



GREEN 1ST HOME INSPECTIONS

5404042284

info@green1sthomeinspections.com

<https://green1sthomeinspections.com>



SAMPLE REPORT

1234 Main St.
Salem VA 24153

Buyer Name
05/01/2019 9:00AM



Inspector

Josh Morris Lloyd Blankenship

5404042284

josh@green1sthomeinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION

SAFETY HAZARD

- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 3.2.1 Exterior - Exterior Doors: Interior deadbolt
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 3.3.2 Exterior - Walkways, Patios & Driveways: Driveway Trip Hazard
- ⊖ 3.3.3 Exterior - Walkways, Patios & Driveways: Walkway trip hazard.
- ⊖ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- ⊖ 4.1.2 Basement, Foundation, Crawlspace & Structure - Foundation: Trim to foundation
- ⊖ 4.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Trip hazard
- ⚠ 4.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Evidence of Water Intrusion
- ⊖ 5.3.1 Heating - Distribution Systems: Radiator Damaged
- ⊖ 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet Loose
- 🔧 7.5.1 Plumbing - Fuel Storage & Distribution Systems: Copper gas not labeled
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Reverse Polarity
- ⊖ 8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Switches Installed Improperly
- ⊖ 8.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Open neutral
- ⊖ 8.6.1 Electrical - Smoke Detectors: Inappropriate Location
- ⊖ 10.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Dryer vent manifold will not close.
- ⊖ 10.4.2 Attic, Insulation & Ventilation - Exhaust Systems: Clearance to close to exhaust pipe
- ⊖ 11.1.1 Doors, Windows & Interior - Doors: Hinges Loose
- ⊖ 11.1.2 Doors, Windows & Interior - Doors: Hinges Missing screws
- ⊖ 11.2.1 Doors, Windows & Interior - Windows: Missing Screen
- 🔧 11.2.2 Doors, Windows & Interior - Windows: Stuck shut
- ⊖ 11.2.3 Doors, Windows & Interior - Windows: Window screen damaged.
- ⊖ 11.3.1 Doors, Windows & Interior - Floors: Moderate Wear

1: INSPECTION DETAILS

Information

| | | |
|---|--|------------------------------------|
| In Attendance Client, Client's Agent | Occupancy Furnished, Occupied | Style Ranch |
| Temperature (approximate) 70 Fahrenheit (F) | Type of Building Single Family | Weather Conditions Clear |

2: ROOF

| | | IN | NI | NP | D |
|-----|---|----|----|----|---|
| 2.1 | Coverings | X | | | |
| 2.2 | Roof Drainage Systems | X | | | X |
| 2.3 | Flashings | X | | | |
| 2.4 | Skylights, Chimneys & Other Roof Penetrations | X | | | |

IN = Inspected

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D = Deficiencies

Information

Inspection Method

Ground, Ladder

Roof Type/Style

Gable

Coverings: Material

Asphalt



Roof Drainage Systems: Gutter Material

Seamless Aluminum

Flashings: Material

Aluminum

Deficiencies

2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



3: EXTERIOR

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

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Information

| | | |
|--|--|--|
| Inspection Method Visual | Siding, Flashing & Trim: Siding Material Brick | Siding, Flashing & Trim: Siding Style Brick and Mortar |
| Exterior Doors: Exterior Entry Door Fiberglass, Steel | Walkways, Patios & Driveways: Driveway Material Concrete | Decks, Balconies, Porches & Steps: Appurtenance Covered car port |
| Decks, Balconies, Porches & Steps: Material Concrete | | |

Deficiencies

3.2.1 Exterior Doors

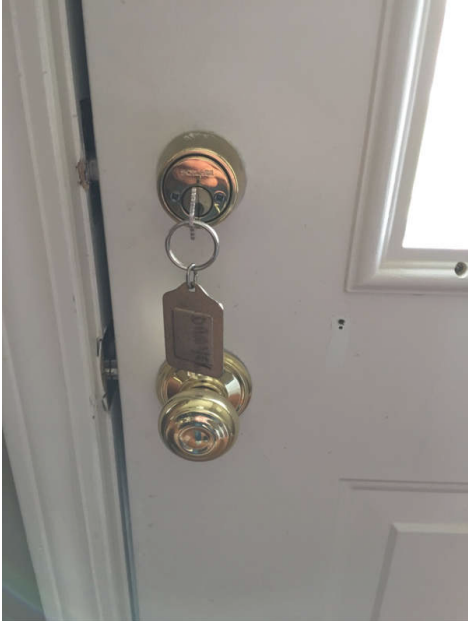
INTERIOR DEADBOLT

Safety hazard

Recommendation

Contact a qualified professional.

 Recommendation



3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

 Recommendation

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



3.3.2 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

Trip hazards observed. Patch or repair recommended.

 Recommendation

3.3.3 Walkways, Patios & Driveways

WALKWAY TRIP HAZARD.

Recommendation

Contact a qualified professional.

 Recommendation



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

| | | IN | NI | NP | D |
|-----|-------------------------|----|----|----|---|
| 4.1 | Foundation | X | | | X |
| 4.2 | Basements & Crawlspaces | X | | | X |
| 4.3 | Floor Structure | X | | | X |
| 4.4 | Wall Structure | X | | | |
| 4.5 | Ceiling Structure | X | | | |

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Information

| | | |
|--|--|---|
| Inspection Method Attic Access, Visual | Foundation: Material Brick | Floor Structure: Basement/Crawlspace Floor Concrete |
| Floor Structure: Material Concrete, Wood Beams | Floor Structure: Sub-floor Plank | |

Deficiencies

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

 Recommendation

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.



4.1.2 Foundation

TRIM TO FOUNDATION

Recommend sealing with approved caulk sealant to prevent pest infiltration

Recommendation

Contact a qualified professional.



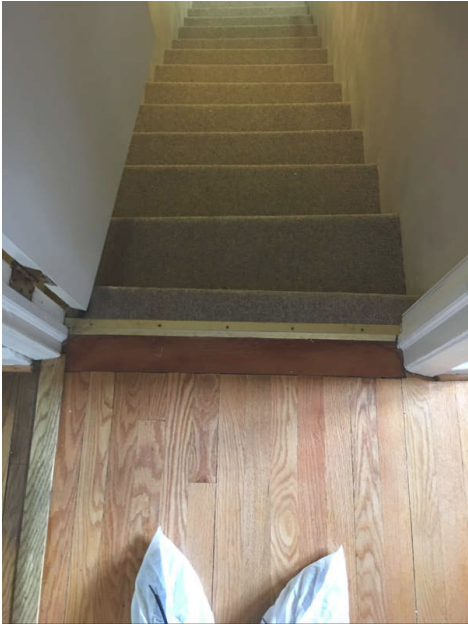
4.2.1 Basements & Crawlspaces

TRIP HAZARD

Repair tread to make uniform.

Recommendation

Contact a qualified professional.



4.3.1 Floor Structure

EVIDENCE OF WATER INTRUSION

There were signs of water intrusion in the underlying floor structure. Recommend identifying source of moisture and repairing.



Basement corner

5: HEATING

| | | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 5.1 | Equipment | X | | | |
| 5.2 | Normal Operating Controls | X | | | |
| 5.3 | Distribution Systems | X | | | X |
| 5.4 | Presence of Installed Heat Source in Each Room | X | | | |

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Information

Equipment: Energy Source
Electric

Distribution Systems: Ductwork
Non-insulated



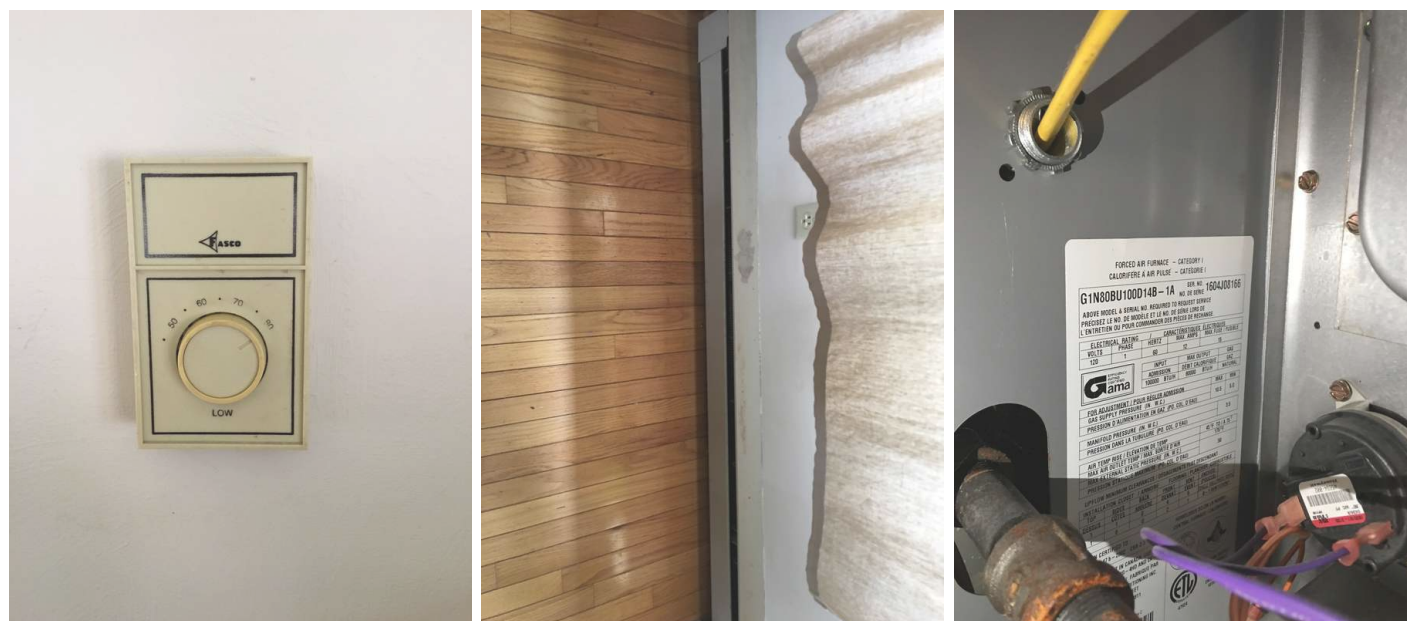
AFUE Rating
90%

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.

Payne, Ultra



Heat Pump, Electric Baseboard, Gas-Fired Heat



The radiator is damaged and will not function properly. Recommend that a qualified contractor replace or repair the radiator.





6: COOLING

| | | IN | NI | NP | D |
|-----|---|----|----|----|---|
| 6.1 | Cooling Equipment | X | | | |
| 6.2 | Normal Operating Controls | X | | | |
| 6.3 | Distribution System | X | | | |
| 6.4 | Presence of Installed Cooling Source in Each Room | X | | | |

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Information

Cooling Equipment: Brand

Payne

Cooling Equipment: Energy Source/Type

Electric, Heat Pump

Cooling Equipment: Location

Rear of home basement steps

Distribution System: Configuration

Central

Cooling Equipment: SEER Rating

15 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioningat [Energy.gov](#).

7: PLUMBING

| | | IN | NI | NP | D |
|-----|---|----|----|----|---|
| 7.1 | Main Water Shut-off Device | X | | | |
| 7.2 | Drain, Waste, & Vent Systems | X | | | |
| 7.3 | Water Supply, Distribution Systems & Fixtures | X | | | X |
| 7.4 | Hot Water Systems, Controls, Flues & Vents | X | | | |
| 7.5 | Fuel Storage & Distribution Systems | X | | | X |
| 7.6 | Sump Pump | | | X | |


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Information

| | | |
|---|---|---|
| Filters None | Water Source Public | Main Water Shut-off Device: Location Basement |
| | |  |
| Drain, Waste, & Vent Systems: Drain Size Unknown | Drain, Waste, & Vent Systems: Material PVC | Water Supply, Distribution Systems & Fixtures: Distribution Material Copper |
| Water Supply, Distribution Systems & Fixtures: Water Supply Material Copper | Hot Water Systems, Controls, Flues & Vents: Capacity 40 gallons | Hot Water Systems, Controls, Flues & Vents: Location Basement |

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

Hot Water Systems, Controls,
Flues & Vents: 2006

Fuel Storage & Distribution
Systems: Main Gas Shut-off
Location
Gas Meter



Hot Water Systems, Controls, Flues & Vents: Manufacturer
Rheem

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.](#)

Limitations

Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

TOILET LOOSE

Both Toilets are loose. Recommend a qualified plumber evaluate and repair to prevent further water damage.



7.5.1 Fuel Storage & Distribution Systems

COPPER GAS NOT LABELED

Label gas line

Recommendation

Contact a qualified professional.

Maintenance Item



8: ELECTRICAL

| | | IN | NI | NP | D |
|-----|--|----|----|----|---|
| 8.1 | Service Entrance Conductors | X | | | |
| 8.2 | Main & Subpanels, Service & Grounding, Main Overcurrent Device | X | | | |
| 8.3 | Branch Wiring Circuits, Breakers & Fuses | X | | | |
| 8.4 | Lighting Fixtures, Switches & Receptacles | X | | | X |
| 8.5 | GFCI & AFCI | X | | | |
| 8.6 | Smoke Detectors | X | | | |
| 8.7 | Carbon Monoxide Detectors | | | X | |

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors:
Electrical Service Conductors
Overhead, 220 Volts



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



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Crouse-Hinds

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

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

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Limitations

Deficiencies

8.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

REVERSE POLARITY

1ST FLOOR LIVING ROOM

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.



8.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

SWITCHES INSTALLED IMPROPERLY

One or more switches are installed improperly. Recommend licensed electrician repair or replace.



Mystery switch side door

Mystery switch

Basement

8.4.3 Lighting Fixtures, Switches & Receptacles

 Recommendation

OPEN NEUTRAL

Recommendation
Contact a qualified professional.



8.6.1 Smoke Detectors

 Recommendation

INAPPROPRIATE LOCATION

Smoke detector effectiveness may be compromised due to location.
Recommend relocating according to manufacturers instructions.



9: FIREPLACE

| | | IN | NI | NP | D |
|-----|-------------------------|----|----|----|---|
| 9.1 | Vents, Flues & Chimneys | | | X | |
| 9.2 | Lintels | | | X | |
| 9.3 | Damper Doors | | | X | |
| 9.4 | Cleanout Doors & Frames | | | X | |

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Information

Type

N/A

Limitations

10: ATTIC, INSULATION & VENTILATION

| | | IN | NI | NP | D |
|------|--|----|----|----|---|
| 10.1 | Attic Insulation | | X | | |
| 10.2 | Vapor Retarders (Crawlspace or Basement) | | X | | |
| 10.3 | Ventilation | X | | | |
| 10.4 | Exhaust Systems | X | | | X |

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Information

Dryer Power Source
220 Electric

Ventilation: Ventilation Type
Gable Vents, Ridge Vents

Dryer Vent
Vinyl (Flex)

Exhaust Systems: Exhaust Fans
Fan/Heat/Light

Flooring Insulation
None



Basement Bathroom

Limitations

Deficiencies

10.4.1 Exhaust Systems

DRYER VENT MANIFOLD WILL NOT CLOSE.

Recommend repair / replace to help prevent animal and pest infiltration

Recommendation

Contact a qualified professional.

Recommendation

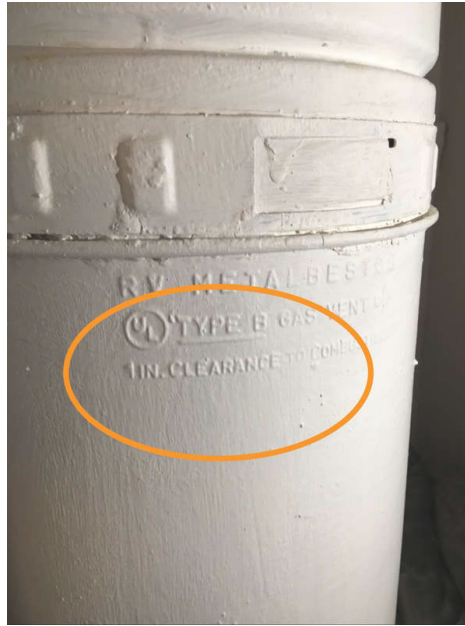
10.4.2 Exhaust Systems

CLEARANCE TO CLOSE TO EXHAUST PIPE

Recommend repair to meet min 1" min clearance.

Recommendation

Contact a qualified professional.



11: DOORS, WINDOWS & INTERIOR

| | | IN | NI | NP | D |
|------|-----------------------------|----|----|----|---|
| 11.1 | Doors | X | | | X |
| 11.2 | Windows | X | | | X |
| 11.3 | Floors | X | | | X |
| 11.4 | Walls | X | | | |
| 11.5 | Ceilings | X | | | |
| 11.6 | Steps, Stairways & Railings | X | | | |
| 11.7 | Countertops & Cabinets | X | | | |

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Manufacturer
Unknown

Walls: Wall Material
Plaster

Countertops & Cabinets: Countertop Material
Laminate

Windows: Window Type
Double-hung

Ceilings: Ceiling Material
Plaster

Floors: Floor Coverings
Hardwood

Countertops & Cabinets: Cabinetry
Wood

Limitations

General
HOME IS FURNISHED



Deficiencies

11.1.1 Doors
HINGES LOOSE

Recommendation

Loose hinges can cause door to stick or eventually fall out of place. Recommend handyman tighten hinges.

[Here is a DIY article](#) on fixing loose hinges.



11.1.2 Doors

HINGES MISSING SCREWS

 Recommendation

One or more hinges is missing screws. This does not affect operation of the door, however having all hinges is recommended to prevent potential safety hazard.



11.2.1 Windows

MISSING SCREEN

 Recommendation

One or more Windows missing screen. Recommend replacement.



11.2.2 Windows

STUCK SHUT

 Maintenance Item

One or more windows are stuck shut. Recommend windows be restored to functional use.



11.2.3 Windows

WINDOW SCREEN DAMAGED.

Repair / replace screens as needed.

Recommendation

Contact a qualified professional.



11.3.1 Floors

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.



12: BUILT-IN APPLIANCES

| | | IN | NI | NP | D |
|------|--------------------|----|----|----|---|
| 12.1 | Dishwasher | X | | | |
| 12.2 | Refrigerator | X | | | |
| 12.3 | Range/Oven/Cooktop | X | | | |
| 12.4 | Garbage Disposal | X | | | |

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Information

| | | |
|---|---|--|
| Dishwasher: Brand Frigidaire | Refrigerator: Brand Maytag | Range/Oven/Cooktop: Exhaust Hood Type Re-circulate |
| Range/Oven/Cooktop: Range/Oven Brand Frigidaire | Range/Oven/Cooktop: Range/Oven Energy Source Electric | |

STANDARDS OF PRACTICE

Roof

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

Exterior

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

Basement, Foundation, Crawlspace & Structure

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

Heating

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

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

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

Plumbing

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

Electrical

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

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

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

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate 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.