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RES DENT AL REPORT

[redacted] Rd
[redacted] Michigan [redacted]
[redacted]

MAY 31, 2018

Inspector
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1: INSPECTION DETAILS

Information

In Attendance
Client, Home Owner

Occupancy
Furnished, Occupied

Style
Ranch

Temperature (approximate)
82 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear, Dry, Hot, Humid

2: ROOF

		?	D	NP	NI	IN
2.1	Coverings					X
2.2	Roof Drainage Systems					X
2.3	Flashings					X
2.4	Skylights, Chimneys & Other Roof Penetrations					X

? = New Rat ng #5 D = Def c ency NP = Not Present N = Not nspected N = nspected

Information

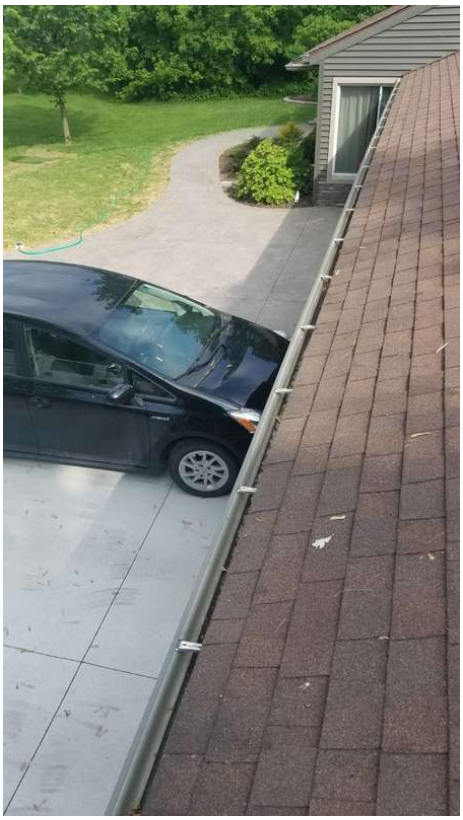
Inspection Method
Ladder, Roof

Roof Type/Style
Gable

Dryer vent
Lint from dryer exhaust is collecting on roof

Roof Drainage Systems: Gutter Material

Aluminum



Flashings: Material

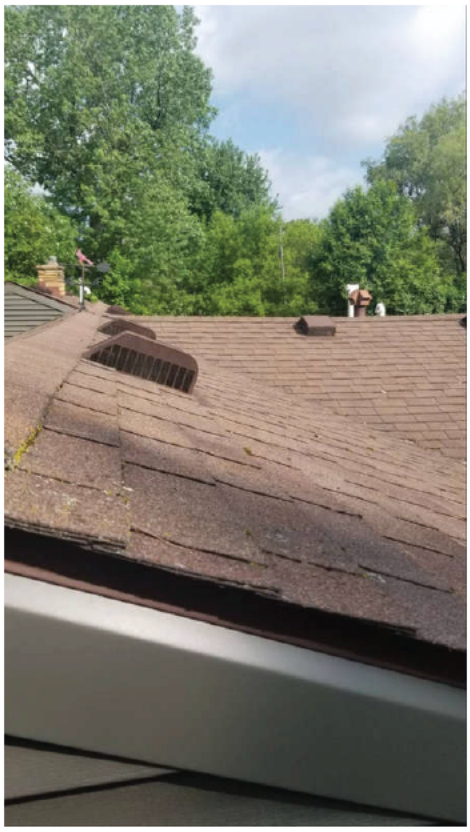
Aluminum

Moss growing on roof

There is a small amount of moss growing on the east facing roof

Coverings: **Material**

Asphalt



Roof

Coverings: **Roof Condition**

Roof

Overall roof condition appears good. no signs of wear or leakage. Single course of shingles on roof, adequate ice dam material in place

Roof Drainage Systems: **Gutters**

Roof

All gutters are clear from debris, with trees in area, would recommend addition of gutter guards for entire home

Limitations

Roof Drainage Systems

DOWNSPOUTS

Downspouts in the front of home are routed under driveway and porch. appear in working clear order, but unable to verify

Observations

2.1.1 Coverings

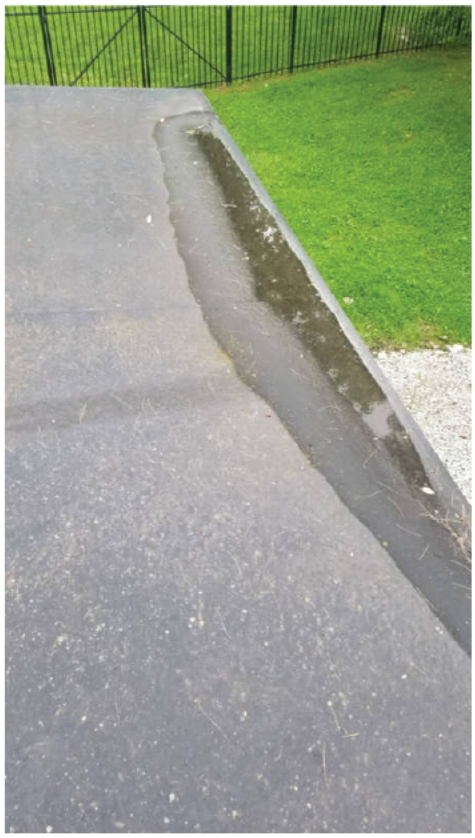
Recommendation

WATER ON FLAT ROOF

On the attached shed, water is accumulatinf on the roof

Recommendation

Contact a qualified professional.



2.3.1 Flashings

DAMAGED FLASHING

Recommendation

Minor damage to corner of flashing

Recommendation

Contact a qualified professional.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

3: EXTERIOR

		?	D	NP	NI	IN
3.1	Siding, Flashing & Trim					X
3.2	Exterior Doors					X
3.3	Walkways, Patios & Driveways					X
3.4	Decks, Balconies, Porches & Steps					X
3.5	Eaves, Soffits & Fascia					
3.6	Vegetation, Grading, Drainage & Retaining Walls					

? = New Rat ng #5 D = Def c ency NP = Not Present N = Not nspected N = nspected

Information

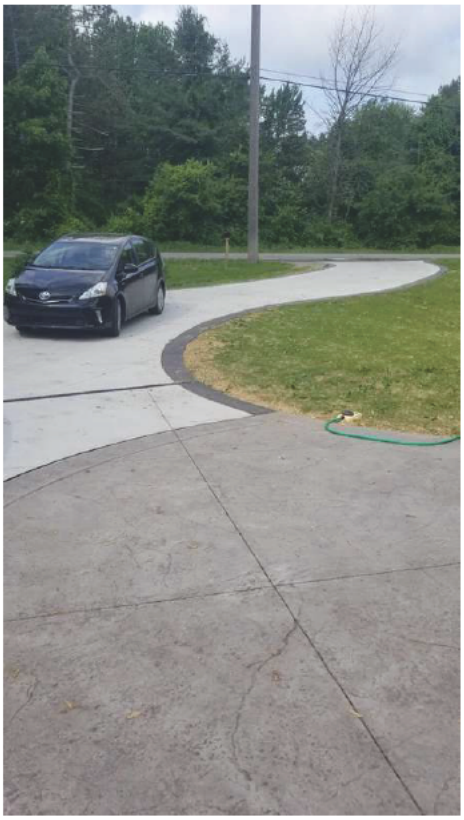
Inspection Method
Attic Access, Visual

Exterior
Exterior of home is well maintained

Siding, Flashing & Trim: Siding Material
Vinyl

Siding, Flashing & Trim: Siding Style
Panels

Walkways, Patios & Driveways: Driveway Material
Concrete



Walkways, Patios & Driveways: Driveway/patio condition
Driveway and patio appear to be new in construction

Decks, Balconies, Porches & Steps: Appurtenance
Patio

Decks, Balconies, Porches & Steps: Material
Concrete

Exterior Doors: Exterior Entry Door
Steel

Decks, Balconies, Porches & Steps: Rear Patio
Also new stamped concrete, pitch and water flow are proper and direct away from home

Vegetation, Grading, Drainage & Retaining Walls: Property Drainiage
Grading for property does slope away from home, there appears to be adequate drainage for water

Limitations

Exterior Doors
BLOCKED DOOR
Second front door was blocked by furniture

Observations

3.2.1 Exterior Doors

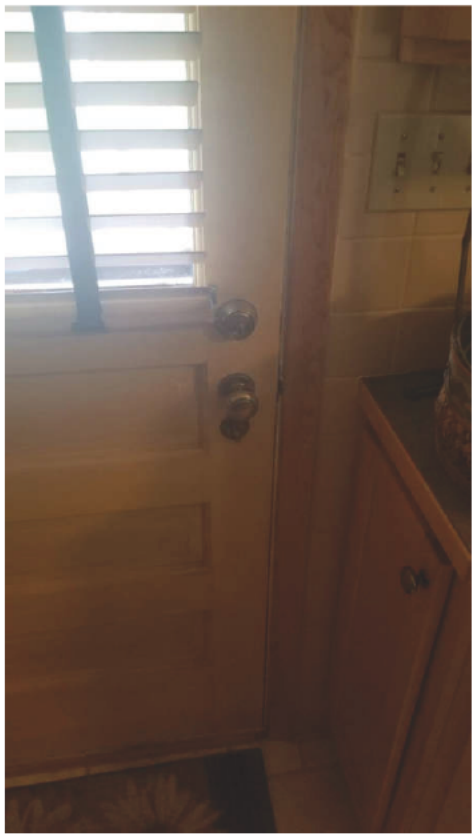
Recommendation

IMPROPER LOCK

Interior exit deadbolts should not require a key

Recommendation

Contact a qualified professional.



3.5.1 Eaves, Soffits & Fascia

Recommendation

FASCIA - DAMAGED

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		?	D	NP	NI	IN
4.1	Foundation					
4.2	Basements & Crawlspaces			X		
4.3	Floor Structure			X		
4.4	Wall Structure			X		
4.5	Ceiling Structure			X		

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Information

Inspection Method
Visual

Foundation: Foundation
visible exterior of foundation show no signs of issues

Floor Structure: Sub-floor
Inaccessible

Slab Foundation
Home is built on a slab foundation with 2 levels

Floor Structure: Basement/Crawlspace Floor
Concrete

Foundation: Material
Concrete, Slab on Grade

Floor Structure: Material
Concrete

5: HEATING

		?	D	NP	NI	IN
5.1	Equipment					
5.2	Normal Operating Controls					
5.3	Distribution Systems					
5.4	Presence of Installed Heat Source in Each Room					

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Information

Equipment: Brand
Amana

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Normal Operating Controls: Thermostat

Thermostat is a programmable thermostat

Distribution Systems: Ductwork
Non-insulated

AFUE Rating 93.3

Hallway, south end

93.3

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.

Home has dual furnace

Second furnace is located in utility closet off kitchen. Forced air, amana, with central ac. 93.3 rating

6: COOLING

		?	D	NP	NI	IN
6.1	Cooling Equipment					
6.2	Normal Operating Controls					
6.3	Distribution System					
6.4	Presence of Installed Cooling Source in Each Room			X		

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Information

AC
Ouside

Central Air units appear in good working order

Cooling Equipment: Brand
Amana

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Exterior South

Distribution System: Configuration
Central

Cooling Equipment: SEER Rating
13 SEER

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

Read more on energy efficient air conditioningat Energy.gov.

7: PLUMBING

		?	D	NP	NI	IN
7.1	Main Water Shut-off Device					
7.2	Drain, Waste, & Vent Systems					
7.3	Water Supply, Distribution Systems & Fixtures					
7.4	Hot Water Systems, Controls, Flues & Vents					
7.5	Fuel Storage & Distribution Systems					
7.6	Sump Pump			X		
7.7	Septic Tank					X

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Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Garage

Drain, Waste, & Vent Systems: Drain Size
Unknown

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

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

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

Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

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

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

Sump Pump: Location
Basement

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

GE

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.

Septic Tank: **Engineered septic Tank**

Back Yard

Septic tank has dual chambers and a pump system indicating an engineered field

Observations

7.1.1 Main Water Shut-off Device

Maintenance Item

HEAT TAPE

GARAGE

Presence of heat tape on pipes in garage, indicates a maintenance item each winter to keep pipes from freezing

8: ELECTRICAL

		?	D	NP	NI	IN
8.1	Service Entrance Conductors					
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device					
8.3	Branch Wiring Circuits, Breakers & Fuses					
8.4	Lighting Fixtures, Switches & Receptacles					
8.5	GFCI & AFCI					
8.6	Smoke Detectors					
8.7	Carbon Monoxide Detectors		X	X		

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Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, 220 Volts

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

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

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

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
Not Visible, Romex

Observations

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

Recommendation

MISSING LABELS ON PANEL

Labels on panel should not be occupant specific

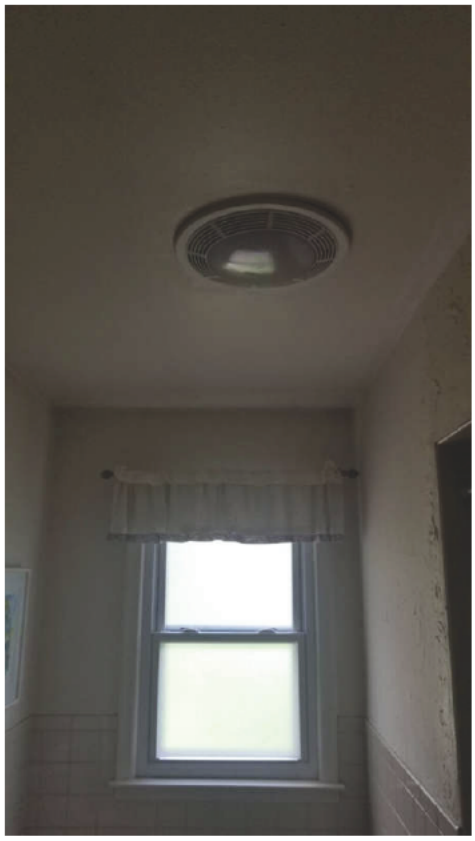
8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT INOPERABLE

NORTH BATHROOM

One or more lights are not operating. New light bulb possibly needed.



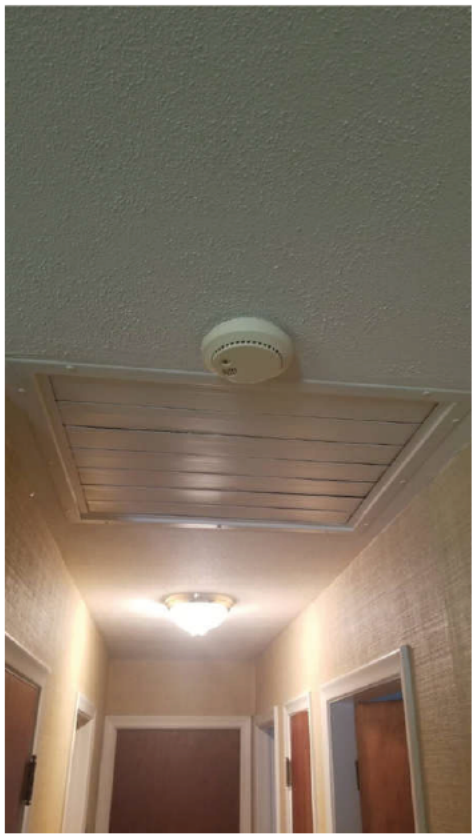
8.6.1 Smoke Detectors

Recommendation

DEFECTIVE

NORTH HALLWAY

Smoke detector is connected, but not functioning properly. Recommend replacement.



8.6.2 Smoke Detectors

Recommendation

DETECTOR MISSING

Install detector in all bedrooms and common areas

8.7.1 Carbon Monoxide Detectors

Safety Hazard

INAPPROPRIATE LOCATION

LIVING ROOM FLOOR

Carbon monoxide detector effectiveness may be compromised due to location. Recommend relocating according to manufacturers instructions.

8.7.2 Carbon Monoxide Detectors

Safety Hazard

ADDITIONAL CARBON MONOXIDE NEEDED

Based on size of home and sources of Carbon monoxide, recommend second detector in laundry area

9: FIREPLACE

		?	D	NP	NI	IN
9.1	Vents, Flues & Chimneys					
9.2	Lintels					
9.3	Damper Doors					
9.4	Cleanout Doors & Frames			X		

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Information

Type

Wood

Fireplace Use

appearance indicates fireplace has not been utilized in several years.

Damper Doors: Damper

Damper is functional, but needs cleaned and does not operate without considerable resistance, also has a build up of soot.

10: ATTIC, INSULATION & VENTILATION

		?	D	NP	NI	IN
10.1	Attic Insulation					
10.2	Vapor Retarders (Crawlspace or Basement)			X		
10.3	Ventilation					
10.4	Exhaust Systems					

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Information

Dryer Power Source
Gas

Dryer Vent
Unknown

Flooring Insulation
Batt

Attic Insulation: Insulation Type
Batt

Exhaust Systems: Exhaust Fans
Fan Only, Fan with Light

Attic Insulation: **R-value**
19




Ventilation: **Ventilation Type**
Soffit Vents, Passive, Whole House Fan, Attic Fan


Limitations

Attic Insulation
STORED ITEMS IN WAY OF COMPLETE ACCESS

Exhaust Systems

CANNOT SEE EITHER BATHROOM VENT

Observations

10.1.1 Attic Insulation

Recommendation

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

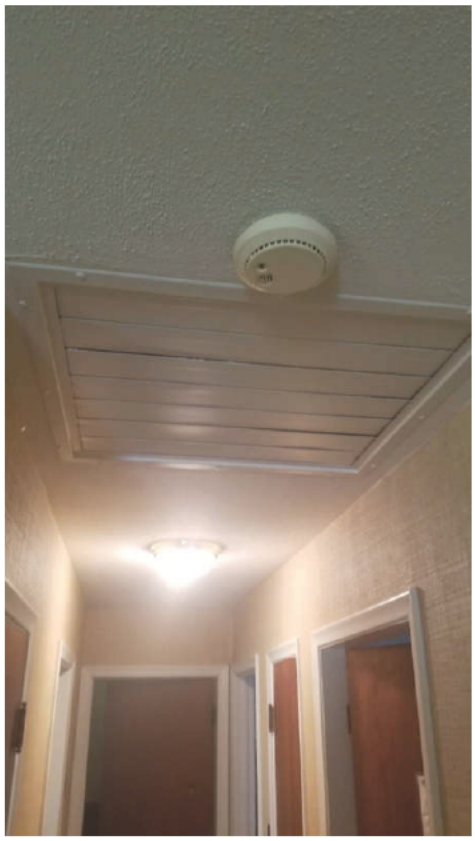
10.3.1 Ventilation

Recommendation

WHOLE HOUSE FAN INOPERABLE

NORTH HALLWAY

Whole house fan operates, but louvers are painted shut



11: DOORS, WINDOWS & INTERIOR

		?	D	NP	NI	IN
11.1	Doors					
11.2	Windows					
11.3	Floors					
11.4	Walls					
11.5	Ceilings					
11.6	Steps, Stairways & Railings			X		
11.7	Countertops & Cabinets					

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Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Double-hung, Storm

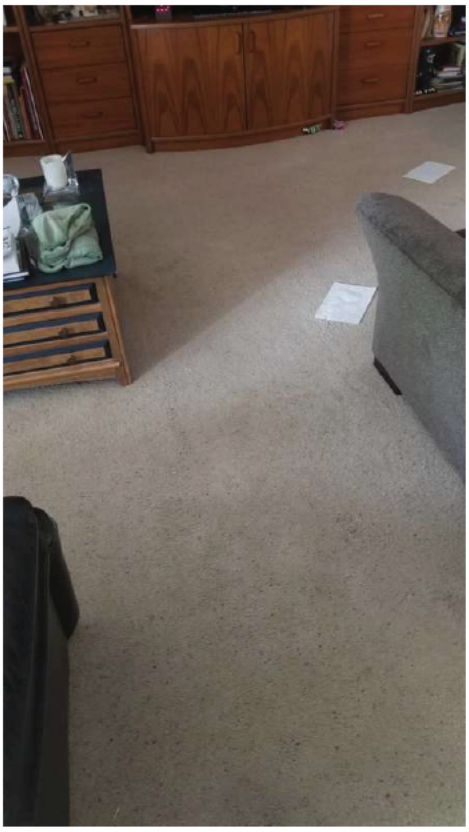
Walls: Wall Material
Drywall, Wallpaper

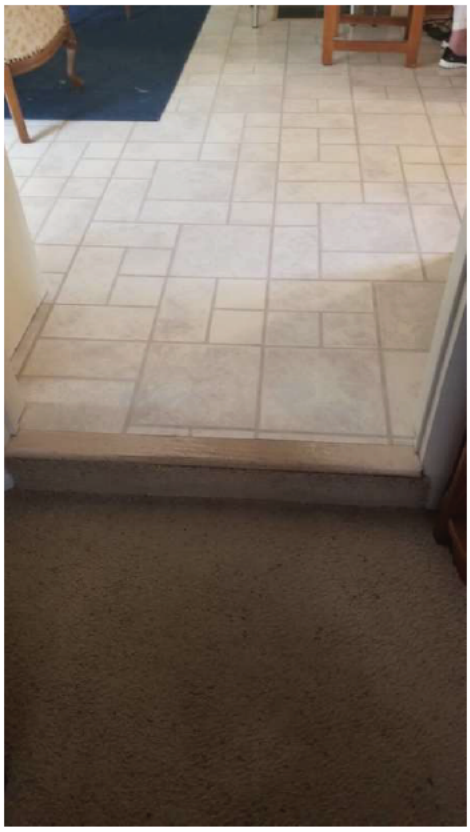
Ceilings: Ceiling Material
Gypsum Board, Popcorn

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Floors: Floor Coverings
Carpet, Engineered Wood, Tile





Observations

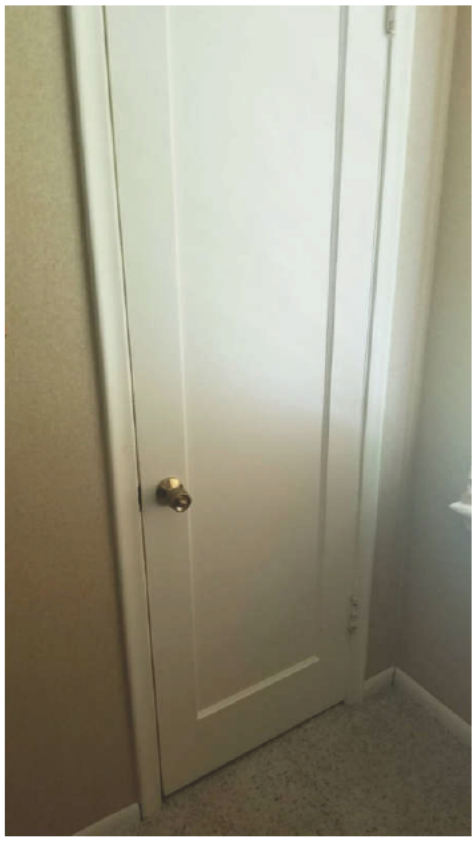
11.1.1 Doors

Recommendation

DOOR DOESN'T LATCH

NORTH WEST BEDROOM

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



11.1.2 Doors

DOOR DAMAGED

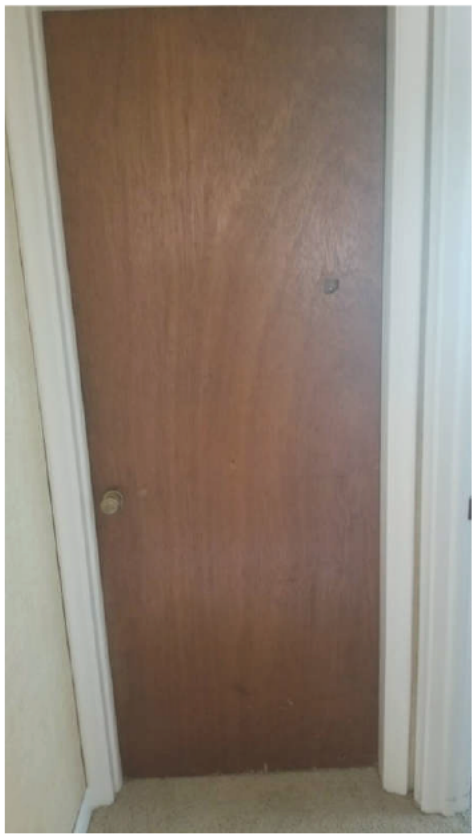
NORTH EAST BEDROOM

Recommendation

Recomend replacement

Recommendation

Contact a qualified door repair/installation contractor.



11.1.3 Doors

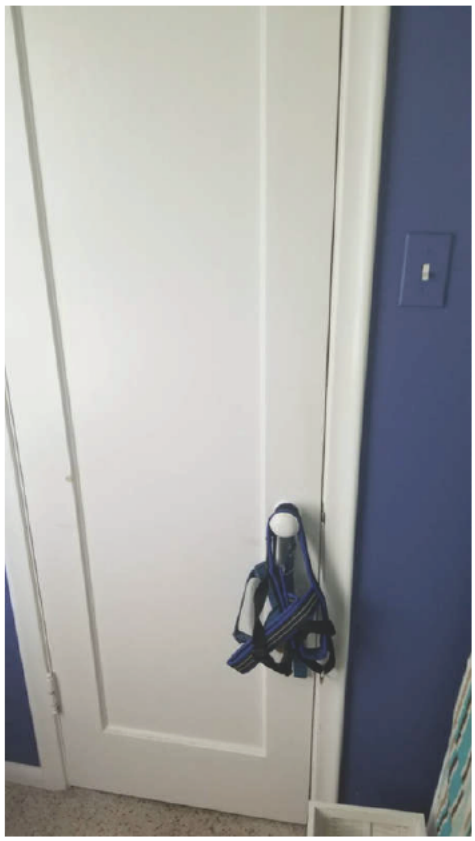
DOOR DOESNT LATCH

Recommendation

Closet door doesnt latch

Recommendation

Contact a qualified professional.



11.1.4 Doors

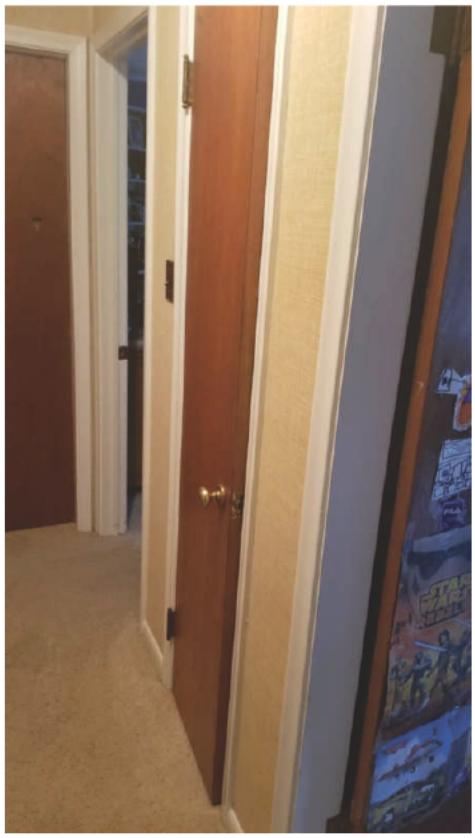
DOOR WILL NOT CLOSE

Recommendation

Closet door in hall will not close

Recommendation

Contact a qualified professional.



11.1.5 Doors

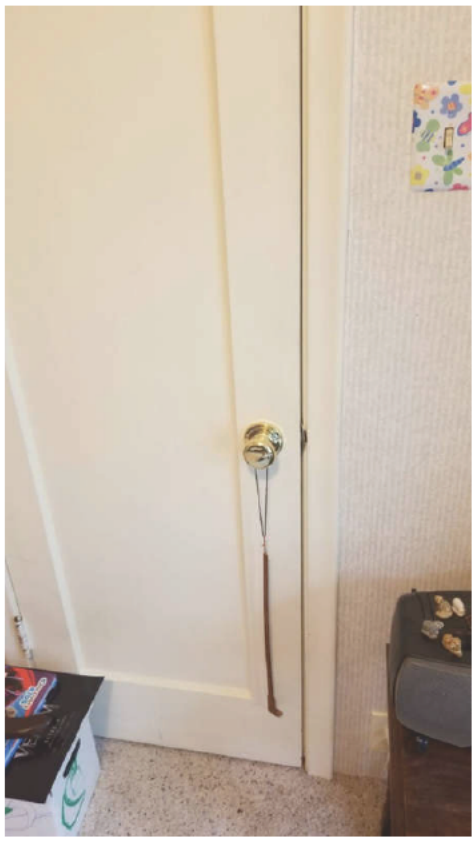
DOOR DOESNT LATCH

EAST SIDE BEDROOM

Recommendation

Contact a qualified professional.

Recommendation



12: BUILT-IN APPLIANCES

		?	D	NP	NI	IN
12.1	Dishwasher					
12.2	Refrigerator					
12.3	Range/Oven/Cooktop					
12.4	Garbage Disposal					
12.5	Built-in Microwave			X		

? = New Rat ng #5 D = Def c ency NP = Not Present N = Not nspected N = nspected

Information

Refrigerator: Brand
KitchenAid

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool

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

Dishwasher: Brand
Kitchenaid

13: GARAGE

		?	D	NP	NI	IN
13.1	Ceiling					
13.2	Floor					
13.3	Walls & Firewalls					
13.4	Garage Door					
13.5	Garage Door Opener					
13.6	Occupant Door (From garage to inside of home)					

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Information

Garage Door: Material
Metal, Insulated, Steel

Garage Door: Type
Automatic, Up-and-Over

Garage
Garage

The garage is a 2.5 car attached garage. There is one exterior man door at the rear of the garage

Observations

13.1.1 Ceiling

Recommendation

ATTIC ACCESS IS NOT FIRE RATED

Recommendation

Contact a qualified professional.

13.2.1 Floor

Recommendation

CRACKING

Cracking visible in the garage floor. I recommend a structural engineer evaluate.

13.2.2 Floor

BLOCKED DRAIN

Recommendation

Contact a qualified professional.

Recommendation

13.3.1 Walls & Firewalls

DAMAGED DRYWALL

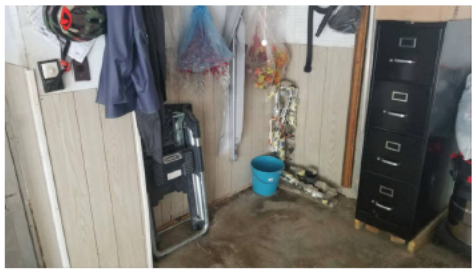
Recommendation

Garage wall had damaged drywall. Recommend drywall contractor repair.

13.3.2 Walls & Firewalls

Recommendation

FIREWALL NOT UP TO CODE



Firewall separating the home and garage is not compliant with modern building standards. Firewalls should be built with materials to prevent the spreading of a fire into the home living space. Recommend a qualified contractor evaluate and bring firewall up to standards.

Link for more info.

13.4.1 Garage Door

Recommendation

LOUD NOISES

Loud grinding or squaling observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.

Here are some troubleshooting tips before calling a garage contractor.

13.6.1 Occupant Door (From garage to inside of home)

Recommendation

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

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.

operate 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.