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RESIDENTIAL HOME INSPECTION

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Sina Cox
MAY 27, 2019



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©DBI

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INTRODUCTION:

Thank you for choosing Awesome Day Home Inspections, LLC to perform an inspection for you. My goal is to help you gain a thorough understanding of the property that you are interested in purchasing. Please carefully read your entire Inspection Report. Feel free to call me after you have reviewed your report if you have any questions. Remember, now that the inspection is completed and the report has been delivered, I am still available to you for any questions you may have throughout the entire closing process, and anytime in the future. Thank you, David "It is an Awesome Day!"

How to Use Spectora's **Repair Request Builder**. This feature is awesome! Here is the link to understanding how to use this useful feature:

<http://support.spectora.com/real-estate-agent-realtor-resources/how-to-use-spectoras-repair-request-builder>

Report Photos

Pictures in Report -Your report includes photographs, which help to clarify where the inspector went, what was inspected, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. Please read the report thoroughly.

Thermal Imaging Disclaimer

A thermal camera may be used and images may be included in this inspection report. They are provided as a courtesy, are limited to certain portions of the home and should not be considered as part of a full-home thermal imaging inspection. The inspector chooses the portions of the home to be scanned or photographed and photographs are included in the report at the Inspector's sole discretion.

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.

SUMMARY



MINOR CONCERN



MODERATE CONCERN



MAJOR CONCERN

- ⌚ 4.2.1 Foundation - Concrete Slab and Foundation Walls: Common cracks
- ⌚ 5.2.1 Roofing - Roof Coverings: Exposed or Protruding Nails
- ⌚ 5.4.1 Roofing - Flashings: No kick out flashing
- ⌚ 5.5.1 Roofing - Roof Drainage Systems: Recommend gutters
- ⌚ 5.6.1 Roofing - Chimney(s): Cap Deterioration
- ⌚ 6.2.1 Exterior of the Home - Wall Cladding: Loose cladding
- ⌚ 7.4.1 Grounds - Vegetation Observations: Vegetation in contact with exterior
- ⌚ 7.5.1 Grounds - Grading Observations: Negative or neutral grading
- 🔧 8.2.1 Interiors - Ceilings: Moisture Stains
- ⌚ 8.8.1 Interiors - Outlet Observations: Tested Open ground
- ⌚ 8.8.2 Interiors - Outlet Observations: GFCI not tripping
- ⌚ 8.13.1 Interiors - Lavatories / Sinks Observations: Leaks noted
- ⌚ 9.6.1 Electric Service - Smoke Detectors: Add Smoke Detectors
- ⚠ 16.4.1 Attic - Roof Observations (Structural): Driving rain leaks from no roof flashing
- ⌚ 16.4.2 Attic - Roof Observations (Structural): Broken sheathing
- ⌚ 17.2.1 Crawlspace - Crawlspace: Standing Water
- ⌚ 17.2.2 Crawlspace - Crawlspace: Wood rot in the corners and edges of crawlspace flooring
- 🔧 17.2.3 Crawlspace - Crawlspace: Old beetle damage

1: EXTRA PHOTOS NOT PLACED

		IN	NI	NP	R
1.1	images	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

Information

images: images





2: INSPECTION AND SITE DETAILS

		IN	NI	NP	R
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Information

Inspection Start Time

11:30 AM

Inspection End Time

2:30 PM

Residence Type

Single Family Home(1 story)

Inspection Attendees

Client present

Inspection Type

General Home Inspection

Utilities Status

The utilities were on at the time of inspection.

Temperature at the time of inspection:

Over 80 degrees

Weather

Clear; sunny sky

Soil condition

Dry

Rain in the last 3 days:

Yes

Occupancy Status

Vacant

If this residence was furnished at the time of the inspection portions of the interior were hidden by the occupants belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

3: UTILITY LOCATIONS AND SHUT-OFFS

			IN	NI	NP	R
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IN = Inspected

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Information

Electrical Shutoff



Gas Shutoff



Gas Supply - Source

Natural Gas

Water Supply - Source

Public/municipal water supply

4: FOUNDATION

		IN	NI	NP	R
4.1	General	X			
4.2	Concrete Slab and Foundation Walls	X			
4.3	Joists and Framing	X			
4.4	Floors	X			

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Information

General: Foundation

Poured concrete

General: Floor/Slab

Wood Joist, Wood Beams

Reommendations

4.2.1 Concrete Slab and Foundation Walls
COMMON CRACKS
SOUTH

Common cracks were visible in the floor slab. This type of cracking can have several causes...concrete shrinkage, which is a normal part of the concrete curing process and not a structural concern post-construction settling due to incomplete compaction of the soil beneath the slab during construction. This also is not an unusual condition and typically would not continue. heaving of the soil due to the presence of expansive soils. Determining the cause of cracking lies beyond the scope of the General Home Inspection.

Recommendation

Contact a qualified professional.



Moderate Concern



5: ROOFING

		IN	NI	NP	R
5.1	General	X			
5.2	Roof Coverings	X			
5.3	Plumbing and Combustion Vent(s)	X			
5.4	Flashings	X			
5.5	Roof Drainage Systems	X			
5.6	Chimney(s)	X			
5.7	Skylights	X			

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Information

General: Roof Type/Style

Gable

General: Roof Ventilation Type

Gable Vents, Passive



Plumbing and Combustion Vent(s): Vent Material

Metal



General: Roof Inspection Method

Walked on Roof Surface



General: Roof Material

Architectural Asphalt/Fiberglass



Chimney(s): Description of Chimney

Masonry



Reommendations

5.2.1 Roof Coverings

EXPOSED OR PROTRUDING NAILS



Moderate Concern

Observed one or more roof covering fasteners were exposed and/or protruding through or lifting up the shingle above the fastener/s. I recommend the qualified license roofing contractor to perform corrections as is needed.

Recommendation

Contact a qualified roofing professional.



5.4.1 Flashings

NO KICK OUT FLASHING

NORTH

This area is in need of kick out flashing. Without flashing water can get behind the wood siding and cause rot.

Recommendation

Contact a qualified professional.

Moderate Concern



5.5.1 Roof Drainage Systems

RECOMMEND GUTTERS

I recommend gutters to move water away from the house. There is a negative grade issue around the house and areas where water pools and then moves into the crawlspace. A full gutter system or partial gutter system would alleviate the water from rain around foundation.

Recommendation

Contact a qualified professional.

Moderate Concern



5.6.1 Chimney(s)

CAP DETERIORATION

Moderate Concern

Chimney cap deteriorated. Recommend patching replacing or cement cap.



6: EXTERIOR OF THE HOME

		IN	NI	NP	R
6.1	General	X			
6.2	Wall Cladding	X			
6.3	Eaves, Soffits, Fascia and Trim	X			
6.4	Doors (Exterior)	X			
6.5	Windows (Exterior)	X			
6.6	Hose Bibs	X			
6.7	Exterior Outlets	X			
6.8	Exterior Fixtures	X			
6.9	Exterior Switches	X			
6.10	Exterior Wiring	X			

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Information

Wall Cladding: Materials

Wood

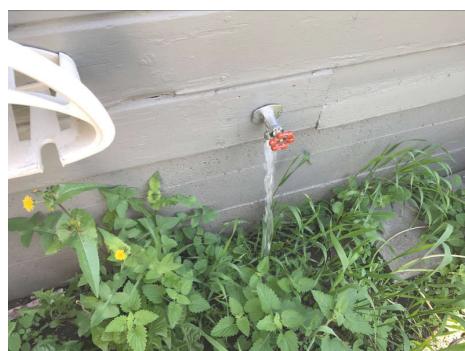


Eaves, Soffits, Fascia and Trim: Description of Eaves, Soffit and Fascia

Wood Clad

Hose Bibs: Tested and Working

Hose bibs were tested and operated correctly.



Recommendations

6.2.1 Wall Cladding

LOOSE CLADDING

WEST

The exterior wall cladding had loose cladding visible at the time of the inspection. Recommend qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.

 Moderate Concern



7: GROUNDS

		IN	NI	NP	R
7.1	Grounds Covered in Snow	X			
7.2	Driveway Observations	X			
7.3	Walkway Observations	X			
7.4	Vegetation Observations	X			
7.5	Grading Observations	X			
7.6	Porch, Patio, Balcony, Deck, Steps, Stairs and Handrails	X			
7.7	Retaining walls	X			

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Information

Walkway Observations:

Walkway

Concrete sidewalk noted.



Reommendations

7.4.1 Vegetation Observations

VEGETATION IN CONTACT WITH EXTERIOR

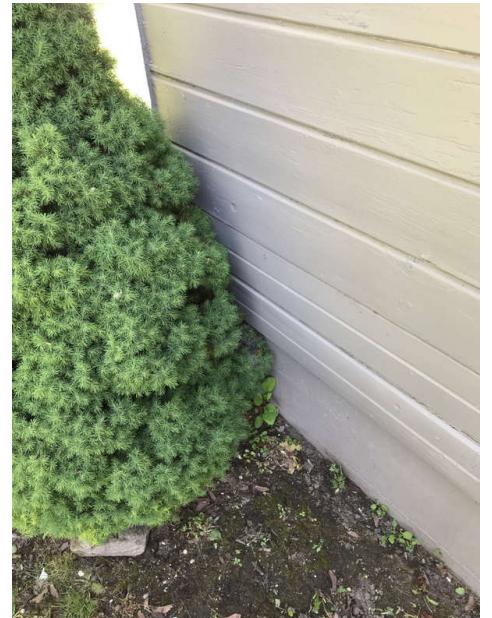
There was vegetation in contact with the exterior of the dwelling. Vegetation in contact with the exterior can cause premature deterioration of roof and siding, and make an easy entry point for pest. Recommend clearance of 12 inches of the vegetation from exterior walls.

Recommendation

Contact a qualified professional.



Moderate Concern



7.5.1 Grading Observations

NEGATIVE OR NEUTRAL GRADING

- Moderate Concern

The home had areas of neutral or negative drainage at grade which may route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. The ground should slope away from the home 1/4 inch per foot for a distance of at least six feet from the foundation. I recommend re-grading these areas to improve drainage near the foundation.

Recommendation

Contact a qualified professional.



8: INTERIORS

		IN	NI	NP	R
8.1	General	X			
8.2	Ceilings	X			
8.3	Walls	X			
8.4	Floors	X			
8.5	Doors	X			
8.6	Windows	X			
8.7	Steps, Stairways & Railings	X			
8.8	Outlet Observations	X			
8.9	Switch Observations	X			
8.10	Light Fixture Observations	X			
8.11	Countertops & Cabinets	X			
8.12	Ceiling Fan Observations	X			
8.13	Lavatories / Sinks Observations	X			
8.14	Toilet Observations	X			
8.15	Bathtub Observations	X			
8.16	Shower Observations	X			
8.17	Whirlpool Bath Observations	X			

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Information

Outlet Observations: There is a mixture of grounded and non grounded outlets

Recommendations

8.2.1 Ceilings

MOISTURE STAINS

BEDROOM NORTHWEST

Moisture stains on the ceiling were visible at the time of the inspection. Looking into the attic I did not see any recent moisture problems. This could be older stains before the roofing was changed. Recommend monitoring this area for changes in the future .



8.8.1 Outlet Observations

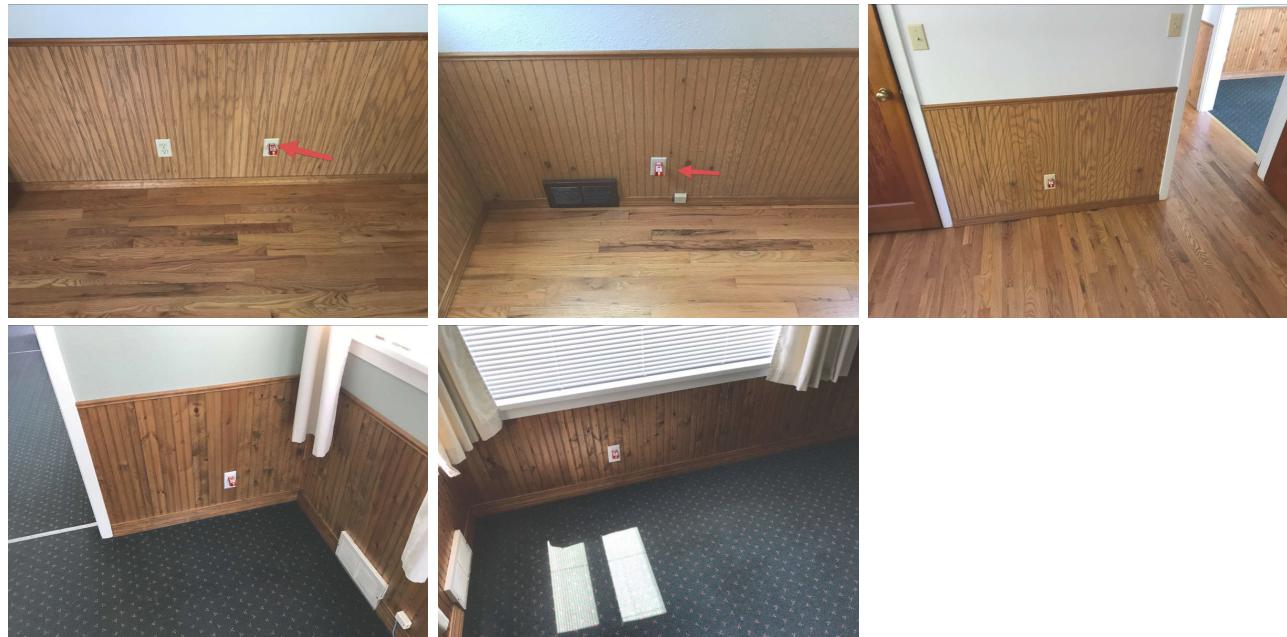
TESTED OPEN GROUND



One or more electrical outlets when tested indicated not grounded (or open ground). There is a mixture around it and 1m grounded outlets. I marked in blue every outlet that was grounded. Recommend upgrading to grounded or GFCI or marking each ungrounded outlet for information to use certain electronics

Recommendation

Contact a qualified electrical contractor.



8.8.2 Outlet Observations

GFCI NOT TRIPPING

Moderate Concern

A GFCI in the bathroom seems to be working but it is not tripping. Recommend replacing GFCI .

Recommendation

Contact a qualified electrical contractor.

8.13.1 Lavatories / Sinks Observations

LEAKS NOTED

Moderate Concern

BATHROOM AND KITCHEN

Leaks noted under both sinks at the time of inspection, bathroom and kitchen . Recommend repair.

Recommendation

Contact a qualified plumbing contractor.



9: ELECTRIC SERVICE

		IN	NI	NP	R
9.1	Service Wires	X			
9.2	Meter	X			
9.3	Electric Panel	X			
9.4	Sub-Panel	X			
9.5	Branch Wiring	X			
9.6	Smoke Detectors	X			

IN = Inspected

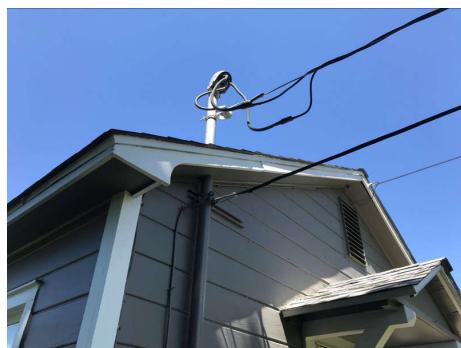
NI = Limitations

NP = Not Present

R = Recommendations

Information

Service Wires: Service Type
Overhead



Meter: Service Amps and Voltage
200 Amps



Electric Panel: Main Panel Location
Outside back entrance



Electric Panel: Panel Manufacturer
Cutler Hammer



Electric Panel: Panel Rating
200



Electric Panel: Main Shut Off
200 Amps

Electric Panel: Service Conductor
Copper

**Electric Panel: Protection
Breakers****Branch Wiring: Wiring Method
Romex, Non-Metallic Sheathed**

**Branch Wiring: Branch Wire 15
and 20 AMP
Copper**

Reommendations

9.6.1 Smoke Detectors

ADD SMOKE DETECTORS

Recommend installing at least one smoke detector on each level of the home and one in each bedroom to bring up to modern safety standards.

Recommendation

Contact a handyman or DIY project



Moderate Concern

10: BUILT-IN APPLIANCES

		IN	NI	NP	R
10.1	General Appliance Statement	X			
10.2	Dishwasher	X			
10.3	Range/Oven/Cooktop	X			
10.4	Microwave	X			
10.5	Garbage Disposal	X			
10.6	Refrigerator	X			
10.7	Washer and dryer	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

Information

Range/Oven/Cooktop: Range/Oven Energy Source

Electric



Refrigerator: Visually Inspected and Works

This inspector does not test the ice or water making mechanisms. The age, company make and model, and long-term functionality are not addressed in this report. This is a limited visual inspection noting that the refrigerator is cool and the freezer is keeping the food frozen.



Limitations

General Appliance Statement

APPLIANCE LIMITATION

Testing and inspecting appliances are not covered in the Washington State Standards of Practice for home inspectors. Often inspectors inspect appliances as an extra service to be helpful to the client. Many appliances have to be run through cycles and there is not enough time for an inspector to fully test. The limitation of time does not allow an inspector to fully diagnose all the appliances. This inspector disclaims all appliances at the time of inspection. If they were partially inspected, the photos and wording will be on the report. This inspector is not responsible for any appliance that is not working correctly, before, during or after inspection.

Dishwasher

NOT TESTED

Running a quick cycle does not show that the dishwasher works 100% and an inspector does not have the time to run it completely through all the cycles. This inspector disclaims the dishwasher in this report.

Washer and dryer

NOT TESTED

Running a quick cycle does not show that the washer or dryer works 100% and an inspector does not have the time to run it completely through all the cycles. Often the washer and dryer will be taken with the seller. This inspector disclaims the washer and dryer in this report.



11: PLUMBING

		IN	NI	NP	R
11.1	Main Water Shut Off	X			
11.2	Supply Branch Piping	X			
11.3	Gas Supply and Distribution	X			
11.4	Drainage, Wastewater & Vent Piping	X			
11.5	Water Flow and Pressure	X			
11.6	Washer Machine Connections	X			
11.7	Water Qality	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

12: WATER HEATER

		IN	NI	NP	R
12.1	Water Heater Observations	X			
12.2	TPR valve - Pressure Relief Observations	X			
12.3	Fuel Supply Observations	X			
12.4	Exhaust Piping Observations	X			
12.5	Hot Water Temperature	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

Information

Water Heater Observations:

Location

Laundry/Utility Room

Water Heater Observations:

Water Heater Capacity

50 Gallons, Electric



Hot Water Temperature : Hot Water Temperature - Kitchen Facet

Bathroom

118

The generally accepted safe water temperature is one hundred twenty degrees Fahrenheit or less.



13: HEATING

		IN	NI	NP	R
13.1	Heating Equipment	X			
13.2	Heating & Cooling Distribution	X			
13.3	Fireplaces, Stoves & Inserts	X			
13.4	Chimney & Vent Systems	X			
13.5	Thermostat Observations	X			
13.6	Filter Observations	X			
13.7	Vents, Flues & Chimneys	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

Information

Heating Equipment: Energy Source

Natural Gas


Heating Equipment: Heating was tested and works great
Thermostat Observations: Thermostat

Digital


Heating Equipment: Heat Type

Forced Air, Heat Pump, Gas-Fired Heat



14: AIR CONDITIONING

		IN	NI	NP	R
14.1	Disconnect Observations	X			
14.2	Cooling Equipment and Operation	X			
14.3	Exterior Equipment	X			
14.4	Suction Lines	X			
14.5	Condensate Drain	X			
14.6	Condensate Pan	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

Information

Disconnect Observations:

Disconnect- Description of Fuses or Circuit Breakers

Service pull disconnect


Disconnect Observations: Air-

conditioners tested and works great

Exterior Equipment: Location

Left Side of Home



15: VENTILATION

		IN	NI	NP	R
15.1	Dryer Vent and Cover	X			
15.2	Bathroom Exhaust Fan & Vent	X			
15.3	Range Hood Exhaust Fan & Vent	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendations

Information

Range Hood Exhaust Fan & Vent:

Range Hood Exhaust Fan & Vent

Range Hood, Recirculating



16: ATTIC

		IN	NI	NP	R
16.1	Attic Images	X			
16.2	Attic Access	X			
16.3	Flooring	X			
16.4	Roof Observations (Structural)	X			
16.5	Ventilation of Attic	X			
16.6	Insulation / Vapor Barrier	X			
16.7	Ventilation Fans and Thermostatic Controls in Attic	X			
16.8	Electrical	X			

IN = Inspected NI = Limitations NP = Not Present R = Recommendations

Information

Ventilation of Attic: Vents



Attic Images: Attic images



Reommendations

16.4.1 Roof Observations (Structural)

DRIVING RAIN LEAKS FROM NO ROOF FLASHING

 Major Concern

The area where the two roofing systems meet has no flashing. There is light showing through into the attic. This allows for driving rain enter into the attic. Recommend flashing the roof. I saw no structural problems from this leak. A hard Driving rain could move through the attic onto the ceiling and down into the house.

Recommendation

Contact a qualified professional.



16.4.2 Roof Observations (Structural)

**BROKEN SHEATHING**

ROOFING SOUTH

I found one broken board in the sheathing of the roof. Recommend repair so that someone does not put their foot through the roofing if they walk into that section.

Recommendation

Contact a qualified professional.



17: CRAWLSPACE

		IN	NI	NP	R
17.1	Crawlspace Images	X			
17.2	Crawlspace	X			
17.3	Crawlspace Ventilation	X			
17.4	Insulation (Crawlspace)	X			
17.5	Vapor Retarders (Crawlspace)	X			
17.6	Columns and/or Piers	X			

IN = Inspected

NI = Limitations

NP = Not Present

R = Recommendations

Information

Crawlspace: Inspection Method

Crawled

Crawlspace: Crawlspace Floor

Dirt

Crawlspace Images: Images



Reommendations

17.2.1 Crawlspace

STANDING WATER

CRAWLSPACE

There is standing water present on crawlspace floor. Recommend correcting negative grade outside and adding gutters to move rain and snow moisture away from home and foundation.



17.2.2 Crawlspace

WOOD ROT IN THE CORNERS AND EDGES OF CRAWLSPACE FLOORING

CRAWLSPACE

In many locations in the crawlspace I found Wood rot in the corners and edges. The high humidity and water leaking through the wood seals above the foundation has rotted some of the flooring. This does not appear to be of a structural concern. This appears to be an ongoing issue for decades. The wood beams, joists and all structural components are working as intended. One joist was rotted at the end. There was another joist sistered against it carrying the load. Recommend alleviating the main problem by keeping water out of the crawlspace.



Recommendation

Contact a qualified professional.



17.2.3 Crawlspace **OLD BEATLE DAMAGE**

Minor Concern

In the crawlspace there was some wood facing The chimney that was touching the ground. There was old beetle damage in two pieces of wood. This appears to be very old. I saw no insect damage anywhere else in the crawlspace. Suggest monitoring the crawlspace once a year to check for moisture and insects.

Recommendation

Recommended DIY Project



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.

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.

Electric Service

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Built-in Appliances

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

Heating

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.

Air Conditioning

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.