



RESIDENTIAL INSPECTION

123 Address Street
Littleton CO 80126

Mock Inspection
MARCH 17, 2021



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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Burn Mark
- ⊖ 3.2.1 Exterior - Exterior Doors: Weatherstripping gap
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
- 🔧 7.2.1 Plumbing - Drain, Waste, & Vent Systems: Sink - Poor Drainage
- ⊖ 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Expansion Tank
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- ⊖ 11.1.1 Doors, Windows & Interior - Doors: Door Doesn't Lock
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- 🔧 11.7.1 Doors, Windows & Interior - Countertops & Cabinets: Poor/Missing Caulk
- ⊖ 11.7.2 Doors, Windows & Interior - Countertops & Cabinets: Cracked counter top

1: INSPECTION DETAILS

Information

In Attendance Client, Home Owner	Occupancy Furnished, Occupied	Style Modern
Temperature (approximate) 35 Fahrenheit (F)	Type of Building Condominium / Townhouse	Weather Conditions Cloudy, Recent snow

2: ROOF

Information

Inspection Method Ground	Roof Type/Style Gable	Coverings: Material Asphalt
Roof Drainage Systems: Gutter Material Aluminum		



Limitations

General
INCLEMENT WEATHER
Recent snowfall prevented a detailed inspection of the roof

Flashings
NOT ACCESSIBLE
Recent snow fall prevented access to the roof.

Skylights, Chimneys & Other Roof Penetrations

NOT INSPECTED

A recent snow fall prevented access to the roof.

Deficiencies

2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



3: EXTERIOR

Information

Inspection Method Visual	Siding, Flashing & Trim: Siding Material Vinyl, Stone Veneer, Stucco	Exterior Doors: Exterior Entry Door Wood
Walkways, Patios & Driveways: Driveway Material Concrete	Decks, Balconies, Porches & Steps: Appurtenance Balcony	Decks, Balconies, Porches & Steps: Material Wood

Deficiencies

3.1.1 Siding, Flashing & Trim
BURN MARK
Recommendation
Contact a qualified professional.

 Recommendation



3.2.1 Exterior Doors
WEATHERSTRIPPING GAP
Door is missing a section of standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.
[Here is a DIY guide on weatherstripping.](#)
Recommendation
Contact a handyman or DIY project

 Recommendation



3.3.1 Walkways, Patios & Driveways

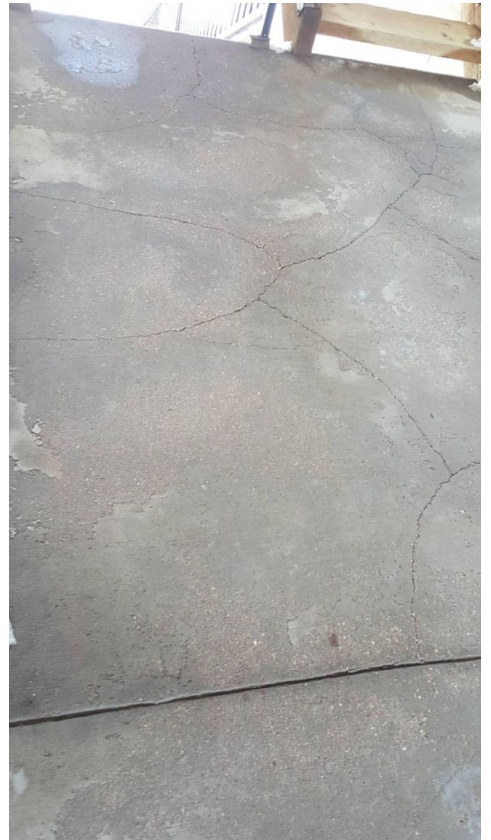
WALKWAY CRACKING - MINOR

ENTRYWAY

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.



Recommendation



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Floor Structure: Material
Slab

Floor Structure: Sub-floor
Inaccessible

5: HEATING

Information

Equipment: Brand
Trane

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air

Normal Operating Controls:
Thermostat Location
Living room

Distribution Systems: Ductwork
Non-insulated

Distribution Systems: Foil Tape

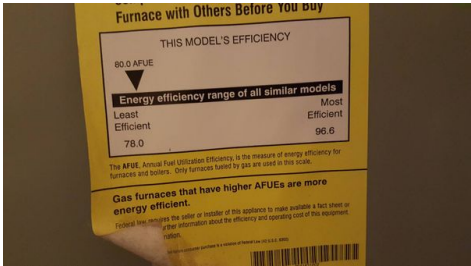
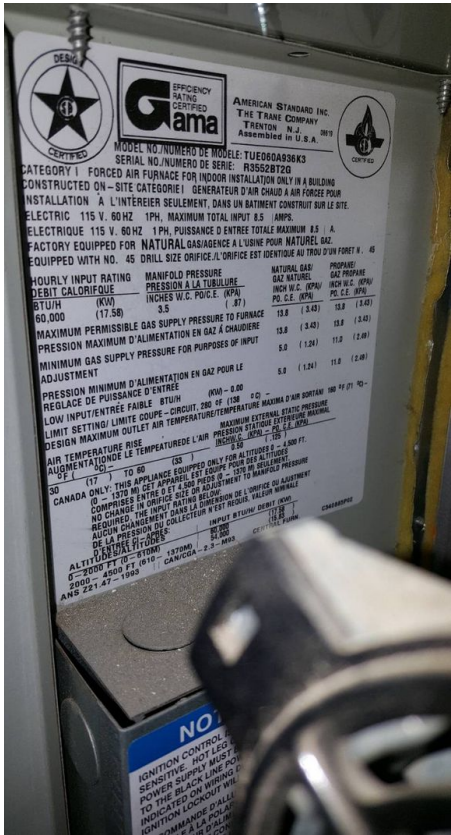
The control is the same as the cooling system.



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

Information

Cooling Equipment: Brand
Trane



Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Outdoors



Normal Operating Controls: Location

Living room

The control was same control as the heating system.

Distribution System: Configuration

Central

Cooling Equipment: SEER Rating
10.75 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).

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

Information

Filters
None

Water Source
Public

Main Water Shut-off Device:
Location
Master bathroom closet



Drain, Waste, & Vent Systems:
Drain Size
Unknown

Drain, Waste, & Vent Systems:
Material
Unknown

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



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

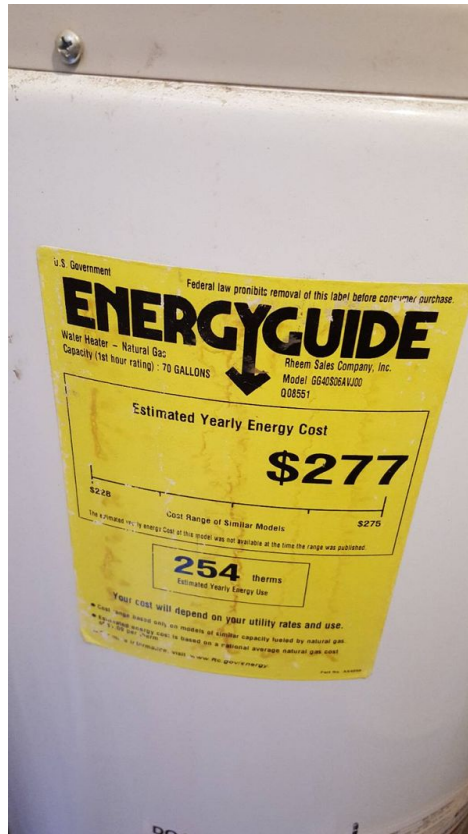
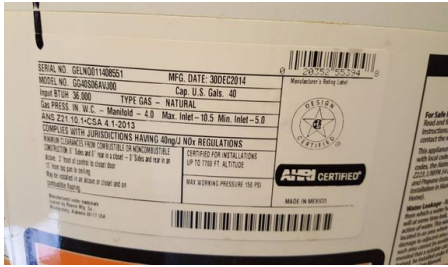
**Hot Water Systems, Controls,
Flues & Vents: Location**
Utility Room

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

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

Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons



Hot Water Systems, Controls, Flues & Vents: Manufacturer

GE

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.](#)



Hot Water Systems, Controls, Flues & Vents: Foil tape

Utility Room

Vent pipes should be properly connected using screws. Foil tape is not recommended as it hides connections. Suggest a review by a licensed HVAC contractor.



Limitations

Drain, Waste, & Vent Systems

UNABLE TO LOCATE

HOME

The drain waste pipe was not visible.

Hot Water Systems, Controls, Flues & Vents

PIPE LOOSE FROM HOLDER

UTILITY ROOM

The hot and cold water supply lines have slipped out of their holders. Suggest a review by licensed plumber.



Deficiencies

7.2.1 Drain, Waste, & Vent Systems

SINK - POOR DRAINAGE

MASTER BATHROOM

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified handyman.



Maintenance Item

7.4.1 Hot Water Systems, Controls, Flues & Vents

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs.

Recommendation

Contact a qualified plumbing contractor.



Recommendation

7.4.2 Hot Water Systems, Controls, Flues & Vents

DRIP PAN DISCHARGE

The Water Leak Catch Pan did not have any discharge method. It should discharge into waste receptor, floor drain, or to the exterior.

Recommendation

Contact a qualified professional.



Recommendation



8: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground

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

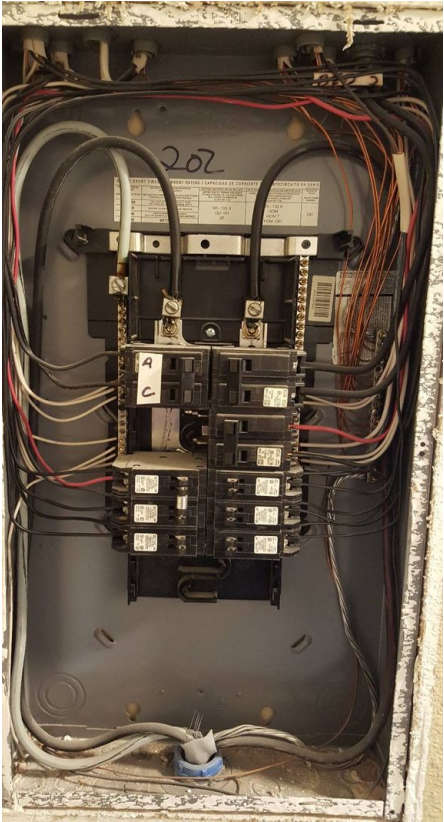
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP



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

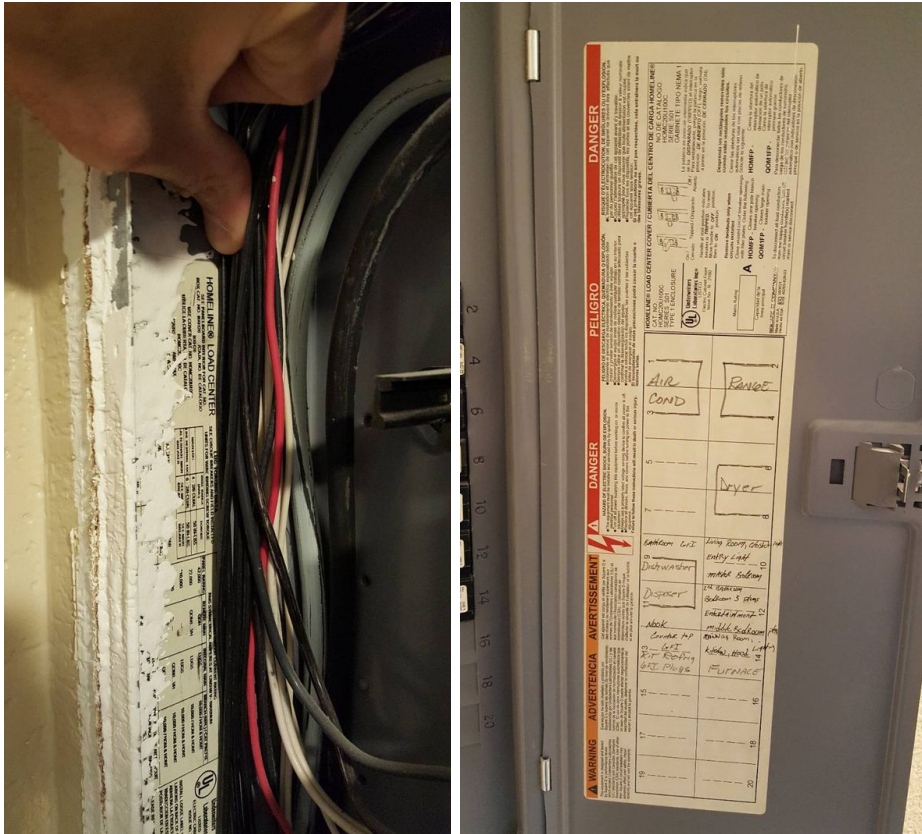
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Entryway

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



Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Not Visible

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



GFCI & AFCI: Kitchen

Kitchen

There were five visible GFCI circuits in the kitchen. One receptacle was missing the "GFCI Protected Outlet" label. The inspector tested the main GFCI outlet, and this receptacle did trip.



Kitchen



Kitchen



Kitchen

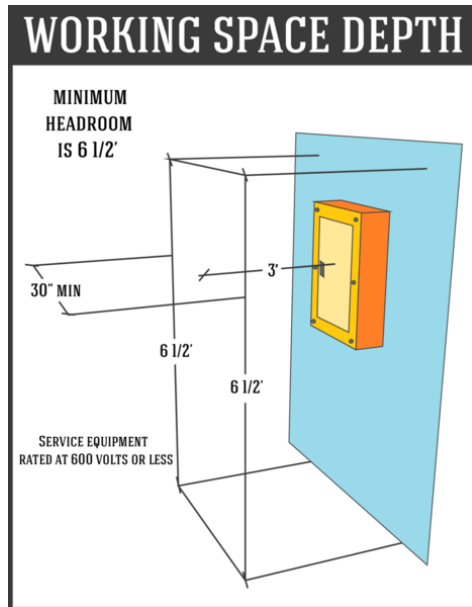
Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

PERSONAL ITEMS

SUB PANEL

There should be 3 feet of work space in front of the electrical panel. This allows for safe clearance from any live components and also provides enough room for a person who needs to examine, adjust, or service the electrical equipment.



Deficiencies

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



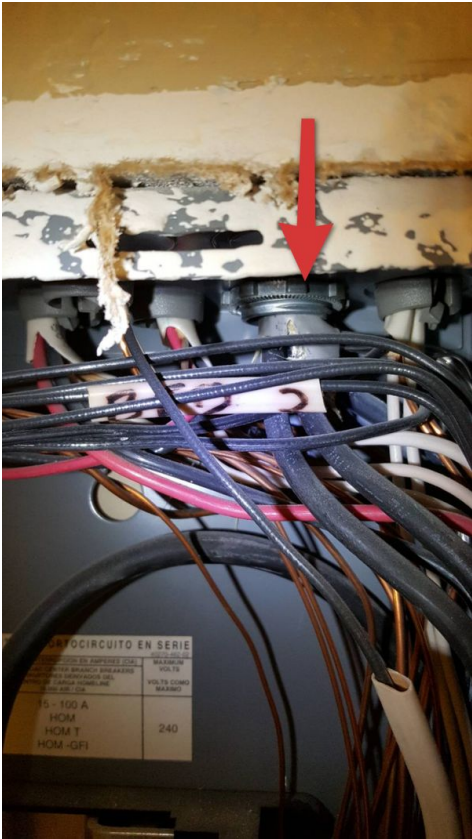
Safety Hazard

MISSING BUSHING

This knockout was missing a plastic bushing. Plastic bushings protect wiring from the metal electrical enclosure.

Recommendation

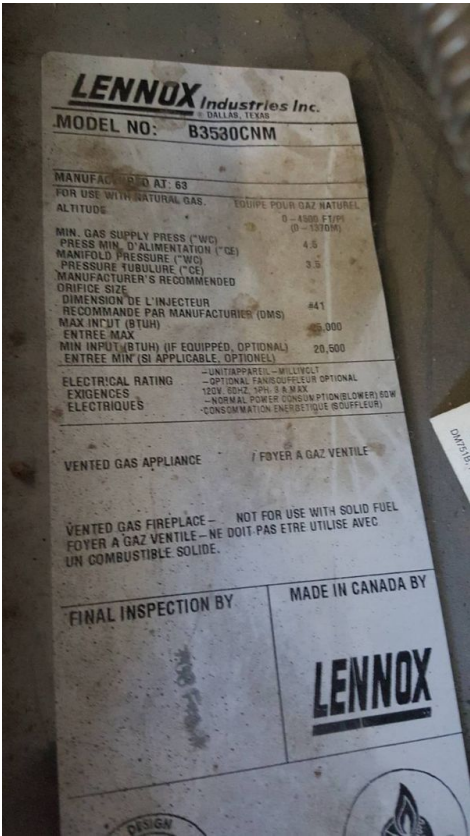
Contact a qualified electrical contractor.



9: FIREPLACE

Information

Type
Gas



Limitations

General

GAS SUPPLY SHUT OFF

Gas supply was turned off, so operation of gas fireplaces could not be verified. Recommend asking homeowner why the gas supply was shut off, and having it turned on by a qualified contractor so safe operation of fireplace can be confirmed.



10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Ventilation: Ventilation Type
Soffit Vents, Gable Vents



Exhaust Systems: Exhaust Fans
Fan Only

Exhaust Systems: Kitchen exhaust

The kitchen exhaust vent recirculates into building.



Bathroom



Kitchen

Limitations

Attic Insulation
NO ATTIC ACCESS

This condo unit was on the second of three floors. The building's attic was not accessible for inspection.

11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Single-hung

Floors: Floor Coverings
Carpet, Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Deficiencies

11.1.1 Doors

DOOR DOESN'T LOCK

 Recommendation

Sliding glass door doesn't lock properly. Recommend handyman repair latching mechanism.

Recommendation

Contact a handyman or DIY project



11.2.1 Windows

DAMAGED

 Recommendation

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



Middle bedroom

11.2.2 Windows

DETERIORATED CAULK

Several windows exhibited deteriorated caulk at wall junctions. This can lead to air and moisture intrusion

Recommendation

Recommended DIY Project



Maintenance Item



11.4.1 Walls

DOORKNOB HOLE

Recommendation

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



Master Bedroom



Middle Bedroom



Right Bedroom

11.4.2 Walls

MOISTURE DAMAGE

Recommendation

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.



Master Bedroom



Laundry



Second Bathroom

11.7.1 Countertops & Cabinets

POOR/MISSING CAULK

Maintenance Item

Countertops in kitchen and bathrooms were 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.](#)



Second Bathroom



Kitchen, East side



Kitchen, South side

11.7.2 Countertops & Cabinets

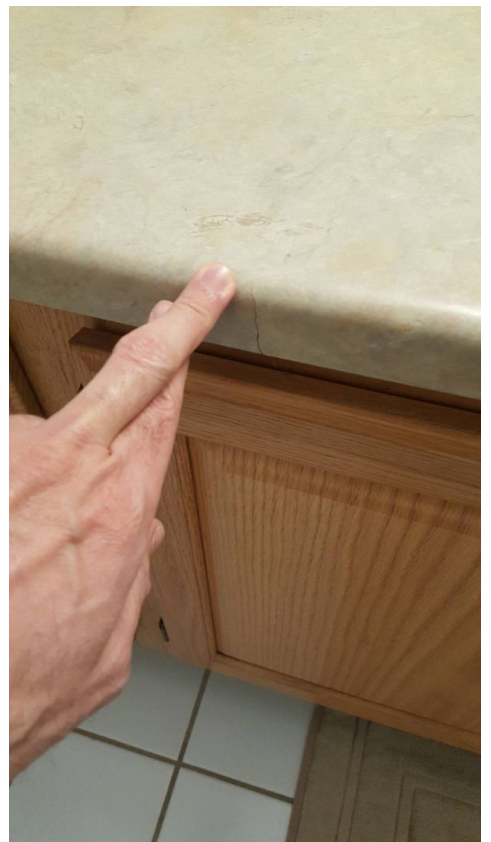
CRACKED COUNTER TOP

Recommendation

Contact a qualified professional.



Recommendation



Master Bathroom

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, perate 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.