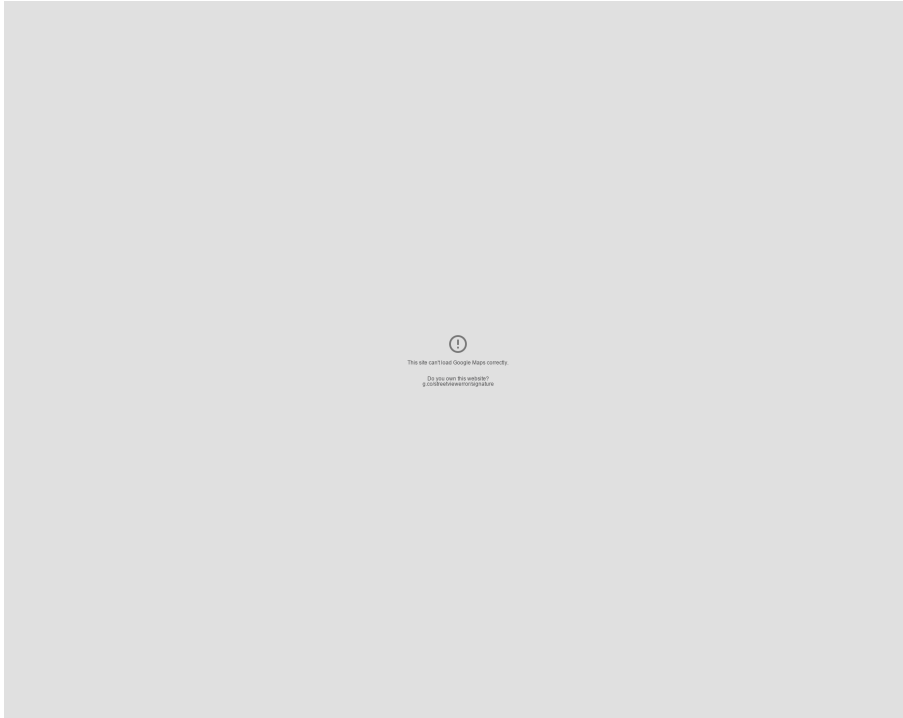




ABSOLUTE HOME  
INSPECTIONS INCORPORATED

# ABSOLUTE HOME INSPECTIONS INCORPORATED

[kane@absolutehomeinspections.ca](mailto:kane@absolutehomeinspections.ca)  
<https://www.absolutehomeinspections.ca/>



## RESIDENTIAL REPORT

1234 Main St.  
Calgary T3L

Buyer Name  
07/28/2018 9:00AM



Inspector  
**Kane Shannon**  
4035426816  
[kane\\_shannon@yahoo.ca](mailto:kane_shannon@yahoo.ca)



Agent  
**Agent Name**  
555-555-5555  
[agent@spectora.com](mailto:agent@spectora.com)

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# SUMMARY



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Discoloration/water stains
- ⊖ 2.1.2 Roof - Coverings: Tiles Cracked/Broken
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts drain on to lower roof
- ⊖ 2.3.1 Roof - Flashings: Corroded - Minor
- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Skylight Water Penetration
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Minor siding damage
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⚠ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Ledger Board Improperly Installed
- ⊖ 3.8.1 Exterior - Window Wells: Damage
- ⚠ 4.1.1 Garage - Ceiling: Gas proofing compromised
- ⚠ 4.3.1 Garage - Walls & Firewalls: Gas proofing compromised
- ⊖ 6.3.1 Heating - Distribution Systems: Return Air System Missing/Insufficient
- ⊖ 7.1.1 Cooling - Cooling Equipment: Unusually Noisy
- ⊖ 8.11.1 Plumbing - Laundry Tub: Loose
- ⊖ 9.5.1 Electrical - GFCI & AFCI: Bad ground observed
- ⚠ 9.6.1 Electrical - Smoke Detectors: Replace Smoke Detectors
- ⚠
- 9.7.1 Electrical - Carbon Monoxide Detectors: Recommend installation of Carbon Monoxide Detectors on all levels
- ⊖ 10.1.1 Attic, Insulation & Ventilation - Attic Insulation, Venting & Vapour Barriers: Inconsistent
- ⚠ 10.3.1 Attic, Insulation & Ventilation - Exhaust Systems: Recommend regular cleaning of dryer vent

# 1: INSPECTION DETAILS

## Information

---

**In Attendance**

Home Owner

**Occupancy**

Furnished

**Style**

2 Storey

**Temperature (approximate)**

20 Celsius (C)

**Type of Building**

Detached

**Weather Conditions**

Cloudy

**Precipitation in last 72 hours**

No

## 2: ROOF

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

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

### Information

#### Inspection Method

Binoculars, Ladder from roof edge, Camera Pole

#### Roof Type/Style

Combination

#### Evidence of water penetration

None found today

#### Coverings: Material

Wood

#### Roof Drainage Systems: Gutter Material

Aluminum

#### Roof Drainage Systems: Discharge Method

On ground

#### Flashings: Material

Aluminum

### Limitations

General

#### LIMITATIONS

This report is an opinion of the general quality and condition of the roofing. As such the inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or is subject to future leakage.

Gutters, downspouts and subsurface drains are not water tested for leakage or blockage. These components require regular maintenance to avoid water problems at the roof and foundation.

### Observations

2.1.1 Coverings

#### DISCOLORATION/WATER STAINS

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy to ensure that roof and lashings are allowing water to drain properly.

Recommendation

Contact a qualified roofing professional.



---

### 2.1.2 Coverings

#### **TILES CRACKED/BROKEN**

Roof had cracked/broken shingles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

##### Recommendation

Contact a qualified roofing professional.

---

### 2.2.1 Roof Drainage Systems

#### **DOWNSPOUTS DRAIN ON TO LOWER ROOF**

Downspouts should drain directly in to a gutter or on to the ground. Downspouts that drain on to another roof will, over time, accelerate the degradation of the roofing material and in many cases of asphalt singles, can void the manufacturers warranty.

##### Recommendation

Contact a qualified gutter contractor

---

### 2.3.1 Flashings

#### **CORRODED - MINOR**

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.

##### Recommendation

Contact a qualified roofing professional.



### 2.4.1 Skylights, Chimneys & Other Roof Penetrations

#### **SKYLIGHT WATER PENETRATION**

There are signs of previous water penetration at or near the skylight. Skylights, if not properly installed, are prone to leaking. Monitor the condition and if there is sign of leak then have the skylight repaired or replaced.

Proper flashing around the skylight is critical.

There was no sign of active leaks on the day of the inspection.

Recommendation

Recommend monitoring.

# 3: EXTERIOR

		D	NP	NI	IN
3.1	Siding, Flashing & Trim				X
3.2	Exterior Doors				X
3.3	Walkways, Patios & Driveways				X
3.4	Decks, Balconies, Porches & Steps				X
3.5	Eaves, Soffits & Fascia				X
3.6	Vegetation, Grading, Drainage & Retaining Walls				X
3.7	Windows, Flashing & Trim				X
3.8	Window Wells				X
3.9	Guard Rails & Hand Rails				X
3.10	Exterior Foundation Wall				X

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

## Information

### Inspection Method

Visual

### Siding, Flashing & Trim: Siding Material

Vinyl

### Exterior Doors: Exterior Entry Door

Steel

### Walkways, Patios & Driveways: Driveway Material

Asphalt

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

Deck with Steps

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

Wood

### Windows, Flashing & Trim: Frames

vinyl

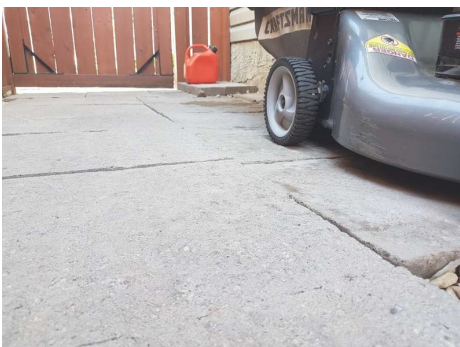
### Windows, Flashing & Trim: Panes

double

### Walkways, Patios & Driveways: Patios/Walkways

concrete, paving/patio stones

West patio paver walkway slopes towards house's foundation. Recommend a contractor evaluate and repair. If left at the current grade, this can increase the chances of water penetration in to the home.



## Limitations

General

### LIMITATIONS



This report does not include geological or soil conditions. For this information a Geotechnical Engineer should be consulted.

Outbuildings such as storage sheds, etc. not related to the house are not included in the inspection, unless specifically requested.

This inspection does not certify the safe operation on any automatic garage door opening mechanism.

Exterior Foundation Wall

## PARGING COVERS MOST OF FOUNDATION

Unable to observe most of the exterior foundation wall due to parge covering the majority of the exposed foundation

## Observations

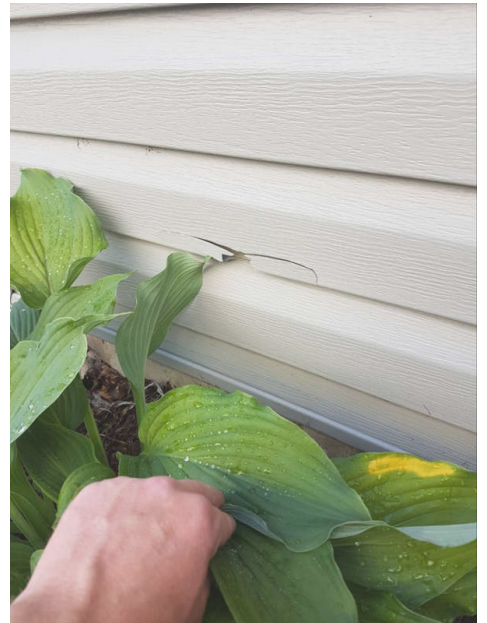
3.1.1 Siding, Flashing & Trim

### MINOR SIDING DAMAGE

Minor siding damage observed. Possibly from hail stones. Recommended monitoring for further damage to prevent possible water intrusion

Recommendation

Recommend monitoring.



3.3.1 Walkways, Patios & Driveways

### DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed. Cracks greater than 1/4 inch in throw can create a trip hazard. This crack had little to no throw and is not a safety concern

Recommendation

Recommend monitoring.



3.4.1 Decks, Balconies, Porches & Steps

### LEDGER BOARD IMPROPERLY INSTALLED



The ledger board is partially missing and therefore not all of the deck width is attached to the building. This has caused the deck to sink at one corner in the deck. Recommend that the deck and/or ledger board be properly attached by qualified contractor, and the footing be brought to level with the other footings.

Recommendation

Contact a qualified deck contractor.



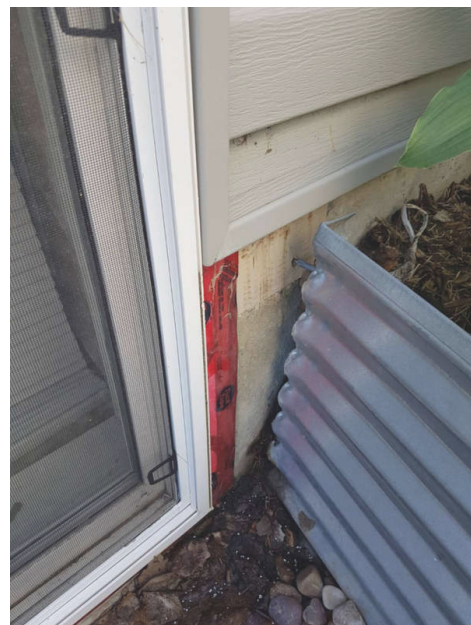
### 3.8.1 Window Wells

#### **DAMAGE**

West window well has pulled away from the foundation. Recommend a qualified professional to reattach in order to retain the earth away from the window.

Recommendation

Contact a qualified professional.



# 4: GARAGE

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

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

## Information

**Type**  
Attached

**Garage Door: Material**  
Insulated, Aluminum

**Garage Door: Type**  
Automatic

## Observations

4.1.1 Ceiling

 Safety Hazard

### GAS PROOFING COMPROMISED

Garage ceiling below living space has holes or gaps in drywall that should be sealed in order to ensure that off gassing from running vehicles etc cannot permeate in to the living space. Recommend 2 layers of mudding and taping to seal up such gaps.



Recommendation

Contact a qualified professional.

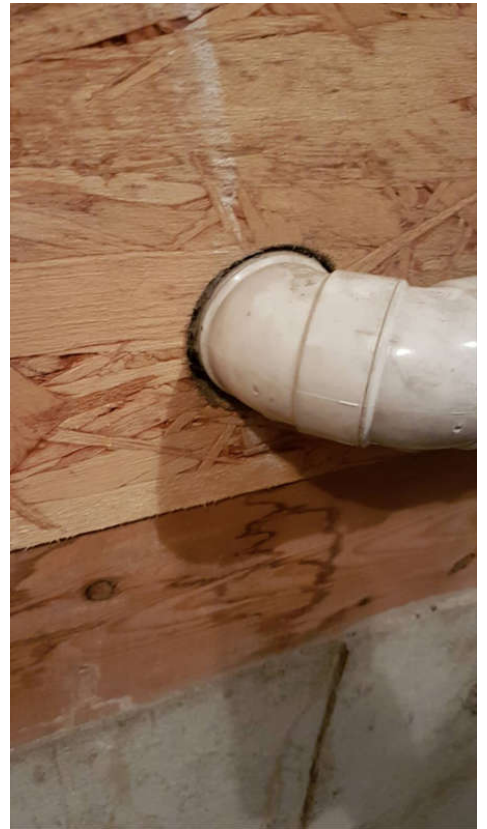
4.3.1 Walls & Firewalls

 Safety Hazard

### GAS PROOFING COMPROMISED

Recommendation

Recommended DIY Project



## 5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		D	NP	NI	IN
5.1	Foundation				X
5.2	Basements & Crawlspace				X
5.3	Floor Structure				X
5.4	Wall Structure				X

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

### Information

#### Inspection Method

Visual

#### Foundation: Material

Concrete

#### Basements & Crawlspace:

##### Lowest Level

Basement

#### Floor Structure:

##### Basement/Crawlspace Floor

Finished Material

#### Floor Structure: Material

Concrete

#### Floor Structure: Sub-floor

not visible due to finished basement

#### Floor Structure: Beams

wood

#### Floor Structure: Columns

metal

#### Floor Structure: Joists

engineered

#### Wall Structure: Material

wood frame

### Limitations

General

#### LIMITATIONS

Concealed and/or obstructed structural components not inspected.

No engineering or structural analysis is performed during this inspection. A structural engineer should be consulted if necessary.

This inspection does not verify the adequacy of any structural system or component.

## 6: HEATING

		D	NP	NI	IN
6.1	Equipment				X
6.2	Normal Operating Controls				X
6.3	Distribution Systems				X
6.4	Vents, Flues & Chimneys				X
6.5	Presence of Installed Heat Source in Each Room				X

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

### Information

#### BTU Rating

80000

#### Equipment: Brand

Lennox

#### Equipment: Energy Source

Gas

#### Equipment: Heat Type

Forced Air

#### Equipment: Approximate Age of Furnace

14 years According to serial number

#### Normal Operating Controls: Location of thermostat

Main floor hallway

#### Distribution Systems: Ductwork

Non-insulated

#### Presence of Installed Heat Source in Each Room: Sufficient heat registers in each room

### Limitations

General

#### LIMITATIONS

Inspection of the furnace heat exchanger for evidence of cracks or holes can only be done by dismantling the unit. This is beyond the scope of this inspection.

Thermostats are not checked for calibration or timed function.

Underground fuel storage tanks are not part of this inspection.

No pressure tests are performed on coolant systems, and no representation is made regarding coolant charge or line integrity.

### Observations

6.3.1 Distribution Systems

#### RETURN AIR SYSTEM MISSING/INSUFFICIENT

Return air registers were missing or insufficient. This can result in poor heating efficiency. Recommend a qualified HVAC contractor evaluate and remedy.

Basement has no return ducts other than the furnace itself drawing in combustion air. Upstairs bedroom also missing return duct.

Recommendation

Contact a qualified HVAC professional.

## 7: COOLING

		D	NP	NI	IN
7.1	Cooling Equipment				X
7.2	Normal Operating Controls				X
7.3	Distribution System				X
7.4	Presence of Installed Cooling Source in Each Room				X

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

### Information

#### Cooling Equipment: Brand

Amana

#### Cooling Equipment: Energy Source/Type

Electric, Central Air Conditioner

#### Cooling Equipment: Location

Exterior East

#### Distribution System:

##### Configuration

Central

#### Cooling Equipment: SEER Rating

13 SEER

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

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

### Observations

#### 7.1.1 Cooling Equipment

##### UNUSUALLY NOISY

Compressor started and operated but unit was unusually noisy. Recommend licensed HVAC contractor evaluate.

Recommendation

Contact a qualified HVAC professional.



## 8: PLUMBING

		D	NP	NI	IN
8.1	Main Water Shut-off Device				X
8.2	Drain, Waste, & Vent Systems				X
8.3	Water Supply, Distribution Systems				X
8.4	Hot Water Heater, Controls, Flues & Vents				X
8.5	Fuel Storage & Distribution Systems				X
8.6	Sump Pump		X	X	
8.7	Toilets				X
8.8	Bathtubs(s) and shower enclosures				X
8.9	Faucets				X
8.10	Sinks				X
8.11	Laundry Tub				X
8.12	Exterior Hose Bibs				X

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

### Information

#### Filters

None

#### Water Source

Public

#### Main Water Shut-off Device:

##### Location

Basement

#### Drain, Waste, & Vent Systems:

##### Floor Drain

basement

#### Drain, Waste, & Vent Systems:

##### Waste Piping Material

Plastic

#### Water Supply, Distribution Systems: Distribution Material

Pex

#### Water Supply, Distribution Systems: Water Supply Material

Pex

#### Hot Water Heater, Controls, Flues & Vents: Location

Utility Room

#### Hot Water Heater, Controls, Flues & Vents: Capacity

Gallons

50

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

Gas

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

Gas Meter

#### Sump Pump: Location

Not Present

#### Exterior Hose Bibs: Hose bib

interior shut off

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

Bradford & White

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

[Here is a nice maintenance guide from Lowe's to help.](#)

### Limitations

## General

**LIMITATIONS**

Concealed/Underground plumbing not inspected or judged for leaks or deterioration.

Water treatment systems not inspected.

Isolating/relief and main valves not tested.

Testing for water quality, lead and other hazardous materials is not part of this inspection.

Integrity of septic tanks and leaching beds is not part of this inspection. A licensed installer should be consulted.

Integrity and capacity of well water supply installations is not part of this inspection. A licensed well driller should be consulted.

Solar heating systems not part of this inspection.

**Observations**

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## 8.11.1 Laundry Tub

**LOOSE**

Laundry tub is not secured to anything. Recommend fastening to avoid damage to plumbing that is connected to it.

## Recommendation

Contact a qualified professional.

# 9: ELECTRICAL

		D	NP	NI	IN
9.1	Service Entrance Conductors				X
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device				X
9.3	Branch Wiring Circuits, Breakers & Fuses				X
9.4	Lighting Fixtures, Switches & Receptacles				X
9.5	GFCI & AFCI				X
9.6	Smoke Detectors			X	
9.7	Carbon Monoxide Detectors			X	

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

## Information

**Service Entrance Conductors:**  
**Electrical Service Conductors**  
 Below Ground, 200 Amp Meter

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

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

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

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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Sub Panel Location  
 No Sub Panel

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

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

**Smoke Detectors: Smoke detectors not tested**

Determining the operational status of smoke detectors is not part of this home inspection.

**Carbon Monoxide Detectors: Carbon Monoxide Detectors Not Tested**

The presence or functionality of carbon monoxide detectors is not part of this home inspection.

## Limitations

General

### LIMITATIONS

Concealed or obstructed electrical components not inspected.

Aluminum wireing connections should be checked by a licensed electrician familiar with aluminum wiring.

Services less than 100 Amps. may need upgrading for normal operation of a current home's electrical demands, and many insurance companies won't insure a home with 60 Amp. wiring. Please consult with your insurer and a licensed electrician, if needed.

## Observations

9.5.1 GFCI & AFCI

**BAD GROUND OBSERVED**

Receptacle tested as having a bad ground.  
Recommend a licensed electrician to evaluate  
Recommendation  
Contact a qualified electrical contractor.



9.6.1 Smoke Detectors

**REPLACE SMOKE DETECTORS**

I recommend replacing all smoke detectors upon move in, and installing detectors in all bedrooms.  
Recommendation  
Recommended DIY Project



9.7.1 Carbon Monoxide Detectors

**RECOMMEND INSTALLATION OF CARBON MONOXIDE DETECTORS ON ALL LEVELS**

Recommendation  
Contact a handyman or DIY project



# 10: ATTIC, INSULATION & VENTILATION

		D	NP	NI	IN
10.1	Attic Insulation, Venting & Vapour Barriers				X
10.2	Lowest Level				X
10.3	Exhaust Systems				X
10.4	Ducts in unheated areas		X		

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

## Information

**Attic Insulation, Venting & Vapour Barriers: Insulation Type**  
Blown

**Attic Insulation, Venting & Vapour Barriers: Upper Venting**  
Mushroom (passive)

**Attic Insulation, Venting & Vapour Barriers: Lower Venting**  
Soffit

**Attic Insulation, Venting & Vapour Barriers: Vapour Barrier**  
Plastic

**Attic Insulation, Venting & Vapour Barriers: Party Wall**  
Not Applicable

**Lowest Level: Vapour barrier**  
Plastic

**Lowest Level: Type**  
Basement

**Lowest Level: Insulation**  
Batt

**Lowest Level: Ventilation**  
Basement Windows

**Exhaust Systems: Kitchen Exhaust Fan**  
Exhausting

**Exhaust Systems: Other**  
none

**Dryer Vent**  
Metal (Flex)

Recommend regular cleaning of dryer vent line to prevent possibility of fire.

**Exhaust Systems: Bathroom Exhaust Fans**  
Fan Only

Recommend regular cleaning to allow bathroom fans to pull moist air to outside.

**Exhaust Systems: Dryer Vent**  
Metal

Recommend regular cleaning to avoid lint build up. If lint is allowed to build up, a fire is possible as line is highly combustible.

## Limitations

General

### LIMITATIONS

Air/vapour barrier continuity not inspected.

Concealed insulation and vapour barriers not inspected.

Determining the presence of asbestos and other hazardous materials is beyond the scope of this inspection.

Determining the adequacy of insulation and/or ventilation is beyond the scope of this inspection.

## Observations

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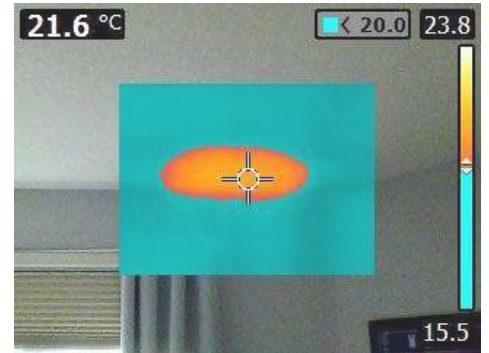
### 10.1.1 Attic Insulation, Venting & Vapour Barriers

#### **INCONSISTENT**

Appears to be missing insulation in north bedroom, according to my interpretation. Recommend qualified contractor to evaluate and remedy as needed, in order to minimize energy loss that may be occurring due to inconsistent insulation.

#### Recommendation

Contact a qualified insulation contractor.



### 10.3.1 Exhaust Systems

#### **RECOMMEND REGULAR CLEANING OF DRYER VENT**



Recommend regular cleaning to avoid lint build up. If lint is allowed to build up, a fire is possible as line is highly combustible.

#### Recommendation

Contact a handyman or DIY project

# 11: DOORS, WINDOWS & INTERIOR

		D	NP	NI	IN
11.1	Doors				X
11.2	Windows				X
11.3	Floors				X
11.4	Walls				X
11.5	Ceilings				X
11.6	Steps, Stairways & Railings				X
11.7	Countertops & Cabinets				X
11.8	Trim				X

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

## Information

### Windows: Window Type

Single-hung, Sliders

### Floors: Floor Coverings

Carpet, Hardwood, Linoleum, Tile

### Walls: Wall Material

Drywall

### Ceilings: Ceiling Material

Suspended Ceiling Panels,  
Drywall

### Countertops & Cabinets: Cabinetry

Wood

### Countertops & Cabinets: Countertop Material

Laminate

## Limitations

General

### LIMITATIONS

Cosmetic finished not commented on.

Chimney efficiency is not commented on or judged.

Condition of walls behind wall paper, paneling and furnishing cannot be judged.

Determining odours or stains is not part of this inspection.

Condition of flooring hidden by furniture, carpet or other covering is not inspected.

Determining the rating of fire walls is beyond the scope of this inspection.

The inspection does not address compliance of apartments, bedrooms and kitchens in the basement.  
Consult your local jurisdiction for regulatory requirements.

# 12: BUILT-IN APPLIANCES

		D	NP	NI	IN
12.1	Dishwasher				X
12.2	Refrigerator				X
12.3	Range/Oven/Cooktop				X
12.4	Garbage Disposal		X		

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

## Information

**Dishwasher: Brand**

LG

**Refrigerator: Brand**

LG

**Range/Oven/Cooktop: Exhaust**

**Hood Type**

Vented

**Range/Oven/Cooktop:**

**Range/Oven Brand**

Kitchenaid

**Range/Oven/Cooktop:**

**Range/Oven Energy Source**

Gas



# 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.

## 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 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.

**Attic, Insulation & Ventilation**

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

**Doors, Windows & Interior**

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

**Built-in Appliances**

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