RESIDENTIAL INSPECTION

1234 Main St.
Murfreesboro TN 37218

Buyer Name
06/10/2018 9:00AM

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

DIRECTION ORIENTATION: For the sake of this inspection the front of the home is regarded as the exterior wall that faces the road that corresponds with the home address. References to the "left" or "right" of the home are determined by facing the front of the home.

MINOR CONCERN

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

MODERATE CONCERN

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

SIGNIFICANT CONCERN

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

SUMMARY

9 MAINTENANCE ITEM

16 RECOMMENDATION

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2.3.2 Exterior, Driveway and Yard - Masonry Walls: Loose/Missing Stone Veneer

2.4.1 Exterior, Driveway and Yard - Exterior Walls, Wood, Vinyl and Trim: Seal Vertical Gaps Where Two Different Materials Meet

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10.1.1 Insulation and Ventilation - Insulation: Attic Access Door Not Insulated

10.2.1 Insulation and Ventilation - Vapor Barrier: Vapor Barrier Gaps or Displaced

- 11.4.1 Structure and Foundation - Crawlspace/Basement: Efflorescence
- 11.4.2 Structure and Foundation - Crawlspace/Basement: Possible Microbial Growth
- 11.4.3 Structure and Foundation - Crawlspace/Basement: Standing Water

1: INSPECTION AND SITE INFORMATION

Information

Type of Building
Single Family

In Attendance
Client's Agent

Inspection Start Time
9:00 AM

Utilities
All basic utilities were on.

Weather Conditions
Cloudy

Inspection End Time
12:00 PM

Occupancy
Furnished

Approximate Outside Temperature
86-90

2: EXTERIOR, DRIVEWAY AND YARD

Information

Exterior Assessories
Front Porch, Sidewalk, Rear Porch

Exterior Inspection Method
From the ground

General Lot Sloping
Toward the Building, Flat

Driveway Material
Concrete

Walkway Material
Concrete

Deck Material
Not Applicable

Eave/Soffit Materials
Vinyl

Siding Material
Brick Veneer, Stone Veneer

Siding Style
None

Exterior Entry Door
Metal

Fencing Type
None

Recommendations

2.3.1 Masonry Walls

Maintenance Item

HAIRLINE CRACK IN BRICKWORK

There was a minor crack in the brickwork. All cracks should be sealed to keep water out, water intrusion will create further deterioration. Recommend monitoring for movement and making repairs as necessary.

Recommendation

Contact a qualified professional.

2.3.2 Masonry Walls

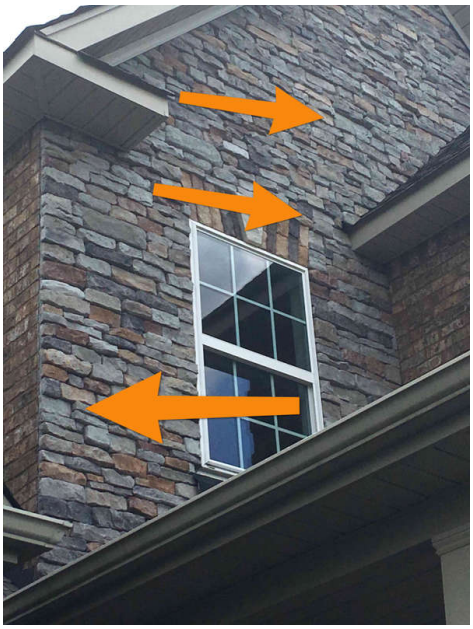
Recommendation

LOOSE/MISSING STONE VENEER

Stone(s) have come loose and/or have fallen off veneer siding. Recommend repair/replace to prevent further damage.

Recommendation

Contact a qualified professional.



2.4.1 Exterior Walls, Wood, Vinyl and Trim

Maintenance Item

SEAL VERTICAL GAPS WHERE TWO DIFFERENT MATERIALS MEET

Gaps where two different building materials meet should be sealed to prevent moisture intrusion. It's important to keep gaps caulked so water doesn't get behind and soak sheathing or framing, recommend sealing.

Recommendation

Contact a handyman or DIY project

2.4.2 Exterior Walls, Wood, Vinyl and Trim

Maintenance Item

SEALANT IS DETERIORATED AROUND EXTERIOR FIXTURES

Sealant is deteriorated around exterior fixtures were they exit the wall (I.e. Hose faucets, conduit, lights, wires). These areas should be properly sealed to help prevent moisture intrusion.

Recommendation

Contact a handyman or DIY project

2.6.1 Doors

Recommendation

DOOR ROT DAMAGE

The door jams and/or casing has rot damage. Recommend replacing the damaged areas to help protect the sub-floor, structure and interior from moisture damage.

Recommendation

Contact a qualified door repair/installation contractor.

2.7.1 Windows

Maintenance Item

WINDOW SCREEN(S) MISSING

EVERY WINDOW

The window(s) is missing a screen. Recommend replacement.

Recommendation

Contact a handyman or DIY project

2.10.1 Vegetation, Drainage & Retaining Walls

Recommendation

NEUTRAL/NEGATIVE GRADING

Grading is sloping towards the home. 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.

Recommendation

Contact a qualified landscaping contractor

3: ROOF, FLASHING AND DRAIN SYSTEM

Information

Roof Covering Material
Composition Shingles

Inspection Method
Ground, Ladder

Gutter Material
Seamless Aluminum

Chimney Chase
Brick

Recommendations

3.1.1 Roof Coverings

Recommendation

SHINGLES MISSING, LOOSE OR TORN

The shingles are missing, loose or torn. Recommend repair to help prevent (further) leaks and water damage.

Recommendation

Contact a qualified roofing professional.

3.1.2 Roof Coverings

Recommendation

UNNECESSAR ROOF PENETRATIONS

There are unused/unnecessary penetrations into the roof shingles. Recommend removing/replacing and repairing to help prevent leaks and moisture damage.

Recommendation

Contact a qualified roofing professional.

3.2.1 Pipe/Stack Flashings

Maintenance Item

EXPOSED FASTENERS

The fasteners for the roof flashing were exposed and unsealed. Recommend sealing to help prevent (further) leaks and water damage.

Recommendation

Contact a handyman or DIY project

3.3.1 Side Wall/Chimney Flashings

Recommendation

LOOSE/SEPARATED

The flashing was loose and vulnerable to leaks. Recommend repair to help prevent moisture entry and damage in the attic and interior.

Recommendation

Contact a qualified roofing professional.

3.4.1 Gutter, Downspouts, Extensions

Maintenance Item

DOWNSPOUTS DRAIN NEAR FOUNDATION

The downspout drains too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend repair or improvement to the downspout extensions so that they drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project

3.4.2 Gutter, Downspouts, Extensions

Maintenance Item

DOWNSPOUT(S) DRAIN NEAR/ON STEP/WALKWAY/DRIVEWAY

One or more downspouts drain to nearby steps walkway and/or driveway. This will lead to accelerated deterioration, and may cause a fall hazard when water freezes/thaws. Recommend adjusting or relocating downspout extensions.

Recommendation

Contact a handyman or DIY project

4: INTERIOR, DOORS, AND WINDOWS

Information

Ceiling Material
Drywall, Wood

Major Floor Finishes
Carpet, Hardwood, Tile

Major Wall Finishes
Drywall

Window Type
Double Pane, Double-hung

Exterior Door Type
Metal, Hinged

Garage Vehicle Doors
Metal, Motorized

Recommendations

4.5.1 Walls

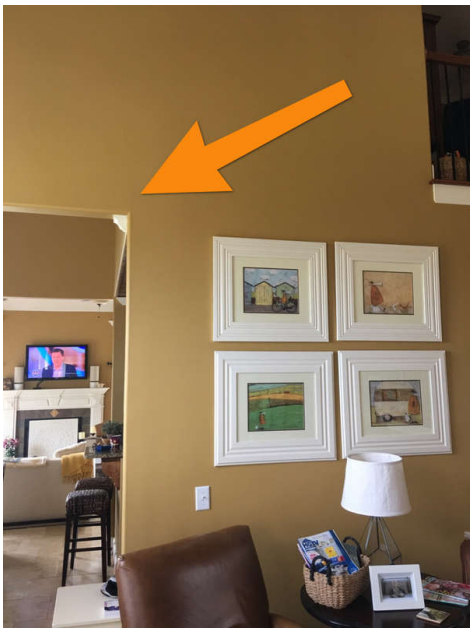
Recommendation

SMALL CRACK(S)

There were typical small cracks in the wall finish. Recommend repair to the damaged surface and monitoring for further movement.

Recommendation

Contact a qualified drywall contractor.



4.6.1 Floors

Recommendation

TILES CRACKED

The tiles are cracked. Recommend replacing/repairing.

Recommendation

Contact a qualified professional.

4.7.1 Countertops & Cabinets

Maintenance Item

POOR/MISSING CAULK

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

Here is a helpful DIY video on caulking gaps.

Recommendation

Contact a qualified handyman.

4.8.1 Garage Doors

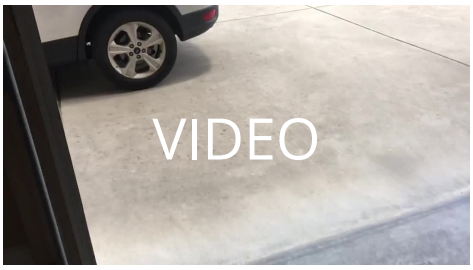
Recommendation

UP/DOWN FORCE ADJUSTMENT NEEDED

The garage door opener needs adjustment in the up or down force for proper operation. Garage doors should reverse upon contact with about 15 pounds of pressure/resistance. Recommend adjust for safety and proper operation (setting controls should be on side of opener).

Recommendation

Contact a handyman or DIY project



4.8.2 Garage Doors

Recommendation

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend installing self-closing hinge. DIY Video Link.

Recommendation

Contact a handyman or DIY project

4.8.3 Garage Doors

Recommendation

RUSTED LINTEL

Lintel above the garage door was visibly rusted at the time of the inspection. Unpainted, the steel rusts, causing it to expand and crack the adjacent brickwork, create sagging and/or pull away from the header, and will eventually structurally weaken the lintel. Recommend evaluation and repair/replace by a qualified professional.

Recommendation

Contact a qualified professional.

5: KITCHEN AND LAUNDRY APPLIANCES

Information

General Information : Laundry Facilities

Dryer Vented to Exterior

General Information : Installed Kitchen Appliances

Waste Disposal, Refrigerator, Dishwasher, Range, Oven, Range Hood, Microwave

6: COOLING

Information

Cooling Equipment: Manufacture Date
5/2007, 4/2008

Cooling Equipment: Cooling Capacity
2 ton, 2.5 ton

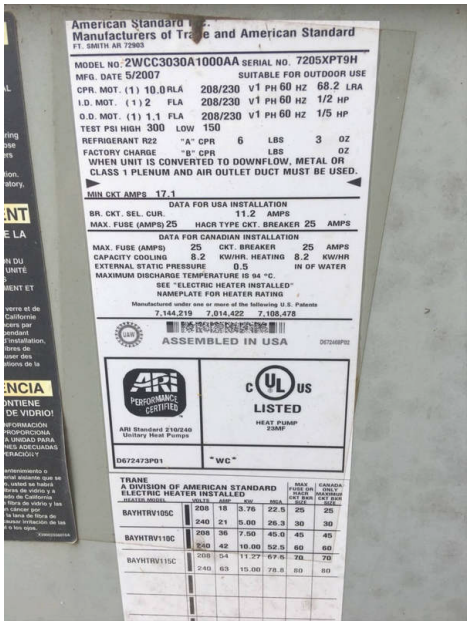
Cooling Equipment: Energy Source/Type
Heat Pump

Cooling Equipment: Coolant Type
R-22

Cooling Equipment: Distribution Configuration
Split

Cooling Equipment: Location
Left Side Exterior, Right Side Exterior

Cooling Equipment: Brand
American Standard



Recommendations

6.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Recommendation

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

Recommendation

Contact a qualified HVAC professional.

7: ELECTRICAL AND FIRE SAFETY

Information

Electrical Service Conductors
Below Ground

Main Panel Type
Circuit Breaker

Panel Manufacturer
Siemens

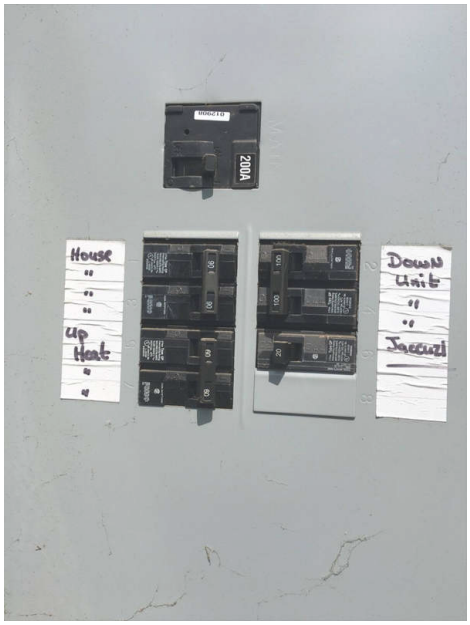
Panel Capacity
200 AMP

Branch Wire Type
Copper

Wiring Method
Conduit, Romex

Locations of Smoke Alarms/ CO Detectors
First Floor, Second Floor, Bedrooms, Hallway

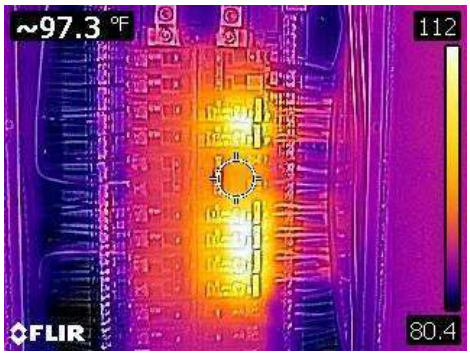
Main Panel Location
Left, Exterior Wall



Main shutoff

Sub Panel Location

Garage



Outlet Types

3 Prong Grounded, GFCI Kitchen, GFCI Bathrooms, GFCI Garage, GFCI Exterior

Limitations

Smoke/Carbon Monoxide Detectors

SMOKE/CARBON MONOXIDE DETECTORS ARE NOT TESTED

Smoke/Carbon Monoxide Detectors were not tested due to unknown if connected to Central Fire Station, only presence or absence is noted.

8: HEATING

Information

Equipment: Brand
American Standard

Equipment: Ductwork
Insulated

Equipment: Heat Type
Forced Air, Heat Pump

Equipment: Solid Fuel Furnace/Stove
None

Equipment: Energy Source
Electric

Equipment: Thermostat Location
Downstairs Living Room, Upstairs Hallway

Limitations

Equipment

WARMER WEATHER PREVENTED TESTING HEATING EFFECTIVENESS

Warmer Weather Prevented Testing Heating Effectiveness

9: PLUMBING

Information

Water Heater Description
Electric

Water Heater Location
Garage

Water Heater Capacity
50 gallon

Approximate Age
10 Years

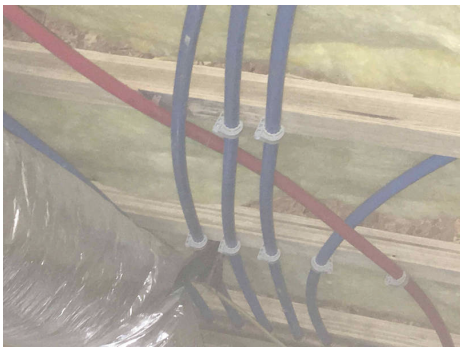
Water Filters
None

Water Source
Public

Main Water Service Material
PVC

Water Supply Material
Pex

Drain/Vent Pipe Material
PVC



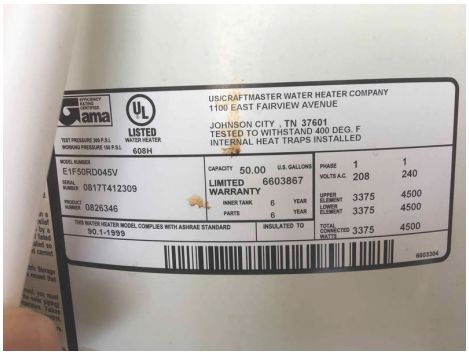
Main Gas Shut-off Location
Not Applicable

Pump Types
None

Water Heater Manufacturer
Whirlpool

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

Here is a nice maintenance guide from Lowe's to help.



Main Shut-off Valve Location

Garage

10: INSULATION AND VENTILATION

Information

Attic Insulation Type
Loose-fill

Approximate Attic Insulation Depth
11-15"

Attic Inspection Method
Entered/Limited Access

Exhaust Fans
Bathrooms, Kitchen

Dryer Vent
Metal (Flex)

Flooring Insulation
Batt

Foundation Insulation
Not Visible

Crawlspace Ventilation Type
Crawlspace Sidewall Venting

Crawlspace Vapor Barrier
Partial Coverage with Plastic

Attic Ventilation Type
Gable Vents, Soffit Vents

Recommendations

10.1.1 Insulation

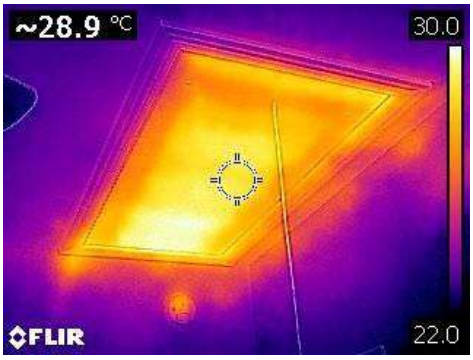
Maintenance Item

ATTIC ACCESS DOOR NOT INSULATED

The access door for the attic is not insulated. Recommend correcting for improved heating and cooling efficiency.

Recommendation

Contact a qualified insulation contractor.



10.2.1 Vapor Barrier

Recommendation

VAPOR BARRIER GAPS OR DISPLACED

The vapor barrier has gaps or is displaced. Recommend correcting for improved moisture protection in the area.

Recommendation

Contact a handyman or DIY project

11: STRUCTURE AND FOUNDATION

Information

Roof Structure
OSB

Floor Structure Material
Wood I-Joists

Foundation Material
Concrete, Masonry Block

Basement/Crawlspace Floor
With Vapor Barrier, Dirt Crawlspace Floor

Crawlspace Access Location
Exterior Wall, Left

Limitations

General

CRAWLSPACE INSPECTION METHOD

Entered/Good Access

Recommendations

11.4.1 Crawlspace/Basement

Recommendation

EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion, which can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

11.4.2 Crawlspace/Basement

Recommendation

POSSIBLE MICROBIAL GROWTH

Observed signs of microbial growth in one or more areas in the crawlspace. It is unknown if this is a safety hazard. Recommend to surface clean/disinfect with cleaner, and remedy source of moisture intrusion. If growth persists and appears again, consult with qualified professional.

Recommendation

Contact a qualified professional.

11.4.3 Crawlspace/Basement

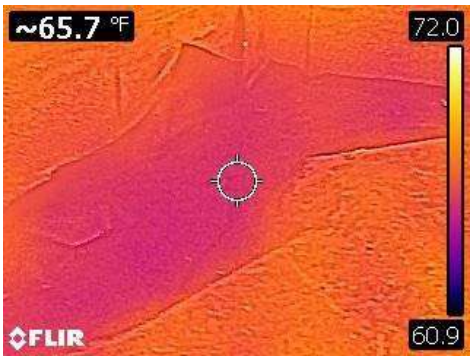
Recommendation

STANDING WATER

Observed standing water on crawlspace floor. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Exterior, Driveway and Yard
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof, Flashing and Drain System
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

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

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

features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

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.

Electrical and Fire Safety
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose

connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Insulation and Ventilation

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

Structure and Foundation

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.