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RESIDENTIAL INSPECTION REPORT

1234 Main st.
Inverness, FL 34453

Buyer Name
08/19/2022 9:00AM



Inspector
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TABLE OF CONTENTS

| | |
|--------------------------|----|
| 1: Inspection Details | 5 |
| 2: Structural Components | 6 |
| 3: Exterior | 7 |
| 4: Roof | 12 |
| 5: Attic | 15 |
| 6: Garage | 17 |
| 7: Plumbing System | 18 |
| 8: Electrical | 20 |
| 9: Kitchen | 23 |
| 10: Laundry Room | 25 |
| 11: HVAC System | 26 |
| 12: Living Room | 30 |
| 13: Master Bedroom | 31 |
| 14: South Bedroom | 33 |
| 15: Guest Bathroom | 35 |
| Standard of Practice | 38 |

Comment Key

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected - Indicates the component or system was inspected and is functionally consistent with its original purpose but may show signs of normal wear and tear and/or deterioration.

Deficiency Noted - Indicates the component or system was inspected and shows signs of notable deficiency. Deficiencies may include items in need of repair, replacement or further professional evaluation now or in the near future.

Not Visible - Indicates the component was not visible or readily accessible for inspection.

Not Present - Indicates the component was not observed or is not installed.

Scope Of Work

The Home Inspection is a limited non invasive, visual inspection only of the property at the time of inspection. Only visible, safely and readily accessible areas of the specified systems and components will be inspected. The inspector will not disassemble material or components or move furniture or items of personal belongings to gain access, either physical or visible to areas or components otherwise blocked. A home inspection is not a home warranty, guarantee, or insurance of any kind. Please review the inspection agreement for further details.

SUMMARY

91

ITEMS INSPECTED

14


REPAIR/REPLACE

5

SAFETY CONCERN

3

FURTHER EVALUATION

-  3.1.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
-  3.2.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
-  3.2.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation Contacting Home
-  3.2.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree(s) within 10ft
-  3.6.1 Exterior - Decks, Balconies, Porches & Steps: Peeled paint/Drywall tape
-  3.7.1 Exterior - Electrical: Inoperable doorbell
-  3.7.2 Exterior - Electrical: Inoperable ceiling fan
-  3.7.3 Exterior - Electrical: Missing fixture cover
-  6.4.1 Garage - Garage Door: Panel Damage
-  7.2.1 Plumbing System - Hot Water Systems, Controls, Flues & Vents: Direct PEX connection
-  8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Neutral installed as hot
-  9.1.1 Kitchen - Dishwasher: Inoperable
-  9.3.1 Kitchen - Range/Oven/Cooktop: Range Not Fastened
-  9.4.1 Kitchen - Garbage Disposal: Inoperable
-  11.3.1 HVAC System - Distribution System: Dirty Filter
-  13.4.1 Master Bedroom - Floors: Carpet Stains
-  13.5.1 Master Bedroom - Walls: Doorknob Hole
-  13.9.1 Master Bedroom - Smoke Detectors: No smoke detector
-  14.4.1 South Bedroom - Floors: Carpet Stains
-  15.1.1 Guest Bathroom - Toilet: Loose Toilet
-  15.3.1 Guest Bathroom - GFCI & AFCI: No GFCI Protection Installed
-  15.4.1 Guest Bathroom - Water Supply, Distribution Systems & Fixtures: Polybutylene Supply Pipes

1: INSPECTION DETAILS

Information

| | | |
|---|--|--|
| In Attendance Client, Seller | Furniture/Visual Obstructions Vacant, Furniture/Obstructions In some place | Year Built (Internet Sources) 1993 |
| Type of Building Single Family, One Story | Temperature Over 65 (F) = 18.3 (C) | Weather Conditions Clear |
| Ground Conditions Dry | Rain Recently (Last 48 Hrs) | |

2: STRUCTURAL COMPONENTS

| | | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 2.1 | Foundation | X | | | |
| 2.2 | Foundation | X | | | X |
| 2.3 | Floor Structure | X | | | |
| 2.4 | Wall/Ceiling Structure | X | | | |
| 2.5 | Posts, Columns and Beams (Under Home) | | | X | |
| 2.6 | Basements & Crawlspaces | | | X | |
| 2.7 | Vapor Retarders (Crawlspace or Basement) | | | X | |

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

Information

Foundation: Material
Slab on Grade

Floor Structure: Material
Slab

Floor Structure:
Basement/Crawlspace Floor
N/A

3: EXTERIOR

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

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

Information

| | | |
|---|---|--|
| Walkways, Patios & Driveways: Driveway Material Concrete | Siding, Flashing & Trim: Siding Material Stucco | Decks, Balconies, Porches & Steps: Appurtenance Front Porch, Patio |
|---|---|--|

Overview Photos





Deficiencies noted

3.1.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.



Repair/Replace



3.2.1 Vegetation, Grading, Drainage & Retaining Walls

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.



Repair/Replace



3.2.2 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION CONTACTING HOME

Vegetation is contacting the exterior of the home. This can lead to increased pest activity, moisture intrusion as well as paint/siding damage. Recommend trimming or removal as needed by a qualified professional.



Repair/Replace

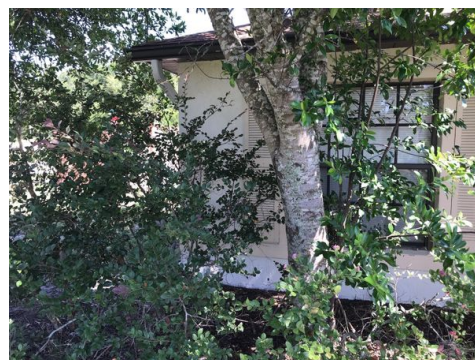


3.2.3 Vegetation, Grading, Drainage & Retaining Walls

 Repair/Replace

TREE(S) WITHIN 10FT

Tree(s) noted within 10 feet of the foundation/structure. It is recommended that trees be planted/grow no closer than approximately 10' away from a home. Recommend assessment of the tree and root system as needed by a qualified arborist to help determine the potential impact the tree may have on the structure.



3.6.1 Decks, Balconies, Porches & Steps

 Repair/Replace

PEELED PAINT/DRYWALL TAPE

Peeled/flaked paint and loose, separated drywall tape observed. Recommend service/removing loose material, patching and repainting as needed by a qualified drywall/paint professional.



3.7.1 Electrical

 Repair/Replace

INOPERABLE DOORBELL

The doorbell is inoperable/damaged/missing. Recommend repair/replacement by a qualified professional.



3.7.2 Electrical

INOPERABLE CEILING FAN

The ceiling fan is inoperable. Recommend repairs as needed by a qualified electrician.



3.7.3 Electrical

MISSING FIXTURE COVER

The cover is missing for the electrical fixture. Recommend replacement as needed by a qualified professional.



4: ROOF

| | | IN | NI | NP | D |
|-----|---|----|----|----|---|
| 4.1 | Coverings | X | | | |
| 4.2 | Roof Drainage Systems | X | | | |
| 4.3 | Flashings | X | | | X |
| 4.4 | Skylights, Chimneys & Other Roof Penetrations | X | | | |

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

Information

| | | |
|---|------------------------------------|---------------------------------------|
| Inspection Method Roof | Roof Type/Style Hip | Coverings: Material Asphalt |
| Roof Drainage Systems: Gutter Material Aluminum | Flashings: Material Lead | |

Overview photos





5: ATTIC

| | | IN | NI | NP | D |
|-----|------------------|----|----|----|---|
| 5.1 | General | X | | | |
| 5.2 | Attic Insulation | X | | | |
| 5.3 | Ventilation | X | | | |

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

Information

Attic Insulation: Insulation Type
Fiberglass, Blown

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

General: Overview Photos



6: GARAGE

| | | IN | NI | NP | D |
|-----|---|----|----|----|---|
| 6.1 | Ceiling | X | | | |
| 6.2 | Floor | X | | | |
| 6.3 | Walls & Firewalls | X | | | |
| 6.4 | Garage Door | X | | | X |
| 6.5 | Garage Door Opener | X | | | |
| 6.6 | Occupant Door (From garage to inside of home) | X | | | |

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Information

Garage Door: Material

Metal

Garage Door: Type

Two-Door Automatic

Deficiencies noted

6.4.1 Garage Door

Repair/Replace

PANEL DAMAGE

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.



7: PLUMBING SYSTEM

| | | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 7.1 | Main Water Shut-off Device | X | | | |
| 7.2 | Hot Water Systems, Controls, Flues & Vents | X | | | X |

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

Information

| | | |
|--|--|---|
| Main Water Shut-off Device: Location Not located | Hot Water Systems, Controls, Flues & Vents: Power Source/Type Electric | Hot Water Systems, Controls, Flues & Vents: Capacity 50 gallons |
| Hot Water Systems, Controls, Flues & Vents: Year Manufactured 2009 | | |

Overview Photos



Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

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: Over 12 years old

The water heater is older than 12 years which is the approximate serviceable life expectancy for water heaters.

Deficiencies noted

7.2.1 Hot Water Systems, Controls, Flues & Vents



Further Evaluation

DIRECT PEX CONNECTION

PEX distribution pipe is directly connected to the water heater. Lengths of metallic pipe are generally required at the connection to the water heater. Recommend assessment/correction if necessary by a qualified plumber.



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 | | | X |

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

Information

| | | |
|---|--|--|
| Service Entrance Conductors: Electrical Service Conductors Below Ground | Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Garage, Exterior | Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity Unknown |
| Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Square D | Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker | Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location N/A |
| Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper | Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex | |

Overview photos



Limitations

General

UNDERGROUND SERVICE

Underground service conductors terminate in a sealed portion of the main electric service panel and are not able to be observed.

General

PANEL LOCKED

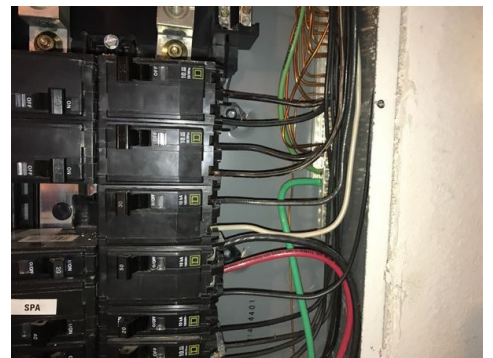
The access panel to the electrical system was locked at the time of the inspection. Some components are unable to be viewed. Recommend consulting the owner for access prior to closing for further evaluation.

**Deficiencies noted**

8.3.1 Branch Wiring Circuits, Breakers & Fuses

**Further Evaluation****NEUTRAL INSTALLED AS HOT**

Electrical conductors with white insulation are installed as line/hot. These conductors are to be installed as grounded/neutral conductors or should be correctly color coded if installed as a line/hot or equipment grounding conductor. Recommend application of appropriate color coding tape by a qualified electrician.



9: KITCHEN

| | | IN | NI | NP | D |
|-----|--------------------|----|----|----|---|
| 9.1 | Dishwasher | X | | | X |
| 9.2 | Refrigerator | X | | | |
| 9.3 | Range/Oven/Cooktop | X | | | X |
| 9.4 | Garbage Disposal | X | | | X |

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiencies Noted

Information

Dishwasher: Brand
Unknown

Refrigerator: Brand
Unknown

Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

Range/Oven/Cooktop:
Range/Oven Brand
Unknown

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

Overview Photos



Deficiencies noted

9.1.1 Dishwasher

INOPERABLE

Repair/Replace

Dishwasher was inoperable using standard controls. Recommend a qualified plumber or contractor evaluate.

9.3.1 Range/Oven/Cooktop

RANGE NOT FASTENED

Safety Concern

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.



9.4.1 Garbage Disposal

INOPERABLE

Repair/Replace

Garbage disposal was inoperable at the time of inspection. Recommend qualified handyman repair.

[Here is a DIY resource for troubleshooting.](#)



10: LAUNDRY ROOM

| | | IN | NI | NP | D |
|------|-------------------------------------|----|----|----|---|
| 10.1 | Drain, Waste, & Vent Systems | X | | | |
| 10.2 | Exhaust Systems | X | | | |
| 10.3 | Fuel Storage & Distribution Systems | | | X | |

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

Information

| | | |
|--|---|--|
| Water Source Public | Dryer Power Source Electric | Dryer Vent Metal (Flex) |
| Flooring Insulation None | Drain, Waste, & Vent Systems: Drain Size 2" | Drain, Waste, & Vent Systems: Material PVC |
| Exhaust Systems: Exhaust Fans None | | |

11: HVAC SYSTEM

| | | IN | NI | NP | D |
|------|---------------------|----|----|----|---|
| 11.1 | Cooling Equipment | X | | | |
| 11.2 | Heating Equipment | X | | | |
| 11.3 | Distribution System | X | | | X |

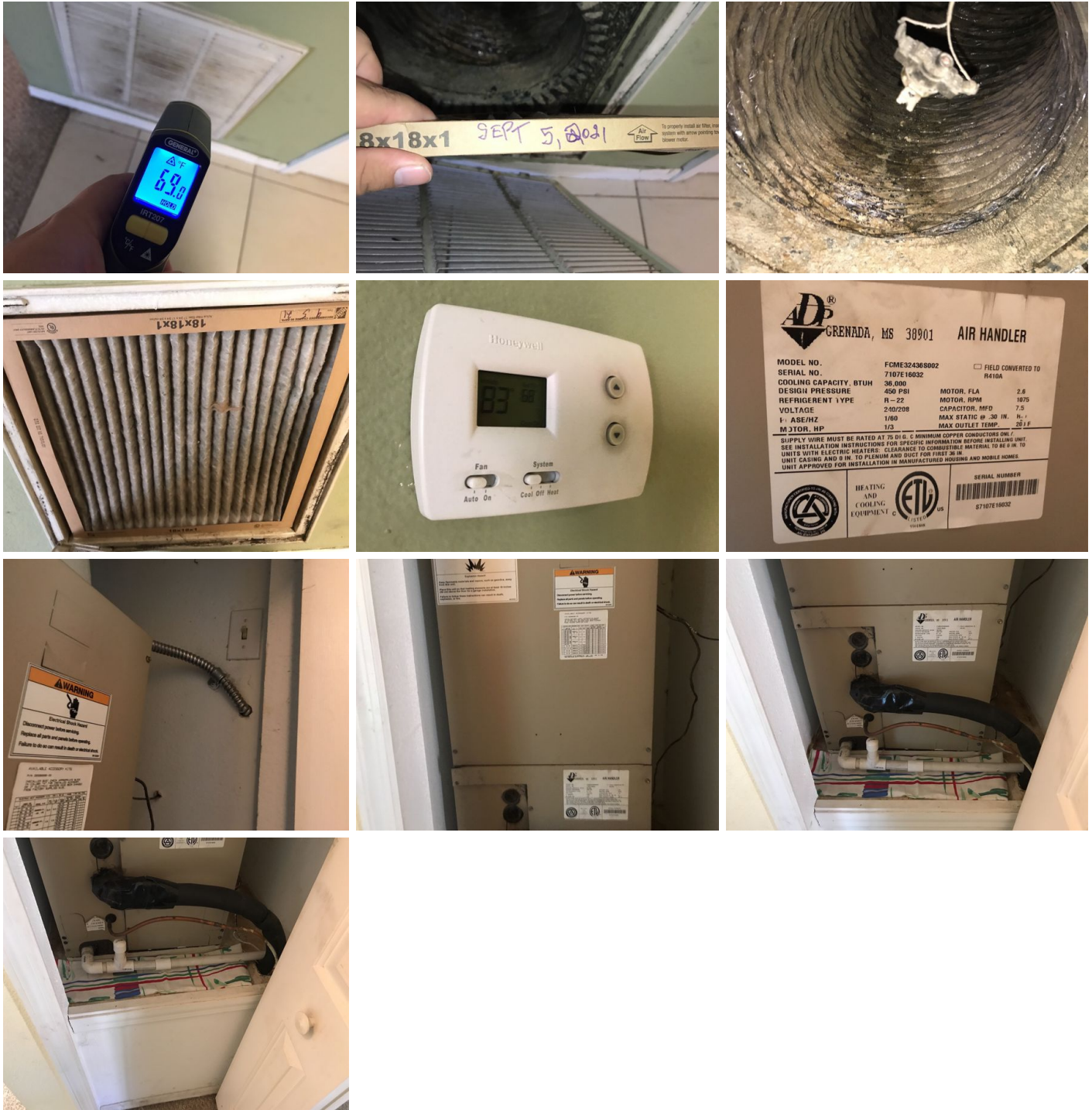
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies Noted

Information

| | | |
|--|--|--|
| Cooling Equipment: Brand Unknown | Cooling Equipment: Energy Source/Type Electric | Cooling Equipment: Tonnage 2-ton |
| Cooling Equipment: Age of system 2007 | Heating Equipment: Brand Grenada | Heating Equipment: Energy Source Electric |
| Heating Equipment: Heat Type Heat Pump | Distribution System: Ductwork Insulated | Distribution System: Configuration Central |

Overview Photos





Cooling Equipment: 12+ years old

The water heater is older than 12 years which is the approximate serviceable life expectancy for HVAC systems.

Deficiencies noted

11.3.1 Distribution System

DIRTY FILTER

The air filter appears dirty and in need of replacement. Recommend installing a new air filter and replacing at intervals recommended by the manufacturer.



Repair/Replace



12: LIVING ROOM

| | | IN | NI | NP | D |
|------|---|----|----|----|---|
| 12.1 | Doors | X | | | |
| 12.2 | Windows | | | X | |
| 12.3 | Floors | X | | | |
| 12.4 | Walls | X | | | |
| 12.5 | Ceilings | X | | | |
| 12.6 | Thermostat Controls | | | X | |
| 12.7 | Lighting Fixtures, Switches & Receptacles | X | | | |
| 12.8 | GFCI & AFCI | | | X | |

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

Information

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Walls: Interior Paint Color(s)

Green

Ceilings: Ceiling Material

Popcorn

Overview Photos



13: MASTER BEDROOM

| | | IN | NI | NP | D |
|-------|---|----|----|----|---|
| 13.1 | General | X | | | |
| 13.2 | Doors | X | | | |
| 13.3 | Windows | X | | | |
| 13.4 | Floors | X | | | X |
| 13.5 | Walls | X | | | X |
| 13.6 | Ceilings | X | | | |
| 13.7 | Lighting Fixtures, Switches & Receptacles | X | | | |
| 13.8 | GFCI & AFCI | | | X | |
| 13.9 | Smoke Detectors | X | | | X |
| 13.10 | Carbon Monoxide Detectors | | | X | |
| 13.11 | Item | | | X | |

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

Information

Windows: Window Type

Single Pane, Single-hung

Floors: Floor Coverings

Carpet

Walls: Wall Material

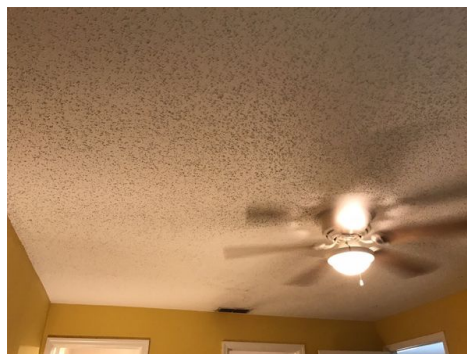
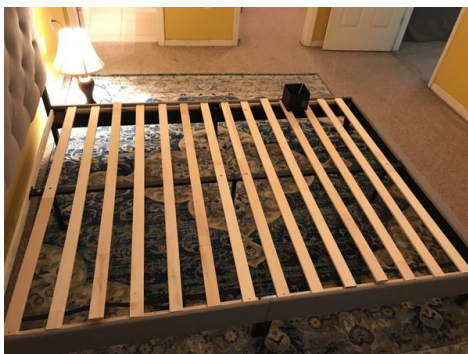
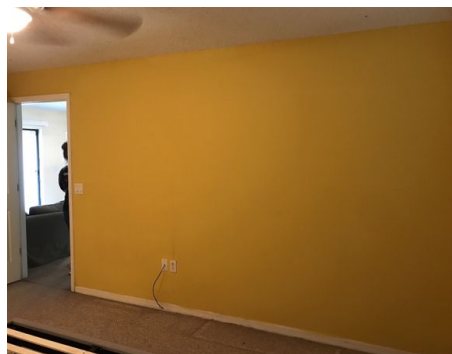
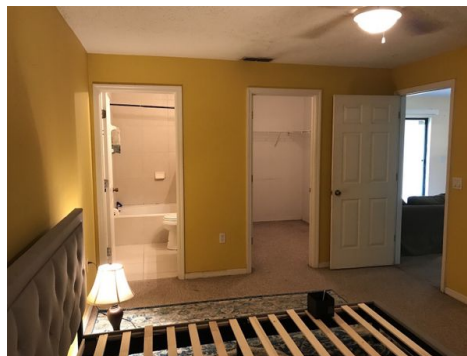
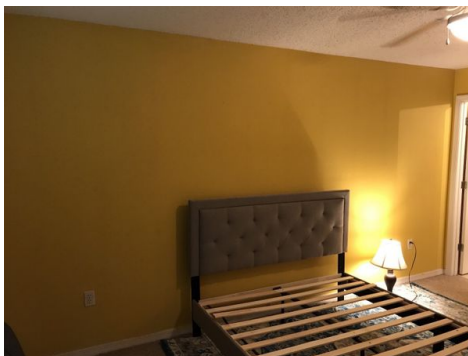
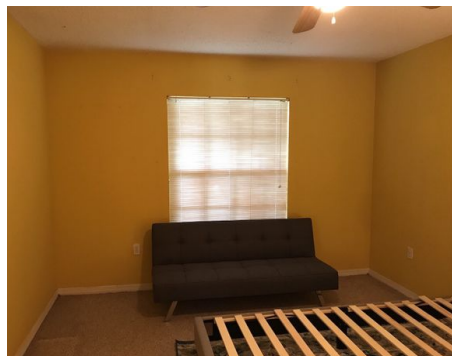
Drywall

Walls: Interior Paint Color(s)

Yellow

Ceilings: Ceiling Material

Popcorn

General: Overview Photos


Deficiencies noted

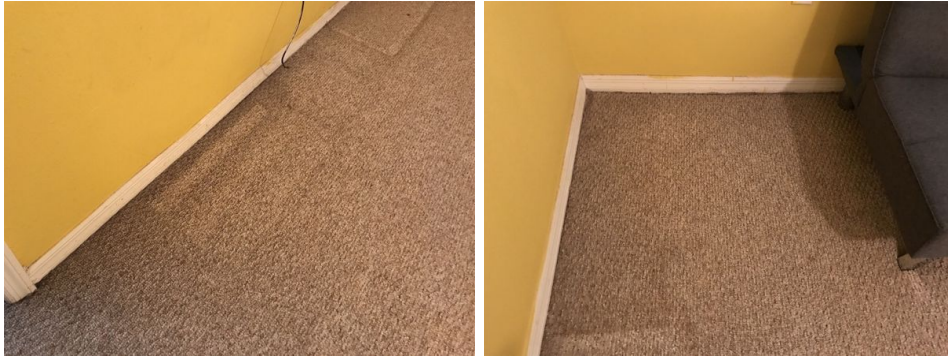
13.4.1 Floors

CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company



Safety Concern



13.5.1 Walls

DOORKNOB HOLE

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



Safety Concern



13.9.1 Smoke Detectors

NO SMOKE DETECTOR

Smoke detector is missing/not installed in the bedroom. Recommend service/installation of smoke detector where missing by a qualified electrician.



Safety Concern

14: SOUTH BEDROOM

| | | IN | NI | NP | D |
|-------|---|----|----|----|---|
| 14.1 | General | X | | | |
| 14.2 | Doors | X | | | |
| 14.3 | Windows | X | | | |
| 14.4 | Floors | X | | | X |
| 14.5 | Walls | X | | | |
| 14.6 | Ceilings | X | | | |
| 14.7 | Lighting Fixtures, Switches & Receptacles | X | | | |
| 14.8 | GFCI & AFCI | | | X | |
| 14.9 | Smoke Detectors | X | | | |
| 14.10 | Carbon Monoxide Detectors | | | X | |
| 14.11 | Smoke Detectors | | | X | |
| 14.12 | Smoke Detectors | | | X | |
| 14.13 | Item | | | X | |

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

Information

Windows: Window Type

Single Pane, Single-hung

Floors: Floor Coverings

Carpet

Walls: Wall Material

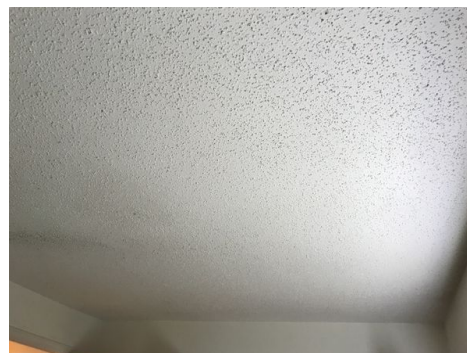
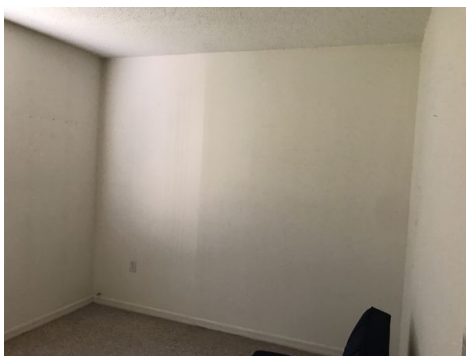
Drywall

Walls: Interior Paint Color(s)

White(Neutral)

Ceilings: Ceiling Material

Popcorn

General: Section Overview Photos

Deficiencies noted

14.4.1 Floors

CARPET STAINS

 Repair/Replace

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company



15: GUEST BATHROOM

| | | IN | NI | NP | D |
|------|---|----|----|----|---|
| 15.1 | Toilet | X | | | X |
| 15.2 | Shower | X | | | |
| 15.3 | GFCI & AFCI | X | | | X |
| 15.4 | Water Supply, Distribution Systems & Fixtures | X | | | X |
| 15.5 | Lighting Fixtures, Switches & Receptacles | X | | | |

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

Information

Water Supply, Distribution
Systems & Fixtures: Distribution
Material
Poly

Overview Photos



Deficiencies noted

15.1.1 Toilet

LOOSE TOILET

The toilet is not firmly secured to the floor. Recommend securing by a qualified plumber.

 Repair/Replace



15.3.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

Safety Concern

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

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



15.4.1 Water Supply, Distribution Systems & Fixtures

POLYBUTYLENE SUPPLY PIPES

Further Evaluation

Water supply pipes were made from polybutylene material. This material can be prone to fail without warning, causing damage to the home structure. Recommend a qualified plumber replace pipes and fittings with an approved material like PEX.

You can read more about polybutylene piping [here](#) and [here](#).

STANDARDS OF PRACTICE

Structural Components

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.

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.

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.

Attic

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.

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.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.