IRON GUARD INSPECTIONS LTD.
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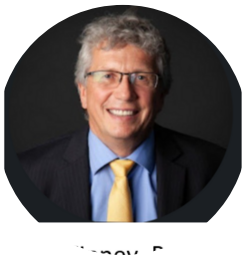
RESIDENTIAL REPORT

1234 Main Street
Saskatoon, SK S7H 1B9

Buyer Name
03/11/2024 9:00AM



Inspector
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1: INSPECTION DETAILS

Information

Occupancy
Furnished

Style
Bungalow

Temperature
8 Celsius (C)

Type of Building
Single Family

General Condition of home

The general condition of the home is the majority of items are in disrepair or showing signs of wear. The majority of these issues are minor, but will require attention at some point in time.

Quite a few houseflies are apparent.

2: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material

Stucco

Siding, Flashing & Trim: Stucco

Generally in Fair condition throughout the exterior. Minor cracking evident.

Exterior Doors: Exterior Doors

Two man doors and sliding patio door. Doors can be considered in very poor condition.

Repairs can be made, the 2 man doors may be consideration for full replacement.

Deck: Material

Wood


Deck: Back Deck

The back deck appears to be in fair condition. Access to below the deck was not possible to inspect the joists. Consider removing skirting and investigate to inspect.

Deficiencies

2.3.1 Exterior Doors

Recommendation

PAINT/REFINISH NEEDED

Door finishes are worn and damaged. Recommend refinish and/or paint to maximize service life. Consider complete replacement.



2.3.2 Exterior Doors

Maintenance Item

WEATHERSTRIPPING NOT PRESENT

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

Recommendation

Contact a handyman or DIY project

2.3.3 Exterior Doors

Maintenance Item

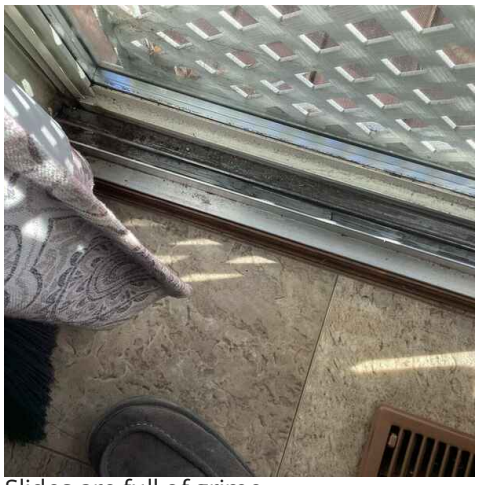
SLIDING GLASS PATIO DOOR CONDITION IS POOR

Sliding of door is very hard. Major cleaning may improve operation. Screen requires replacement.

Recommendation

Contact a handyman or DIY project

Screen repair required



Slides are full of grime

2.3.4 Exterior Doors

Maintenance Item

FRONT SCREEN DOOR REQUIRES REPLACEMENT

Windows are cracked. Screen slider not operational. Screen in disrepair.

Recommendation

Contact a qualified professional.


2.4.1 Deck

Recommendation

DECK RAILING SHOWS SIGN OF MOVEMENT

Attempted a push pull test on the railing next to the stairs going down. It is believed that the railing would fail with excessive force. There is a possibility the supporting deck may be subject to rotting. Investigate and repair.

Recommendation

Contact a qualified deck contractor.


3: ROOF

Information

Inspection Method
Ladder

Roof Type/Style
Gable

Coverings: Material
Asphalt

Deficiencies

3.1.1 Coverings

Recommendation

SHINGLES WARPING AND POSSIBLE UNDER-DRIVEN NAILS

ROOF

Small areas showing Asphalt shingles warping. Observed one or more under-driven nails/fasteners. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.

3.1.2 Coverings

ROOF DRIP EDGE

Maintenance Item

ROOF

Roof drip edge is improperly installed and does not overlap. Water can infiltrate the roof decking. Investigate and repair.

Recommendation

Contact a handyman or DIY project

3.1.3 Coverings

ROOF FLASHINGS

Maintenance Item

Flashings are in disrepair. Investigate and repair

Recommendation

Contact a handyman or DIY project

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

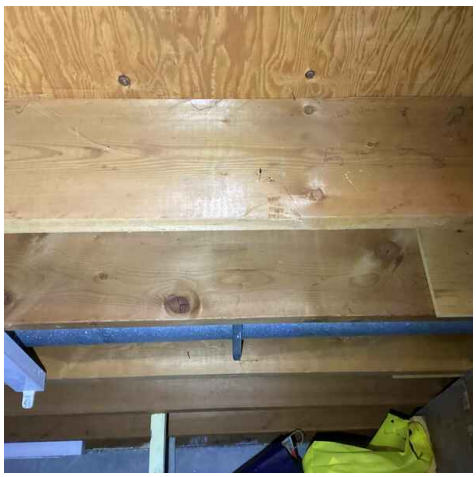

Basements & Crawlspaces: Concrete basement and concrete floors
Generally in good condition.



Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plywood

Floor Structure: Wood Beams and Plywood Sub-floor

Wall Structure: Wall system

Appears to be standard 2 by 4 wood stud, batt insulation, vapour barrier and drywall.


Deficiencies

4.2.1 Basements & Crawlspaces

Maintenance Item

STEEL SUPPORT POST FOOTING

Steel Support Post appears to be resting on non standard foundation. Monitor over life of building.

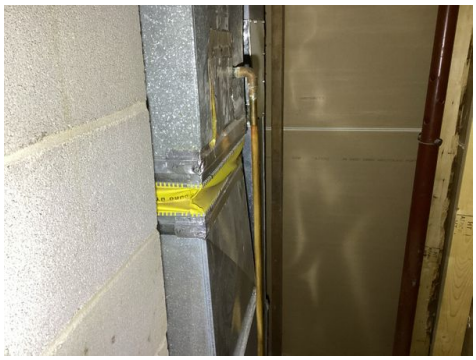
5: HEATING

Information

Natural Gas Mid to High Efficiency Furnace
Basement

Power Vent Furnace, manufactured by Armstrong. Model number not found.

Equipment: Brand
Armstrong



Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Equipment: Furnace Operation
Furnace provided heating while on site.

Deficiencies

5.1.1 Equipment
FURNACE: SLIGHT CORROSION APPARENT

Recommendation

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.

Evidence of Condensation

5.3.1 Distribution Systems

Maintenance Item

DEBRIS IN DUCTWORK

Floor diffuser near front door was removed. Excessive debris found in ductwork. Consider having the ductwork cleaned professionally.

Recommendation

Contact a qualified professional.

6: COOLING

Information

Furnace with Cooling Coil and Air Cooled Condenser on outside of Building

Furnace has cooling coil. Condenser located outside adjacent to deck. Refrigerant is R-22. Condenser Cooling Fins plugged with debris. Cooling System not tested.


Air Cooled Condenser


Refrigerant piping to Coil in Furnace

Cooling Equipment: Air-Cooled Condensor

Air cooled condenser located outside adjacent to deck. Refrigerant is R-22.

Deficiencies

6.1.1 Cooling Equipment

Recommendation

AIR COOLED CONDENSER IS OBSOLETE

EXTERIOR

Refrigerant is R-22 which is banned for repair. Outdoor Condenser air fins are filled with debris. Recommend replacement.

Recommendation

Contact a qualified HVAC professional.


Debris in Fins

Nameplate

7: PLUMBING

Information

Main Water Shut-off Device: Location

Basement

Main Water Shut-off Device: Incoming Water Meter

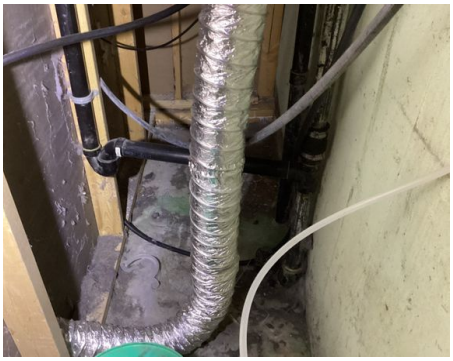
Furnace Utility Room

Located in Furnace Utility Room.
Consider testing valve operation.

Main Water Shut Off Location

Drain, Waste, & Vent Systems: Drain Size

Variuos sizes



Drain, Waste, & Vent Systems: Material

ABS, Iron

Drain, Waste, & Vent Systems: ABS Piping for Fixtures and Cast Iron Pipe

Throughout

Waste Piping a combination of ABS and Cast Iron



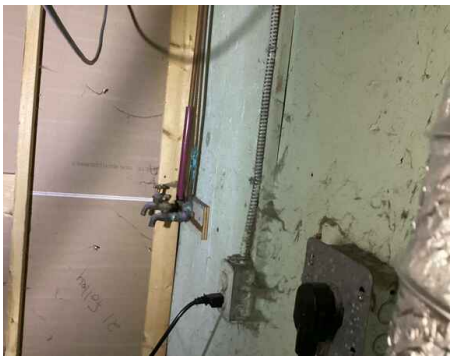
Cast Iron Cleanout to Street

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Pex

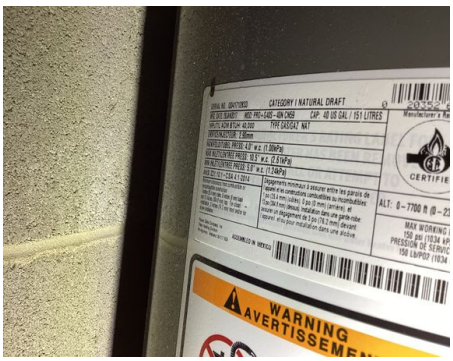

Water Supply, Distribution Systems & Fixtures: Copper and Pex Piping Observed

Appears in good condition.




Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons




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

Gas

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

Furnace Room

Manufactured by Rheem in 2017, Model Number Pro+G40S-40N CN59. Serial Number 0041712833


RO System in downstairs utility room: RO Water Treatment System present

Electrical Meter Room.

Operation not witnessed. It is the understanding Lanigan provides RO water to homes.


Water softener: Water softener in furnace room

Furnace Room

Water Softener is present, operation not witnessed.

Deficiencies

7.2.1 Drain, Waste, & Vent Systems

Maintenance Item

ADDITIONAL DRAIN OR ABANDONED PIPE

BEHIND LAUNDRY ROOM

An additional ABS pipe was found behind the laundry room. The pipe is not connected to any additional piping. Pipe maybe a future drain or possibly a pipe has been abandoned for use. As a P-trap may be embedded in the concrete ensure trap is kept full of liquid over time to prevent sewer gas entering the home. Investigate if sewer problem becomes evident.

Recommendation

Contact a qualified plumbing contractor.

7.2.2 Drain, Waste, & Vent Systems

Maintenance Item

ABANDONED PIPE

NORTH WEST STORE ROOM

Abandoned Pipe found in North west storage room. Investigate and keep capped if connected to waste piping system.

Recommendation

Contact a qualified plumbing contractor.

7.2.3 Drain, Waste, & Vent Systems

Maintenance Item

DRAIN PIT FOR FURNACE CONDENSATION

Monitor for any sewer smell or deteriation over life of home. Condensation openly drains into this area. Drain typically has P-Trap below concrete. Ensure P-Trap has liquid at all times.

Condensations from furnaces are typically acidic which may enhance corrosion of pipes. Acidic neutralizers are available for treating condensate water before draining.

Recommendation

Contact a handyman or DIY project

7.3.1 Water Supply, Distribution Systems & Fixtures

Maintenance Item

EXTERIOR HOSE BIBS CHECK TO ENSURE ARE PROPERLY DRAINED

Recommendation

Contact a handyman or DIY project

7.8.1 Water softener

Maintenance Item

WATER SOFTENER OPERATION

No salt and water softener system may or may not be working. It is the understanding that the Town water supply is RO water and water softener may not be needed.

Recommendation

Contact a qualified professional.

8: ELECTRICAL

Information

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




100 Amp Incoming Breaker

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


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Federal Pacific

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

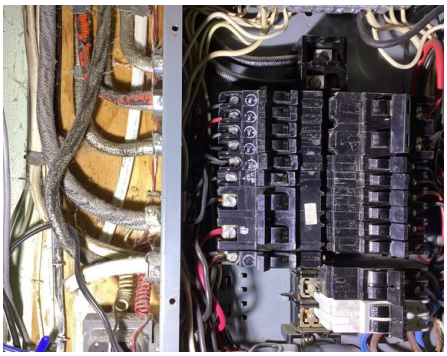
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Basement

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

Basement

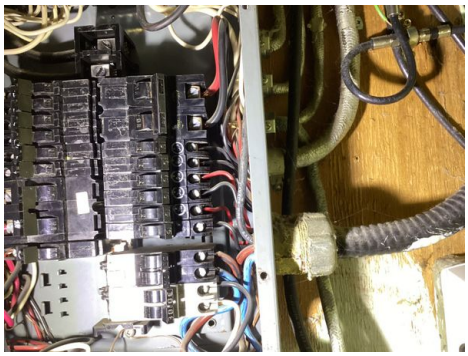
Copper

Branch Wiring appears to be all copper.



Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Not Visible, Romex



Lighting Fixtures, Switches & Receptacles: Lights and switches

Majority of all lights and switches were tested. Majority of receptacles tested for ground fault errors, all receptacles tested OK. Majority of system appears to operate as intended.

GFCI & AFCI: GFCI Recptacles

Should be located near areas where water is prone, such as kitchen and bathroom sinks and all exterior receptacles

Smoke Detectors: Smoke and Carbon Monoxide Detetectors

Devices throughout home are battery operated. These devices are not tested and recommended to be replaced upon initial occupancy. Useful life of battery operated detectors vary and to ensure safety of occupants replace with new devices.

Deficiencies

8.3.1 Branch Wiring Circuits, Breakers & Fuses

Major Issue or Safety Hazard

WIRING IN ELECTRICAL BOX WITH NO COVER

FURNACE ROOM

Wires should be contained within electrical box and should have proper cover. Provide Cover for ceiling receptacle. Safety Hazard for electrocution.

Recommendation

Contact a qualified electrical contractor.


8.4.1 Lighting Fixtures, Switches & Receptacles

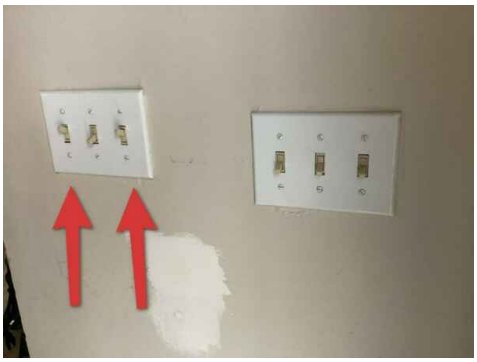
Maintenance Item

SWITCHES DO NOT APPEAR TO ACTIVATE ANYTHING

Check with owner or investigate.

Recommendation

Contact a handyman or DIY project




8.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHTS IN FURNACE ROOM

Does not appear to be wired properly and no evidence of a switch to operate light fixtures. Individual light fixture has what appears to be a screw in fuse or other device. Investigate with qualified individual.

Recommendation

Contact a qualified electrical contractor.


Light Fixture requires review

8.5.1 GFCI & AFCI

Recommendation

GFCI RECEPTACLES MISSING

Kitchen, bathroom and exterior receptacles required to be GFCI receptacles for safety.

Recommendation

Contact a qualified electrical contractor.




8.5.2 GFCI & AFCI

Maintenance Item

KITCHEN RECEPTACLE, NON-GFCI WITH BROKEN PRONG

Recommendation

Contact a qualified professional.

8.6.1 Smoke Detectors

Major Issue or Safety Hazard

REPLACE CURRENT BATTERY OPERATED DETECTORS

Replace with new.

Recommendation

Contact a handyman or DIY project

9: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: **Insulation Type**

Batt, Loose-fill


Attic Insulation: **Attic Insulation combination of Batt and Fibrous Fill**

Attic

Appears in fair condition. Fibrous insulation applied at some point after initial construction. It is assumed not to be asbestos. Consideration for testing to confirm if non-asbestos, if renovations are planned that would disturb insulation.

Ventilation: Ventilation Type

Gable Vents

Majority of Ventilation is achieved by cross ventilation between Gable ends. There is no ventilation at soffits, as soffits are filled with insulation. Ventilation appears to be adequate as there's limited evidence of moisture in the Rafters. Underside of roof shows small areas which may have experienced condensation.

Ventilation in soffits is limited

North Gable Vent

South Gabel Vent

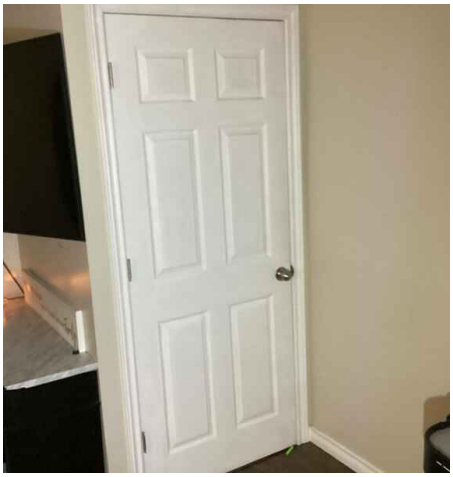
Roof Vent

10: DOORS, WINDOWS & INTERIOR

Information

Doors: Interior Doors including closet doors

Accessible doors were tested for proper operation.




Windows: Windows

Windows manufactured by Ashly in 2000, double pane with Low-E coatings, filled with argon. Windows that were accessible were tested for proper operation.

Floors: Floor Coverings

Engineered Wood, Vinyl

Floors: Sheet Vinyl and Engineered Wood Floors throughout

Flooring mainly consists of Sheet Vinyl and Engineered Wood throughout home. Main bathroom has ceramic tile. Flooring throughout is in general poor condition.

Walls: Wall Material

Drywall, Gypsum Board

Ceilings: Majority of ceilings are drywall, small amount of suspended ceiling

Walls: Walls appear to be Gypsum Board and/or Drywall

Steps, Stairways & Railings: Steps into Basement

As per flooring assessment, steps are In Poor condition

Ceilings: Ceiling Material

Ceiling Tiles, Gypsum Board

Countertops & Cabinets: Cabinetry

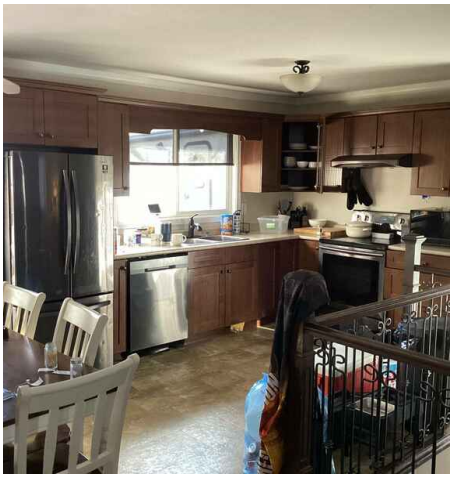
Wood

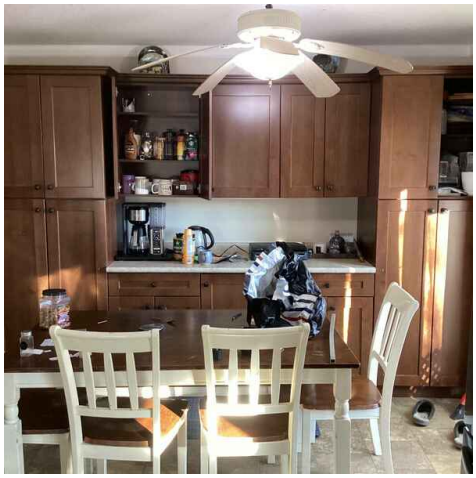
Countertops & Cabinets: Countertop Material

Laminate

Countertops & Cabinets: Kitchen Counter and Cabinets

Generally in Poor Condition, signs of wear. All drawers and doors operate. Large drawers do not operate as smoothly as others.





Door and Window Trim: Wood and MDF Trim Throughout Home

Deficiencies

10.1.1 Doors

DOOR TO FREEZER ROOM BINDS

Maintenance Item

Recommendation

Contact a qualified professional.

10.2.1 Windows

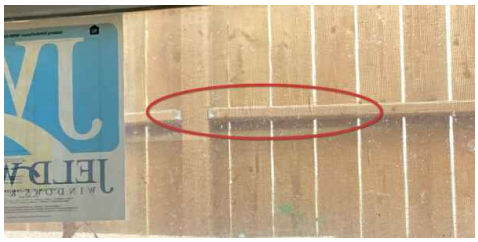
Maintenance Item

WINDOW SCREENS DAMAGED

A number of windows have varying degrees of screens being damaged. Investigate and Repair.

Recommendation

Contact a handyman or DIY project



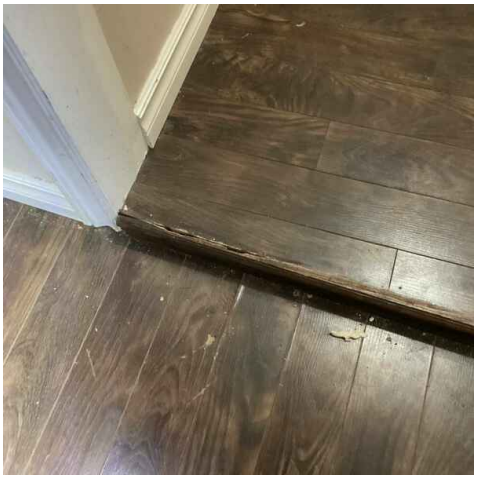
10.3.1 Floors

Recommendation

SEVERE WEAR

Floors have severe surface wear in many areas. Recommend a qualified flooring contractor evaluate & remedy.



10.4.1 Walls

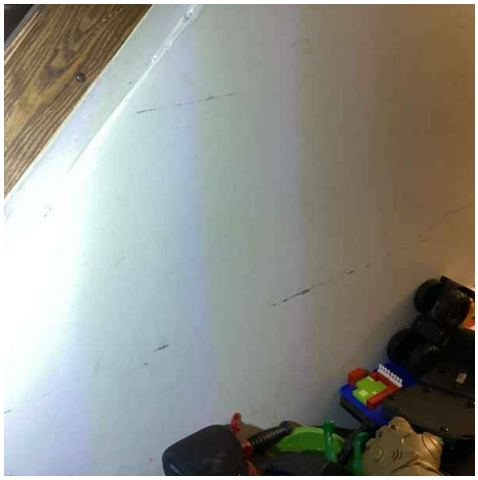
Maintenance Item

WALL PATCHING AND PAINTING REQUIRED

Walls are in general poor condition from an aesthetics perspective.

Recommendation

Contact a handyman or DIY project


10.5.1 Ceilings

Major Issue or Safety Hazard

CEILING AND/RAFTER SHOWING SIGNS OF REQUIRING INVESTIGATION AND REPAIR

ABOVE STAIRWELL

Ceiling above stair showing obvious signs of deteriation. Ceiling and/or rafter structure is showing signs of repairs required

Recommendation

Contact a qualified professional.

Ceiling is not level in area of concern

Ceiling is level adjacent to area of concern

Ceiling Out of Level

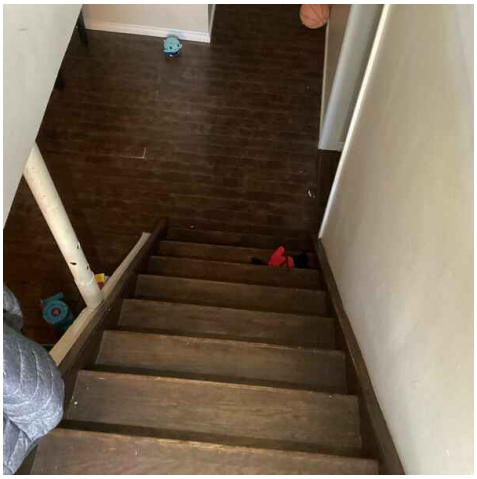
10.6.1 Steps, Stairways & Railings

Recommendation

MISSING HAND RAIL

Recommendation

Contact a qualified professional.

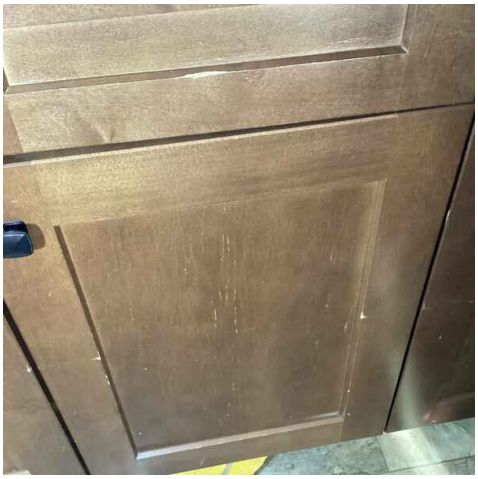


10.7.1 Countertops & Cabinets

Maintenance Item

CABINETS DAMAGED

Cabinets had visible wear and damage at time of inspection.



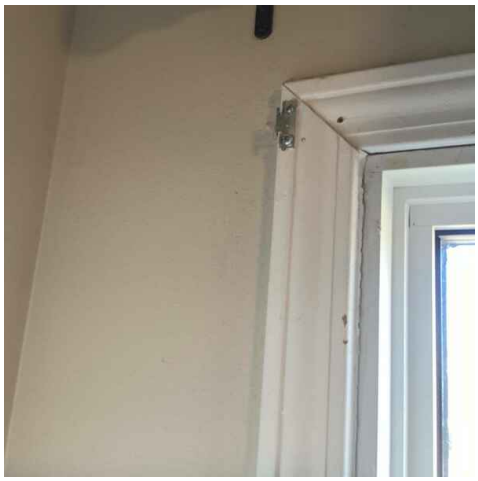
10.8.1 Door and Window Trim

Recommendation

TRIM IN NEED OF PATCHING AND PAINTING THROUGHOUT HOME

Recommendation

Contact a handyman or DIY project



11: BUILT-IN APPLIANCES

Information

Appliances

Tested for power "on" only, no cycles tested. Stove was tested by Client prior to inspection date. Oven not tested. Power "ON" tested for stove, fridge, dishwasher, oven light and fan. All appear OK

12: GARAGE

Information

Garage Reviewed as a Single Entity



Deficiencies

12.6.1 Garage General Inspection

Recommendation

GENERAL CONDITION INSPECTION

The general condition of the garage is poor. The electrical receptacle at the front of the garage on the exterior is a GFCI outlet it does not test properly for GFCI operation. The siding, eave troughs and shingles require attention. Interior wall system and rafters show signs of moisture at some point in time over the life of the garage. Electrical distribution including lighting should be reviewed by a qualified electrician.

Recommendation

Contact a qualified professional.


Poor Condition of Siding and Facia


GFCI Receptacle not Operational


30 Amp Service from House Breaker Panel


Signs of Past Water Damage


Concrete Flooring showing cracks


Possible dip in ridge


Open Electrical Box

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.

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.

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.