



PURE INSPECTIONS
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RESIDENTIAL REPORT

DECEMBER 5, 2020



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SUMMARY

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MAINTENANCE ITEM

10

RECOMMENDATION

1

SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Shingles Missing
- 🔧 2.1.2 Roof - Coverings: Algae
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Debris
- 🔧 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Flue Dirty
- ⊖ 2.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Repoint Needed
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Mildew/Algae
- 🔧 3.1.2 Exterior - Siding, Flashing & Trim: Paint
- ⊖ 3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- 🔧 3.6.1 Exterior - Exterior Plumbing: Lack of sealant
- 🔧 3.6.2 Exterior - Exterior Plumbing: Loose water spigot
- ⚠️ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Major
- ⊖ 4.1.2 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- ⊖ 4.4.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Cracks - Minor
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Open Ground
- ⊖ 8.5.1 Electrical - GFCI & AFCI: GFCI
- 🔧 9.1.1 Fireplace - Vents, Flues & Chimneys: Chimney Liner Dirty
- 🔧 10.1.1 Appliances - Dishwasher: Loaded dishwasher
- 🔧 10.5.1 Appliances - Microwave: Noise
- ⊖ 12.1.1 Doors, Windows & Interior - Doors: Pocket door
- 🔧 12.5.1 Doors, Windows & Interior - Ceilings: Roof Leak Water Stain
- 🔧 13.1.1 Garage - Ceiling: Moisture Intrusion

1: INSPECTION DETAILS

Information

In Attendance

N/A

Occupancy

Furnished

Style

Single Family

Temperature (approximate)

37 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear

2: ROOF

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

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

Information

Inspection Method

On Roof, Drone

Roof Type/Style

Gambrel, Gable

Coverings: Material

Asphalt



Roof Drainage Systems: Gutter

Material

Aluminum

Flashings: Material

Aluminum

Deficiencies

2.1.1 Coverings

SHINGLES MISSING

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.



2.1.2 Coverings

ALGAE

Roof shows growth of algae, would recommend cleaning to remove to prevent any further damage to age shingles.



Recommendation

Recommended DIY Project



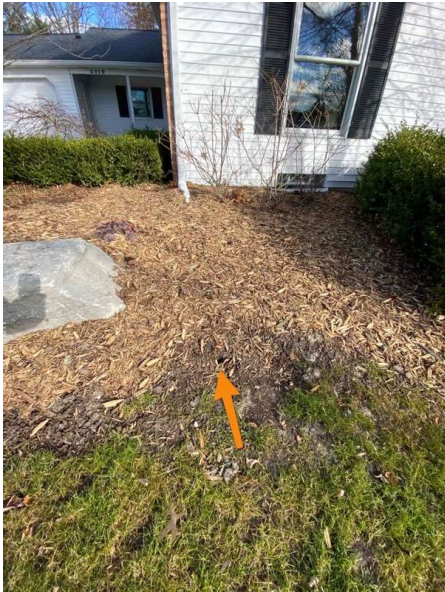
2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.





2.4.1 Skylights, Chimneys & Other Roof Penetrations

 Maintenance Item

CHIMNEY FLUE DIRTY

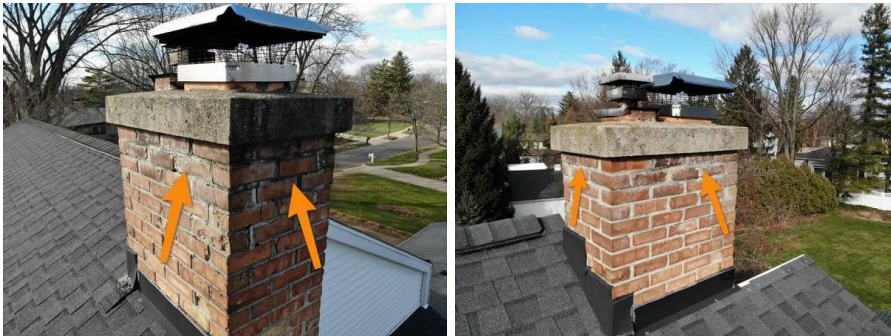
Chimney flue was excessively dirty, which can pose a serious fire hazard. Recommend a qualified chimney contractor clean the build up in the flue.

2.4.2 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).



3: EXTERIOR

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

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

Information

Inspection Method

In person

Siding, Flashing & Trim: Siding Material

Vinyl

Siding, Flashing & Trim: Siding Style

Traditional Lap

Exterior Doors: Exterior Entry Door

Hollow Core

Vegetation, Grading, Drainage & Retaining Walls: Landscape

Tree

Exterior Plumbing: Water Spicket



Walkways, Patios & Driveways: Driveway Material

Concrete



Deficiencies

3.1.1 Siding, Flashing & Trim

MILDEW/ALGAE

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation

Recommended DIY Project



3.1.2 Siding, Flashing & Trim

PAINT

Side of home has paint splatter.

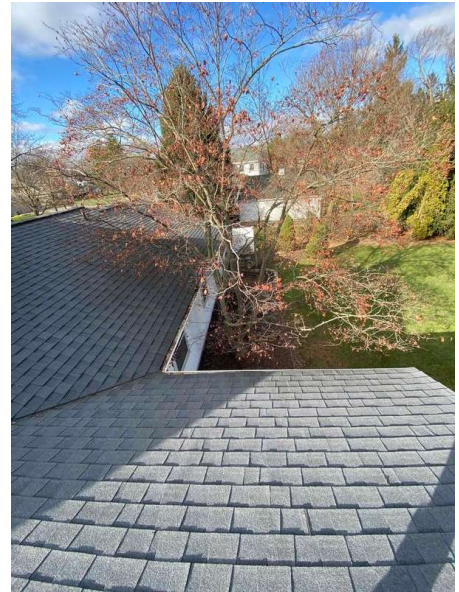


3.5.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.



3.6.1 Exterior Plumbing

 Maintenance Item

LACK OF SEALANT

Exterior plumbing is showing lack of sealant possible water intrusion. Would recommend replacing sealant with proper grade caulking.

Recommendation
Recommended DIY Project



3.6.2 Exterior Plumbing

 Maintenance Item

LOOSE WATER SPIGOT

Water spigot is loose.

Recommendation
Recommended DIY Project



Video
(click here to view on web)

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

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

Information

Inspection Method

Basement

Foundation: Material

Concrete

Floor Structure:

Basement/Crawlspace Floor

Wood

Floor Structure: Material

Wood Joist

Floor Structure: Sub-floor

Plywood

Deficiencies

4.1.1 Foundation

FOUNDATION CRACKS - MAJOR

*Previous damage homeowner repaired 2020



Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.



4.1.2 Foundation

FOUNDATION CRACKS - MINOR

 Recommendation

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

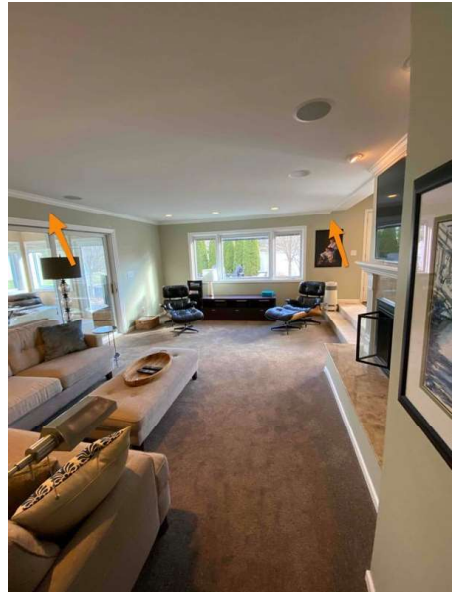


4.4.1 Wall Structure

CRACKS - MINOR

 Recommendation

Minor cracking was observed in wall structure. This is common in homes of this age. Recommend monitoring.



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	

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

Information

Equipment: Energy Source

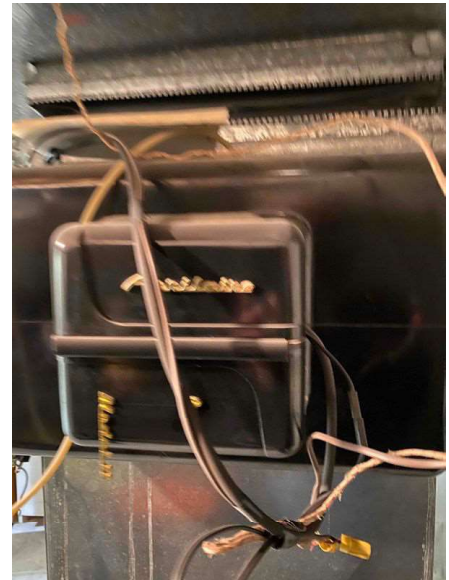
Gas

Equipment: Heat Type

Forced Air

Equipment: Humidifier

Not working.



Equipment: Manufacture date

July of 2012

Distribution Systems: Ductwork

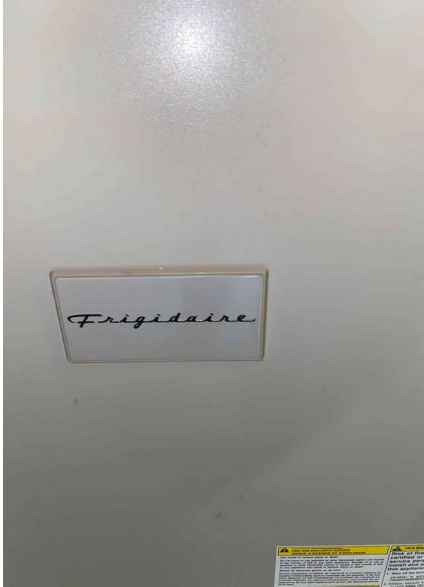
Non-insulated, Insulated

AFUE Rating

95

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
Frigidaire



Normal Operating Controls: Thermostat

Thermostat status



6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			
6.2	Normal Operating Controls			X	
6.3	Distribution System	X			

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

Information

Cooling Equipment: Energy Source/Type

Central Air Conditioner

Cooling Equipment: Location

Exterior East

Cooling Equipment: Manufactured date

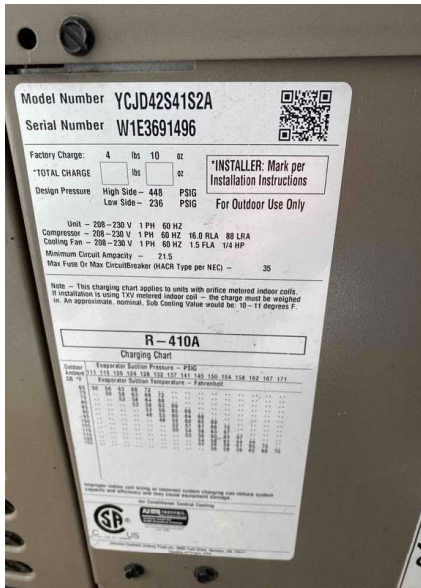
2013

Distribution System: Configuration

Central

Cooling Equipment: Brand

York



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.

Limitations

Normal Operating Controls

OUTDOOR/INDOOR TEMPERATURE

Exterior temperature was beyond testing temperature.

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	
7.7	Jacuzzi tub	X			

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

Information

Filters

None

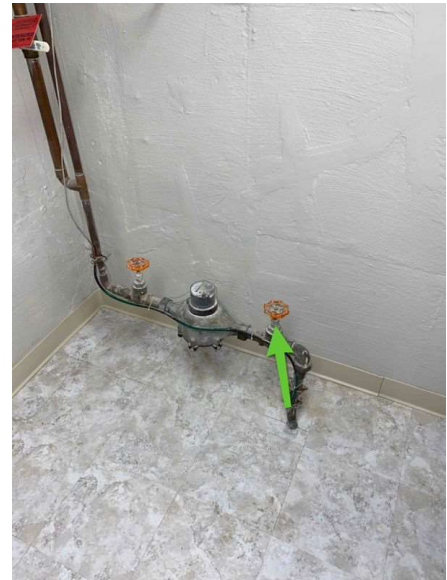
Water Source

Public

Main Water Shut-off Device:

Location

Basement



Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

Copper, PVC

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution

Systems & Fixtures: Water Supply

Material

Copper

**Hot Water Systems, Controls,
Flues & Vents: Capacity**

50 gallons



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

Basement

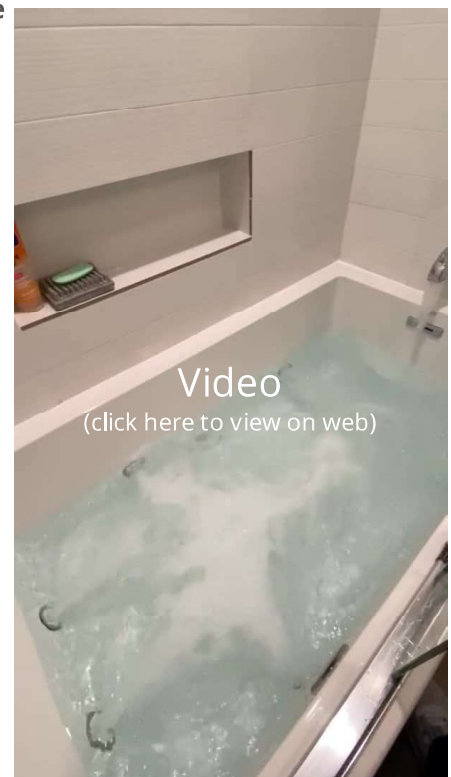
**Hot Water Systems, Controls,
Flues & Vents: Power
Source/Type**

Gas

**Hot Water Systems, Controls,
Flues & Vents: Manufacture date**

2011

Jacuzzi tub: Jetted jacuzzi tub



Video
(click here to view on web)

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

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.](#)



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

Gas Meter



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			X
8.5	GFCI & AFCI	X			X
8.6	Smoke Detectors	X			
8.7	Carbon Monoxide Detectors	X			

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

Information

Service Entrance Conductors:
Electrical Service Conductors
 Overhead

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

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



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

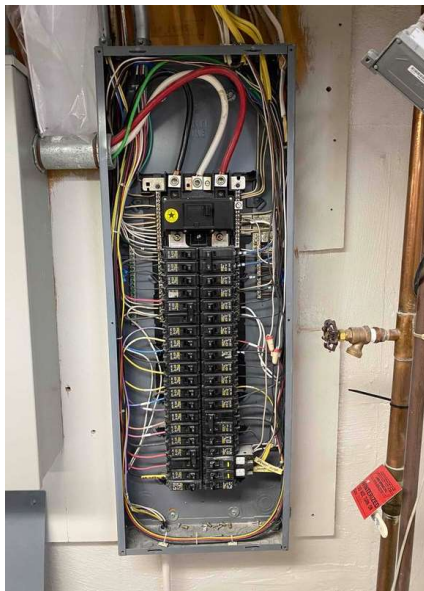
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Transfer Switch



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

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

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



Deficiencies

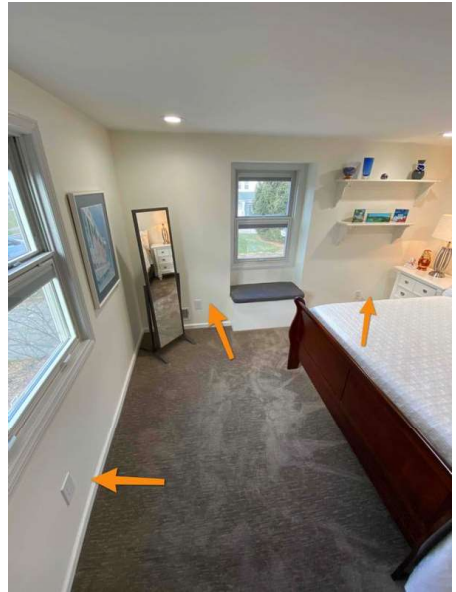
8.4.1 Lighting Fixtures, Switches & Receptacles

OPEN GROUND

An open ground is when you have a three-prong receptacle that is not connected to an equipment grounding conductor. This is unsafe because an appliance that is designed to use an equipment ground to discharge an unsafe fault condition will not have a conductor to discharge that fault.



Recommendation
Contact a qualified electrical contractor.



8.5.1 GFCI & AFCI

GFCI

GFCI failed to trip, and would not test. Would recommend replacing with working GFCI

Recommendation
Contact a qualified electrical contractor.





9: FIREPLACE

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

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

Information

Type

Gas



Deficiencies

9.1.1 Vents, Flues & Chimneys

CHIMNEY LINER DIRTY



Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

10: APPLIANCES

		IN	NI	NP	D
10.1	Dishwasher	X			X
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Dryer	X			
10.5	Microwave	X			X
10.6	Oven	X			
10.7	Washing Machine	X			

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

Information

Dishwasher: Brand
Fisher & Paykal

Refrigerator: Brand
Kitchaid

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

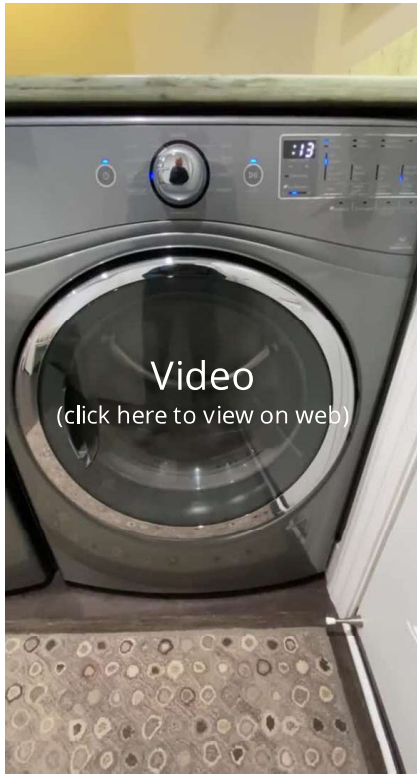


Range/Oven/Cooktop:
Range/Oven Brand
Kitchenaid

Dryer: Dryer

Whirlpool.

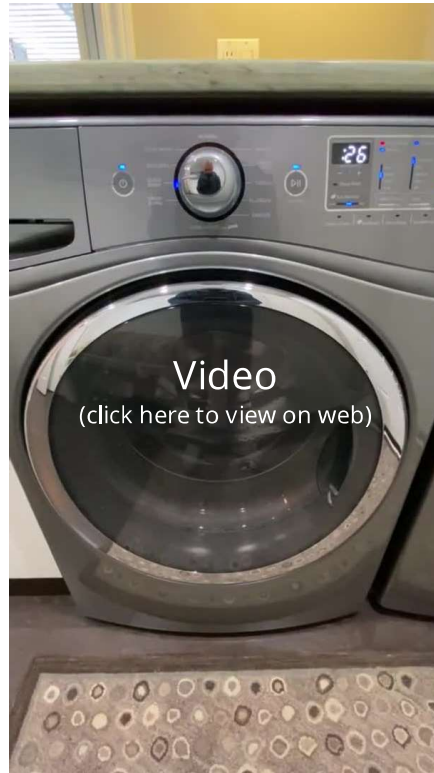
Working condition.



Washing Machine: Washing Machine

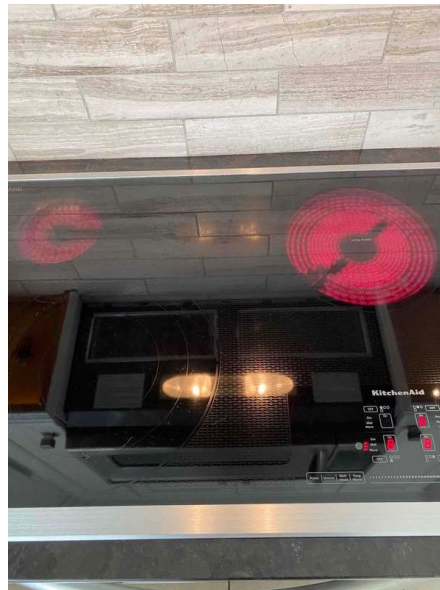
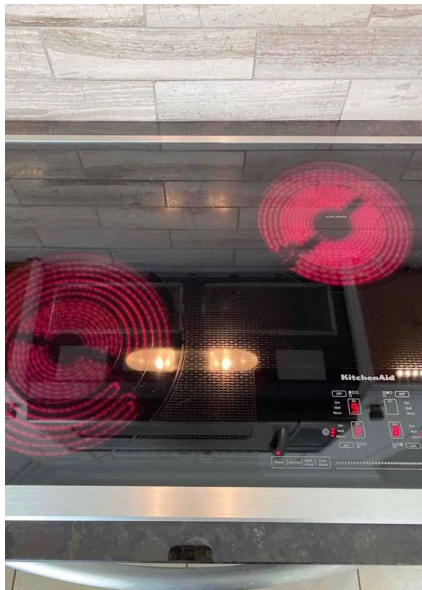
Whirlpool

Working condition.



Range/Oven/Cooktop: Range/Oven Energy Source

Electric



Oven: Oven

Kitchen aid.



Deficiencies

10.1.1 Dishwasher

LOADED DISHWASHER

Could not run dishwasher due to dishes.



Maintenance Item



10.5.1 Microwave

NOISE

Microwave is making a sound but is still operable.



Maintenance Item



11: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
11.1	Attic Insulation	X			
11.2	Vapor Retarders (Crawlspace or Basement)	X			
11.3	Ventilation	X			
11.4	Exhaust Systems	X			

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

Information

Dryer Power Source

Gas

Flooring Insulation

Unknown

Ventilation: Ventilation Type

Gable Vents, Ridge Vents

Exhaust Systems: Exhaust Fans

Fan with Light

Dryer Vent

Metal

Wrong tape on exhaust vent for dryer vent. Would recommend using appropriate materials.

Attic Insulation: Insulation Type

Blown



12: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
12.1	Doors	X			X
12.2	Windows	X			
12.3	Floors	X			
12.4	Walls	X			
12.5	Ceilings	X			X
12.6	Steps, Stairways & Railings	X			
12.7	Countertops & Cabinets	X			

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

Information

Windows: Window Manufacturer
Pella

Windows: Window Type
Single-hung

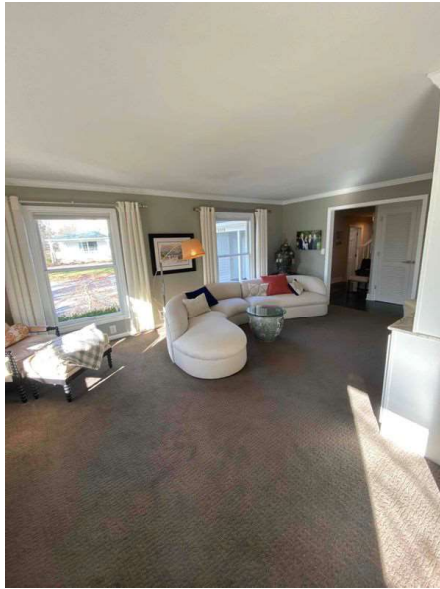
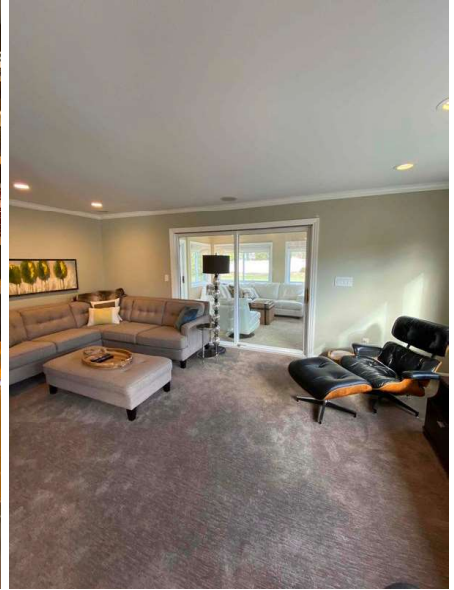
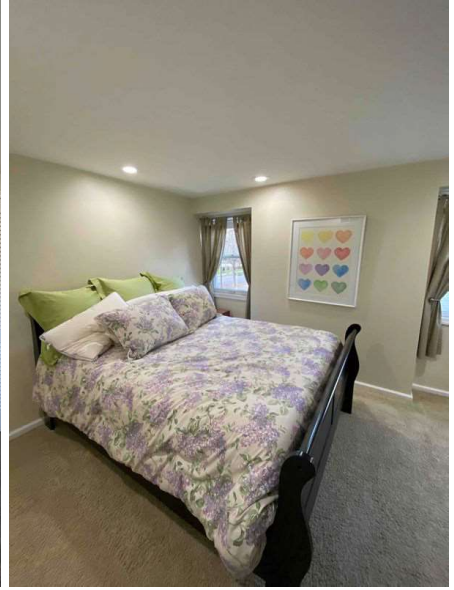
Walls: Wall Material
Drywall

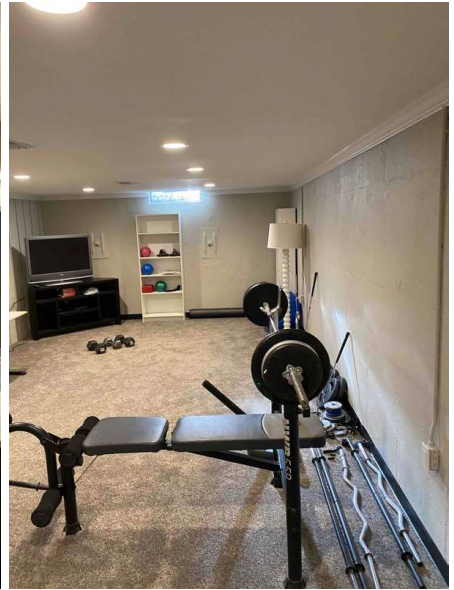
Ceilings: Ceiling Material
Gypsum Board

**Countertops & Cabinets:
Cabinetry**
Wood

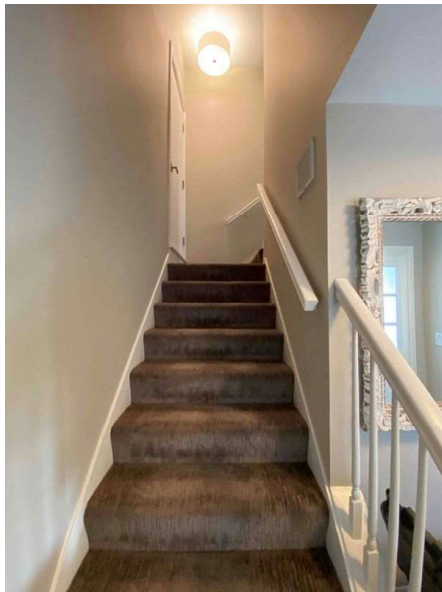
**Countertops & Cabinets:
Countertop Material**
Granite

Floors: Floor Coverings
Carpet, Tile





Steps, Stairways & Railings: Stairwell



Deficiencies

12.1.1 Doors

POCKET DOOR

Pocket door appears to be off track and will not slide open.

Recommendation

Contact a qualified professional.



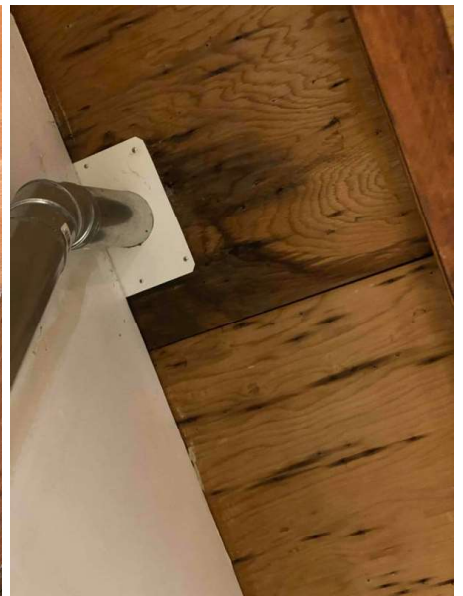


12.5.1 Ceilings

ROOF LEAK WATER STAIN

 Maintenance Item

Stains on the ceiling appear to be the result of roof leaks. Stains are dry and are not of recent leaks.



13: GARAGE

		IN	NI	NP	D
13.1	Ceiling	X			X
13.2	Floor	X			
13.3	Garage Door	X			

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

Information

Garage Door: Material
Non-insulated

Garage Door: Type
Sliding

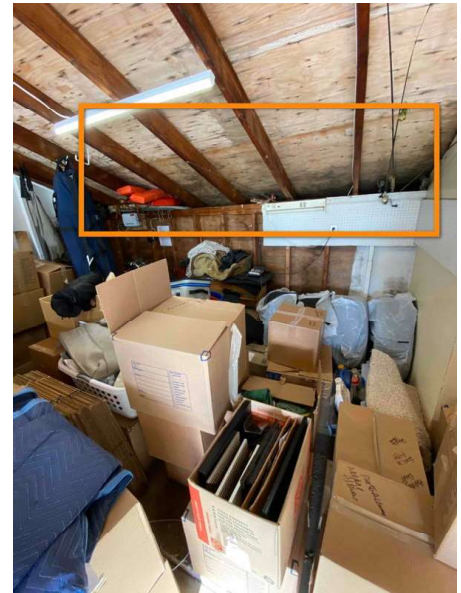
Deficiencies

13.1.1 Ceiling



MOISTURE INTRUSION

Garage ceiling shows signs of moisture intrusion. To prevent further damage or growth of mold. Would recommend cleaning with proper chemicals .



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 service entrance 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.