



CITY 2 SEA HOME INSPECTORS LLC

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RESIDENTIAL REPORT

1234 Main St. Millville NJ 08332

Buyer Name

04/13/2021 9:00AM



Inspector

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Homebuyers: How to Read Your Home Inspection...


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SUMMARY



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Discoloration
- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Metal chimney flashing mobile home
- ⊖ 3.2.1 Exterior - Exterior Doors: Door sweep
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Unstable Support
- ⊖ 3.4.2 Exterior - Decks, Balconies, Porches & Steps: Step riser
- ⊖ 4.6.1 Basement, Foundation, Crawlspce & Structure - Over all condition of crawlspace: Underbelly cover
- ⊖ 7.2.1 Plumbing - Drain, Waste, & Vent Systems: No Stop drain in bathtub
- ⚠ 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Power Supply to Hot Water Heater
- ⊖ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Improper panel cover screws
- ⊖ 8.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 11.2.1 Doors, Windows & Interior - Windows: Damaged

1: INSPECTION DETAILS

Information

In Attendance Client's Agent, Home Owner	Occupancy Furnished	Style Manufactured
Temperature (approximate) 35 Fahrenheit (F)	Type of Building Single Family, Detached	Weather Conditions Cloudy

Homeowner's Responsibility: Your Job As A Homeowner

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

- 1. major defects, such as a structural failure;
- 2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
- 3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
- 4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Homeowner's Responsibility: Home Owner Maintenance Book

[Download Home Maintenance Book](#)

Please download this book, it includes information on how your home works, how to maintain it, and how to save energy.

We're neighbors! So, feel free to reach out whenever you have a house question or issue.

Limitations/ Definitions: Limitations/ Definitions

A home inspection is intended to assist in the evaluation of the overall condition of the dwelling, it does not make any claim as to the condition and/or value of the real estate property. The home inspection is based on observations of the visible and apparent condition of the readily available and accessible components and the condition thereof on the day of the inspection.

This home inspection was performed in accordance with the current Standards of Practice or the International Association of Certified Home Inspectors ("InterNACHI") and the Standards of Practice of the State of New Jersey (N.J.A.C. 13:40-15.16).

The home inspection is not intended to report on every defect or imperfection. Typical conditions, maintenance, and repairs should be anticipated. The inspection report represents the results of a limited visual examination as to the general condition of each major system, on the day of the inspection, as defined by the New Jersey Standards of Practice. The report is designed to identify those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or near the end of the service life, at the time of the home inspection. New Jersey State Standards define "Deficient" as "Unsafe" or "Not Functioning" and does not include decorative, stylistic, accessory, cosmetic, or aesthetic aspect of the system or component.

This report should not be construed as technically exhaustive or as a compliance inspection of any governmental or non-governmental codes or regulations, such as an evaluation would cost many times more. This inspection is not a code compliant or code violation inspection. Contact your local municipality to obtain information on the municipalities code.

A Pre-Settlement Walk- Through inspection is usually required to be performed by the buyer prior to closing, typically the day of closing. Circumstances and conditions may have changed since the home inspection. Items such as: storage, furnishings, appliances, furniture, and personal items limited access and visibility, but have now been removed. It is recommended to retest all built in appliances, operate and test all water supplies and drains and make any observations as to any damage or water penetrations that may not have been evident at the time of the home inspection. Issues and concerns should be addressed with the seller, prior to closing.

Unless otherwise contracted as an add-on; the home inspector will not be testing for lead based paint, mold, radon, asbestos, underground fuel tanks, indoor air quality, septic and well; as well as any other condition over and above Standard Inspection Procedures.

2: ROOF

Information

Inspection Method Ladder	Roof Type/Style Gambrel	Coverings: Material Asphalt
Roof Drainage Systems: Gutter Material Aluminum, Seamless Aluminum	Flashings: Material Aluminum	

Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Limitations

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder. The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Deficiencies

2.1.1 Coverings

DISCOLORATION

 Recommendation

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

METAL CHIMNEY FLASHING MOBILE HOME

Chimney flashing is rusted (see picture)

Chimney flashing has exposed nails (see picture) The rubber coating over the chimney flashing is cracked in three locations and may let water into the home (see picture)

Recommend a licensed contractor to farther evaluate.


Recommendation

Contact a qualified professional.



3: EXTERIOR

Information

Inspection Method Crawlspace Access, Visual	Siding, Flashing & Trim: Siding Material Aluminum, Wood	Siding, Flashing & Trim: Siding Style Beveled
		
Exterior Doors: Exterior Entry Door Fiberglass, Wood	Walkways, Patios & Driveways: Driveway Material Concrete	Decks, Balconies, Porches & Steps: Appurtenance Front Porch, Steps
Decks, Balconies, Porches & Steps: Material Concrete, Wood		

Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Deficiencies

3.2.1 Exterior Doors

DOOR SWEEP

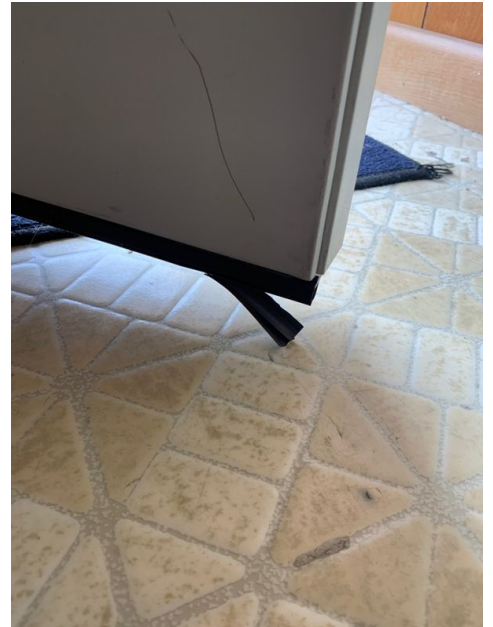
 Recommendation

The door sweep is starting to come apart where the sweep and threshold meet and is in need of repair.

May impede the efficiency of HVAC
May let moisture into the home

Recommendation

Contact a qualified professional.



3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

DRIVEWAY

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.



Recommendation



3.4.1 Decks, Balconies, Porches & Steps

DECK - UNSTABLE SUPPORT

The concrete steps located at the side door is unstable. This could cause a safety hazard and further deterioration of steps . Recommend a licensed contractor evaluate and repair.



Recommendation



3.4.2 Decks, Balconies, Porches & Steps

STEP RISER

FRONT PORCH

The steps located on the front porch has the top riser measuring 6 inches and the rest of the risers measure 7 1/4 (see pictures) this may cause a tripping hazard.

I recommend a licensed contractor to evaluate and repair.

Recommendation

Contact a qualified professional.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method Crawlspace Access	Foundation: Material Slab on Grade	Floor Structure: Basement/Crawlspace Floor Concrete
Floor Structure: Material Concrete	Floor Structure: Sub-floor Cant be seen	

Homeowner's Responsibility

One of the most common problems in a house is a wet basement, crawlspace or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Limitations

The basement, crawlspace, and/ or foundation was inspected according to the [Home Inspection Standards of Practice](#).

The home inspection does not fully determine whether or not a basement or crawl space has ever had or will every have water penetration. Extreme conditions, heavy rainfall, a rising water table, run- off from the surrounding properties and streets are contributing factors. Ongoing efforts to maintain properly operating gutter systems and grades, periodic testing of drains and sump pumps and ongoing monitoring of conditions surrounding the dwelling are necessary.

The home inspection does not warrant or expressly report on the adequacy of any structural system or component such as foundation bolting, bracing, joists, joist spans or support system, etc. A home inspector is not an engineer or architect.

Deficiencies

4.6.1 Over all condition of crawlspace

UNDERBELLY COVER

Underbelly cover has a small section hanging and insulation is exposed. May let moisture and rodents into the home.

I recommend a licensed contractor to evaluate and repair.

Recommendation

Contact a qualified professional.



5: HEATING

Information

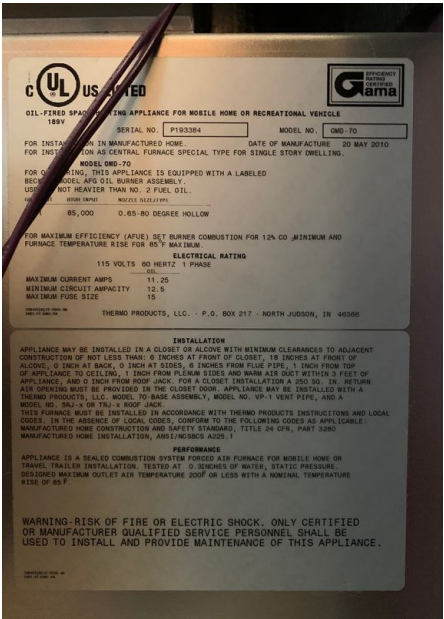
Equipment: Brand
Thermo pride

Equipment: Energy Source
Oil

Equipment: Heat Type
Forced Air

Equipment: Date of unit
05/20/2010

Distribution Systems: Ductwork
Insulated



AFUE Rating
85

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.

Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

6: COOLING

Information

Cooling Equipment: Brand Nordyne	Cooling Equipment: Energy Source/Type Electric	Cooling Equipment: Location Exterior West
Distribution System: Configuration Central		
Cooling Equipment: SEER Rating 0 SEER Modern standards call for at least 13 SEER rating for new install. Read more on energy efficient air conditioning at Energy.gov . Unable to locate the seer of this unit		
Cooling Equipment: Age of unit 1988-09-01T04:00:00.000Z This air conditioner unit is 33 years old and has exceeded its life expectancy. I recommend a licensed HVAC technician to evaluate the condition and functionality of the air conditioner unit.		

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

7: PLUMBING

Information

Filters Unknown	Water Source Public	Main Water Shut-off Device: Location West
Drain, Waste, & Vent Systems: Drain Size 1 1/2"	Drain, Waste, & Vent Systems: Material ABS	Water Supply, Distribution Systems & Fixtures: Distribution Material Pex
Water Supply, Distribution Systems & Fixtures: Water Supply Material Pex	Hot Water Systems, Controls, Flues & Vents: Capacity 40 gallons	Hot Water Systems, Controls, Flues & Vents: Location Utility Room
Fuel Storage & Distribution Systems: Main Gas Shut-off Location N/A	Sump Pump: Location N/A	
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.		
Hot Water Systems, Controls, Flues & Vents: Power Source/Type Electric The hot water heater electric supply wires are not on a junction box and wire nuts are exposed I recommend a licensed electrician evaluate and repair the issue.		

Deficiencies

7.2.1 Drain, Waste, & Vent Systems

NO STOP DRAIN IN BATHTUB



Stop drain is missing, recommend replacing.

Recommendation

Contact a qualified professional.



7.4.1 Hot Water Systems, Controls, Flues & Vents

POWER SUPPLY TO HOT WATER HEATER



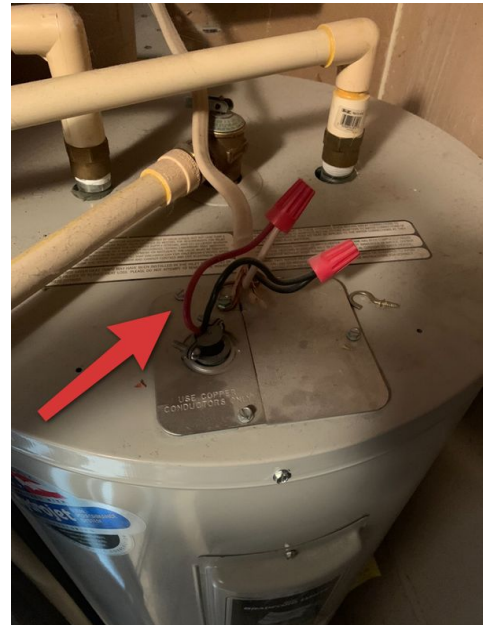
Safety Hazard

The hot water heater electric supply wires are not on a junction box and wire nuts are exposed

I recommend a licensed electrician evaluate and repair the issue.

Recommendation

Contact a qualified professional.



8: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors Below Ground	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Closet	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 200 AMP
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Westinghouse	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location N/A
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper	Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex	

Deficiencies

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

 Recommendation

IMPROPER PANEL COVER SCREWS

The electric panel has unapproved screws holding the panel cover on. This may allow the screws to penetrate the electric wire causing an electrical short and may cause a fire.

I recommend a licensed electric contractor to evaluate and repair.

Recommendation

Contact a qualified professional.



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Recommendation

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

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



9: FIREPLACE

Information

Type
N/A

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source 220 Electric	Dryer Vent Metal (Flex)	Flooring Insulation N/A
Attic Insulation: Insulation Type N/A	Attic Insulation: R-value 0	Ventilation: Ventilation Type N/A
Exhaust Systems: Exhaust Fans None		

11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Single-hung

Floors: Floor Coverings
Carpet, Linoleum

Walls: Wall Material
Paneling

Ceilings: Ceiling Material
Compressed Board

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Deficiencies

11.2.1 Windows

DAMAGED

KITCHEN

- 1. Kitchen window doesn't have a locking mechanism
- 2. Trim broken in one corner of the kitchen window

 Recommendation



12: KITCHEN

Information

Kitchen Sink: Ran Water In Kitchen Sink

I ran the water in the kitchen sink.

Range/ Oven/ Cooktop: Turned on Stove and Oven

I turned on the kitchen's stove and oven.

GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen. Please see electrical section.

Dishwasher: Tested Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

Refrigerator: Refrigerator was on

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

Built-in Microwave: Microwave Turned On

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.

STANDARDS OF PRACTICE

Roof

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

Exterior

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

Basement, Foundation, CrawlSpace & Structure

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

Heating

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

Cooling

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

conductive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

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

Electrical

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

Fireplace

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

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

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

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

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

Doors, Windows & Interior

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