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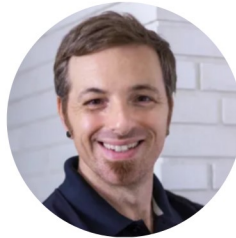
<https://www.fdsinspections.com/>



RESIDENTIAL REPORT

8393 NW 6th Ct
The City, FL 0000

NOVEMBER 22, 2022



Inspector

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State licensed and InterNACHI-Certified Professional
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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.2.1 Exterior - Siding, Flashing & Trim: Improper Construction Practices
- 🔧 2.2.2 Exterior - Siding, Flashing & Trim: Paint Needed
- 🔧 2.4.1 Exterior - Decks, Balconies, Porches & Steps: Patio/Corotion
- 🔧 2.5.1 Exterior - Eaves, Soffits & Fascia: Deferred maintenance (Soffit)
- ⊖ 2.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Debris on Roof
- ⊖ 2.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- ⊖ 2.6.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Grading High/Close to siding.
- ⚠️ 2.7.1 Exterior - Walkways, Patios & Driveways: Wet location / Slip Hazard
- ⊖ 3.2.1 Roof - Roof Drainage Systems: Downspouts Missing
- ⊖ 3.2.2 Roof - Roof Drainage Systems: Gutters Missing
- ⊖ 7.2.1 Plumbing - Drain, Waste, & Vent Systems: Leaking Pipe
- ⊖ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Damaged
- ⚠️ 8.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Equipment Recall
- ⊖ 8.5.1 Electrical - GFCI & AFCI: No AFCI
- ⊖ 10.1.1 Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation
- ⊖ 11.1.1 Doors, Windows & Interior - Doors: Door Sticks
- ⊖ 11.4.1 Doors, Windows & Interior - Walls: Minor Corner Cracks
- ⊖ 11.4.2 Doors, Windows & Interior - Walls: Poor Patching
- ⊖ 11.5.1 Doors, Windows & Interior - Ceilings: Stain(s) on Ceiling
- ⊖ 12.1.1 Built-in Appliances - Dishwasher: End of service life

1: INSPECTION DETAILS

Information

In Attendance

Client, Listing Agent

Occupancy

Vacant

Style

Contemporary

Temperature (approximate)

79 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Hot, Dry

2: EXTERIOR

Information

General: Inspection Method
Visual, Infrared, Attic Access

Siding, Flashing & Trim: Siding Material
Vinyl, Plastic

Exterior Doors: Exterior Entry Door
Steel, Glass

Doors in good working condition.



Decks, Balconies, Porches & Steps: Appurtenance
Patio

Decks, Balconies, Porches & Steps: Material
Concrete

Walkways, Patios & Driveways: Driveway Material
Concrete, Pavers

Deficiencies

2.2.1 Siding, Flashing & Trim

IMPROPER CONSTRUCTION PRACTICES

SOUTHEAST

Siding appears not to be sealed around metal cover and not up to standards. Sealing and painting a dwellings siding, minimizing excess moisture from entering behind the siding or the wall cavity. Allowing outdoor air, collide with indoor air with contrast temperatures, will produce condensation. At times the condensation is unseen to the naked eye and could potentially damage the structure or create conditions conducive to mold growth. Recommend sealing, as well as painting the perimeter of the metal cover.

Recommendation

Recommended DIY Project





2.2.2 Siding, Flashing & Trim

 Maintenance Item

PAINT NEEDED

NORTH, SOUTH, EAST, WEST

Areas of siding were worn and in need of maintenance. Recommend a qualified painter or siding specialist to correct. Sealing and painting a dwellings siding, minimizing excess moisture from entering behind the siding or the wall cavity. Allowing outdoor air, collide with indoor air with contrast temperatures, will produce condensation. At times the condensation is unseen to the naked eye and could potentially damage the structure or create conditions conducive to mold growth.

Recommendation

Recommended DIY Project



2.4.1 Decks, Balconies, Porches & Steps

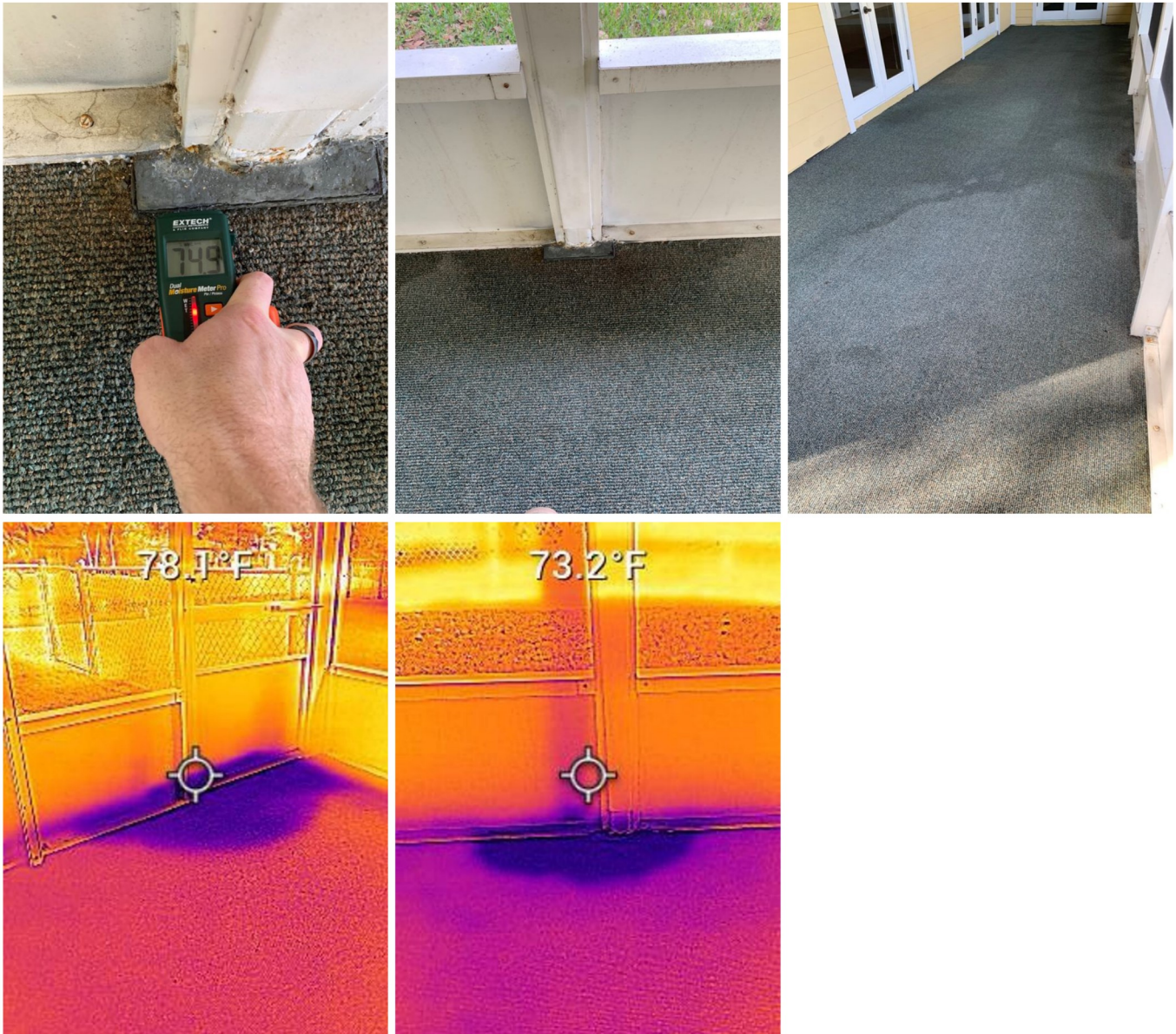
 Maintenance Item

PATIO/COROTION

Discovered steel columns corrodng from moisture. Potential water accumulation from lack of gutter system.

Recommendation

Contact a qualified professional.



2.5.1 Eaves, Soffits & Fascia

DEFERRED MAINTENANCE (SOFFIT)



Areas of siding were worn and in need of maintenance. Recommend a qualified painter to correct this.

Recommendation

Contact a qualified professional.



2.6.1 Vegetation, Grading, Drainage & Retaining Walls

TREE DEBRIS ON ROOF



Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.



2.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

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.



2.6.3 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

GRADING HIGH/CLOSE TO SIDING.

Grading is less than 6 inches to the bottom of the siding. Potential moisture wicking behind the siding. Recommend monitoring.

Recommendation

Contact a qualified professional.



2.7.1 Walkways, Patios & Driveways

 Safety Hazard

WET LOCATION / SLIP HAZARD

Walkway receives excessive water from no gutter or kick out flashing in valley. Recommend installing gutter system.

Recommendation

Contact a qualified professional.



3: ROOF

Information

Inspection Method

Ground

Roof Type/Style

Gable

Coverings: Material

Tile

Terracotta roof covering is new and in good condition.



Flashings: Material

Aluminum

Roof Drainage Systems: Gutter Material

Aluminum

Gutter system not present. Highly recommend installing a gutter system to disperse water away from the dwelling to avoid moisture induced damage to the dwelling such as structural displacement.

Deficiencies

3.2.1 Roof Drainage Systems

DOWNSPOUTS MISSING

 Recommendation

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

3.2.2 Roof Drainage Systems

GUTTERS MISSING

 Recommendation

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Infrared, Visual

Foundation: Material

Slab on Grade, Concrete

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Material

Slab

Floor Structure: Sub-floor

N/A

Limitations

Basements & Crawlspace

N/A

5: HEATING

Information

Equipment: Brand
Carrier

Equipment: Energy Source
Electric

Equipment: Heat Type
Forced Air



AFUE Rating

N/A

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Distribution Systems: Ductwork

Insulated



6: COOLING

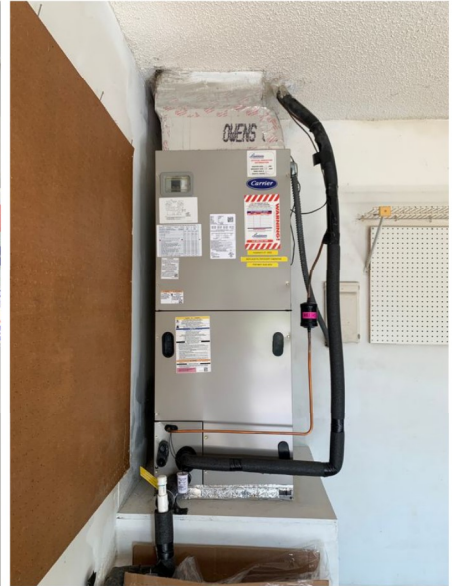
Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior East

Cooling Equipment: Age
Unit was installed in 2022

Cooling Equipment: Brand
Carrier



Cooling Equipment: SEER Rating

17 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.



Distribution System: Configuration

Central



7: PLUMBING

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

South, East

**Drain, Waste, & Vent Systems:
Material**

PVC

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**

Copper

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**

Copper

**Hot Water Systems, Controls,
Flues & Vents: Location**

Garrage

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

Electric

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

N/A

Sump Pump: Location

N/A

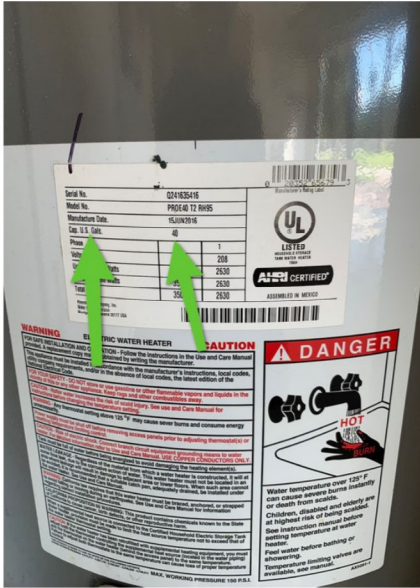
Drain, Waste, & Vent Systems: Drain Size

1 1/2"



Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons



Hot Water Systems, Controls, Flues & Vents: Manufacturer Rheem

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.](#)

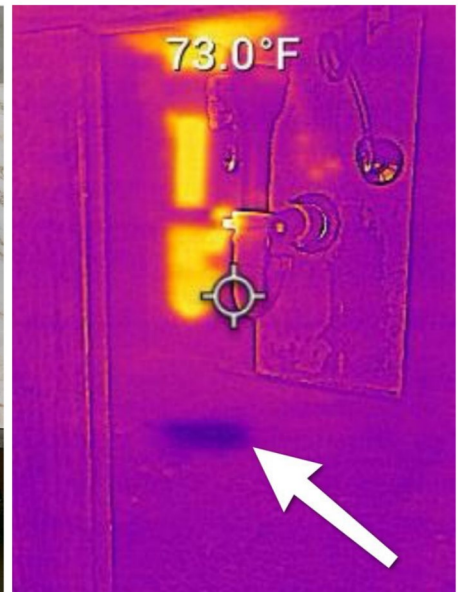
Deficiencies

7.2.1 Drain, Waste, & Vent Systems

LEAKING PIPE

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

 Recommendation



Water is indicated in blue

8: ELECTRICAL

Information

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

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

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

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

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

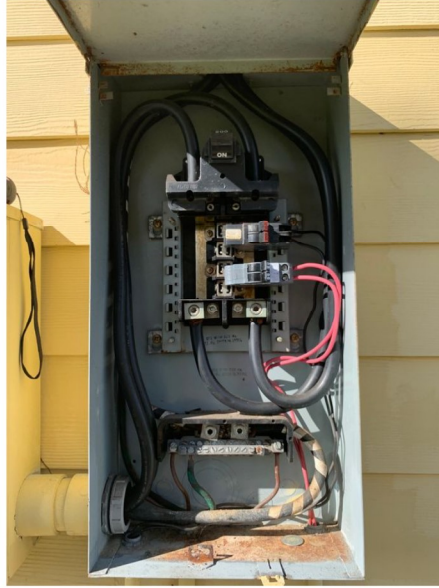
Service Entrance Conductors: Electrical Service Conductors
220 Volts, Below Ground



Service entrance from underground Southeast

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

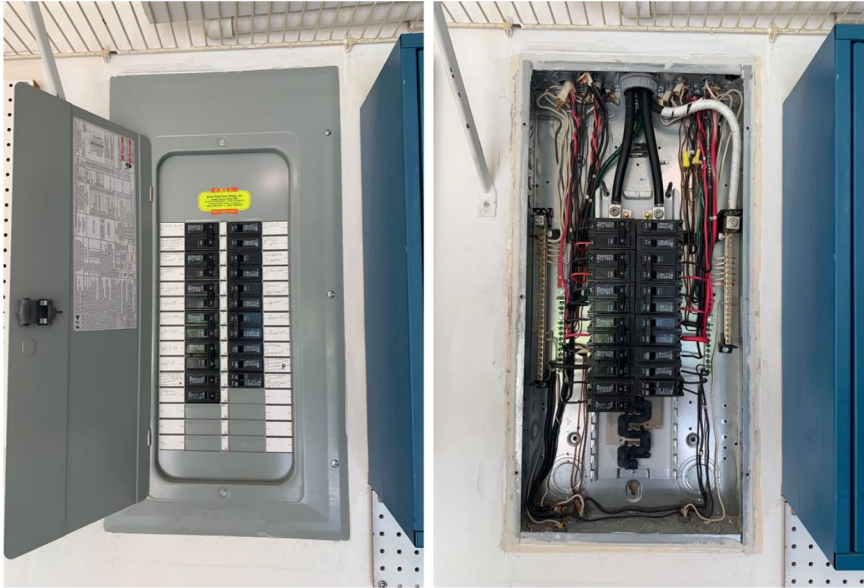
200 AMP



Grounding rod

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex



Deficiencies

8.2.1 Main & Subpanels, Service & Grounding,
Main Overcurrent Device

 Recommendation

PANEL DAMAGED

Oxidation has formed and degraded the connecting point, which secures the dead panel in place. Recommend treating oxidation and adding a stainless steel washer or replace fastener with adequate hardware and sizing, or contact an electrician for further assessment and correction.



8.2.2 Main & Subpanels, Service & Grounding, Main
Overcurrent Device

 Safety Hazard

EQUIPMENT RECALL

Federal Pacific Electric (FPE) Main service disconnect was recalled in the 1980s, due to a flaw in the design. However, no deficiencies were discovered, recommend to monitor service panel.

Recommendation

Contact a qualified professional.



8.5.1 GFCI & AFCI

NO AFCI

No AFCI protection present in bedrooms. Recommend licensed electrician upgrade by installing arch fault receptacles in bedrooms.

Recommendation

Contact a qualified professional.

 Recommendation

9: FIREPLACE

Information

Not present

N/A

No chimney present in dwelling.

Limitations

General

N/A

Lintels

N/A

Damper Doors

N/A

Cleanout Doors & Frames

N/A

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source

220 Electric

Attic Insulation: Insulation Type

Blown, Loose-fill

Attic Insulation: R-value

12.6



Exhaust Systems: Exhaust Fans

None

Dryer Vent

Metal, Metal (Flex)

Dryer vent is damaged however, fully functional. Dryer vent requires to be free of any restrictions. Vent is bent and creating internal ridges for lint to get stuck on and potentially acculturate. Accumulation of lint can potentially clog the vent and create a fire hazard, as well as restricting air flow and overworking the dryer and increasing energy costs. I recommend correcting the bent vent or replace it.



Flooring Insulation

Attic space

Loose Fill

Note: Discovered dispersed insulation due to water leaks, as well as water stains roof decking and truss structure. I confirmed, water leaks were not active and were from old leaks, prior to the new roof being installed. Recommend adding additional blown in insulation throughout attic space.



Ventilation: Ventilation Type

Soffit Vents, Attic Fan, Gable Vents



Gable vent. East

Attic fan. West

Soffit vent

Deficiencies

10.1.1 Attic Insulation

INSUFFICIENT INSULATION



Insulation depth was inadequate in a couple of areas due to old water leaks from the roof. New roof has been installed since. Recommend a qualified attic insulation contractor to evaluate and install additional insulation.



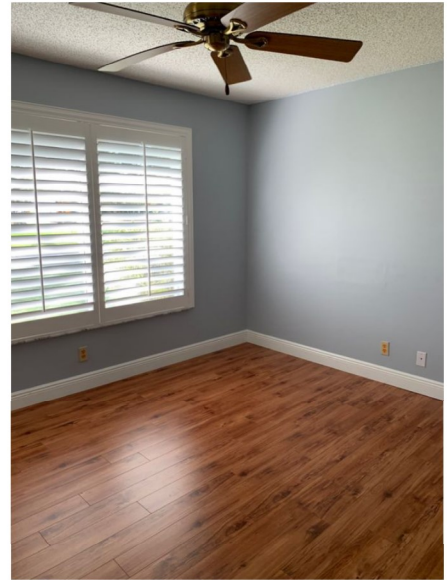
11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Storm, Single-hung

Floors: Floor Coverings
Laminate



Walls: Wall Material
Gypsum Board

Ceilings: Ceiling Material
Gypsum Board

Ceilings: Popcorn

Countertops & Cabinets:
Countertop Material
Laminate



Countertops & Cabinets: Cabinetry

Wood



Deficiencies

11.1.1 Doors

DOOR STICKS



Door sticks and is tough to open and close for two bedrooms. Recommend sanding down offending sides. [Here is a helpful DIY article](#) on how to fix a sticking door.



11.4.1 Walls

MINOR CORNER CRACKS



Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern. Recommend repairing and monitoring area.



11.4.2 Walls

POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Suggest re-patching.

 Recommendation



11.5.1 Ceilings

STAIN(S) ON CEILING

Popcorn ceiling has slight discoloration and minor cracks from old leak. Suggest touch up painting and patching of cracks by a painting specialist.

 Recommendation



12: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Whirlpool

Refrigerator: Brand
GE

Range/Oven/Cooktop: Exhaust Hood Type
Vented



Range/Oven/Cooktop:
Range/Oven Brand
Broan



Range/Oven/Cooktop: Range/Oven Energy Source

Electric



Deficiencies

12.1.1 Dishwasher

 Recommendation

END OF SERVICE LIFE

Dishwasher had some darker staining and corrosion on the trays. Additionally, there is a strong odor originating from inside the unit. Recommend an appliance professional to asses and install a new unit

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Exterior

4.1 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. 4.2 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 serviceentrance 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.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

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.