RESIDENTIAL REPORT

1234 Main St.
Turlock California 95380

Buyer Name
09/06/2018 9:00AM

Inspector
Scott Fitzgerald
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1: INSPECTION DETAILS

Information

In Attendance
Client

Occupancy
Furnished

Temperature (approximate)
98 Fahrenheit (F)

Type of Building
Detached, Single Family

Weather Conditions
Clear, Dry, Hot

Style
Contemporary


South side of building.


West side of building.


East side of building.

Orientation of building. : Orientation
North

For the purpose of describing location of items in this report, the orientation of the building is determined by the location of the main entry door.


Main entry faces North.

2: ROOF

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method
Ladder, Roof

Roof Type/Style
Hip

Flashings: Material
Sheet Metal

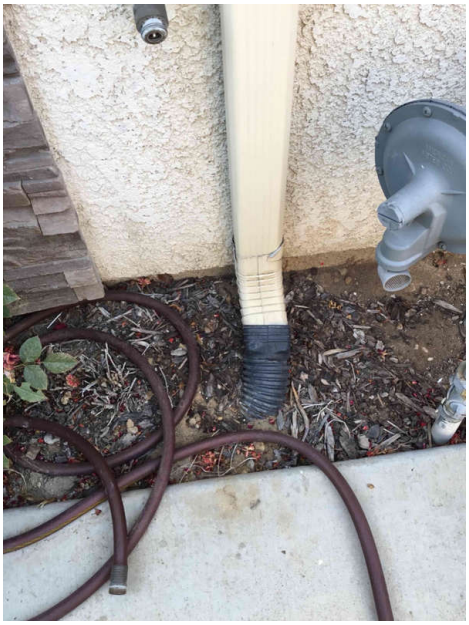
Coverings: Material
Concrete, Tile

Concrete tile roof. General picture of roofing material. North side of the house looking South.

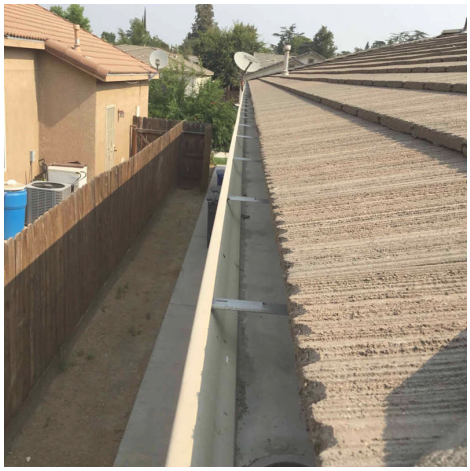
Roof Drainage Systems: Gutter Material

Steel

House has full rain gutter system with downspouts located at all corners of the building. Downspouts drain into an underground drainage system which is not observable. Rain gutters are clean and appear to be well maintained.



Representative sample of downspouts.



Representative sample of rain gutters.

Observations

2.1.1 Coverings

IMPROPER/INCOMPLETE NAILING

Roof coverings showed signs of improper fastening. Tile has slipped out of position. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.

North side of garage roof.

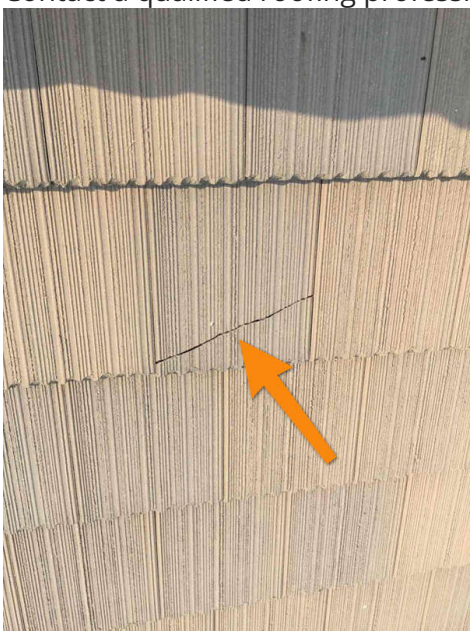
2.1.2 Coverings

TILES CRACKED/BROKEN

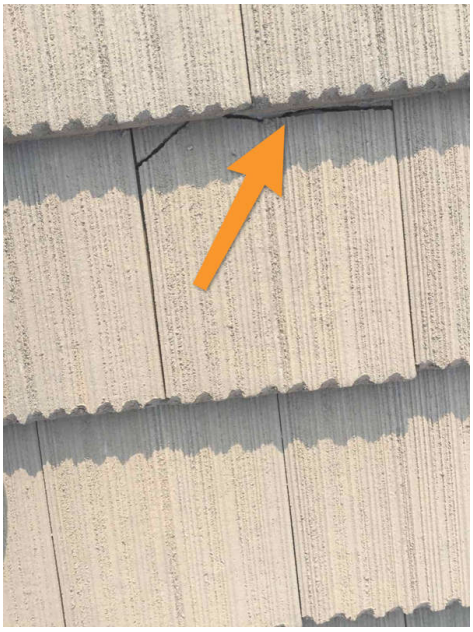
Roof had cracked/broken tiles. This can cause potential water intrusion and lead to further damage. Recommend a qualified roof contractor repair or replace broken tiles.

Recommendation

Contact a qualified roofing professional.



North side of garage roof.



West side of garage roof.

East side of garage roof at ridge.

Condition observed at multiple locations.

2.2.1 Roof Drainage Systems

DOWNSPOUT DAMAGED

Downspout extension is damaged. This can lead to water in the soil at the foundation causing movement or damage. Recommend replacing downspout extension.

Recommendation

Contact a handyman or DIY project

Southwest corner of building.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

PLUMBING JACK

Mastic sealant at plumbing jack is worn away. This occurs as the mastic hardens and the plastic plumbing vent pipe expands and contracts with the changing weather. This can lead to potential water intrusion and further damage. Recommend resealing and maintaining these annually.

Recommendation

Contact a handyman or DIY project

Condition observed at multiple locations.

3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			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			

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Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Stone Veneer, Stucco

Siding, Flashing & Trim: Siding Style
Skip Trowel Finish

Exterior Doors: Exterior Entry Door
Wood, Sliding Glass Doors

Walkways, Patios & Driveways: Driveway Material
North side of property.
Concrete

Concrete driveway appears to be in good condition.

Decks, Balconies, Porches & Steps: Material
Concrete

Walkways, Patios & Driveways: WALKWAY MATERIAL
North & West sides of property.
Concrete

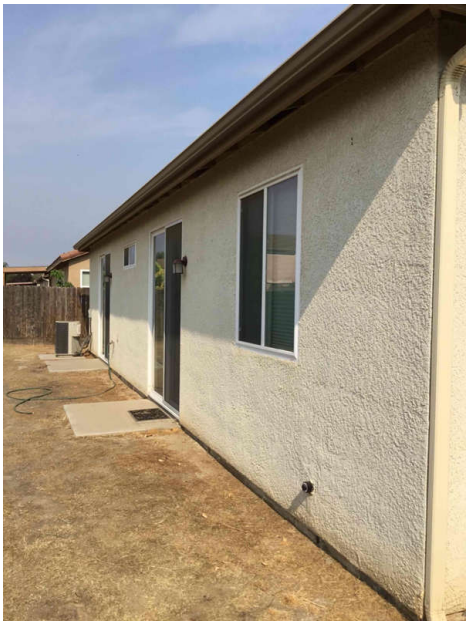
Concrete walkways are located adjacent to the street, between the driveway and main entrance, and from the driveway along the West side of the building. They all appear to be in good condition.

Decks, Balconies, Porches & Steps: Appurtenance

South side of building.

Patio

There are two small concrete patio slabs at the rear of the building at the sliding glass doors. They both appear to be in good condition.



Observations

3.1.1 Siding, Flashing & Trim

CRACKING - MINOR

Stucco showed cracking in one or more places. This is a result of temperature changes and settling, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Recommend monitoring.

West side of building below window.

West side of building above window.

3.1.2 Siding, Flashing & Trim

PAINT/FINISH FAILING

WEST SIDE GARAGE DOOR TRIM.

Paint on wood trim is cracked and peeling. This can lead to deterioration of the underlying surface. Recommend repainting.

Recommendation

Contact a handyman or DIY project

West side garage door trim.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
4.1	Foundation	X			
4.2	Basements & Crawlspaces			X	
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			X

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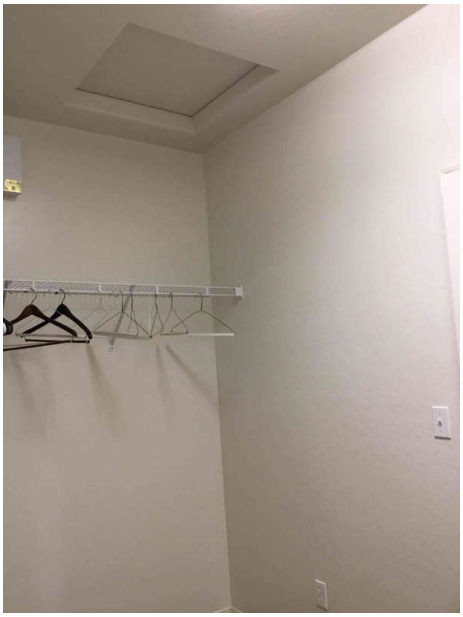
Information

Inspection Method
Master Bedroom Closet
Attic Access



Attic access.

Foundation: Material
Slab on Grade, Concrete

Floor Structure: Material
Concrete

Floor Structure: Sub-floor
Inaccessible

Floor Structure: Basement/Crawlspace Floor
Not present

Limitations

General
ATTIC

The attic lacked adequate headroom and a walkway to access the entire attic space. A visual inspection was conducted of the accessible areas, but due to the restricted access and the visual obstruction of the insulation, the inspection of the attic was limited. Attics may contain potential fire and/or health and safety hazards, and damage or defects that have the potential to cause damage to the home or unexpected repairs. Even when an inspection of the attic is completed from within the attic area, these limitations still exist.

Observations

4.5.1 Ceiling Structure

TRUSS DAMAGE

ATTIC

A crack was observed at the end of a jack rafter and another jack rafter appeared to be cut short. This could potentially cause additional damage. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified general contractor.

Near end of equipment platform looking Southwest.

Near HVAC equipment looking North.

5: HEATING

		IN	NI	NP	O
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Presence of Installed Heat Source in Each Room	X			

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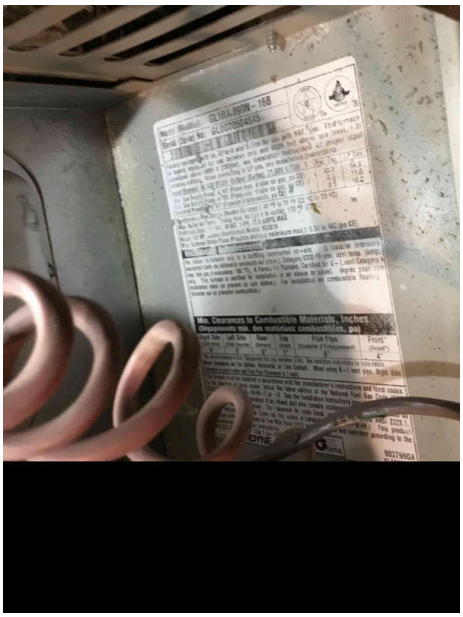
Information

Equipment: Brand
Attic
Gibson



Furnce model & serial number.

Equipment: Energy Source
Attic
Natural Gas

Gas appliance shut off for the furnace is located in the attic.

Equipment: Heat Type
Forced Air

Normal Operating Controls: Thermostat
Entry Hallway
1

Distribution Systems: Ductwork
Insulated

Presence of Installed Heat Source in Each Room: Distribution Registers

HVAC registers located in all rooms.

AFUE Rating
80+

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

Limitations

Distribution Systems

INACCESSIBLE

A portion of the attic was not accessible/visible. The ductwork in this area was not observable. However, the air conditioning which shares the ducts was operated and air flow was noted at all registers during the inspection.

6: COOLING

		IN	NI	NP	O
6.1	Cooling Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Location
Exterior South

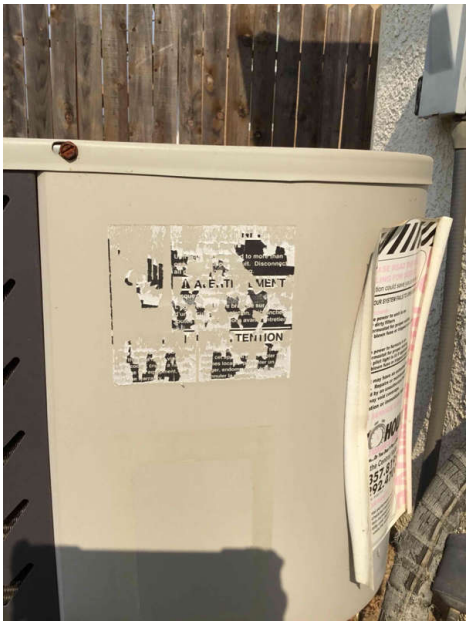
Normal Operating Controls: Thermostat
1

Programmable thermostat located in the entry hallway.

Distribution System: Configuration
Central

Insulated flexible HVAC ducts.

Cooling Equipment: Brand
Southeast corner of the building
Gibson




Missing manufacturer's info sticker.

Cooling Equipment: SEER Rating
0 Unknown

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioningat Energy.gov.

Limitations

Cooling Equipment

INFORMATION STICKER

Manufacturer's information sticker was missing. Unable to determine BTU size or seasonal energy efficiency rating (SEER) of unit. However, the minimum SEER for new HVAC equipment installation in 2007, the year this home was built, was 13 SEER.

7: PLUMBING

		IN	NI	NP	O
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			
7.4	Hot Water Systems, Controls, Flues & Vents	X			
7.5	Fuel Storage & Distribution Systems	X			X
7.6	Sump Pump			X	

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Information

Filters
None

Water Source
North side of property.
Public

Water meter box is located in the sidewalk adjacent to the street.

Water meter.

Main Water Shut-off Device: Location
Northeast corner of the building.
Northeast

Water shut-off valve.

Drain, Waste, & Vent Systems: Material
ABS

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

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

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

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

Sump Pump: Location
None Present

Drain, Waste, & Vent Systems: Drain Size

Master Bathroom

1 1/2"

Representative sink drain photo and locations of plumbing system clean-outs.

South side of building.

Laundry room on West wall.

Flowerbed on North side of building.

Water Supply, Distribution Systems & Fixtures: Distribution Material

Unknown

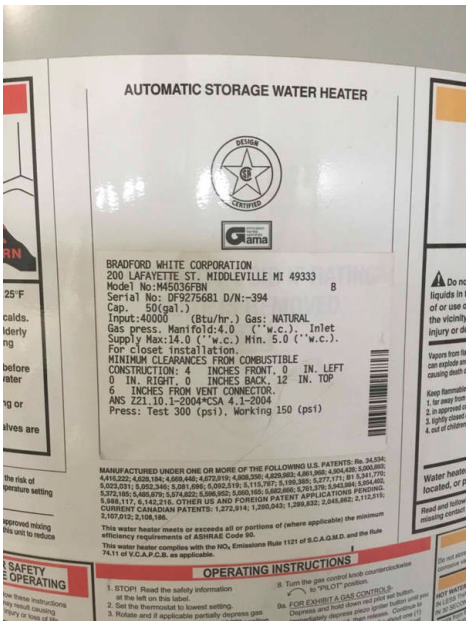
Water distribution piping material was not visible at the fixture shut-off valves and was obscured by insulation in the attic. However notice was posted in the main electrical service panel that the building contains non-metallic interior water piping.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

The water heater was manufactured in 2007 and is equipped with a Temperature & Pressure Relief Valve. Flushing & servicing your water heater tank annually for optimal performance is recommended. 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.



Manufacturer's information.

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

Gas Meter

The main gas shut-off is located at the meter on the exterior of the building on the West side of the garage.

Main gas shut-off valve.

Observations

7.3.1 Water Supply, Distribution Systems & Fixtures

FAUCET LEAKING

Hot water supply to right master bathroom sink was shut off during the inspection. Client stated the faucet leaks. Recommend repair to avoid potential water damage.

Recommendation

Recommended DIY Project

7.3.2 Water Supply, Distribution Systems & Fixtures

SHOWER WALL TILE

Cracked grout at bottom corner of tile shower wall in Master Bathroom. This can cause potential water leaks and damage. Recommend repairing the damaged grout.

Recommendation

Contact a handyman or DIY project

7.5.1 Fuel Storage & Distribution Systems

Safety Hazard

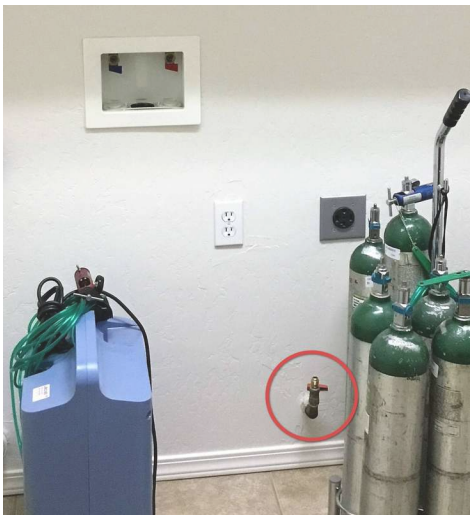
GAS SHUT-OFF

LAUNDRY ROOM, WEST WALL

The shut-off valve is not connected to an appliance. It could be opened, causing a gas leak and explosion hazard. Gas outlets that do not connect to appliances should be capped gas-tight.

Recommendation

Contact a qualified plumbing contractor.



Gas shut-off valve for dryer.

8: ELECTRICAL

		IN	NI	NP	O
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			
8.5	GFCI & AFCI	X			
8.6	Smoke Detectors	X			
8.7	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

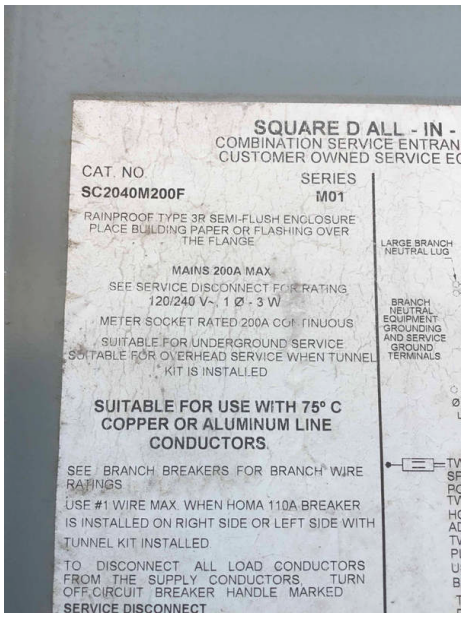
Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Exterior wall, West side of garage.
Garage

Electrical service panel.

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



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None Present

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Smoke Detectors: Location
Smoke detectors were present in hallway and each bedroom.

Carbon Monoxide Detectors:

Location

Hallway, adjacent to bedrooms.

Hallway

Electrical Service Disconnect

West side of garage

The electrical service disconnect is located in the main electrical service panel on the exterior of the building on the West side of the garage.

Main Breaker

Observations

8.5.1 GFCI & AFCI

Safety Hazard

INOPERATIVE GFCI

IN THE KITCHEN ON THE RIGHT SIDE OF THE SINK.

GFCI outlet did not trip when tested. This is a potential shock hazard. Recommend repair or replacement by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)			X	
9.3	Ventilation	X			
9.4	Exhaust Systems	X			

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Information

Dryer Power Source
Laundry Room
110 Volt, 220 Electric, Gas

Both electric and gas power sources are present for the dryer.

Dryer Vent
Laundry Room
None Found

There was no dryer present during the inspection.

Flooring Insulation
None

Attic Insulation: R-value
Attic
38

Picture sows insulation gauge in attic which indicates an R-value of 38.

Insulation in attic.

Attic Insulation: Attic Access Location
Master Bedroom Closet

Attic Insulation: Insulation Type
Blown

Ventilation: **Ventilation Type**

Attic

Soffit Vents, Off-ridge Vents

Attic ventilation is achieved through a combination of soffit and off-ridge vents.

Soffit vents.

Off-ridge vents.

Off-ridge vent - attic view.

Soffit vent - attic view.

Exhaust Systems: **Exhaust Fans**

Fan Only

Exhaust fans were located in the Laundry Room, Hallway Bathroom and Master Bathroom.

10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
10.1	Doors	X			
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings			X	
10.7	Countertops & Cabinets	X			

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Information

Windows: Window Type
Single-hung, Sliders, Thermal

Windows: Window Manufacturer
Unknown

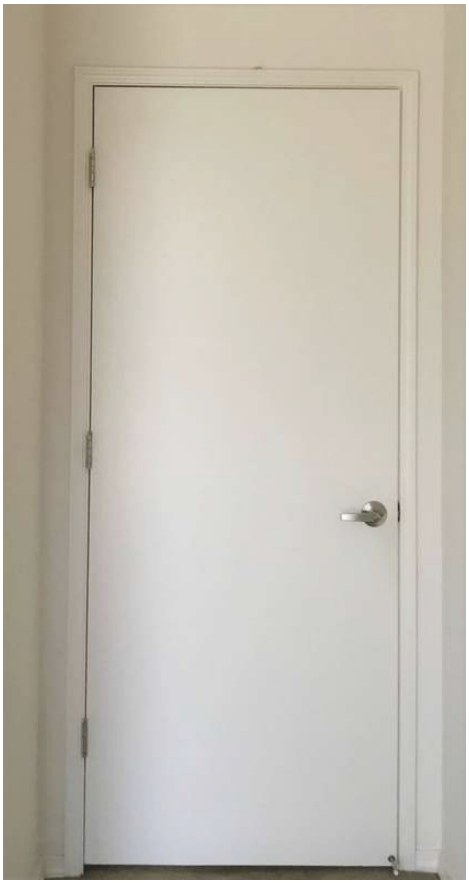
Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets: Cabinetry
Wood

Doors: Interior Doors

Interior doors and hardware were in working order and appeared to be in good condition at the time of the inspection.



Representative sample picture of interior doors.

Floors: Floor Coverings

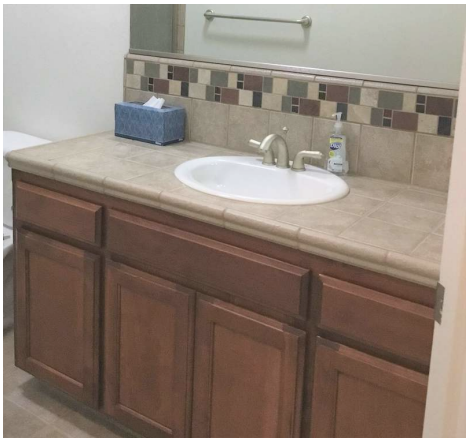
Carpet, Tile

Carpet located in Living Room and Bedrooms and appeared to be in good condition at the time of inspection. Tile floors located in the remainder of the house and also appeared to be in good condition at the time of inspection.

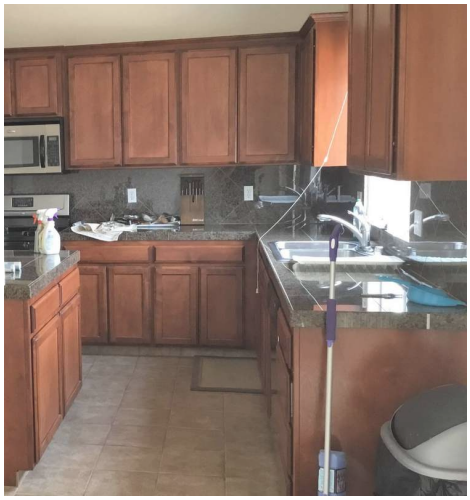
Countertops & Cabinets: Countertop Material

Tile

Tile countertops in Kitchen, Bathrooms and Laundry Room. All appeared to be in good condition at the time of inspection.



Bathroom cabinets & countertops.



Kitchen cabinets & countertops.

11: BUILT-IN APPLIANCES

		IN	NI	NP	O
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Built-in Microwave	X			
11.5	Garbage Disposal	X			

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Information

Dishwasher: Brand
Whirlpool

Range/Oven/Cooktop: Oven Energy Source
Gas

Refrigerator: **Brand**

Whirlpool

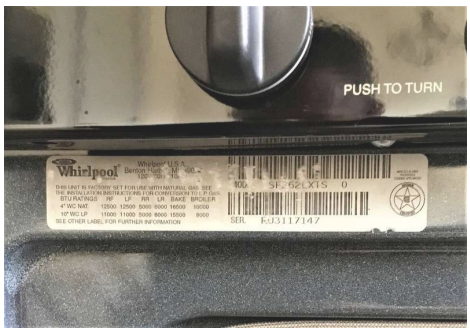
Refrigerator was found to be in working order at the time of the inspection.

Manufacturers information

Range/Oven/Cooktop: **Oven Brand**

Whirlpool

Range and oven were operated during the inspection and found to be in working order.



Manufacturers information.

Range/Oven/Cooktop: Exhaust Hood Type

Vented

Exhaust hood is integrated into the over the range microwave oven. It was operated during the inspection and found to be in working order.

Built-in Microwave: Whirlpool

Microwave was operated during the inspection and found to be in working order.

Manufacturer's information.

12: GARAGE

		IN	NI	NP	O
12.1	Ceiling	X			
12.2	Floor	X			
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			
12.5	Garage Door Opener	X			
12.6	Occupant Door (From garage to inside of home)	X			

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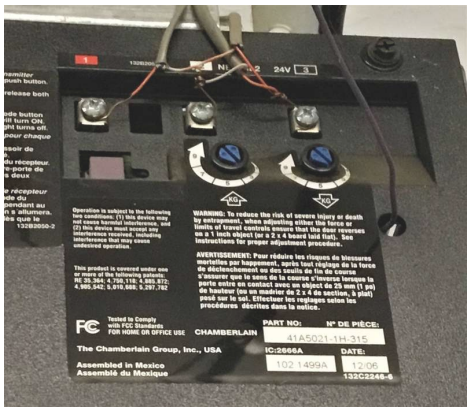
Information

Garage Door: Material
Metal, Non-insulated, Glass

Garage Door: Type
Sectional

Garage Door Opener: Manufacturer
LiftMaster

Garage door opener was operated and found to be in working order during the inspection. Auto-reverse function was activated by obstructing the sensor beam.



Manufacturer's information.

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.

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.

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.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

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.

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.

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.