

RESIDENTIAL INSPECTION – FOUR OR LESS UNITS

A *residential inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

Inspections are not *technically exhaustive* and apply to the *primary building* and its associated *primary parking structure*.

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components*.

Foundation, Basement, and Under-floor Areas

1. Foundation *system*
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

Exterior

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*
6. Pool or Spa drowning prevention features, for the sole purpose of identifying any of which, if any, are present

Roof Covering

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

Attic Areas and Roof Framing

1. Framing
2. Ventilation
3. Insulation

Plumbing

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow and functional drainage*

Electrical

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

Heating and Cooling

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent *systems*
5. Condensate drainage
6. Conditioned air distribution *systems*

Fireplaces and Chimneys

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

Building Interior

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. *Permanently installed* cabinets
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke and carbon monoxide alarms
7. Vehicle doors and openers