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RESIDENTIAL REPORT

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Mary King
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SUMMARY

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ITEMS INSPECTED

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RECOMMENDATION

7.5.1 Plumbing - Fuel Storage & Distribution Systems: Corrosion

1: INSPECTION DETAILS

Information

In Attendance
Client, Home Owner, Client's Agent

Occupancy
Furnished, Occupied

Style
Multi-level

Temperature (approximate)
52 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Recent Rain, Cloudy

2: ROOF

Information

Inspection Method
Ladder

Roof Type/Style
Roof Covering
Hip

Roof Drainage Systems: Gutters and flashing
Garage

Inspected no issues found at the time of the inspection

Coverings: Material
Architectural

Asphalt, Fiberglass

The architectural asphalt shingled roof is relatively new. There were no raised or broken shingles observed during the inspection. The ridge and soffit vents were all intact and all seemed to operate as intended.

Roof Drainage Systems: Gutter Material
Valley

Aluminum

Roof is fairly new woven valley looks to be in good shape and operating properly

Flashings: Material

Roof Flashing

Aluminum

Roof flashing is fairly new and seems to be operation properly at this time. Inspected no issues found at the time of the inspection

Skylights, Chimneys & Other Roof Penetrations: Gas vents

Gas vent for furnace and plumbing vents seems to be operating properly and has correct clearances no issues found

3: EXTERIOR

Information

Driveway Material 2
Driveway
Concrete

Concrete

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Lap, Rock and Mortar

Exterior Doors: Exterior Entry Door
Fiberglass, Single Pane, Fire Rated

Walkways, Patios & Driveways: Driveway Material
Driveway
Concrete

Walkways, Patios & Driveways: Patio
Stone Pavers

Decks, Balconies, Porches & Steps: Appurtenance
Front porch cover with applicable railing
Covered Porch, Deck with Steps

Decks, Balconies, Porches & Steps: Material
Front Porch
Wall Cladding Flashing and Trim

Inspected no issues found during the time of inspection

Eaves, Soffits & Fascia: Eaves, Soffits and Fascias
Inspected no issues found at the time of the inspection

Vegetation, Grading, Drainage & Retaining Walls: Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)
Inspected no issues found at the time of the inspection

Siding, Flashing & Trim: Siding Style

Siding

Cement-Fiber, Stone

Inspected no issues found at the time of the inspection

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Attic Access, Visual, No Crawlspace

Attic Access
Second Floor Hallway
Pull down stairs

Floor Structure: Material
Slab

Floor Structure: Sub-floor
Not Visible

Wall Structure: Wall Structure
2 x 6 Wood

Ceiling Structure: Ceiling Structural
Inspected no issues found at the time of inspection

Roof Structure & Attic: Material
Wood

Roof Structure & Attic: Type
Hip

Roof Structure & Attic: Foundations, basement, and crawlspace (Reported signs of abnormal or harmful water penetrations into the building or signs of abnormal or harmful condensation on building components.)
Inspected no issues found during the time of inspection

Roof Structure & Attic: Walls (Structural)
Inspected no issues found during the time of inspection

Roof Structure & Attic: Columns or Piers
Inspected no issues found during the time of inspection

Roof Structure & Attic: Floors (Structural)
Inspected no issues found during the time of inspection

Foundation: Material

Masonry Block, Concrete, Elevated Slab

Efflorescence is a crystalline deposit of salts that can form when water is present in or on brick, concrete, stone, stucco or other building surfaces. It has a white or greyish tint and consists of salt deposits that remain on the surface after water evaporates. Ultimately, effloresence itself isn't dangerous. However, it can lead to potential moisture problems that can cause structural damage to building materials. Recommend it be looked at by a qualified contractor.

Roof Structure & Attic: Ceilings (Structural)

Inspected no issues found during the time of inspection

5: HEATING

Information

Filter Sizes
Living Room, Bonus Room, 2nd Floor Hallway, and Master Bed Room

14x14, 20x14, and 20x20

Equipment: Brand
Lennox

Equipment: Heat Type
High Efficiency Furnace

AFUE Rating
96%

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.

Equipment: Energy Source
Attic

Natural Gas

The heat in the home was tested and worked properly at the time of the inspection

Normal Operating Controls: Normal Operating Controls
Living Room and Bonus Room

Inspected and working properly at the time of inspection

Bonus Room Thermostat

Living Room Thermostat

Distribution Systems: Ductwork

Attic

Insulated

Inspected and no issues found at the time of inspection

Distribution Systems: Chimneys, Flues, and Vents (fir fireplaces, gas water heaters, or heat systems)

Roof and Back of House

Inspected no issues found at the time of inspection

Fireplace Vent

Furnace Vent

Presence of Installed Heat Source in Each Room: Room Supply Vents

Throughout Home

Inspected and working properly with adequate air supply during the time of inspection

6: COOLING

Information

Cooling Equipment: Energy Source/Type

Central Air Conditioner

3.5 Ton Unit

Cooling Equipment: Location

Backyard Near Laundry Room Window

Backyard

Distribution System: Configuration

Central

Distribution System: Ductwork

Attic

Insulated Duct

Cooling Equipment: Brand

Backyard

Lennox

Unit was working properly, and no issues were found at the time of inspection

Cooling Equipment: SEER Rating

14 Seer SEER

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

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

Normal Operating Controls: Normal Operating Controls

Living Room and Bonus Room

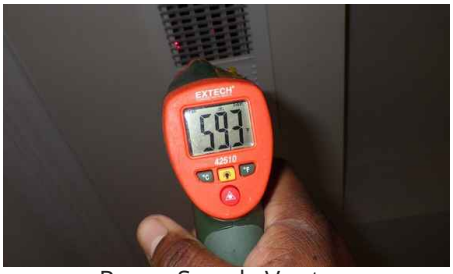
Working properly no issues found at the time of inspection

Living Room Thermostat

Bonus Room Thermostat

Presence of Installed Cooling Source in Each Room: Room Supply Vents

Inspected and working properly with adequate air supply during the time of inspection



Room Supply Vents

Return Vents

7: PLUMBING

Information

Filters
None

Water Source
Public

Drain, Waste, & Vent Systems: Washer Drain Size
2"

Drain, Waste, & Vent Systems: Material
PVC

Drain, Waste, & Vent Systems: Studer Vent Under Sink

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

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

Hot Water Systems, Controls, Flues & Vents: Capacity
Domestic Hot Water 9 Gallons Per Minute gallons

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

Tankless hot water heater working properly at time of inspection

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

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

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Right Side of House

Gas Meter

Main Water Shut-off Device: Location

Front of Property, Garage

Water Shut offs

Front of Property

Garage

Deficiencies

7.5.1 Fuel Storage & Distribution Systems

Recommendation

CORROSION

ATTIC

Gas fitting/shut off to furnace was corroded. Overtime this can lead to gas leaks. Recommend contacting a qualified contractor to evaluation and repair.

Recommendation

Contact a qualified professional.

8: BATHROOMS

Information

Plumbing/ valves /faucets
Master Bathroom

Working properly no issues at time of inspection

Plumbing/ valves /faucets
1st Floor Hallway Half Bathroom

Working properly no issues at time of inspection

Plumbing/ valves /faucets
2nd Floor Bathroom

Working properly no issues at time of inspection

Plumbing/ valves /faucets
Jr Master Bathroom

Working properly no issues at time of inspection

Sinks: Sinks
Master Bathroom

Working and draining properly no issues at time of inspection

Sinks: Sink
Jr Master Bathroom

Working and draining properly no issues at time of inspection

Sinks: Sinks
2nd Floor Hallway Bathroom

Working and draining properly no issues at time of inspection

Sinks: Pedestal Sink
1st Floor Hallway Half Bathroom

Working and draining properly no issues at time of inspection

Tubs and Showers: Tub
Master Bathroom

Working and draining properly no issues at time of inspection

Tubs and Showers: Tub/Shower Combo
Jr Master Bathroom

Working and draining properly no issues at time of inspection

Exhaust Fans: Exhaust Fans
All Bathrooms

All working properly at the time of inspection

Toilets: Toilet
Master Bathroom

Has proper clearance and is working properly no issues at time of inspection

Toilets: Toilet
Jr Master Bathroom

Has proper clearance and is working properly no issues at time of inspection

Toilets: Toilet
2nd Floor Hallway Bathroom

Has proper clearance and is working properly no issues at time of inspection

Toilets: Toilet
1st Floor Hallway Half Bathroom

Has proper clearance and is working properly no issues at time of inspection

Tubs and Showers: Shower
Master Bathroom

Working and draining properly no issues at time of inspection

Tubs and Showers: Tub/Shower Combo
2nd Floor Hallway Bathroom

Working and draining properly no issues at time of inspection

9: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

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

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

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

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

Lighting Fixtures, Switches & Receptacles: Switches and Lighting
Throughout the Home

All switches and lighting working properly through the home

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

Garage

200 Amp Eaton Main Breaker Sub Panel




Lighting Fixtures, Switches & Receptacles: Receptacles

Throughout the Home

All receptacles were tested seem to be wired properly and working throughout the home

GFCI & AFCI: GFCI

Throughout the Home

All GCFI circuits are working properly during the time of inspection


GFCI & AFCI: AFCI

Sub Panel

All AFCI breakers were working properly during the time of inspection

Smoke Detectors and CO Detectors: Combo Smoke and CO Detectors

Bedrooms, Bonus Room, 2nd Floor Hallway, and 1st Floor Hallway

They are located in bedrooms (4), bonus room (1), 2nd floor hallway (2), and 1st floor hallway (1). All were working properly during the time of insspection

10: FIREPLACE

Information

Vents, Flues & Chimneys:

Fireplace Vent/B Vent

Rear of home

Operational at the time of inspection

Type

Living Room

Gas/LP Fire Logs fireplace

The gas fire logs were tested and working properly at the time of inspection

11: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal, Vinyl (Flex)

Flooring Insulation
None

Attic Insulation: Insulation Type
Cellulose

Exhaust Systems: Range Hood Exhaust Vent
Left Side of House

Attic Insulation: R-value
Attic

3.2 per inch

There is also loose-fill insulation (cellulose) and is blown in parallel to the joist. This type of insulation has a higher R-value per inch than fiberglass insulation which makes the home more energy efficient

Attic Insulation: Insulated Attic

There is Radiant barrier insulation inside the attic. This is a shiny foil insulation that reflects thermal radiation, reduces heat transfer, and helps to increase the home's thermal envelope. Radiant barrier created a cooler attic which helps reduce cooling cost.

Ventilation: **Ventilation Type**

Soffit

Passive

Passive ventilation is accomplished by thermal flow where warm air rises. This type of ventilation allows fresh air to enter through the soffit vents and allows the stale hot air to ventilate out through the passive vents on the ridge vents which span along the peak of the roof.

Exhaust Systems: **Exhaust Fans**

Soffit

Fan Only

Bathrooms exhaust vents

12: DOORS, WINDOWS & INTERIOR

Information

Doors: Front Door Exterior

No issues at the time of inspection

Doors: Rear Door Exterior

No issues at the time of inspection

Doors: Interior Doors

No issues at the time of inspection

Windows: Window Manufacturer

Unknown

Windows: Window Type

Single-hung, Thermal/Insulated

No issues at the time of inspection

Floors: Bedrooms, Interior Stairs, and 2nd Floor Hallway

Carpet, Laminate

Floors: 1st Floor

No issues at the time of inspection

Floors: Bathrooms

No issues at the time of inspection

Walls: Wall Material

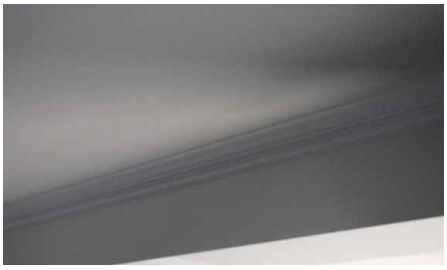
Gypsum Board, Wood

No issues at the time of inspection

Ceilings: Ceiling Material

Gypsum Board, Wood

No issues at the time of inspection



Steps, Stairways & Railings: Railings

There are no loose railings at the time of inspection

Countertops & Cabinets: Cabinetry

Wood

No issues at the time of inspection

Countertops & Cabinets:

Countertop Material

Granite

No issues at the time of inspection

Steps, Stairways & Railings: Stairs

Inspected there are no loose steps and has carpet flooring at the time of inspection

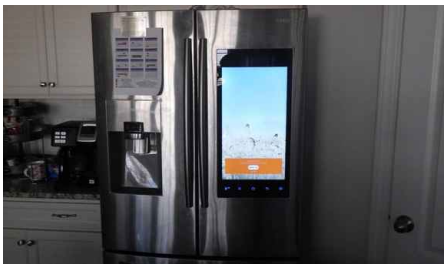
13: BUILT-IN APPLIANCES

Information

Refrigerator: Brand

Samsung

No issues at the time of inspection



Range/Oven/Cooktop: Exhaust Hood Type

Vented

No issues at the time of inspection

Exhaust Hood Vent

Range/Oven/Cooktop: Range/Oven Energy Source

Gas

Dishwasher: Brand

Frigidaire

Dishwasher was operated through a complete cycle there are issues at the time of inspection

Range/Oven/Cooktop: Range/Oven Brand

Frigidaire

No issues at the time of inspection

Built-in Microwave: **Frigidaire Built-In Microwave**

Frigidaire built-in microwave inspected and tested and is working properly there are no issues at the time of inspection

Garbage Disposal: **Frigidaire Garbage Disposal**

Under Kitchen Sink

Garbage disposal was tested and inspected and no issues at the time of inspection

14: GARAGE

Information

Garage

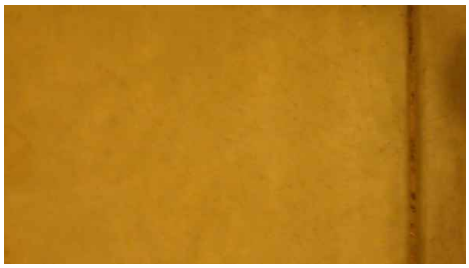
Two car garage

Ceiling: Garage Ceiling (Gypsum Board)

No issues at the time of inspection

Floor: Garage Floor (Concrete)

No issues at the time of inspection



Walls & Firewalls: Walls and Firewalls (Gypsum Board)

No issues at the time of inspection

Garage Door: Material

Fiberglass

Garage Door Opener: Genie

No issues at the time of inspection

Occupant Door (From garage to inside of home): 32-inch Fiberglass Fire Rated Door

No issues at the time of inspection

Garage Door: Type

Automatic

The garage door reversed as intended during testing when it was met with resistance

Anti-Reverse

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.

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.