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RESIDENTIAL INSPECTION

1234 Main St.
Bothell 98012

Buyer Name
02/26/2018 9:00AM

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SUMMARY

61 ITEMS INSPECTED

3 MAINTENANCE ITEMS

17 RECOMMENDATIONS

1 SAFETY HAZARDS

- ☐ Exterior - Foundation Vents: Vent Cover Damaged/Inadequate
- ☐ Exterior - Foundation Vents: Dirt/Debris Covering Vent
- ☐ Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation In Contact With Siding
- ☐ Exterior - Vegetation, Grading, Drainage & Retaining Walls: Drain pipe blocked
- ☐ Exterior - Walkways, Patios & Driveways: Driveway Cracking - Moderate
- ☐ Exterior - Walkways, Patios & Driveways: Patio Cracking - Moderate
- ☐ Exterior - Exterior Doors: Door Does Not Lock
- ☐ Exterior - Siding, Flashing & Trim: Blister in Paint
- ☐ Exterior - Siding, Flashing & Trim: Hole in siding
- ☐ Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Old Panel
- ☐ Electrical - Lighting Fixtures, Switches & Receptacles: Outlet Not Working
- ☐ Electrical - Lighting Fixtures, Switches & Receptacles: Old receptacle
- ☐ Electrical - Lighting Fixtures, Switches & Receptacles: Open Ground
- ☐ Electrical - GFCI & AFCI: No GFCI On Exterior
- ☐ Electrical - GFCI & AFCI: GFCI Outlet Not Functioning
- ☐ Plumbing - Drain, Waste, & Vent Systems: Leaking Pipe
- ☐ Plumbing - Drain, Waste, & Vent Systems: Improper Air Gap
- ☐ Heating - Vents, Flues & Chimneys: Recommend Service
- ☐ Roof - Coverings: Ponding
- ☐ Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Repoint Needed
- ☐ Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap damaged

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Furnished

Style
Rambler

Temperature (approximate)
45 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

2: BUILT-IN APPLIANCES

		IN	NI	NP	R
2.1	Dishwasher	X			
2.2	Range/Oven/Cooktop	X			
2.3	Garbage Disposal			X	
2.4	Dryer		X		
2.5	Washer		X		

IN = Inspected NI = Not Inspected NP = Not Present R = Repair/replace

Information

Dishwasher: Brand
Bosch

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

Range/Oven/Cooktop: Range/Oven Brand
GE

Range/Oven/Cooktop: Exhaust Hood Type
Vented

3: EXTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present R = Repair/replace

Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Brick, Wood

Siding, Flashing & Trim: Siding Style
Batten

Exterior Doors: Exterior Entry Door
Wood, Sliding Glass

Walkways, Patios & Driveways: Driveway Material
Concrete, Gravel

Repair/replace

3.1.1 Siding, Flashing & Trim

Maintenance Item

BLISTER IN PAINT

NORTHWEST GARAGE

Blistering paint was witnessed at NW garage exterior. Recommend a painter to scrape peeling paint and match paint to prevent water intrusion in siding.

Recommendation

Contact a qualified painter.

Blister in paint

3.1.2 Siding, Flashing & Trim

Maintenance Item

HOLE IN SIDING

SOUTH EXTERIOR

Small hole in siding for cable access. Recommend caulking and sealing to prevent energy loss and intrusion from pest.

Recommendation

Contact a handyman or DIY project

Hole in siding

3.2.1 Exterior Doors

Recommendation

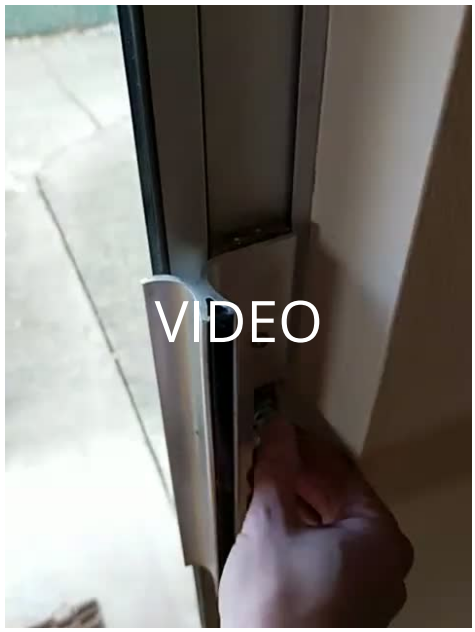
DOOR DOES NOT LOCK

SOUTH

Sleeping glass door does not lock. Recommend repair by a qualified professional.

Recommendation

Contact a qualified door repair/installation contractor.



3.3.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY CRACKING - MODERATE

Significant cracks observed. Recommend concrete contractor evaluate and repair or replace.

Recommendation

Contact a qualified concrete contractor.

3.3.2 Walkways, Patios & Driveways

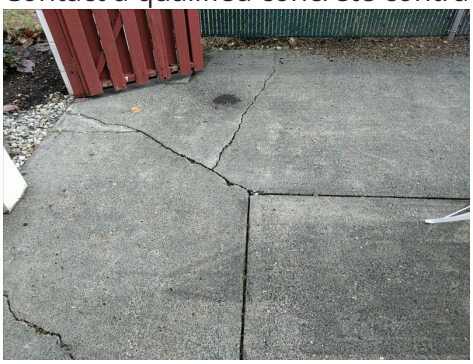
Recommendation

PATIO CRACKING - MODERATE

Significant settling & cracking observed. Further deterioration could result. Recommend concrete contractor evaluate & repair.

Recommendation

Contact a qualified concrete contractor.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

DRAIN PIPE BLOCKED

SOUTHEAST EXTERIOR

Drain pipe for downspout appears to be blocked. Recommend qualified contractor clear out drainage system to prevent erosion around foundation and moisture intrusion in to crawlspace.

Recommendation

Contact a qualified professional.

Standing water in pipe

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

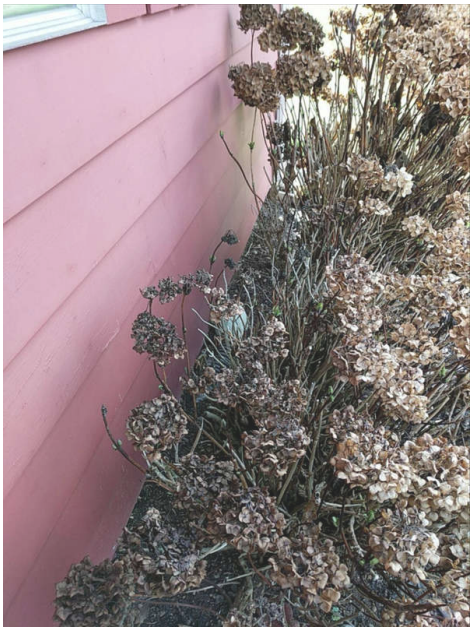
VEGETATION IN CONTACT WITH SIDING

NORTH GARAGE BEXTERIOR

Vegetation is in contact with sidding in multiple locations. Recommend removing vegetation from siding to prevent premature deterioration.

Recommendation

Recommended DIY Project



3.7.1 Foundation Vents

Recommendation

DIRT/DEBRIS COVERING VENT

SOUTHEAST EXTERIOR

Dirt & debris are covering the foundation vent. Vent is also located directly next to a downspout drain and evidence of moisture intrusion can be seen. Recommend clearing vent so that they are not covered and the soil level is 4-6 inches below the bottom of the vent as well as ensuring proper flow in drain to prevent moisture from entering the crawlspace.

Recommendation

Contact a handyman or DIY project

Vent located next to downspout drain and partially blocked by dirt.

3.7.2 Foundation Vents

Recommendation

VENT COVER DAMAGED/INADEQUATE

SOUTH EXTERIOR

Foundation vent is damaged or inadequate. Recommend a qualified professional replace foundation vent to prevent pests from entering the crawlspace.

Recommendation

Contact a qualified professional.

Foundation vents loosely held in place by rocks.

4: ROOF

		IN	NI	NP	R
4.1	Coverings	X			X
4.2	Roof Drainage Systems	X			
4.3	Flashings	X			
4.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Repair/replace

Information

Inspection Method
Roof, Walked

Roof Type/Style
Gable, Flat

Coverings: Material
Asphalt Shingles, Rolled Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum, Lead

Repair/replace

4.1.1 Coverings

Recommendation

PONDING

GARAGE

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.

Ponding over garage

4.4.1 Skylights, Chimneys & Other Roof Penetrations

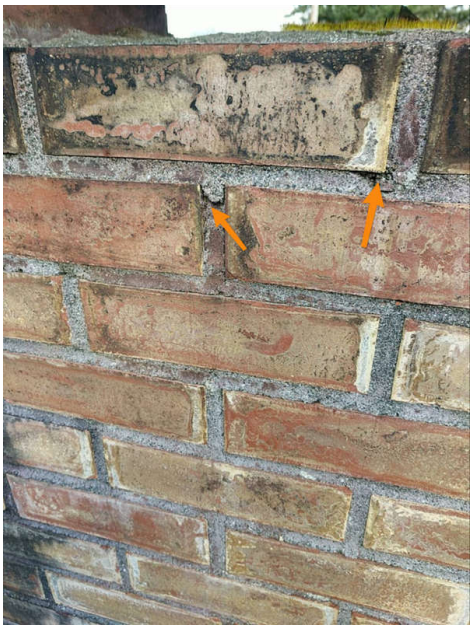
Recommendation

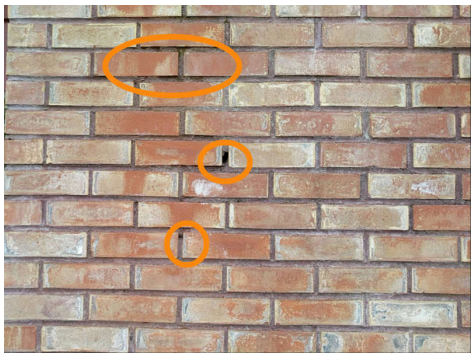
CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

Recommendation

Contact a qualified chimney contractor.





4.4.2 Skylights, Chimneys & Other Roof Penetrations

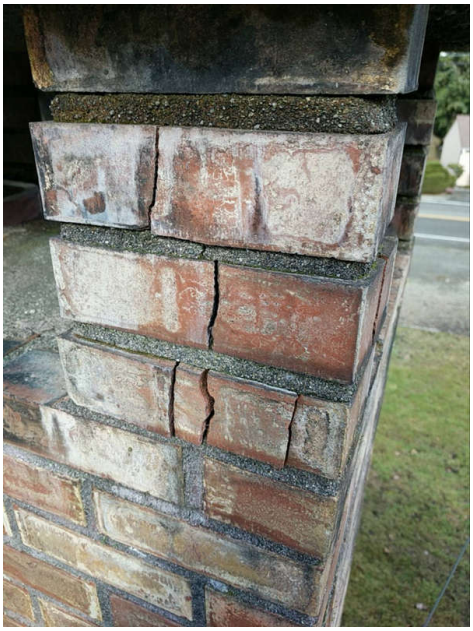
Recommendation

CHIMNEY CAP DAMAGED

The Chimney cap cracked/damaged. Recommend repair by a licensed professional.

Recommendation

Contact a qualified chimney contractor.

5: ELECTRICAL

		IN	NI	NP	R
5.1	Service Entrance Conductors	X			
5.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
5.3	Branch Wiring Circuits, Breakers & Fuses	X			
5.4	Lighting Fixtures, Switches & Receptacles	X			X
5.5	GFCI & AFCI	X			X
5.6	Smoke Detectors	X			
5.7	Carbon Monoxide Detectors			X	

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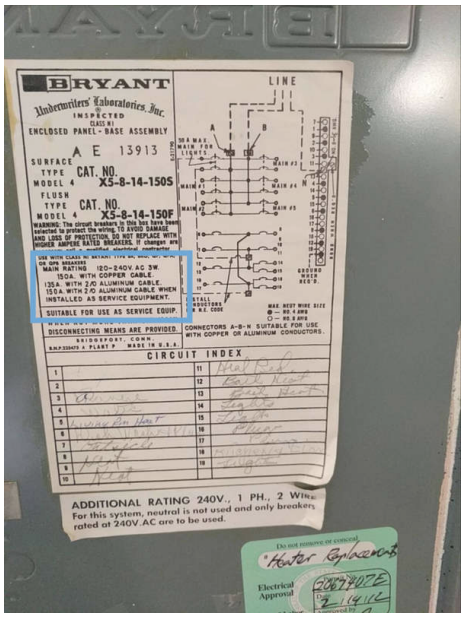
Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Master Bedroom

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



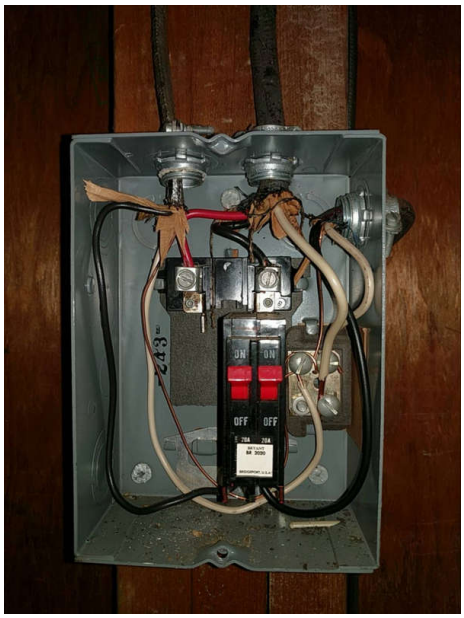
150A Service

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Bryant

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage
Garage

40A service in garage.



40A Service

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Repair/replace

5.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

OLD PANEL

This an older (50+ years) panel rated below 200A but above minimum of 100A and may be undersized for modern needs. Recommend budgeting for a replacement panel and upgrade of service to 200A by a licensed electrician in the near future.

Recommendation

Contact a qualified electrical contractor.

5.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

OLD RECEPTACLE

SOUTH EXTERIOR

Receptacle is old and worn. Contacts are loose and tester had to be wiggled to register proper wiring. Recommend replacement by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

5.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

OPEN GROUND

MASTER BEDROOM

Receptacle has open ground. Recommend repair / replacement by licensed electrician.

Recommendation

Contact a qualified electrical contractor.

5.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

OUTLET NOT WORKING

SOUTH BATHROOM, HALL BATHROOM

Electrical outlet was not functioning at time of Inspection. Recommend replacement by licensed electrician.

Recommendation

Contact a qualified electrical contractor.

5.5.1 GFCI & AFCI

Recommendation

GFCI OUTLET NOT FUNCTIONING

HALL BATHROOM

Could not reset GFCI outlet. Recommend a licensed electrician repair/replace.

Recommendation

Contact a qualified electrical contractor.

5.5.2 GFCI & AFCI

Safety Hazard

NO GFCI ON EXTERIOR

No GFCI protection on exterior outlets. Recommend installation of GFCI outlets by a licensed electrician for safety.

Recommendation

Contact a qualified electrical contractor.

6: HEATING

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

IN = Inspected NI = Not Inspected NP = Not Present R = Repair/replace

Information

Equipment: Brand
Cadet

Equipment: Energy Source
Electric

Equipment: Heat Type
Electric Baseboard

Normal Operating Controls: Thermostat Location
Individual Rooms, Living Room

Distribution Systems: Ductwork
Not present

Repair/replace

6.4.1 Vents, Flues & Chimneys

Maintenance Item

RECOMMEND SERVICE

Recommend fireplace & chimney be services by a qualified chimney sweep prior to operating fireplace.

Recommendation

Contact a qualified chimney sweep.

7: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
7.1	Doors	X			
7.2	Windows	X			
7.3	Floors		X		
7.4	Walls	X			
7.5	Ceilings	X			
7.6	Steps, Stairways & Railings			X	
7.7	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Repair/replace

Information

Windows: Window Type
Single-hung

Windows: Window Manufacturer
Unknown

Walls: Wall Material
Gypsum Board

Ceilings: Ceiling Material
Gypsum Board

Countertops & Cabinets: Countertop Material
Laminate

Countertops & Cabinets: Cabinetry
Wood

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	Main Fuel Shut-off Device			X	

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Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Crawlspace

Drain, Waste, & Vent Systems: Drain Size
3"

Drain, Waste, & Vent Systems: Material
Copper

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

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

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

Hot Water Systems, Controls, Flues & Vents: Capacity
66 gallons

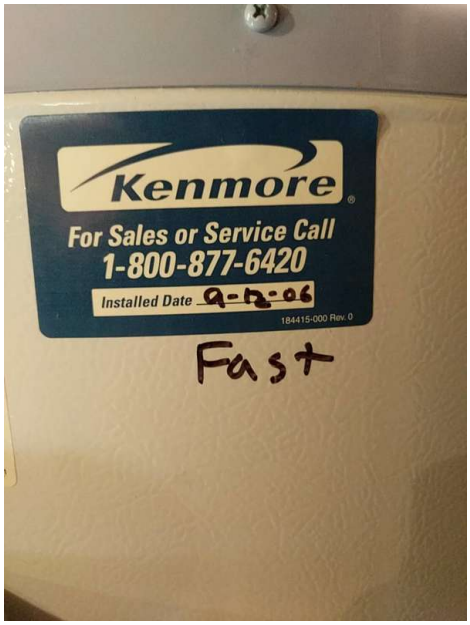
Hot Water Systems, Controls, Flues & Vents: Location
Garage

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Kenmore

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

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



Repair/replace

8.2.1 Drain, Waste, & Vent Systems

Recommendation

LEAKING PIPE

CRAWLSPACE

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

Leaking drain pipe with ponding on vapor barrier

Ponding from leak under utility room bathroom.

Leak in pipe under utility room bathroom

Splashback on support post from leak under utility room bathroom.

8.2.2 Drain, Waste, & Vent Systems

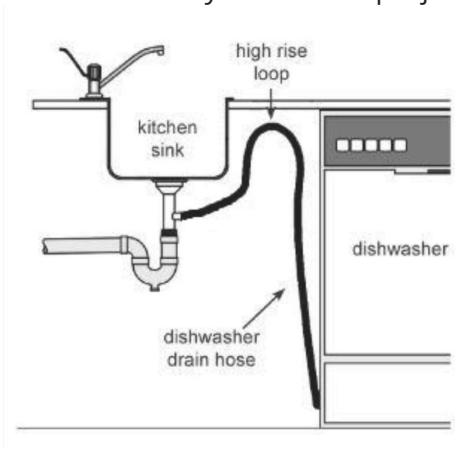
Recommendation

IMPROPER AIR GAP

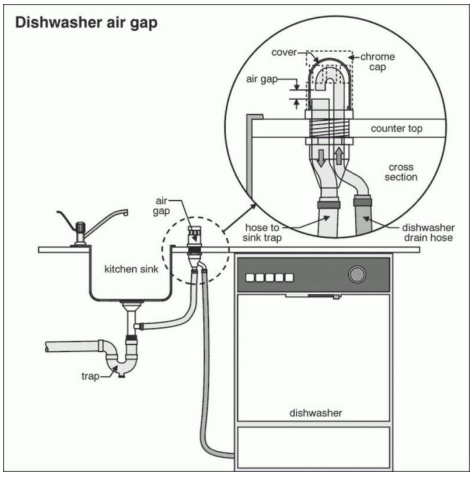
I'm proper connection noted from the dishwasher to drain line. Recommend the installation of an air gap or high loop by a qualified professional.

Recommendation

Contact a handyman or DIY project



Example of high rise loop



Example of air gap

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
9.1	Attic Insulation	X			
9.2	Ventilation	X			
9.3	Exhaust Systems	X			
9.4	Roof Structure & Attic	X			

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Information

Inspection Method
Attic Access, Walked

Attic Insulation: Insulation Type
Cellulose

Ventilation: Ventilation Type
Gable Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
Fan Only

Roof Structure & Attic: Material
Wood, OSB

Roof Structure & Attic: Type
Gable

10: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
10.1	Foundation	X			
10.2	Basements & Crawlspaces	X			
10.3	Vapor Retarders (Crawlspace or Basement)	X			
10.4	Floor Structure	X			
10.5	Wall Structure	X			
10.6	Ceiling Structure	X			

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Information

Flooring Insulation
Fiberglass

Basements & Crawlspaces: Crawlspace Location
Exterior

Floor Structure: Basement/Crawlspace Floor
Gravel, Dirt

Inspection Method
Crawlspace Access, Crawled

Floor Structure: Material
Wood Beams

Foundation: Material
Concrete

Floor Structure: Sub-floor
Plank

STANDARDS OF PRACTICE

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.

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.

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.

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.

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.

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.

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.

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.