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1: ROOFING

Information

Coverings: Roof Type/Style
Gable, Shed

Coverings: Material
Asphalt, Metal

Coverings: Layers
1 Layers

Flashings & Penetrations: Material
Aluminum

Roof Drainage Systems: Gutter Material
Aluminum

Roof Drainage Systems: Type
Eave Mounted

Roof Drainage Systems: Discharge
Above Grade

Limitations

Coverings
INSPECTION METHOD
Walking roof

Coverings
INSPECTION AGREEMENT
Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Coverings
STEEP/ UNWALKABLE

Observations

1.1.1 Coverings
EXPOSED NAILS
Recommendations

Under-driven or exposed nails were found in one or more roof coverings. Nails left exposed will eventually rust and deteriorate leaving holes for water intrusion. Recommend a qualified roofer seal nail heads.


1.1.2 Coverings

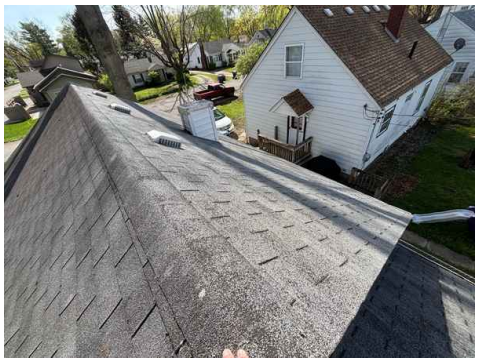
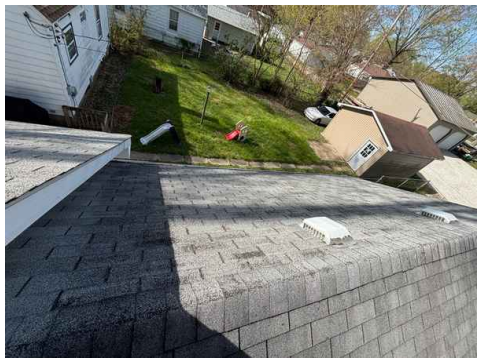
Recommendations

END OF LIFE

Roof coverings show significant wear and appear to be nearing end of life. Advise having evaluated by roofer and budgeting for future replacement.

Recommendation

Contact a qualified roofing professional.

1.3.1 Roof Drainage Systems

Recommendations

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.


1.3.2 Roof Drainage Systems

Maintenance

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

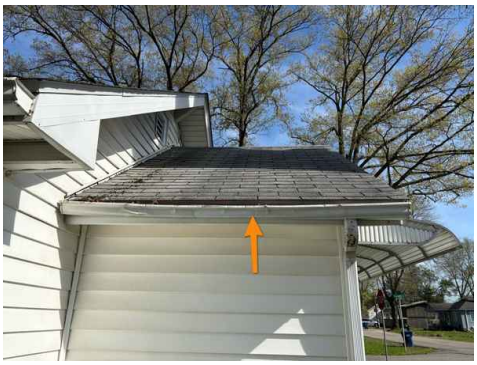
Contact a qualified roofing professional.

1.3.3 Roof Drainage Systems

Recommendations

GUTTERS- DAMAGE

Gutters/Downspouts were damaged in one or more areas. This can result in leaks or blockages that may cause further issues. Recommend a qualified contractor evaluate and repair.




2: EXTERIOR

Information

Vegetation, Grading, Drainage & Retaining Walls: Lot Description
Flat

Eaves, Soffits & Fascia: Material
aluminum

Walkways, Patios & Driveways: Walkway/Patio Material
Concrete

Garage: Type
Detached, 1-Car

Siding, Flashing & Trim: Siding Material
Vinyl

Exterior Doors & Windows: Exterior Entry Door
Wood

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch, Deck with Steps

Garage: Door Type
Sectional

Siding, Flashing & Trim: Siding Style
Lap siding

Walkways, Patios & Driveways: Driveway Material
Gravel

Decks, Balconies, Porches & Steps: Material
Concrete, Wood

Observations

2.2.1 Siding, Flashing & Trim

Recommendations

SIDING- MINOR DAMAGE/WEAR

Siding showed minor damage/wear. Repair/replace damaged sections as needed to maintain protection of structure.

Recommendation

Contact a qualified siding specialist.

2.4.1 Exterior Doors & Windows

Recommendations

DAMAGED/MISSING WEATHERSTRIPPING

Damaged or missing weatherstripping can allow drafts reducing the efficiency of the home. Recommend replacement to attain a good seal around exterior doors.

Recommendation

Contact a qualified professional.

2.4.2 Exterior Doors & Windows

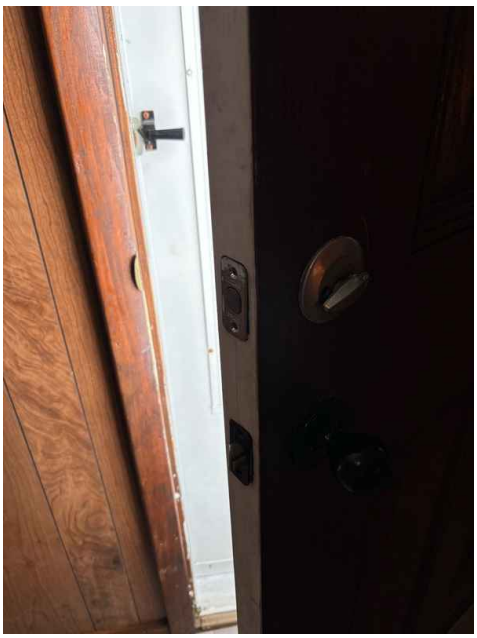
Recommendations

HARDWARE-LOOSE/MISSING

Exterior door hardware was loose or missing. This may affect function and/or security. Have hardware tightened or replaced as needed.

Recommendation

Contact a qualified professional.



Front-missing deadbolt latch

2.5.1 Walkways, Patios & Driveways

Recommendations

CONCRETE CRACKING/SETTLING- MINOR

Minor cracking and/or settling of concrete sidewalks/patios/drives was observed. This typically the result of excess moisture or poor soil preparation during installation. Sections can sometimes be leveled and stabilized by a process call “mud jacking”, or be removed and replaced. Consult with a concrete finishing contractor for repair options and cost.

2.6.1 Decks, Balconies, Porches & Steps

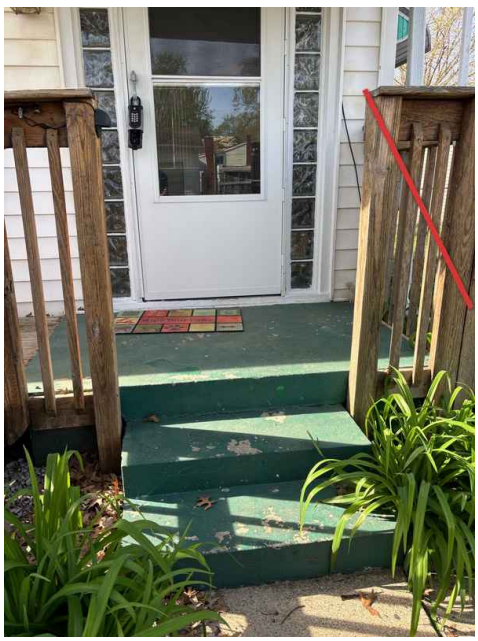
Safety Hazard

STEPS MISSING HAND/GUARDRAIL

Exterior steps were missing Hand/Guardrail. Advise having installed to prevent safety hazard.

Recommendation

Contact a qualified professional.



2.6.2 Decks, Balconies, Porches & Steps

Maintenance

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied. Some sanding or treatment of boards may be necessary.

Here is a helpful article on staining & sealing your deck.

2.7.1 Garage

Recommendations

GARAGE SLAB- CRACKS/MOVEMENT MINOR

Garage slab exhibited general cracks with some movement/settling. This is typically the result of poor soil preparation and/or excess moisture in the soil around the foundation. Recommend steps to ensure good drainage of surface water away from garage, such as adjusting grade and gutters with downspout extensions. Consult with concrete contractor for slab repair options.

Recommendation

Contact a qualified professional.

3: STRUCTURAL

Information

Foundation: Configuration
Basement, Crawlspace

Foundation: Material
Masonry Block, Concrete

Floor Structure: Columns
Masonry, Steel post

Floor Structure: Beams
Timber

Floor Structure: Joists
Dimensional lumber

Floor Structure: Sub-floor
Plank, Plywood

Wall Structure: Material
Wood

Roof Structure & Attic: Framing
Rafters

Roof Structure & Attic: Sheathing
Plank

Limitations

Foundation
INSULATION
Insulation covering foundation walls limits visual access and evalution.

Foundation
NO/LIMITED ACCESS
Access to crawl space was limited by clearance or safety concerns or no access openings.

Floor Structure
POOR CLEARANCE
Poor clearance or inadequate space limited access to parts of crawlspace/basement.

Floor Structure
DUCTWORK, PLUMBING, WIRING

Wall Structure
EXTERIOR SIDING
Exterior siding and coverings limited visual assessment of wood framing practices and condition.

Wall Structure
INTERIOR FINISHES

Interior wall coverings limited visual assessment of wood framing practices and condition.

Roof Structure & Attic

INSULATION

Attic insulation limited safe access and visual assessment of roof and ceiling framing.

Observations

3.2.1 Floor Structure

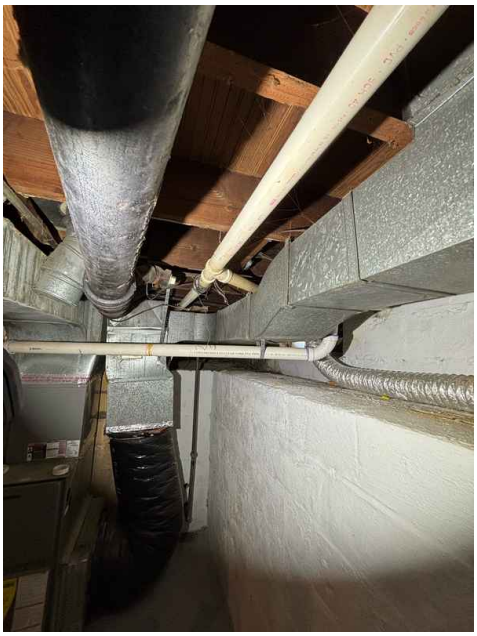
Recommendations

FLOOR OPENING-INSUFFICIENT FRAMING

Opening in floor framing to allow for ductwork, plumbing, or stairwells was not framed using best standards. This has or may lead to deflection in floors. Have evaluated by a framing/general contractor and repairs/corrections made as needed.

Recommendation

Contact a qualified professional.



4: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Entrance
Overhead

Service Entrance Conductors: Conductors
Aluminum

Service Entrance Conductors: Service size
100 amp

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Main service Disconnect location
Missing

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
Basement, Garage

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
125 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit Breaker

Branch Circuit Conductors and components.: Wiring Method
Copper non-metallic sheathed

Branch Circuit Conductors and components.: Outlets
Ungrounded

Branch Circuit Conductors and components.: GFCI's
Missing, Bathrooms

Smoke and CO Detectors: Missing

Observations

4.1.1 Service Entrance Conductors

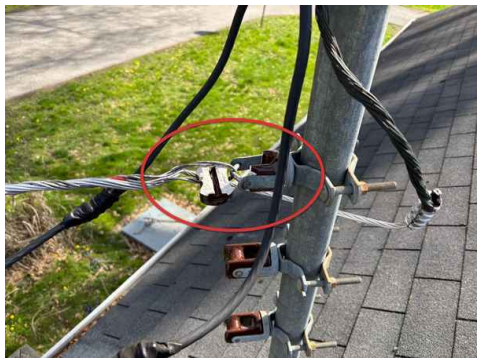
Safety Hazard

SERVICE DROP ATTACHMENT DAMAGED

Overhead service cables attachment/anchor point to structure is damaged/loose. Advise contacting utility company or electrician to evaluate and repair.

Recommendation

Contact a qualified professional.



4.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Recommendations

SERVICE DISCONNECT LOCATION

Vigo county building inspectors now require electrical service disconnect be located on the exterior of homes. In the event of remodel or electrical upgrades requiring a permit and inspection this change may be required as well.

Recommendation

Contact a qualified professional.

4.2.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Safety Hazard

PANEL ENCLOSURE NOT BONDED

Main enclosure not bonded to grounding system. Advise having evaluated and corrected to prevent electrical hazard.

Recommendation

Contact a qualified professional.

4.2.3 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Recommendations

MISSING/INCORRECT SCREWS

Main panel cover is missing or using incorrect screws. Install appropriate type and number of screws to secure cover to cabinet.

Recommendation

Contact a qualified professional.

4.2.4 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

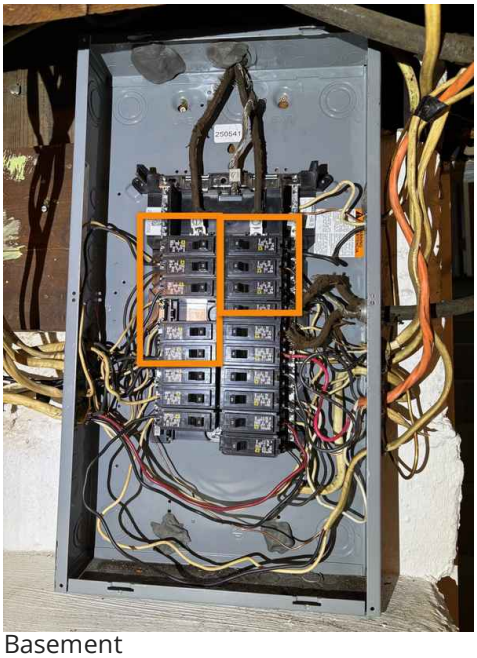
Recommendations

OVERSIZED BREAKER/UNDERSIZED BRANCH WIRING

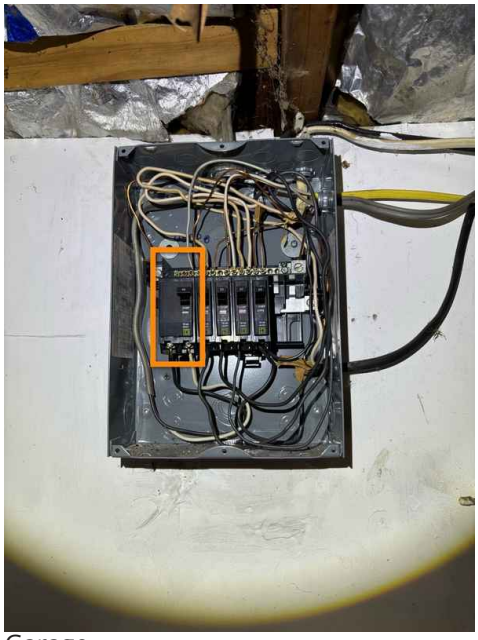
Electrical breaker rating and branch circuit rating in main panel do not match. This may lead to overheating or stress of the branch circuit before breaker is safely activated. Advise evaluation by electrician and replacement with correctly rated components.

Recommendation

Contact a qualified professional.



Basement



Garage

4.2.5 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Recommendations

MISSING LABELS

One or more circuits in the electrical panel were missing labels. Recommend a qualified electrician test and properly label all switches.

4.2.6 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Safety Hazard

MISSING BLANK COVER

Open slots in distribution panels allow access to energized components. Recommend installing blank cover.

Recommendation

Contact a qualified professional.

4.2.7 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

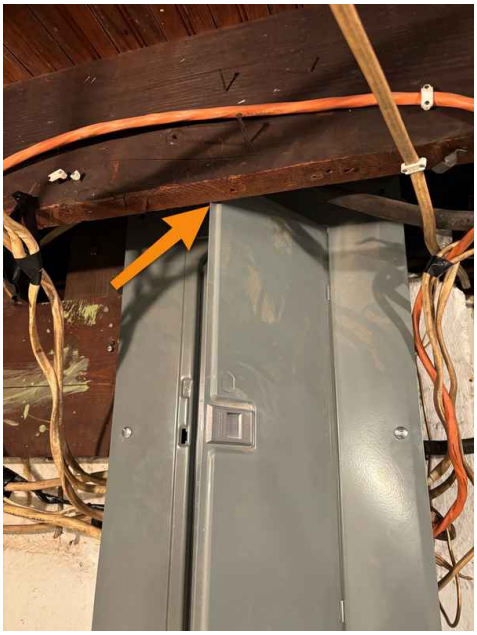
Recommendations

INSUFFICIENT ACCESS SPACE

Residential electrical panels require a clear access space of 30”w x 36”d x 6’6”h. Consult with electrician for best options to provide adequate space to panel.

Recommendation

Contact a qualified professional.



4.2.8 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Recommendations

SERVICE DISCONNECT-MISSING

4.3.1 Branch Circuit Conductors and components.

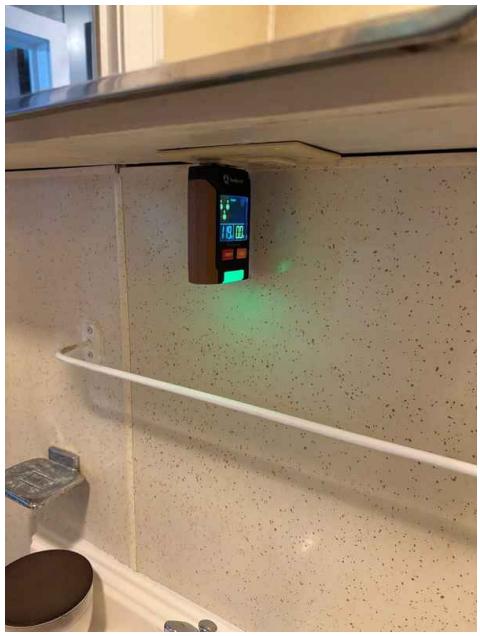
Safety Hazard

GFCI NOT FUNCTIONING

One or more GFCI outlets were not functioning properly when tested. Advise having replaced to maintain safety.

Recommendation

Contact a qualified electrical contractor.



4.3.2 Branch Circuit Conductors and components.

Recommendations

COVER PLATES MISSING/DAMAGED

One or more receptacle covers were missing or damaged. Covers not only provide a finished look, but insulate occupants from energized components. Recommend installing or replacing receptacle covers as needed.

Recommendation

Contact a handyman or DIY project

4.3.3 Branch Circuit Conductors and components.

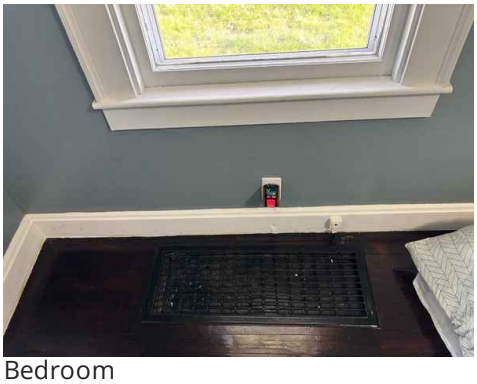
Recommendations

RECEPTACLE(S)-REVERSE POLARITY

One or more receptacles showed reverse polarity when tested. This is caused by swapping the Hot and Neutral wires, causing the the wrong side of the circuit to be energized, increasing the potential of electrical shock. Swapped connections are typically found at the receptacle, although they can be located at other junctions or in the main panel. Advise having evaluated and corrected as needed.

Recommendation

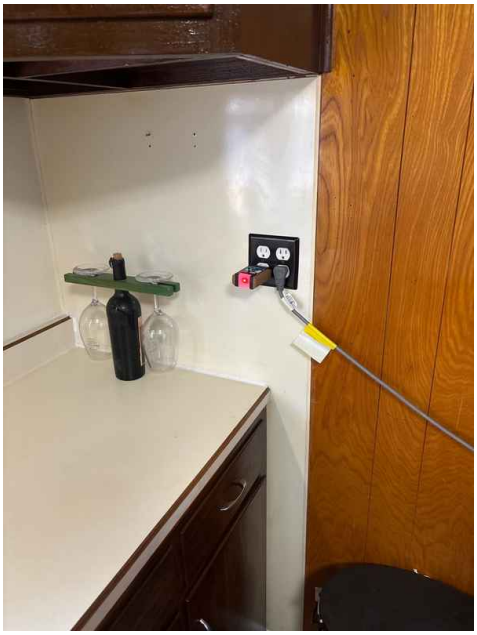
Contact a qualified electrical contractor.



Bedroom

Bedroom

Bedroom



4.4.1 Smoke and CO Detectors

Safety Hazard

ADDITIONAL SMOKE ALARMS ADVISED

Advise installing additional smoke alarms. NFPA recommends smoke alarms in each bedroom, outside of sleeping areas and on each level of the home including basements. Alarms should be mounted within 12" of the ceiling.

Recommendation

Contact a qualified professional.

4.4.2 Smoke and CO Detectors

Safety Hazard

CO DETECTOR MISSING

Missing CO detectors, advise installing per manufacturer instructions.

Recommendation

Contact a qualified professional.

5: HEATING & A/C

Information

Heating Equipment: Manufacturer
Weatherking

Heating Equipment: Model#
9ORTO7EESO1

Heating Equipment: Serial#
GY5D302F400806080

Heating Equipment: Energy Source
Natural Gas

Heating Equipment: System Type
Furnace

Cooling Equipment: Manufacturer
Heil

Cooling Equipment: Model#
N4A330AKC200

Cooling Equipment: Serial#
E112300238

Cooling Equipment: System Type
Central Air

Distribution Systems: Ductwork
Non-insulated

Fireplace, flues & chimney's : Type
None

Limitations

Cooling Equipment

EXTERIOR TEMPS.

System was not operated due to exterior temperatures limiting system function.

Observations

5.1.1 Heating Equipment

Maintenance

SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

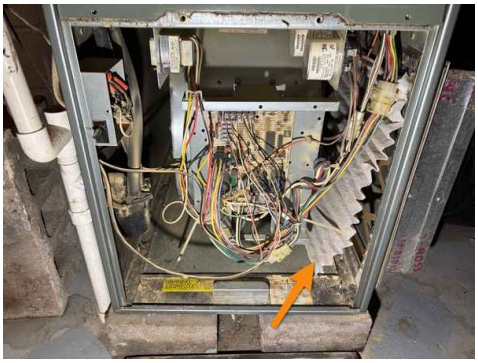
Here is a resource on the importance of furnace maintenance.

5.1.2 Heating Equipment

Recommendations

FILTER REQUIRES REPLACEMENT

The furnace filter appears to be beyond its expected lifespan. Recommend replacement.



5.1.3 Heating Equipment

Maintenance

NEARING LIFE EXPECTANCY- MONITOR

Furnace was operating normally at time of Inspection. The furnace is however nearing the typical life expectancy of 15-20 years, this increases the potential for needed repairs overtime. Advise budgeting accordingly and continuing annual maintenance to ensure safe operation continues.

*Mfd. 2008

Recommendation

Contact a qualified professional.

5.2.1 Cooling Equipment

Recommendations

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

6: INSULATION AND VENTILATION

Information

Attic/Roof: Insulation Type
Blown, Cellulose

Attic/Roof: Ventilation Type
Gable Vents

Attic/Roof: R-value
27

Foundation/crawlspace: Insulation Type
None

Foundation/crawlspace: Ventilation Type
None

Foundation/crawlspace: Vapor Barrier
None

Observations

6.1.1 Attic/Roof

Maintenance

MINIMAL INSULATION

Insulation depth was typical for the age of Home, but falls short of modern standards. Recommend owner consider having additional insulation installed to increase the overall efficiency and comfort of home. R-38 is the current recommended level of attic insulation for our zone.

6.1.2 Attic/Roof

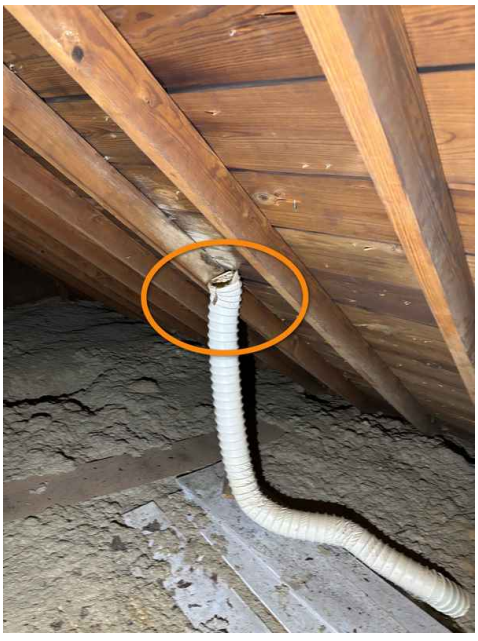
Recommendations

BATHROOM FAN EXHAUSTS TO ATTIC

Bathroom Fan exhaust into the attic space increasing potential for moisture damage or mold growth. Recommend exhausting to the exterior of the home.

Recommendation

Contact a qualified professional.



6.2.1 Foundation/crawlspace

Recommendations

NO VAPOR BARRIER

Crawlspace has no Vapor Barrier. Recommend installing to mitigate excess moisture levels and prevent potential issues.

7: PLUMBING

Information

Supply Plumbing: Water Source
Public

Supply Plumbing: Service pipe into building
Galvanized

Supply Plumbing: Supply Plumbing Material
Galvanized, CPVC

Water Heater: Capacity
40 Gallons

Water Heater: Location
Basement

Water Heater: Manufacturer
Richmond

Water Heater: Power Source
Electric

Drain, Waste, & Vent Systems: Disposal System
Public

Drain, Waste, & Vent Systems: Drain Plumbing Material
PVC, Cast Iron

Drain, Waste, & Vent Systems: Waste Pumps
None Present

Fuel Storage & Distribution Systems: Main Shutoff Location
@ Meter

@ Meter

Fuel Storage & Distribution Systems: Supply Material
Steel

Observations

7.1.1 Supply Plumbing

Maintenance

OLDER GALVANIZED PLUMBING

Galvanized pipes tend to corrode and rust from the inside out, reducing water flow and eventually leaks. Monitor pipes and water condition for future issues and replace as needed. Service entry plumbing is the portion of pipe buried between the service meter/well and the home, this section can be costly to replace.

Recommendation

Contact a qualified plumbing contractor.

7.1.2 Supply Plumbing

Recommendations

FAUCET/FIXTURE-LOOSE

Faucet/Fixture is not adequately secure, this increases the potential for leaks and damage. Have the appropriate hardware tightened or adjusted as needed.

Recommendation

Contact a qualified plumbing contractor.

7.2.1 Water Heater

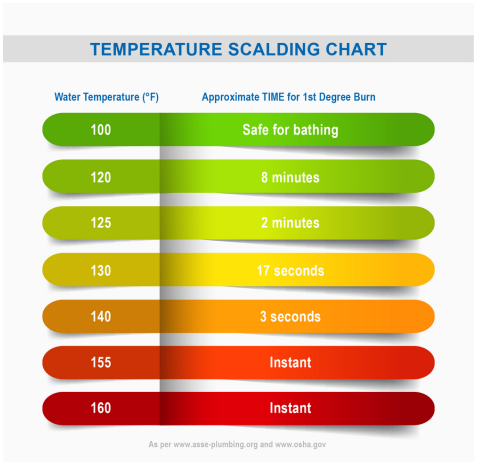
Safety Hazard

EXCESSIVE HOT WATER TEMPS

Hot water temperature higher than recommended 120°. Advise adjusting water heater thermostat to a safe level to prevent scalding hazards.

Recommendation

Contact a qualified professional.



7.2.2 Water Heater

Safety Hazard

TPR VALVE EXTENSION INADEQUATE

Water heater TPR valve extension should reach to within 6 inches of floor to direct excessive heat and pressure away from potential occupants. Have repaired.

Recommendation

Contact a qualified plumbing contractor.

7.3.1 Drain, Waste, & Vent Systems

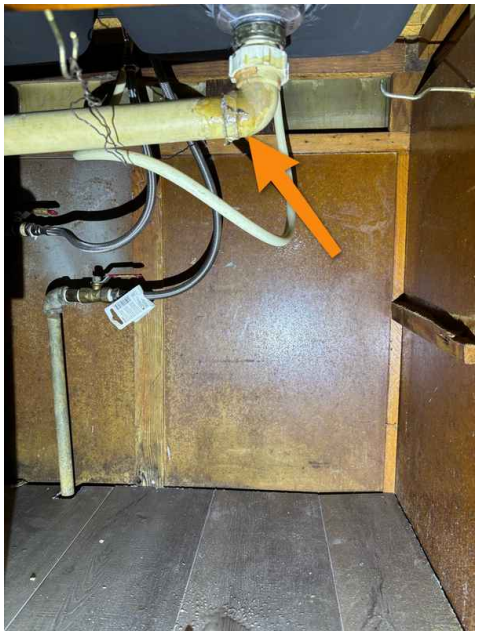
Recommendations

LEAKS OBSERVED

Leaks were observed in the plumbing drain/waste system. Advise further evaluation and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



7.3.2 Drain, Waste, & Vent Systems

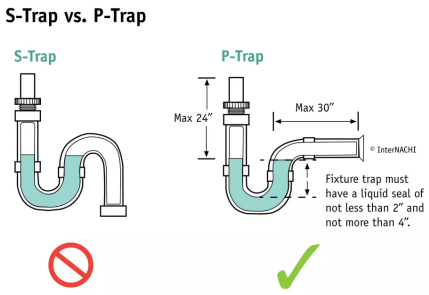
Recommendations

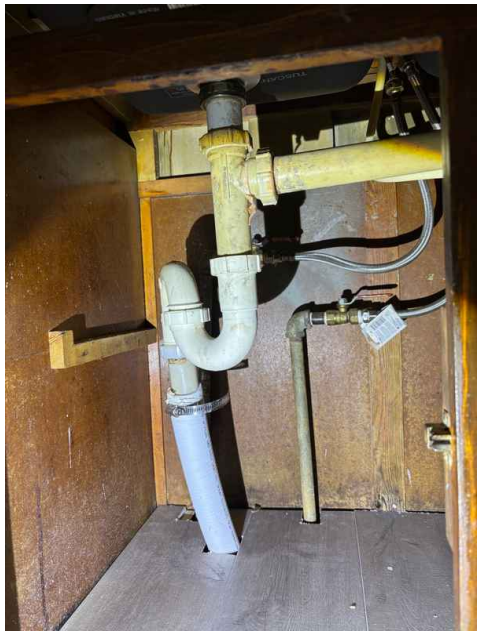
S-TRAPS PRESENT

Sink drains installed as S trap. This can cause siphoning of trapped water allowing sewage gases to enter home. Recommend installing P-trap where feasible.

Recommendation

Contact a qualified professional.





7.3.3 Drain, Waste, & Vent Systems

Recommendations

LOOSE TOILET

Toilet bowl was loose. Advise having seals replaced and tightening/adjusting hardware as needed to prevent movement and potential leaks.

Recommendation

Contact a qualified professional.

7.3.4 Drain, Waste, & Vent Systems

Recommendations

CAST IRON/GALVANIZED WASTE LINES

Older Cast iron and galvanized plumbing tends to corrode and rust from the inside out, creating pinhole leaks eventually leading to larger leaks. Monitor these older materials for signs of corrosion and replace sections as needed.

Recommendation

Contact a qualified professional.

7.3.5 Drain, Waste, & Vent Systems

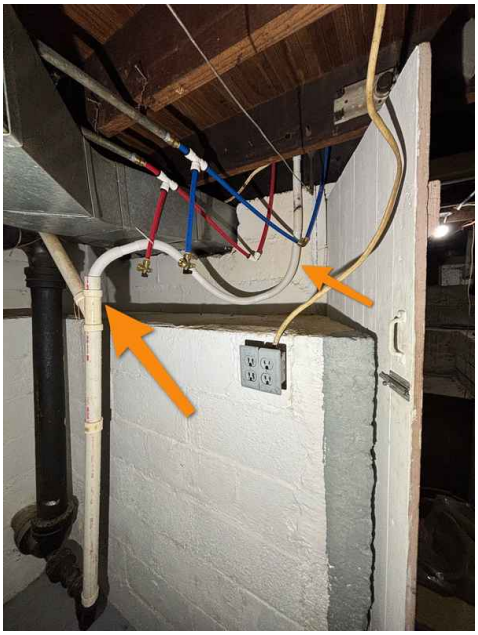
Recommendations

POOR INSTALLATION PRACTICES

Drain lines were not installed using best practices. This may increase potential for needed maintenance or repairs overtime. Recommend having evaluated by plumbing contractor and repairs or corrections made as needed.

Recommendation

Contact a qualified professional.



7.3.6 Drain, Waste, & Vent Systems

Recommendations

INSUFFICIENT/MISSING VENTILATION

Drain/waste plumbing vents regulate air pressure within the system improving drainage and flow. Have vents installed by plumbing contractor.

*bathroom sink and tub missing adequate ventilation.

8: INTERIORS

Information

Walls: Wall Material
Paneling, Drywall, Plaster

Ceilings: Ceiling Material
Ceiling Tiles, Drywall, Plaster

Floors: Floor Coverings
Vinyl, Hardwood

Doors: Material
Hollow Wood

Doors: Type
Hinged

Windows: Material
Wood

Windows: Window Type
Casement, Double-hung

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Appliances: Refrigerator
Operable

Appliances: Oven/Range
Operable

Appliances: Dishwasher
Not Present

Appliances: Disposal
Not Present

Steps, Stairways & Railings: Stairs Present
Yes

Steps, Stairways & Railings: Handrail Present
Yes

Steps, Stairways & Railings: Guardrail Present
Yes

Limitations

Walls

STORED ITEMS

Stored items within the home limited visibility of walls.

Observations

8.1.1 Walls

Maintenance

MINOR WEAR

Walls showed minor wear typical for the age of home. Assess and repair at owners discretion

Recommendation

Contact a qualified professional.

8.4.1 Doors

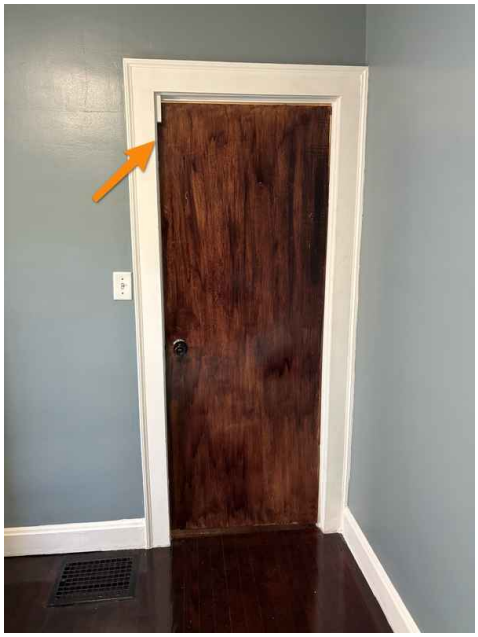
Recommendations

DOOR(S)- MISALIGNED/SETTLED

One or more doors/frames in the home were misaligned, causing interference or preventing latch. This is typically caused by minor settling, especially in older homes, but may also be poor installation. Have doors and frames evaluated and corrected by carpenter at owners discretion.

Recommendation

Contact a qualified professional.



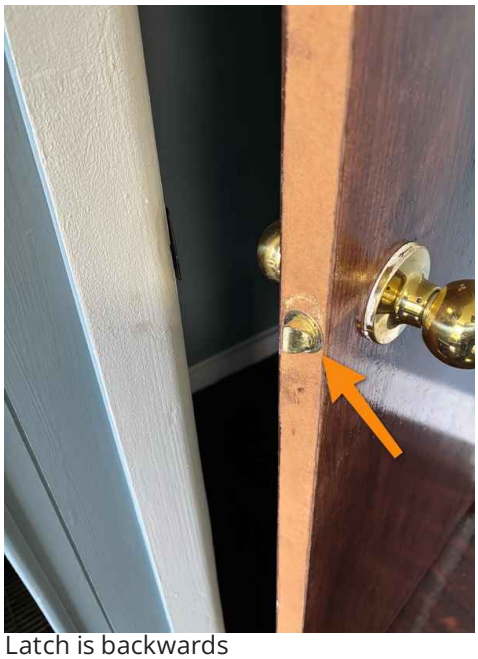
8.4.2 Doors

Recommendations

HARDWARE-LOOSE/MISSING

Hardware for one or more doors was missing or poorly installed. This may or may not affect overall function of door. Hardware should be repaired/replaced as needed at owners discretion.

Missing strike plate



Latch is backwards

8.5.1 Windows

Recommendations

AGED WINDOWS

Wood windows and frames are showing general signs of age and wear. Issues may include missing hardware, inoperable counter balances,being stiff/difficult to use or painted shut. Repairs or replacement should be performed at owner's discretion. Advise having functional windows in bedrooms for emergency egress.

Recommendation

Contact a qualified professional.

8.5.2 Windows

Recommendations

MISSING/DAMAGED HARDWARE

One or more windows were missing Hardware. Have installed to improve function and security.

Recommendation

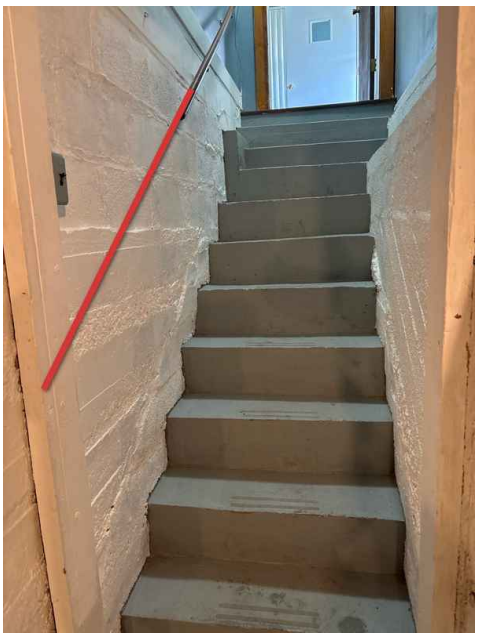
Contact a qualified professional.

8.8.1 Steps, Stairways & Railings

Safety Hazard

MISSING HANDRAIL/GUARDRAIL

Staircase was missing handrail/guardrail in one or more sections. This is a safety hazard. Recommend a qualified handyman install a hand/guardrail.



STANDARDS OF PRACTICE

Roofing
5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Exterior
4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Structural
3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Electrical
7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating & A/C
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Insulation and Ventilation
11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. 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: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. 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.