



RESIDENTIAL REPORT

1234 Main St.
FISHERS IN 46037

Buyer Name
12/09/2018 9:00AM



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SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION

- ⊖ 2.1.1 Structural Components - Foundation, Basement & Crawlspace: High Moisture Levels
- ⊖ 2.1.2 Structural Components - Foundation, Basement & Crawlspace: Biological growth-basement
- 🔧 2.5.1 Structural Components - Roof Structure & Attic: Water stain-dry
- ⊖ 3.2.1 Exterior - Exterior Doors: Weatherstripping- added
- ⊖ 3.2.2 Exterior - Exterior Doors: Wood rot
- ⊖ 3.3.1 Exterior - Decks, Balconies, Porches & Steps: Concrete settled
- ⊖ 3.3.2 Exterior - Decks, Balconies, Porches & Steps: Steps-settled
- ⊖ 3.3.3 Exterior - Decks, Balconies, Porches & Steps: Concrete-crack
- 🔧 3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Fence damage
- ⊖ 4.3.1 Roofing - Roof Drainage Systems: Gutter-separated from house
- ⊖ 4.3.2 Roofing - Roof Drainage Systems: Drain clogged
- ⊖ 5.1.1 Plumbing - Fixtures / Faucets: Faucet drip
- ⊖ 5.1.2 Plumbing - Fixtures / Faucets: Sink drain stopper
- ⊖ 5.1.3 Plumbing - Fixtures / Faucets: Shower head - dripping
- ⊖ 5.1.4 Plumbing - Fixtures / Faucets: Sink drain stopper
- ⊖ 5.1.5 Plumbing - Fixtures / Faucets: Shower valve-loose
- ⊖
- ⊖ 6.2.1 Electrical - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: A/C overfused
- ⊖
- ⊖ 6.4.1 Electrical - Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Exposed Ends & Splices
- ⊖ 6.6.1 Electrical - GFCI & AFCI: Kitchen GFCI
- ⊖ 7.1.1 Heating - Heating Equipment: Humidifier- unplugged
- ⊖ 8.6.1 Interiors - Doors: Door Doesn't Latch
- ⊖ 8.6.2 Interiors - Doors: Door drags on floor
- ⊖ 8.7.1 Interiors - Windows: Painted Shut

- ⊖ 8.7.2 Interiors - Windows: Wood rot
- ⊖ 10.2.1 Built-in Appliances - Refrigerator: Water off
- ⊖ 11.1.1 Insulation and Ventilation - Attic Insulation: Straw
- ⊖ 11.2.1 Insulation and Ventilation - Vapor Retarders: Vapor Barrier Damaged
- ⊖ 11.4.1 Insulation and Ventilation - Exhaust Systems: Bathroom Vents Into Attic
- ⊖ 11.4.2 Insulation and Ventilation - Exhaust Systems: Corroded metal vent

1: INSPECTION DETAILS

Information

In Attendance

Inspector, Client

Occupancy

Vacant

Style

Modern

Temperature (approximate)

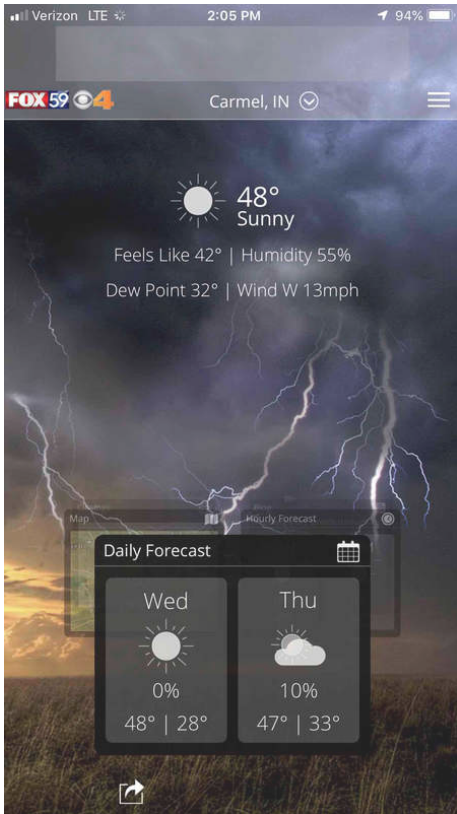
48 Fahrenheit (F)

Type of Building

Detached

House direction

South



Weather Conditions

Clear, Sunny

2: STRUCTURAL COMPONENTS

		IN	NI	NP	D
2.1	Foundation, Basement & Crawlspace	X			X
2.2	Floor Structure	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 = Deficiency

Information

Inspection Method

Attic Access, Crawlspace Access, Visual

Foundation, Basement & Crawlspace: Material

Concrete

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Material

Dimensional lumber

Floor Structure: Sub-floor

OSB

Wall Structure: Material

Concrete, Wood

Ceiling Structure: Material

Wood

Roof Structure & Attic: Material

Wood, OSB

Roof Structure & Attic: Type

Hip

Roof Structure & Attic: Framing

Rafters

Observations

2.1.1 Foundation, Basement & Crawlspace

HIGH MOISTURE LEVELS



Recommendation

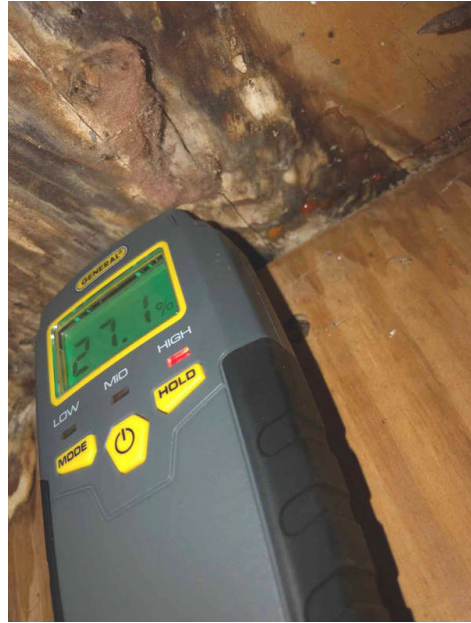
High levels of moisture were noted in areas of the basement. Recommend finding source of moisture intrusion and making necessary repairs to prevent damage or further damage to the structure.

Recommendation

Contact a qualified professional.



Southeast



South

2.1.2 Foundation, Basement & Crawlspaces

Recommendation

BIOLOGICAL GROWTH-BASEMENT

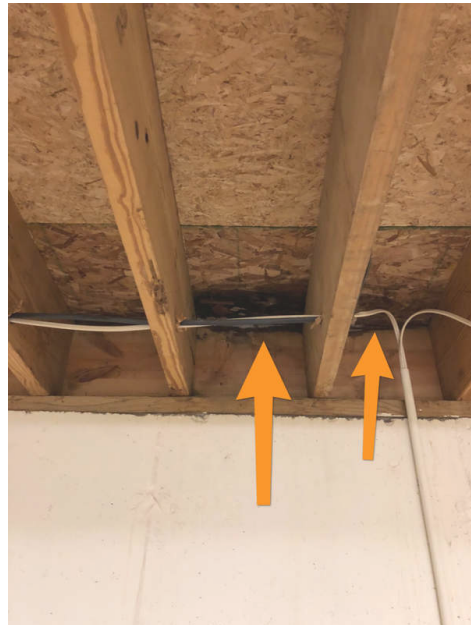
Possible biological growth noted in areas of the basement. Recommend qualified professional for testing.

Recommendation

Contact a qualified professional.



South



Basement Southeast

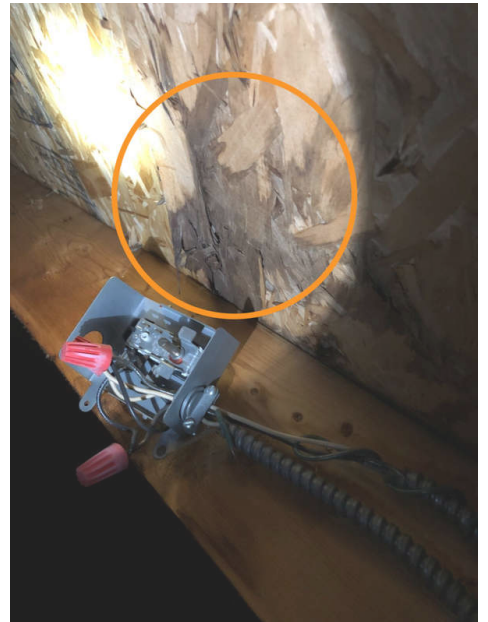
2.5.1 Roof Structure & Attic

Maintenance Item

WATER STAIN-DRY

Water stain(s) were noted on the roof sheathing. Dry at the time of inspection. Recommend monitoring for changes.

Recommendation
Recommend monitoring.



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			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.7	Exterior electrical and faucets	X			

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Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Brick, Wood, Fiber Cement

Siding, Flashing & Trim: Siding Style

Clapboard

Exterior Doors: Exterior Entry Door

Steel, Vinyl

Decks, Balconies, Porches & Steps: Appurtenance

Front Porch, Deck

Decks, Balconies, Porches & Steps: Material

Concrete, Wood

Walkways, Patios & Driveways:

Driveway Material

Concrete

Observations

3.2.1 Exterior Doors

WEATHERSTRIPPING- ADDED



Recommendation

A small area of weatherstripping needs to be added to ensure proper efficiency. Recommend handyman for repair.

Recommendation

Contact a handyman or DIY project



Front Door

3.2.2 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.



North deck

3.3.1 Decks, Balconies, Porches & Steps

 Recommendation

CONCRETE SETTLED

The concrete has settled which has caused a crack and a gap to form along the house. Recommend qualified professional to make necessary repairs.

Recommendation

Contact a qualified professional.



South

3.3.2 Decks, Balconies, Porches & Steps

 Recommendation

STEPS-SETTLED

The step(s) have settled significantly and caused a large gap to form. Recommend a qualified professional to evaluate and make necessary repairs.

Recommendation

Contact a qualified professional.



South

3.3.3 Decks, Balconies, Porches & Steps

CONCRETE-CRACK

There is a crack in the porch concrete. This can allow water to infiltrate and settle next to the foundation and cause further damage. Recommend qualified professional to evaluate and make repairs.

Recommendation

Contact a qualified professional.

 Recommendation



Front porch

3.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have driveway contractor patch/seal.

 Maintenance Item



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.



South



Northwest



South beside porch

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

FENCE DAMAGE

The fence was damaged. Recommend replacing affected boards.

Recommendation
Contact a qualified professional.



Northeast

4: ROOFING

		IN	NI	NP	D
4.1	Coverings	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

Hip

Coverings: Material

Asphalt

Coverings: Age

12 - 16

Flashings: Material

Aluminum, Rubber

Roof Drainage Systems: Gutter

Material

Seamless Aluminum

Observations

4.3.1 Roof Drainage Systems

Recommendation

GUTTER-SEPARATED FROM HOUSE

Gutter is separated from the house. This will cause water to run down the fascia and collect near the foundation. Recommend qualified roofing professional for repair.

Recommendation

Contact a qualified professional.



South above front door

4.3.2 Roof Drainage Systems

Recommendation

DRAIN CLOGGED

Downspout landscape drain is clogged with debris. This will cause water to back up and run out near the foundation. Recommend qualified handyman to remove debris.

Recommendation

Contact a handyman or DIY project



Southeast

5: PLUMBING

		IN	NI	NP	D
5.1	Fixtures / Faucets	X			X
5.2	Drain, Waste, & Vent Systems	X			
5.3	Water Heater	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, Basement

Main Water Shut-Off Device (Location)

Basement

Material - Distribution

PVC

Material - Water Supply

Copper

Source

Public

Drain, Waste, & Vent Systems:

Drain Size

3", 1 1/2"

Drain, Waste, & Vent Systems:

Material

PVC

Water Heater: Capacity

75 50Gallons

Water Heater: Location

Basement

Water Heater: Manufacturer

Rheem

Water Heater: Power Source

Gas

Model #

Serial #

Water Heater: Age

4 years old

Observations

5.1.1 Fixtures / Faucets

FAUCET DRIP

A faucet is dripping. Recommend qualified handyman or plumber evaluate and repair.

[Here is a helpful article](#) in case you DIY.





Master Bathroom

5.1.2 Fixtures / Faucets



Recommendation

SINK DRAIN STOPPER

The sink drain stopper is missing or broken. Recommend handyman for replacement.

Recommendation

Contact a qualified handyman.



2nd Floor hall Bathroom

5.1.3 Fixtures / Faucets



Recommendation

SHOWER HEAD - DRIPPING

The shower head continued to drip (run) long after the diverted valve was changed back to faucet only. Recommend qualified plumber to check for buildup of minerals which may cause this.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

5.1.4 Fixtures / Faucets

SINK DRAIN STOPPER

 Recommendation

The sink drain stopper does not properly operate. Recommend qualified handyman for adjustments.

Recommendation

Contact a qualified handyman.



Master Bathroom

5.1.5 Fixtures / Faucets

SHOWER VALVE-LOOSE

 Recommendation

The shower mixer valve is not secure in the wall. This can lead to a leak. Recommend qualified plumber for repair.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Hall Bathroom

6: ELECTRICAL

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			X
6.3	Connected Devices and Fixtures	X			
6.4	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			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, Aluminum

Wiring Method

Romex

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, 120 Volts,
Aluminum

**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**

Garage

**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

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



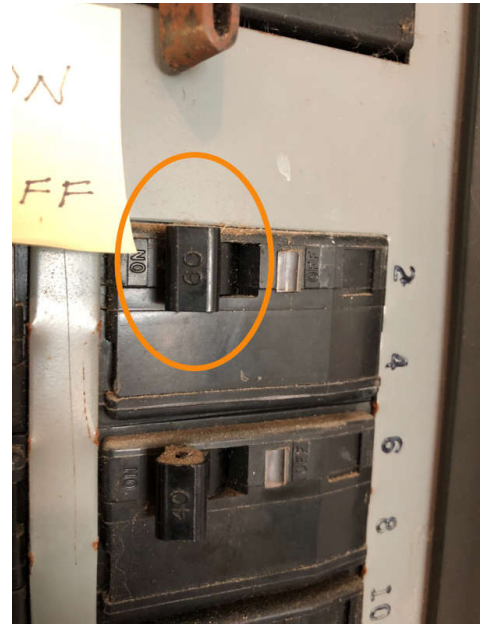
Recommendation

A/C OVERFUSED

The breaker for the A/C was larger than recommend by the manufacturer. Recommend qualified electrician for replacement with correct breaker.

Recommendation

Contact a qualified professional.



60amp

6.4.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

 Recommendation

EXPOSED ENDS & SPLICES

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.



Attic

6.6.1 GFCI & AFCI

 Recommendation

KITCHEN GFCI

Outlets within 6 feet of a water source need to be GFCI protected. Recommend qualified electrician for repair.

Recommendation

Contact a qualified professional.



Kitchen

7: HEATING

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

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Information

Heating Equipment: Brand

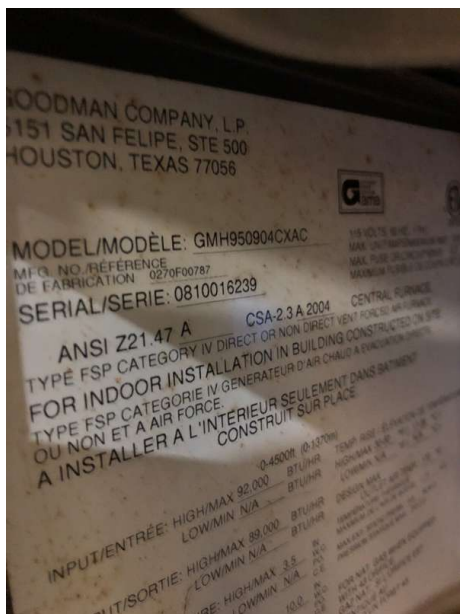
Goodman
Model #
Serial #

Heating Equipment: Energy Source

Natural Gas

Heating Equipment: Filter Size

20x25x5



Heating Equipment: Filter Type

Disposable

Heating Equipment: Heat Type

Forced Air, Gas-Fired Heat

Heating Equipment: Age

10 years old

Distribution Systems: Ductwork

Insulated

AFUE Rating

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Observations

7.1.1 Heating Equipment

HUMIDIFIER- UNPLUGGED



The humidifier was unplugged at the time of inspection. Recommend confirming with HVAC technician that the humidifier is in working order.

Recommendation

Contact a qualified HVAC professional.



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			
8.6	Doors	X			X
8.7	Windows	X			X
8.8	Garage Door	X			

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

Information

Walls: Wall Material

Plaster

Ceilings: Ceiling Material

Plaster

Floors: Floor Coverings

Engineered Wood, Carpet, Tile

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material

Granite, Wood Butcher Block,
Corian

Windows: Window Manufacturer

Andersen, Unknown

Windows: Window Type

Casement

Garage Door: Material

Metal

Garage Door: Type

Up-and-Over

Garage Door: Pedestrian door

Metal

Observations

8.6.1 Doors

DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.





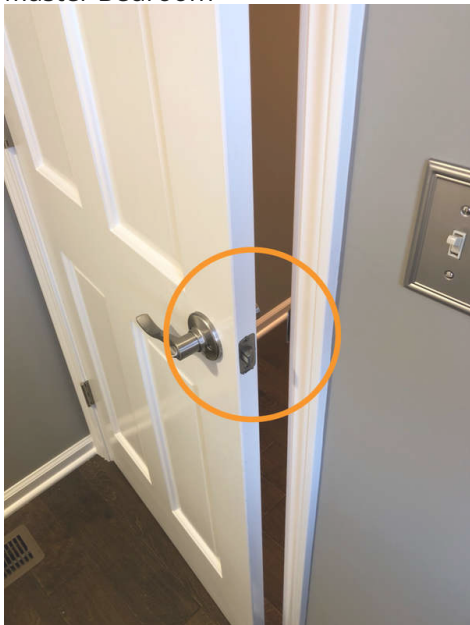
Master Bedroom



Master Bathroom



By half bath



Half bath

8.6.2 Doors

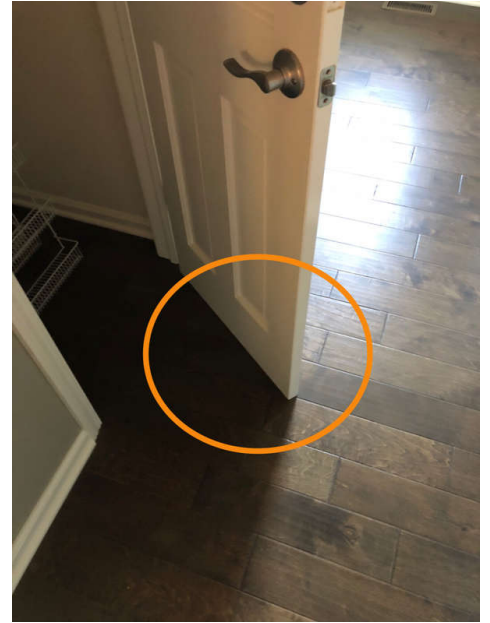


DOOR DRAGS ON FLOOR

The door drags the floor. Recommend trimming the bottom of the door to allow it to swing freely.

Recommendation

Contact a qualified professional.



Pantry

8.7.1 Windows

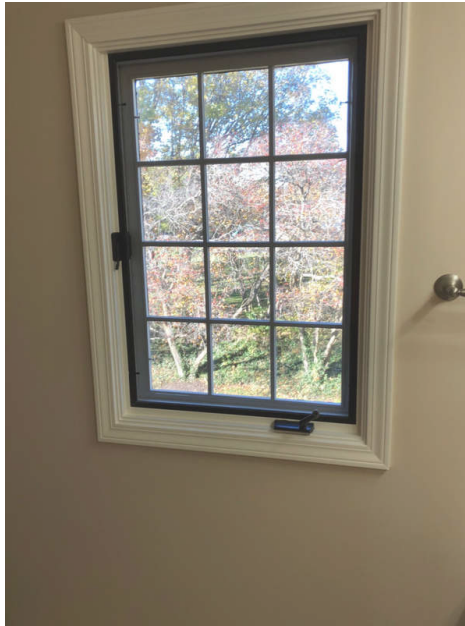
PAINTED SHUT

 Recommendation

One or more windows are painted shut. Recommend windows be restored to functional use.



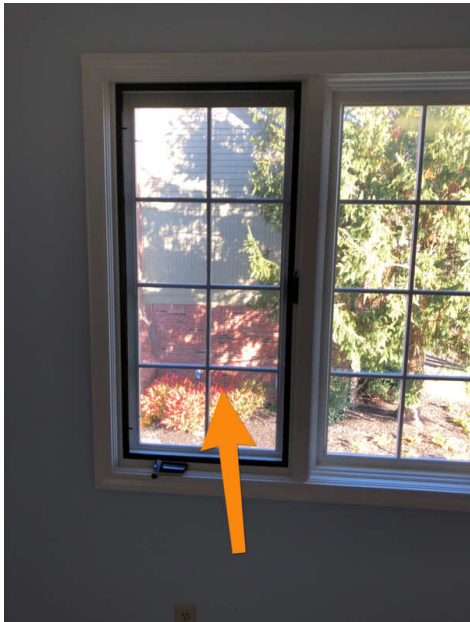
Northwest



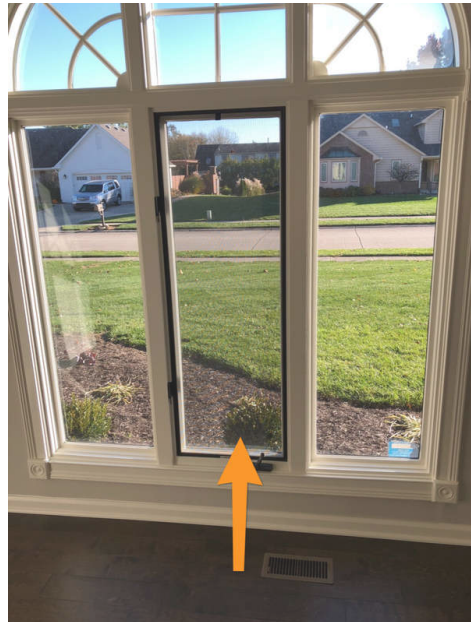
2nd Floor Hall Bathroom



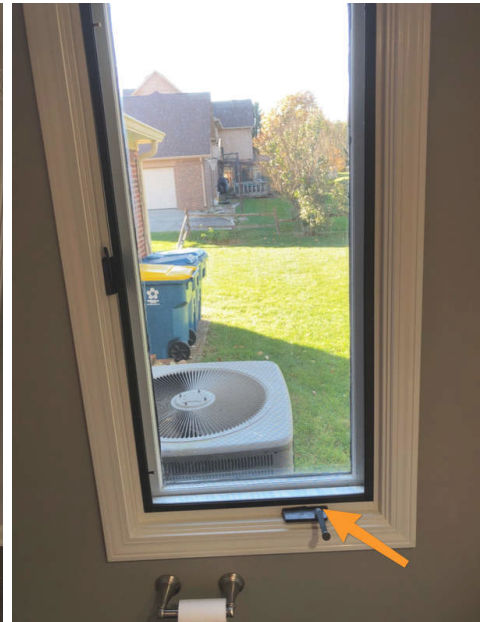
Northeast Bedroom



East Bedroom



Southeast 1st Floor



Half bath



Kitchen

8.7.2 Windows

WOOD ROT

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

Recommendation

Contact a qualified professional.



Recommendation



Southeast

9: AIR CONDITIONING

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

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

Information

Type

Air Conditioner

Cooling Equipment: Brand

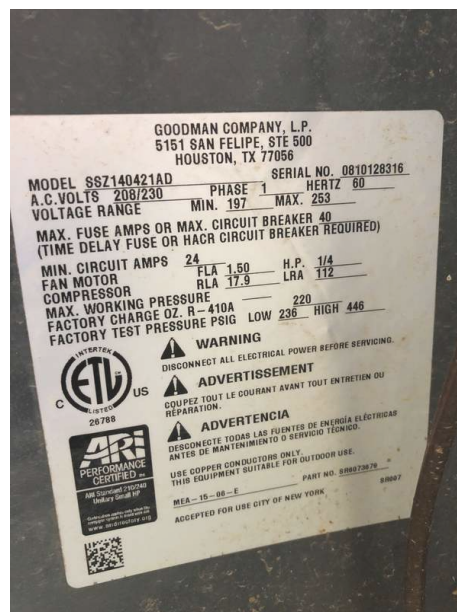
Goodman

Model #

Serial #

Cooling Equipment: Energy Source/Type

Electric



Cooling Equipment: Location

Exterior North

Cooling Equipment: Age

10 years old

Distribution System: Configuration

Split

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not 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			X
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			
10.5	Washer and Dryer	X			
10.6	Microwave	X			

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

Information

Dishwasher: Brand
Kitchenaid

Refrigerator: Brand
Unknown

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range/Oven Brand
Frigidaire, GE

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Microwave: Brand
Frigidaire

Observations

10.2.1 Refrigerator

WATER OFF

Recommendation

Contact a qualified professional.

 Recommendation



11: INSULATION AND VENTILATION

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

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Information

Dryer Power Source

220 Electric

Dryer Vent

Metal

Flooring Insulation

None

Attic Insulation: Insulation Type

Mineral Wool

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan with Light, Fan Only

Observations

11.1.1 Attic Insulation

 Recommendation

STRAW

Straw or other organic material noted in the attic. This is usually a sign of birds making it into the attic. Recommend qualified pest control professional for evaluation.

Recommendation

Contact a qualified pest control specialist.



Attic near access

11.2.1 Vapor Retarders

 Recommendation

VAPOR BARRIER DAMAGED

Vapor barrier is damaged in one or more areas. Recommend insulation contractor repair or replace.



Crawlspace

11.4.1 Exhaust Systems

 Recommendation

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.



Attic

11.4.2 Exhaust Systems

 Recommendation

CORRODED METAL VENT

The metal vent pipe is corroded and developing holes. Recommend replacing the pipe.

Recommendation

Contact a qualified professional.



Crawlspace

12: FIREPLACES AND FUEL-BURNING APPLIANCES

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

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Type

Gas

STANDARDS OF PRACTICE

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.