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RESIDENTIAL REPORT COPY

1234 Main St. Myrtle Beach SC 29579

Buyer Name

11/02/2020 9:00AM



Inspector

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Agent

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Homebuyers: How to Read Your Home Inspection...


Watch later


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SUMMARY



RECOMMENDATION

- ⊖ 2.1.1 Roof - Coverings: Foliage on Roof
- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Debris on Roof
- ⊖ 4.6.1 Basement, Foundation, Crawlspace & Structure - Insulation: No Insulation present below house.
- ⊖ 5.1.1 Heating - Equipment: Filter Dirty
- ⊖ 5.3.1 Heating - Distribution Systems: Return Air Grill/ Return Air Duct
- ⊖ 5.4.1 Heating - Presence of Installed Heat Source in Each Room: HVAC Venting
- ⊖ 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater not working
- ⊖ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Federal Pacific Electrical Panel
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
- ⊖ 8.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- ⊖ 8.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: No power at Outlet
- ⊖ 8.4.5 Electrical - Lighting Fixtures, Switches & Receptacles: Open Neutral
- ⊖ 8.4.6 Electrical - Lighting Fixtures, Switches & Receptacles: Damaged receptacle
- ⊖ 8.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 10.1.1 Attic, Insulation & Ventilation - Attic Insulation: Improper Installation
- ⊖ 10.1.2 Attic, Insulation & Ventilation - Attic Insulation: Insufficient Insulation
- ⊖ 10.3.1 Attic, Insulation & Ventilation - Ventilation: Crawlspace Vents
- ⊖ 11.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch

1: INSPECTION DETAILS

Information

In Attendance Buyer	Occupancy Furnished	Type of Building Single Family
Weather Conditions Clear, Dry		
Style Bungalow		



2: ROOF

Information

Inspection Method Ground, Roof	Coverings: Material Asphalt Approximate useful life of roofing material is 25-30 years.	Flashings: Material Aluminum
Roof Type/Style Hip		



Deficiencies

2.1.1 Coverings

FOLIAGE ON ROOF

Recommendation

Recommend removal of pine straw on roof. Foliage build up on roofs can lead to decomposition of organic matter which can produce plant life and root system which may damage shingles and shorten the lifespan of the roof covering.

Recommendation

Contact a qualified professional.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

Recommendation

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.



3: EXTERIOR

Information

Inspection Method Attic Access, Crawlspace Access	Exterior Doors: Exterior Entry Door Wood, Hollow Core	Walkways, Patios & Driveways: Driveway Material Brick, Gravel
Decks, Balconies, Porches & Steps: Appurtenance Covered Porch	Decks, Balconies, Porches & Steps: Material Concrete	Eaves, Soffits & Fascia: Eaves, Soffit & Fascia



Siding, Flashing & Trim: Siding Material

Aluminum, Vinyl, Masonry, Brick

**Walkways, Patios & Driveways: Walkways**

Brick at walkway at front of house is uneven and is a trip hazard. Recommend removal and reinstalling on level surface.

**Deficiencies**

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

TREE DEBRIS ON ROOF

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Attic Access, Crawlspace Access

Floor Structure: Material
Dimensional Lumber

Floor Structure: Sub-floor
Plywood



Foundation: Material
Brick, Masonry Block



Basements & Crawlspaces: Crawlspace Encapsulated



Floor Structure: Basement/Crawlspace Floor
Dirt, Vapor Barrier



Deficiencies

4.6.1 Insulation

NO INSULATION PRESENT BELOW HOUSE.

 Recommendation

No insulation below house. Recommend installation of R20 insulation between floor joists.

Recommendation
Contact a qualified professional.



5: HEATING

Information

Equipment: Energy Source
Electric

Equipment: Brand
Goodman

Equipment: Heat Type
Heat Pump, Forced Air



Distribution Systems: Ductwork

Insulated



Deficiencies

5.1.1 Equipment

FILTER DIRTY

 Recommendation

The furnace filter is dirty and needs to be replaced every 6 months.



5.3.1 Distribution Systems

RETURN AIR GRILL/ RETURN AIR DUCT

 Recommendation

Return air grills/ducts in both location are showing signs of poor maintenance. Recommend cleaning return air grills and return air ducts and changing air filters regularly.

Recommendation

Contact a qualified professional.



5.4.1 Presence of Installed Heat Source in Each Room

HVAC VENTING

Air vents in these 2 locations not connected to supply air system. Recommend further inspection and correction by qualified person.

Recommendation

Contact a qualified professional.



Recommendation



6: COOLING

Information

Cooling Equipment: Brand Goodman	Cooling Equipment: Energy Source/Type Electric	Cooling Equipment: Location Exterior South
--	--	--



Distribution System:
Configuration
Central

Cooling Equipment: SEER Rating
13 SEER
Modern standards call for at least 13 SEER rating for new install.
Read more on energy efficient air conditioning [at Energy.gov](#).

Distribution System: Temperature reading at vent locations.
Temperature readings at all vent locations consistent with a HVAC system in good working condition.

7: PLUMBING

Information

Drain, Waste, & Vent Systems: Material PVC, Iron	Water Supply, Distribution Systems & Fixtures: Distribution Material PVC	Water Supply, Distribution Systems & Fixtures: Water Supply Material PVC
Hot Water Systems, Controls, Flues & Vents: Capacity 40 gallons	Hot Water Systems, Controls, Flues & Vents: Location Laundry Room, Hallway	Hot Water Systems, Controls, Flues & Vents: Power Source/Type Electric

Main Water Shut-off Device: Private Water (Well) System
Well pump and pressure switch consistent with an appliance in good working condition.



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Other

This appliance is not working. Recommend further inspection by qualified person and replace as necessary. 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

7.4.1 Hot Water Systems, Controls, Flues & Vents



WATER HEATER NOT WORKING

This appliance is not working. Recommend further inspection by qualified person and replace as necessary.

Recommendation

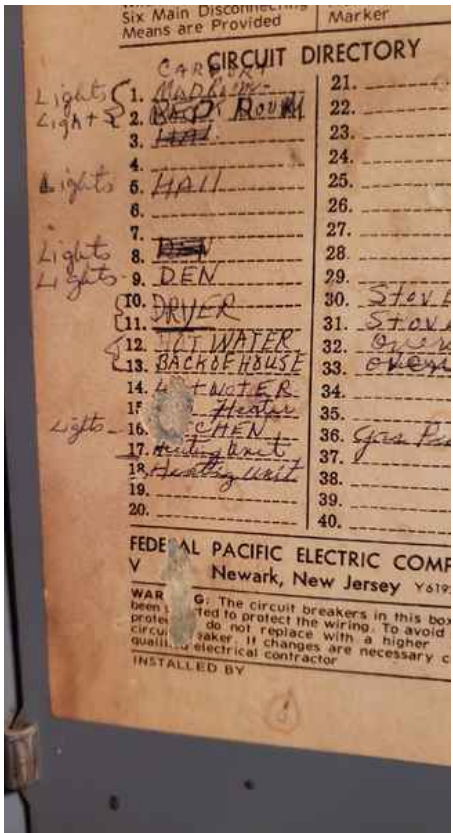
Contact a qualified professional.



8: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Laundry Room	200 AMP	Circuit Breaker
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer		
Federal Pacific		



Deficiencies

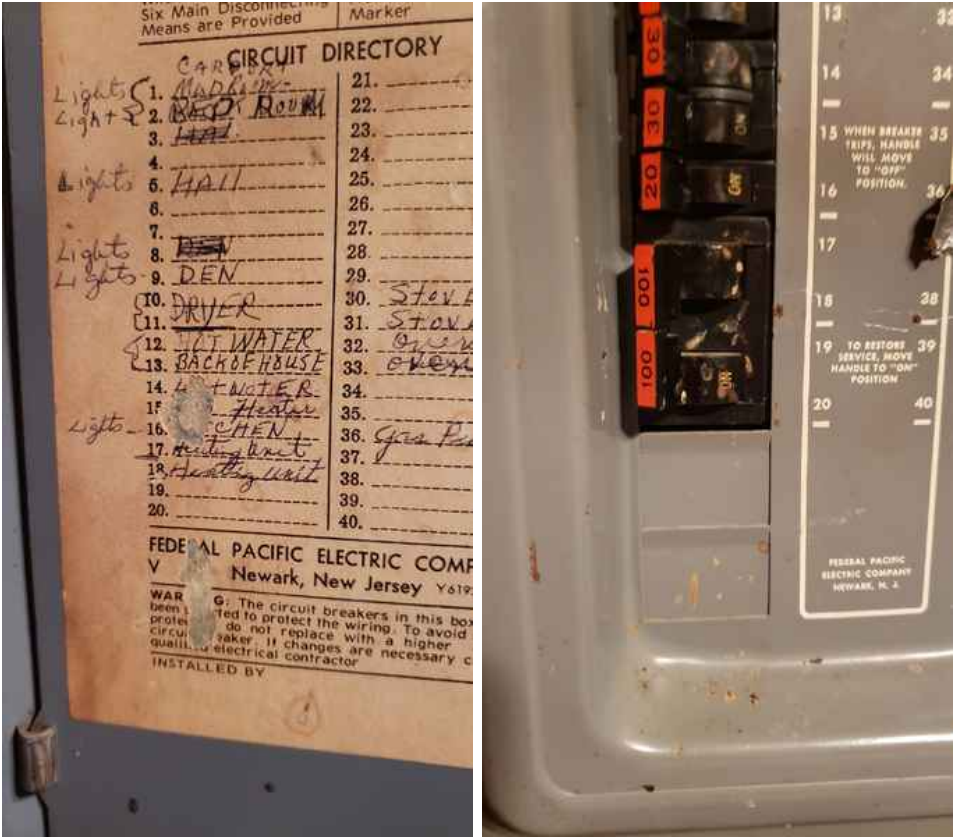
8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

FEDERAL PACIFIC ELECTRICAL PANEL

Recommendation

Federal pacific breaker panels were recalled several year ago due to the fact that some of the double pole 220 volt circuit breakers and some of the single pole 120 volt circuit breakers may not operate as intended if overloaded. A good breaker trips *turning off the power to that circuit* if it is overloaded. Federal Pacific breakers appear not to trip every time which could result in a fire.

Recommendation
Contact a qualified professional.



8.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



8.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

LIGHT INOPERABLE

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



8.4.3 Lighting Fixtures, Switches & Receptacles

UNGROUNDED RECEPTACLE

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.



Recommendation



8.4.4 Lighting Fixtures, Switches & Receptacles

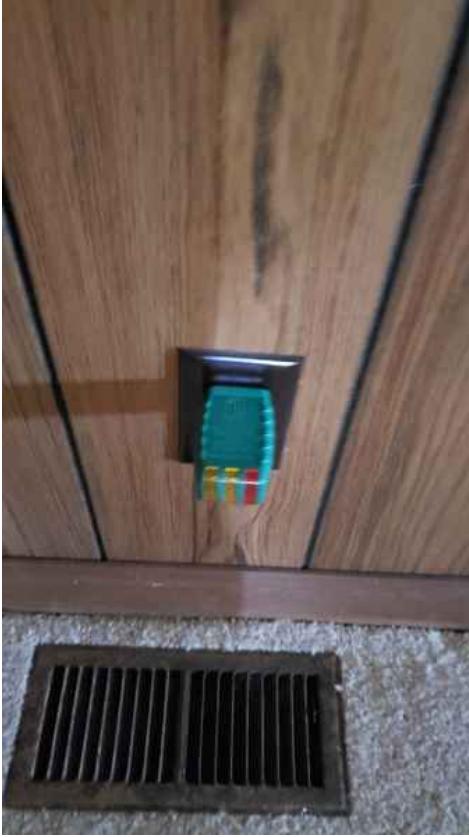
NO POWER AT OUTLET

There is no power at one or more outlets throughout the home. Recommend further inspection by qualified professional and replace as necessary.



Recommendation

Contact a qualified professional.



8.4.5 Lighting Fixtures, Switches & Receptacles

OPEN NEUTRAL

There is an open Neutral wire at one or more outlets throughout the home. Recommend further inspection by qualified professional and replace as necessary.

Recommendation

Contact a qualified professional.



8.4.6 Lighting Fixtures, Switches & Receptacles

DAMAGED RECEPTACLE

One or more receptacles are damaged throughout the home. Recommend further inspection by qualified professional and replace as necessary.

Recommendation

Contact a qualified professional.





8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED



No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.





9: FIREPLACE

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source 220 Electric	Flooring Insulation None	Attic Insulation: Insulation Type Batt
Ventilation: Ventilation Type Crawlspace vents		
Attic Insulation: R-value 19		



Vapor Retarders (Crawlspace or Basement): Crawlspace Encapsulated



Deficiencies

10.1.1 Attic Insulation

IMPROPER INSTALLATION

 Recommendation

Attic insulation was improperly installed. Recommend a qualified insulation contractor evaluate and correct.



10.1.2 Attic Insulation



INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation to achieve required R30.

10.3.1 Ventilation



CRAWLSPACE VENTS

Crawlspace vents should not be sealed. Recommend removal of any obstruction over crawlspace vents to allow air to flow below house.

Recommendation

Contact a qualified professional.

11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Type Casement, Thermal	Floors: Floor Coverings Carpet, Linoleum	Walls: Wall Material Drywall, Paneling, Wood Wood paneling in shower must be replaced with water resistant materal.
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Ceilings: Ceiling Material
Popcorn

This ceiling may contain asbestos. Recommend getting history on ceiling finish and date of install. Potential safety concern.



Deficiencies

11.1.1 Doors

DOOR DOESN'T LATCH

 Recommendation

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

12: 2ND BATHROOM

Information

2nd Bathroom View



13: 2ND BEDROOM

Information

2nd Bedroom View



14: 3RD BEDROOM

Information

3rd Bedroom View



15: ATTACHED GARAGE

Information

Attached Garage View



16: FAMILY ROOM

17: KITCHEN

Information

Kitchen View



18: LAUNDRY ROOM

Information

Laundry Room View

19: LIVING ROOM

Information

Living Room View



20: MASTER BATHROOM

21: MASTER BEDROOM

Information

Master Bedroom View



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, CrawlSpace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or

make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

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

Doors, Windows & Interior

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