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RESIDENTIAL REPORT

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1: INSPECTION DETAILS

Information

Occupancy
Vacant

Temperature (approximate)
30 Fahrenheit (F)

Type of Building
Commercial

Weather Conditions
Snow

2: ROOF

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

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

Information

Inspection Method
Ground, Ladder

Roof Type/Style
Gable

Coverings: Material
Asphalt

Flashings: Material
Aluminum

Limitations

General

SNOW ON ROOF

Snow on the roof prevented the roof from being walked on.

Observations

2.2.1 Roof Drainage Systems

DOWNSPOUTS MISSING

Recommendation

The building was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified professional.

2.2.2 Roof Drainage Systems

Recommendation

GUTTERS MISSING

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away form the building.

Recommendation

Contact a qualified professional.

2.3.1 Flashings

Recommendation

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified professional.

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	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			

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

Information

Inspection Method
Visual

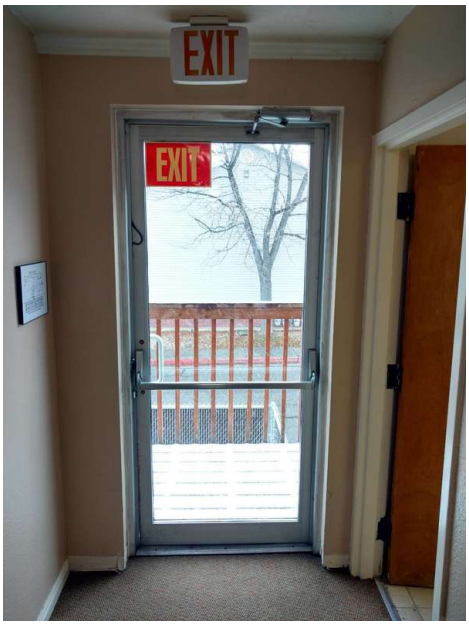
Siding, Flashing & Trim: Siding Material
Brick, Masonry

Walkways, Patios & Driveways: Driveway Material
Asphalt, Concrete, Pavers

Decks, Balconies, Porches & Steps: Appurtenance
Deck with Steps

Exterior Doors: **Exterior Entry Door**

Glass



Decks, Balconies, Porches & Steps: Material

Wood

Observations

3.1.1 Siding, Flashing & Trim

Recommendation

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes and freezing water that enters the masonry, and typical as structures age. Recommend monitoring.

3.1.2 Siding, Flashing & Trim

Recommendation

VENT DAMAGE

Vent cover damage was observed. Vent covers should be replaced to help limit moisture intrusion, unwanted airflow and pest entry.

Recommendation

Contact a qualified professional.

3.2.1 Exterior Doors

Recommendation

DOOR DOES NOT CLOSE OR LATCH

On the main entrance, the north door does not close properly. Recommend qualified handyman adjust door to close properly.

Here is a DIY troubleshooting article on fixing door issues.

Recommendation

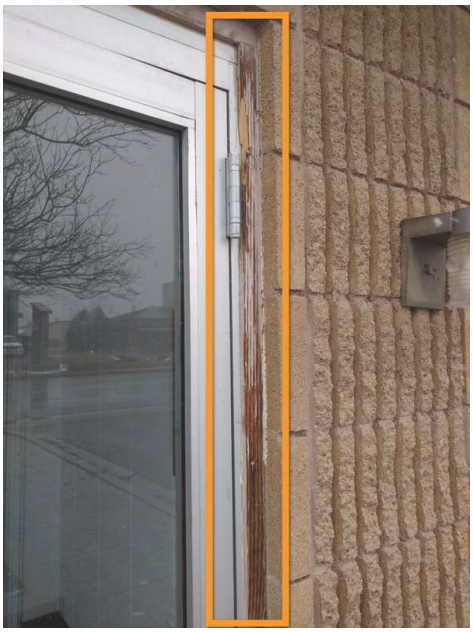
Contact a qualified professional.

3.2.2 Exterior Doors

DOOR SILL/TRIM

Recommendation

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.



3.2.3 Exterior Doors

WEATHERSTRIPPING NOT PRESENT

Recommendation

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Here is a DIY guide on weatherstripping.

3.3.1 Walkways, Patios & Driveways

PONDING ON WALKWAY

Safety Hazard

Ponding (puddle formation) was observed in front of the main entrance. Accumulated water that freezes could pose a safety hazard.

Recommendation

Contact a qualified professional.

3.4.1 Decks, Balconies, Porches & Steps

Recommendation

STAIRS - DETERIORATED

One sections of the exterior stairs is deteriorated. Second stair from the bottom. Recommend qualified contractor evaluate & repair.

3.5.1 Eaves, Soffits & Fascia

Recommendation

PAINT/FINISH FAILING

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the araes be properly prepared and painted / finished.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Basements & Crawlspaces			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 = Deficiency

Information

Inspection Method
Visual

Foundation: Material
Concrete, Slab on Grade

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Concrete, Slab

Floor Structure: Sub-floor
Inaccessible

Observations

4.5.1 Ceiling Structure

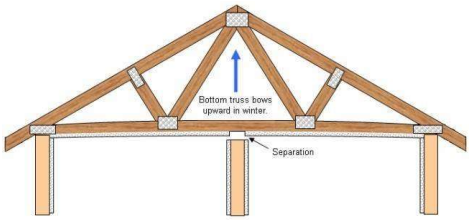
Recommendation

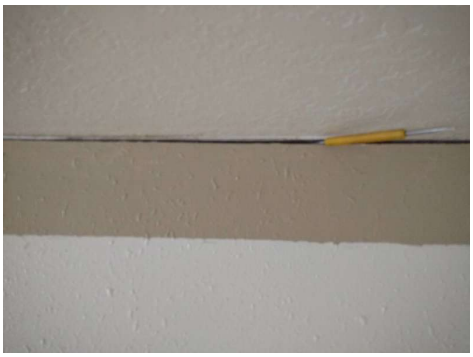
TRUSS UPLIFT

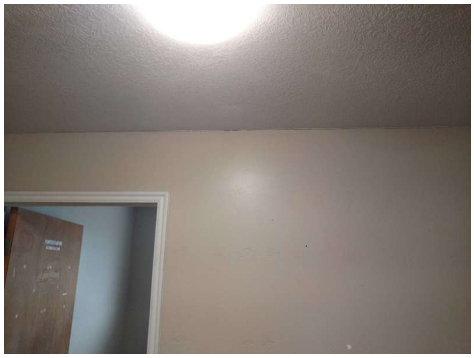
Due to temperature and humidity changes in the winter, trusses expand and contract which can cause the bottom of the truss (ceiling) to bow up in the middle and lift off of the top of the interior walls. This is not a structural issue, just a cosmetic issue.

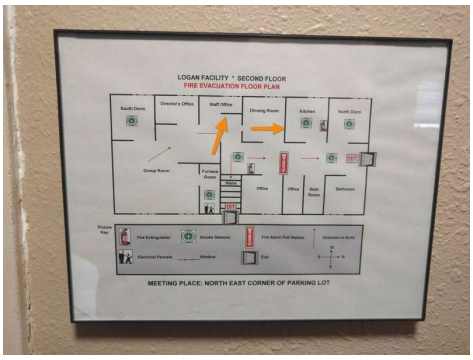
Recommendation

Contact a qualified professional.


Bottom truss bows upward in winter.
Separation






LOGAN FACILITY * SECOND FLOOR
FIRE EVACUATION FLOOR PLAN
MEETING PLACE: NORTH EAST CORNER OF PARKING LOT

5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Presence of Installed Heat Source in Each Room	X			

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Information

Equipment: Brand
Goodman

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Non-insulated

AFUE Rating
80.0

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.

6: COOLING

		IN	NI	NP	D
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			

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Information

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

Cooling Equipment: Location
Exterior East

Distribution System: Configuration
Central

Cooling Equipment: Brand
TempStar

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

7: PLUMBING

		IN	NI	NP	D
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		
7.6	Sump Pump			X	

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Information

Filters
Unknown

Water Source
Public

Main Water Shut-off Device: Location
Inaccessible

Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Material
ABS

Water Supply, Distribution Systems & Fixtures: Distribution Material
Unknown

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

Hot Water Systems, Controls, Flues & Vents: Location
Main Floor

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

Limitations

Main Water Shut-off Device

INACCESSIBLE

The "Furnace Room" as labeled on the posted maps was locked and inaccessible. Main water shut-off believed to be inside.

Hot Water Systems, Controls, Flues & Vents

ACCESS BLOCKED

The "Furnace Room" as labeled on the posted maps was locked and inaccessible. Water heater is believed to be inside.

Observations

7.3.1 Water Supply, Distribution Systems & Fixtures

LEAKING FIXTURES

Recommendation

Leaking fixtures were observed. The shower in the north bathroom on the first floor is leaking and is missing the handle to turn on the water. The first floor kitchen faucet leaks when turned on and drips in the cabinet underneath the sink.

Recommendation

Contact a qualified professional.

North bathroom on the second floor shows signs of water damage. No leaks were observed during the inspection.

7.3.2 Water Supply, Distribution Systems & Fixtures

Recommendation

LOOSE TOILET

Loose hold-down bolts can lead to leaks due to excessive movement. These bolts (that hold the toilet to the floor) need to be tightened on the toilet in the south bathroom on the first floor.

Recommendation

Contact a qualified professional.

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	

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

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, 220 Volts

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Upstairs Furnace Room

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit

Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

MAIN PANEL INACCESSIBLE

The "Furnace Room" as labeled on the posted maps was locked and inaccessible. Main panel is believed to be inside.

Observations

8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

8.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

West wall in second floor kitchen.

8.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT INOPERABLE

One or more lights are not operating. New light bulbs possibly needed.

8.4.4 Lighting Fixtures, Switches & Receptacles

Recommendation

REVERSE POLARITY

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

First Floor North and South Bathroom

First Floor North Bathroom

First Floor South Bathroom Top right outlet slot is blocked by a piece of an outlet protector that broke off inside. GFCI Test/Reset button broken.

8.4.5 Lighting Fixtures, Switches & Receptacles

Safety Hazard

UNSAFE RECEPTACLE LOCATION

FIRST FLOOR KITCHEN, UNDER THE SINK

In the first floor kitchen, under the sink is an outlet that is at the level of the cabinet floor. Water leaking from the sink could pour into the receptacle creating a potentially dangerous situation.

Recommendation

Contact a qualified electrical contractor.

8.5.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

No GFCI protection present in first floor kitchen. Recommend licensed electrician upgrade by installing ground fault receptacles.

Here is a link to read about how GFCI receptacles keep you safe.

9: FIREPLACE

		IN	NI	NP	D
9.1	Vents, Flues & Chimneys	X			
9.2	Lintels	X			
9.3	Damper Doors	X			
9.4	Cleanout Doors & Frames	X			

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10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
10.1	Attic Insulation	X			
10.2	Vapor Retarders (Crawlspace or Basement)			X	
10.3	Ventilation	X			
10.4	Exhaust Systems	X			

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Information

Dryer Power Source
220 Electric

Dryer Vent
Metal

Attic Insulation: Insulation Type
Cellulose, Loose-fill

Ventilation: Ventilation Type
Gable Vents, Passive, Soffit Vents

Exhaust Systems: Exhaust Fans
None

Observations

10.4.1 Exhaust Systems

Recommendation

SIGNS OF WATER ON FURNACE EXHAUST VENT

Signs of moisture intrusion were observed on the furnace exhaust vent. Snow was falling and melting on the roof at the time of inspection and not moisture was detected.

Recommendation

Contact a qualified professional.

Daylight coming in from around vent pipe.

11: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
11.1	Doors	X			
11.2	Windows	X			
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Steps, Stairways & Railings	X			
11.7	Countertops & Cabinets	X			

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

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Sliders

Floors: Floor Coverings
Carpet, Linoleum, Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Formica

Observations

11.1.1 Doors

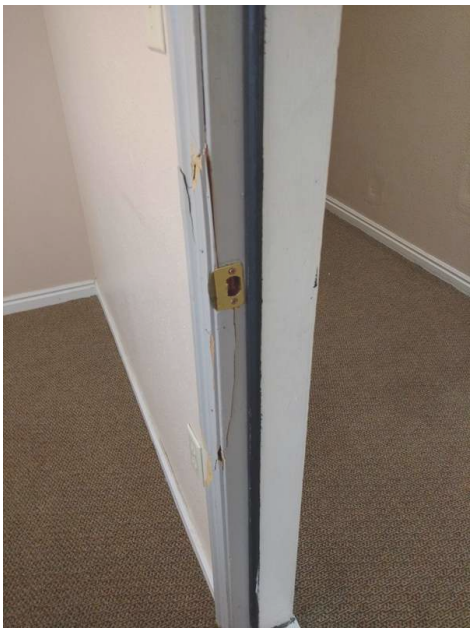
Recommendation

FORCED ENTRY

Signs of forced entry were observed on door frame in north east office on second floor.

Recommendation

Contact a qualified professional.



11.2.1 Windows

Recommendation

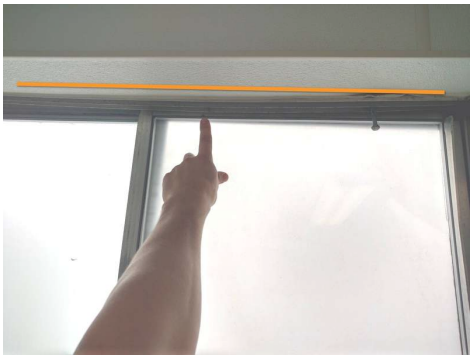
DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Multiple windows are missing one or more of the 3 sliders.

Multiple tiled window sills are damaged.

Multiple windows have moisture/fogging inside of the double panes.



Top of window frame has bowed down in the first floor south bathroom.

Mold observed around the window in the south bathroom on the second floor. Installing ventilation fans helps mitigate the risk of mold growth in bathrooms.

Mold observed around the window in the south bathroom on the second floor. Installing ventilation fans helps mitigate the risk of mold growth in bathrooms.

Moisture inside of the window.

11.2.2 Windows

IMPROPER INSTALLATION

Recommendation

No grout was observed in a window sill in the north dorm room on the second floor.

11.2.3 Windows

MISSING SCREEN

Recommendation

Multiple windows are missing screens. Recommend replacement.

11.2.4 Windows

PAINTED SHUT

Recommendation

South window in the first floor south dorm is painted shut. Recommend window be restored to functional use.

11.3.1 Floors

CARPET STAINS

Recommendation

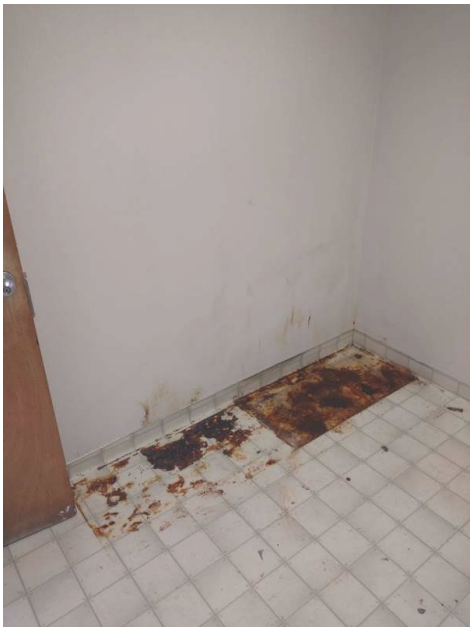
Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company. No moisture was detected through visual or infrared imaging.

11.3.2 Floors

DAMAGED (GENERAL)

Recommendation

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.



Second floor north bathroom.

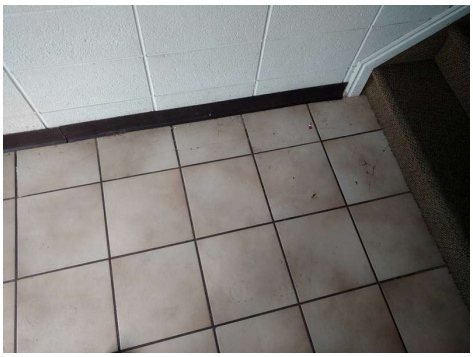
First floor north bathroom

11.3.3 Floors

TILES MISSING

Recommendation

One or more floor tiles were missing or cracked. Recommend installing/replacing missing tiles in main entryway.




11.3.4 Floors

Recommendation

RODENT DROPPINGS

Rodent droppings were observed in the first floor kitchen where the dishwasher goes.

Recommendation

Contact a qualified professional.

11.4.1 Walls

Recommendation

DOORKNOB HOLE

Wall had damage from doorknob. Recommend a qualified handyman or drywall contractor repair.

11.4.2 Walls

MINOR CORNER CRACKS

Recommendation

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Second floor north bathroom

11.4.3 Walls

MOISTURE DAMAGE

Recommendation

Stains on the walls visible at the time of the inspection appeared to be the result of moisture.

Second floor north dorm.

11.4.4 Walls

POOR PATCHING

Recommendation

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Second floor south dorm.

11.4.5 Walls

LOOSE BACK SPLASH

Recommendation

The back splash in the first floor kitchen is coming loose from the wall.

Recommendation

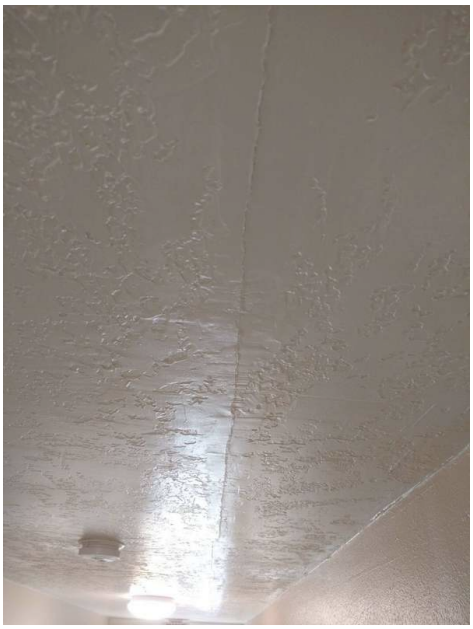
Contact a qualified professional.

11.5.1 Ceilings

MINOR DAMAGE

Recommendation

Paint cracking on the ceiling in the second floor hallway was visible at the time of the inspection. It appears to be cosmetic, possibly from the truss uplift.



Second floor hallway.

11.7.1 Countertops & Cabinets

Recommendation

CABINETS DAMAGED

Cabinets had visible damage at time of inspection. Recommend a qualified cabinets contractor evaluate and repair.

Second floor kitchen.

First floor kitchen

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.

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

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.