FXC INSPECTIONS
4035986894
info@fxcinspections.com
http://www.fxcinspections.com

RESIDENTIAL REPORT

1234 Main St.
Red Deer Alberta

Buyer Name
10/28/2018 9:00AM

Inspector
Jesse Fox
Red Seal Journeyman Carpenter, Licensed H
4035986894
fxc.ozone@gmail.com

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

Table of Contents

SUMMARY

76
ITEMS INSPECTED

15
RECOMMENDATIONS

- 2.1.1 Roof - Coverings: Calking on Exposed nails is missing or deteriorating
- 2.1.2 Roof - Coverings: Delamination
- 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House/Garage
- 3.2.1 Exterior - Exterior Doors: Dorr handle is not functioning properly
- 3.7.1 Exterior - Exterior penetration : Exterior vents need to be cleaned of debris
- 5.1.1 Heating - Equipment: Maintain furnace as needed to prolong life expectancy
- 5.2.1 Heating - Normal Operating Controls: Thermostat was not function properly
- 7.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Settlement cracks
- 8.2.1 Plumbing - Drain, Waste, & Vent Systems: Signs of past leak
- 8.9.1 Plumbing - Ensuit bath: Toilet does not properly function
- 8.10.1 Plumbing - Kitchen plumbing : Taps need to be cleaned or replaced
- 8.11.1 Plumbing - Main bath : Toilet constantly runs.
- 8.14.1 Plumbing - Exterior hose bib: Handle missing
- 8.14.2 Plumbing - Exterior hose bib: Taps have been witerized and were not tested
- 9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Scortching on wall plug

1: INSPECTION DETAILS

Information

In Attendance
Inspector, Client

Occupancy
Furnished, Occupied

Style
Bi-level

Type of Building
Single Family

Ground cover
dry

Weather Conditions / Temperature
Clear, Sunny, Cool

Limitations
Roof is frost covered

About your inspection

During this property inspection there are things I will make recommendations on, and things I will not. If I don't mention it then it doesn't mean that area was not inspected but that it was in satisfactory condition at the time of the inspection.

2: ROOF

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

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Roof

Coverings: Condition of roof
What is visable is satisfactory

Flashings: Material
Aluminum

Roof Type/Style
Gable

Coverings: Limitations
none

Flashings: Recommend all exposed wood be painted as needed to prolong life expectancy

This is only if there is exposed exterior wood.

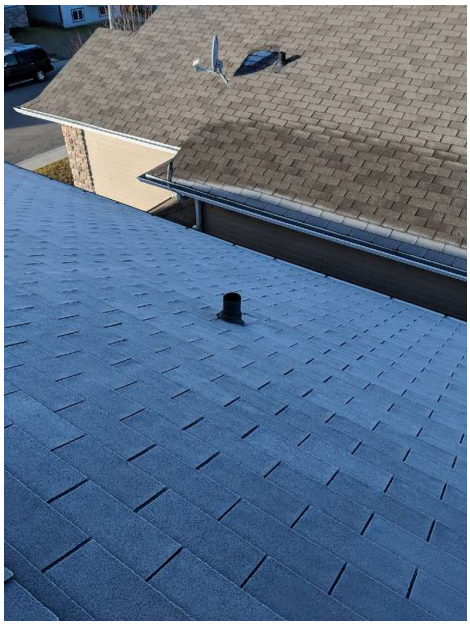
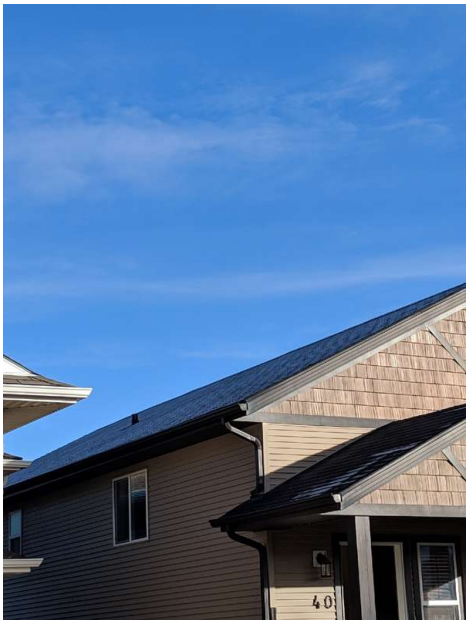
Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Limitations

Frost covered




Roof Drainage Systems: **Downspout discharge**

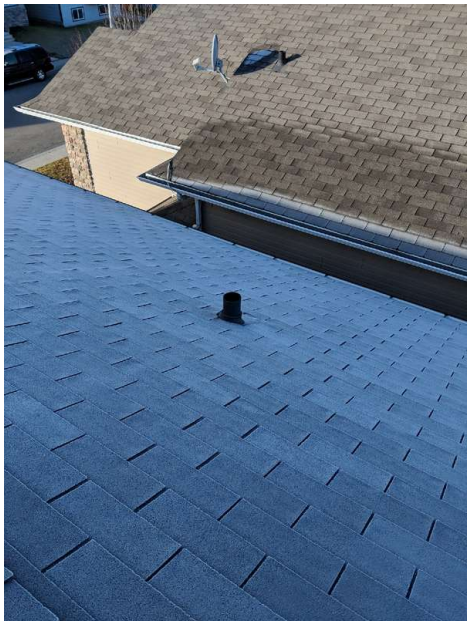
Recommend during spring, summer, and fall downspouts extend minimum 4 feet away from the foundation. Once snow flies and things freeze up lift the downspouts to prevent Ice daming.

Skylights, Chimneys & Other Roof Penetrations: Roof penetrations

Roof penetrations appear satisfactory at time of the inspection

Recommend yearly maintance checks of the roof penetrations, make sure there is calking or tar on all exposed nails.






Recommendations

2.1.1 Coverings

CALKING ON EXPOSED NAILS IS MISSING OR DETERIORATING

Recommend that all exposed nails are fully covered with tar or silicone

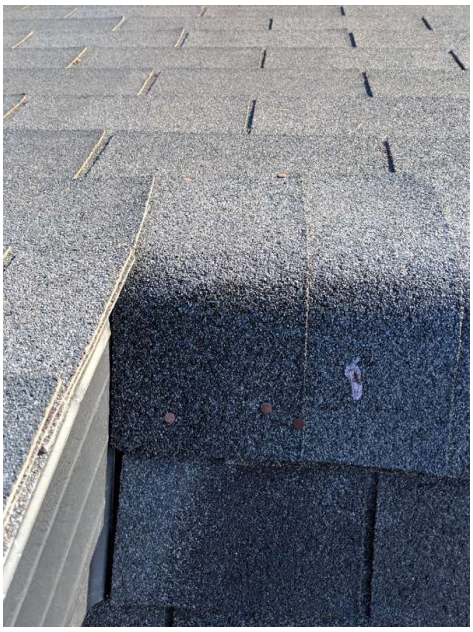
Tar is beginning to deteriorate on Exposed nails, or is not present

Recommend monotoring and replacing as needed.

Recommendation

Contact a qualified professional.



2.1.2 Coverings

DELAMINATION

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt.

This is one of the beginning stages of deterioration .

Recommend this be monitored on an ongoing basis and repair as needed.

Overall condition of the roof was in satisfactory condition.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE/GARAGE

One or more downspouts drain 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 adjusting the downspout extensions to drain at least 4 feet from the foundation.

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

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			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	Exterior penetration	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Visual

Exterior Doors: Exterior Entry Door
Fiberglass, Glass

Walkways, Patios & Driveways: Walkway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Deck, Deck with Steps, Front Porch

Decks, Balconies, Porches & Steps: Limitations
none

Eaves, Soffits & Fascia: Eves, soffit, and facia are in satisfactory condition at the time of the inspection

Vegetation, Grading, Drainage & Retaining Walls: Limitations
none

Siding, Flashing & Trim: Siding Material
Vinyl

Recommend painting all exterior wood as needed when needed and sealing penetrations with proper caulking to prolong life expectancy.

Siding, Flashing & Trim: Siding Style
Traditional Lap sidding

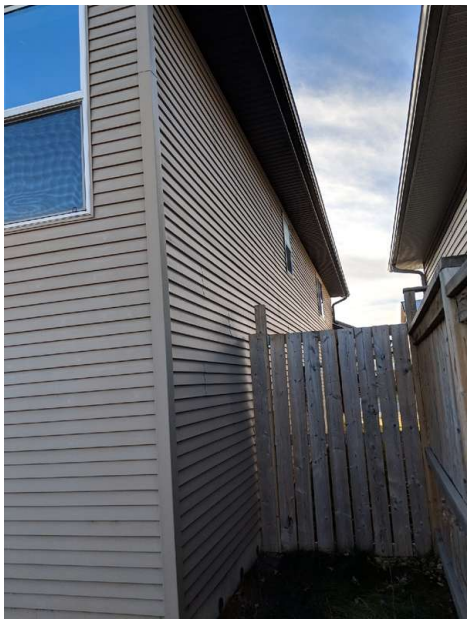













Decks, Balconies, Porches & Steps: Material

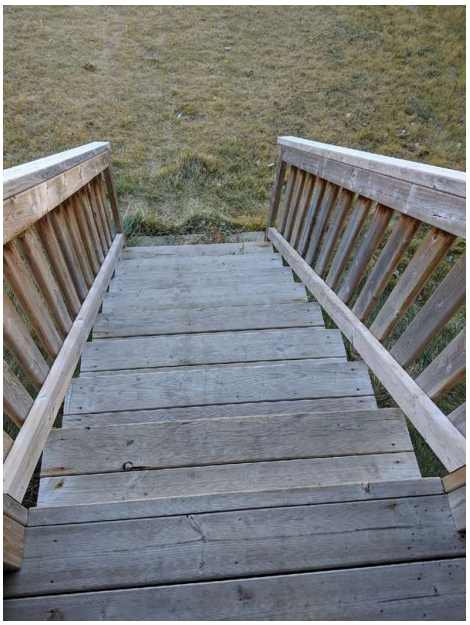
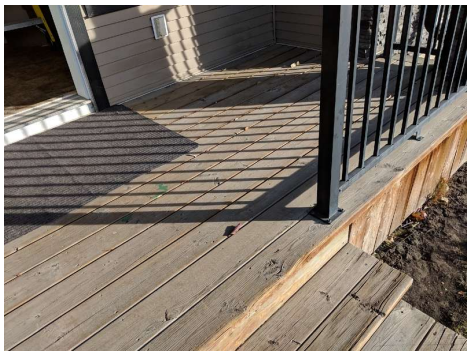
Wood

Recommend paint/stain as needed to prolong life expectancy of the wood.




Decks, Balconies, Porches & Steps: **Condition**

What is visable is satisfactory, Recommend stain as needed


Vegetation, Grading, Drainage & Retaining Walls: **Grading appears satisfactory at time of inspection**

Recommend constant monotoring of the grading around the home to keep water away from your foundation.

Exterior penetration : **Exterior penetration are satisfactory**

Recommend ongoing monotoring of the exterior penetration, recalk as need.

Recommend checking and keeping vent clear of debris.

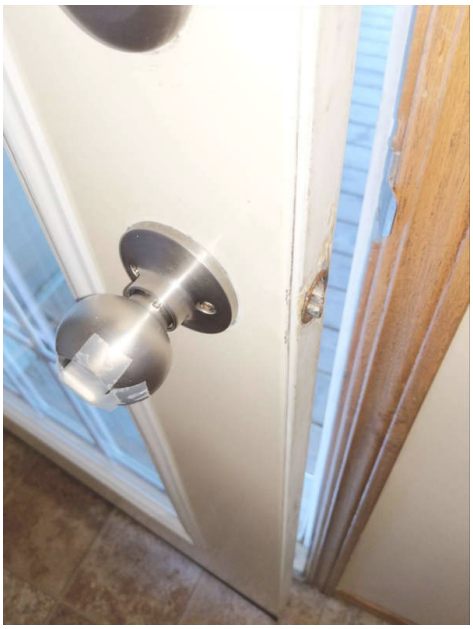

Recommendations

3.2.1 Exterior Doors

DORR HANDLE IS NOT FUNCTIONING PROPERLY

Recommendation

Contact a qualified professional.



3.7.1 Exterior penetration

EXTERIOR VENTS NEED TO BE CLEANED OF DEBRIS

Clogged vents can become a fire hazard, or create less ventialtion for the the appliances, making it less efficient and lowering it's life span.

Recommend constant monitoring and cleaning of vents as needed.

This should be done when your furnace, ducts and dryer vent get cleaned.

Recommendation

Recommended DIY Project

4: BUILT-IN APPLIANCES

		IN	NI	NP	R
4.1	Dishwasher	X			
4.2	Refrigerator	X			X
4.3	Range/Oven/Cooktop	X			
4.4	Garbage Disposal			X	
4.5	Built-in Microwave	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dishwasher: Brand
Amana

Dishwasher: Item is working at the time of the inspection

Refrigerator: Brand
Frigidaire

Refrigerator: Item is working at the time of the inspection

Refrigerator: Water/ice
not present

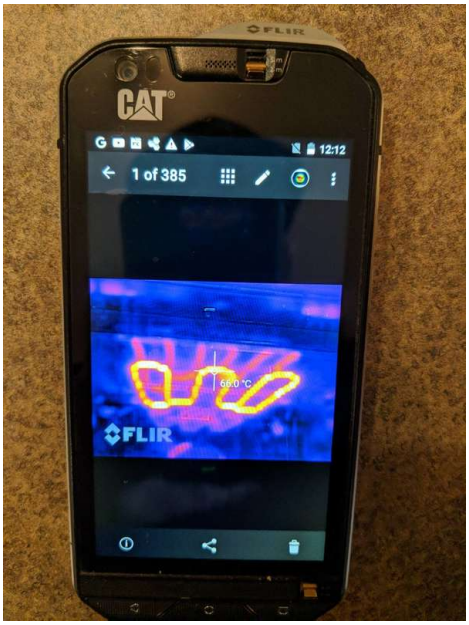
Range/Oven/Cooktop: Range/Oven Energy Source
Electric

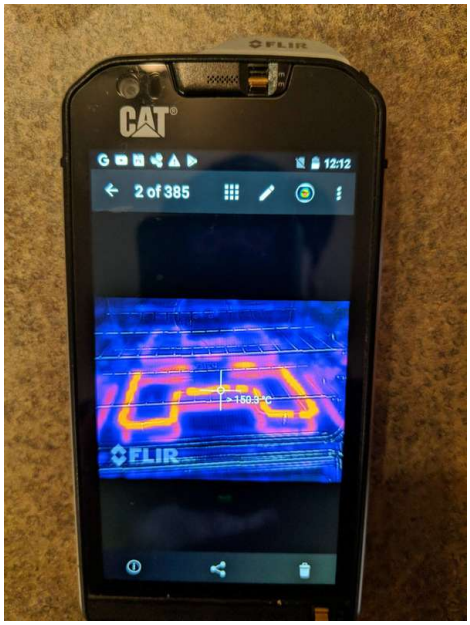
Range/Oven/Cooktop: Range/Oven Brand
Frigidaire

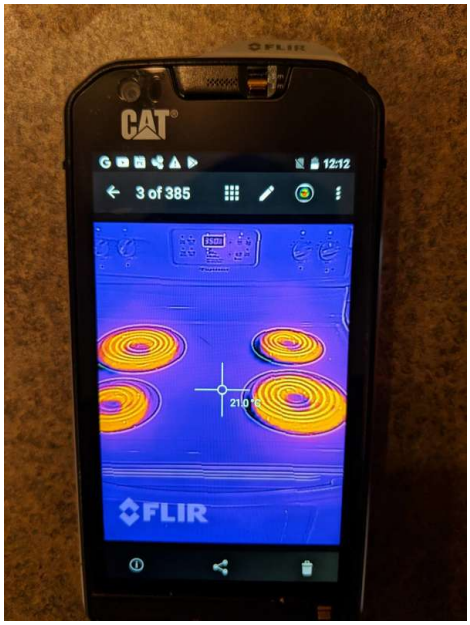
Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Built-in Microwave: Item is working at time of the inspection

Range/Oven/Cooktop: Item is working at the time of the inspection







5: HEATING

		IN	NI	NP	R
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			X
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Furnace was in good working condition at the time of the inspection	X			
5.6	Presence of Installed Heat Source in Each Room	X			
5.7	Infloor Radiant Heat	X			
5.8	Humidifier			X	
5.9	Gas/LP Firelogs & Fireplaces	X			
5.10	Air exchange	X			
5.11	Infloor electric heat			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Furnace filter

Recommend replacing furnace filter every 2 to 3 months of use.

Equipment: Energy Source

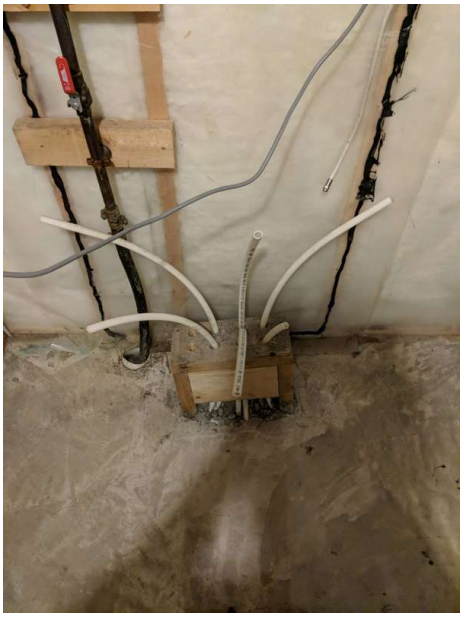
Gas

Equipment: Heat Type

Forced Air, High Efficiency

Normal Operating Controls: Thermostat

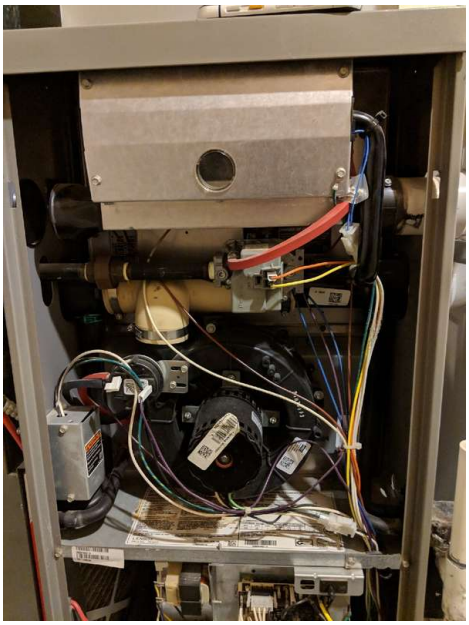
Infloor Radiant Heat: lines were present but not installed.

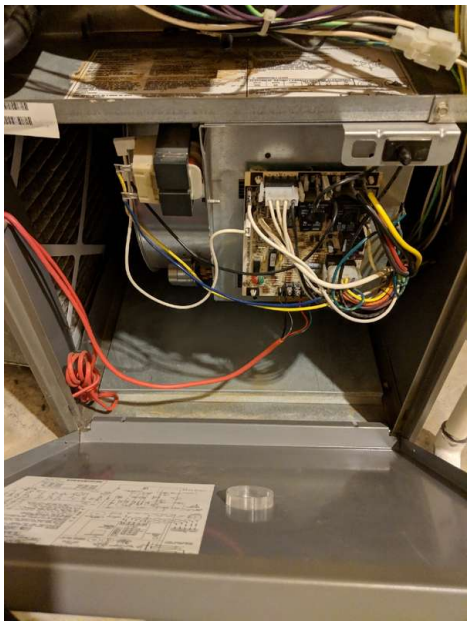


Gas/LP Firelogs & Fireplaces: Gas fireplace is in working order at time of the inspection

Equipment: **Brand**

Lennox





Equipment: **Furnace Maintanance**

Recommend service and cleaning of the heating system and vents every 1-3 years depending on cleanliness and animals living in the home.

If this is something you need once you move in, we can provide furnace and duct cleaning at a reduced rate.

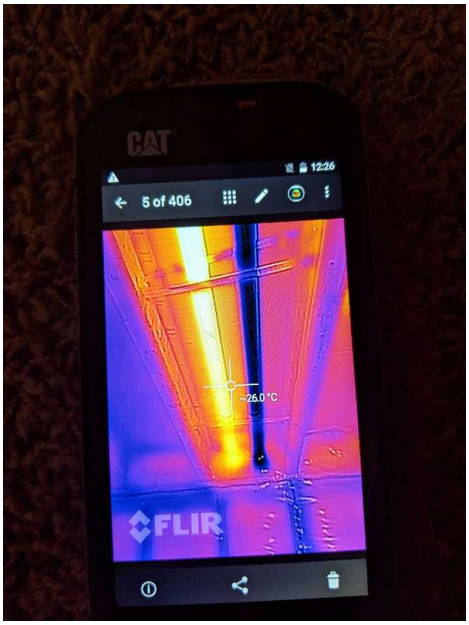
Because of your home inspection your will recieve a 15% discount .

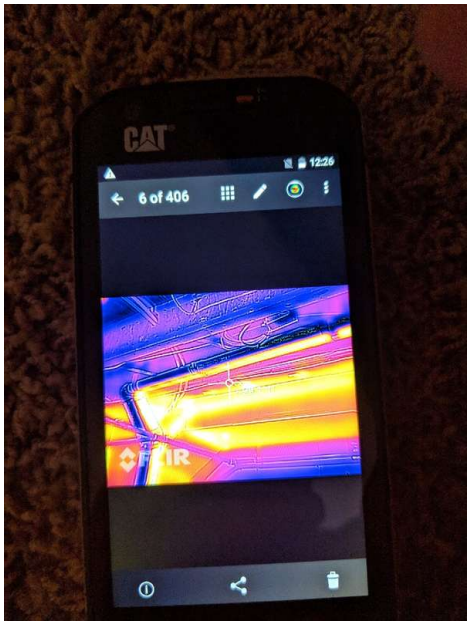
www.ozonefx.com

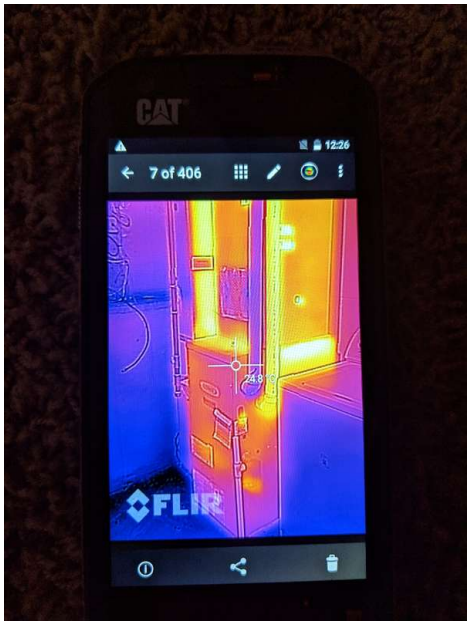
Distribution Systems: **Ductwork**

Non-insulated

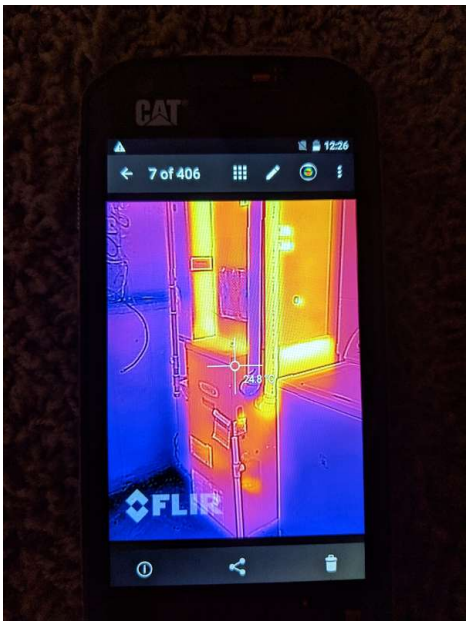
Vents, Flues & Chimneys: What is visable is satisfactory at time of the inspection

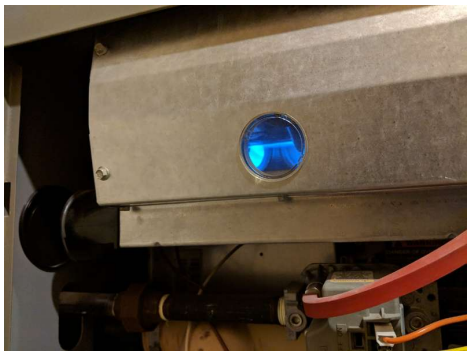


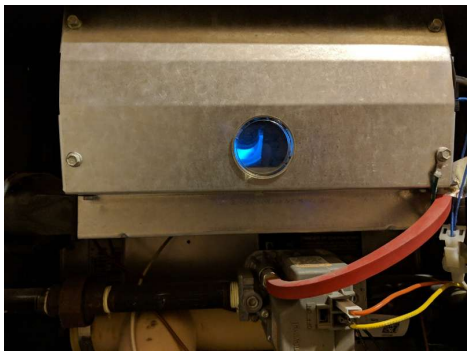


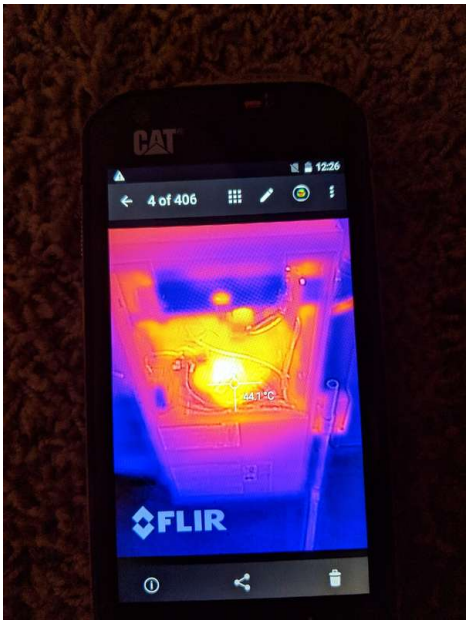


Furnace was in good working condition at the time of the inspection : Condition
Satisfactory

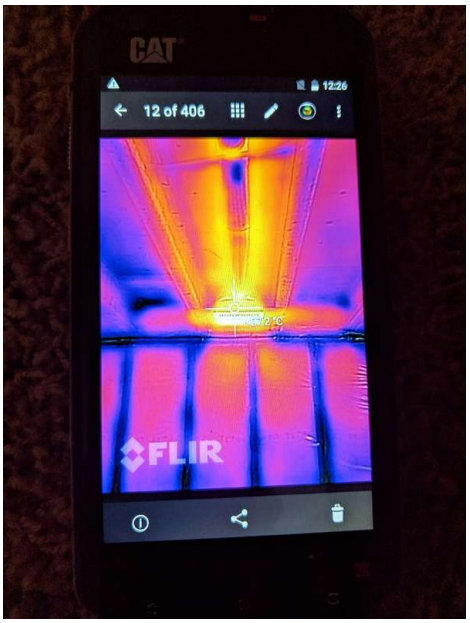


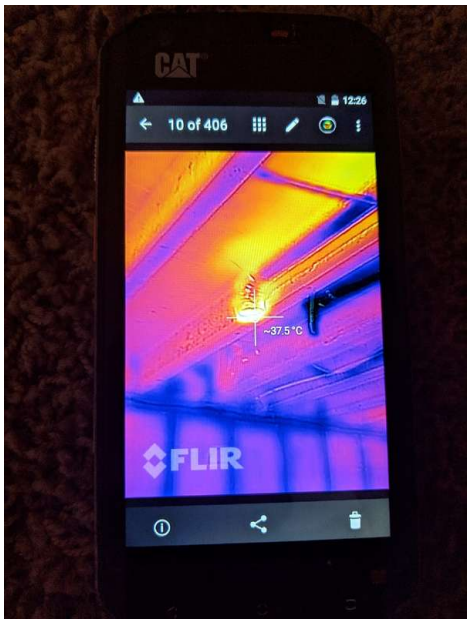


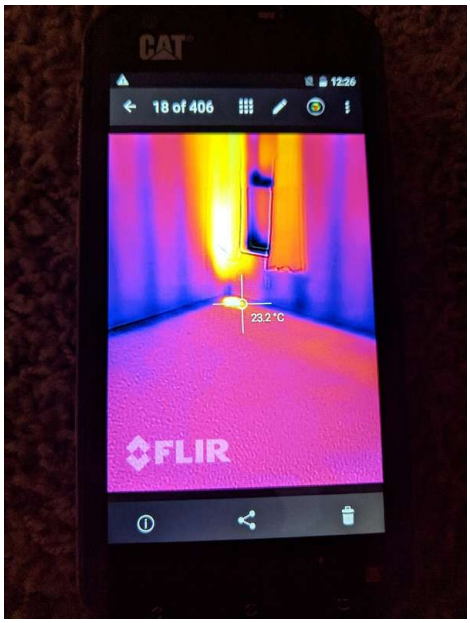


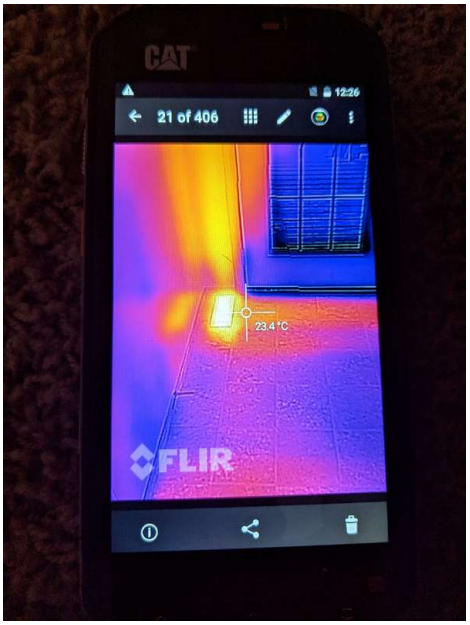


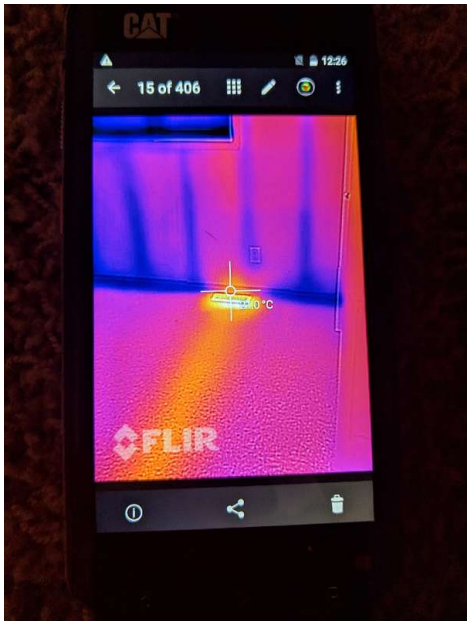
Presence of Installed Heat Source in Each Room: vents appear to be working correctly at time of inspection

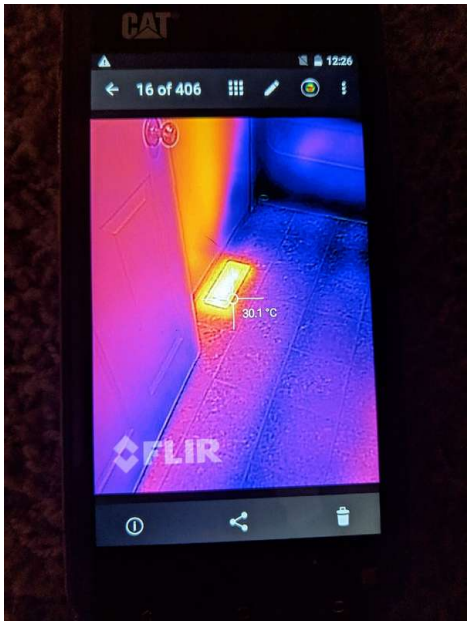

CAT
12:26
12 of 406
FLIR

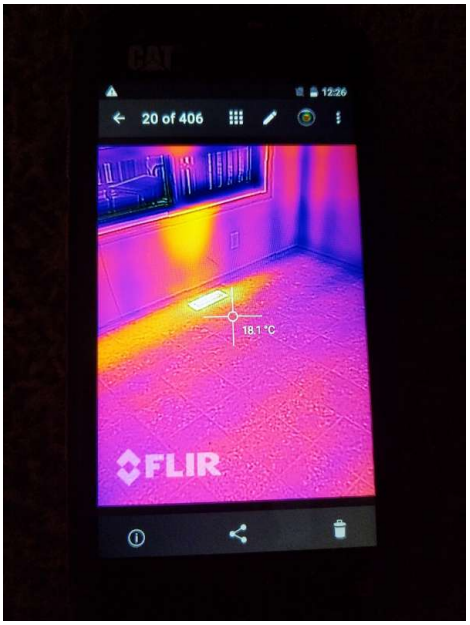

CAT
12:26
10 of 406
~37.5 °C
FLIR

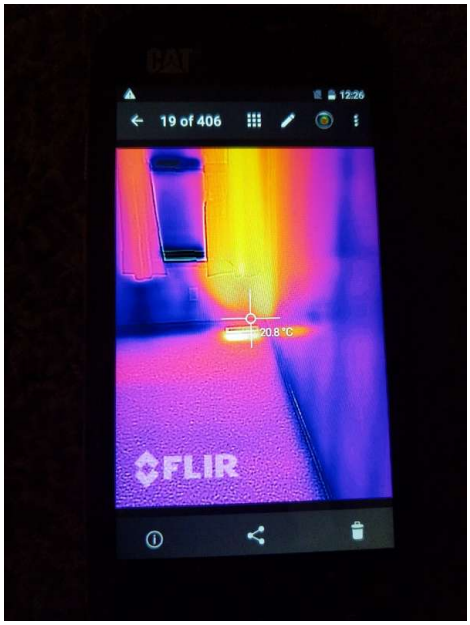

CAT
12:26
18 of 406
23.2 °C
FLIR

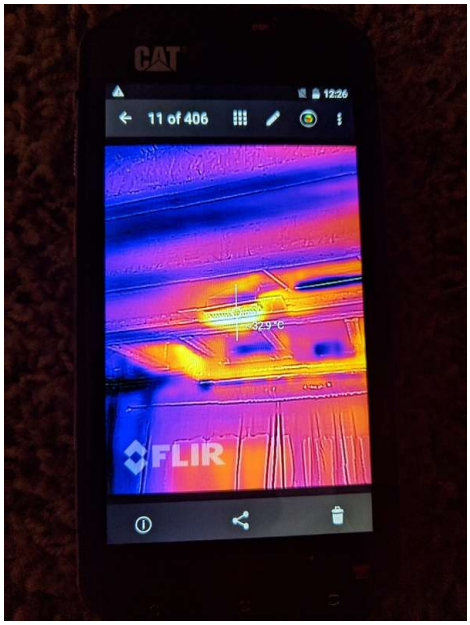

CAT
12:26
21 of 406
23.4 °C
FLIR

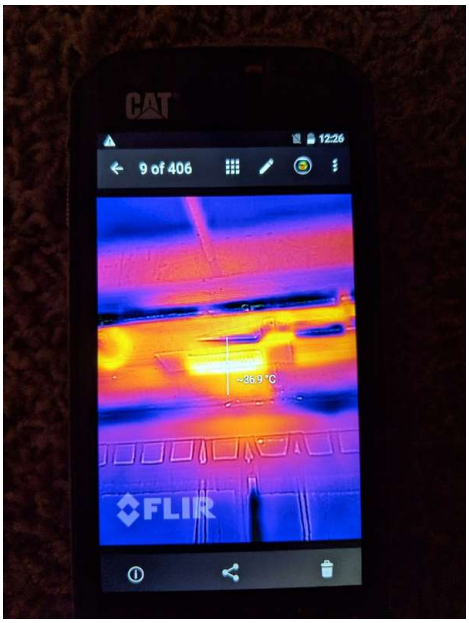

CAT
12:26
15 of 406
FLIR

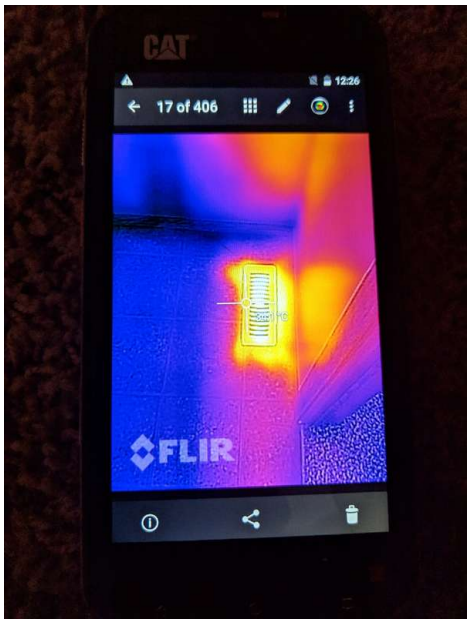

CAT
12:26
16 of 406
30.1 °C
FLIR

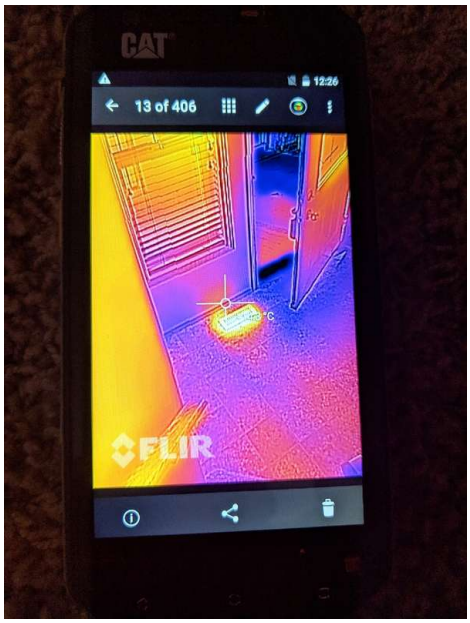

CAT
12:26
20 of 406
18.1 °C
FLIR

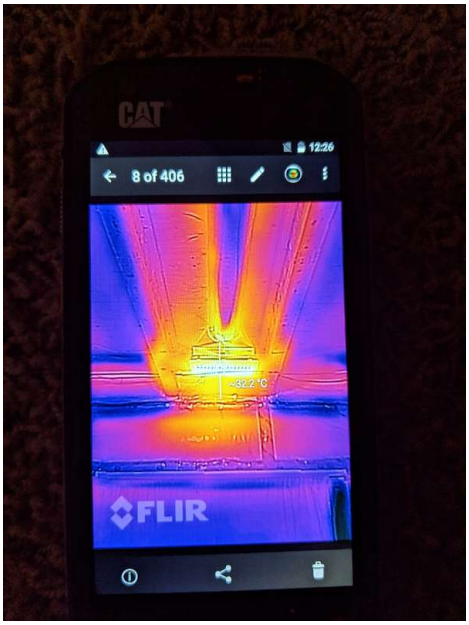

CAT
12:26
19 of 406
20.8 °C
FLIR

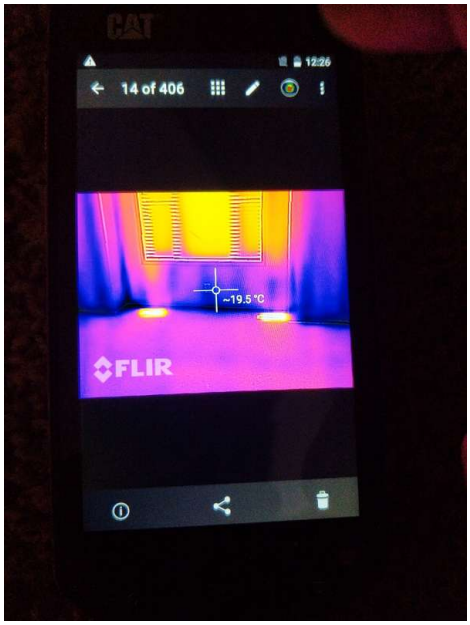

CAT
12:26
11 of 406
FLIR











Gas/LP Firelogs & Fireplaces: **Fireplace fan is working at time of inspection**

Yes

Air exchange: **Air exchange is working properly during the inspection.**

Recommend yearly check to make sure the fan is functioning properly

Recommendations

5.1.1 Equipment

MAINTAIN FURNACE AS NEEDED TO PROLONG LIFE EXPECTANCY

Recommend service and cleaning of the heating system and vents every 1-3 years depending on cleanliness and animals living in the home.

If this is something you need once you move in, we can provide furnace and duct cleaning at a reduced rate.

Because of your home inspection your will recieve a 15% discount .

www.ozonefx.com

Recommendation

Contact a qualified professional.

5.2.1 Normal Operating Controls

THERMOSTAT WAS NOT FUNCTION PROPERLY

Recommend this item be repaired.

Was turning off and on, appears to be a loose connection.

Recommendation

Contact a qualified professional.


Honeywell
Inside
24°
Heat Setting
19°
Fan
Auto
System
Heat
KLES-AIR MECHANICAL
1-403-782-7722
1-403-342-7762


Honeywell
Inside
°
Heat Setting
Fan
System
KLES-AIR MECHANICAL
1-403-782-7722
1-403-342-7762


Honeywell
KLES-AIR MECHANICAL
1-403-782-7722
1-403-342-7762

6: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
6.1	Doors	X			
6.2	Windows	X			
6.3	Floors	X			
6.4	Walls	X			
6.5	Ceilings	X			
6.6	Steps, Stairways & Railings	X			
6.7	Countertops & Cabinets	X			
6.8	Baseboards and casing	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Windows: **Window Type**
Casement, Sliders

Windows: **Windows were in satisfactory condition at time of the inspection**

Floors: **Floor Coverings**
Carpet, Linoleum

Walls: **Wall Material**
Drywall

Walls: **Walls are in satisfactory condition**

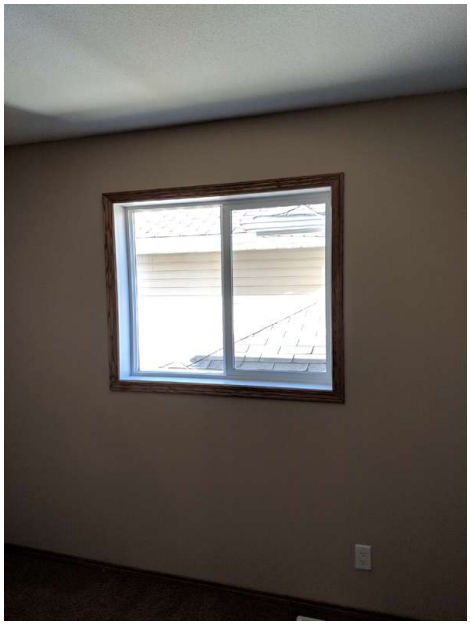
Ceilings: **Ceiling Material**
Drywall, Knockdown

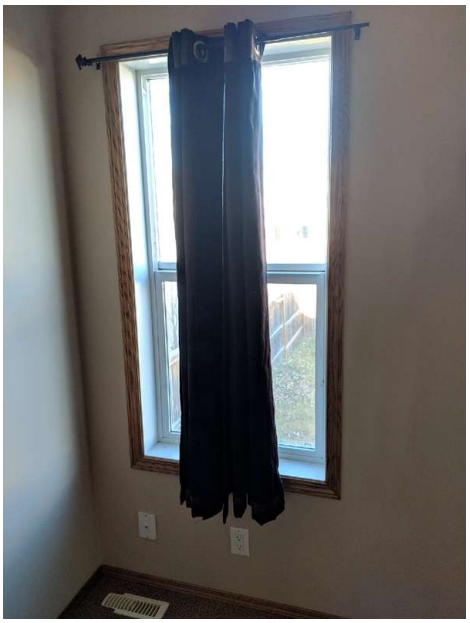
Ceilings: **The ceiling is in satisfactory condition**

Baseboards and casing: **Baseboards and casing are in satisfactory condition**

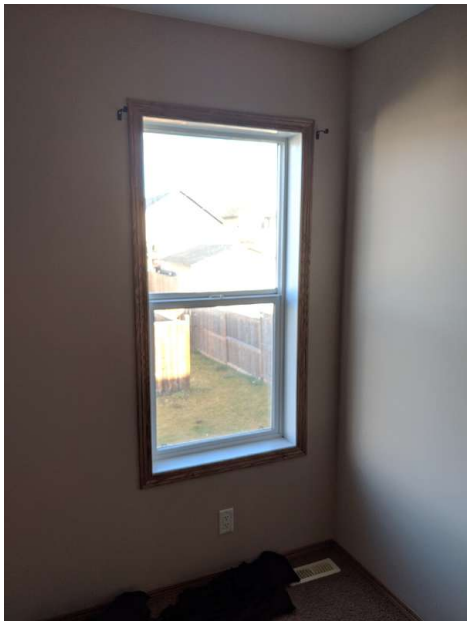
Windows: **Window moisture**

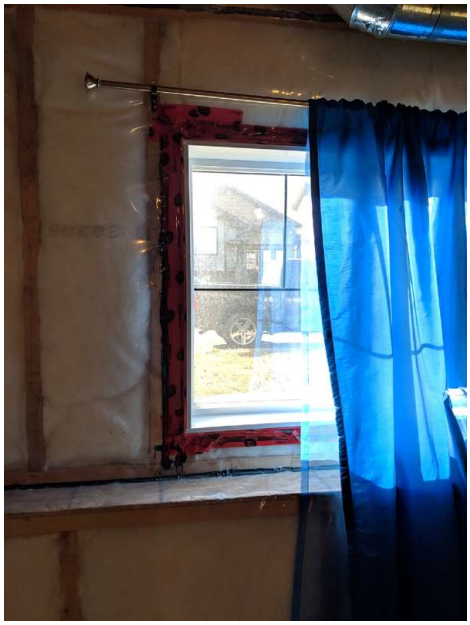
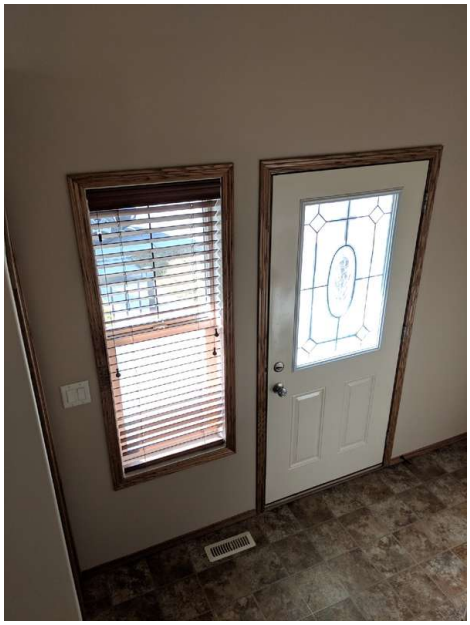
There are no signs of moisture around any windows at time of the inspection.

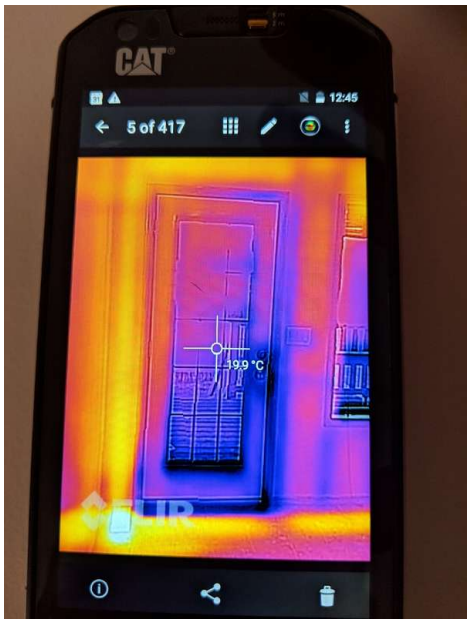
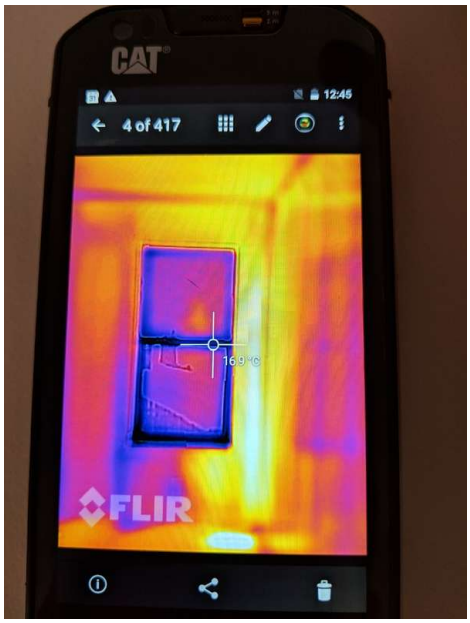
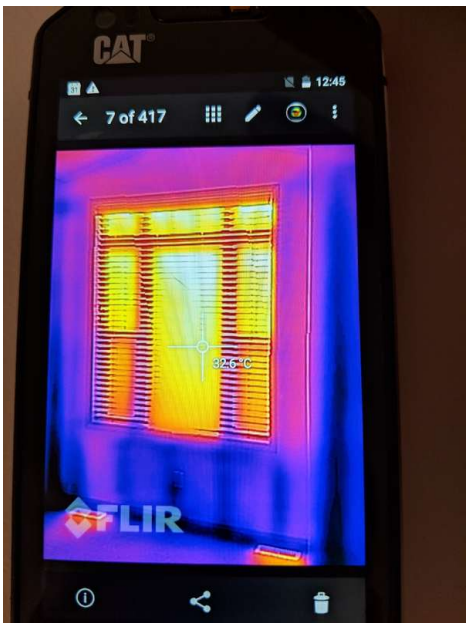
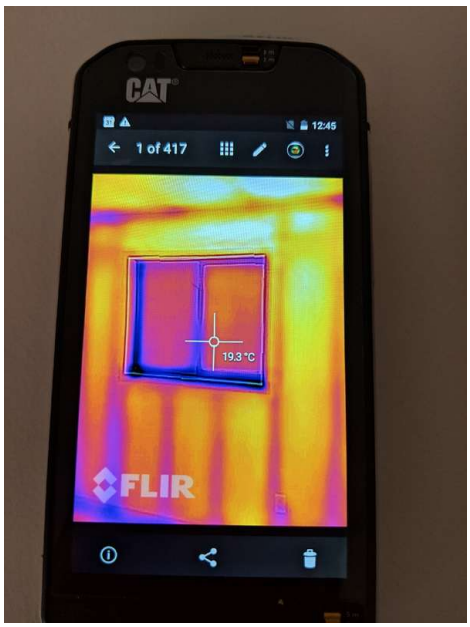
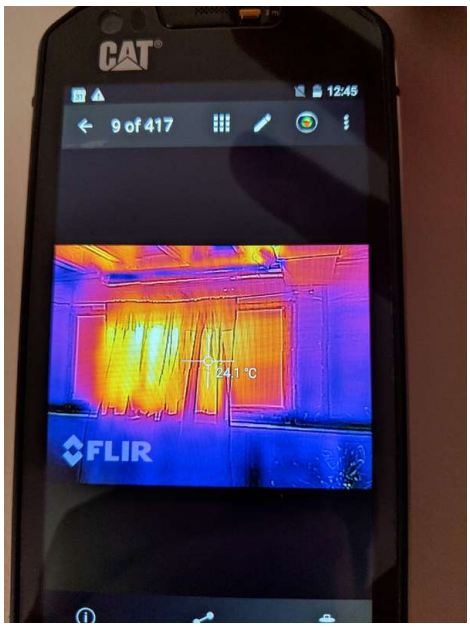
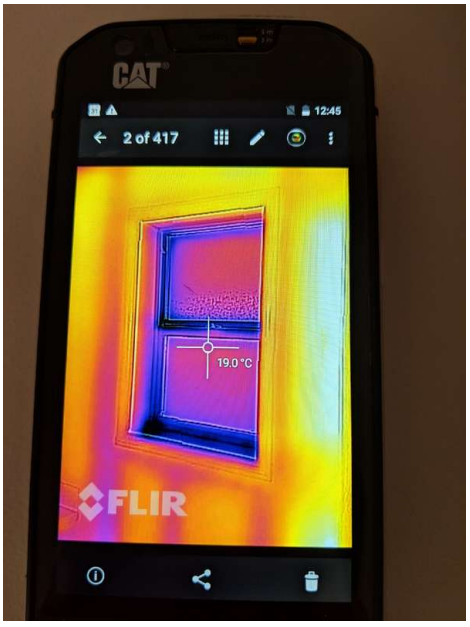
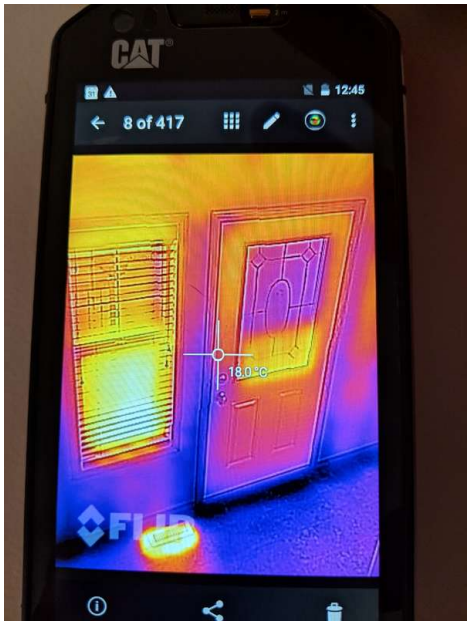
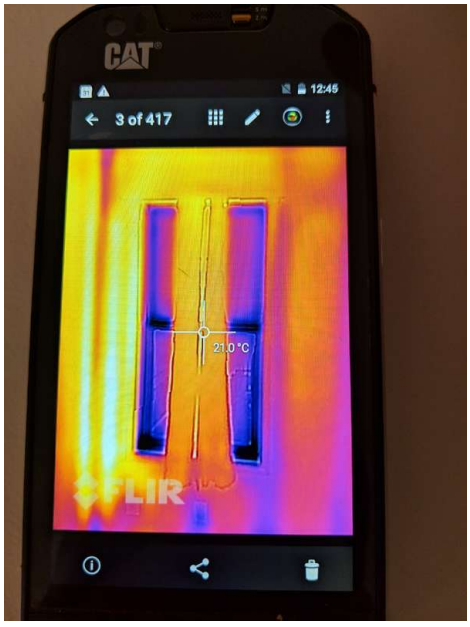








CAT
12:45
5 of 417
19.9 °C
FLIR

CAT
12:45
4 of 417
FLIR

CAT
12:45
7 of 417
FLIR

CAT
12:45
1 of 417
19.3 °C
FLIR

CAT
12:45
9 of 417
24.1 °C
FLIR

CAT
12:45
2 of 417
19.0 °C
FLIR

CAT
12:45
8 of 417
18.0 °C

CAT
12:45
3 of 417
21.0 °C
FLIR

Countertops & Cabinets: **Countertop Material**

Laminate, Wood nosing




Countertops & Cabinets: Cabinetry

Wood

7: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
7.1	Foundation	X			
7.2	Basements & Crawlspaces	X			
7.3	Floor Structure	X			X
7.4	Wall Structure		X		
7.5	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Visual

Foundation: Material
Concrete

Basements & Crawlspaces: Basement/crawlspace
What is visable is satisfactory

Limitations
partially finished basement, Insulation and vapour barrier











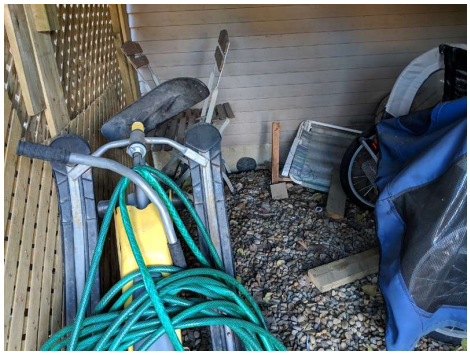
Foundation: **What is visable is satisfactory**

There are areas of the home that are partially visable at time of the inspection.

Defects man be hidden behind trees, shrubs, or unvisible area in the basement.

Recommend all visable areas of the foundation be monitored on an ongoing basis.If foundation issues occur it is usually seen with cracking in the foundation and parging if it's present.

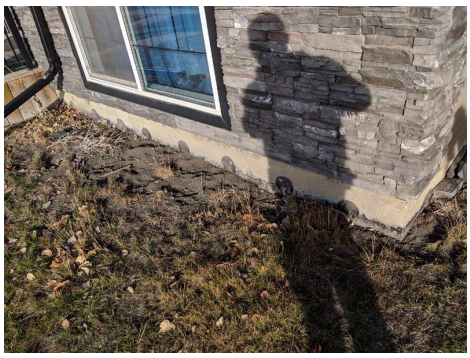
Small foundation cracks can happen as concrete ages. If they grow to 1/4" or more give us a call so we can help diagnose the problem.

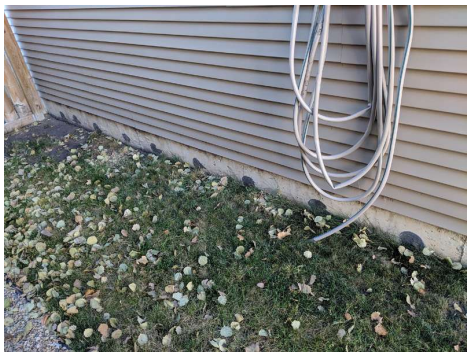











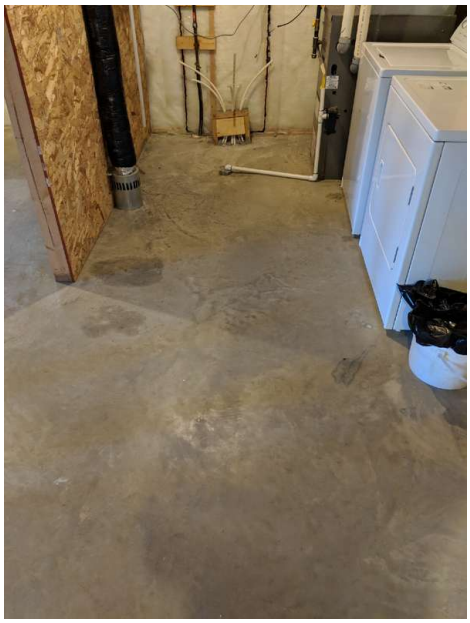



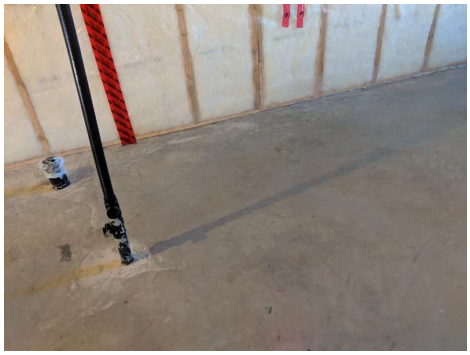

Floor Structure: **Basement/Crawlspace Floor**

Concrete







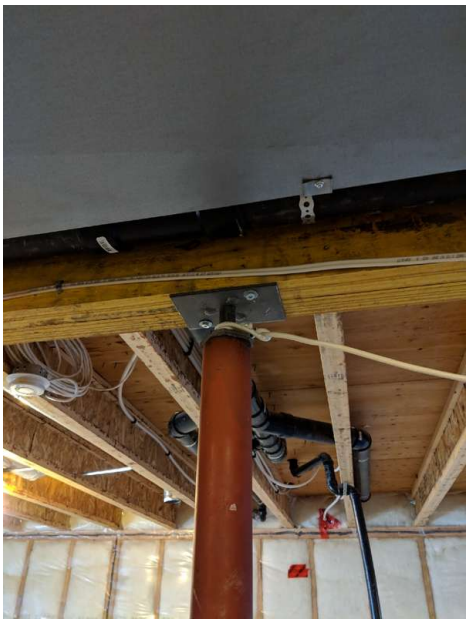
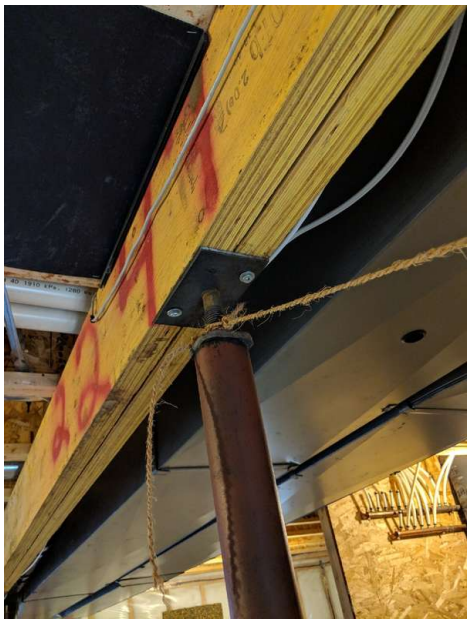


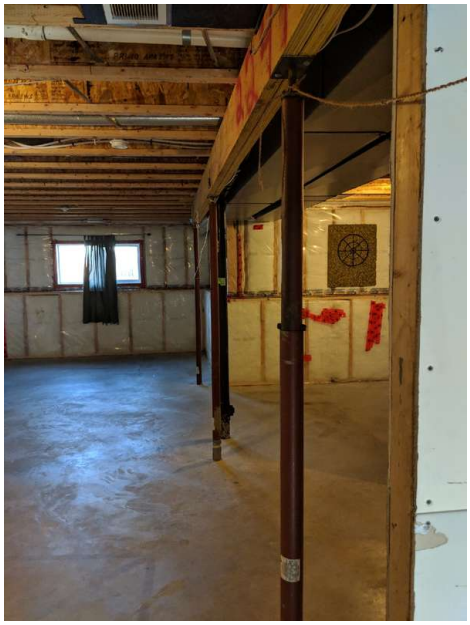
Floor Structure: Sub-floor

Plywood

Floor Structure: Material

Wood Beams, Wood I-Joists, Steel teleposts



Ceiling Structure: **Main/second floor ceiling structure**

Ceiling structure was not visable but the appearance of the ceiling looked to be in satisfactory condition at the time of the inspection,

Limitations

Wall Structure

STRUCTURE NOT VISABLE

Structure was not visable.

appearance inside the home was satisfactory at time of the inspection

Recommendations

7.3.1 Floor Structure

SETTLEMENT CRACKS

basement slabs are not a structural component of a home and it is not abnormal to see this type of settlement cracking.

Recommend these areas be monitored on an ongoing basis

Recommendation

Recommend monitoring.

8: PLUMBING

		IN	NI	NP	R
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			X
8.3	Water Supply, Distribution Systems & Fixtures	X			
8.4	Hot Water Systems, Controls, Flues & Vents	X			
8.5	Fuel Storage & Distribution Systems	X			
8.6	Sump Pump			X	
8.7	Basement bathroom			X	
8.8	Clothes Dryer	X			
8.9	Ensuit bath	X			X
8.10	Kitchen plumbing	X			X
8.11	Main bath	X			X
8.12	Powder room			X	
8.13	Washing machine	X			
8.14	Exterior hose bib	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Filters
None

Water Source
Public

Drain, Waste, & Vent Systems: Drain Size
2", 1 1/2", 3"

Drain, Waste, & Vent Systems: Material
ABS

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper, Plastic

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

Hot Water Systems, Controls, Flues & Vents: Capacity

000000000 Water on demand

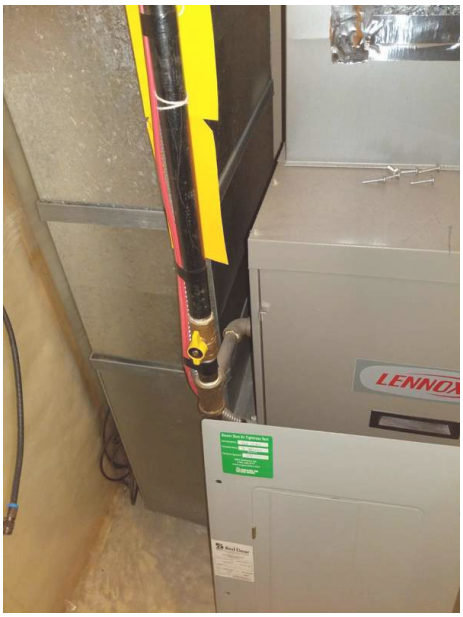
Hot Water Systems, Controls, Flues & Vents: Location

Utility Room, Basement

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

Gas Meter, Furnace, At Tank

Fuel Storage & Distribution Systems: Visable gas lines appear satisfactory at time of inspection



Clothes Dryer: Clothes dryer is in working order at the time of the inspection

Kitchen plumbing : Kitchen plumbing is in satisfactory condition

Satisfactory at time of the inspection

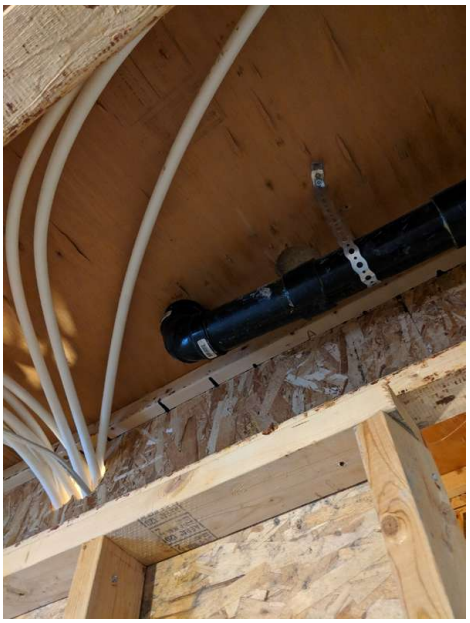
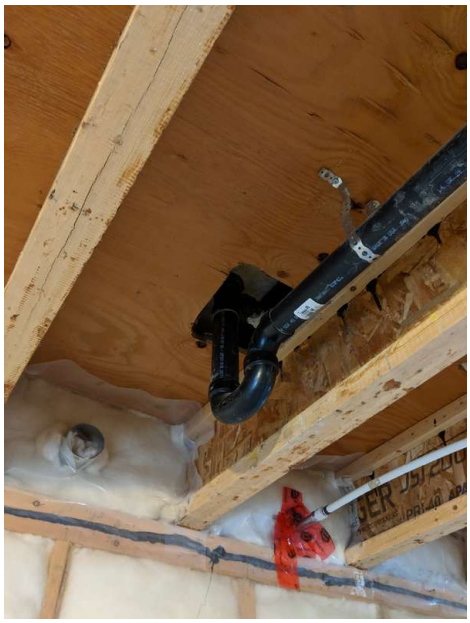
Main Water Shut-off Device: **Location**

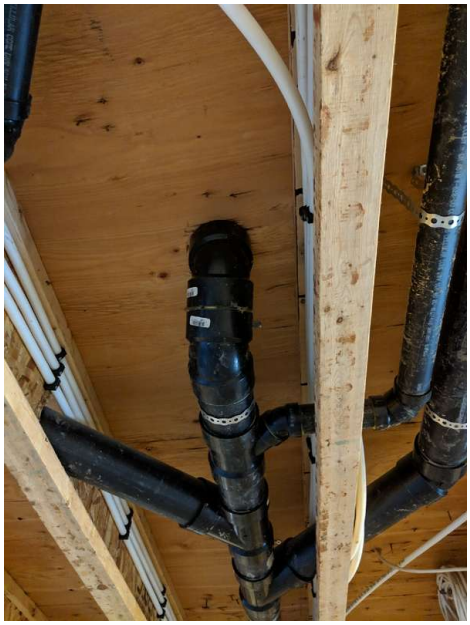
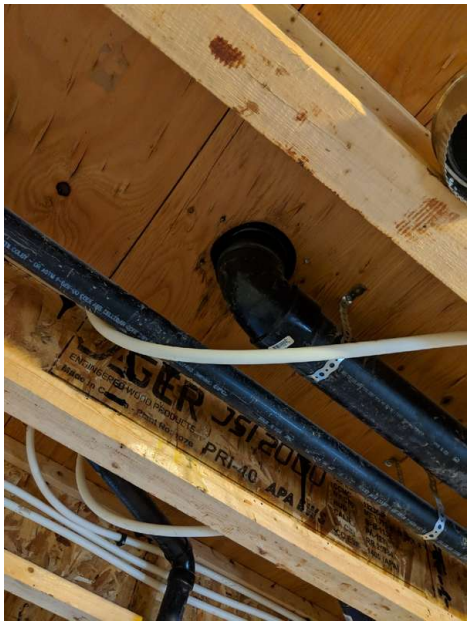
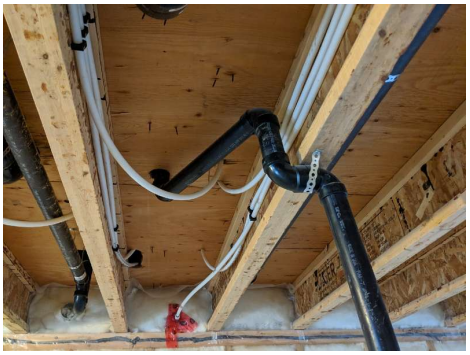
Basement

Basement, Mechanical room

Recommend when going away for long periods of time always shut the water off before the water meter and only if possible.

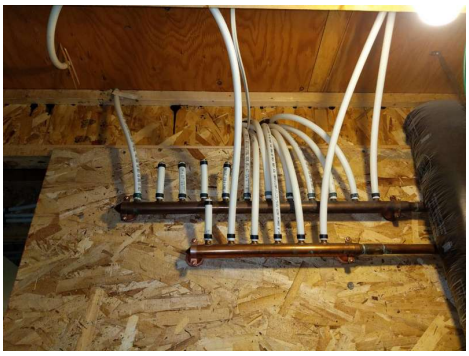
Drain, Waste, & Vent Systems: **What is visible is satisfactory at time of inspection**

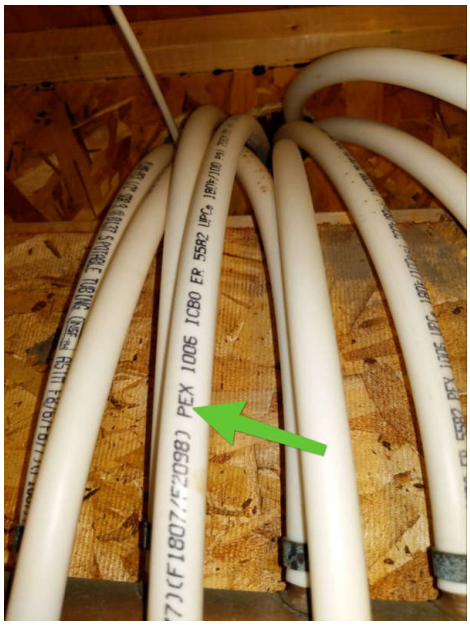



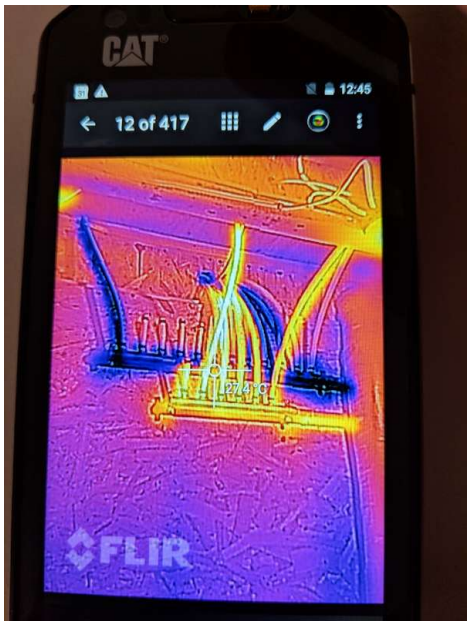





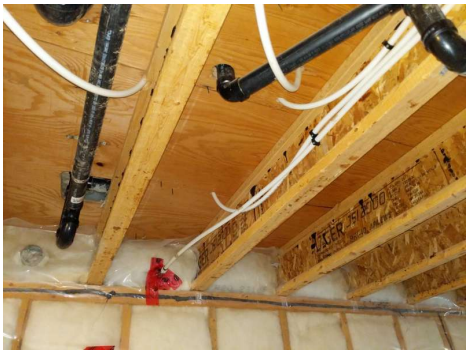
Water Supply, Distribution Systems & Fixtures: **Distribution Material**

Pex, Copper







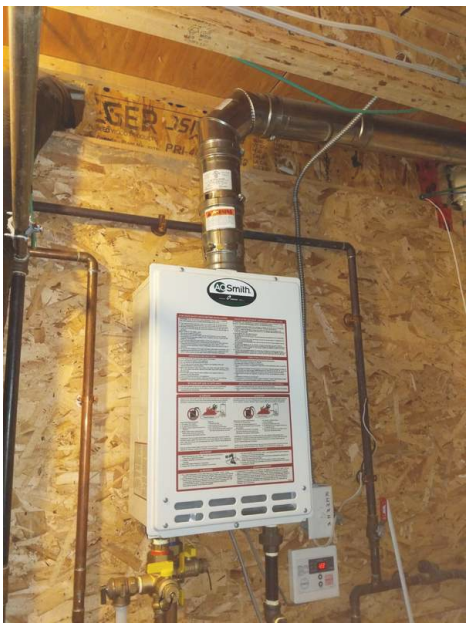


Hot Water Systems, Controls, Flues & Vents: **Manufacturer**

AO Smith, Water on demand boiler

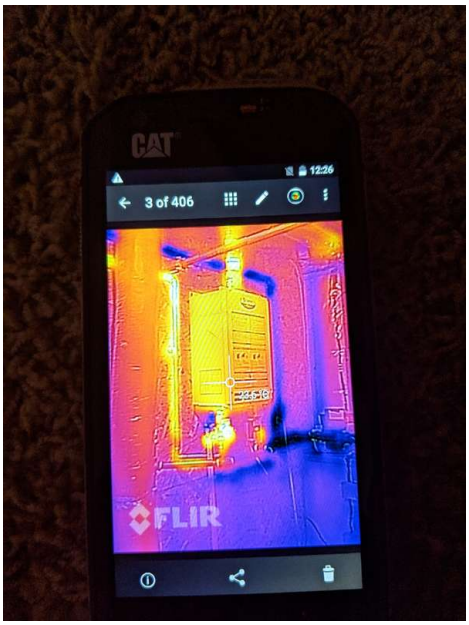
I recommend flushing & servicing your water heater tank annually for optimal performance. However, if your tank has not been flushed for many years flushing it could cause a leak. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

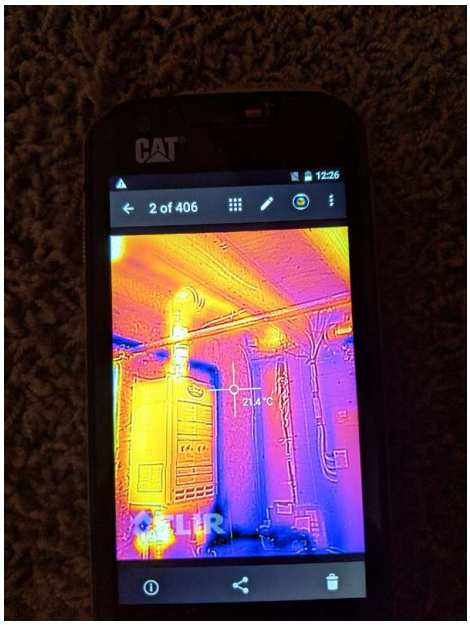
Here is a nice maintenance guide from Lowe's to help.

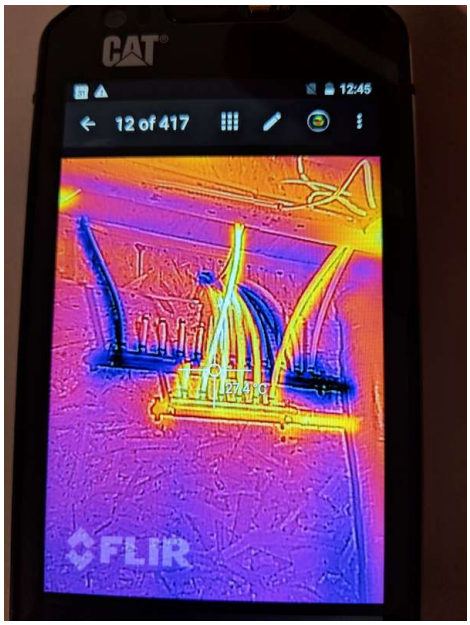


Hot Water Systems, Controls, Flues & Vents: Water heater at time of inspection

Working

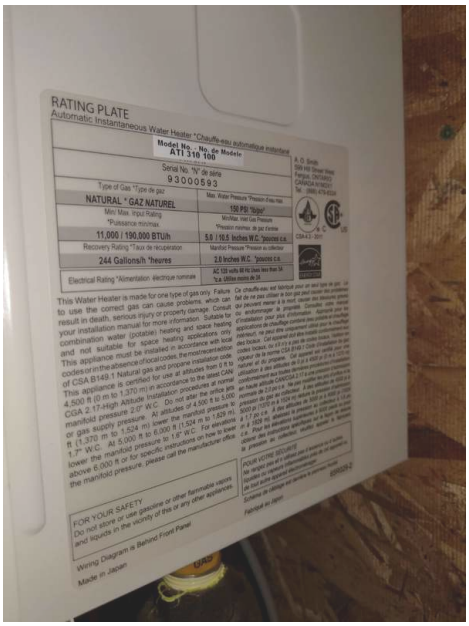






Hot Water Systems, Controls, Flues & Vents: Age of water heater (This is an approximate)

2011



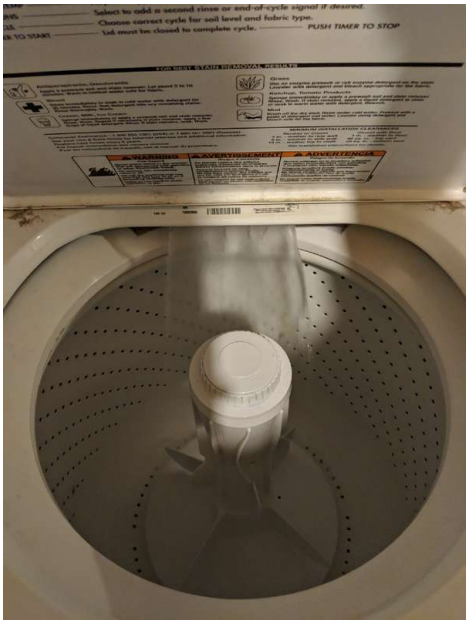
Ensuit bath: **Ensuit is in satisfactory condition**

Satisfactory at time of the inspection



Main bath : Bathroom is in satisfactory condition (but there are some issues)

Washing machine: Washing machine is in working order at the time of the inspection



Recommendations

8.2.1 Drain, Waste, & Vent Systems

SIGNS OF PAST LEAK

Recommend asking what the issues may have been and if the have been fixed.

Recommendation

Contact a qualified professional.

8.9.1 Ensuit bath

TOILET DOES NOT PROPERLY FUNCTION

Recommend this item be repaired if you feel it's necessary.

The handle needs to be held down to properly flush.

Recommendation

Contact a qualified professional.

8.10.1 Kitchen plumbing

TAPS NEED TO BE CLEANED OR REPLACED

Recommendation

Contact a qualified professional.

8.11.1 Main bath

TOILET CONSTANTLY RUNS.

Recommend this item be repaired or replaced

Recommendation

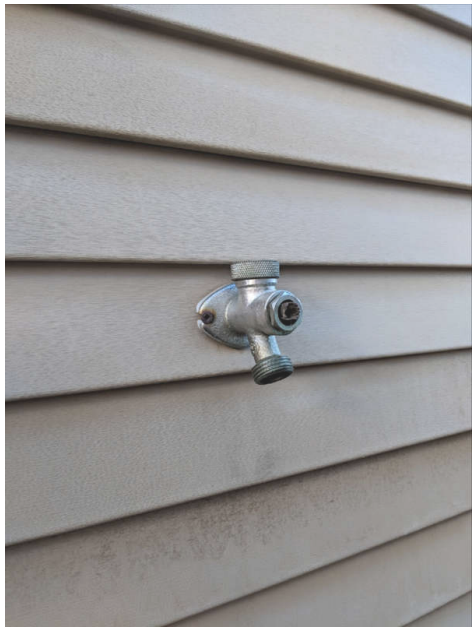
Contact a qualified professional.

8.14.1 Exterior hose bib

HANDLE MISSING

Recommendation

Contact a qualified professional.



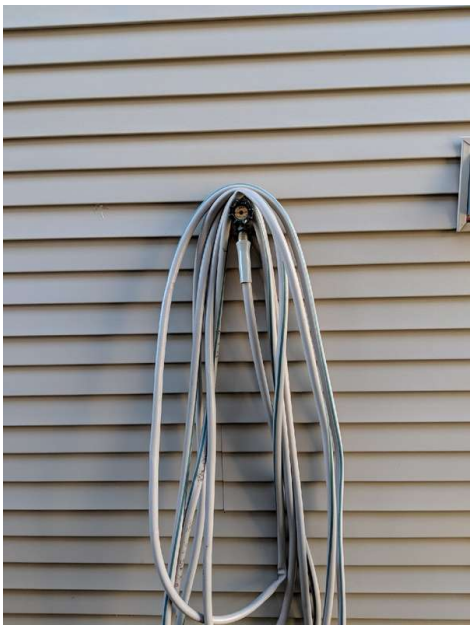
8.14.2 Exterior hose bib

TAPS HAVE BEEN WITERIZED AND WERE NOT TESTED

Recommend in the spring these be check for functionality and any potential leaks.

Recommendation

Contact a qualified professional.



9: ELECTRICAL

		IN	NI	NP	R
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			X
9.5	GFCI & AFCI	X			
9.6	Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

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

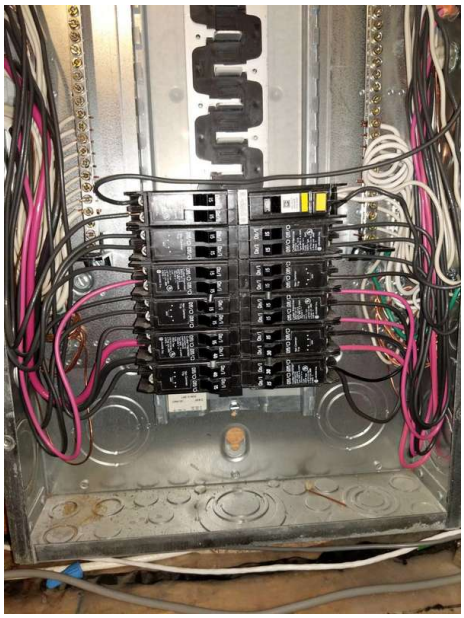
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
100 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Not Present

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15, 20, 30, 40, 50 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: **Everything appears satisfactory at time of inspection**



Lighting Fixtures, Switches & Receptacles: **Lighting, switches, and recepticles appear satisfactory at time of inspection**

GFCI & AFCI: **GFCI that are present are in working order**

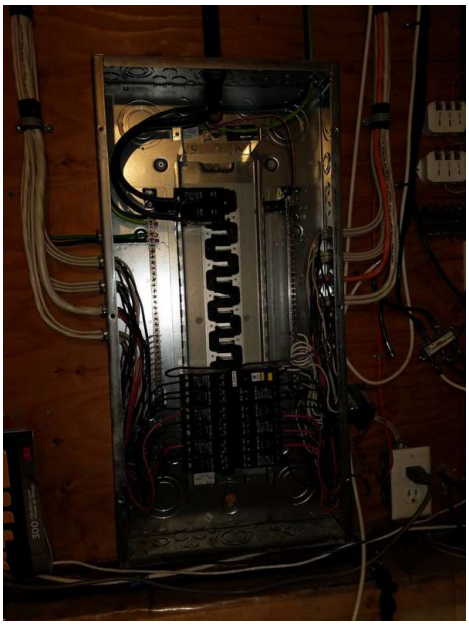
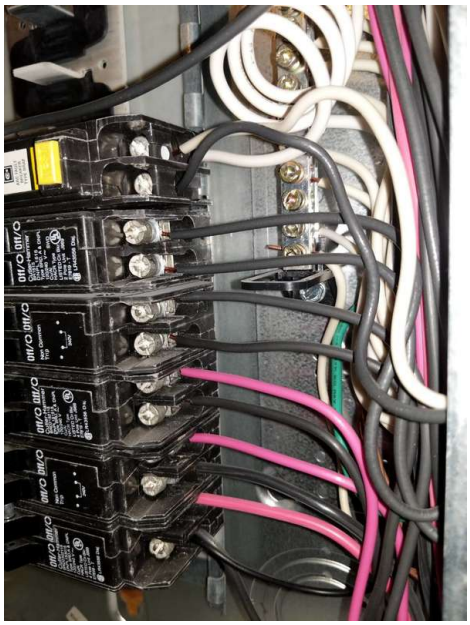
Recommend these items throughout the home be tested every couple months.

Service Entrance Conductors: **Electrical Service Conductors**

Below Ground, 120/240

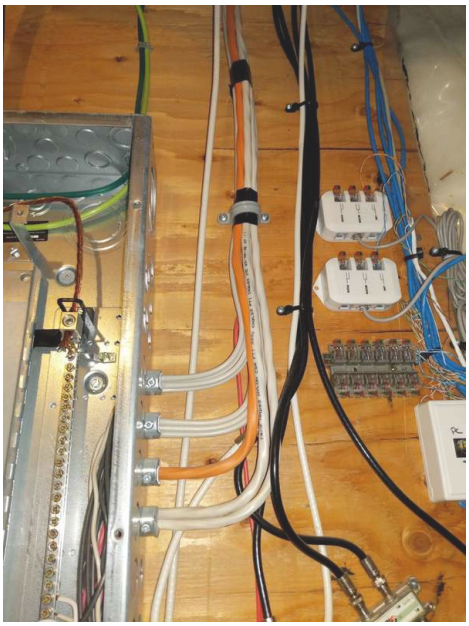
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker


Branch Wiring Circuits, Breakers & Fuses: Wiring Method

NMD 90




GFCI & AFCI: **AFCI that are present are in working order**

Recommend this item be tested at the panel every couple months


Smoke Detectors: **Smoke Detectors are present but not tested.**

Recommend professional testing of Smoke and Carbon Monoxide Detectors or Replacement. Testing with the button is unreliable and may give a false positive.

Recommend testing new Detectors as some new one may not work.


Recommendations

9.4.1 Lighting Fixtures, Switches & Receptacles

SCORTCHING ON WALL PLUG

Recommend this item be checked and replaced if its needed.

Recommendation

Contact a qualified professional.

10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
10.1	Attic Insulation	X			
10.2	Exhaust Systems	X			
10.3	Vapor Retarders (Crawlspace or Basement)	X			
10.4	Ventilation	X			
10.5	Roof Structure & Attic	X			
10.6	Status of attic during home inspection	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dryer Power Source
220 Electric

Flooring Insulation
None visable

Limitations
Accessable from hatch

Attic Insulation: Approximate
Depth of insulation
9

The depth is an estimate, it may vary throughout the attic.

Attic Insulation: Insulation Type
Blown, Batt

Exhaust Systems: Exhaust Fans
Fan Only

Exhaust Systems: fans appear to be Vented to exterior

Recommend this item be monitored on an ongoing basis

Roof Structure & Attic: Type
Gable

Vapor Retarders (Crawlspace or Basement): What is visible is satisfactory at time of inspection







Ventilation: **Ventilation Type**
Soffit Vents, Roof vents

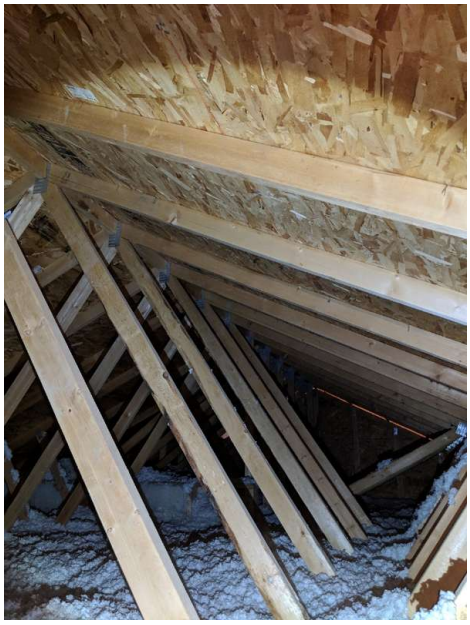


Roof Structure & Attic: **Material**

OSB, Wood

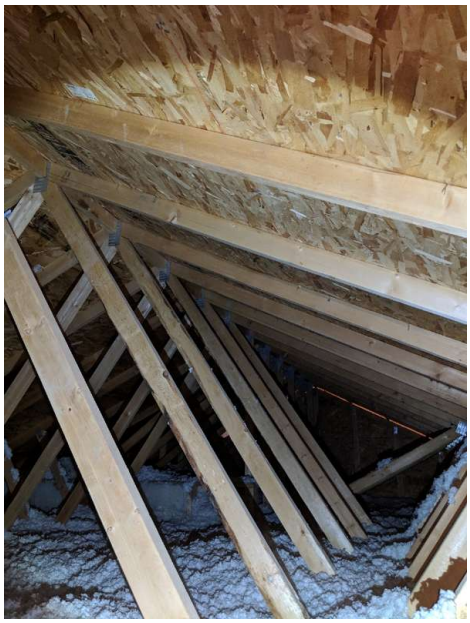




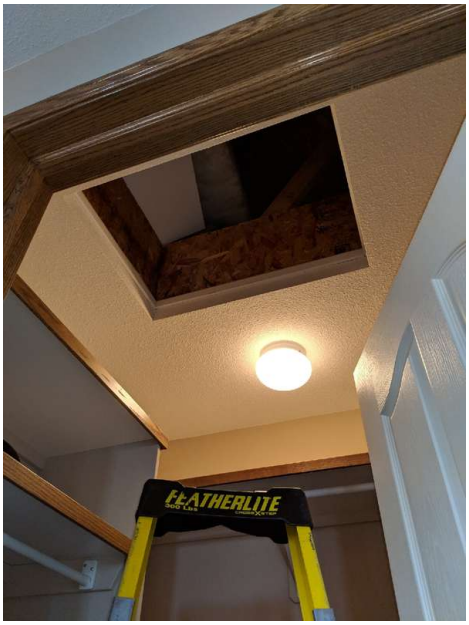


Status of attic during home inspection : **Status of the attic at the time of the inspection**

What was visable is satisfactory at time of the inspection





FEATHERLITE

11: COMMENTS

		IN	NI	NP	R

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Additional Photos



STANDARDS OF PRACTICE

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.

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 con rm the operation of every control and feature of an inspected appliance.

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.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not

required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Basement, Foundation, Crawlspace & Structure

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

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and

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

Attic, Insulation & Ventilation

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