



MONARCH HOME INSPECTIONS

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RESIDENTIAL REPORT

1234 Main St.
Virginia Beach VA 23464

Buyer Name

05/17/2018 9:00AM



Inspector

Taylor Alman

Taylor Alman

Internachi Certified Professional Inspector

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Agent

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SUMMARY



RECOMMENDATION



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1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Furnished

Temperature (approximate)

80 Fahrenheit (F)

Type of Building

Single Story

Single Family, One Story

Weather Conditions

Clear

2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Gutters and Downspouts			X	
2.3	Flashings	X			X
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

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

Information

Inspection Method

Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt Architectural

Coverings: Layers

1 1

Flashings: Material

Steel, Rubber

Limitations

Gutters and Downspouts

GUTTERS NOT PRESENT

We recommend adding gutters to promote proper drainage away from the foundation.

Observations

2.1.1 Coverings

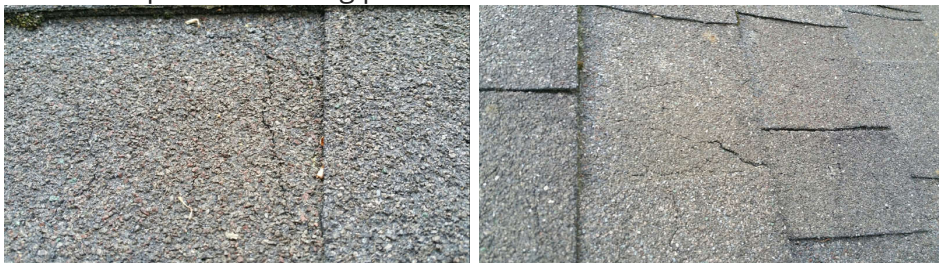
 Recommendation

ROOF IS NEAR THE END OF SERVICE LIFE

The roof is near the end of its service life. It's showing signs of wear and cracking is visible in places.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

 Recommendation

CORRODED - SEVERE

Roof flashing around the chimney showed signs of severe corrosion, which can lead to moisture intrusion and/or mold. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.3.2 Flashings

PLUMBING BOOT CRACKED

The plumbing boot is cracked which can lead to moisture intrusion. Recommend further evaluation by a roofing contractor.

Recommendation

Contact a qualified roofing professional.

 Recommendation



3: EXTERIOR

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

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

Information

Siding, Flashing & Trim: Siding Material

Brick

Exterior Doors: Exterior Entry Door

Steel

Driveways, Walkways, & Patios: Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Stoop with Steps

Decks, Balconies, Porches & Steps: Material

Brick

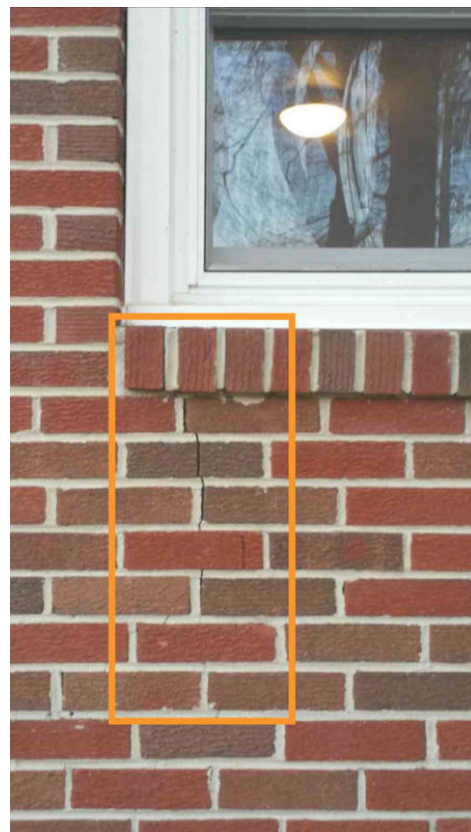
Observations

3.1.1 Siding, Flashing & Trim

 Recommendation

CRACKING - MINOR

There was minor cracking under the kitchen window. Recommend a masonry contractor for repair.

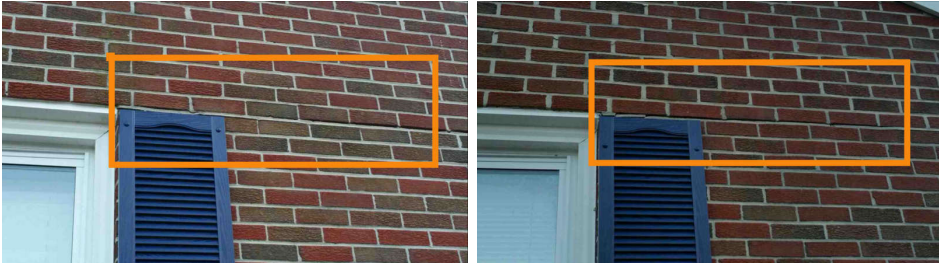


3.1.2 Siding, Flashing & Trim

Recommendation

CRACKING - MINOR

There was some cracking because of a rusted lintel on the left side of the house at the bedroom windows. Recommend a masonry contractor for repair.

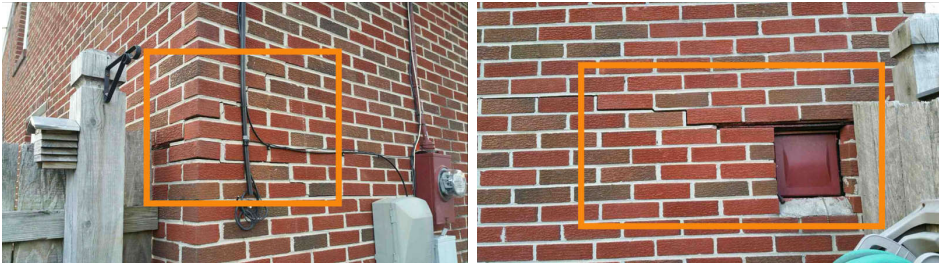


3.1.3 Siding, Flashing & Trim

Recommendation

CRACKING - MINOR

There was cracking in the bricks around an old, unused vent. The rusted lintel has pushed the bricks apart. Recommend a masonry contractor to remove the vent and fill in the hole and cracks.



3.3.1 Driveways, Walkways, & Patios

Recommendation

WALKWAY SETTLING

The walkway has settled near the back door. This is likely due to the water undermining the concrete.

Recommendation

Contact a qualified professional.



3.4.1 Decks, Balconies, Porches & Steps

Recommendation

REPOINTING OF BRICK MORTAR RECOMMENDED

The mortar between the bricks has deteriorated. The mortar should be repointed to protect the bricks and prevent water intrusion.

Recommendation

Contact a qualified masonry professional.



3.4.2 Decks, Balconies, Porches & Steps

 Recommendation

LOOSE BRICK

There is a brick that has broken off the corner and should be replaced. A masonry contractor is recommended for further evaluation.

Recommendation

Contact a qualified masonry professional.



3.4.3 Decks, Balconies, Porches & Steps

 Recommendation

ALGAE ON BRICKS

There is algae present on the side of the brick stoop. This side doesn't get much sun so it retains moisture. Recommend a handyman to clean the bricks.

Recommendation

Contact a qualified professional.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
4.1	Foundation	X			
4.2	Crawlspace	X			X
4.3	Vapor Retarders (Crawlspace or Basement)	X			X
4.4	Floor Structure	X			X

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

Information

Inspection Method

Crawlspace Access

Foundation: Material

Brick, Masonry Block

Crawlspace: Crawlspace Entry

Location

Backyard

Floor Structure: Floor Material - Basement/Crawlspace

Wood

Floor Structure: Floor Material - Above Crawlspace or Basement

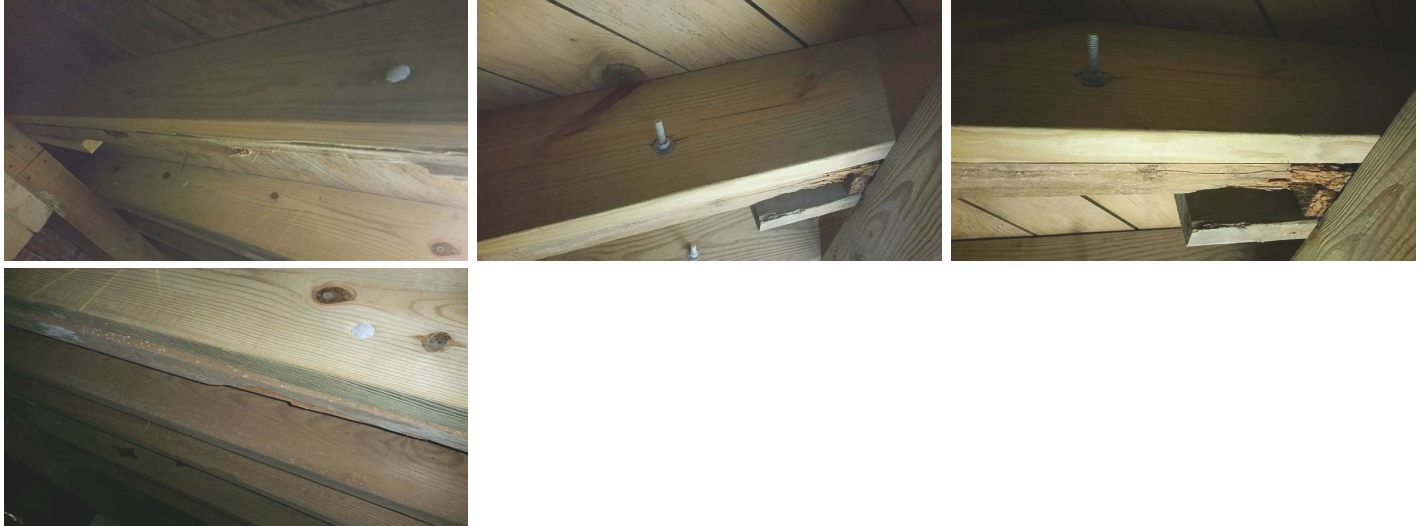
Wood Beams

Floor Structure: Sub-floor

Plywood

Floor Structure: Evidence of floor joist repair

There were multiple areas where new floor joists were sistered to the original joists and bolted together. This is informational only as the repairs appear sound.



Observations

4.2.1 Crawlspace

HIGH MOISTURE LEVELS



Recommendation

High levels of moisture were noted in the Crawlspace near the front stoop. High moisture levels can result in mold and deterioration of the foundation and floor. Recommend a crawlspace or foundation contractor to determine a remediation plan.

Recommendation

Contact a qualified professional.



4.3.1 Vapor Retarders (Crawlspace or Basement)

 Recommendation

VAPOR BARRIER DAMAGED AND INADEQUATE

The vapor barrier is damaged and there are also gaps limiting coverage. Recommend insulation contractor repair or replace.



4.4.1 Floor Structure

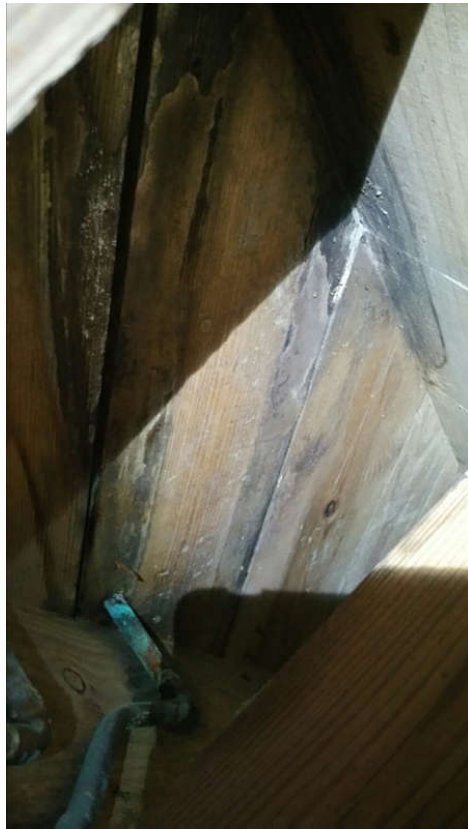
 Recommendation

EVIDENCE OF PRIOR LEAKS

There was evidence of prior leaks below the bathtub of the hallway bathroom. Recommend monitoring and contact a licensed plumber if it gets worse.

Recommendation

Contact a qualified plumbing contractor.



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			
5.6	Solid Fuel Heating Device (Fireplace, Woodstove)	X			

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

Information

Equipment: Brand

Kenmore

Equipment: Energy Source

Electric

Equipment: Heat Type

Heat Pump

Equipment: Age of Heating Equipment

2011

Equipment: Location

Backyard

Normal Operating Controls:

Location of Thermostat

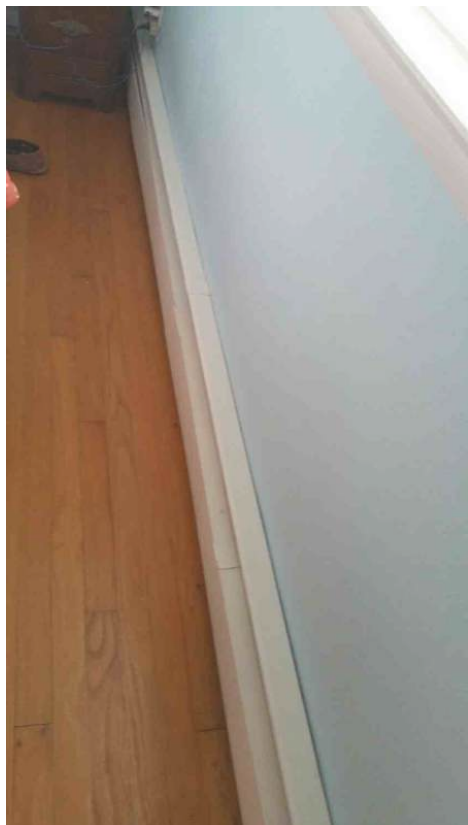
Hallway

Distribution Systems: Ductwork

Insulated

Distribution Systems: Abandoned floor radiators

There are abandoned floor radiators that don't appear to be in use since the house is now equipped with a heat pump.



Solid Fuel Heating Device (Fireplace, Woodstove): Type

Wood

We recommend a qualified chimney sweep to perform a chimney inspection and cleaning prior to first use.

6: COOLING

		IN	NI	NP	O
6.1	Cooling Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			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: Brand

Kenmore

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Backyard

Cooling Equipment: Age of Cooling Equipment

2011

Normal Operating Controls: Location of Thermostat

Hallway

Distribution System: Configuration

Central

Observations

6.3.1 Distribution System

 Recommendation

LOOSE DUCT IN THE ATTIC

There is a loose duct in the attic allowing conditioned air to escape. Recommend licensed HVAC contractor resecure.



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 and Distribution Systems	X			
7.4	Hot Water Systems, Controls, Flues & Vents	X			
7.5	Fuel Storage & Distribution Systems	X			
7.6	Shower/Bathtub	X			X
7.7	Sinks/Faucets	X			X
7.8	Toilet	X			

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

Information

Filters

None

Water Source

Public, Well

Main Water Shut-off Device:

Location

Front flowerbed next to garage door

Drain, Waste, & Vent Systems:

Drain Material

ABS, Iron, Galvanized, PVC

Water Supply and Distribution Systems:

Distribution Material

Copper

Water Supply and Distribution Systems:

Water Supply Material

Copper

Hot Water Systems, Controls, Flues & Vents:

Capacity

80 gallons

Hot Water Systems, Controls, Flues & Vents:

Location

Garage

Hot Water Systems, Controls, Flues & Vents:

Power Source/Type

Electric

A well pump was observed

A well pump and spigot were present near the garage door. The well was not tested. Recommend the well be tested and serviced.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

State

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.](#)

Observations

7.6.1 Shower/Bathtub



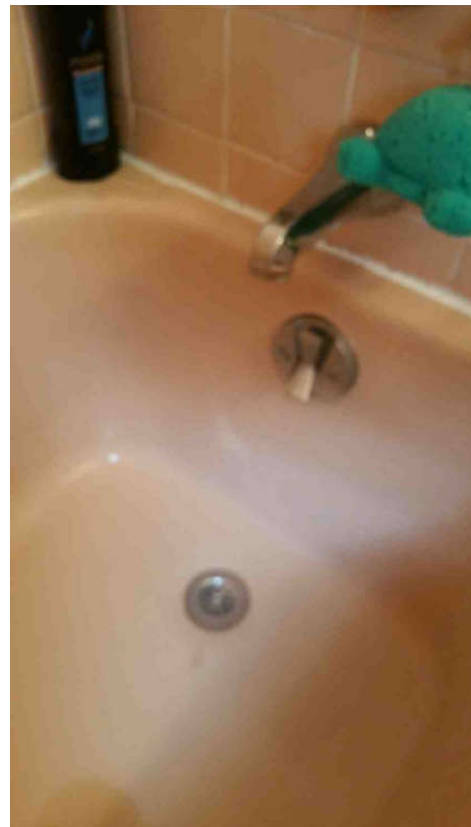
Recommendation

LEAKING BATH FAUCET

The faucet in the bathtub in the hallway bathroom continued to leak after it was shut off. Recommend further evaluation by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



7.6.2 Shower/Bathtub

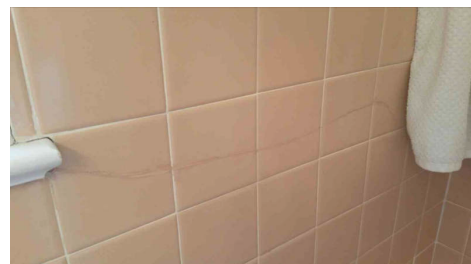
 Recommendation

CRACKED TILE

There was cracked tile in the hallway bathroom that was previously repaired. Recommend monitoring.

Recommendation

Contact a qualified professional.



7.7.1 Sinks/Faucets

 Recommendation

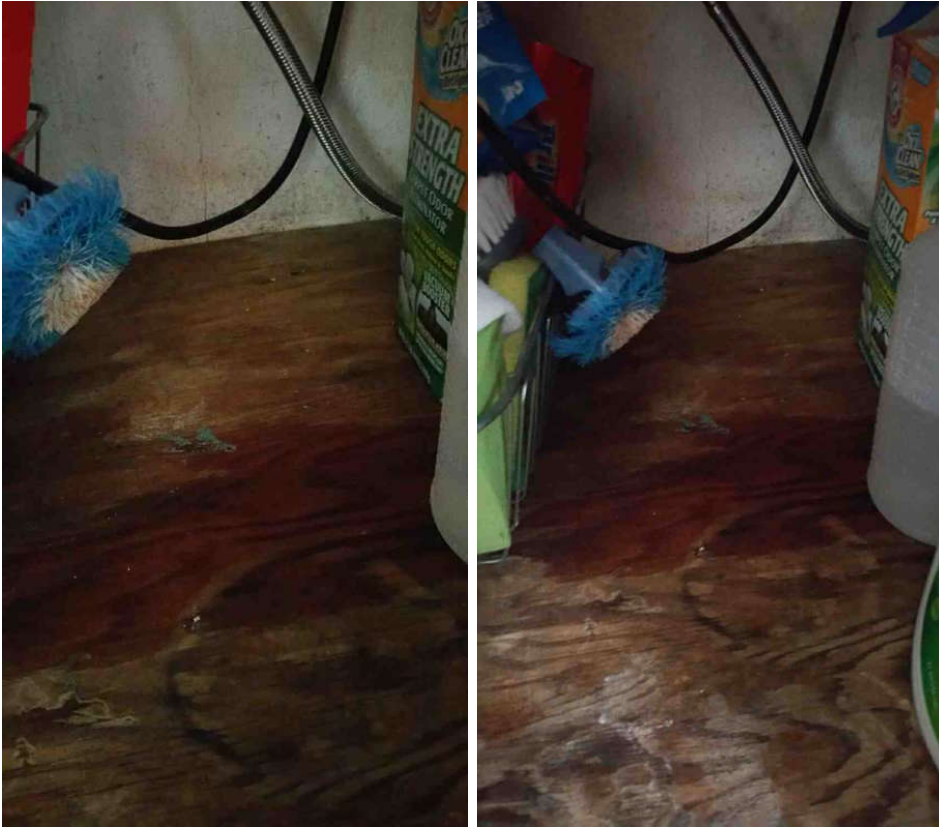
SIGNS OF PRIOR WATER DAMAGE WAS OBSERVED

KITCHEN

Water damage was observed under the kitchen sink but the leak didn't appear to be active at the time of the inspection. Recommend monitoring and contacting a licensed plumber if an active leak is observed.

Recommendation

Recommend monitoring.



7.7.2 Sinks/Faucets

SIGNS OF PRIOR WATER DAMAGE WAS OBSERVED

HALLWAY BATHROOM

Water damage was observed in the hallway sink but the leak didn't appear to be active at the time of the inspection. Recommend monitoring and contacting a licensed plumber if an active leak is observed.

Recommendation

Recommend monitoring.

 Recommendation



7.7.3 Sinks/Faucets

**SINK - POOR DRAINAGE**

MASTER

Sink in the master bedroom had slow/poor drainage. Recommend a licensed plumber for further evaluation.

Recommendation

Contact a qualified plumbing contractor.

8: ELECTRICAL

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

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

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
 Exterior

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
 Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Abandoned subpanel

There is a subpanel located outside that appears to be unused as the breakers are turned off.



Observations

8.1.1 Service Entrance Conductors



Recommendation

FRAYED SHEATHING

Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



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



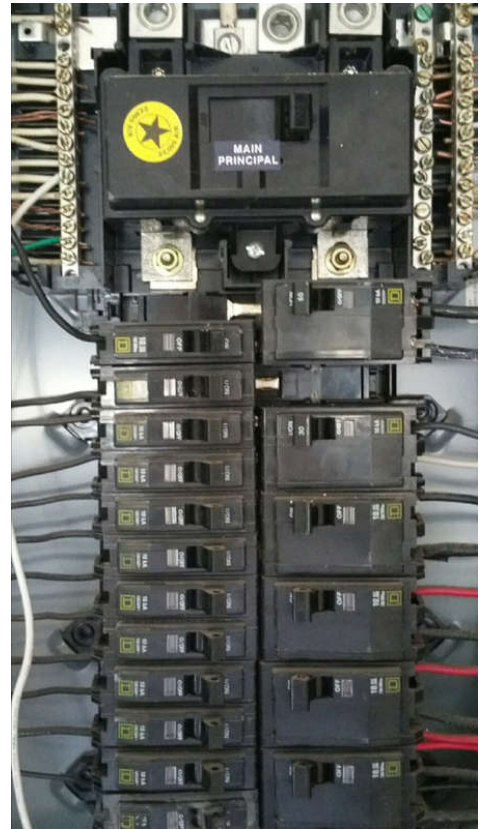
Recommendation

POSSIBLE MISSING GROUND

The electrical panel doesn't appear to be grounded. This corresponds with what the tester was showing at the outlets also. Recommend a licensed electrician for further evaluation to bring up to current safety standards.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

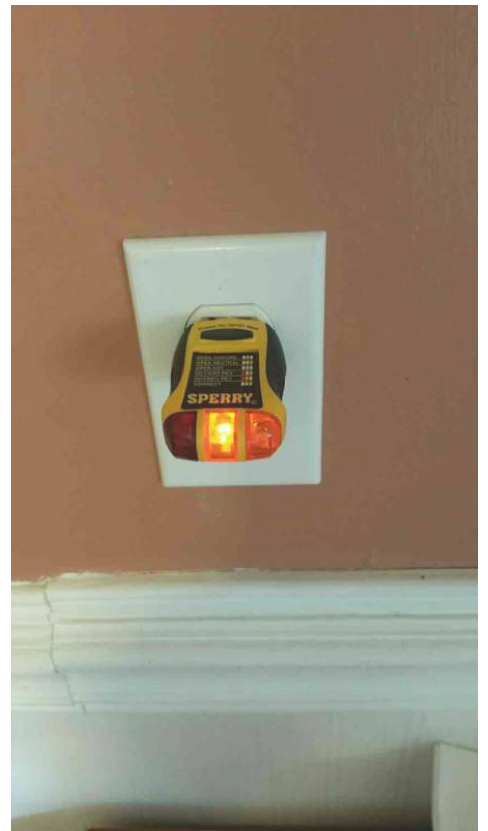
 Recommendation

UNGROUND RECEPTACLES

The receptacles in the original part of the house are reading ungrounded. The sunroom addition is reading grounded. To help alleviate safety hazards, all receptacles should be grounded. A licensed electrician is recommended for further evaluation.

Recommendation

Contact a qualified electrical contractor.



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Recommendation

There was no GFCI protection present in the kitchen or bathroom. Recommend licensed electrician upgrade by installing ground fault receptacles in the appropriate areas.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
9.1	Attic Insulation	X			X
9.2	Attic Ventilation	X			X
9.3	Exhaust Systems	X			
9.4	Roof Sheathing	X			X

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

Information

Attic Insulation: Insulation Type

Cellulose, Blown

Attic Insulation: R-value

10

Attic Ventilation: Ventilation

Type

Gable Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan Only

Roof Sheathing: Sheathing Type

Plywood

Observations

9.1.1 Attic Insulation

 Recommendation

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.



9.2.1 Attic Ventilation

 Recommendation

ABANDONED FAN IN THE ATTIC

There was an abandoned fan in the attic that was still wired. Recommend removal of the fan and capping the wires by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



9.4.1 Roof Sheathing

 Recommendation

INDICATIONS OF A LEAK

There was a leak observed in the attic at the high side of the chimney. This corresponds with the chimney flashing issue noted in the roofing section. Recommend a qualified roofer for further evaluation.

Recommendation

Contact a qualified roofing professional.



10: INTERIOR, DOORS & WINDOWS

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

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

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Sliders, Double-hung

Floors: Floor Coverings
Hardwood, Carpet

Walls: Wall Material
Plaster

Ceilings: Ceiling Material
Plaster

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Quartz

Observations

10.4.1 Walls



Recommendation

MINOR CORNER CRACK

Minor crack at the master bathroom door that has been repaired. Some settling is not unusual in a home of this age and these cracks are not a structural concern. Recommend monitoring.

Recommendation

Recommend monitoring.



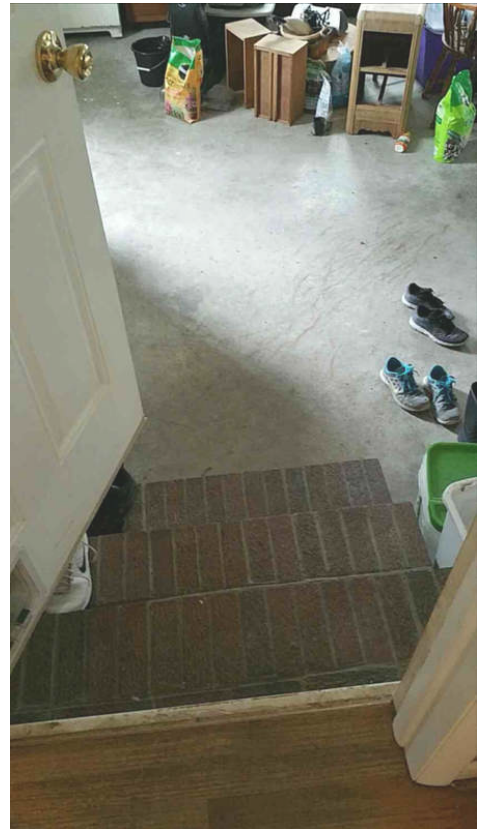
10.6.1 Steps, Stairways & Railings

NO HANDRAIL

Steps leading into the garage had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified handyman.



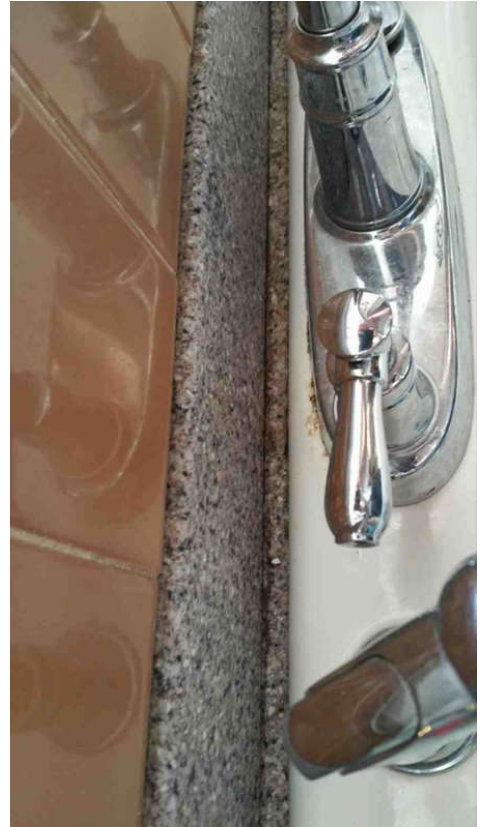
10.7.1 Countertops & Cabinets

POOR/MISSING CAULK



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

[Here is a helpful DIY video on caulking gaps.](#)



10.7.2 Countertops & Cabinets

CABINET DOORS NOT CLOSING PROPERLY

 Recommendation

The cabinet doors above the refrigerator don't line up and close properly. Recommend adjusting by a handyman.

Recommendation

Contact a handyman or DIY project



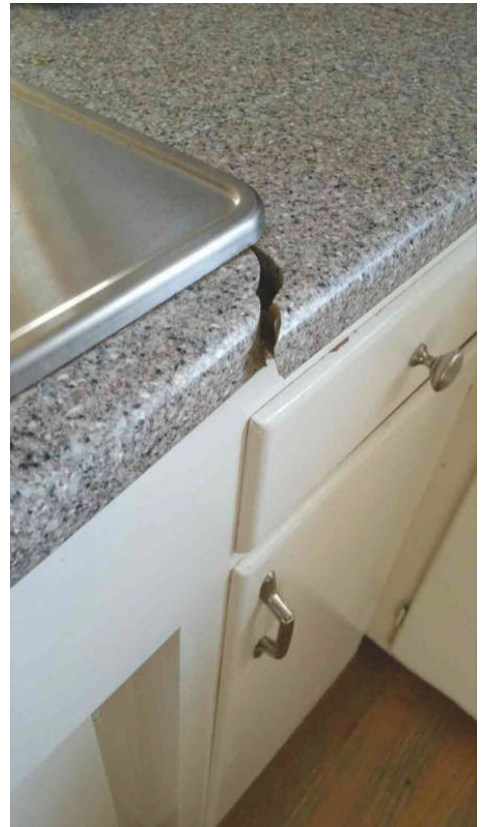
10.7.3 Countertops & Cabinets

**CRACKS IN THE KITCHEN
COUNTERTOP** Recommendation

There is a crack next to the stove on the countertop. Recommend further evaluation by a countertop repair

Recommendation

Contact a qualified professional.



11: BUILT-IN APPLIANCES

		IN	NI	NP	O
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			

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

Information

Dryer Power Source

220 Electric

Dishwasher: Brand

Whirlpool

Refrigerator: Brand

Kenmore

Range/Oven/Cooktop: Exhaust Hood Type

Vented

Range/Oven/Cooktop: Range/Oven Brand

Frigidaire

Range/Oven/Cooktop: Range/Oven Energy Source

Electric

12: GARAGE

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

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

Information

Garage Door: Material

Aluminum

Garage Door: Type

Automatic

Observations

12.3.1 Walls & Firewalls



Recommendation

FIREWALL NOT UP TO MODERN SAFETY STANDARDS

This home was built without a firewall which was the standard in 1962. Current safety standards call for a firewall separating the garage and the living space up in the attic. Recommend a qualified contractor evaluate and bring firewall up to standards.

[Link for more info.](#)

Recommendation

Contact a qualified carpenter.

12.6.1 Occupant Door (From garage to inside of home)



Recommendation

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified handyman.



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.

Interior, Doors & Windows

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

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.