

## **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