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## RESIDENTIAL REPORT

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Mona Brown  
JUNE 14, 2023



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## SUMMARY

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MAINTENANCE ITEM



19

RECOMMENDATION

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-  2.1.1 Roof - Coverings: Tree
-  2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
-  3.1.1 Exterior - Siding, Flashing & Trim: Damaged Trim
-  3.1.2 Exterior - Siding, Flashing & Trim: Damaged Storm Door
-  3.4.1 Exterior - Decks, Balconies, Porches & Steps: Ramp Damaged
-  4.1.1 Heating - Equipment: Inoperable
-  4.1.2 Heating - Equipment: Filter Missing
-  4.3.1 Heating - Distribution Systems: Duct Damaged
-  5.1.1 Cooling - Cooling Equipment: Inoperable
-  6.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Shut Off Valves Corroded
-  6.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Drip Pan - Water Heater
-  6.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Exposed Splice
-  7.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Double Tap
-  7.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Open Splice
-  7.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Light Not Functioning
-  7.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Unprotected Exterior Wiring
-  7.5.1 Electrical - GFCI & AFCI: Wet Area GFCI
-  9.2.1 Doors, Windows & Interior - Windows: Broken Glass
-  9.2.2 Doors, Windows & Interior - Windows: Wood Windows
-  9.5.1 Doors, Windows & Interior - Ceilings: Moisture Damage - Annex
-  9.5.2 Doors, Windows & Interior - Ceilings: Moisture Damage
-  10.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Unsecured Wiring
-  10.2.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Joist Damage
-  10.2.3 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: East Crawlspace Not Accessible

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

None

**Occupancy**

Vacant

## 2: ROOF

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

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

### Information

**Inspection Method**

Ladder

**Roof Type/Style**

Combination

**Coverings: Material**

Metal

**Roof Drainage Systems: Gutter Material**

Seamless Aluminum

**Flashings: Material**

Aluminum, Rubber

### Deficiencies

2.1.1 Coverings

**TREE**

BOTH



Tree growth is in close proximity, or in contact with the roof covering. This causes faster wear of the roof covering. Recommend trimming of tree.

Recommendation

Contact a qualified professional.



2.2.1 Roof Drainage Systems

**DOWNSPOUTS DRAIN NEAR HOUSE**



Downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.



## 3: EXTERIOR

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

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### Information

**Exterior Doors: Exterior Entry Door**

Steel

**Walkways, Patios & Driveways: Driveway Material**

Gravel

**Decks, Balconies, Porches & Steps: Appurtenance**

Sidewalk

**Decks, Balconies, Porches & Steps: Material**

Concrete



### Siding, Flashing & Trim: Siding Material

Vinyl, Metal



## Deficiencies

### 3.1.1 Siding, Flashing & Trim

#### **DAMAGED TRIM**

ANNEX WEST

Termite damaged window trim observed. Additional damage observed to the entirety of the west wall structure inside. Recommend evaluation and repair by a licensed contractor.

Recommendation

Contact a qualified professional.



Recommendation





3.1.2 Siding, Flashing & Trim

**DAMAGED STORM DOOR**

ANNEX

Damaged storm door and door trim. Recommend evaluation and repair by a licensed contractor.

Recommendation

Contact a qualified professional.

 Recommendation



3.4.1 Decks, Balconies, Porches & Steps

**RAMP DAMAGED**

Concrete ramp is cracked and damaged. Recommend repair by a masonry contractor.

Recommendation

Contact a qualified professional.

 Recommendation



# 4: HEATING

		IN	NI	NP	D
4.1	Equipment	X			X
4.2	Normal Operating Controls	X			
4.3	Distribution Systems	X			X
4.4	Presence of Installed Heat Source in Each Room	X			

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## Information

**Equipment: Energy Source**  
Gas

**Equipment: Heat Type**  
Forced Air, Package Unit

**Equipment: Manufacture Date**  
East: Unknown. Serial removed.  
West: 2003.

**Distribution Systems: Ductwork**  
Insulated, Non-insulated

**Equipment: Brand**  
American Standard



## Deficiencies

4.1.1 Equipment

### **INOPERABLE**

EAST, ANNEX

Heating element was inoperable at time of inspection. Recommend qualified HVAC professional evaluate & ensure functionality.



Recommendation





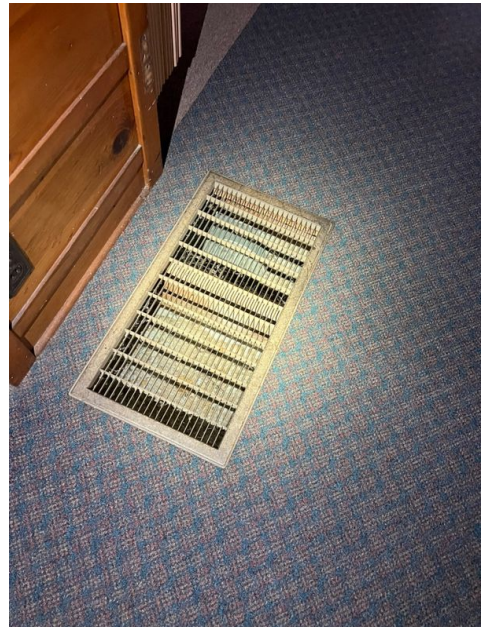
4.1.2 Equipment

**FILTER MISSING**

BOTH

The furnace filter was missing. Recommend replacement.

 Recommendation



4.3.1 Distribution Systems

**DUCT DAMAGED**

Air supply duct was damaged. Recommend a qualified HVAC contractor repair.

 Recommendation





# 5: COOLING

		IN	NI	NP	D
5.1	Cooling Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution System	X			
5.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

### Cooling Equipment: Energy Source/Type

Electric, Package Unit

### Cooling Equipment: Location

Exterior East, Exterior West

### Cooling Equipment: Manufacture Date

East: Unknown. Serial removed.

West: 2003.

### Distribution System: Configuration

Split

### Cooling Equipment: Brand

American Standard



## Deficiencies

### 5.1.1 Cooling Equipment

#### **INOPERABLE**

EAST, ANNEX

AC unit was inoperable at the time of the inspection. Recommend consulting with an HVAC technician for further evaluation and repair.

Recommendation

Contact a qualified professional.



Recommendation



# 6: PLUMBING

		IN	NI	NP	D
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems		X		
6.3	Water Supply, Distribution Systems & Fixtures	X			X
6.4	Hot Water Systems, Controls, Flues & Vents	X			X
6.5	Fuel Storage & Distribution Systems	X			
6.6	Sump Pump			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

**Filters**

None

**Water Source**

Unknown

**Main Water Shut-off Device:**

**Location**

North

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

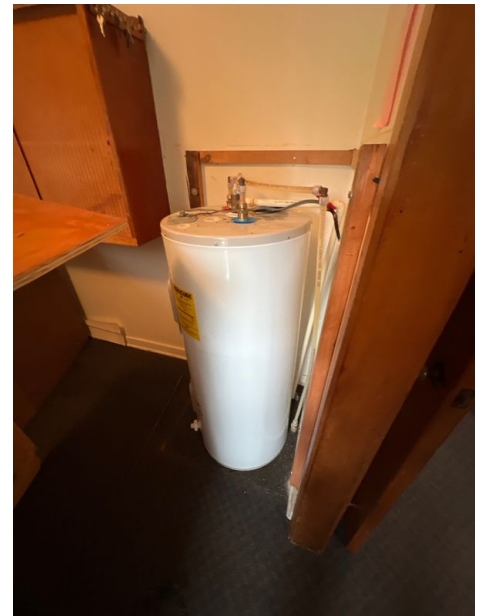
Not Accessible

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

Not Accessible

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

40 gallons



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

Kitchen Pantry

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

Electric

**Hot Water Systems, Controls, Flues & Vents: Manufacture Date**

Unit manufactured 2007.

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

**Location**

Gas Meter

## 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.](#)

## Deficiencies

6.3.1 Water Supply, Distribution Systems & Fixtures



Recommendation

### SHUT OFF VALVES CORRODED

KITCHEN

Shut off valves under sink are corroded. Recommend replacement by a licensed plumber.

Recommendation

Contact a qualified professional.



6.4.1 Hot Water Systems, Controls, Flues & Vents



Recommendation

### NO DRIP PAN - WATER HEATER

No drip pan was present. A drip pan protects the floor and surrounding areas in case of a leak. Recommend installation by a qualified plumber.



6.4.2 Hot Water Systems, Controls, Flues & Vents



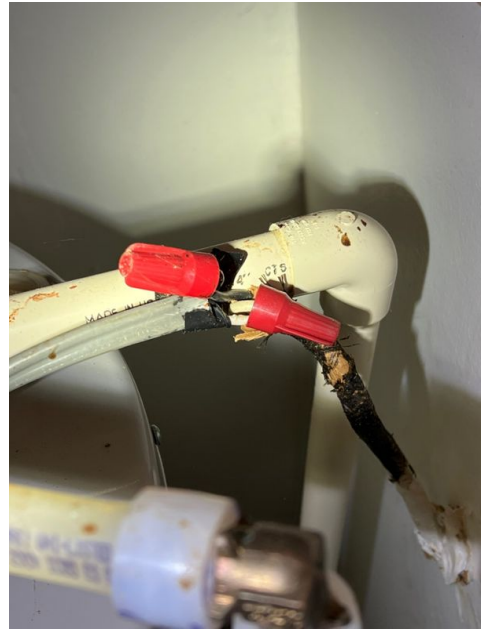
Recommendation

### EXPOSED SPLICE

Exposed wiring splice observed. It is recommended that water heater wiring splice be located inside the access panel. Recommend repair.

Recommendation

Contact a qualified professional.





# 7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			X
7.5	GFCI & AFCI	X			X
7.6	Smoke Detectors			X	
7.7	Carbon Monoxide Detectors			X	

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## Information

**Service Entrance Conductors:**  
**Electrical Service Conductors**  
 Overhead, 240 Volts

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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Panel Manufacturer  
 Cutler Hammer

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

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

**Branch Wiring Circuits, Breakers & Fuses:** Visible Wiring Method  
 Romex

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



## Deficiencies

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

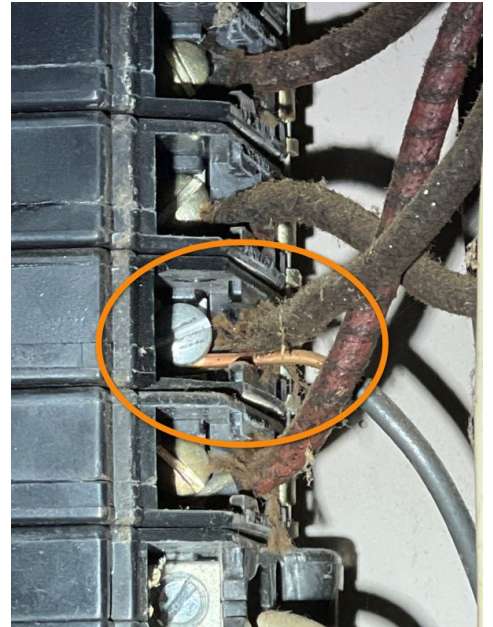
 Recommendation

### **DOUBLE TAP**

A “double tap” was observed on a circuit in the breaker box. This is two wires using the same breaker where that breaker is only designed for one. Recommend repair by a licensed electrician.

Recommendation

Contact a qualified professional.



7.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

### **OPEN SPLICE**

CRAWLSPACE MIDDLE

An open splice was observed. It is recommended that all wire splices be located inside covered junction boxes. Recommend repair by a licensed electrician.

Recommendation

Contact a qualified professional.



7.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

### **LIGHT NOT FUNCTIONING**

COAT CLOSET

Light not functioning at the time of the inspection. Recommend changing light bulb, then contact a licensed electrician if problem persists.

Recommendation

Contact a qualified professional.



### 7.4.3 Lighting Fixtures, Switches & Receptacles

#### **UNPROTECTED EXTERIOR WIRING**

SOUTH

Unprotected wiring observed. It is recommended that any exterior wiring, be protected by conduit or another approved form of protection to guard against damage. Recommend evaluation and repair by a licensed electrician.

Recommendation

Contact a qualified professional.



Recommendation



### 7.5.1 GFCI & AFCI

#### **WET AREA GFCI**

EXTERIOR X2, ANNEX EXTERIOR X1, KITCHEN X2

Receptacle is not GFCI protected. It is recommended that any electrical receptacle within six feet of an open water source, or on the exterior of the structure be GFCI protected. Recommend further evaluation and fix by a qualified electrician.

Recommendation

Contact a qualified professional.



Recommendation



## 8: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
8.1	Attic Insulation		X		
8.2	Vapor Retarders (Crawlspace or Basement)			X	
8.3	Ventilation			X	
8.4	Exhaust Systems			X	

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### Information

#### Dryer Power Source

None

#### Dryer Vent

None Found

#### Flooring Insulation

None

### Limitations

Attic Insulation

**NO ATTIC ACCESS**



# 9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
9.1	Doors	X			
9.2	Windows	X			X
9.3	Floors	X			
9.4	Walls	X			
9.5	Ceilings	X			X
9.6	Steps, Stairways & Railings	X			
9.7	Countertops & Cabinets	X			
9.8	Interior	X			

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## Information

**Windows: Window Manufacturer**

Unknown

**Windows: Window Type**

Wood

**Floors: Floor Coverings**

Carpet

**Walls: Wall Material**

Paneling, Drywall, Plaster

**Ceilings: Ceiling Material**

Drywall/Plaster, Wood

**Countertops & Cabinets:**

**Cabinetry**

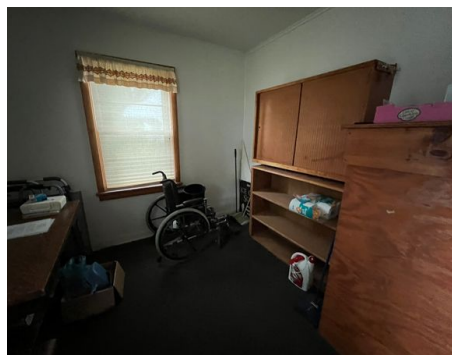
Wood

**Countertops & Cabinets:**

**Countertop Material**

Laminate

**Interior: Interior**



## Deficiencies

## 9.2.1 Windows

**BROKEN GLASS**

## ANNEX X1



Glass in window was observed to be broken. Recommend repair for safety and function.

## Recommendation

Contact a qualified professional.



## 9.2.2 Windows

**WOOD WINDOWS**

The majority of the wood windows in the home do not operate properly. Maintenance or replacement is recommended to restore function.

## Recommendation

Contact a qualified professional.

## 9.5.1 Ceilings

**MOISTURE DAMAGE - ANNEX**

4 areas of recent moisture damage indicating roof leaks observed in annex. Organic growth also observed. Recommend removal and remediation of damage. Recommend evaluation and repair by a licensed contractor.

## Recommendation

Contact a qualified professional.



### 9.5.2 Ceilings

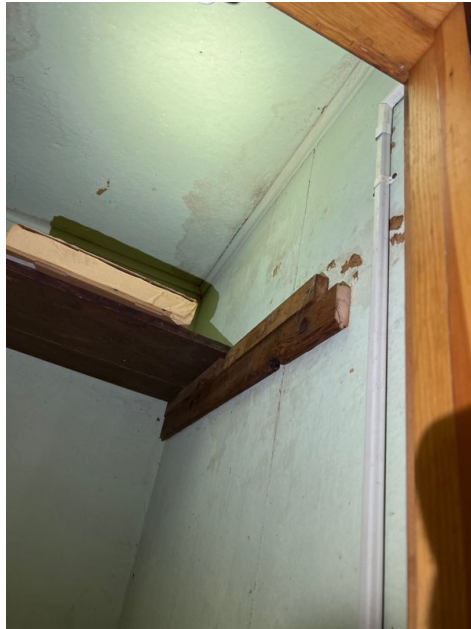
#### **MOISTURE DAMAGE**

 Recommendation

Moisture damage indicating a roof leak, as well as mold odor detected in the area of the coat closet. Recommend removal of interior wall covering for further inspection of damage and organic material. Recommend evaluation and repair by a licensed contractor.

#### Recommendation

Contact a qualified professional.



# 10: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
10.1	Foundation	X			
10.2	Basements & Crawlspace	X			X
10.3	Floor Structure	X			
10.4	Wall Structure	X			
10.5	Ceiling Structure	X			

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## Information

### Inspection Method

Crawlspace Access

### Foundation: Material

Masonry Block, Slab on Grade

### Floor Structure:

Basement/Crawlspace Floor

Dirt

### Floor Structure: Material

Wood Beams

### Floor Structure: Sub-floor

Plank

## Deficiencies

10.2.1 Basements & Crawlspace

### UNSECURED WIRING

NORTH X2

Unsecured wiring observed in the crawlspace. It is recommended that wiring in crawlspace be secured to the floor joists. Recommend evaluation and repair by a licensed electrician.

Recommendation

Contact a qualified professional.



Recommendation





10.2.2 Basements & Crawlspaces

**JOIST DAMAGE**

Floor joist and structure damage observed in north crawlspace. Recommend removal of floor covering for repair by a licensed contractor.

Recommendation

Contact a qualified professional.

 Recommendation



10.2.3 Basements & Crawlspaces

**EAST CRAWLSPACE NOT ACCESSIBLE**

 Maintenance Item

The east 50% area of crawlspace in the east common room is not accessible due to installed structure. Not inspected.

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Recommendation

Contact a qualified professional.



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# STANDARDS OF PRACTICE

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## 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.

## 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 service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

### 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.

**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.