IRON GUARD INSPECTIONS LTD.
306-227-7692
Info@IronGuardInspections.ca
https://ironguardinspections.ca/home-1

RESIDENTIAL REPORT

1234 Main Street
Saskatoon, SK S7H 1B9

Buyer Name
21/01/2025 9:00AM

Inspector
Mike Finney
P. Eng.
+13062277692
info@ironguardinspections.ca

Agent
Agent Name
555-555-5555
agent@spectora.com

TABLE OF CONTENTS

SUMMARY

15 MAINTENANCE ITEM

4 RECOMMENDATION

5 MAJOR ISSUE OR SAFETY HAZARD

2.2.1 Exterior - Siding, Flashing & Trim: Siding Requires Re-installation
2.2.2 Exterior - Siding, Flashing & Trim: Proper Flashing / Rainproofing required
2.4.1 Exterior - Decks, Balconies, Porches & Steps: Guard Rails and Step Railings should be tightened
2.6.1 Exterior - Grading and Drainage : Provide Proper Grading
2.7.1 Exterior - Walkways, Patios & Driveways: Driveway and Sidewalk Cracking - Major
3.1.1 Roof - Coverings: Damaged (General)
4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation and Basement : Water Intrusion
5.1.1 Heating - Equipment: Furnace Filter Cover Missing
6.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Polybutylene Supply Pipes
6.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Kitchen Sink Hot and Cold are Reversed
6.5.1 Plumbing - Fuel Storage & Distribution Systems: Natural Gas Piping for BBQ not secured
7.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
7.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Electrical Switches Not Operating any Device
7.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Outdoor receptacle not waterproof
7.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
7.6.1 Electrical - Smoke Detectors and Carbon Monoxide Detectors: Smoke and Carbon Monoxide Detectors Replace with new
8.1.1 Attic, Insulation & Ventilation - Attic Inspection: Roof Vent may be leaking
9.1.1 Doors, Windows & Interior - Doors and Windows: Basement Door not closing
9.1.2 Doors, Windows & Interior - Doors and Windows: Cabinet Hinge Broken
9.4.1 Doors, Windows & Interior - Walls and Ceilings: Wall and Ceiling Minor repairs required
9.6.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinet Hinge Loose
9.8.1 Doors, Windows & Interior - Fire Extinguisher : Fire Extinguishers Replacement
10.4.1 Built-in Appliances - Central Vacuum: Central Vacuum Exhaust Port Not piped to outside
11.6.1 Garage - Attached Garage Inspection: Garage Floor Tile and Vehicle Entrance Repairs

1: INSPECTION DETAILS

Information

Temperature
8 Celsius (C)

Type of Building
Detached

Weather Conditions
Cloudy

2: EXTERIOR

Information

General: **Inspection Method**
Visual

Siding, Flashing & Trim: **Siding Material**
Vinyl, Stone Veneer

Siding, Flashing & Trim: **Vinyl Siding and Stone Veneer**
Exterior

Condition is Fair

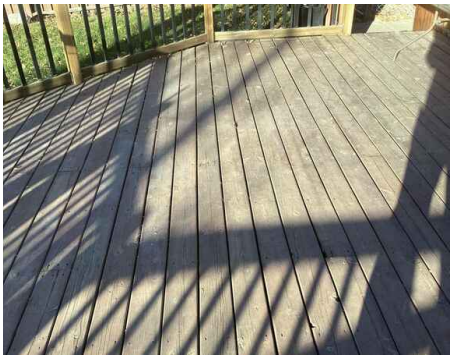
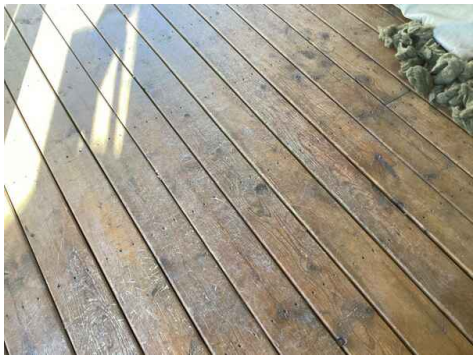
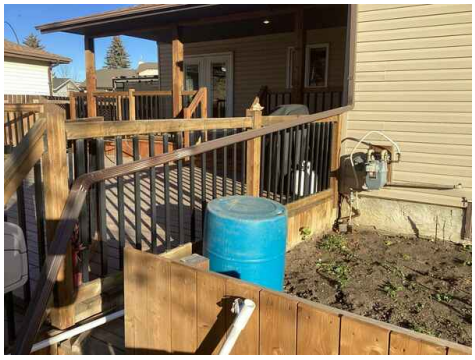


Decks, Balconies, Porches & Steps: **Front Entrance and Back Deck**
Front Porch, Deck with Steps

Decks, Balconies, Porches & Steps: **Material**
Wood

Decks, Balconies, Porches & Steps: **Wood Deck in back yard and front wood steps**

Condition is fair. Unable to visually review any joists to determine condition of joists.

Eaves, Soffits & Fascia: Aluminum Facia, Eaves and Soffits
Exterior

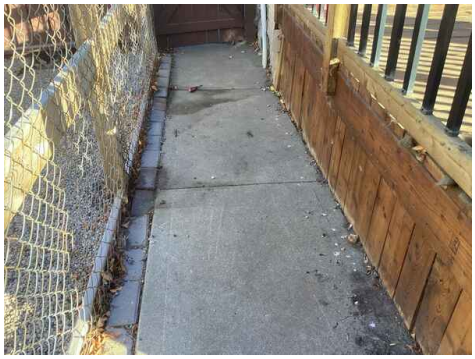
Eaves require cleaning, not considered a deficiency.




Eaves Require Cleaning

Grading and Drainage : Grading along home perimeter
Exterior





Walkways, Patios & Driveways: Driveway Material

Concrete

Downspouts: Downspouts
Exterior

Ensure downspouts are draining away from home


Relocate or extend downspout

Deficiencies

2.2.1 Siding, Flashing & Trim

Maintenance Item

SIDING REQUIRES RE-INSTALLATION

Re-install siding. Consider aluminum nails/fastener's to prevent reoccurrence

Recommendation

Contact a handyman or DIY project


Reinstall Siding


Re-install Siding

2.2.2 Siding, Flashing & Trim

Maintenance Item

PROPER FLASHING / RAINPROOFING REQUIRED

Siding cut out or vent is possibly required to keep abandoned fireplace chase vented. Consider installing proper flashing or vent cover, similar to dryer vent cap. This will support keeping rain out of cavity.

Recommendation

Contact a handyman or DIY project

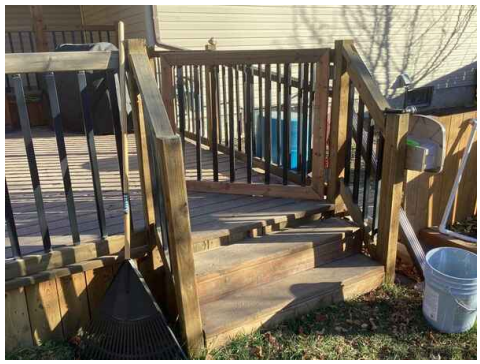
2.4.1 Decks, Balconies, Porches & Steps

Maintenance Item

GUARD RAILS AND STEP RAILINGS SHOULD BE TIGHTENED

Recommendation

Contact a handyman or DIY project



2.6.1 Grading and Drainage

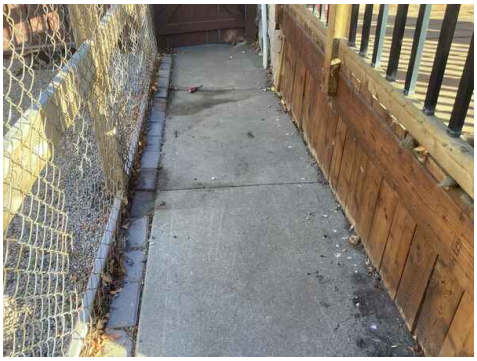
Recommendation

PROVIDE PROPER GRADING

Considering the basement foundation type grading should be a number one concern.

Recommendation

Contact a qualified professional.




Sidewalk has Sunken

2.7.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY AND SIDEWALK CRACKING - MAJOR

Major cracks observed. Recommend driveway contractor evaluate and repair or replace.

To extend life of current driveway consider crack repair/sealing to prevent further water penetration

Recommendation

Contact a qualified driveway contractor.



3: ROOF

Information

Inspection Method
Ladder

Roof Type/Style
Gable

Coverings: Material
Asphalt

Coverings: Asphalt Shingles

Asphalt shingles are in poor condition and should consider replacing in next 3 years or if roof leaks appear.


Deficiencies

3.1.1 Coverings

Recommendation

DAMAGED (GENERAL)

Roof coverings showed obvious deteriation. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.


4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation and Basement :
Material
Wood

Foundation and Basement : Wood Basement Foundation

The home is known to have a wood basement. Approximately in 2013 extensive renovations were performed under an engineers technical requirements. The site visit report by the engineer indicates the renovations were completed as per the engineers drawing. The current visual inspection does not show any issues that may have arisen from the restoration. On the exterior there are some small areas where the wood basement is exposed. It will be recommended the number one item to consider is to ensure any strategies to reduce water mitigation into the foundation be explored. This will include that all grading positively remove water from the perimeter of the house.

Deficiencies

4.1.1 Foundation and Basement

Major Issue or Safety Hazard

WATER INTRUSION

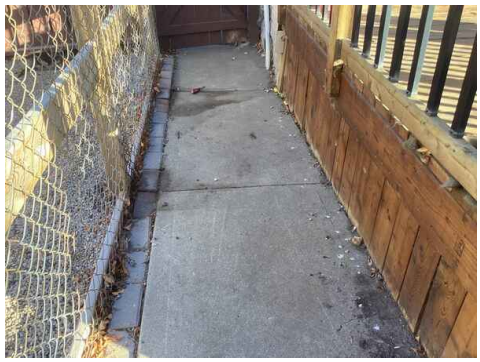
Water intrusion and negative grading was evident on the exterior. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify potential sources of moisture and remedy.

Recommendation

Contact a qualified professional.





5: HEATING

Information

Homeowner's Responsibility

Owner should have the HVAC system inspected and serviced every year.

Equipment: Brand

Trane

Equipment: Heat Type

Forced Air

Equipment: Energy Source

Natural Gas

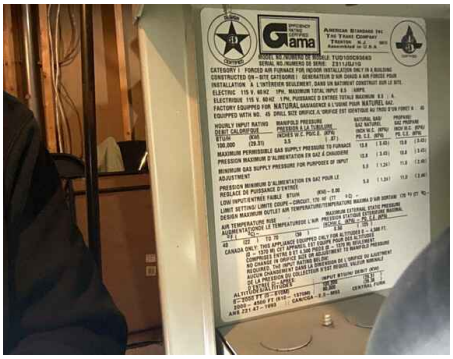
Equipment: Trane Forced Air Furnace and Air Conditioner

Furnace Room

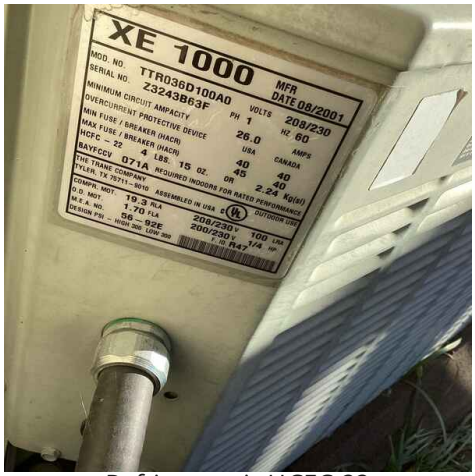
100,000 BTU/HR Furnace, believed to be manufactured in 1993. Air Conditioner Condenser was manufactured in 2001.

Condenser uses HCFC-22 as a refrigerant which is now considered banned. If Air Conditioner does not work, the only option is to replace the unit.

Furnace works as intended. Air conditioning can not be tested due to ambient weather condition.



Condenser



Refrigerant is HCFC-22

Deficiencies

5.1.1 Equipment

FURNACE FILTER COVER MISSING

Maintenance Item

Provide metal cover for filter housing.

Recommendation

Contact a handyman or DIY project

6: PLUMBING

Information

Incoming Main Water Service and Shut Off Valve : Location

Basement

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Poly

House has Polybutylene Pipe, which is now banned in Canada since 2005. Any issues with the pipe would require to replace with alternate materials such as copper or PEX.

Hot Water Systems, Controls, Flues & Vents: Capacity

50 U.S. Gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

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

Gas

Hot Water Systems, Controls, Flues & Vents: Natural Gas Atmospheric Vented Water Heater
Basement

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

Fuel Storage & Distribution Systems: Natural Gas Meter located in back yard adjacent to deck
Back yard

Shower and Bath Assembly: Shower and Bath Assembly

Main Bathroom, En-suite and Basement

Home has Tub and Shower in Main Bathroom, walk in showers in En-Suite and basement Bathroom. All units performed as expected for hot and cold water operation.


Main Bathroom


Main Bathroom


Main Bathroom

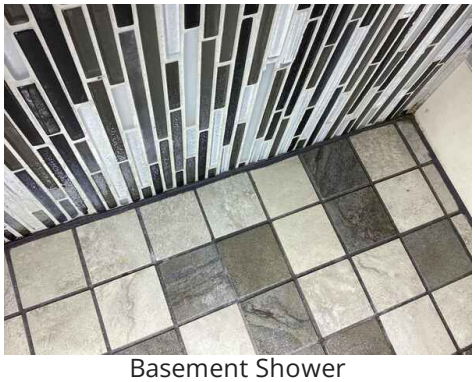

En-Suite


En-Suite


En-Suite


En-Suite


Basement Shower


Basement Shower


Basement Shower

Deficiencies

6.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

POLYBUTYLENE SUPPLY PIPES

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.

Recommendation

Recommend monitoring.

6.3.2 Water Supply, Distribution Systems & Fixtures

Maintenance Item

KITCHEN SINK HOT AND COLD ARE REVERSED

KITCHEN

Hot and Cold appear reversed, acceptable but consider reverting to typical standard for sink fixtures.

Recommendation

Contact a handyman or DIY project

6.5.1 Fuel Storage & Distribution Systems

Major Issue or Safety Hazard

NATURAL GAS PIPING FOR BBQ NOT SECURED

Piping and Valve Box should be secured to prevent damage and possible pipe leaking natural gas.

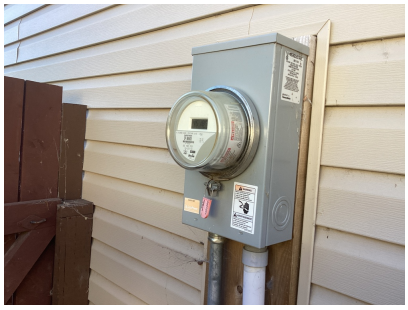
Recommendation

Contact a qualified professional.

7: ELECTRICAL

Information

Service Entrance Conductors: Incoming Electrical Meter and Cable



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

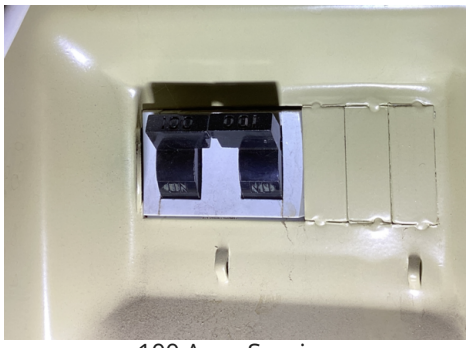
Basement

Basement

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

Basement

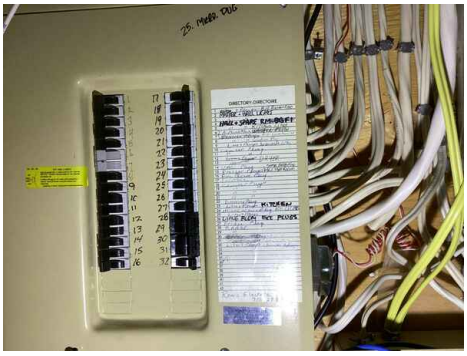
100 AMP



100 Amp Service

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

Circuit Breaker



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

Basement, Below Main Panel

Basement

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

Copper

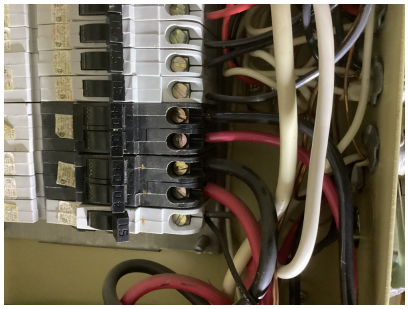
Branch Wiring Circuits, Breakers & Fuses: Wiring Method

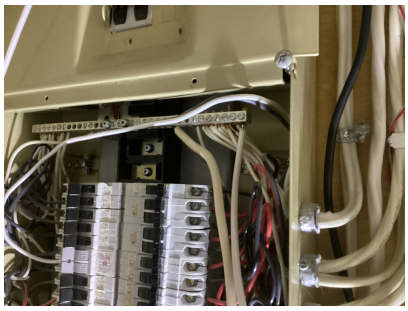
Romex, Surface Mounted

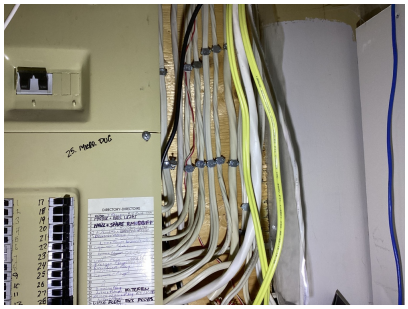
Distribution

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring

Throughout Home







Lighting Fixtures, Switches & Receptacles: Lights and Switches

Switches and lights operate as appropriately. Switches that did not appear to operate any lights or receptacles should be investigated. Light bulbs may be out or switch operates a receptacle. If investigation cannot resolve consult an electrician.

Lighting Fixtures, Switches & Receptacles: Receptacles

Majority of Accessible Receptacles tested as OK.



GFCI & AFCI: GFCI Ground Fault Circuit Interrupter

Throughout Home

GFCI protection where receptacles are exposed to potential water contact, sinks and outdoor receptacles apply. GFCI Breaker in subpanel appears to operate outdoor receptacles and operated when tested.



GFCI Breaker


Smoke Detectors and Carbon Monoxide Detectors: Battery Operated Detectors

Throughout Home

Replace with new.


Deficiencies

7.4.1 Lighting Fixtures, Switches & Receptacles

Major Issue or Safety Hazard

COVER PLATES MISSING

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

Recommendation

Contact a handyman or DIY project

7.4.2 Lighting Fixtures, Switches & Receptacles

Maintenance Item

ELECTRICAL SWITCHES NOT OPERATING ANY DEVICE

Electrical Switches not appearing to operate a light or receptacle. Investigate further. Cause may be as simple as burnt out bulbs.

Recommendation

Contact a handyman or DIY project

7.4.3 Lighting Fixtures, Switches & Receptacles

Maintenance Item

OUTDOOR RECEPTACLE NOT WATERPROOF

Outdoor receptacle along north wall of deck requires waterproofing, no photo available

Recommendation

Contact a handyman or DIY project

7.5.1 GFCI & AFCI

Major Issue or Safety Hazard

NO GFCI PROTECTION INSTALLED

No GFCI protection present in required 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.

Recommendation

Contact a qualified electrical contractor.

7.6.1 Smoke Detectors and Carbon Monoxide Detectors

Major Issue or Safety Hazard

SMOKE AND CARBON MONOXIDE DETECTORS REPLACE WITH NEW

Must be replaced every 10 years, even if they are hard-wired. Exact install dates are not investigated as part of visual home inspection.

Information from the City of Saskatoon cane be referenced here: City of Saskatoon Smoke Detectors

Recommendation

Contact a handyman or DIY project

8: ATTIC, INSULATION & VENTILATION

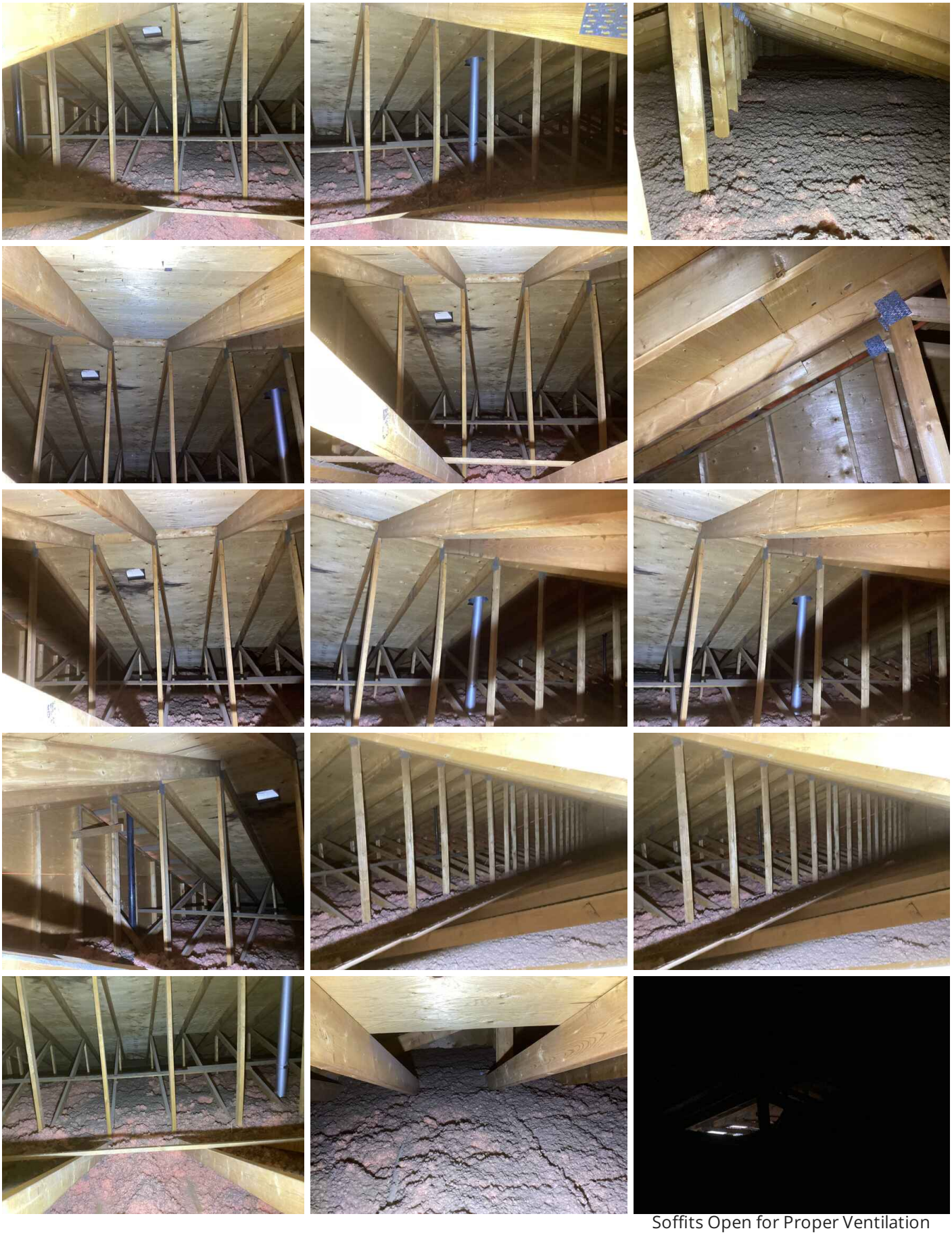
Information

Attic Inspection: **Insulation Type**
Loose-fill

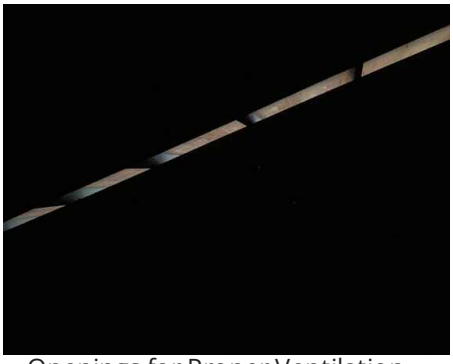
Attic Inspection: Attic General Inspection from Attic Hatch

Attic

Attic appears to have adequate Insulation. Ventilation routes seem adequate. Rafters appear to be in good condition.



Soffits Open for Proper Ventilation



Openings for Proper Ventilation

Deficiencies

8.1.1 Attic Inspection

Maintenance Item

ROOF VENT MAY BE LEAKING

Signs of water infiltration. Investigate and repair.

Recommendation

Contact a qualified roofing professional.

9: DOORS, WINDOWS & INTERIOR

Information

Doors and Windows: **Doors and Windows Throughout Home**

Majority of doors and windows operate as expected.





Floors: **Floor Coverings**

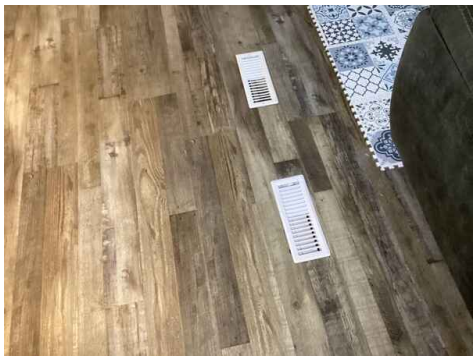
Carpet, Laminate, Tile

Floors: Floors throughout home

Appear in Fair Condition








Walls and Ceilings: Wall Material

Drywall, Gypsum Board

Walls and Ceilings: Walls and Ceilings

Generally in Fair Condition. Some evidence of patching and repairs required.



Steps, Stairways & Railings: Steps and Railings

Appear in Fair Condition. Hand Railing is solidly affixed.


Countertops & Cabinets:
Cabinetry
Wood

Countertops & Cabinets:
Countertop Material
Other

Countertops & Cabinets: Kitchen Cabinets and Countertop

Kitchen cabinets are showing signs of wear. Majority of drawers and doors operated properly at time of inspection.




Fire Extinguisher : Fire Extinguishers present

Fire Extinguishers are present. Consider replacement to ensure units are current and operable. Information from the City of Saskatoon can be found here: City of Saskatoon Fire Extinguishers


Deficiencies

9.1.1 Doors and Windows

Maintenance Item

BASEMENT DOOR NOT CLOSING

Recommendation

Contact a handyman or DIY project

9.1.2 Doors and Windows

Maintenance Item

CABINET HINGE BROKEN

BASEMENT

Recommendation

Contact a handyman or DIY project

9.4.1 Walls and Ceilings

Maintenance Item

WALL AND CEILING MINOR REPAIRS REQUIRED

Recommendation

Contact a handyman or DIY project

9.6.1 Countertops & Cabinets

Maintenance Item

CABINET HINGE LOOSE

One or more cabinet hinges were loose or require lubrication. Recommend a qualified handyman or cabinet contractor repair.

Recommendation

Contact a handyman or DIY project

Loose Slider

9.8.1 Fire Extinguisher

Maintenance Item

FIRE EXTINGUISHERS REPLACEMENT

Replace with new to ensure FE's are current and operable

Recommendation

Contact a handyman or DIY project

10: BUILT-IN APPLIANCES

Information

Appliances

Tested for power "on" only, no cycles tested. Stove burners tested and produced heat. Oven not tested. Power "ON" tested for washer, dryer, stove, fridge, dishwasher, oven light and fan, microwave. All appear OK

Central Vacuum: Central Vacuum Operation

Two of three outlets were tested to activate vacuum.

Limitations

General

APPLIANCES

Appliances are not part of Home Inspections. Determination if appliance has active power is a courtesy.

Deficiencies

10.4.1 Central Vacuum

Maintenance Item

CENTRAL VACUUM EXHAUST PORT NOT PIPED TO OUTSIDE

It is recommended exhaust port be piped to outside to mitigate exhaust dust into home

Recommendation

Contact a handyman or DIY project

Exhaust Port

Excessive Dust Accumulation

11: GARAGE

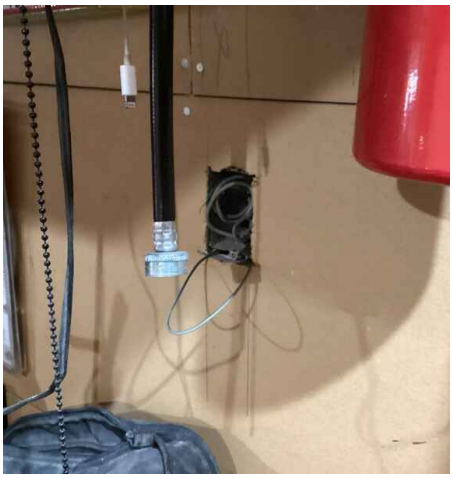
Information

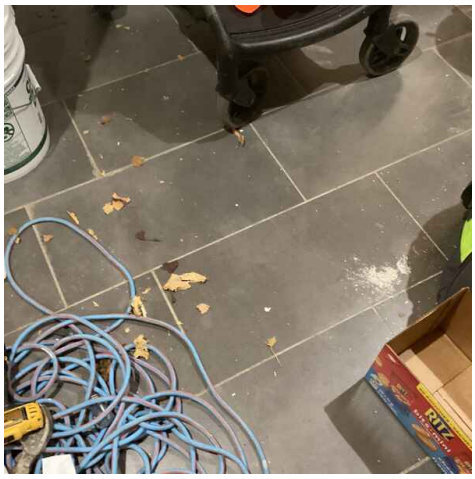
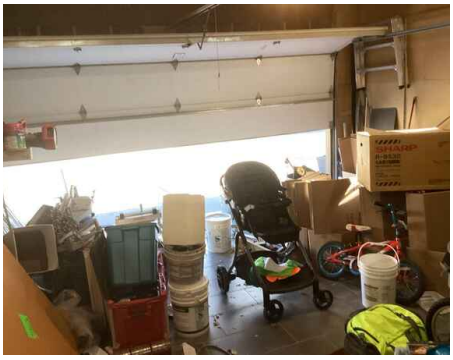
Attached Garage Inspection: Garage Visual Inspection

Attached Garage

The garage is inspected as a single entity. Any major issues or deficiencies are listed in this area or listed in this specific line item ormay appear in other locations within the report, referring back to the garage location.

The garage is generally in fair condition. The floor structure is tile most likely covering a cement floor. The gas fired unit heater in the garage operated when on site. Electrical covers need to be added. The garage door did work when on site. Condensation marks on the drywall are typical of a heated garage and it is speculated condensation marks are not a systemic problem.




Deficiencies

11.6.1 Attached Garage Inspection

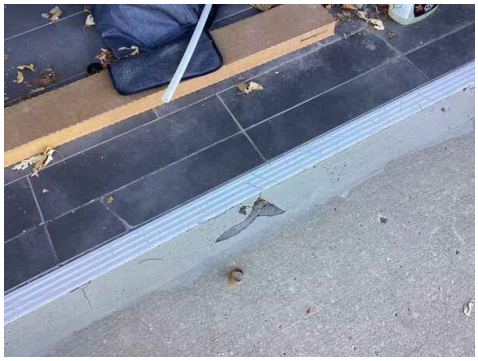
Maintenance Item

GARAGE FLOOR TILE AND VEHICLE ENTRANCE REPAIRS

Requires Repair

Recommendation

Contact a handyman or DIY project



STANDARDS OF PRACTICE

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

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.

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.

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.

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.