b> Unknown</p> <p>Model # Serial #</p>	<p><b>Cooling Equipment: Energy Source/Type</b> Electric, Central Air Conditioner</p>
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<p><b>Cooling Equipment: Location</b> Exterior West</p>	<p><b>Cooling Equipment: Age</b> 14 years old</p>	<p><b>Distribution System: Configuration</b> Split</p>
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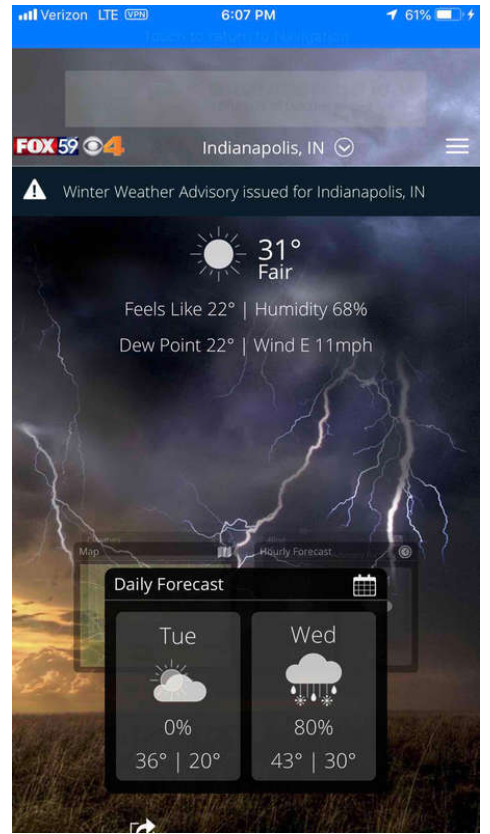
## Limitations

Cooling Equipment

### LOW TEMPERATURE

The A/C unit was not fully tested due to low outdoor temperature. This may cause damage the unit and/or not allow for accurate testing. Recommend calling a qualified HVAC technician for service.





# 10: BUILT-IN APPLIANCES

		IN	NI	NP	D
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			
10.5	Washer and Dryer	X			
10.6	Microwave	X			

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## Information

**Dishwasher: Brand**  
Kitchenaid

**Refrigerator: Brand**  
GE

**Range/Oven/Cooktop: Exhaust Hood Type**  
Vented

**Range/Oven/Cooktop: Range/Oven Brand**  
Viking, Dacor

**Range/Oven/Cooktop: Range/Oven Energy Source**  
Gas, Electric

**Microwave: Brand**  
GE

# 11: INSULATION AND VENTILATION

		IN	NI	NP	D
11.1	Attic Insulation	X			
11.2	Vapor Retarders	X			
11.3	Ventilation	X			
11.4	Exhaust Systems	X			X

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## Information

### Dryer Power Source

220 Electric

### Dryer Vent

Metal (Flex)

### Flooring Insulation

None

### Attic Insulation: Insulation Type

Batt, Loose Fill

### Attic Insulation: Depth of insulation

12 Inches

### Ventilation: Ventilation Type

Soffit Vents, Ridge Vents, Passive

### Exhaust Systems: Exhaust Fans

Fan Only

## Observations

11.4.1 Exhaust Systems

 Recommendation

### EXHAUST FAN

No exhaust fan. A bathroom needs either an exhaust fan or a window or both.

Recommendation

Contact a qualified professional.



Basement Bathroom

11.4.2 Exhaust Systems

 Recommendation

### COVER-LOOSE

Vent cover is loose. This can lead to insects and varmint intrusion. Recommend qualified handyman for repair.

Recommendation  
Contact a qualified professional.



North

# 12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	D
12.1	Fireplaces, Stoves & Inserts	X			X
12.2	Fuel-buring Accessories			X	
12.3	Chimney & Vent Systems	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Observation

## Information

### Type

Wood

## Observations

12.1.1 Fireplaces, Stoves &amp; Inserts



Recommendation

### FIREWALL CRACKED

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.



Fireplace

12.1.2 Fireplaces, Stoves &amp; Inserts

### RECOMMEND CLEANING

Recommend cleaning prior to using fireplace.

Recommendation

Contact a qualified chimney sweep.



Maintenance Item

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# STANDARDS OF PRACTICE

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## Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

## Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

## Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

## Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

## Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

## Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery

and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

### **Interiors**

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. 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: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. 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.

### **Air Conditioning**

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

### **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.

### **Insulation and Ventilation**

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

### **Fireplaces and Fuel-Burning Appliances**

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.