



SKY BLUE INSPECTIONS, LLC

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<https://www.skyblueinspects.com/>



RESIDENTIAL INSPECTION

1234 Main St.
Lake Elmo, MN 55042-8531

Buyer Name

06/06/2019 9:00AM



Inspector

Randy Erickson

InterNachi Certified Professional
Inspector

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Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



ITEMS INSPECTED















MAINTENANCE ITEM



RECOMMENDATION



SIGNIFICANT DEFECT

-
-  2.2.1 Roof - Roof Drainage Systems: No gutters present on the house.
 -  3.2.1 Exterior - Exterior Doors: Weatherstripping Damaged
 -  3.3.1 Exterior - Exterior Windows: Window Trims needs Paint and Caulking
 -  3.5.1 Exterior - Decks, Balconies, Porches & Steps: Caulking/Sealing Needed
 -  3.8.1 Exterior - Exterior Ventilation Hoods: Dryer Vent Needs Cleaning
 -  3.8.2 Exterior - Exterior Ventilation Hoods: Fresh Air Intake Vent needs cleaning
 -  5.1.1 Heating - Equipment: Corrosion & Water
 -  5.1.2 Heating - Equipment: Front Panel Screw Missing
 -  6.1.1 Cooling - Cooling Equipment: A/C Unit needs cleaning
 -  7.2.1 Plumbing - Drain, Waste, & Vent Systems: Sink - Slow Drainage
 -  7.5.1 Plumbing - Fuel Storage & Distribution Systems: Gas Leak
 -  10.1.1 Doors, Windows & Interior - Doors: Door drags on Carpet

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished

Style

Modern

Type of Building

Single Family

Temperature (approximate)

70 Fahrenheit (F)

Weather Conditions

Clear

General Exterior Reference Photos

Exterior

General Exterior Reference Photos



2: ROOF

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

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

None

Flashings: Material

Aluminum

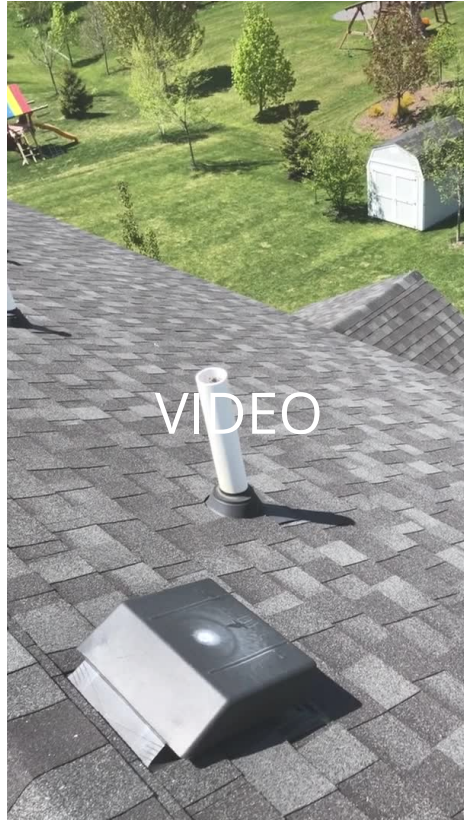
General Reference Photos

Roof

Roof, General Reference Photos & Video:

"Expand" and pause the video to see more detail.





Coverings: General Reference Photos - Roof

Roof

General Reference Photos



Deficiencies

2.2.1 Roof Drainage Systems



NO GUTTERS PRESENT ON THE HOUSE.

AROUND THE HOUSE

Gutters and downspouts are an important system for collecting rain water off the roof and diverting it away from the home's foundation and basement. In some homes, this can be a critical element in keeping a basement dry and the foundation from moving. Gutters also help prevent erosion of the soil to insure properly "grading" around the house. Recommend installation of gutters to help control the movement of rain water away from the home.

Recommendation

Contact a qualified gutter contractor

3: EXTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Vinyl

Siding, Flashing & Trim: Siding Style

Clapboard

Exterior Doors: Exterior Entry Door

Glass, Steel

Walkways, Patios & Driveways: Driveway Material

Asphalt

Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps

Decks, Balconies, Porches & Steps: Material

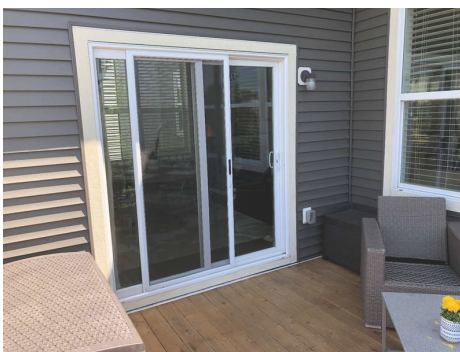
Wood

Exterior Doors: General Reference Photos

General reference photos for exterior doors.



Front Door

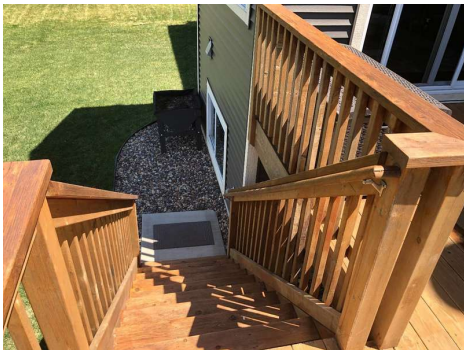


Sliding glass on the Deck

Decks, Balconies, Porches & Steps: General Reference Photos

Rear of the house

General Reference Photos of Deck



Deficiencies

3.2.1 Exterior Doors

 Recommendation

WEATHERSTRIPPING DAMAGED

FRONT DOOR

Weatherstripping Damaged on bottom of front entry door. This can be a source of heat loss. Recommend replacement or repairs.

Recommendation

Contact a qualified professional.



3.3.1 Exterior Windows

 Maintenance Item

WINDOW TRIMS NEEDS PAINT AND CAULKING

AROUND THE HOUSE.

Several windows trim needs painting and caulking to prevent rot and water damage. Recommend repair by a handyman, painter or home owner.

Recommendation

Contact a handyman or DIY project



Front Window.

3.5.1 Decks, Balconies, Porches & Steps

CAULKING/SEALING NEEDED

UNDER BACK PORCH

Caulking/Sealing Needed at the top of a beam to prevent water and insect intrusion. Recommend sealing the opening.

Recommendation

Contact a handyman or DIY project

 Maintenance Item



3.8.1 Exterior Ventilation Hoods

DRYER VENT NEEDS CLEANING

REAR OF HOUSE

Dryer Vent Needs Cleaning. Clogged dryer vents can lead to fires or inefficient drying. Recommend cleaning vent and duct as needed.

Recommendation

Contact a qualified professional.

 Recommendation



3.8.2 Exterior Ventilation Hoods

 Maintenance Item

FRESH AIR INTAKE VENT NEEDS CLEANING

REAR OF HOUSE

Fresh Air Intake Vent needs cleaning. The protective screen has become "matted " with debris and this is blocking airflow. Recommend cleaning by home owner or handyman.

Recommendation

Contact a handyman or DIY project



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Visual

Foundation: Material

Concrete

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Material

Wood I-Joists

Floor Structure: Sub-floor

OSB

5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			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			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Non-insulated

AFUE Rating

90+

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.

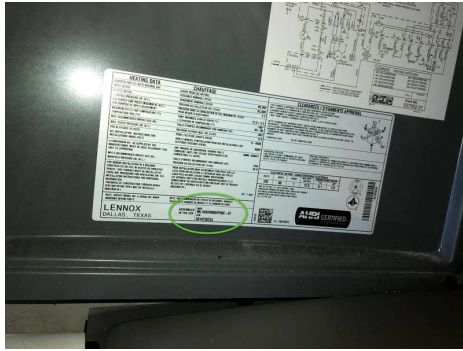
Equipment: Brand

Basement

Lennox

General Reference Photos:

Mfg: June 2014



Normal Operating Controls: Heating was working at the time of the inspection

Basement

Heating and Cooling working at the time of the inspection. Tested using thermostat.



Deficiencies

5.1.1 Equipment

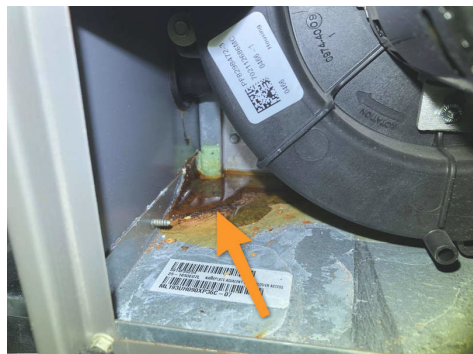
CORROSION & WATER

BASEMENT

Furnace was corroded in one or more areas with puddled water. This could be the result of clogged drain lines, condensate or possibly a heat exchanger problem. Recommend a HVAC contractor evaluate, clean and repair.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Equipment

FRONT PANEL SCREW MISSING

FURNACE

Front Panel Screw Missing. This should be replaced to insure proper fit of the removable panel.

Recommendation

Contact a qualified professional.



Left one missing, Right One OK

6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			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 D = Deficiencies

Information

Cooling Equipment: Energy Source/Type

Electric, Central Air Conditioner

Cooling Equipment: Location

Exterior West

Distribution System: Configuration

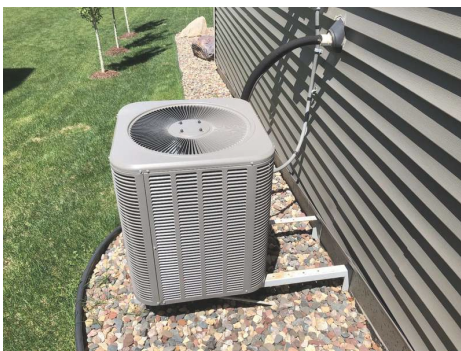
Central

Cooling Equipment: Brand

West

Lennox

General Reference Photos:



Cooling Equipment: SEER Rating

13 SEER

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

Read more on energy efficient air conditioning at [Energy.gov](https://www.energy.gov).

Deficiencies

6.1.1 Cooling Equipment

A/C UNIT NEEDS CLEANING

WEST SIDE

 Maintenance Item

A/C Unit needs cleaning to insure proper air flow and efficient operation. Recommend cleaning by a qualified handyman or DIY.

Recommendation

Contact a handyman or DIY project

7: PLUMBING

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

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Basement

Main Water Shut-off Device:

General Reference Photos.

Basement

General Reference Photos.

Drain, Waste, & Vent Systems:

Drain Size

1 1/2"

Drain, Waste, & Vent Systems:

Material

PVC



Main Shut Off Valve

Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper, Pex

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

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

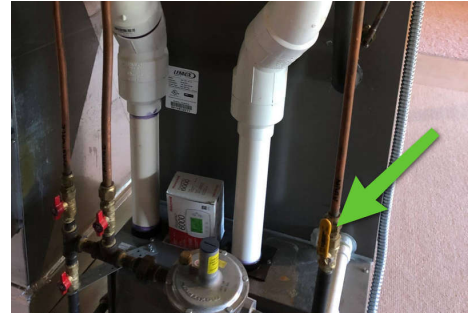
Electric

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

Basement Near Furnace

Basement

General Reference Photos:



Main Gas Shut Off

Sump Pump: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Basement

Rheem

General Reference Photos:



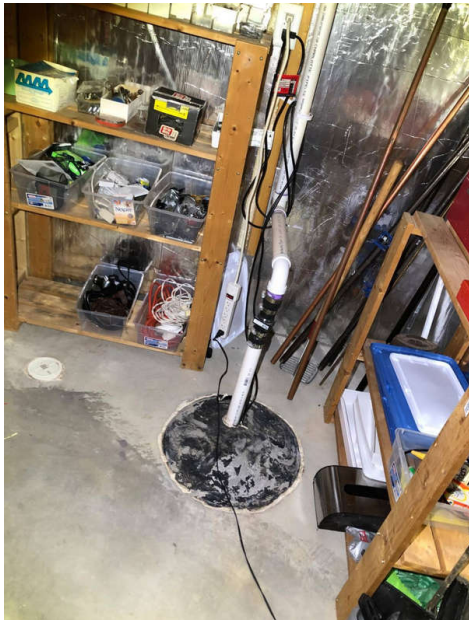
Limitations

Sump Pump

SUMP BASKET SEALED

BASEMENT

Sump Basket Sealed. Recommend regular evaluation and monitoring of sump pump and any water levels.



Deficiencies

7.2.1 Drain, Waste, & Vent Systems

SINK - SLOW DRAINAGE

UPSTAIRS BATHROOM

Sink - Slow Drainage. Recommend cleaning the drain to insure proper drainage.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



Slow Drain on left

7.5.1 Fuel Storage & Distribution Systems

GAS LEAK

BASEMENT

A Natural Gas Leak was detected in the supply lines in the utility Room. It was above the shut off valve for the kitchen Range. Gas leaks of any size are dangerous and need correction. Contacted the Listing Agent and recommended evaluation and repair by a qualified professional.

Recommendation

Contact a qualified professional.

 Significant Defect



Gas leak area



8: ELECTRICAL

		IN	NI	NP	D
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			
8.8	Door Bell	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground

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

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

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

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: Panel Manufacturer
Basement
Eaton

General reference Photos:



Smoke Detectors: Functioning and located on each level and in bedrooms

Throughout the house

Functioning at the time of the inspection and located on each level and in bedrooms. Should be tested monthly and replace according to manufacturers recommendations; often every 10 years.

Carbon Monoxide Detectors: Carbon Monoxide Detectors, on each level

Throughout The House

CO Detectors located outside bedroom area and on each level of the home. Should be tested monthly and replace according to manufacturers recommendations; often every 10 years or less.

9: ATTIC, INSULATION & VENTILATION

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

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Flooring Insulation

None

Ventilation: Ventilation Type

Soffit Vents, Roof Vents

Exhaust Systems: Exhaust Fans

Fan Only

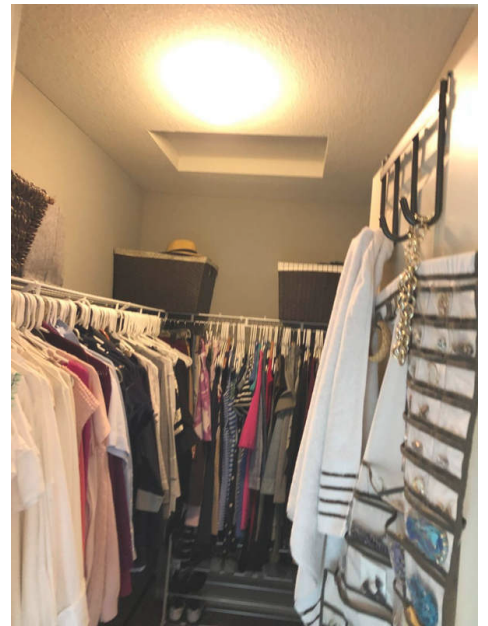
Limitations

General

ATTIC ACCESS WAS IMPRACTICAL

MASTER CLOSET

Attic Access was impractical. Located in master bedroom closet. Confined space and sealed access panel.



Attic Insulation

ATTIC ACCESS SEALED AND INACCESSIBLE.

MASTER CLOSET

Attic access sealed and inaccessible.

10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			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			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Single-hung

Floors: Floor Coverings
Carpet, Engineered Wood, Hardwood, Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board

Countertops & Cabinets: Countertop Material
Granite

Countertops & Cabinets: Cabinetry
Kitchen
Wood

General reference photos:



Deficiencies

10.1.1 Doors

DOOR DRAGS ON CARPET

FRONT OFFICE/DEN

Door drags on Carpet can lead to carpet damage. Recommend shortening door by Handyman or DIY

Recommendation

Contact a qualified professional.



Recommendation



11: BUILT-IN APPLIANCES

		IN	NI	NP	D
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 D = Deficiencies

Information

Dishwasher: Brand

Whirlpool

Refrigerator: Brand

Whirlpool

Range/Oven/Cooktop: Exhaust

Hood Type

Re-circulate

Range/Oven/Cooktop:

Range/Oven Brand

Whirlpool

Range/Oven/Cooktop:

Range/Oven Energy Source

Gas

General Reference Photos

Kitchen

General Reference Photos



12: GARAGE

		IN	NI	NP	D
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	Garage Attic	X			
12.7	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Door: Material

Metal

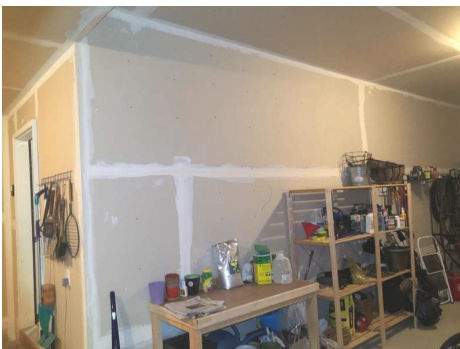
Garage Door: Type

Up-and-Over

General Reference Photos - Garage

Garage

General Reference Photos - Garage



Garage Attic: General Reference Photos

Garage

General Reference Photos



13: FIREPLACE

		IN	NI	NP	D
13.1	Gas Fireplace	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Gas Fireplace: Gas Fireplaces

Living Room

Recommend annual service/cleaning call, by a Fireplace Contractor, for Gas Fireplaces that are used regularly, to insure safe and proper operation.



STANDARDS OF PRACTICE

Inspection Details

SCOPE OF THE INSPECTION:

Sky Blue Inspections strives to perform all inspections in substantial compliance with the Standards of Practice (SOP) of the International Association of Certified Home Inspectors (InterNACHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the SOP. When systems or components designated in the SOP are present but are not inspected, the reason(s) the item was not inspected is identified within the Limitations tab of this report. This report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is defective or near the end of expected service life is reported, and recommendations for further evaluation, correction or monitoring are made as appropriate.

USE OF PHOTOS AND VIDEOS:

Your report may include photographs and videos (images). Some images are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item, system or area at the time of the inspection. Some of the images may be of problem areas or defects, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or defects will be supported with images.

CATEGORIES:

This report divides deficiencies into three categories:

Maintenance Items (colored in **BLUE**),

Recommendations (in **ORANGE**)

Significant Defects (in **RED**).

MAINTENANCE ITEMS: Include components that were found to be in need of recurring or basic general maintenance to protect either the component or the occupants. Also included in this section are items that were beginning to show signs of wear, but were, in the opinion of the inspector, still functional at the time of inspection. Typically these items are considered to represent a less significant immediate cost than those listed in the following two categories.

RECOMMENDATIONS: Include comments of a deficiency, a latent defect or a suggested improvement of a system which may have appeared functional at the time of inspection, however some benefit may be achieved by adhering to the recommendation.

SIGNIFICANT DEFECTS: Will denote a brief comment of a significantly deficient component or a condition, which will require a relatively short term correction and/or expense. These will typically fall into one of the following four categories:

1. Major defects. An example of this might be a structural failure.
2. Things that may lead to major defects, such as a roof flashing leak, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home.
4. Safety hazards, such as an exposed, live electrical wiring.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects not repaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review this report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects a real estate transaction, you should consult with your Realtor for further advice regarding the contents of this report. Any repairs should be performed by the properly licensed and bonded tradesman or qualified professional/contractor who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

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 confirm the operation of every control and feature of an inspected appliance.