



CLASS HOME INSPECTION

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## RESIDENTIAL REPORT

1234 Main St.  
Jefferson OH 44047

Buyer Name

09/12/2018 9:00AM



Inspector

Scott Schreiber

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# SUMMARY

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ITEMS INSPECTED



RECOMMENDATION



SAFETY HAZARD

- 
- ⊖ 2.1.1 Structural Components - Foundation, Basement & Crawlspace: High Moisture Levels
  - ⊖ 2.2.1 Structural Components - Floor Structure: Concrete Slab Shifting/Cracking
  - ⊖ 2.2.2 Structural Components - Floor Structure: Joists Need Repair
  - ⊖ 3.3.1 Exterior - Decks, Balconies, Porches & Steps: Improper Deck Construction Practices
  - ⚠ 3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
  - ⚠ 3.5.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Hazardous tree
  - ⊖ 4.4.1 Roofing - Skylights, Chimneys & Roof Penetrations: Crown
  - ⊖ 5.1.1 Electrical - Service Entrance Conductors: Mast Improper
  - ⊖ 5.5.1 Electrical - Polarity and Grounding of Receptacles: Outlet(s) Not Grounded
  - ⊖ 5.5.2 Electrical - Polarity and Grounding of Receptacles: Reverse Polarity
  - ⊖ 6.1.1 Plumbing - Fixtures / Faucets: Faulty faucet
  - ⊖ 6.6.1 Plumbing - Fuel Storage & Distribution Systems: Gas Pipes Not Bonded
  - ⊖ 7.1.1 Heating - Heating Equipment: Filter requires replacement
  - ⊖ 7.1.2 Heating - Heating Equipment: Needs Servicing/Cleaning
  - ⚠ 9.3.1 Interiors - Floors: Trip hazard

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Home Owner

**Occupancy**

Vacant

**Style**

Multi-level

**Temperature (approximate)**

78 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Cloudy, Dry

**Front of House Faces**

South, West

## 2: STRUCTURAL COMPONENTS

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

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### Information

**Inspection Method**

Visual

**Floor Structure:**

**Basement/Crawlspace Floor**

Dirt, Concrete

**Floor Structure: Material**

Concrete

**Wall Structure: Material**

Inaccessible

**Wall Structure: Walls**

All walls look good

**Ceiling Structure: Material**

Inaccessible

**Roof Structure & Attic: Material**

Inaccessible

**Roof Structure & Attic: Type**

Gable



**Foundation, Basement & Crawlspaces: Material**  
Masonry Block



**Floor Structure: Sub-floor**  
Plank



**Limitations**

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Ceiling Structure  
**INACCESSIBLE**

Unable to visually inspect due to wall covering / finishing, and/or insufficient attic access or presence of attic insulation preventing inspection.

**Observations**

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## 2.1.1 Foundation, Basement &amp; Crawlspaces

**HIGH MOISTURE LEVELS**

High levels of moisture were noted in areas of the basement. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.



## 2.2.1 Floor Structure

**CONCRETE SLAB SHIFTING/CRACKING**

Concrete slab was found to be shifting/cracking at the floor structure. This can be caused by moisture intrusion and/or soil movement. Recommend a structural engineer evaluate and repair to preserve structural integrity of the home.



## 2.2.2 Floor Structure

**JOISTS NEED REPAIR**

One or more floor joists were damaged or improperly installed. This can cause damage to the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to correct.



# 3: EXTERIOR

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

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## Information

### Inspection Method

Visual

### Siding, Flashing & Trim: Siding Style

Shiplap

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

Wood

### Walkways, Patios & Driveways:

#### Driveway Material

Gravel

### Siding, Flashing & Trim: Siding Material

Vinyl



**Exterior Doors: Exterior Entry Door**

Steel

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

Deck

**Observations**

## 3.3.1 Decks, Balconies, Porches &amp; Steps

**IMPROPER DECK CONSTRUCTION PRACTICES**

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

 Safety Hazard

**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.



3.5.2 Vegetation, Grading, Drainage & Retaining Walls

 Safety Hazard

**HAZARDOUS TREE**

Rotting tree

Recommendation

Contact a qualified professional.



# 4: ROOFING

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

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## Information

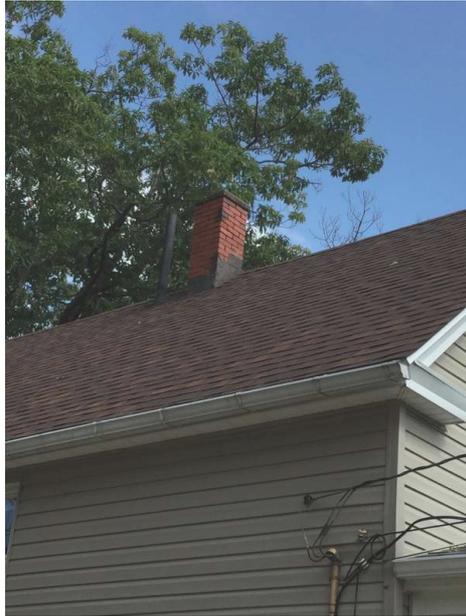
**Inspection Method**  
Binoculars, Ground

**Roof Type/Style**  
Gable

**Roof Drainage Systems: Gutter Material**  
Aluminum

**Flashings: Material**  
Unknown

**Coverings: Material**  
Fiberglass



## Limitations

Flashings

### FLASHING

Not visible from the ground.

## Observations

4.4.1 Skylights, Chimneys & Roof Penetrations

**CROWN**

Needs repaired

Recommendation

Contact a qualified professional.



# 5: ELECTRICAL

|     |  | D | NP | NI | IN |
|-----|--|---|----|----|----|
| 5.1 | Service Entrance Conductors  | X |    |    | X  |
| 5.2 | Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels       |   |    |    | X  |
| 5.3 | Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage |   |    |    | X  |
| 5.4 | Connected Devices and Fixtures   | X |    |    | X  |
| 5.5 | Polarity and Grounding of Receptacles  | X |    |    | X  |
| 5.6 | GFCI & AFCI  |   |    |    | X  |
| 5.7 | Smoke Detectors  |   |    |    | X  |
| 5.8 | Carbon Monoxide Detectors  | X |    |    | X  |

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## Information

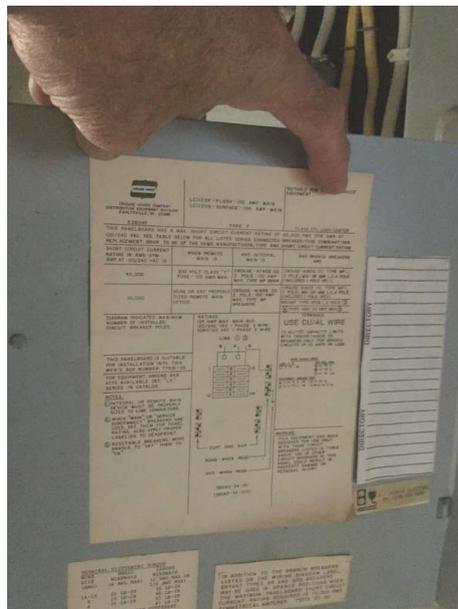
**Branch Wire 15 and 20 AMP**  
Copper

**Wiring Method**  
Romex

**Service Entrance Conductors:**  
**Electrical Service Conductors**  
Overhead

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

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



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

100 AMP



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

Circuit Breaker



**Limitations**

Carbon Monoxide Detectors

**CARBON MONOXIOD DETECTOR**

None

**Observations**

## 5.1.1 Service Entrance Conductors

**MAST IMPROPER**

Mast is improperly installed. Recommend an electrician evaluate and repair.



## 5.5.1 Polarity and Grounding of Receptacles

**OUTLET(S) NOT GROUNDED**

KITCHEN DINING ROOM LIVING ROOM

One or more outlets are not grounded. Recommend a qualified electrician replace non-grounded outlets with grounded ones.

## 5.5.2 Polarity and Grounding of Receptacles

**REVERSE POLARITY**

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

# 6: PLUMBING

|     |                                     | D | NP | NI | IN |
|-----|-------------------------------------|---|----|----|----|
| 6.1 | Fixtures / Faucets                  |   |    |    | X  |
| 6.2 | Drain, Waste, & Vent Systems        |   |    |    | X  |
| 6.3 | Water Heater                        |   |    |    | X  |
| 6.4 | Vents, Flues, & Chimneys            |   |    |    | X  |
| 6.5 | Sump Pumps / Sewage Ejectors        |   | X  |    | X  |
| 6.6 | Fuel Storage & Distribution Systems |   |    |    | X  |

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## Information

**Filters**

None

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

Basement

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

Basement

**Material - Distribution**

PVC

**Material - Water Supply**

PVC

**Source**

Public

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

**Drain Size**

1 1/2"

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

**Material**

PVC, Iron

**Water Heater: Location**

Basement



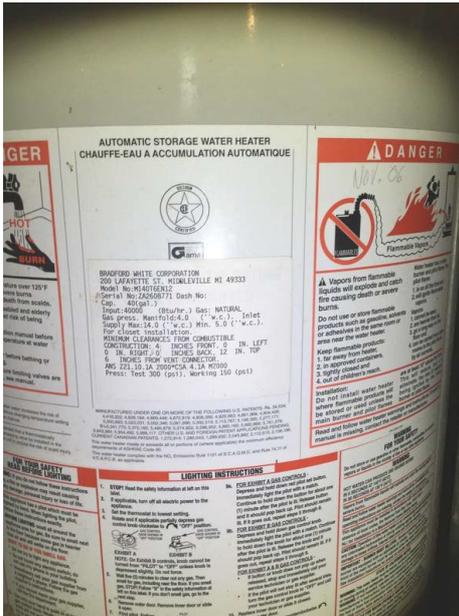
**Water Heater: Manufacturer**  
Bradford & White



**Water Heater: Power Source**  
Gas



**Water Heater: Capacity**  
Baement  
40 Gallons



**Limitations**

Vents, Flues, & Chimneys

**ROOF**

Unable to get on the roof

**Observations**

## 6.1.1 Fixtures / Faucets

**FAULTY FAUCET**

Not working

Recommendation

Contact a qualified professional.



## 6.6.1 Fuel Storage &amp; Distribution Systems

**GAS PIPES NOT BONDED**

Gas pipes were not bonded to the home electrical system. Recommend a qualified plumber evaluate and correct.

# 7: HEATING

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

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## Information

### Heating Equipment: Energy Source

Natural Gas

### Heating Equipment: Filter Type

Disposable

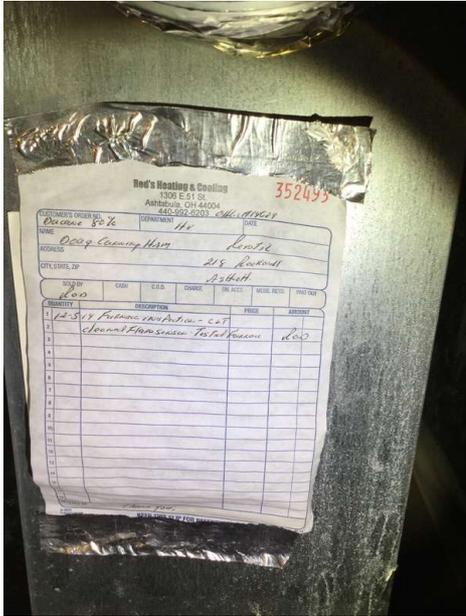
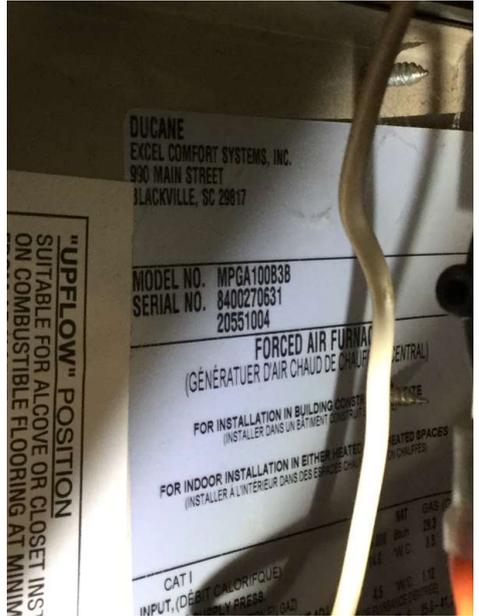
### Heating Equipment: Heat Type

Gas-Fired Heat

### Distribution Systems: Ductwork

Non-insulated

**Heating Equipment: Brand**  
Ducane



**Limitations**

Vents, Flues & Chimneys

**CHIMNEY CAP**

Needs minor repairs to the crown.

**Observations**

7.1.1 Heating Equipment

**FILTER REQUIRES REPLACEMENT**

The furnace filter appears to be beyond its expected lifespan. Recommend replacement.

### 7.1.2 Heating Equipment

#### **NEEDS SERVICING/CLEANING**

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

# 8: AIR CONDITIONING

|     |                     | D | NP | NI | IN |
|-----|---------------------|---|----|----|----|
| 8.1 | Cooling Equipment   |   | X  |    |    |
| 8.2 | Distribution System |   | X  |    |    |

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## Information

**Type**  
None

**Cooling Equipment: Brand**  
None

**Cooling Equipment: Energy Source/Type**  
None

**Cooling Equipment: Location**  
None

**Distribution System: Configuration**  
None

**Cooling Equipment: SEER Rating**  
N/A

Modern standards call for at least 13 SEER rating for new install.  
Read more on energy efficient air conditioning at [Energy.gov](https://www.energy.gov).

# 9: INTERIORS

|     |                             | D | NP | NI | IN |
|-----|-----------------------------|---|----|----|----|
| 9.1 | Walls                       |   |    |    | X  |
| 9.2 | Ceilings                    |   |    |    | X  |
| 9.3 | Floors                      |   |    |    | X  |
| 9.4 | Steps, Stairways & Railings |   |    |    | X  |
| 9.5 | Countertops & Cabinets      |   |    |    | X  |
| 9.6 | Doors                       |   |    |    | X  |
| 9.7 | Windows                     |   |    |    | X  |
| 9.8 | Garage Door                 |   | X  |    |    |

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## Information

### Walls: Wall Material

Drywall

### Ceilings: Ceiling Material

Ceiling Tiles, Wood, Gypsum Board

### Floors: Floor Coverings

Carpet, Engineered Wood, Tile, Vinyl  
Minor safety issue

### Countertops & Cabinets: Cabinetry

Laminate

### Countertops & Cabinets: Countertop Material

Laminate

### Windows: Window Manufacturer

Unknown



### Windows: Window Type

Double-hung

### Windows: Windows

All working

### Garage Door: Material

None

### Garage Door: Type

None

## Observations

9.3.1 Floors

**TRIP HAZARD**

Kitchen floor

Recommendation

Contact a qualified professional.



# 10: BUILT-IN APPLIANCES

|      |                    | D | NP | NI | IN |
|------|--------------------|---|----|----|----|
| 10.1 | Dishwasher         |   | X  |    |    |
| 10.2 | Refrigerator       |   |    |    | X  |
| 10.3 | Range/Oven/Cooktop |   |    |    | X  |
| 10.4 | Garbage Disposal   |   | X  |    |    |

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## Information

**Dishwasher: Brand**

None

**Range/Oven/Cooktop:**

**Range/Oven Brand**

Maytag

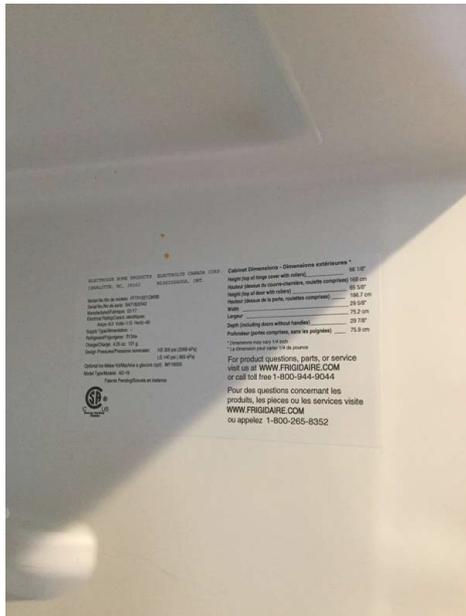
**Range/Oven/Cooktop:**

**Range/Oven Energy Source**

Gas

**Refrigerator: Brand**

Frigidaire



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

Re-circulate



**Limitations**

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Refrigerator

**UNPLUGGED**

# 11: INSULATION AND VENTILATION

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

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## Information

### Dryer Power Source

Unknown

### Dryer Vent

Vinyl (Flex)

### Flooring Insulation

None

### Attic Insulation: R-value

N/A

### Ventilation: Ventilation Type

Gable Vents

### Exhaust Systems: Exhaust Fans

None

### Attic Insulation: Insulation Type

Cellulose



## Limitations

Attic Insulation

### UNABLE TO DETERMINE R VALUE

Unable to access attic, unable to reliably measure depth of blown-in insulation, or unable to identify R value of insulation batts

## 12: FIREPLACES AND FUEL-BURNING APPLIANCES

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

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### Information

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**Type**

None

# 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.

## 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.

## 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.

## 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.

### **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.

### **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.

### **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.