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RESIDENTIAL REPORT

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SEPTEMBER 12, 2023

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SUMMARY

50
ITEMS INSPECTED

23
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1
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- 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Walkway Tile
- 3.5.1 Exterior - Eaves, Soffits & Fascia: Soffit Damaged
- 4.1.1 Cooling - Cooling Equipment: Coils Damaged
- 4.1.2 Cooling - Cooling Equipment: Failed to Produce Cold Air
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- 4.1.4 Cooling - Cooling Equipment: Insulation Missing or Damaged
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- 8.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch
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- 8.3.2 Doors, Windows & Interior - Floors: Tile Cracks
- 8.4.1 Doors, Windows & Interior - Walls: Grout Missing
- 8.4.2 Doors, Windows & Interior - Walls: Mold Build Up
- 8.4.3 Doors, Windows & Interior - Walls: Openings
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- 8.4.5 Doors, Windows & Interior - Walls: Stains on Wall(s)
- 8.8.1 Doors, Windows & Interior - Pests: Recommend Further Inspection

1: INSPECTION DETAILS

Information

In Attendance
Listing Agent

Type of Building
Single Family

Occupancy
Vacant

Weather Conditions
Clear

Temperature (approximate)
95 Fahrenheit (F)

2: ROOF

		IN	NI	NP	R
2.1	Coverings				
2.2	Flashings	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

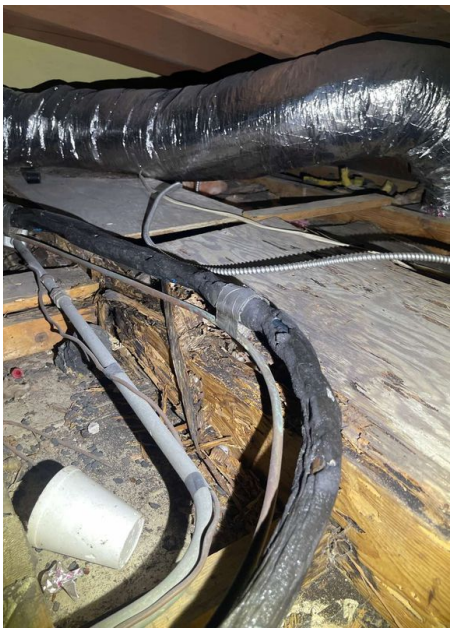
Inspection Method
Attic, Drone

Roof Type/Style
Combination

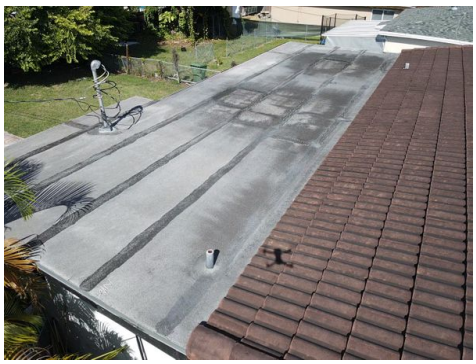
Coverings: Roof Pitch
3/12, 2/12

Flashings: Material
Aluminum

Coverings: Material
Concrete, Tile, Modified Bitumen








Limitations

Coverings
PERMIT

A roof permit search could not verify the year of the last roofing permit. Recommend asking homeowner to provide pertinent information to validate when the roof was installed.

3: EXTERIOR

		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Driveway	X			
3.4	Decks, Balconies, Porches & Steps	X			
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			
3.7	Opening Protection	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Visual, Attic Access

Siding, Flashing & Trim: Siding Material
Concrete, Stucco

Exterior Doors: Exterior Entry Door
Metal, Glass

Driveway: Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch, Patio

Decks, Balconies, Porches & Steps: Material
Concrete

Opening Protection: Opening Protection
None

Recommendations

3.1.1 Siding, Flashing & Trim

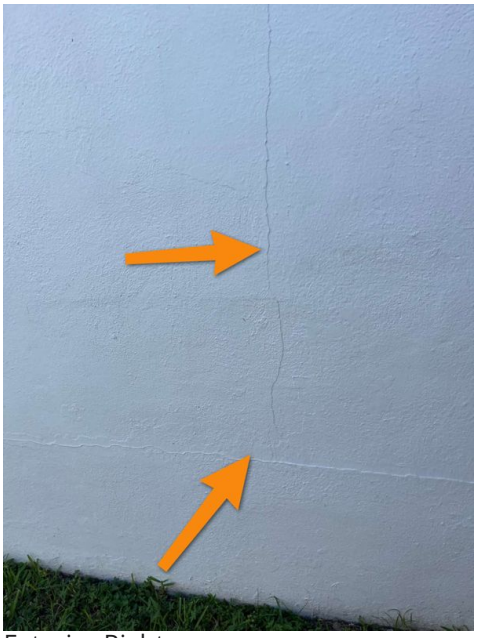
CRACKING - MINOR

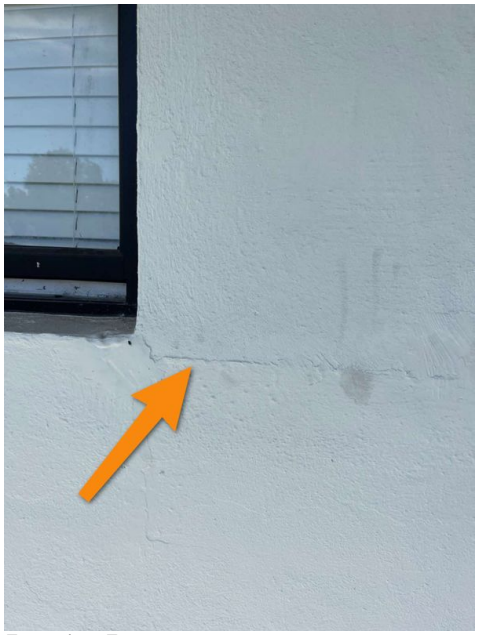
EXTERIOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend a contractor repair and finish to keep humidity out of the home.

Recommendation

Contact a qualified professional.


Exterior Right


Exterior Front

3.4.1 Decks, Balconies, Porches & Steps

WALKWAY TILE

The walkway had one or more broken tiles. Recommend having them replaced to avoid potential trip hazard(s).

Recommendation

Contact a qualified professional.

3.5.1 Eaves, Soffits & Fascia

SOFFIT DAMAGED

One or more areas of the soffit have damage or openings that need to be repaired.

Recommendation

Contact a qualified professional.

4: COOLING

		IN	NI	NP	R
4.1	Cooling Equipment	X			
4.2	Normal Operating Controls	X			
4.3	Distribution System	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Cooling Equipment: Age of Unit
9 yrs

Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

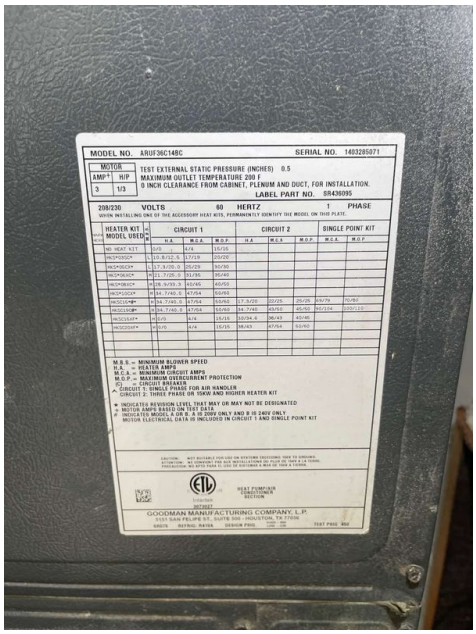
Cooling Equipment: Location
Hallway Utility Closet

Normal Operating Controls: Operational
Yes

Distribution System: Configuration
Central

Cooling Equipment: **Brand**

Goodman



Cooling Equipment: **SEER Rating**

13 SEER

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

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

Recommendations

4.1.1 Cooling Equipment

COILS DAMAGED

Hvac Coils appear to have been damaged. This can affect the units efficiency and cause freezing. This is typically caused when a brush is used to clean the coils. Recommend a HVAC Technician evaluate and estimate the need for replacement.

Recommendation

Contact a qualified professional.

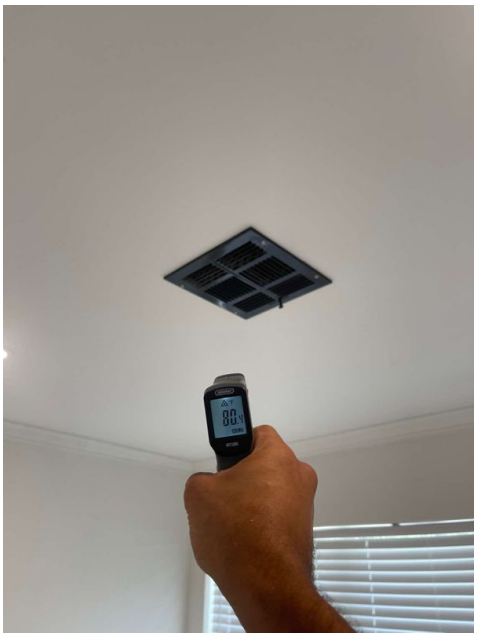
4.1.2 Cooling Equipment

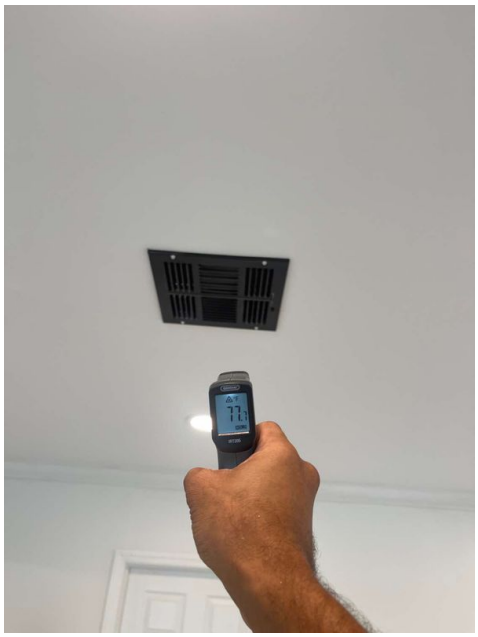
FAILED TO PRODUCE COLD AIR

The air conditioner was funtional but did not produce cold air. Recommend licensed HVAC contractor evaluate.

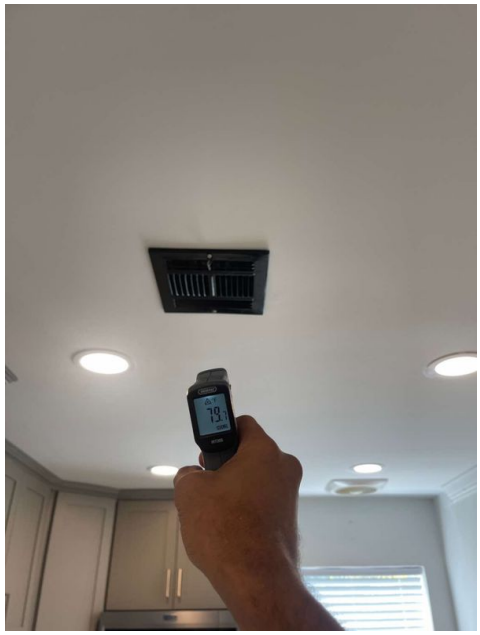
Recommendation

Contact a qualified HVAC professional.









4.1.3 Cooling Equipment

HANDLER COIL

The coils have build up of debris and should be cleaned for maximum efficiency.

Recommendation

Contact a qualified professional.

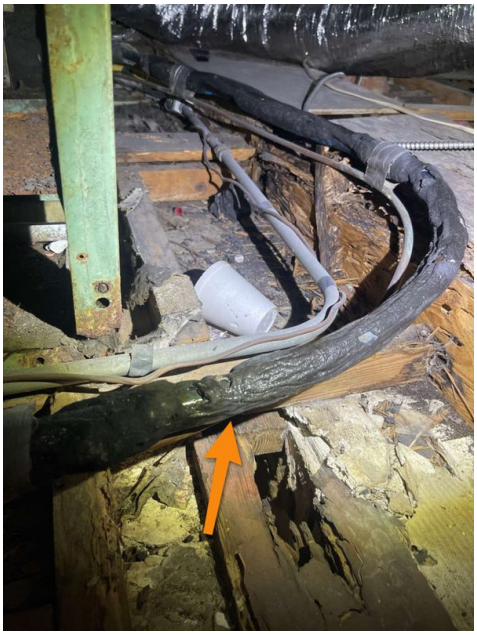
4.1.4 Cooling Equipment

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



5: PLUMBING

		IN	NI	NP	R
5.1	Main Water Shut-off Device	X			
5.2	Drain, Waste, & Vent Systems	X			
5.3	Water Supply, Distribution Systems & Fixtures	X			
5.4	Hot Water Systems, Controls, Flues & Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Filters
None

Water Pressure
45 PSI

Water Source
Public

Main Water Shut-off Device: Location
Utility Closet

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
PVC

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

Hot Water Systems, Controls, Flues & Vents: AGE OF UNIT
1 yrs

Hot Water Systems, Controls, Flues & Vents: Capacity
0 gallons

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

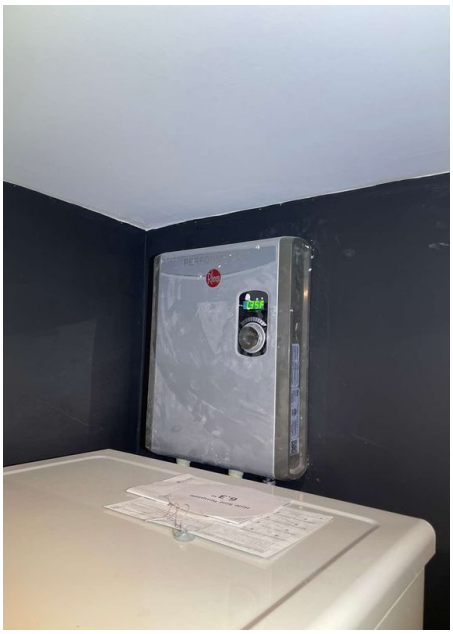
Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Tankless

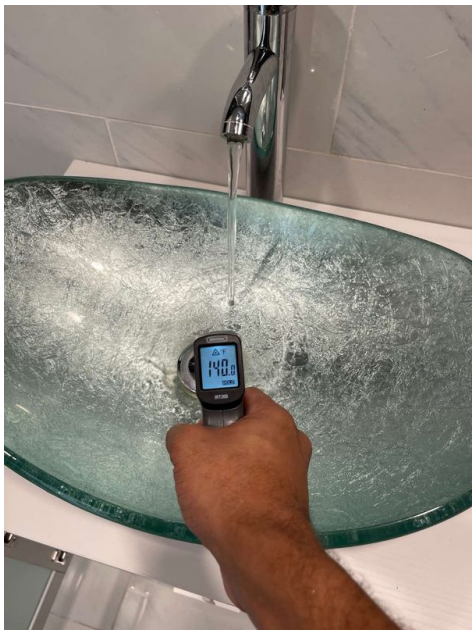
Hot Water Systems, Controls, Flues & Vents: Manufacturer

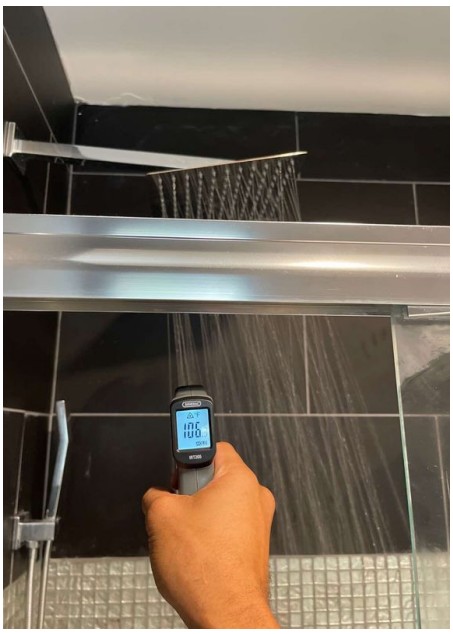
Rheem

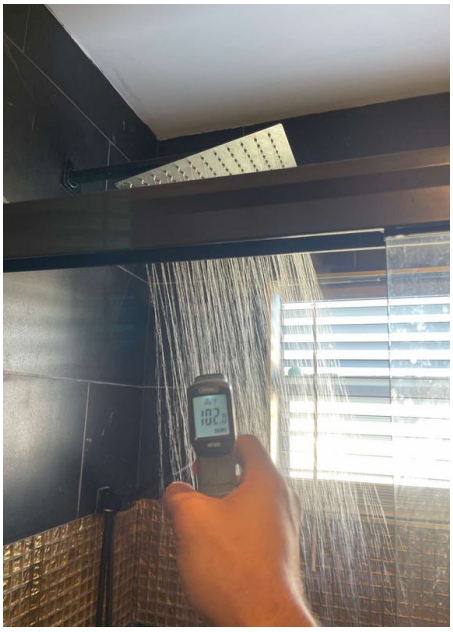
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.







Recommendations

5.3.1 Water Supply, Distribution Systems & Fixtures

ESCUTCHEON

HALLWAY BATHROOM

Escutcheon is missing and should be installed. It helps seal the opening and affix the supply line.

Recommendation

Contact a qualified professional.

Hallway Bathroom

Hallway Bathroom

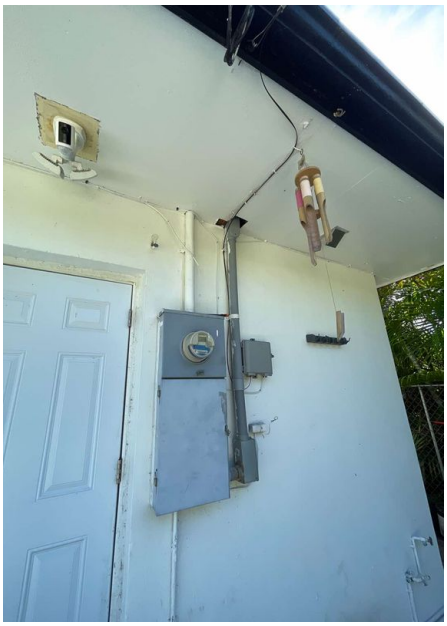
6: ELECTRICAL

		IN	NI	NP	R
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
6.3	Branch Wiring Circuits, Breakers & Fuses	X			
6.4	Lighting Fixtures, Switches & Receptacles	X			
6.5	GFCI & AFCI	X			
6.6	Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead



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

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

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

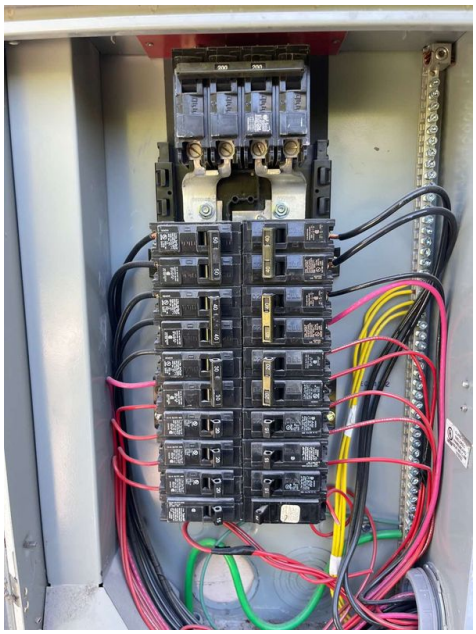
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

GFCI & AFCI: Installed

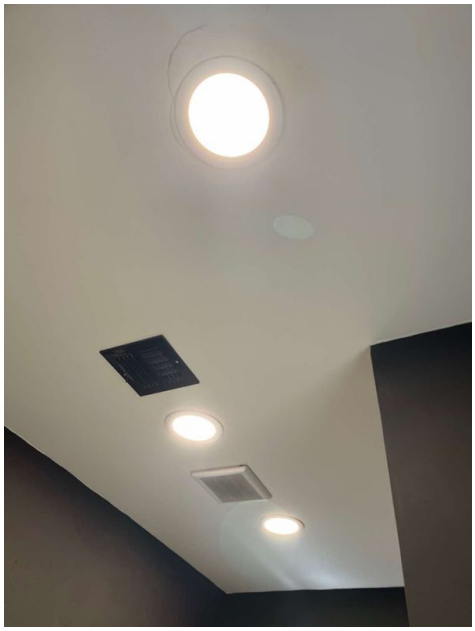
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

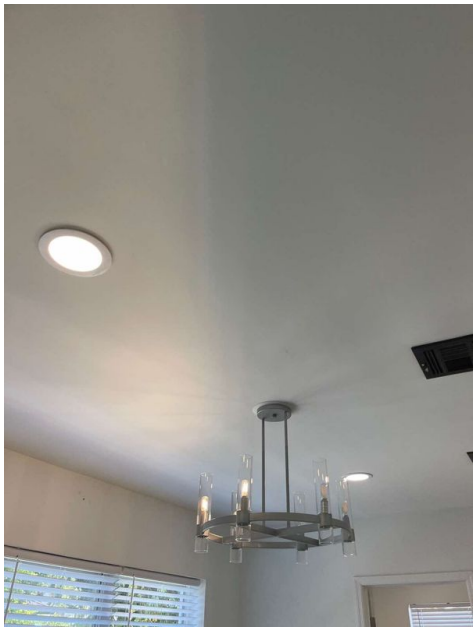
Siemens



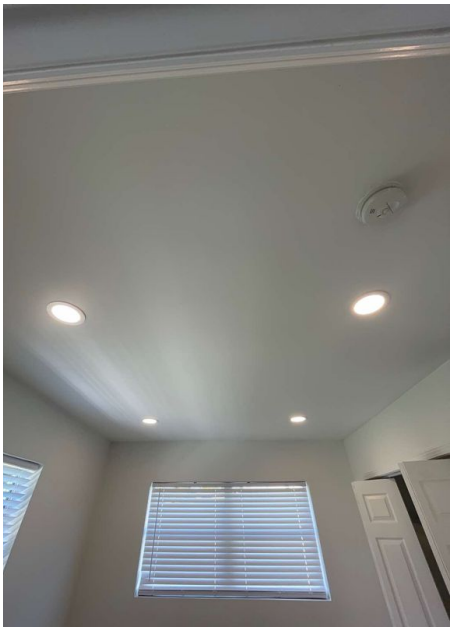
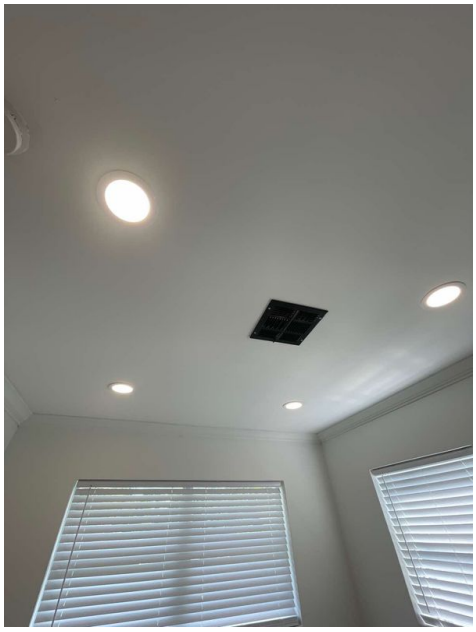
Lighting Fixtures, Switches & Receptacles: Operational

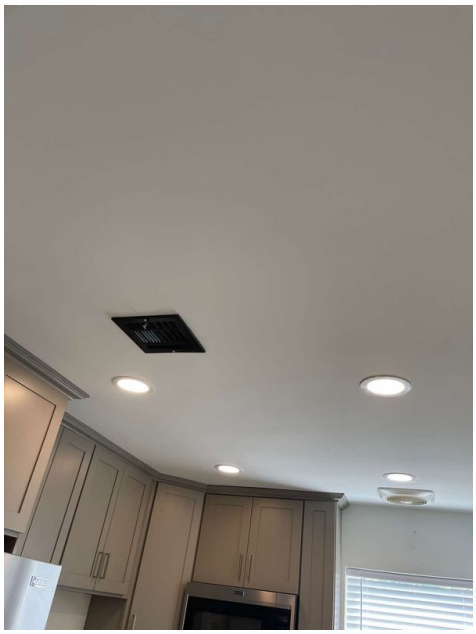




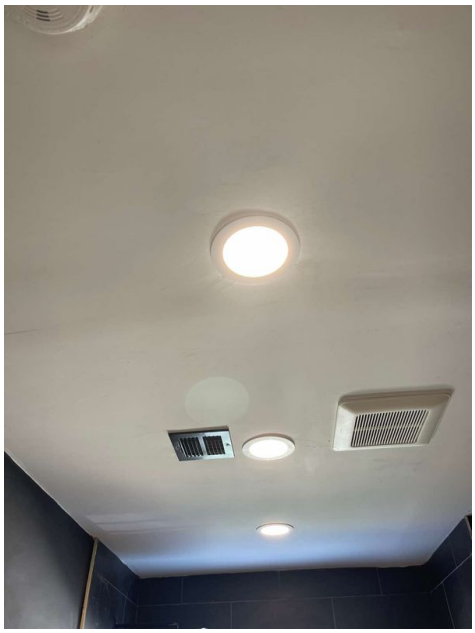


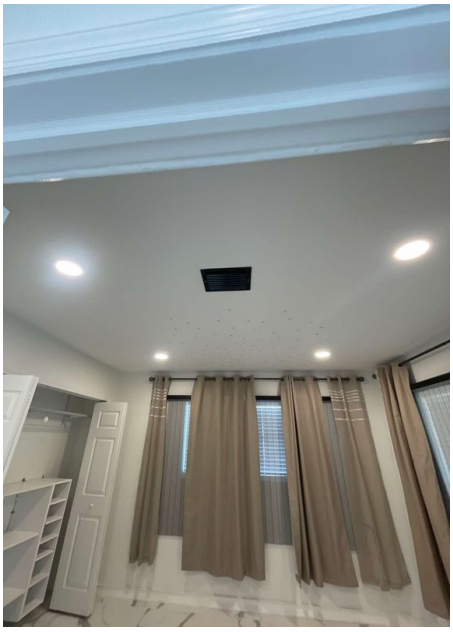


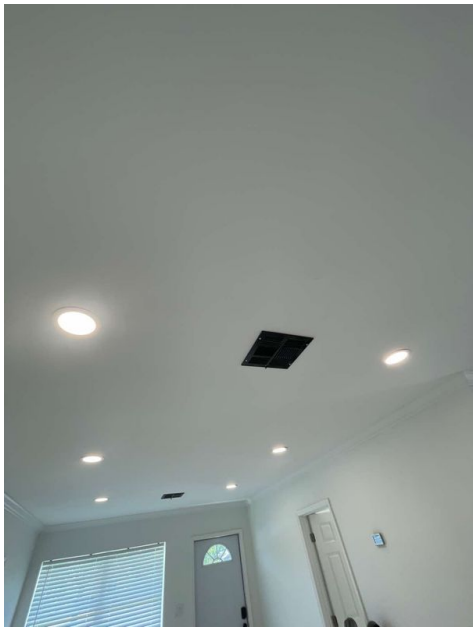





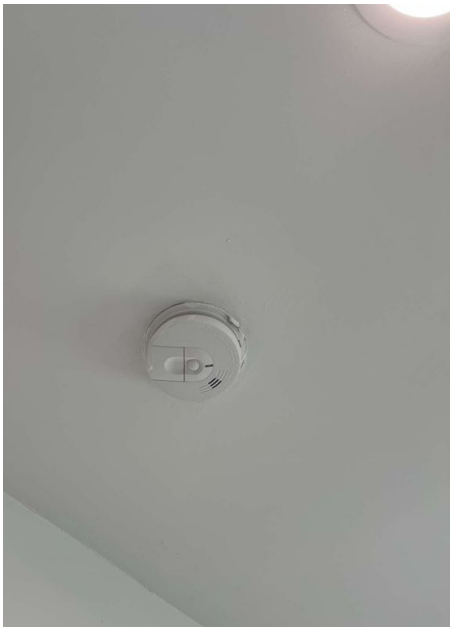


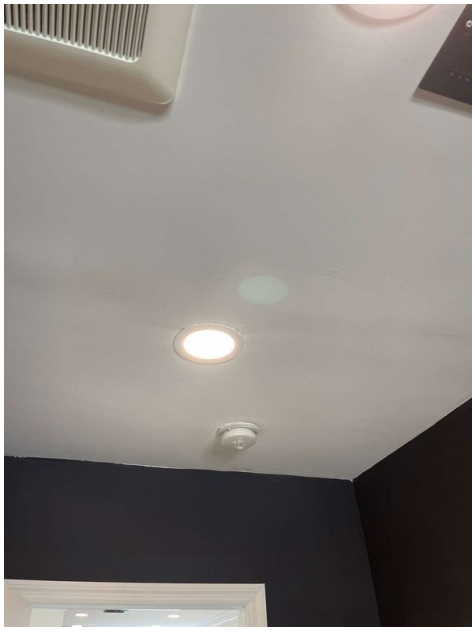




Smoke Detectors: Installed

Smoke detectors were installed at time of inspection. It is recommended to have their alarms tested yearly and replace detectors as required by the manufacturer.





Recommendations

6.3.1 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

EXPOSED WIRING

EXTERIOR

There are one or more wires not safely and properly covered. Recommend having a licensed electrician review and correct.

Contact electrician:

Julio Hernandez 786-663-3985

Or

Jorge Barroso 786-449-0864

Recommendation

Contact a qualified professional.

Exterior

6.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

EXTERIOR

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

Recommendation

Contact a qualified electrical contractor.


Exterior Back

6.4.2 Lighting Fixtures, Switches & Receptacles

OPEN GROUND

BEDROOM - HALLWAY BATHROOM - LIVING ROOM

One or more receptacles have an open ground. An open ground is when a three-pronged outlet is not connected to the home's grounding system. This is unsafe because if a fault were to happen, the surge could damage equipment or people rather than routing to the ground. Recommend having this corrected by a licensed electrician.

Recommendation

Contact a qualified professional.


Bedroom


Hallway Bathroom


Bedroom


Bedroom


Living Room

6.4.3 Lighting Fixtures, Switches & Receptacles

RECEPTACLES NOT WORKING

BEDROOM

One or more receptacles were not working at time of inspection. Recommend to have an electrician review and repair as needed.

Recommendation

Contact a qualified professional.


Bedroom


Bedroom

7: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
7.1	Attic Insulation	X			
7.2	Vapor Retarders (Crawlspace or Basement)			X	
7.3	Ventilation	X			
7.4	Exhaust Systems	X			

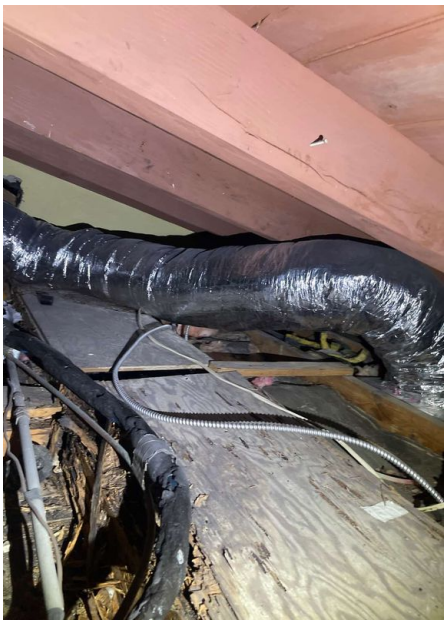
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Attic Insulation: Insulation Type
None

Attic Insulation: R-value
0

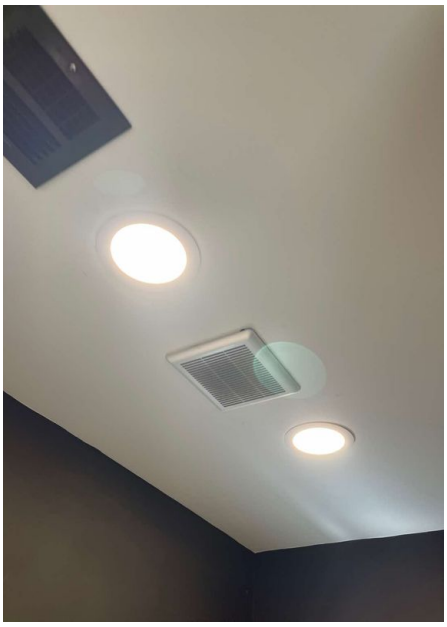
Ventilation: Ventilation Type
Soffit Vents, Bathroom Vent Fan



Exhaust Systems: Dryer Vent
Present

Exhaust Systems: **Exhaust Fans**

Fan Only



Recommendations

7.3.1 Ventilation

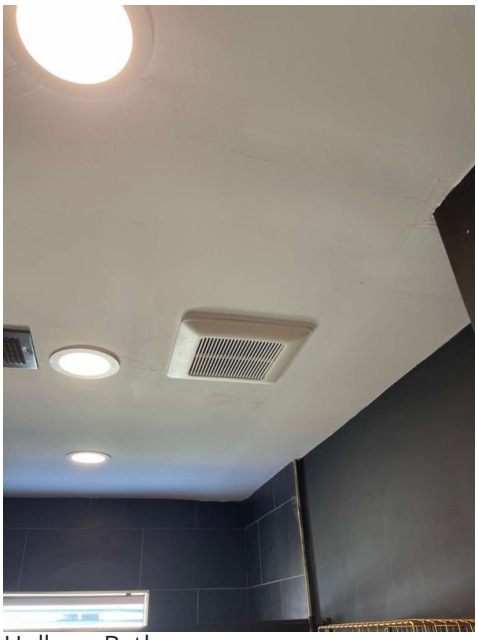
BATHROOM VENT FAN INOPERABLE

HALLWAY BATHROOM

One or more bathroom vent fans was inoperable. May be disconnected or faulty. Recommended an electrician evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Hallway Bathroom

8: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
8.1	Doors	X			
8.2	Windows	X			
8.3	Floors	X			
8.4	Walls	X			
8.5	Ceilings	X			
8.6	Steps, Stairways & Railings	X			
8.7	Countertops & Cabinets	X			
8.8	Pests				

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Windows: Window Type
Jalousie

Ceilings: Ceiling Material
Gypsum Board

Floors: Floor Coverings
Tile

Countertops & Cabinets: Cabinetry
Laminate

Walls: Wall Material
Glass, Mirror, Tile, Drywall

Countertops & Cabinets: Countertop Material
Granite

Limitations

Countertops & Cabinets

DRAWER OBSTRUCTION

KITCHEN

One or more drawers are obstructed and can not be opened fully.

Kitchen

Recommendations

8.1.1 Doors

DOOR DOESN'T LATCH

HALLWAY BATHROOM

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.


Hallway Bathroom

8.1.2 Doors

HINGES LOOSE

LIVING ROOM

Loose hinges can cause door to stick or eventually fall out of place. Recommend handyman tighten hinges.

Here is a DIY article on fixing loose hinges.

Recommendation

Contact a qualified handyman.


Living Room

8.2.1 Windows

WINDOW CRANK SYSTEM

LIVING ROOM

One or more window crank system used to open and close windows are damaged or missing parts. Recommended to have them replaced.

Recommendation

Contact a qualified professional.


Living Room


Living Room

8.3.1 Floors

DAMAGED (GENERAL)

The homes flooring had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Recommendation

Contact a qualified flooring contractor

8.3.2 Floors

TILE CRACKS

A/C CLOSET

Tiles were observed to have cracks running through the surface. This could be due to settlement of the foundation. Recommended to monitor and repair if and when the tiles become loose or separated from the surface.

Recommendation

Contact a qualified professional.

A/c Closet

8.4.1 Walls

GROUT MISSING

HALLWAY BATHROOM

One or more areas were missing grout. Recommend to have it sealed to avoid water making its way behind the wall.

Recommendation

Contact a qualified professional.

Hallway Bathroom

8.4.2 Walls

MOLD BUILD UP

A/C CLOSET

One or more walls appear to have mold build up. It is recommended to have a mold sample taken and/or Indoor Air Quality Test performed to determine if there is actual mold and the type of mold.

Recommendation

Contact a qualified professional.

A/C Closet

8.4.3 Walls

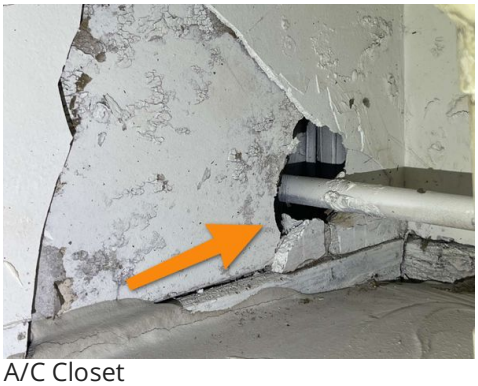
OPENINGS

A/C CLOSET

Openings were observed in the walls in one or more areas. Recommended to have them sealed and finished properly. This will promote good energy efficiency.

Recommendation

Contact a qualified professional.



A/C Closet

8.4.4 Walls

PAINT CRACKING

A/C CLOSET

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on treating cracking paint.

Recommendation

Contact a qualified painting contractor.

A/c Closet

A/C Closet

8.4.5 Walls

STAINS ON WALL(S)

LIVING ROOM

Stains were observed on one or more walls. The areas were tested with moisture meters and the areas were found to be dry at the time of inspection. Recommend having the areas monitored to assure the staining does not worsen.

Recommendation

Contact a qualified professional.

Living Room

8.8.1 Pests

RECOMMEND FURTHER INSPECTION

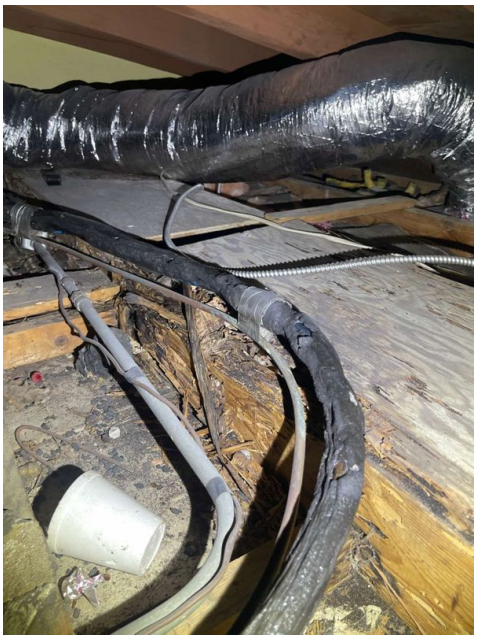
Based on observations, it is recommended that a licensed termite inspector review the home for termites.

Call **Andrew with TRI-Tech 786-853-3956** for an Evaluation & Estimate.

Infinity Inspection Services is not a licensed termite/pest company and only makes recommendations based on observations, only a licensed termite/pest company can make warranted remarks on findings.

Recommendation

Contact a qualified professional.



9: BUILT-IN APPLIANCES

		IN	NI	NP	R
9.1	Dishwasher	X			
9.2	Refrigerator	X			
9.3	Range/Oven/Cooktop	X			
9.4	Garbage Disposal			X	
9.5	Built-in Microwave	X			
9.6	Washer	X			
9.7	Dryer	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Range/Oven/Cooktop: Exhaust Hood Type
Vented

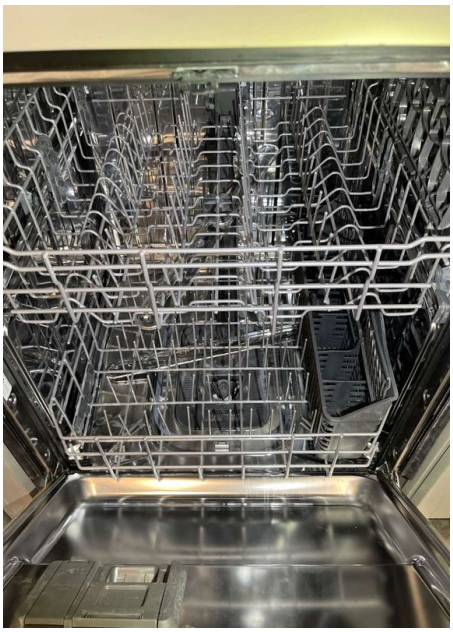
Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Built-in Microwave: Brand
Maytag

Washer: Brand
Samsung

Dryer: Brand
Samsung

Dishwasher: Brand
Maytag

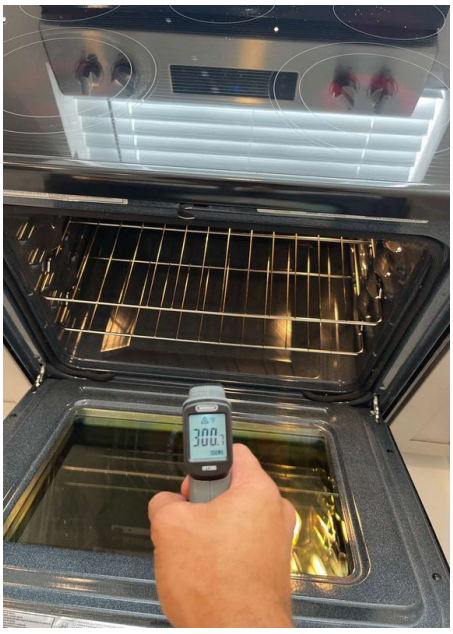


Refrigerator: Brand

Maytag

Range/Oven/Cooktop: Range/Oven Brand

Maytag



STANDARDS OF PRACTICE

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.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

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.

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.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.