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RESIDENTIAL REPORT

[redacted]

09/23/2025

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Home Inspection Disclaimer:
A home inspection is a visual inspection and not technically exhaustive. Some areas may be inaccessible to the inspector at the time of inspection and therefore unable to be assessed for function or condition. The inspection does not guarantee future performance or longevity of any system or component in the home. The inspector follows the standards and ethics (SOP) provided by Internachi and the North Carolina Board of Home Inspector Licensure Board (HILB) and as such are bound to the legal requirements outlined therein. This report is not a warranty or guarantee of any kind.

SUMMARY

7

MAINTENANCE ITEM

15

RECOMMENDATION

The summary report is not the entirety of the report and there is still information pertinent to you contained in many of the other sections. It's strongly encouraged to look through and read the whole report for any and all information that may pertain to you and your home. For any questions regarding whether any system, component or section of the home can be negotiated under the real estate purchase contract, please contact your real estate agent or an attorney.

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1: INSPECTION DETAILS

Information

In Attendance
Inspector Only

Type of Building
Single Family

Occupancy
Vacant

Style
Modern

Temperature
63 Fahrenheit (F)

Weather Conditions
Clear, Sunny

Limitations

General

NEW CONSTRUCTION

Newly constructed homes lack the evidence of defects that usually become evident after daily use. The homeowner is urged to observe the home and keep a record of any defects or problems that should arise.

Typically brand new homes are under a 12 month warranty and anything that does go wrong during this time can and typically will be fixed by the builder. An additional inspection is recommended before this warranty expires so the homeowner can provide an official written report to the builder for this purpose.

If the initial move in inspection was conducted by myself, an additional 11 month inspection will be discounted. Contact me for information on this if you're interested.

2: EXTERIOR

Information

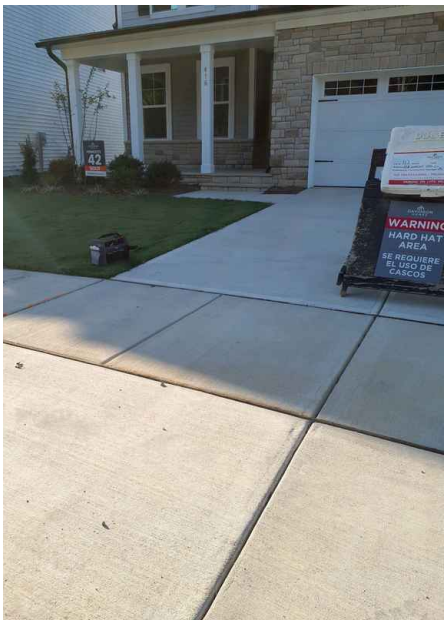
General: Inspection Method
Visual, Infrared, Attic Access

Siding, Flashing & Trim: Siding Material
Brick Veneer, Vinyl

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

Decks, Balconies, Porches & Steps: Material
Concrete

Walkways, Patios & Driveways:
Driveway Material
Concrete



Vegetation, Grading, Drainage, Gutters & Retaining Walls: **Gutter Maintenance**

Gutters collect debris mainly in two parts of the year: spring and fall. It is recommended that the homeowner clean and maintain their gutters twice yearly. Clogged gutters can dump gallons and gallons of water directly onto grading, wood or foundations directly below, causing unforeseen and future costly repairs. Stay on top of home maintenance and avoid the headache later!

Exterior Doors: **Exterior Entry Door**
Steel

Deficiencies

2.2.1 Siding, Flashing & Trim

Recommendation

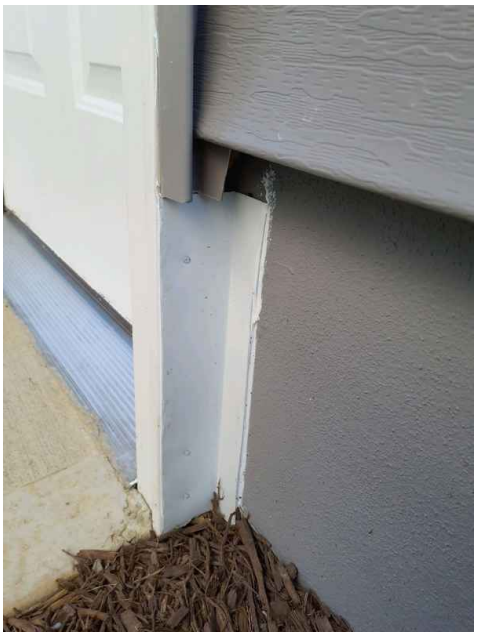
FLASHING/TRIM IMPROPERLY INSTALLED

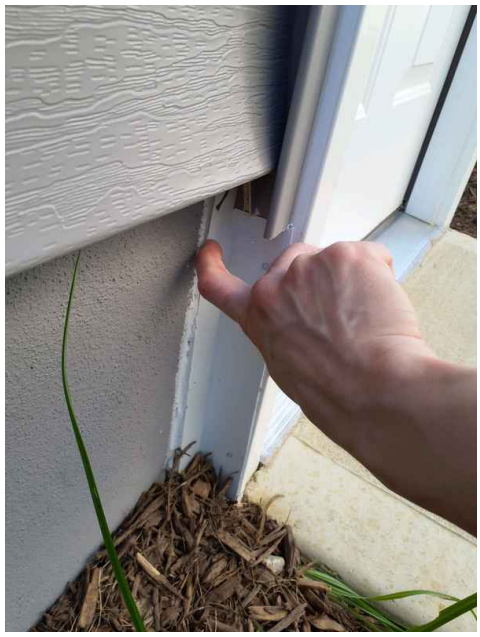
RIGHT SIDE EXTERIOR DOOR

Flashing & trim pieces were improperly installed, which could result in moisture intrusion. Recommend the builder evaluate and repair as necessary.

Recommendation

Contact your builder.





2.3.1 Eaves, Soffits & Fascia

Recommendation

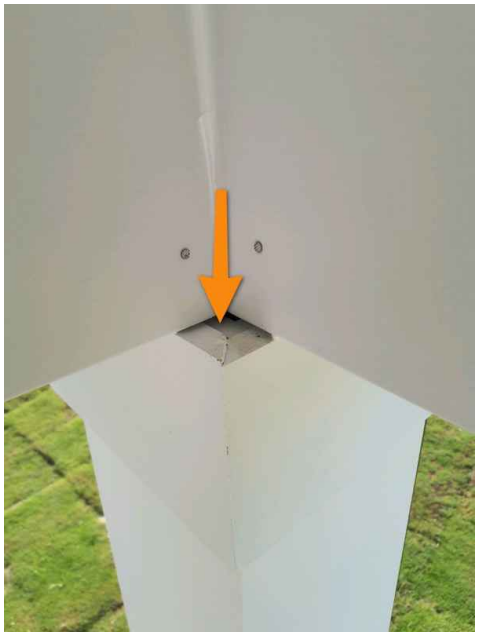
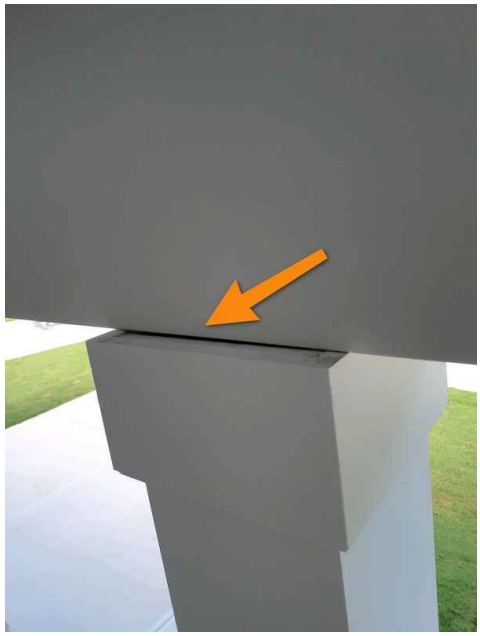
CAULK NEEDED

POSTS AROUND PORCHES

Caulk needed on one or more areas of the posts. The top of these posts are wood so water can and will enter these areas and over time cause deterioration. Recommend the builder or home owner apply exterior rated caulk/ sealant as needed.

Recommendation

Contact a handyman or DIY project


2.4.1 Decks, Balconies, Porches & Steps

Recommendation

SEALANT NEEDED

BACK PORCH

The connection between the concrete porch and the slab should be sealed to prevent moisture and insect intrusion. At the time of the inspection, I observed ants going in and out of these cracks. Recommend further evaluation by the builder to apply the appropriately rated exterior sealant to the areas affected.

Recommendation

Contact your builder.


2.6.1 Vegetation, Grading, Drainage, Gutters & Retaining Walls

Recommendation

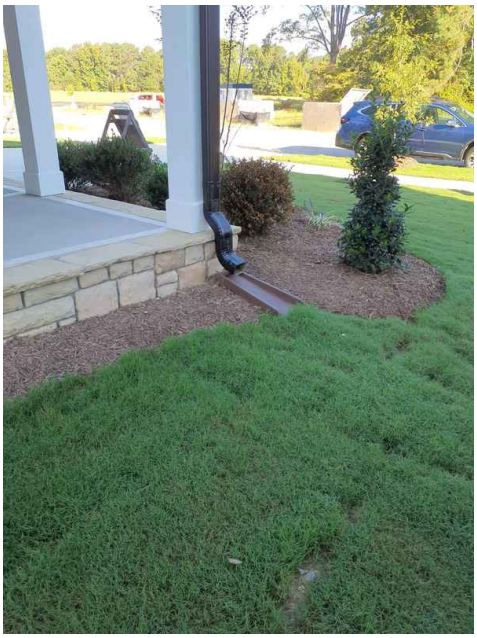
GUTTER DISCHARGE - RECOMMENDED 5 FEET AWAY

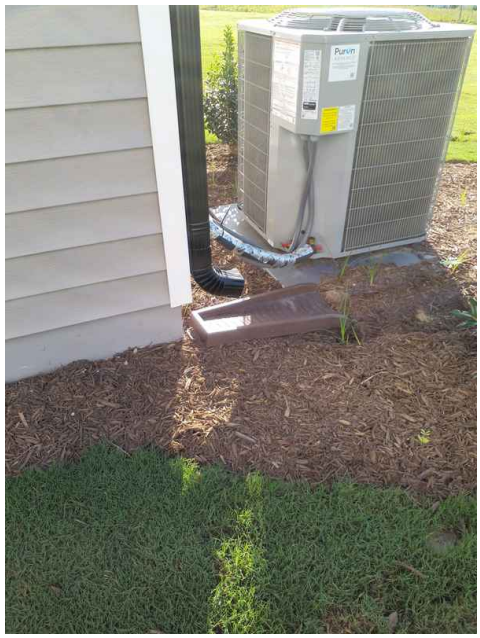
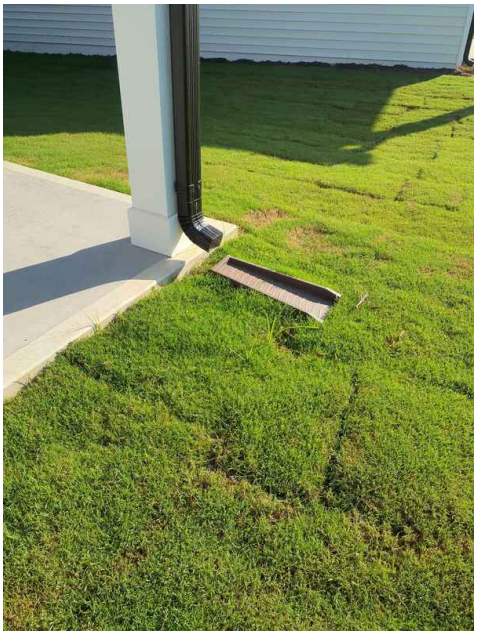
FOUR CORNERS OF THE HOME

Gutters should have a pipe that directs water at least 5 feet away from the home. When water discharges too close to the home itself, that water can potentially collect and damage the grading and the foundation of the home. Recommend having the builder or homeowner install proper gutter downspout extensions to ensure proper drainage.

Recommendation

Contact your builder.



2.7.1 Exterior Doors

Recommendation

CAULKING/ SEALANT NEEDED ON BOTTOM DOOR

ALL EXTERIOR DOORS

Sealant is often overlooked at these areas, but moisture can and will be captured under wood trim pieces. Eventually, they will rot and require repairs. Recommend the builder or home owner apply exterior rated sealant to each affected area to reduce future impact.

Recommendation

Contact your builder.



3: ROOF

Information

Inspection Method
Ground, Ladder

Roof Type/Style
Hip

Roof Drainage Systems: Gutter Material
Aluminum

Coverings: Material
Asphalt

Flashings: Material
Aluminum, Vinyl

Deficiencies

3.1.1 Coverings

Recommendation

UPLIFTED AREA ON ROOF

ROOF, ABOVE FRONT PORCH

An area of the roof was observed to be slightly uplifted. The shingles themselves appear to be in tact, leaning towards evidence this uplifted ridge is formed by the sheathing below it. This area of the roof is also directly downstream from the gutter. Recommend further evaluation by the builder or qualified roofing contractor to make any necessary repairs or replacements.

Recommendation

Contact your builder.

3.2.1 Roof Drainage Systems

Recommendation

GUTTER LOOSE

The gutter is loose and hanging and needs to be re-fastened to the fascia and pitched properly. Recommend further evaluation by the builder to make any necessary repairs or replacements.

Recommendation

Contact your builder.

3.4.1 Vents, Flues & Chimneys

Recommendation

VENTS NEED TO BE FLUSH

Vents and their boots aren't sitting flush to the roof coverings which can present a place for moisture intrusion. Recommend further evaluation by the building or qualified roofing contractor to make any necessary repairs or replacements.

Recommendation

Contact your builder.

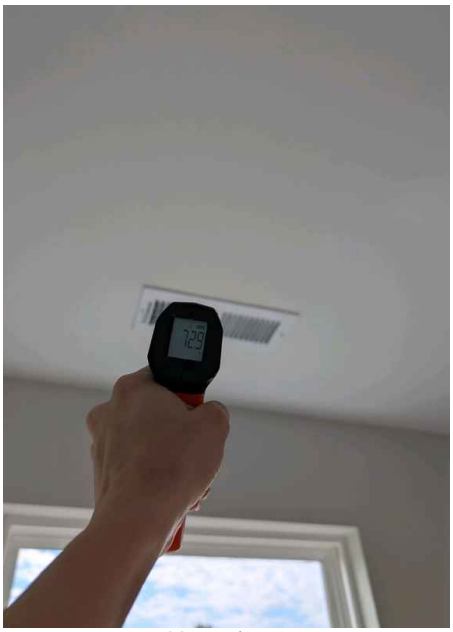
4: COOLING

Information

Temperature Changes Recorded in Every Room of the House

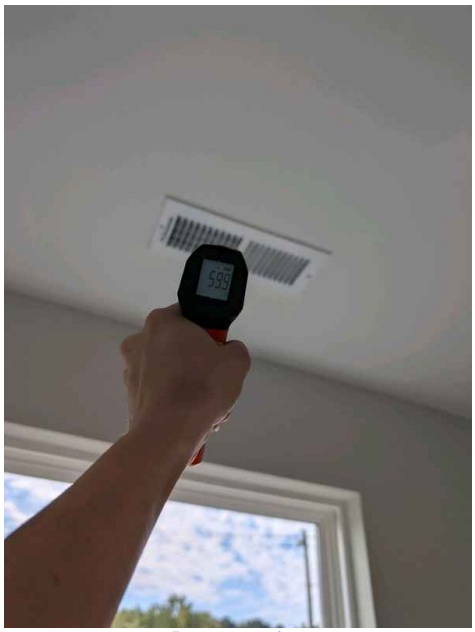
Whole House

The thermostat was adjusted for heat or cooling, depending on the time of year, and the temperature changes were captured using a thermometer in every room. This ensures one room is not receiving more heat or air conditioning than another part of the home. If any significant changes in temperature are noted in one room vs another, it will be included in the report as a defect. Otherwise, only a representative sample via photo evidence will be included in the report.

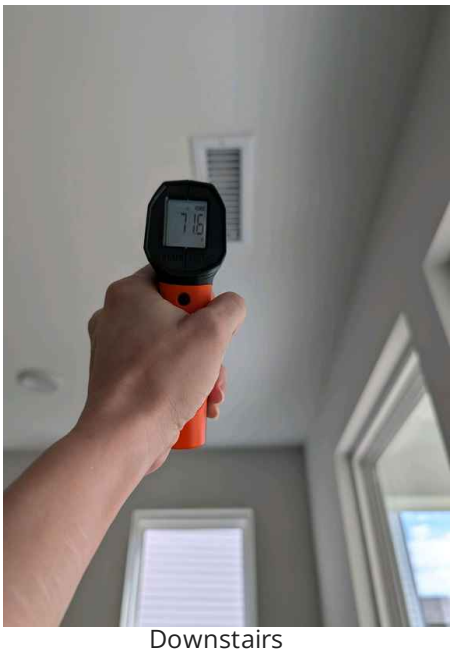


Upstairs

Upstairs



Downstairs



Downstairs

Cooling Equipment: Brand
Back of house
Carrier

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Back of House

Cooling Equipment: SEER Rating
000 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
Split

Deficiencies

4.1.1 Cooling Equipment

Recommendation

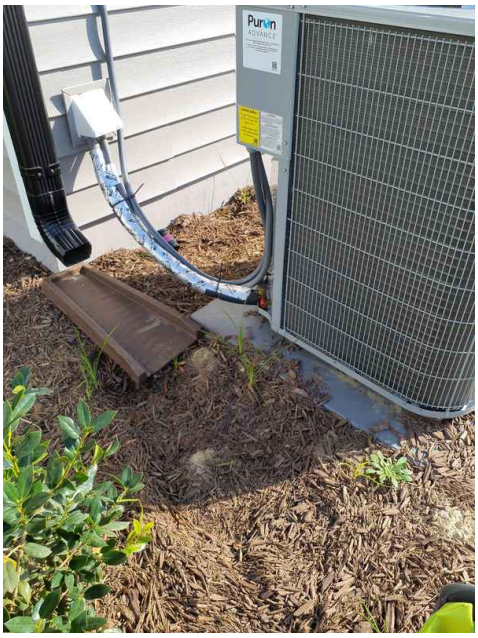
DOWNSPOUTS TOO CLOSE TO BASE

BACK OF HOME, NEXT TO AC UNIT

The gutter is ejecting right at the base of the AC unit. At the time of inspection, erosion of this area was already present. Eventually this will get worse and the base of the AC unit may become off-level causing mechanical issues. Recommend further evaluation by the builder to make any necessary repairs or replacements.

Recommendation

Contact your builder.



5: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Single-hung

Floors: Floor Coverings
Engineered Wood, Tile, Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board

Countertops & Cabinets: Cabinetry
Plastic

Countertops & Cabinets: Countertop Material
Engineered Stone

Thermal Images Captured

Thermal images captured of the interior are documented here. If images are simply shown without explanation, then nothing out of the ordinary was captured.
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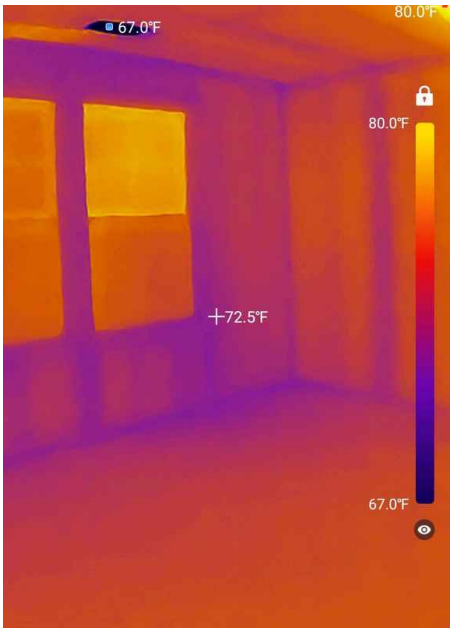
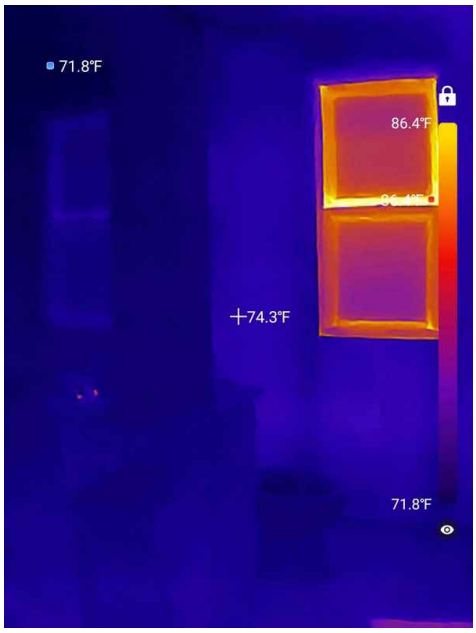




Deficiencies

5.2.1 Windows

Recommendation

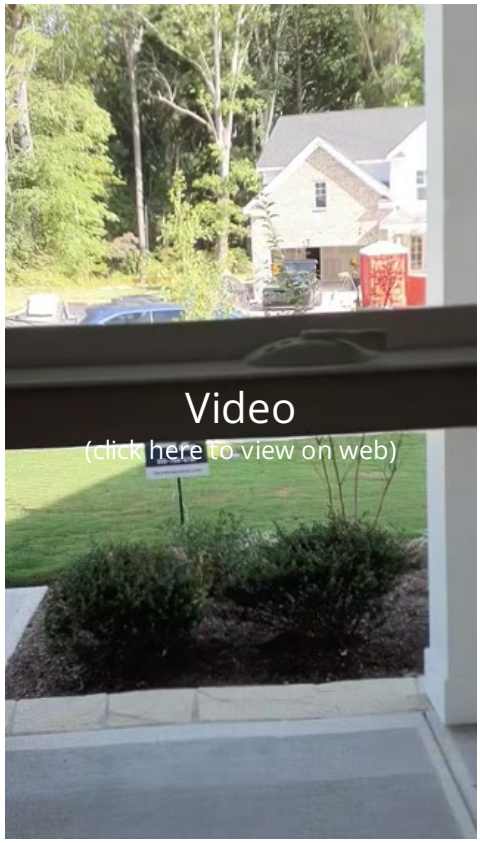
NOT SEATED PROPERLY

FRONT LEFT WINDOW OF DINING ROOM

The locking mechanism to the window appears to not want to latch. When you try to lock the window, the lock itself wants to come off the window. While the window itself opens and closes fine, this window won't be able to be locked without potentially damaging the lock. Recommend further evaluation by the builder to make any necessary repairs or replacements.

Recommendation

Contact your builder.



5.8.1 Bathrooms

Recommendation

CABINETS OPENING INTO WALL

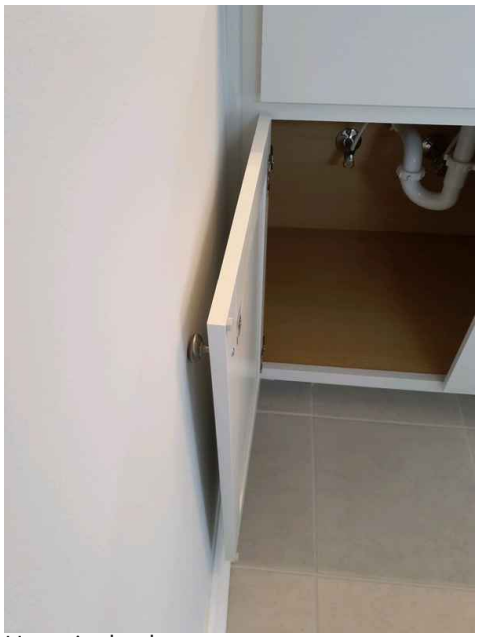
DOWNSTAIRS BATHROOM, UPSTAIRS MAIN BATHROOM

Cabinets in the bathroom are opening directly into the wall, damaging it each time it happens. Eventually this will cause a hole to form or damage the cabinets themselves. Recommend contacting the builder to add additional stoppers or to many any necessary repairs.

Recommendation

Contact your builder.


Downstairs bathroom


Upstairs bathroom


Upstairs bathroom

5.8.2 Bathrooms

SHOWER DOOR OPENS INTO WALL

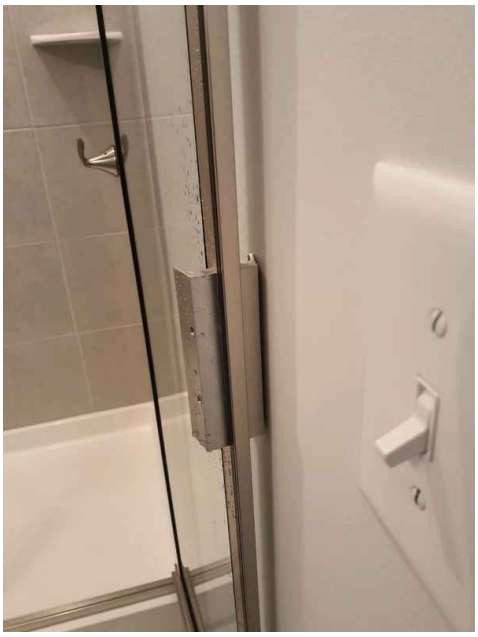
Recommendation

DOWNSTAIRS BATHROOM

Shower door and its hardware is opening directly into a wall, damaging the wall and eventually can lead to a damaged shower door. Though shower doors are typically made of safety glass, this can still present a safety problem. Recommend having the builder add additional stoppers or to make any necessary repairs or replacements.

Recommendation

Contact your builder.



5.8.3 Bathrooms

WATER TEMPERATURE LOW

Recommendation

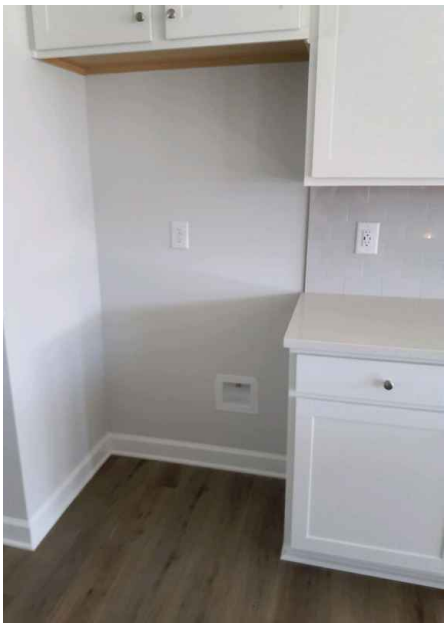
Please be advised your water temperature never went above 102 degrees F anywhere in the home at the time of inspection. If you want hotter water, for showers as an example, the water temperature can be adjusted on the water heater itself. You can do this yourself or contact the builder for further help/ instruction.

6: BUILT-IN APPLIANCES

Information

Dishwasher: **Brand**
Frigidaire

Refrigerator: **Brand**
Not Installed



Range/Oven/Cooktop: **Exhaust Hood Type**
Vented

Range/Oven/Cooktop: Range/Oven Brand

Frigidaire

Range/Oven/Cooktop: Range/Oven Energy Source

Gas

Garbage Disposal: Brand

Under Sink

Smart Choice

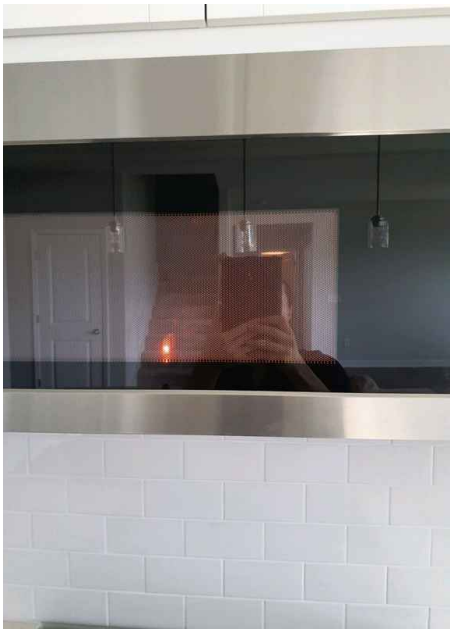
Laundry: Washer

Laundry: Dryer

Built-in Microwave: Built-in Microwave

Kitchen

Frigidaire



Disclaimer

Included here is a written list of appliance model and serial numbers. If these appliances are new or within warranty, you can use these to activate any eligible warranties. **I highly recommend you take the time to register these model/serial numbers with the manufacturer as new appliances are not immune to breaking and you don't want to be financially responsible if you can help it.**

List

AC Unit

Model Number: GA5SAN544200W

Serial Number: 2825G09301

Microwave

Model Number: FMOS1746BSA

Serial Number: KG51510330

Oven/ Stove

Model Number: FCFG3062ASE

Serial Number: VF51502961

Dishwasher:

Model Number: FDPH4316AS1A

Serial Number: TH52686527

Water Heater

Model Number: RE250T6-1NCWW

Serial Number: AC53026494

Garbage Disposal

Type: GN24-1042476

Limitations

Refrigerator

NOT YET INSTALLED

KITCHEN

The refrigerator was not yet installed at time of inspection and was unable to be tested for functionality.

Deficiencies

6.3.1 Range/Oven/Cooktop

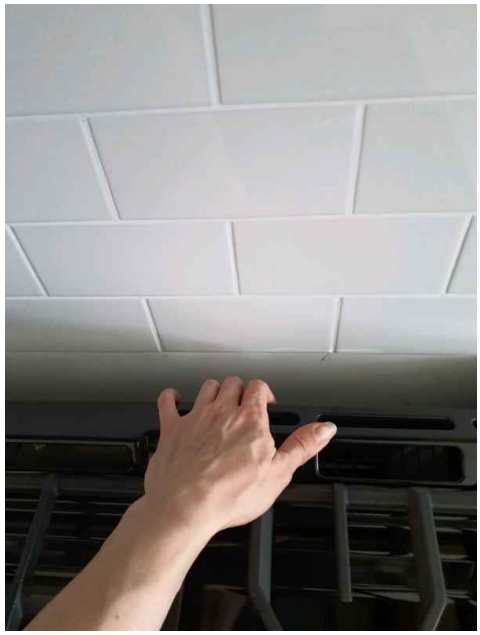
Recommendation

RANGE NOT FASTENED

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact your builder.



6.5.1 Laundry

Maintenance Item

DRYER VENTS

Recommend dryer vents be cleaned every year to prevent build up of lint and debris that can lead to fires.

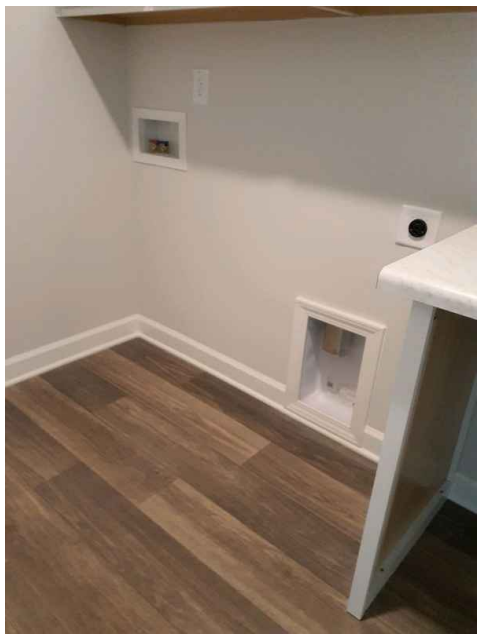
6.5.2 Laundry

Maintenance Item

NOT YET INSTALLED

Recommendation

Contact a qualified professional.

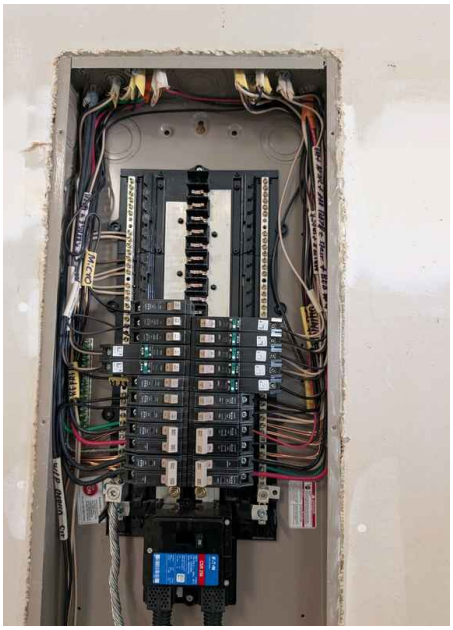


7: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
Right side of house
Below Ground, 240 Volts

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



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

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

GFCI & AFCI: GFCI Tested

Every outlet in the home is tested for functionality and to ensure the GFCI protections are working on every circuit. If you're reading this disclaimer, it means your outlets are all properly functioning without issue.

Smoke Detectors: Smoke Detectors
General

Smoke detectors should be replaced every 10 years from the manufacture date and batteries should be replaced annually. A properly functioning smoke detector is important to the safety of a home.

Smoke detectors are tested at every inspection for functionality.

Thermal Images Explanation

Thermal images captured of the electrical panel are documented here. If images are simply shown without explanation, then nothing out of the ordinary was captured.
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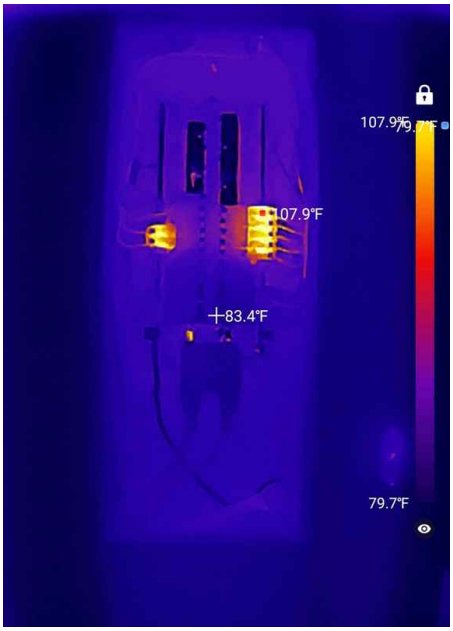


Limitations

Carbon Monoxide Detectors

CARBON MONOXIDE DETECTORS TIED IN WITH OTHER ALARMS

When carbon monoxide detectors are hardwired in with other detectors, such as smoke detectors, the ability to test just the co2 detector cannot be specifically guaranteed. The home inspection does not include removing the unit(s) from their housing or checking its manufacturing date. The homeowner is urged to further verify its operation upon moving in.

8: HEATING

Information

Homeowner's Responsibility

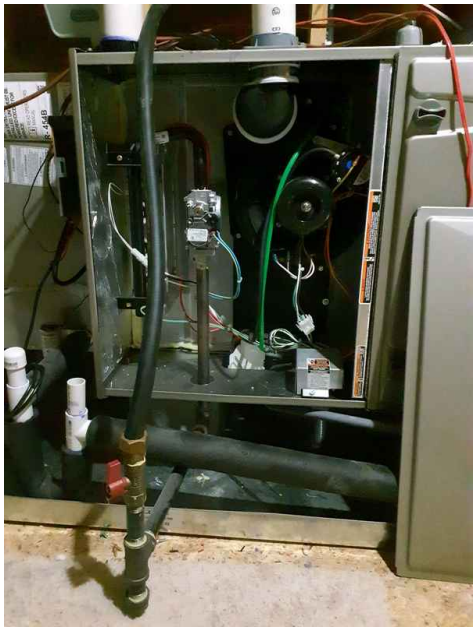
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by many variables.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Equipment: Brand

Attic

Carrier



Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air

Normal Operating Controls:

Thermostat(s)

Upstairs hallway, downstairs next to guest bathroom

Distribution Systems: Ductwork

Insulated

Limitations

Distribution Systems

ZONED HEAT

ATTIC

A zoned heating system divides your home into different areas (zones), each with its own thermostat. This allows you to control the temperature in each zone independently, meaning you can heat specific rooms to different temperatures at different times, rather than heating or cooling the entire house to one temperature. This system uses motorized dampers in your ductwork to direct heated or cooled air to the appropriate zones based on the thermostat settings. You can adjust these settings.

Deficiencies

8.1.1 Equipment

HVAC UNITS REQUIRE YEARLY MAINTENANCE

Maintenance Item

Furnaces should be cleaned and serviced yearly. Recommend a qualified HVAC contractor clean, service and certify your furnace to ensure it reaches its expected service life with minimal problems.

Here is a resource on the importance of furnace maintenance.

8.1.2 Equipment

FILTER CHANGING SCHEDULE

Maintenance Item

Filters are essential in ensuring your unit maintains their proper function and reach their desired service life with little to no costly repairs. Here are some guides to how often different types of filters should be changed.

Check with your type of unit via the model number (listed in this report) to **verify which type of filter applies to your unit.**

Also, here's more information about filters in general.
Here's some more information about changing electronic filters specifically.

- Most disposable filters: Every month
- High Efficiency, 4 inch thick pleated types: 1-2 times a year
- Electronic Types: Clean pre-filters every 1-6 months, clean the main cells every 6-12 months

Recommendation

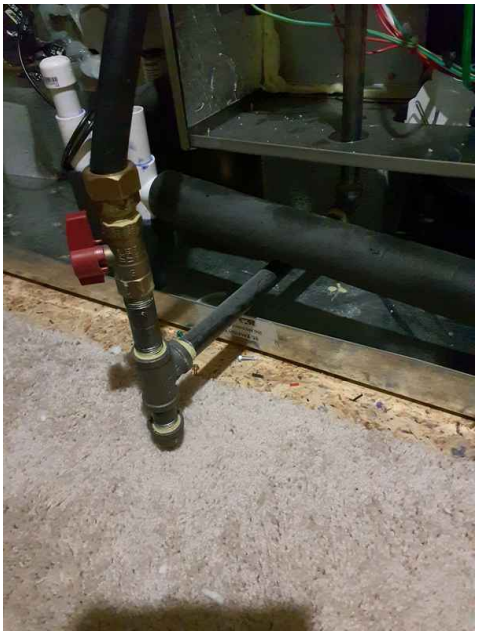
Contact a qualified professional.

8.1.3 Equipment

GAS LINE IN FRONT OF SERVICE PANEL

Maintenance Item

Please be advised the gas line is directly in front of serviceable areas and should be kept in mind when working on the unit or moving yourself or objects in and out of the attic.



Recommendation

Contact a qualified professional.

9: GARAGE

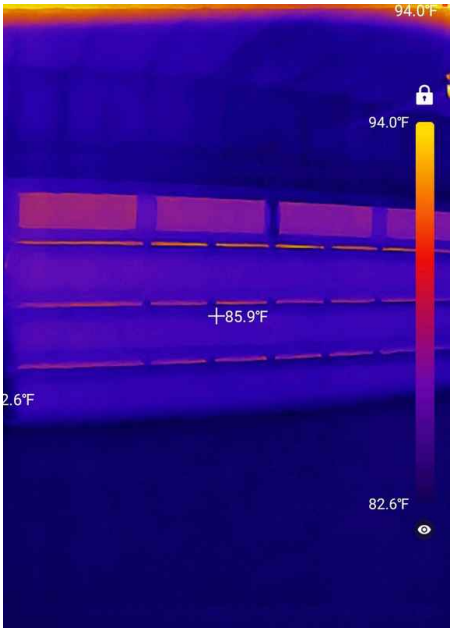
Information

Garage Door: Material
Vinyl

Garage Door: Type
Automatic

Thermal Images Explanation

Thermal images captured of the garage are documented here. If images are simply shown without explanation, then nothing out of the ordinary was captured.
If something notable was captured, a thorough explanation will accompany the pictures displayed.



Deficiencies

9.2.1 Floor

Maintenance Item

NORMAL CRACKING

Normal hairline cracking present at the time of inspection. When concrete is poured, during its drying process, it will often crack. That's ok. Recommend homeowner monitor over time just to make sure they don't grow or become a problem as years go on.

Recommendation

Contact a qualified professional.

10: PLUMBING

Information

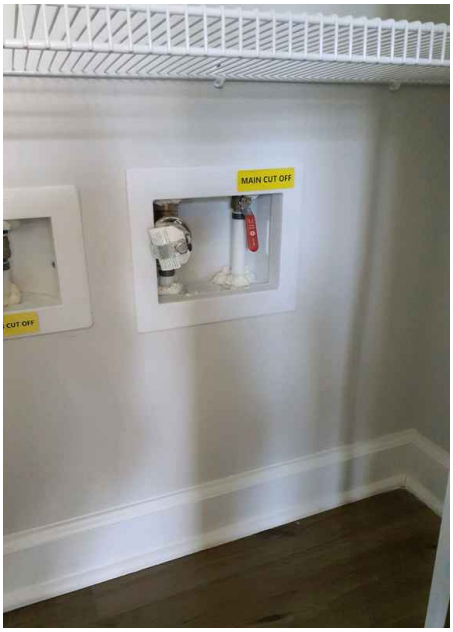
Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Front Yard

Main Water Shut-off Device: Secondary Water Shut-off Device
Kitchen Pantry

In case of a plumbing related emergency, it's important that the occupants of the home know where and how to access the interior water shutoff valve.



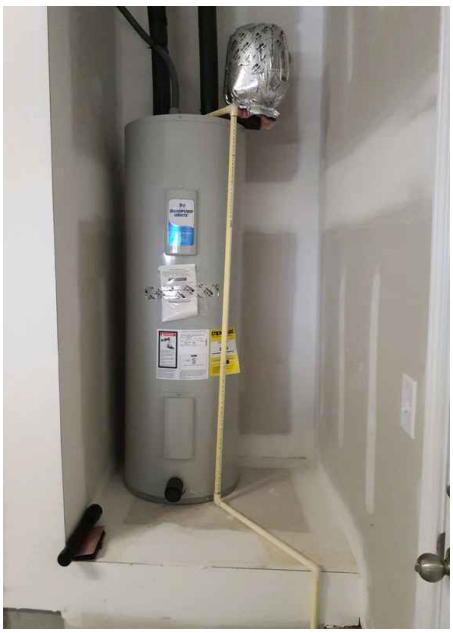
Drain, Waste, & Vent Systems: Drain Size
1.5 - 4"

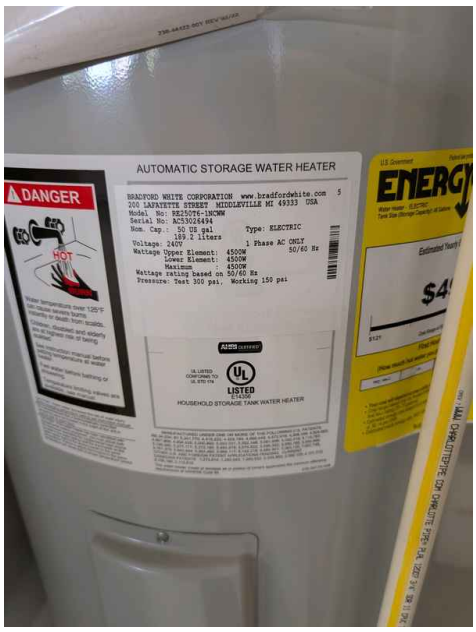
Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

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

Hot Water Systems, Controls, Flues & Vents: Capacity
Garage
50 gallons





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

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Bradford & White

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.

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

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

Left side of home

Gas Meter

In the event that you smell gas or suspect a gas leak, or in the event a gas fired appliance becomes a problem or needs to be replaced, this is where you can go to shut off the gas supply.

Deficiencies

10.2.1 Drain, Waste, & Vent Systems

Recommendation

DRAIN CLEAN OUT NEEDS A COVER

LEFT SIDE OF HOME

The drain clean out cap was open at time of inspection. Anything can fall into this and cause future problems. Recommend the builder replace the cap to the drain clean out and to make any other necessary corrections/ repairs.

Recommendation

Contact your builder.

10.4.1 Hot Water Systems, Controls, Flues & Vents

Maintenance Item

FLUSH YOUR WATER HEATER!

You should flush your water heater at least once a year to remove mineral sediment that builds up in the tank, which can improve efficiency and extend the unit's lifespan. If you live in an area with hard water, flushing it every six months or even more frequently might be necessary. However, for a water heater that is older than three to four years and has never been flushed, it may be more beneficial to have a professional assess the tank before flushing, as it could cause a leak by dislodging sediment. If you don't feel comfortable doing it yourself, please contact a qualified plumber to do it for you. How to Flush Your Own Water Heater

Here's an example of a water heater that's likely never been flushed before:

11: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual, Attic Access

Foundation: Material
Concrete

12: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
None on site

Dryer Vent
Metal

Flooring Insulation
Fiberglass

Limited Visual Inspection in Attic

Every attic inspection is a limited visual inspection because of the nature of how an attic is constructed and what you can traverse. Not everything in the attic is able to be visually inspected.

Attic Insulation: Insulation Type
Fiberglass

Attic Insulation: R-value
46

Ventilation: Ventilation Type

Attic

Ridge Vents, Soffit Vents

Soffit vents

Ridge vent

Exhaust Systems: Exhaust Fans

None

Thermal Images: Thermal Images Explanation

Thermal images captured in the attic are documented here. If images are simply shown without explanation, then nothing out of the ordinary was captured.
If something notable **was** captured, a thorough explanation will accompany the pictures displayed.

STANDARDS OF PRACTICE

Inspection Details

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.

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.

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.

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.

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.

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.

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.

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.