



MARIGOLD HOME INSPECTIONS

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<http://www.marigoldhomeinspections.com>



RESIDENTIAL REPORT

1234 Main St. Coon Rapids MN 55433

Buyer Name

04/27/2021 9:00AM



Inspector

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Agent

Agent Name

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SUMMARY



MAINTENANCE / COMMENT

RECOMMENDATION /
IMPROVEMENTMAJOR CONCERN / SAFETY
HAZARD

- █ 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Loose Rail
- ⚠ 4.1.1 Basement, Foundation, Crawlspace & Structure - General: Outlet Cover
- █ 5.1.1 Heating - Equipment: Near End of Life
- █ 5.1.2 Heating - Equipment: Recommend Certification
- ⊖ 7.3.1 Plumbing - Drain, Waste, & Vent Systems: Improper Drainage
- █ 10.3.1 Interior - Walls: Crack
- █ 10.8.1 Interior - Carbon Monoxide Detectors: Add Additional
- ⊖ 20.2.1 Living Room 3 - Electrical: Ceiling Fan Not Operable
- ⊖ 23.2.1 Laundry Room - Plumbing & Fixtures: Past Staining
- ⚠ 23.3.1 Laundry Room - Electrical & Other: GFCI Upgrade
- ⊖ 25.6.1 Garage 2 - Garage Door Opener: Auto Reverse Pressure Not Working

1: INSPECTION DETAILS

Information

General: Ancillary Services Provided
None

General: In Attendance
Client, Client's Agent, Inspector

General: Temperature (approximate)
54 Fahrenheit (F)

General: Type of Building
Single Family

General: Weather Conditions
Clear

General: Definitions
Explained

All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "Safety / Major" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

General: Occupancy
Vacant

For furnished homes, access to some items such as electrical outlets, windows, wall/floor surfaces and cabinet interiors can be restricted by furniture and/or personal belongings. These items are limitations of the inspection and these items may be concealed defects.

General: Overview

Inspection Overview

Thank You for choosing Marigold Home Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Marigold endeavors to perform all inspections in substantial compliance with ASHI's Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Marigold Home Inspection's express written permission. Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.



General: Perspective

Locations

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

General: Use Of Photos

Photos

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the 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. Not all problem areas or conditions will be supported with photos.

2: ROOF

Information

General: Inspection Method

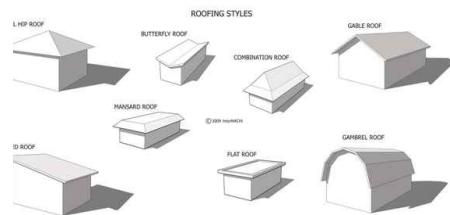
Roof

Coverings: Pitch

Steep

General: Roof Type/Style

Combination

**Coverings: Layers**

1+ Layer

Roof Drainage Systems: Gutter Material

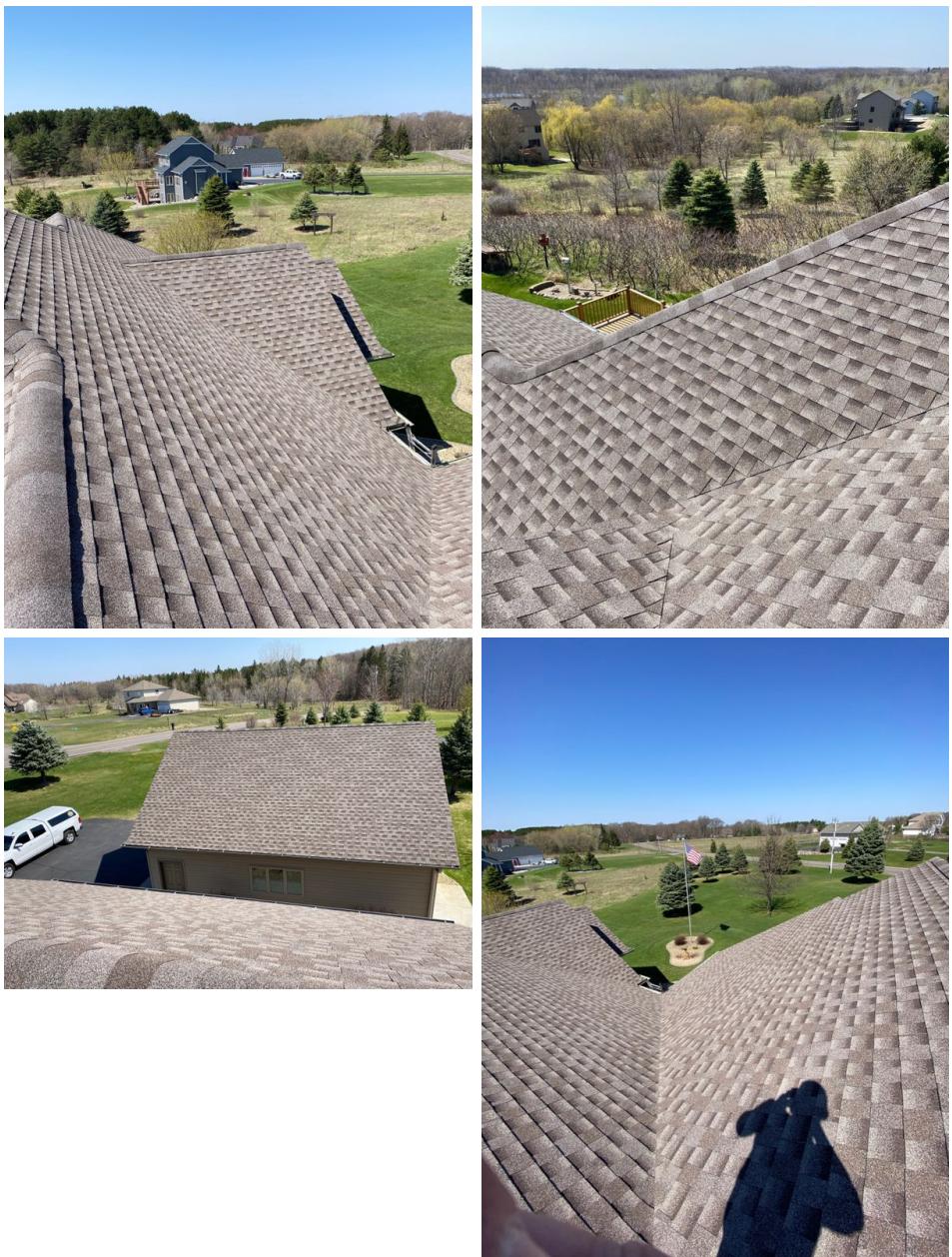
Metal/Aluminum

Coverings: Material

Asphalt

Flashings: Material

Asphalt



Limitations

Flashings

NOT VISIBLE

Roof flashing was not visible due to roofing materials installed.

3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material
Vinyl

Windows: Window Material
Wood

Siding, Flashing & Trim: Trim Material
Vinyl

Windows: Window Type
Casement

Exterior Doors: Exterior Entry Door

Fiberglass/Steel

Walkways, Patios & Driveways: Driveway Material
Asphalt



Walkways, Patios & Driveways: Walkway Material
Concrete



Decks, Balconies, Porches & Steps: Deck/Balcony
Composite



Decks, Balconies, Porches & Steps: Patio
Concrete



Decks, Balconies, Porches & Steps: Porch
Covered Porch

Eaves, Soffits & Fascia: Material
Steel/Metal/Aluminum



Observations

3.5.1 Decks, Balconies, Porches & Steps

 Maintenance / Comment

DECK - LOOSE RAIL

Railing at deck was loose, recommend repair.

Recommendation

Contact a handyman or DIY project



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

General: Columns
Wood

General: Flooring System
Truss

Foundation: Material
Not Visible

Basements & Crawlspaces:
Inspection Method
Within Basement

Limitations

Foundation

NOT VISIBLE

Foundation was not visible due to finished wall, floor and ceiling coverings. Condition of foundation not reported on and excluded from the scope of inspection.

Observations

4.1.1 General **OUTLET COVER**

⚠️ Major Concern / Safety Hazard

Outlet cover missing under stairs. Recommend repair.

Recommendation

Contact a qualified professional.



5: HEATING

Information

Equipment: Age

20 Years

Equipment: Brand

Carrier

Equipment: Energy Source

Natural Gas

**Equipment: Heat Type**

In-Floor

Equipment: Model

58MVP080F114

Equipment: Serial

4401A10132

**Normal Operating Controls:****Thermostat Location**

Hallway

Distribution Systems: Ductwork

Non-insulated

Fireplaces: Type

Electric

**Fireplaces: Was a level 2 chimney inspection performed at the time of inspection?**

No

Limitations

Equipment

NOT TESTED (THERMOSTAT)

In floor heating was not tested due to thermostat not having power.
Verify functionality with seller.



Observations

5.1.1 Equipment

NEAR END OF LIFE

Maintenance / Comment

Furnace responded to normal operation of controls and showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future. The average life expectancy of a forced air furnace is 15-20 years.

Recommendation

Recommend monitoring.

5.1.2 Equipment



Maintenance / Comment

RECOMMEND CERTIFICATION

Furnace is currently 10+ years old with no maintenance records present within the last 18 months. Recommend certification by a licensed HVAC technician.

Recommendation

Contact a qualified heating and cooling contractor

6: COOLING

Information

Cooling Equipment: Age
20 Years

Cooling Equipment: Brand
Goodman

Cooling Equipment: Energy Source/Type
Central Air Conditioner



Cooling Equipment: Model
CKL361D

Cooling Equipment: Serial
0108422627

Normal Operating Controls:
Thermostat Location
Living Room

Distribution System:
Configuration
Central

Limitations

Cooling Equipment
COVERED

Exterior air conditioner was covered with tarp.



Normal Operating Controls

EXTERIOR TEMPERATURE

Air conditioner was not operated due to exterior temperature.

7: PLUMBING

Information

General: Water Source

Private Well

**Main Water Shut-off Device:****Location**

Basement

**Drain, Waste, & Vent Systems:****Material**

PVC

Drain, Waste, & Vent Systems:
Was a video inspection performed at the time of inspection?

No

Hot Water Systems, Controls, Flues & Vents: Age

5 Years

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

Natural Gas

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

Copper

Hot Water Systems, Controls, Flues & Vents: Capacity

46 gallons

Hot Water Systems, Controls, Flues & Vents: Serial #

XM0546401

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Plastic

Hot Water Systems, Controls, Flues & Vents: Location

Basement

Fuel Storage & Distribution Systems: Fuel Line Material

Copper/Brass

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Basement**Sump Pump: Location**
Not visible**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Here is a nice maintenance guide from Lowe's to help.

**Observations**

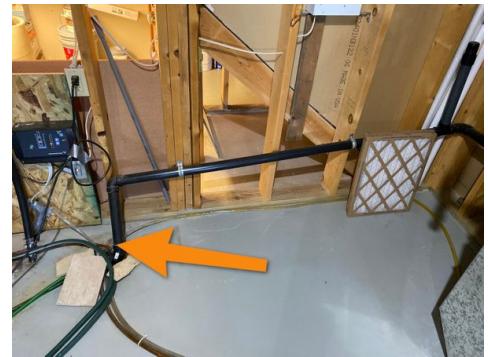
7.3.1 Drain, Waste, & Vent Systems

 Recommendation / Improvement**IMPROPER DRAINAGE**

Sink appears to drain to surface floor drain. Recommend drainage to appropriate drainage piping.

Recommendation

Contact a qualified professional.



8: ELECTRICAL

Information

Service Entrance Conductors:**Conductor Material**

Copper

Service Entrance Conductors:**Service Entrance**

Underground

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

Basement

**Main & Subpanels, Service &****Grounding, Main Overcurrent****Device: Panel Amperage**

200 AMP

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

Siemens

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

Circuit Breaker

Main & Subpanels, Service &**Grounding, Main Overcurrent****Device: Panel Voltage**

120/240

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



**Branch Wiring Circuits, Breakers
& Fuses: Branch Wiring
Copper**



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

9: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Depth Of Insulation
14 Inches

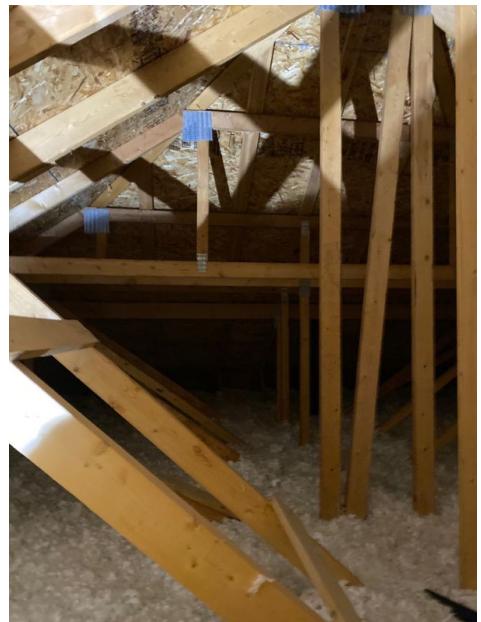
Attic Insulation: Insulation Type
Loose-fill

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

General: Inspection Method

Attic Access

The attic space lacked adequate headroom and a walkway and access was obstructed to most of the attic area. As a result, inspection of the attic was limited. Attics may contain potential fire and/or health hazards, other safety issues, damage or defects that have the potential to cause damage to the home or unexpected repairs. Even when an inspection of the attic is completed from within the attic area, these limitations still exist the same.



10: INTERIOR

Information

Floors: Floor Coverings

Carpet, Tile, Hardwood

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Knockdown

Countertops & Cabinets:**Cabinetry**

Wood

Countertops & Cabinets:**Countertop Material**

Laminate

Steps, Stairways & Railings: Photo

Observations

10.3.1 Walls

**CRACK**

Verticle crack in wall in basement bedroom #4. Monitor.

Recommendation

Recommend monitoring.



10.8.1 Carbon Monoxide Detectors

ADD ADDITIONAL

Recommend to add additional carbon monoxide detectors per local jurisdiction requirements to ensure highest level of safety throughout the building.

Recommendation

Contact a qualified professional.



Maintenance / Comment

11: BEDROOM

Information

General: General



Electrical: Electrical

Switches, Receptacles, Smoke
Detector, Ceiling Fan

12: BEDROOM 2

Information

General: General**Electrical: Electrical**

Switches, Receptacles, Smoke
Detector Present, Ceiling Fan

13: BEDROOM 3

Information

General: General



Electrical: Electrical

Switches, Receptacles, Ceiling Fan, Smoke Detector

14: BEDROOM 4

Information

General: General**Electrical: Electrical**

Receptacles, Smoke Detector,
Ceiling Fan

15: BATHROOM

Information

General: General**Plumbing & Fixtures: Shower/Tub****Material**

Tile, Fiberglass/Plastic

Plumbing & Fixtures: Whirlpool

No

Electrical & Other: OtherHeat Source Present, Exhaust Fan GFCI Operable
Operable**Electrical & Other: Receptacles**

16: BATHROOM 2

Information

General: General**Plumbing & Fixtures: Shower/Tub****Material**

Fiberglass/Plastic

Plumbing & Fixtures: Whirlpool

No

Electrical & Other: Other

Heat Source Present, Exhaust Fan GFCI Operable
Operable

Electrical & Other: Receptacles

17: BATHROOM 3

Information

General: General**Plumbing & Fixtures: Shower/Tub****Material**

Fiberglass/Plastic

Plumbing & Fixtures: Whirlpool

No

Electrical & Other: Other

Heat Source Present

Electrical & Other: Receptacles

GFCI Operable

18: LIVING ROOM

Information

General: General**Electrical: Electrical**

Switches, Receptacles, Ceiling
Fan

19: LIVING ROOM 2

Information

Electrical: Electrical

Switches, Receptacles, Ceiling
Fan

General: General



20: LIVING ROOM 3

Information

General: General



Electrical: Electrical

Switches, Receptacles, Smoke
Detector, Ceiling Fan

Observations

20.2.1 Electrical

CEILING FAN NOT OPERABLE



Recommendation / Improvement

Ceiling fan was not operable at time of inspection. Recommend a qualified professional review and repair as necessary.

Recommendation

Contact a qualified professional.



21: DINING ROOM

Information

General: General**Electrical: Electrical**

Switches, Receptacles, Ceiling
Fan

22: KITCHEN

Information

General: General**Plumbing & Fixtures: Plumbing**

Drainage Satisfactory, Flow
Satisfactory

Electrical & Other: Other

Heat Source Present

Electrical & Other: Receptacles

GFCI Operable

Dishwasher: Brand

Whirlpool

**Dishwasher: Dishwasher****Plumbing**

Drain Line Looped

Refrigerator: Brand

Whirlpool

**Range/Oven/Cooktop: Exhaust****Hood Type**

Re-circulate

Range/Oven/Cooktop:**Range/Oven Energy Source**

Gas

Countertops & Cabinets:**Cabinetry**

Wood

Countertops & Cabinets:**Countertop Material**

Laminate

Garbage Disposal: Not Present**Built-in Microwave: Brand**

Whirlpool



Range/Oven/Cooktop: Range/Oven Brand

Amana, Whirlpool



23: LAUNDRY ROOM

Information

Plumbing & Fixtures: Laundry Sink

Drainage Satisfactory, Flow Satisfactory

Washer/Dryer: Dryer Brand
Samsung**Electrical & Other: Other**
Heat Source Present**Electrical & Other: Receptacles**
Recommend GFCI**Washer/Dryer: Dryer Power Source**
Gas/LP**Washer/Dryer: Dryer Vent**
Flexible**Washer/Dryer: Washer Brand**
Samsung

Observations

23.2.1 Plumbing & Fixtures

PAST STAINING

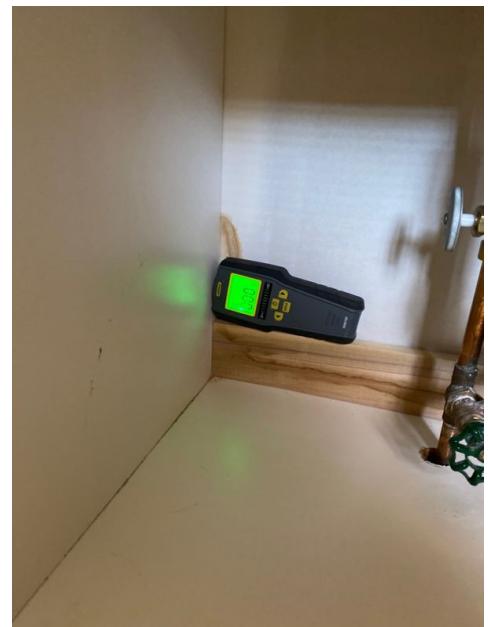
Past staining under sink. No signs of moisture with moisture meter on the stain.



Recommendation / Improvement

Recommendation

Recommend monitoring.



23.3.1 Electrical & Other

GFCI UPGRADE

As a safety upgrade, recommend that the receptacle(s) be upgraded to GFCI receptacles.

Recommendation

Contact a qualified electrical contractor.



Major Concern / Safety Hazard



24: GARAGE

Information

General: Type

Attached, 3-Car

**Floor: Flooring Material**

Concrete

Floor: Source Of Ignition

No

Electrical & Other: Other

Heat Source Present

Electrical & Other: Receptacles

GFCI Operable

Garage Overhead Door: Material

Steel/Metal/Aluminum

Garage Door Opener: General**Occupant Door (From garage to inside of home): General**

25: GARAGE 2

Information

General: Type

Detached, 2-Car

**Floor: Flooring Material**

Concrete

**Floor: Source Of Ignition**

No

Electrical & Other: Other

None

Electrical & Other: Receptacles

GFCI Operable

Garage Overhead Door: Material

Steel/Metal/Aluminum

Garage Door Opener: General

Observations

25.6.1 Garage Door Opener**AUTO REVERSE PRESSURE
NOT WORKING**

Recommendation / Improvement

The auto reverse was not responding at time of inspection. This is a safety hazard to children and pets. Recommend adjustment.

Recommendation

Contact a handyman or DIY project



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

IV. The inspector is not required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure**I. The inspector shall inspect:**

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. 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:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. 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.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

-
1. the location of the thermostat for the cooling system; and
 2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. 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.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. 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:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. 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.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon-monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

Attic, Insulation & Ventilation**I. The inspector shall inspect:**

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

1. the type of insulation observed; and
2. 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:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.