



MUSSELMAN HOME INSPECTION LLC

267-328-4663

[musselmanhomeinspection@gmail.com](mailto:musselmanhomeinspection@gmail.com)

<http://www.musselmanhomeinspection.com>



## ASHI RESIDENTIAL INSPECTION

1234 Main St. Harleysville PA 19438

Buyer Name

04/22/2020 9:00AM



Inspector

**Jonathan Musselman**  
ASHI Certified Inspector  
**267-664-2056**  
[musselmanhomeinspection@gmail.com](mailto:musselmanhomeinspection@gmail.com)

Agent

Agent Name  
555-555-5555  
[agent@spectora.com](mailto:agent@spectora.com)

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## SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⌚ 3.1.1 Exterior - Siding, Flashing & Trim: Caulking and Painting
- ⌚ 3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⚠ 3.6.1 Exterior - Walkways, Patios & Driveways: Walkway - Trip Hazard
- ⌚ 3.6.2 Exterior - Walkways, Patios & Driveways: Unsealed Gap at Building.
- ⌚ 4.1.1 Air Conditioning - Cooling Equipment: Air Flow Restricted Around Unit
- ⌚ 4.1.2 Air Conditioning - Cooling Equipment: Unit not level
- ⚠ 6.2.1 Plumbing - Drain, Waste, & Vent Systems: Leak
- ⌚ 8.2.1 Electrical - Grounding system: CSST Gas Pipe Bonding Not Verified
- ⚠ 8.3.1 Electrical - Main and Distribution Panels: Double Tap Breaker/Breakers
- ⚠ 9.3.1 Interiors - Walls: Mold-like Substance
- 🔧 9.8.1 Interiors - Doors: Door Doesn't Latch
- ⌚ 9.9.1 Interiors - Windows: Failed Thermal Seal
- 🔧 10.1.1 Insulation and Ventilation - Attic Access: Attic Hatch Missing Insulation or Weather Stripping
- ⌚ 10.5.1 Insulation and Ventilation - Exhaust Systems: Bathroom Vents Into Attic
- ⌚ 12.2.1 Fireplaces and Fuel-Burning Appliances - Gas Fireplace: Inoperable

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Client

**Occupancy**

Furnished

**Type of Building**

Single Family

**Weather Conditions**

Clear, Recent Rain

## 2: ROOFING

		IN	NI	NP	O
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Vent Flashings	X			
2.4	Flashings	X			
2.5	Chimney			X	
2.6	Skylights			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

### Information

#### Inspection Method

UAV

#### Typical Life Expectancy

Flat Tab Shingles - typically last 15-20yrs

#### Approximate Roof Age

10-15yrs.

#### Coverings: Material

Asphalt

#### Roof Drainage Systems: Gutter Material

Aluminum

#### Flashings: Material

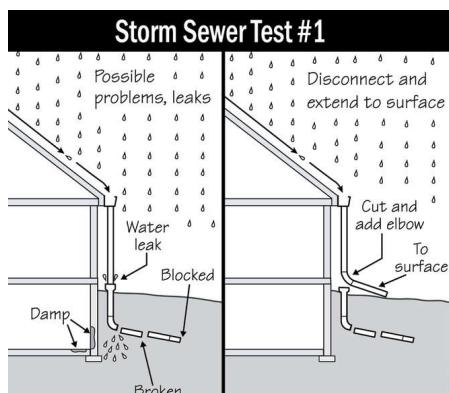
Aluminum

#### General Roof Maintenance

We recommend having the roof evaluated every couple of years by qualified roofing professional. As a homeowner, we recommend to monitor flashing areas for built-up debris and look damaged or missing shingles while doing your bi-annual inspection of the house.

#### Roof Drainage Systems: Test Underground Drains

Test underground drains to ensure water is directed away from the foundation.



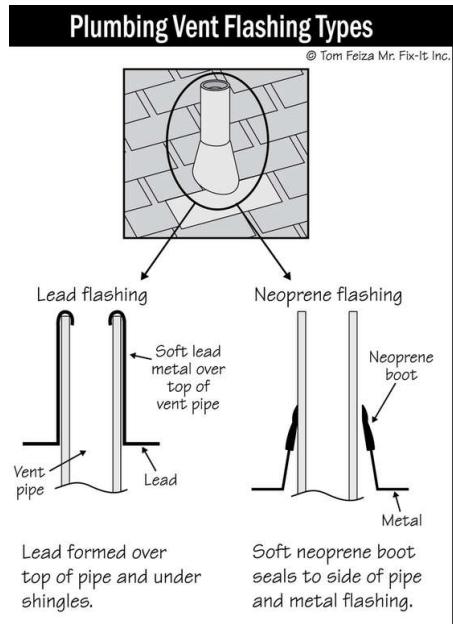
If you suspect a broken underground pipe or storm sewer line, temporarily extend line to surface. Watch what happens to water flow.

© Tom Feiza Mr. Fix-It Inc.

## Vent Flashings : Vent flashing (vent collar)

Roof

Vent collars generally last 7-10 years. It is best to replace them proactively to prevent damage to the structure.



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### 3: EXTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

### Information

#### Inspection Method

Visual

#### Decks, Balconies, Porches & Steps: Decks, Balconies, Porches & Steps

Patio

#### Siding, Flashing & Trim: Siding Material

Vinyl

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

Concrete

#### Exterior Doors: Exterior Entry Door

Fiberglass

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

Asphalt - Consider having driveway sealed on a regular basis.



**Walkways, Patios & Driveways:**  
Stamped concrete requires maintenance sealing. Consult stamped concrete professional to understand suggested maintenance schedule.



#### Window Wells: Window Well - Cover Missing

Consider adding a window well cover to help keep water out.



## Bi-annual Inspection

We recommend clients to inspect their homes a minimum of twice a year, ideally spring and fall. Looking for areas that water could infiltrate the structure or items that have changed from the previous inspection. By doing this process on a regular basis you are more likely to catch minor issues before they become major issues.

## Home Owners Association (HOA)

This property is part of an HOA. We suggest you obtain a copy of the association's bylaws as soon as possible to understand what is covered and required as an association. Ensure you read and understand HOA docs prior to the end of your contingency period.

## Exterior Doors: Exposed Doors (no roof or covering over door)

Exposed doors are susceptible to water infiltration. Monitor the caulking around the area on a regular basis to help keep the water out. Adding a storm door (if it doesn't have one) is also good practice to create another layer of protection, keeping the water away from the door and reducing energy loss.



## Exterior Doors: Consider Adding Storm Door

Consider adding a storm door to create another layer of protection. This will deter the water from the door and reduce energy loss.

## Walkways, Patios & Driveways: Remember you are responsible for keeping people safe on your property so inspect walkways and sidewalks regularly. In the winter months keep walkways and sidewalks clear and slip resistant in compliance with local laws and regulations.



## Walkways, Patios & Driveways: Driveway Sealer

Consider having the driveway sealed on a regular basis, this will help from the product breaking down. Caulking the cracks where it meets the building and sidewalk will help prevent the driveway from settling.



## Limitations

General

### **WE DO NOT INSPECT THESE COMPONENTS AS PART OF OUR INSPECTION.**

Hot tubs or associated equipment. Consult qualified hot tub professional to evaluate/understand proper and safe operation., Swimming pools or associated equipment. Have pool professional evaluate pool and surrounding area for function and safety. Pools should be fenced in and access gates should be kept locked.



## Observations

3.1.1 Siding, Flashing & Trim



### **CAULKING AND PAINTING**

Recommendation

It's important that all exterior components are properly maintained and sealed. Wood and metal products should be painted to prevent material decomposition. Caulking around dissimilar materials and exterior penetrations will help prevent water infiltration to the structure. Monitoring these areas during your bi-annual inspection of the property is very important to keeping a healthy and safe home.

Recommendation

Recommended DIY Project



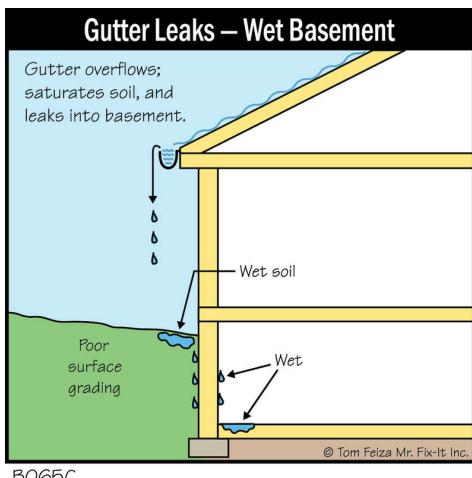
### 3.5.1 Vegetation, Grading, Drainage & Retaining Walls

#### **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.



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## 3.6.1 Walkways, Patios &amp; Driveways

**WALKWAY - TRIP HAZARD**

There is a section of the walkway that is raised or loose causing a trip hazard. Consult a qualified contractor to repair or replace.

Recommendation

Contact a qualified masonry professional.



## 3.6.2 Walkways, Patios &amp; Driveways

**UNSEALED GAP AT BUILDING.**

The connection between the walkway/hard surface and the building should be sealed with a compatible sealant to keep water out.

Recommendation

Contact a qualified professional.

⊖ Recommendation



## 4: AIR CONDITIONING

		IN	NI	NP	O
4.1	Cooling Equipment	X			X
4.2	Distribution System	X			

IN = Inspected

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O = Observations

### Information

**Cooling Equipment: Approximate Manufacture Date of Compressor**

15 years

**Cooling Equipment: Typical Life Expectancy**

15 - 20 years

**Cooling Equipment: Type**  
Central Air Conditioner

**Cooling Equipment: Failure Probability**

Medium (15-20 years)

**Cooling Equipment: Supply Temperature**

57°

**Cooling Equipment: Return Temperature**

74°

**Cooling Equipment: Brand**  
ICP



**Cooling Equipment: Approximate Cooling Capacity**

2.5 ton



## Cooling Equipment: Approximate Cooling Capacity

3 ton



## Observations

### 4.1.1 Cooling Equipment

#### AIR FLOW RESTRICTED AROUND UNIT

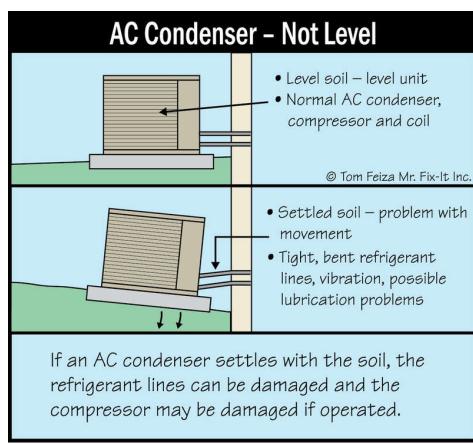
Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt/debris from the unit and cutting vegetation away so that you can freely walk around the unit.



### 4.1.2 Cooling Equipment

#### UNIT NOT LEVEL

The A/C condensing unit is not level. This can cause accelerated deterioration of components. Recommend qualified HVAC contractor level the unit.



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## 5: STRUCTURAL COMPONENTS

		IN	NI	NP	O
5.1	Foundation, Basement & Crawlspaces	X			
5.2	Floor Structure	X			
5.3	Wall Structure	X			
5.4	Roof Structure & Attic	X			
5.5	Ceiling Structure	X			

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### Information

**Inspection Method**

Visual

**Foundation, Basement &**
**Crawlspaces: Material**

Concrete

**Floor Structure:**
**Basement/Crawlspace Floor**

Concrete

**Floor Structure: Material**

Wood I-Joists, Wood Joists

**Floor Structure: Sub-floor**

OSB

**Wall Structure: Material**

Wood

**Roof Structure & Attic: Material**

Plywood

**Ceiling Structure: Material**

Wood

**Roof Structure & Attic: Type**

Truss



## 6: PLUMBING

		IN	NI	NP	O
6.1	Fixtures / Faucets	X			
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Water Heater	X			
6.4	Vents, Flues, & Chimneys	X			
6.5	Sump Pumps / Sewage Ejectors	X			
6.6	Fuel Storage & Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

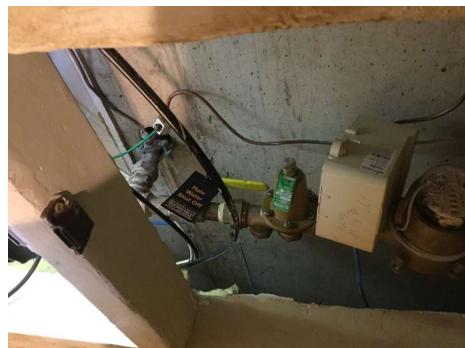
### Information

**Material - Water Supply**

Copper

**Main Water Shut-Off Device (Location)**

Basement


**Material - Distribution**

CPVC

**Source**

Public

**Main Fuel Shut-Off (Location)**

Gas Meter

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

PVC

**Water Heater: Manufacturer**

Bradford & White

**Water Heater: Power Source**

Gas

**Water Heater: Tank Capacity**

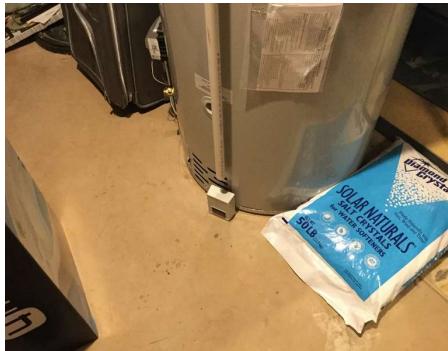
75 gal

**Water damage prevention**

Consider placing a baking pan under your sink trap and store your cleaners in it. If the sink trap starts to leak hopefully you will notice it when pulling out your cleaners. Storing toilet paper around the trap area is also another good way to help identify a leak before it causes damage.

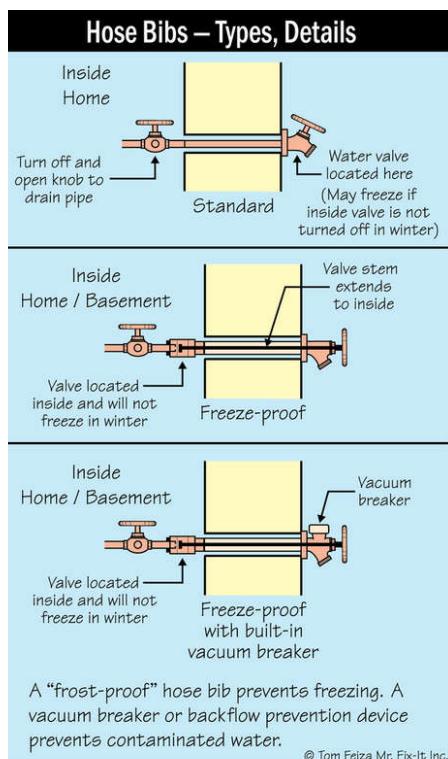
## Consider Installing Water Alarms

Adding water alarms in areas where water damage is common is a cheap way to help prevent major damage.



## Fixtures / Faucets: Frost free hose bib

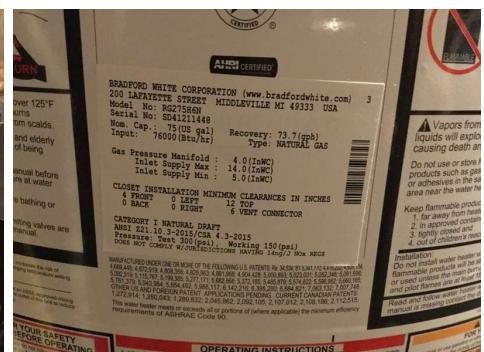
Frost free hose bibs generally do not need to be shut off during freezing conditions. However, the hose must be disconnected to allow the faucet to drain properly or the system will not work. Adding a hose bib cover is good practice for added protection.



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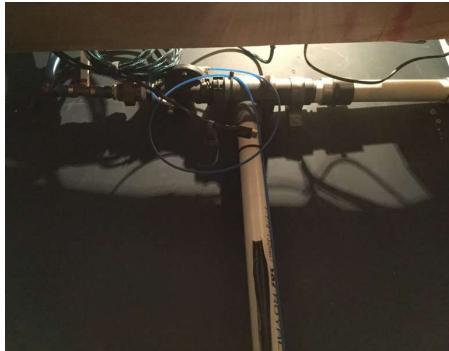
## Water Heater: Location

Basement



## Sump Pumps / Sewage Ejectors: Water-Powered Back-up Sump Pump Installed

Consult homeowner for manual or contact the manufacturer of the water-powered back-up sump pump to understand the scheduled maintenance of the system.



## Limitations

General

### WE DO NOT EVALUATE WATER CONDITIONING SYSTEMS

Consult qualified water testing/conditioning professional.



## Observations

6.2.1 Drain, Waste, & Vent Systems

### LEAK

There is a plumbing leak. Consult a qualified plumber to evaluate the cause of the leak and correct.

Recommendation

Contact a qualified professional.



## 7: HEATING

		IN	NI	NP	O
7.1	Heating Equipment	X			
7.2	Energy Source	X			
7.3	Distribution Systems	X			
7.4	Vents, Flues & Chimneys	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

### Information

**Heating Equipment: Approximate Manufacture Date**

15 years

**Heating Equipment: Failure Probability**

Basement

Furnace (High Efficiency) - Medium 15-20yrs

**Heating Equipment: Failure Probability**

Furnace (Con./Mid. Efficiency) - Low 1-17yrs, Furnace (High Efficiency) - Medium 15-20yrs

**Heating Equipment: Heat Distribution**

Ducts and Registers

**Heating Equipment: System Type**

Furnace

**Energy Source : Energy Source**

Natural Gas

**Energy Source : Main Gas Shut Off**

Distribution Systems: Ductwork

Insulated, Non-insulated


**AFUE Rating**

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

**General Service**

HVAC systems should be serviced annually to ensure proper operation and maximize life expectancy.

## Heating Equipment: Brand

Basement

Comfortmaker



## Heating Equipment: Brand

Attic

Comfortmaker



## Heating Equipment: Approximate Capacity

50000 BTU/hr, 75000 BTU/hr



## Heating Equipment: Air Filters

Keep air filters clean and install with airflow arrow pointing towards the furnace. Consider having your filters sent to when it's time to change. (depending on the filter type 30, 60 or 90 days)



## 8: ELECTRICAL

		IN	NI	NP	O
8.1	Service Entrance Conductors	X			X
8.2	Grounding system	X			X
8.3	Main and Distribution Panels	X			X
8.4	Wire Installation	X			X
8.5	Junction Boxes, Switches and Fixtures	X			
8.6	Receptacles	X			
8.7	GFCI & AFCI	X			
8.8	Smoke Detectors		X		
8.9	Carbon Monoxide Detectors		X		

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### Information

**Branch Wire 15 and 20 AMP**  
Copper

**Wiring Method**  
Romex

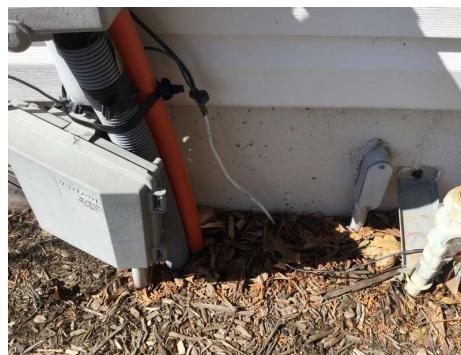
**Service Entrance Conductors:**  
**Electrical Service Conductors**  
Below Ground



**Grounding system: Grounding Rod/Rods**  
Copper

**Grounding system: Bonding to Water Pipe**  
Copper

**Grounding system: Bonding to the Gas Pipe**  
Copper



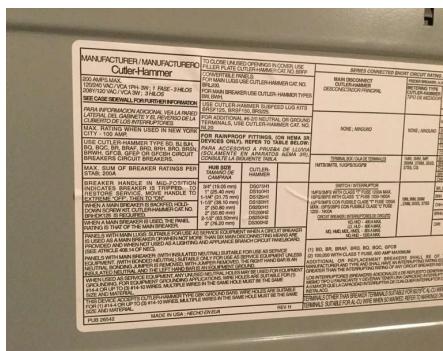
**Main and Distribution Panels:**  
**Panel Capacity**  
200 AMP

**Main and Distribution Panels:****Panel Manufacturer**

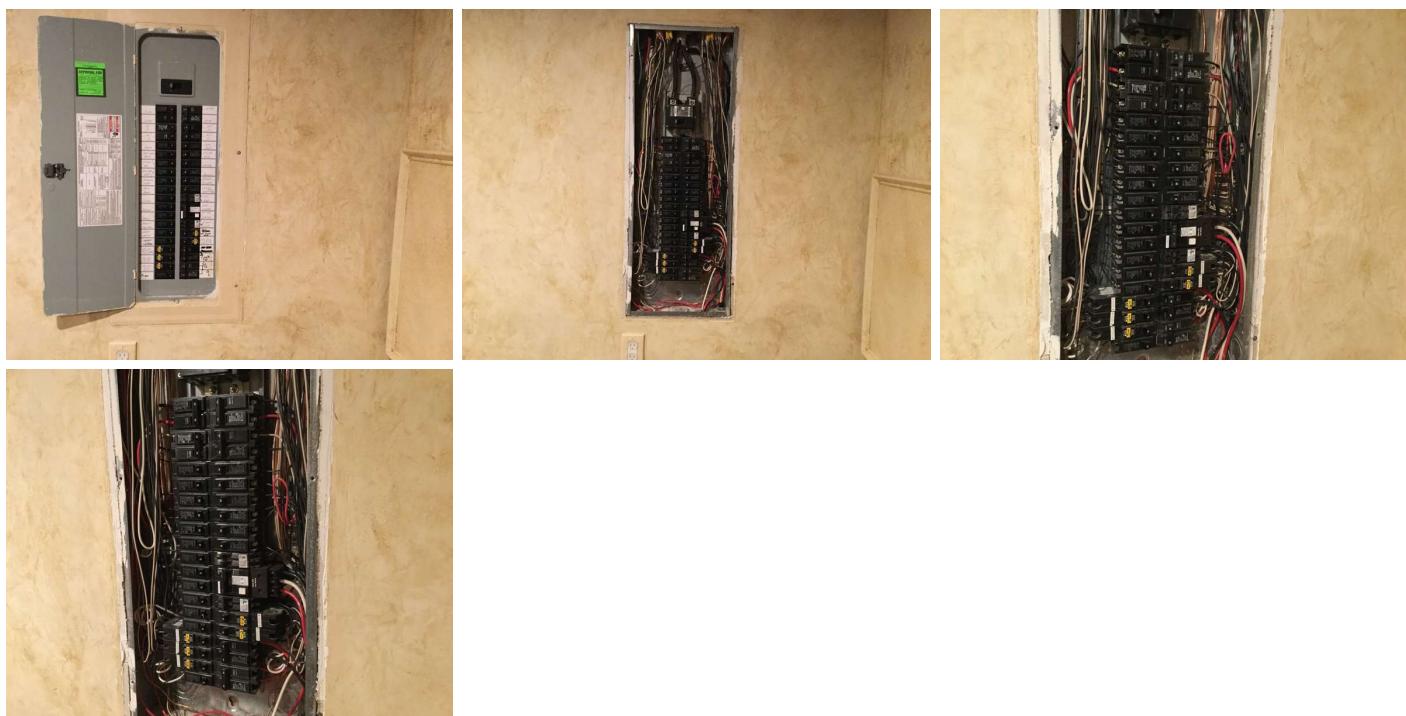
Cutler Hammer

**Main and Distribution Panels:****Panel Type**

Circuit Breaker

**Main and Distribution Panels: Panel Locations**

Basement

**Main and Distribution Panels: Panel Cover Warning**

Do Not remove the panel cover that is fastened with mechanical fasteners. This would expose electrical connections that are extremely dangerous.

**GFCI & AFCI: AFCI breakers**

Arc Fault Circuit Interrupter (AFCI) is designed to monitor the flow of electricity leaving the breaker and if the flow is inconsistent the breaker is designed to shut off. If appliances are turned on when plugging them in this can cause the breaker to trip. If you can understand why a breaker tripped off from an action you did, reset the breaker and change your habit. If it continues or you can not explain why, call a licensed electrician.

**Limitations**

Smoke Detectors

**WE DO NOT TEST OR EVALUATE SMOKE DETECTORS**

We DO NOT test smoke detectors as a part of our service. However, you should replace all smoke detectors BEFORE you move in. If smoke detectors are not hard-wired we suggest using the type that is wirelessly tethered so if one goes off they all go off. Install smoke detectors according to directions provided by the manufacturer or contact your local fire department. Smoke detectors should be maintained according to manufacturers directions. Smoke detectors typical expected life span is 10 years

## Carbon Monoxide Detectors

### **WE DO NOT TEST OR EVALUATE CARBON MONOXIDE DETECTORS**

We DO NOT test carbon monoxide detectors. But we suggest they are in children's bedrooms and other manufacture suggested areas. Carbon monoxide detectors typical expected life span is 7 years.

## Observations

### 8.2.1 Grounding system

#### **CSST GAS PIPE BONDING NOT VERIFIED**

Corrugated Stainless Steel Tubing (CSST) must be bonded to the grounding system prior to the use of the product in the house. We were unable to verify that it was bonded to the grounding system. Recommend a qualified plumber evaluate and correct.

##### Recommendation

Contact a qualified professional.



Recommendation



### 8.3.1 Main and Distribution Panels

#### **DOUBLE TAP BREAKER/BREAKERS**

##### BASEMENT

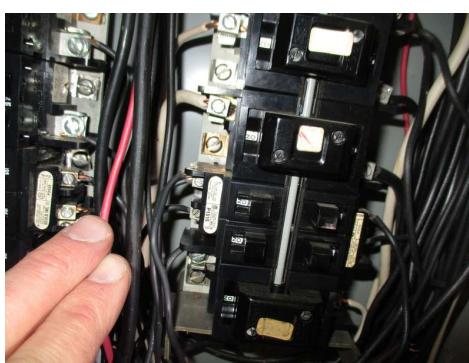
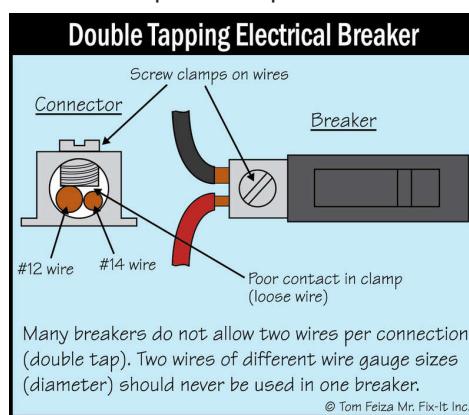
There are breakers with more than one wire connected to them which is called "double tapping". Most electrical breakers are designed for only one wire connection. Consult a qualified electrician to evaluate the electric panel, correct the problems and ensure the panel is safe.

##### Recommendation

Contact a qualified professional.



Safety Hazard



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## 9: INTERIORS

		IN	NI	NP	O
9.1	Ceilings	X			
9.2	Floors	X			
9.3	Walls	X			X
9.4	Garage Vehicle Door	X			
9.5	Garage Ceiling/Walls/Door to House	X			
9.6	Steps, Stairways & Railings	X			
9.7	Countertops & Cabinets	X			
9.8	Doors	X			X
9.9	Windows	X			X

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### Information

**Ceilings: Ceiling Material**  
Gypsum Board

**Floors: Floor Coverings**  
Carpet, Hardwood, Tile, Vinyl

**Walls: Wall Material**  
Gypsum Board

**Garage Vehicle Door: Material**  
Metal

**Garage Vehicle Door: Type**  
Automatic

**Countertops & Cabinets: Cabinetry**  
Laminate, Wood

**Countertops & Cabinets:**  
**Countertop Material**  
Granite

**Windows: Window Manufacturer**  
Unknown

**Windows: Window Type**  
Single-hung

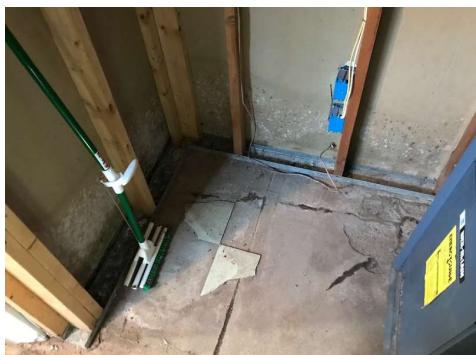
### Observations

9.3.1 Walls

#### MOLD-LIKE SUBSTANCE

BASEMENT

There are signs of a mold-like substance on the wall/s. It is unknown if this is a safety hazard without testing it first to understand what it is. Recommend a qualified mold inspector evaluate and understand proper clean-up procedures.



## 9.8.1 Doors

**DOOR DOESN'T LATCH**

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



Maintenance Item

## 9.9.1 Windows

**FAILED THERMAL SEAL**

## FOYER

Observed condensation between the window panes, which indicates a failed thermal seal. Recommend qualified window contractor to evaluate and repair or replace.



Recommendation



Front Foyer

## 10: INSULATION AND VENTILATION

		IN	NI	NP	O
10.1	Attic Access	X			X
10.2	Attic Insulation	X			
10.3	Vapor Retarders	X			
10.4	Ventilation	X			
10.5	Exhaust Systems	X			X

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### Information

**Dryer Power Source**

220 Electric

**Dryer Vent**

Metal, Metal (Flex)

**Floor Insulation**

None

**Attic Insulation: R-value**

unknown

**Ventilation: Ventilation Type**

Soffit &amp; Ridge Vents

**Exhaust Systems: Exhaust Fans**

Fan with Light

**Washing Machine Hoses**

When installing your washer consider using the "burst resistant" type of hoses to help reduce the risk of water damage.

**Attic Insulation: Insulation Type**

Fiberglass



### Limitations

**Exhaust Systems**
**DRYER VENT CLEANING**

We can not see the inside of the dryer vent. We suggest you have it cleaned as soon as you move in. The dryer vent is often a cause of fire so regular cleaning is very important. If it is a long vent or it is not accessible, duct/vent cleaning companies typically clean dryers vents too.

### Observations

**10.1.1 Attic Access**
**ATTIC HATCH MISSING INSULATION OR WEATHER STRIPPING**

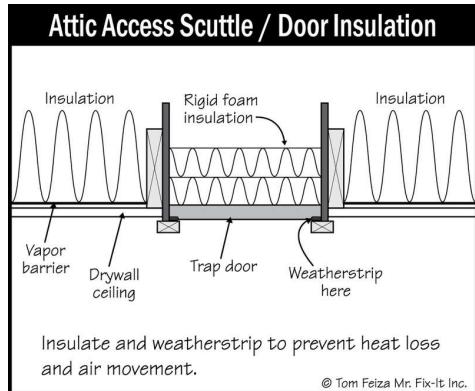
To help improve energy efficiency consider adding insulation to the back of the hatch and weather stripping around the opening to help seal the hatch when closed.



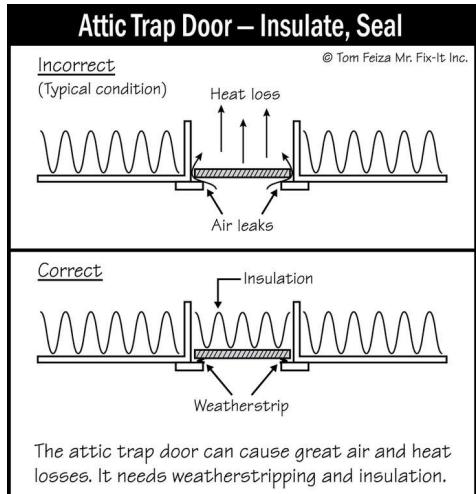
Maintenance Item

## Recommendation

Contact a qualified professional.



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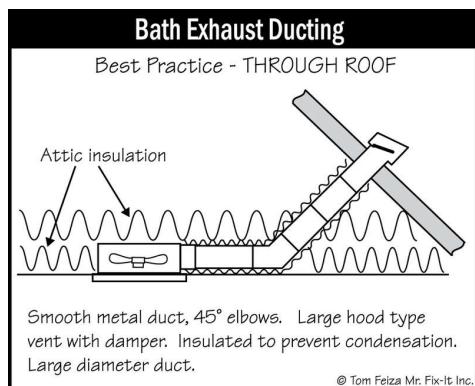
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## 10.5.1 Exhaust Systems

**BATHROOM VENTS INTO ATTIC**
- Recommendation

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.



VO19



## 11: BUILT-IN APPLIANCES

		IN	NI	NP	O
11.1	Dishwasher	X			
11.2	Range/Oven/Cooktop	X			
11.3	Garbage Disposal	X			

IN = Inspected      NI = Not Inspected      NP = Not Present      O = Observations

### Information

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**Dishwasher: Brand**

GE

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

Vented

**Range/Oven/Cooktop:**
**Range/Oven Brand**

Kitchenaid

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

Electric

**Dishwasher: Life Span**

Dishwashers typically last 8-12yrs depending on the amount of use and care for the product.

### Limitations

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**General**
**NOT TESTED AS PART OF OUR INSPECTION**

We do Not evaluate refrigerators, microwaves, washers, dryers, trash compactors and or any other appliance that is not part of the ASHI standards of practice as part of our service.

## 12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
12.1	Fireplaces, Stoves & Inserts				
12.2	Gas Fireplace		X		X
12.3	Chimney & Vent Systems	X			

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### Information

**Type**

Gas, Blower

**Gas Fireplace: Service Gas**
**Fireplace**

Service gas fireplace per manufactures recommendations.

### Observations

12.2.1 Gas Fireplace



Recommendation

**INOPERABLE**

The gas fireplace was inoperable at inspection. Consult a qualified gas fireplace professional to evaluate and ensure safe operation.

Recommendation

Contact a qualified professional.

# STANDARDS OF PRACTICE

## **Roofing**

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

## **Exterior**

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

## **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.

## **Structural Components**

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

## **Plumbing**

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

## **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.

## **Electrical**

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

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primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

### **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.

### **Insulation and Ventilation**

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

### **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.

### **Fireplaces and Fuel-Burning Appliances**

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.