



INSPECTPROS, INC.

8054849711

clientcare@inspectpros.com

http://www.InspectPros.com



RESIDENTIAL REPORT

1234 Main St.
Camarillo CA 93011

Buyer Name

12/20/2017 9:00AM



Inspector

Rory Hernandez

Certified CREIA/ASHI Inspector

8058224192

rory@inspectpros.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	4
2: ROOF	5
3: EXTERIOR	6
4: FOUNDATION & STRUCTURE	7
5: FURNACES AND HEATING SYSTEMS:	8
6: COOLING	10
7: PLUMBING	11
8: ELECTRICAL	14
9: GARAGE	16
10: ATTIC, INSULATION & VENTILATION	18
11: DOORS, WINDOWS & INTERIOR	19
12: BUILT-IN APPLIANCES	21
13: IRRIGATION SYSTEM	22
14: LAUNDRY AREA	23
15: SWIMMING POOLS AND SPAS	24
STANDARDS OF PRACTICE	27

SUMMARY



MAINTENANCE ITEMS



RECOMMENDATIONS



SAFETY CONCERNS

- Furnaces and Heating Systems: - Chimney(s):: Missing Spark Arrester/Rain Cap.
- Furnaces and Heating Systems: - Distribution Systems: Possible Asbestos Air Ducts
- Doors, Windows & Interior - Steps, Stairways & Railings: Baluster Spaces Too Wide
- Doors, Windows & Interior - Ceilings: Pre-1979 Acoustic Ceiling
- Doors, Windows & Interior - Floors: Grout missing
- Electrical - GFCI & AFCI: Redundant GFCI should be corrected.
- Electrical - Branch Wiring Circuits, Breakers & Fuses: Oversized Circuit Breaker
- Electrical - Smoke Detector(s):: Missing Bedroom Smoke Detector(s):
- Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- Swimming Pools and Spas - Safety Devices:: Perimeter gates do not comply with barrier requirement.
- Swimming Pools and Spas - Safety Devices:: Door alarms are not installed.
- Garage - Garage Door(s):: No self closer
- Plumbing - Drain, Waste, & Vent Systems: Flexible drain pipe
- Plumbing - Hot Water Systems, Controls, Flues & Vents: No Drip Pan

1: INSPECTION DETAILS

Information

Payment Type:

Credit Card On-site (Square)

Service Agreement:

Signed On-site

Attendees:Buyer, Seller, Buyer's Realtor,
Buyer's Friends/Family, Other**Occupancy**

Furnished, Occupied

Temperature (approximate)

65 Fahrenheit (F)

Weather Conditions

Cloudy

Style

Multi-level

Levels

two

Type of Building

Detached, Single Family

2: ROOF

		IN	NI	NP	O
2.1	Limitations	X			
2.2	Coverings	X			
2.3	Roof Valley(s):	X			
2.4	Flashings	X			
2.5	Skylights and Roof Penetrations	X			
2.6	Roof Drainage Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/recommendations

Information

Inspection Method

Walked on roof, Binoculars

Roof Type/Style

Gable

Roof Valley(s):: Type(s):

None

Flashings: Material

Metal

Skylights and Roof Penetrations: Roof Drainage Systems: Gutter

Vent Pipes:

ABS

Material

Metal

Coverings: Material

Composition



3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			
3.5	Eaves, Soffits & Fascia	X			
3.6	Grading, Drainage & Retaining Walls	X			
3.7	Fencing or Perimeter Walls:	X			

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Information

Siding, Flashing & Trim: Siding Material

Stucco, Brick Veneer

Grading, Drainage & Retaining Walls: Downspouts, Extenders and Drains:

Above Grade

Grading, Drainage & Retaining Walls: Gutters and Drainage:

Eave Mounted

Walkways, Patios & Driveways: Driveway Material

Concrete

Grading, Drainage & Retaining Walls: Grading/Slope:

Flat

Grading, Drainage & Retaining Walls: Splash Blocks/Extenders

Extenders

Walkways, Patios & Driveways: Porches, patios and steps

Paver, Brick, Concrete

Grading, Drainage & Retaining Walls: Gutter Material:

Metal

Fencing or Perimeter Walls:: Type(s):

Vinyl, Block

Observations/recommendations

3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



4: FOUNDATION & STRUCTURE

		IN	NI	NP	O
4.1	Foundation	X			
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			

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Information

Inspection Method

Attic Access

Foundation: Material

Slab on Grade, Concrete

Floor Structure: Material

Slab, Concrete, Not visible, Wood Joists

Floor Structure: Sub-floor

Plywood, Not visible, Concrete

Wall Structure: Type of Structure

Wood frame, Not visible

Ceiling Structure: Roof Sheathing

OSB (Oriented Strand Board) over Skipped Sheathing



Ceiling Structure: Roof Structure

Rafters/Joists

5: FURNACES AND HEATING SYSTEMS:

		IN	NI	NP	O
5.1	Chimney(s):	X			X
5.2	Fireplace(s):	X			
5.3	Presence of Installed Heat Source in Each Room	X			
5.4	Equipment	X			
5.5	Normal Operating Controls	X			
5.6	Furnace Capacity	X			
5.7	Distribution Systems	X			X
5.8	Filter(s):	X			
5.9	Gas Piping	X			
5.10	Vent Flue(s):	X			
5.11	Bathroom Heat Source(s):	X			
5.12	Vents & Flues	X			

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Information

Efficiency

80%

Filter Location(s):

At base of unit

Chimney(s):: Chimney Type(s):

Brick

Chimney(s):: Chimney Cap or Spark Arrester:

None

Chimney(s):: Fireplace Type(s):

Brick, Wood Burning

Fireplace(s):: Type(s):

Brick



Fireplace(s):: Damper

No Clamp Needed

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air

Equipment: Brand

York

Equipment: Age (Approx.)

3

Normal Operating Controls: Location

Entry

Normal Operating Controls: Thermostat Type(s):

Programmable

Furnace Capacity: BTU Rating

100000

Distribution Systems: Air Ducts:

Air Ducts to Various Locations



Filter(s):: Location(s):

Base Filter Box



Vent Flue(s):: Material

Type B

Gas Piping: Type of Piping

Flexible, Black Iron



Bathroom Heat Source(s)::

Type(s):

Forced Air Register

Observations/recommendations

5.1.1 Chimney(s):

MISSING SPARK ARRESTER/RAIN CAP.

EXTERIOR

Recommendation

Contact a qualified professional.

 Safety Concern



5.7.1 Distribution Systems

POSSIBLE ASBESTOS AIR DUCTS

 Maintenance Item

The air ducts are older and may contain asbestos. Testing for the presence of environmental materials is not part of our inspection. Any handling or removal of this materials should be done by a qualified professional.

Recommendation

Contact a qualified professional.

6: COOLING

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/recommendations

7: PLUMBING

		IN	NI	NP	O
7.1	Main Water Shut-off Device	X			
7.2	Hot Water Systems, Controls, Flues & Vents	X			X
7.3	Water Supply, Distribution Systems & Fixtures	X			
7.4	Drain, Waste, & Vent Systems	X			X
7.5	Fuel Storage & Distribution Systems	X			
7.6	Fuel Piping:	X			
7.7	Faucet(s):	X			
7.8	Sinks(s):	X			
7.9	Toilet(s):	X			
7.10	Bathtub(s):	X			
7.11	Shower(s):	X			

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Information

Filters

Water softener



Hot Water Systems, Controls, Flues & Vents: Seismic Bracing:
Properly installed

Water Source

Public

Hot Water Systems, Controls, Flues & Vents: Capacity/Type:
40

Main Water Shut-off Device:

Location

Front



Hot Water Systems, Controls, Flues & Vents: Fuel Source/Type
Natural Gas, Conventional

Hot Water Systems, Controls, Flues & Vents: Location

Utility Room

Hot Water Systems, Controls, Flues & Vents: Vent Type:

Metal, Type B

Drain, Waste, & Vent Systems: Clean-out noted:

None noted

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

Left Exterior

Hot Water Systems, Controls, Flues & Vents: Estimated Age:

4

Water Supply, Distribution Systems & Fixtures: Main Water Supply Piping:

Copper

Drain, Waste, & Vent Systems: Drain Size

1 1/2", 2"

Fuel Piping:: Material(s):

Galvanized, Black Iron, Flexible
Stainless

Hot Water Systems, Controls, Flues & Vents: TPR Valve

Standard

Water Supply, Distribution Systems & Fixtures: Distribution Supply Piping:

Copper

Drain, Waste, & Vent Systems: Material

ABS, Not visible

Sinks(s):: Type(s):

Over Counter



Toilet(s):: Low flow toilet(s) noted.

3

Bathtub(s):: Types of Bathtub(s):

Shower Combo

Shower(s):: Type

part of bathtub, Freestanding

Shower(s):: Door Type:

Glass

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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

[Here is a nice maintenance guide from Lowe's to help.](#)

Observations/recommendations

7.2.1 Hot Water Systems, Controls, Flues & Vents

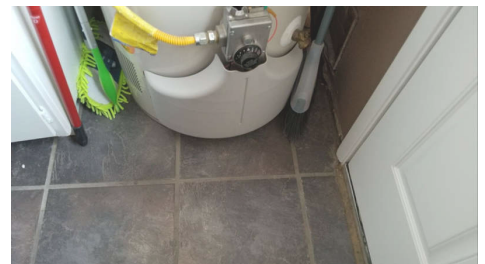


NO DRIP PAN

No drip pan was present. Recommend installation to prevent water damage.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Drain, Waste, & Vent Systems

FLEXIBLE DRAIN PIPE

BATHROOM

Flexible drain piping is not allowed. All Drain Pipe should be smooth.

Recommendation

Contact a qualified professional.



8: ELECTRICAL

		IN	NI	NP	O
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			X
8.4	Receptacles, Switches & Lights	X			
8.5	GFCI & AFCI	X			X
8.6	Smoke Detector(s):	X			X
8.7	Carbon Monoxide Detectors	X			

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Information

Service Entrance Conductors: Electrical Service Conductors

Below Ground

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

Left



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

100 AMP

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

Bryant

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Circuit Breaker Rating:

100A



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Disconnect Type(s):

Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15/20 A

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

NM (Romex)

GFCI & AFCI: GFCI Location(s):

Exterior, Bathrooms, Kitchen at Sink, Kitchen Counters, Pool equipment

GFCI & AFCI: GFCI Reset**Location(s):**

kitchen, bathroom, Master
bathroom

Smoke Detector(s):: Smoke**Detector Location(s):**

Upper Hallway, Lower Hallway

Smoke Detector(s):: Type(s):

Battery

Carbon Monoxide Detectors:**Location(s):**

All Required Locations

GFCI & AFCI: AFCIs (Arc-Fault) Protection

None

These devices are typically not tested in occupied properties and should be verified by the owner.

Observations/recommendations

8.3.1 Branch Wiring Circuits, Breakers & Fuses

OVERSIZED CIRCUIT BREAKER

POOL SUBPANEL

One or more of the circuit breakers is too large for the installed wire and should be corrected. If the load is adequate, reducing the breaker size is the simplest repair, otherwise a larger gauge wire would need to be installed.

Recommendation

Contact a qualified electrical contractor.



Safety Concern



8.5.1 GFCI & AFCI

REDUNDANT GFCI SHOULD BE CORRECTED.

MASTER BATHROOM

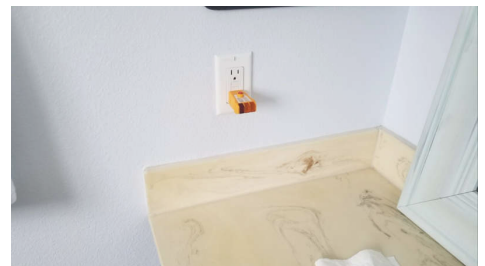
The redundant GFCI(s) may cause confusion and should be properly re-wired.

Recommendation

Contact a qualified professional.



Recommendation



8.6.1 Smoke Detector(s):

MISSING BEDROOM SMOKE DETECTOR(S):

BEDROOMS

Houses built or modified after August 14, 1992 require smoke detectors in the bedrooms. We recommend making this upgrade for improved safety.

Recommendation

Contact a handyman or DIY project



Recommendation

9: GARAGE

		IN	NI	NP	O
9.1	Ceiling	X			
9.2	Floor	X			
9.3	Walls & Firewalls	X			
9.4	Garage Door(s):	X			X
9.5	Garage Door Opener	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/recommendations

Information

Garage Style:

Attached

Size:

2 Car

Limitations:

Storage

Our inspection of this area was limited.



Ceiling: Material:

Drywall

Floor: Material:

Concrete, not visible

Garage Door(s):: Overhead Door Material(s):

Metal

Garage Door(s):: Overhead Door(s)

Sectional

Garage Door(s):: Pedestrian Door(s):

Wood

Garage Door Opener: Number of door openers

1 Qty

Garage Door Opener: Tested and found to be operational.

Garage Door Opener: Auto-reverse Type Tested:

Both

Garage Door Opener: Auto-reverse Sensors Were Serviceable

Photo-eyes were tested and found to operate properly.

Observations/recommendations

9.4.1 Garage Door(s):

NO SELF CLOSER

Recommendation

Contact a handyman or DIY project





10: ATTIC, INSULATION & VENTILATION

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

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Information

Attic Insulation: Amount of Insulation

4 to 6 inches

Attic Insulation: Insulation Type
Cellulose

Ventilation: Ventilation Type
Gable Vents

Limitations:

Garage attic storage
Storage, Insulation, Flooring

Our inspection of the attic was limited due to the items listed.



11: DOORS, WINDOWS & INTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/recommendations

Information

Doors: Material(s):

Wood

Doors: Type of Door(s):

Hinged, Sliding Glass

Windows: Window Type

Sliders, Fixed

Windows: Glazing

Double

Floors: Floor Coverings

Carpet, Resilient

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall, Acoustic ("Popcorn")

Steps, Stairways & Railings:

Handrail Type(s):

Metal

Countertops & Cabinets:

Countertop Material

Laminate, Tile, Corian

Countertops & Cabinets:

Cabinetry

Composite, Wood, Laminate

Observations/recommendations

11.3.1 Floors

GROUT MISSING

MASTER BATHROOM

Missing grout can lead to water penetration and cause damage.

Recommendation

Contact a handyman or DIY project



Maintenance Item



11.5.1 Ceilings

PRE-1979 ACOUSTIC CEILING



Maintenance Item

Acoustic ceilings installed prior to 1979 may contain asbestos. Testing for environmental materials is not part of our inspection. Any repair work or removal of these materials should be done by a qualified professional.

Recommendation

Contact a qualified professional.



11.6.1 Steps, Stairways & Railings



Maintenance Item

BALUSTER SPACES TOO WIDE

STAIRWELL

The baluster spacing is not up to modern safety standards. The space between balusters should not allow passage of a 4 inch sphere for child safety. Recommend upgrading or installing a protective element if small children or pets will be present.



Recommendation

Contact a handyman or DIY project

12: BUILT-IN APPLIANCES

		IN	NI	NP	O
12.1	Dishwasher	X			
12.2	Refrigerator	X			
12.3	Range/Oven/Cooktop	X			
12.4	Garbage Disposal	X			
12.5	Built-in Microwave	X			
12.6	Vent Hood/Fan:	X			

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Information

Dishwasher: Brand

Kitchenaid

Dishwasher: Ran through a cycle

Dishwasher: Serviceable

Range/Oven/Cooktop: Cooktop

Fuel:

Gas with Electronic Igniters

Range/Oven/Cooktop: Cooktop

Manufacturer:

Frigidaire

Range/Oven/Cooktop: Oven

Fuel:

Electric

Garbage Disposal: Serviceable

Built-in Microwave: Serviceable

Tested by heating water in the unit.

Vent Hood/Fan:: Type:

Recirculating

13: IRRIGATION SYSTEM

		IN	NI	NP	O
13.1	Irrigation Recommendations	X			

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Information

Timer Location(s):

pool equipment area

Valve Type(s):

Manual, Automatic

Irrigation Head(s):

Sprayer



14: LAUNDRY AREA

		IN	NI	NP	O
14.1	Location	X			
14.2	Laundry Hookups	X			

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Information

Location: Location

interior room



Laundry Hookups: Dryer Hookups

Natural Gas, 220V Electric

Laundry Hookups: Washer:

Hose bibs, Drain Pipe

15: SWIMMING POOLS AND SPAS

		IN	NI	NP	O
15.1	Safety Devices:	X			X
15.2	Vessel Surface:	X			
15.3	Pool Electrical:	X			
15.4	Controls and Valves:	X			
15.5	Filtering/Cleaning Type:	X			
15.6	Drains:	X			
15.7	Heating:	X			
15.8	Pool Area Decking:	X			
15.9	Pool Plumbing:	X			
15.10	Pumps:	X			
15.11	Spa Controls:	X			

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Information

Type of Pool/Spa:

Inground Pool and Spa



Safety Devices:: Pool Barriers:

Perimeter Yard Fencing

Vessel Surface:: Interior Finish

Material:

Aggregate (Pebble)

Pool Electrical:: Circuit Breaker

Location(s):

Equipment Area



Pool Electrical:: Electric Controls: Pool Electrical:: Equipment

Phone App, Local Subpanel

Bonding:

Pump(s), Heater

Pool Electrical:: GFCI Protection

At Equipment Area, At Exterior

Pool Electrical:: Wiring Type:

Watertight Flexible Conduit, Rigid Metal

Controls and Valves::

Automatic Valves with Actuator

Filtering/Cleaning Type::

Filtration Type:

Diatomaceous Earth

Filtering/Cleaning Type::

Filtering Components:

Skimmer, Pool Sweep

Filtering/Cleaning Type:: Water

Treatment:

Standard Chlorine

Drains:: Drain Type(s):

Anti-vortex Drain Covers, Anti-Entrapment Drains



Heating:: Heating Type:

Natural Gas Heater

Heating:: Age of Heater (Approx):

3
3

Heating:: BTU Rating:

399000

Pool Area Decking:: Type:

Concrete

Pool Plumbing:: Fill Valve Type:

Manual

Pool Plumbing:: Pipes:

PVC

Pumps:: Pump Types:

Standard

Spa Controls:: Spa Jets:

Jets were operational



Pool and Spa Safety Information:

For up to date pool safety recommendations go to the following:

<https://www.poolsafely.gov/>

and

<http://www.redcross.org/get-help/how-to-prepare-for-emergencies/types-of-emergencies/water-safety/home-pool-safety>

and

<http://www.swimmingpool.com/pool-living/pool-safety/safety-guidelines>

and

<https://www.poolsafely.gov/wp-content/uploads/2016/04/Safety-Barrier-Guidelines-for-Residential-Pools.pdf>

Observations/recommendations

15.1.1 Safety Devices:

DOOR ALARMS ARE NOT INSTALLED.

VARIOUS

All doors that lead to the pool area should be protected with door alarms unless separate pool fencing is installed. Alarms have been disabled.

Recommendation

Contact a handyman or DIY project



15.1.2 Safety Devices:



Safety Concern

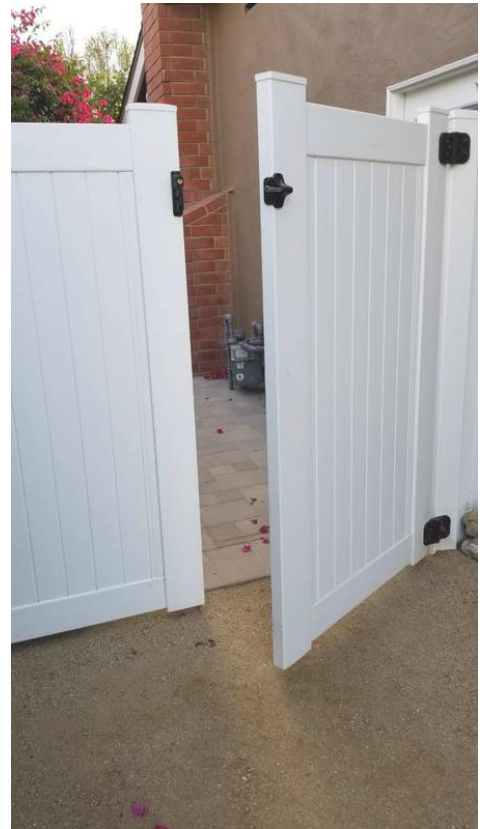
PERIMETER GATES DO NOT COMPLY WITH BARRIER REQUIREMENT.

The perimeter gates that provide access to the pool/spa area should be self-closing and self-latching and open away from the pool area.

The self-closing mechanism needs service to close fully.

Recommendation

Contact a qualified professional.



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.

Foundation & 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.

Furnaces and Heating Systems:

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.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

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