



STATEWIDE FLORIDA HOME INSPECTIONS, INC.

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<https://www.statewideflhomeinspections.com>



ROOM-BY-ROOM RESIDENTIAL

1234 Main St. Homestead Florida 33033

Buyer Name
07/10/2021 9:00AM



Inspector

Joseph Campadonico

InterNACHI Certified Professional
Inspector, ASHI certified Inspector, and a
HomeAdvisor Pro

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Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



RECOMMENDATION

- ④ 16.1.1 Utility Room - Cooling Equipment: Coil Cleaning

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent, Listing Agent

Occupancy

Occupied, Furnished

Temperature (approximate)

82 Fahrenheit (F)

Type of Building

Condominium / Townhouse

Weather Conditions

Cloudy

2: EXTERIOR

		IN	NI	NP	D
2.1	Exterior Doors	X			
2.2	Decks, Balconies, Porches & Steps	X			

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

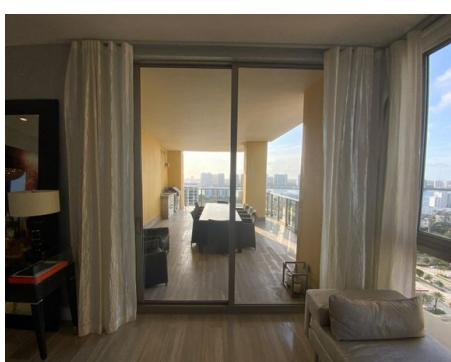
Information

Inspection Method

Visual

Exterior Doors: Exterior Entry Door

Metal, Hurricane Impact Rated Sliding Glass Doors, Hurricane Impact Door



Decks, Balconies, Porches & Steps: Appurtenance**Balcony**

Checked the pool pump, pool deck, and water level.

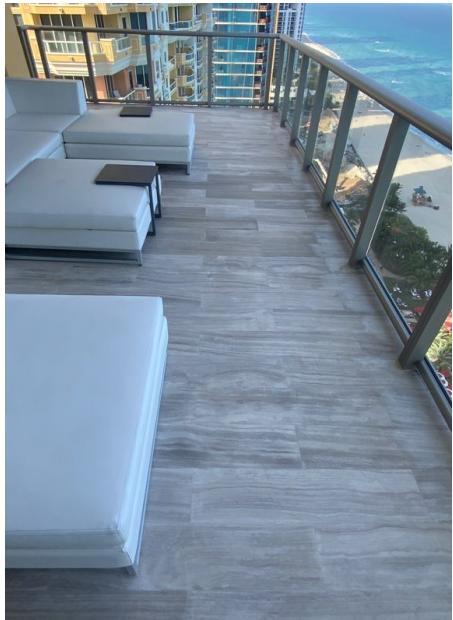
*I recommend a full inspection of the pool be done by a licensed pool inspector. My observations of the pool are limited to a brief limited visual inspection and in no way constitutes a full pool inspection.





Decks, Balconies, Porches & Steps: Material

Tile



3: MASTER BEDROOM

		IN	NI	NP	D
3.1	General	X			
3.2	Doors	X			
3.3	Floors	X			
3.4	Walls	X			
3.5	Ceilings	X			
3.6	Lighting Fixtures, Switches & Receptacles	X			
3.7	GFCI & AFCI	X			
3.8	Smoke Detectors	X			
3.9	Carbon Monoxide Detectors			X	
3.10	Closet(s)	X			
3.11	Wet Bar	X			

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

Information

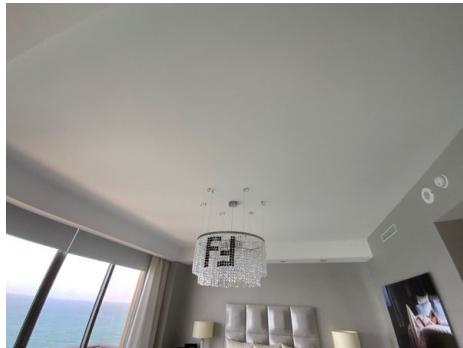
Doors: General

No issues found at the time of inspection.



Ceilings: Ceiling Material

Drywall



General: Master Bedroom Pictures**Floors: Floor Coverings**

Laminate



Walls: Wall Material

Drywall, Wallpaper



Closet(s): General

No issues found at the time of inspection.





Wet Bar: General

No issues found at the time of inspection.



4: BEDROOM 2

		IN	NI	NP	D
4.1	General	X			
4.2	Doors	X			
4.3	Floors	X			
4.4	Walls	X			
4.5	Ceilings	X			
4.6	Lighting Fixtures, Switches & Receptacles	X			
4.7	GFCI & AFCI	X			
4.8	Smoke Detectors	X			
4.9	Carbon Monoxide Detectors			X	
4.10	Closet(s)	X			

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

Information

General: Bedroom 2 Pictures



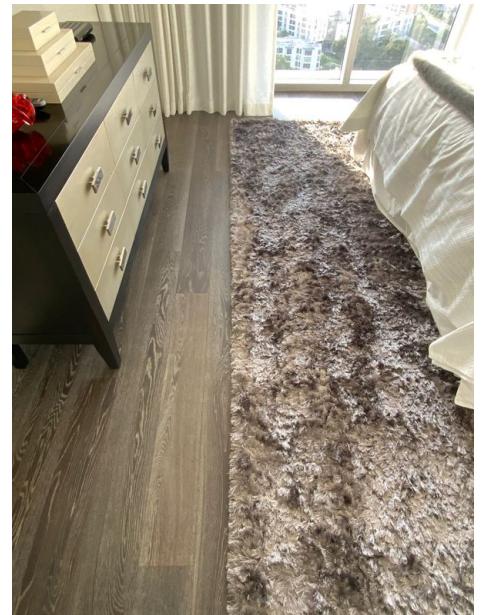
Doors: General

No issues found at the time of inspection.



Floors: Floor Coverings

Laminate



Walls: Wall Material

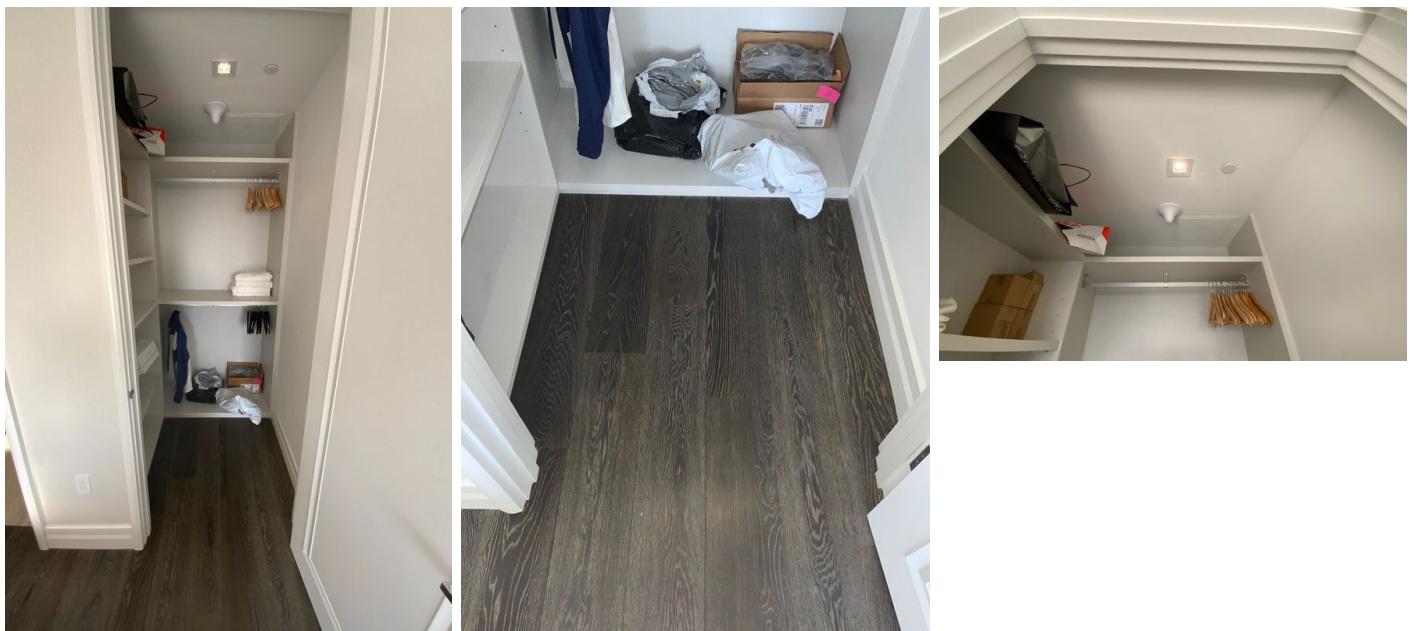
Drywall

**Ceilings: Ceiling Material**

Drywall

**Closet(s): General**

No issues found at the time of inspection.



5: BEDROOM 3

		IN	NI	NP	D
5.1	General	X			
5.2	Doors	X			
5.3	Floors	X			
5.4	Walls	X			
5.5	Ceilings	X			
5.6	Lighting Fixtures, Switches & Receptacles	X			
5.7	GFCI & AFCI	X			
5.8	Smoke Detectors	X			
5.9	Carbon Monoxide Detectors			X	
5.10	Closet(s)	X			

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

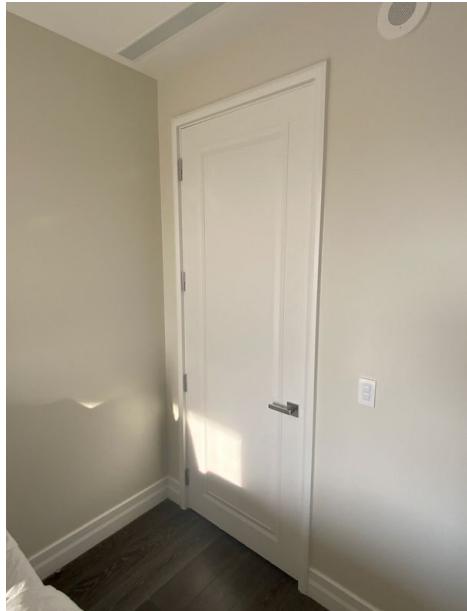
Information

General: Bedroom 3



Doors: General

No issues found at the time of inspection.



Floors: Floor Coverings

Laminate



Walls: Wall Material

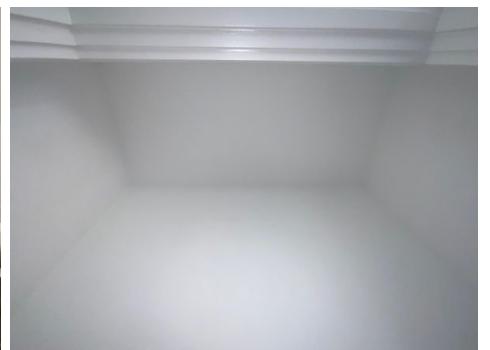
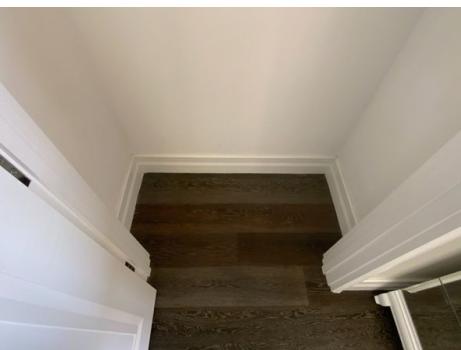
Drywall

**Ceilings: Ceiling Material**

Drywall

**Closet(s): General**

No issues found at the time of inspection.



6: MASTER BATHROOM

		IN	NI	NP	D
6.1	Toilet	X			
6.2	Toilet #2	X			
6.3	Shower	X			
6.4	GFCI & AFCI	X			
6.5	Water Supply, Distribution Systems & Fixtures	X			
6.6	Lighting Fixtures, Switches & Receptacles	X			
6.7	Bathtub/Spa	X			
6.8	Sink(s)	X			

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

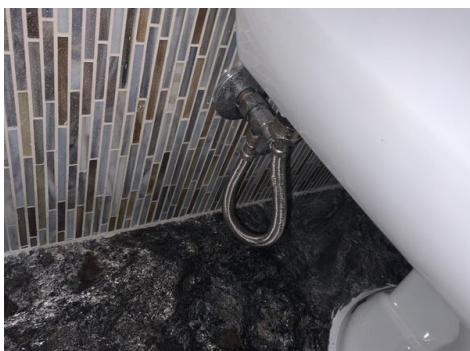
Information

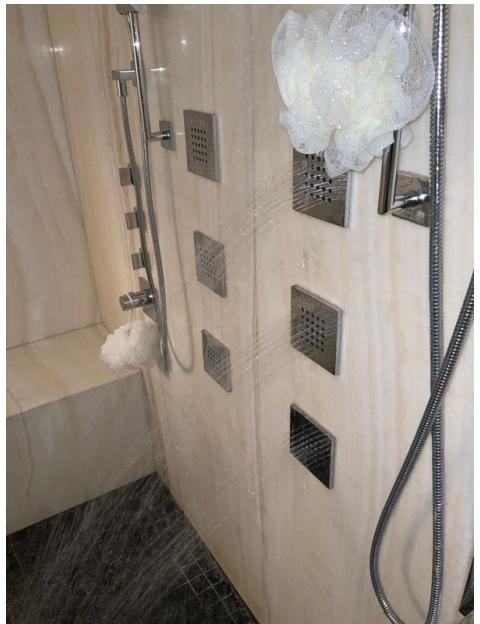
General



Toilet: General**Toilet #2: General**

No issues found at the time of inspection.



Shower: General

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Galvanized, Hose, Copper



Sink #1



Sink #2

Bathtub/Spa: General

No issues found at the time of inspection.



Sink(s): General

No issues found at the time of inspection.



Sink #1



Sink #2

7: BATHROOM 2 - HALF BATHROOM

		IN	NI	NP	D
7.1	General	X			
7.2	Water Supply, Distribution Systems & Fixtures	X			
7.3	Lighting Fixtures, Switches & Receptacles	X			
7.4	GFCI & AFCI	X			
7.5	Shower			X	
7.6	Toilet	X			
7.7	Sink(s)	X			

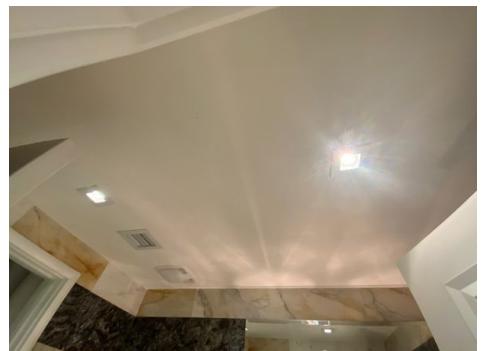
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Galvanized, Copper, Hose



General: General**Toilet: General**

No issues found at the time of inspection.



Sink(s): General

No issues found at the time of inspection.



8: BATHROOM 3

		IN	NI	NP	D
8.1	General	X			
8.2	Sink(s)	X			
8.3	Water Supply, Distribution Systems & Fixtures	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			
8.5	GFCI & AFCI	X			
8.6	Shower	X			
8.7	Toilet	X			

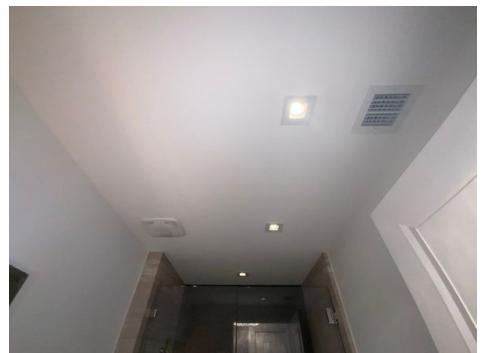
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Galvanized, Copper, Hose



General: General

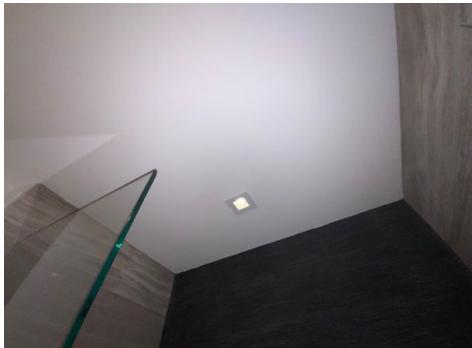
Sink(s): General

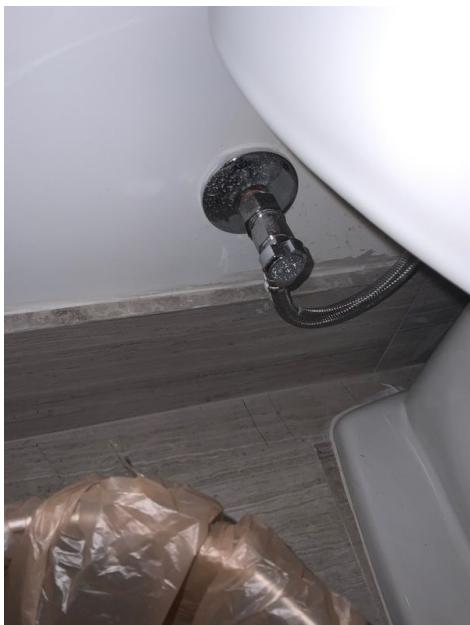
No issues found at the time of inspection.



Shower: General

No issues found at the time of inspection.



Toilet: General

9: BATHROOM 4 - LAUNDRY ROOM

		IN	NI	NP	D
9.1	General	X			
9.2	Water Supply, Distribution Systems & Fixtures	X			
9.3	Lighting Fixtures, Switches & Receptacles	X			
9.4	GFCI & AFCI	X			
9.5	Shower		X		
9.6	Toilet	X			
9.7	Sink(s)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

General: General



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Galvanized, Copper, Hose



Shower: General**Toilet: General**

No issues found at the time of inspection.



Sink(s): General

No issues found at the time of inspection.

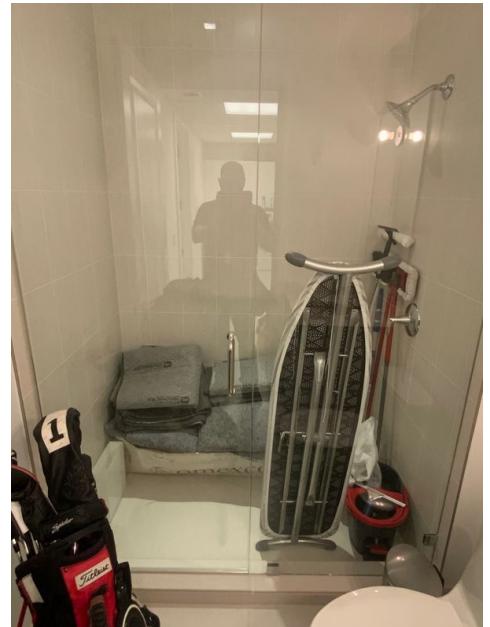


Limitations

Shower

ACCESS BLOCKED

Unable to check the functionality of the shower as it was occupied by the occupants belongings.



10: BATHROOM 5 - BEDROOM 2

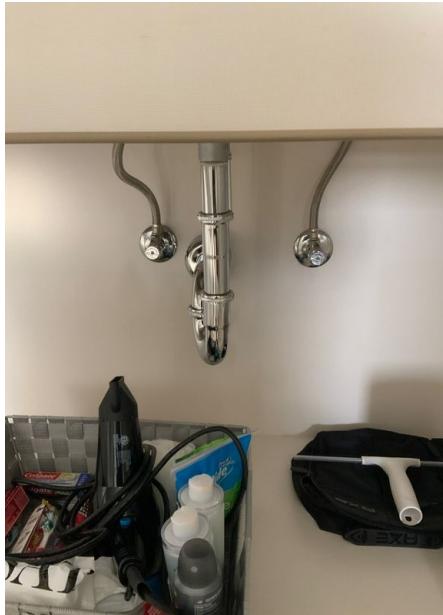
		IN	NI	NP	D
10.1	General	X			
10.2	Water Supply, Distribution Systems & Fixtures	X			
10.3	Lighting Fixtures, Switches & Receptacles	X			
10.4	GFCI & AFCI	X			
10.5	Shower	X			
10.6	Toilet	X			
10.7	Sink(s)	X			

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

Information

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Galvanized, Copper, Hose



General: General

Shower: General

No issues found at the time of inspection.



Toilet: General

No issues found at the time of inspection.

**Sink(s): General**

No issues found at the time of inspection.



11: BATHROOM 6 - BEDROOM 3

		IN	NI	NP	D
11.1	General	X			
11.2	Water Supply, Distribution Systems & Fixtures	X			
11.3	Lighting Fixtures, Switches & Receptacles	X			
11.4	GFCI & AFCI	X			
11.5	Shower	X			
11.6	Toilet	X			
11.7	Sink(s)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

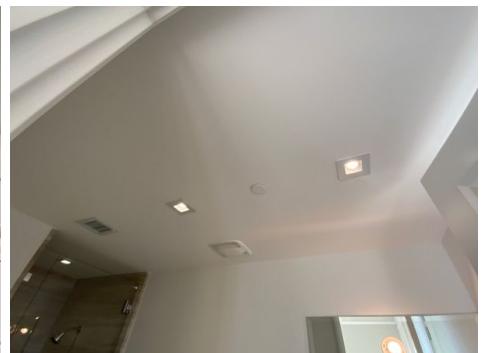
D = Deficiency

Information

Water Supply, Distribution Systems & Fixtures: Water Supply Material

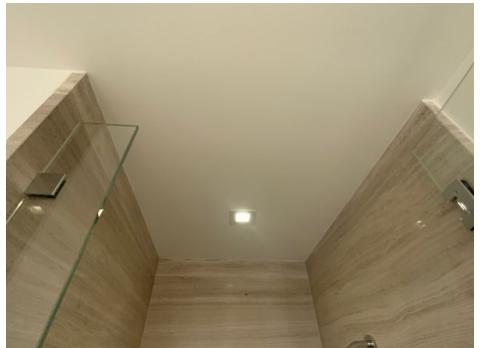
Galvanized, Copper, Hose



General: General

Shower: General

No issues found at the time of inspection.



Toilet: General

No issues found at the time of inspection.

**Sink(s): General**

No issues found at the time of inspection.



12: LIVING ROOM

		IN	NI	NP	D
12.1	Doors	X			
12.2	Floors	X			
12.3	Walls	X			
12.4	Ceilings	X			
12.5	Thermostat Controls	X			
12.6	Lighting Fixtures, Switches & Receptacles	X			
12.7	GFCI & AFCI	X			
12.8	Closet(s)	X			

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

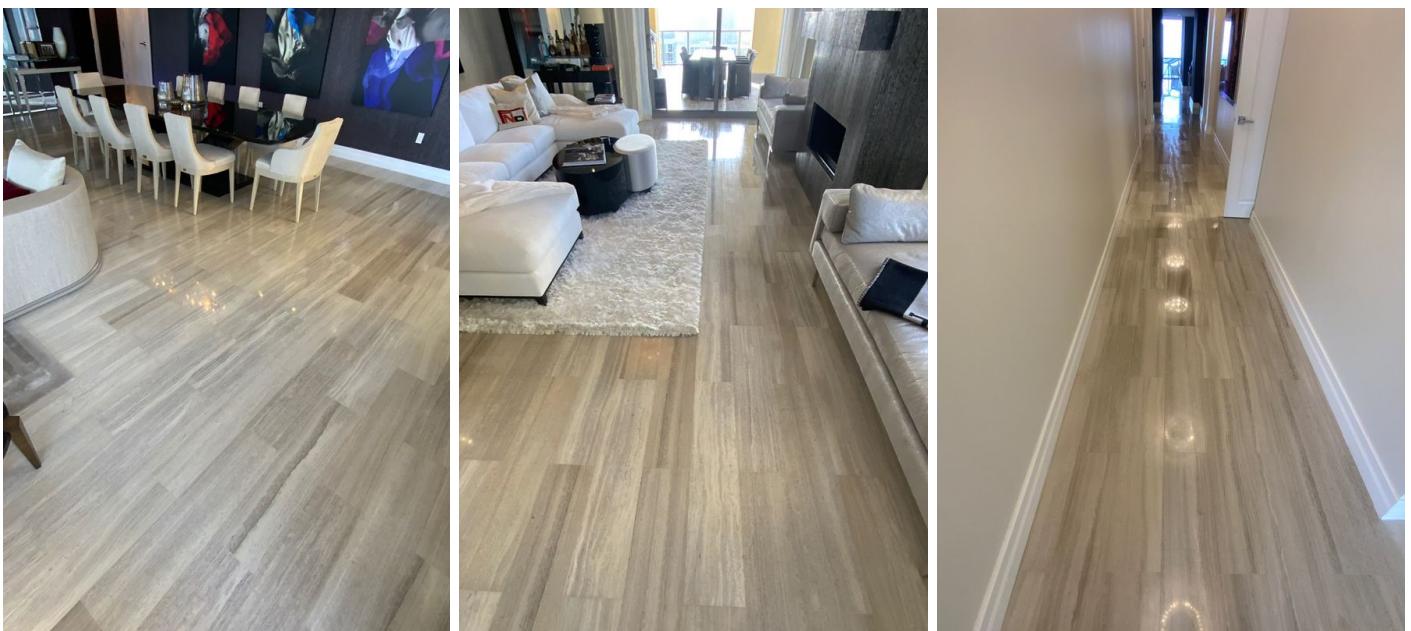
Information

General



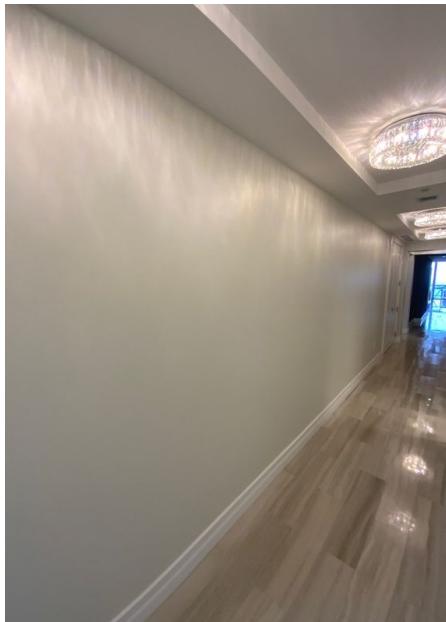
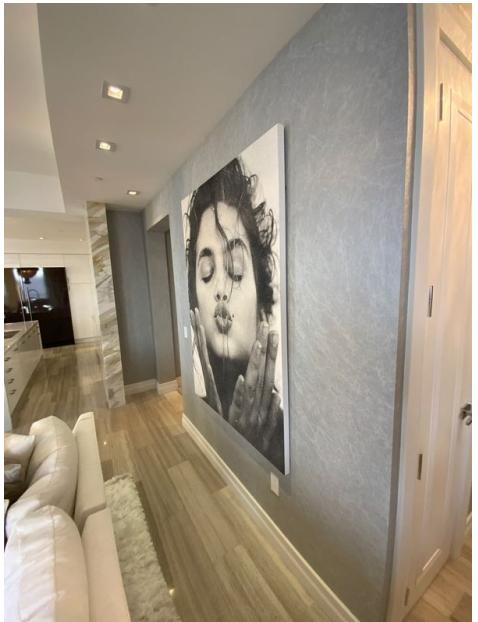
Floors: Floor Coverings

Tile



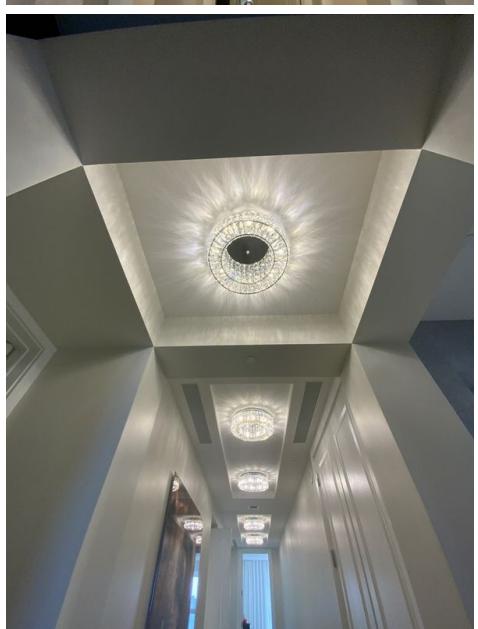
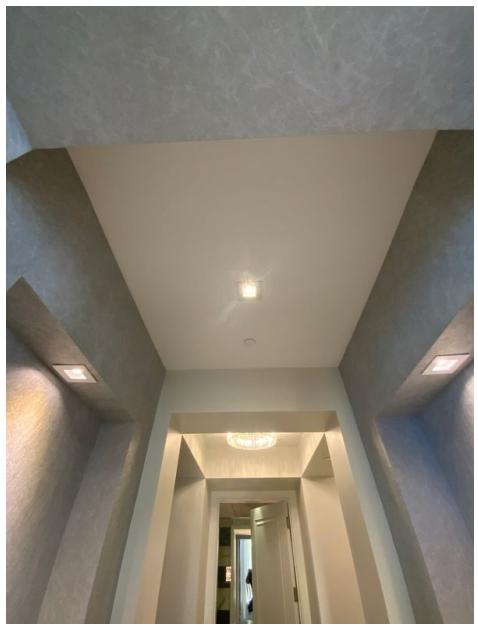
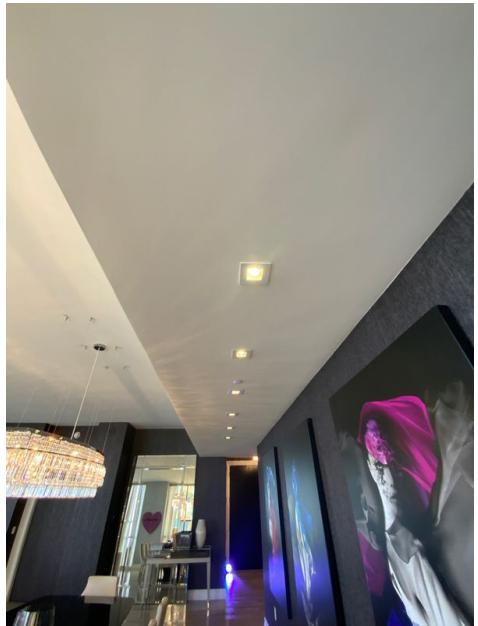
Walls: Wall Material

Drywall, Wallpaper



Ceilings: Ceiling Material

Drywall





Thermostat Controls: General

Thermostat is located in the A/C closet by the elevator. Thermostat #2 is located in the A/C closet in the foyer. Thermostat #3 is located in the A/C closet in the hallway. Thermostat #4 is located in the A/C closet inside the half bathroom.



Thermostat #1



Thermostat #2



Thermostat #3



Thermostat #4

Closet(s): General

No issues found at the time of inspection.



13: MISC. INTERIOR

		IN	NI	NP	D
13.1	Distribution Systems		X		
13.2	Countertops & Cabinets	X			
13.3	Smoke Detectors	X			
13.4	Fire Extinguisher			X	X

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

Information

Distribution Systems: General

Unable to view ductwork.

Countertops & Cabinets: Countertop Material

Granite, Corian



Countertops & Cabinets: Cabinetry

Laminate, Wood





Fire Extinguisher: Fire Extinguisher

Every home should have at least one fire extinguisher rated for all fire types (look for an A-B-C rating on the label). At a minimum, keep one near the kitchen; having one per floor isn't a bad idea. Annually, check the indicator on the pressure gauge to make sure the extinguisher is charged. Make certain that the lock pin is intact and firmly in place, and check that the discharge nozzle is not clogged. Clean the extinguisher and check it for dents, scratches, and corrosion. Replace if the damage seems severe.

Note: Fire extinguishers that are more than six years old should be replaced. Mark the date of purchase on the new unit with a permanent marker.



A	Paper, Wood, Plastics, Fabric, Rubber, Trash	
B	Gasoline, Oil, Grease, Some Paints and Solvents	
C	Energized Electrical Equipment, Appliances, Computers, Circuit Breakers, Wiring	

14: KITCHEN

		IN	NI	NP	D
14.1	Dishwasher	X			
14.2	Dishwasher #2	X			
14.3	Refrigerator	X			
14.4	Range/Oven/Cooktop	X			
14.5	Microwave Oven	X			
14.6	Sink	X			
14.7	Sink #2	X			
14.8	Garbage Disposal	X			
14.9	Electrical Outlets	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Range/Oven/Cooktop:
Range/Oven Energy Source

Electric, Gas

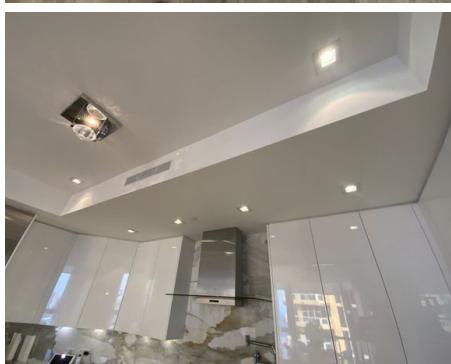
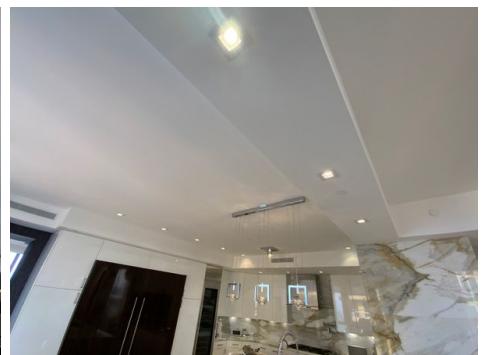
Range/Oven/Cooktop: Exhaust
Hood Type

Vented


Garbage Disposal: General

No issues found at the time of inspection.



General

Dishwasher: Brand

Miele

**Dishwasher: Life Expectancy**

Year of manufacture: 2014

Average life expectancy of a dishwasher is between 7-12 years. This unit is still within its life expectancy.



Dishwasher #2: Brand

Miele

**Dishwasher #2: Life Expectancy**

Year of manufacture: 2014

Average life expectancy of a dishwasher is between 7-12 years. This unit is still within its life expectancy.



Refrigerator: Brand

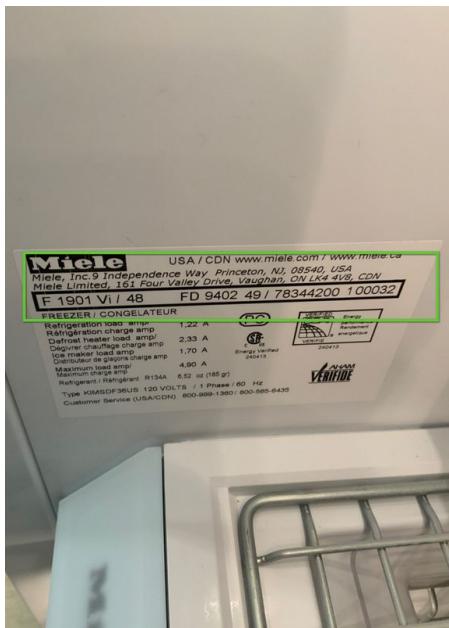
Miele



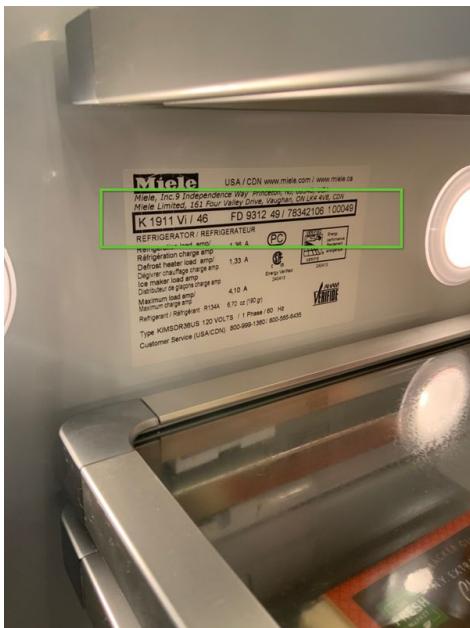
Refrigerator: Life Expectancy

Year of manufacture: Freezer - 2014, Refrigerator - 2014

Average life expectancy of a refrigerator is between between 14-17 years. Both units are still within their life expectancies.



Freezer



Refrigerator

Range/Oven/Cooktop: Range/Oven Brand

Miele



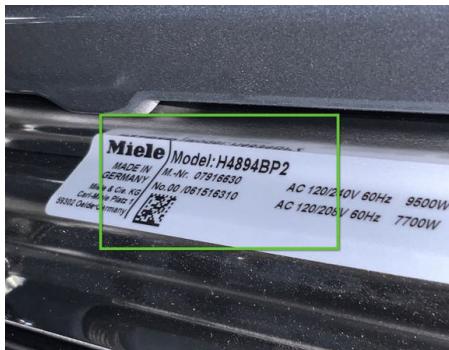
Upper

Lower

Range/Oven/Cooktop: Life Expectancy

Year of manufacture: 2014

Average life expectancy of a stove is between 13-15 years. This unit is still within its life expectancy.

**Range/Oven/Cooktop: Cooktop**

Manufacturer: Miele

Year of Manufacturer:

The average life expectancy of a cooktop is approximately 13-15 years. This unit is still within its life expectancy.

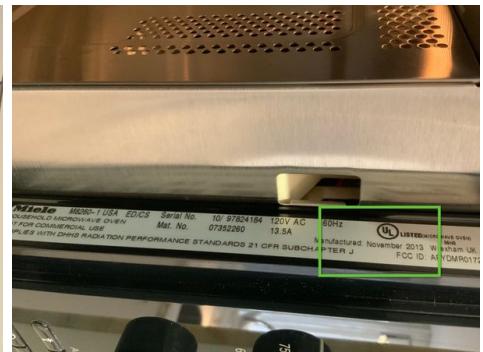


Microwave Oven: Life Expectancy

Manufacturer: Miele

Date of manufacture: 11/2013

The average life expectancy of a microwave oven is about 9 years. This unit is at the end of its life expectancy.



Sink: General

No issues found at the time of inspection.



Sink #2: General

No issues found at the time of inspection.



15: LAUNDRY ROOM

		IN	NI	NP	D
15.1	Drain, Waste, & Vent Systems		X		
15.2	Exhaust Systems	X			
15.3	Hot Water Systems, Controls, Flues & Vents			X	
15.4	Washer & Dryer	X			

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

Information

Filters

None

Water Source

Public

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Flooring Insulation

None

Drain, Waste, & Vent Systems:
Drain Size

Unknown


Drain, Waste, & Vent Systems:
Material

Unknown

Exhaust Systems: Exhaust Fans

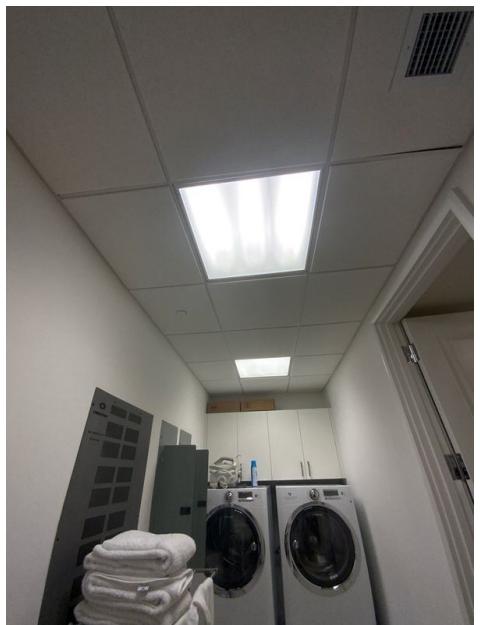
Fan Only

No issues found at the time of inspection.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

None

No hot water heater in unit. Building provides hot water to its residents.

Washer & Dryer: General

Washer & Dryer: Life Expectancy

Manufacturer: (Washer) Electrolux (Dryer) Electrolux

Date of manufacture: (Washer) 01/2014 (Dryer) 12/2013

The average life expectancy of a washer/dryer is between 8-12 years. The washer and dryer are still within their life expectancies.



Limitations

Drain, Waste, & Vent Systems

VIEW OBSTRUCTED

Unable to view drain and material due to the washer & dryer being in the way.



16: UTILITY ROOM

		IN	NI	NP	D
16.1	Cooling Equipment	X			
16.2	Heating Equipment	X			
16.3	Distribution System	X			

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

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior Closet, Hallway Closet,
Foyer

Heating Equipment: Brand
Zehnder

Heating Equipment: Energy Source
Electric

Heating Equipment: Heat Type
Heat Pump

Distribution System: Ductwork
Insulated

Distribution System:
Configuration
Water Cooled

Cooling Equipment: Brand

Zehnder



Unit #1 - Exterior Closet



Unit #2 - Foyer



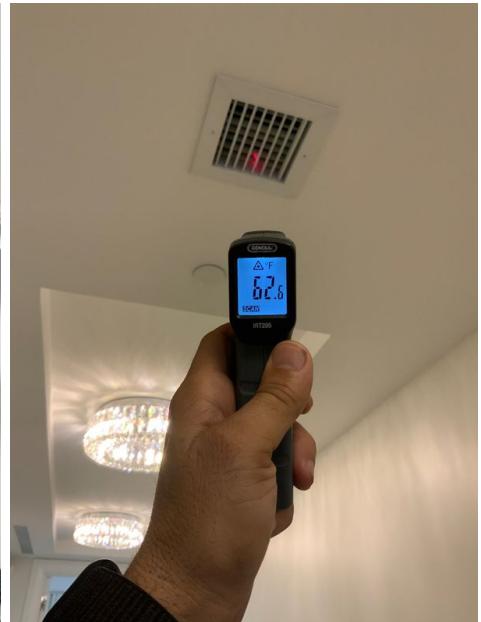
Unit #3 - Hallway Closet



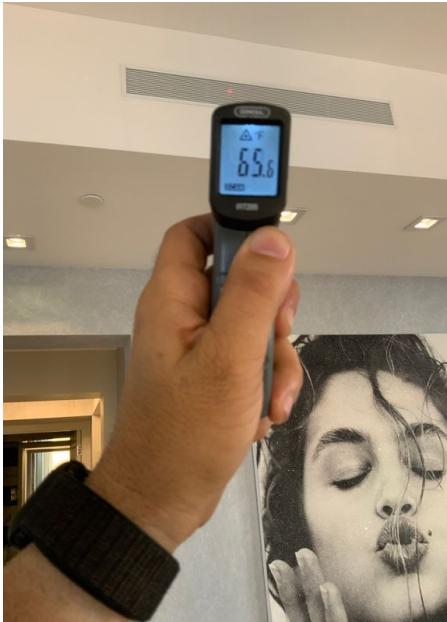
Unit #4 - Half Bathroom



A/C Temperature Reading #1



A/C Temperature Reading #2



A/C Temperature Reading #3



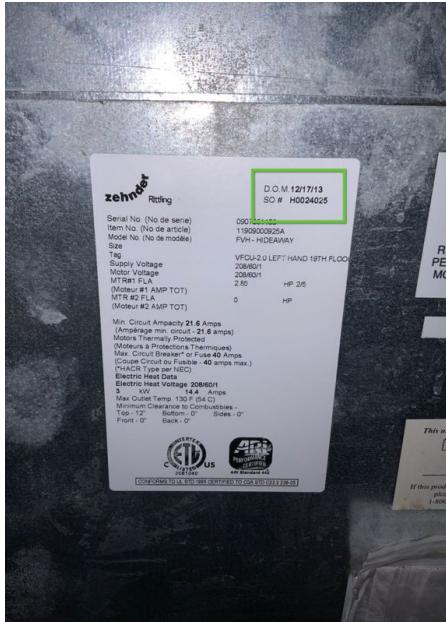
A/C Temperature Reading #4

Cooling Equipment: Life Expectancy

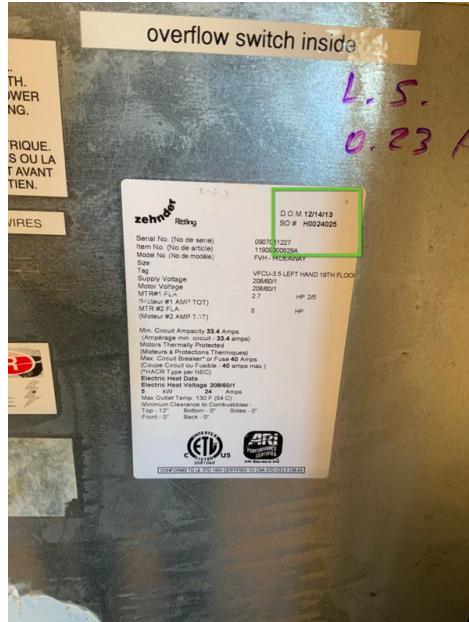
Year of manufacture: Unit #1 - 12/17/2013, Unit #2 - 12/14/2013, Unit #3 - 12/14/2013, Unit #4 - 12/14/2013

Capacity: Unit #1 - 2 Ton, Unit #2 - 3.5 Ton, Unit #3 - 3.5 Ton, Unit #4 - 3 Ton

Average life expectancy of an air conditioning unit is between 10-15 years. All units are still within their life expectancies.



Unit #1



Unit #2



Unit #3



Unit #4

Observations

16.1.1 Cooling Equipment COIL CLEANING

Recommend cleaning the evaporator coil once every two years. Recommend doing so within the next 12-24 months. Recommend changing or cleaning the air filter once a month. Changing or cleaning the air filter once a month helps maintain a clean evaporator coil. Clogged air filters are the number one cause of HVAC system failures.

*Price quoted is per unit.

Recommendation

Contact a qualified HVAC professional.

Estimated Cost

\$300



Unit #1



Unit #2



Unit #3



Unit #4

17: ELECTRICAL

		IN	NI	NP	D
17.1	Service Entrance Conductors	X			
17.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
17.3	Branch Wiring Circuits, Breakers & Fuses	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

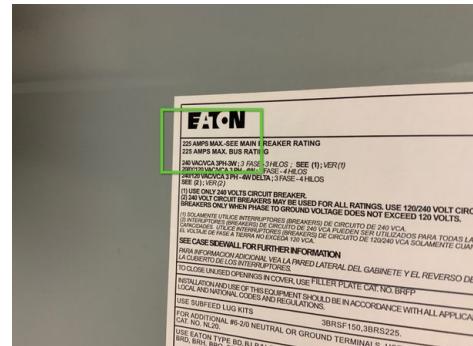
Information

Service Entrance Conductors: Electrical Service Conductors Below Ground, 220 Volts

Below Ground, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Laundry Room

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

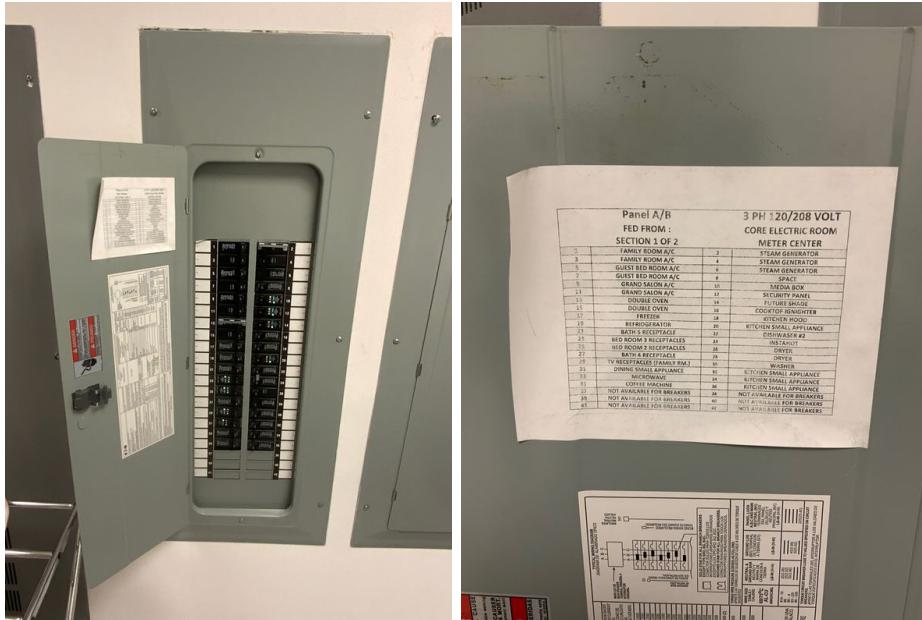


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

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

Eaton

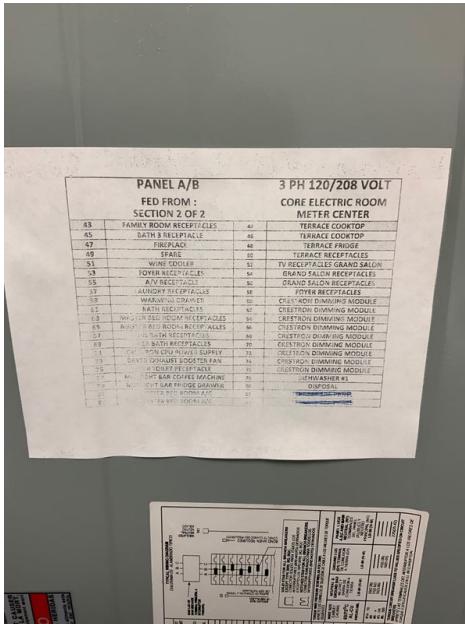


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

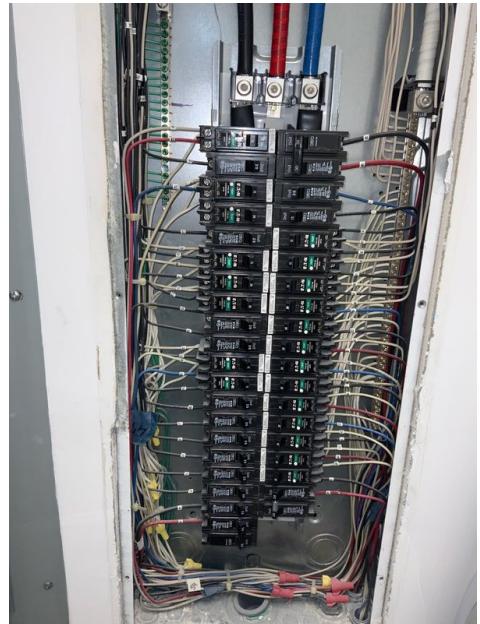
Laundry Room



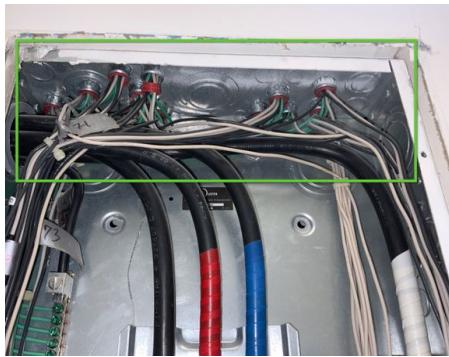
Eaton Electrical Panel



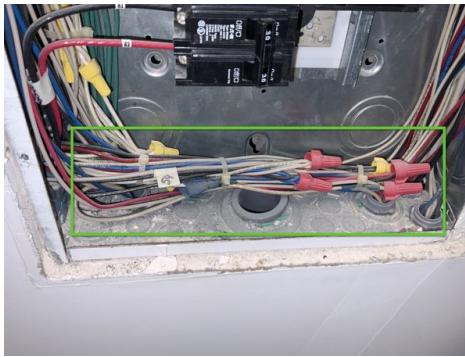
www.english-test.net



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Conduit



Conduit

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

Copper

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

Conduit



18: HOME MAINTENANCE TIPS

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

Information

Suggested Tips

Home Maintenance Tips:

On a monthly basis:

1. Replace your HVAC Systems Air Filters.
2. You should inspect, clean, or replace kitchen vent hood filters if needed.
3. You should flush all your toilets and run warm water through all your sinks, especially in the bathrooms you do not use on a regular basis.

On a quarterly basis:

1. You should inspect your homes' exterior drainage to ensure that nothing is causing standing water to puddle for more than 24 hours and that all water from any source is not draining toward your homes' foundation.
2. We recommend you test your GFCIs (ground fault circuit interrupters) for proper operations by manually tripping the test buttons and then resetting them. If they will not trip or reset, contact a Licensed Electrician to inspect and replace.
3. You should Inspect and clean all of your exterior vents. Make sure that air flows freely & that each has an operable damper to prevent back flow of outside air and to keep small animals or insects from entering your home.
4. We recommend to lubricate all overhead garage door hinges with an approved garage door lubricant. You should inspect and clean all weep holes on your windows to insure proper water drainage.

On a seasonal basis:

1. Every six months have your HVAC System serviced by a Licensed HVAC Contractor. This will help ensure the longevity of your system and run more efficiently.
2. Bi-Annually you should inspect and caulk the following areas, as needed:
 *Kitchen and Bathrooms
 *Flushing areas
 *Around Window and Doors
 *Around all wall penetrations (hose, faucets, duct work from vents, replace and chimney vents)
 *Your Siding
 *Stucco or mortar cracks
 *Interior settling or shrinkage cracks on your sheetrock and trim
3. Make sure your gutters are free debris that could prevent free flow of water. Make sure you have splash blocks at the base of the gutter downspouts to help direct water away from your home.
4. Inspect and adjust sprinkler systems to keep from spraying on your home. Adjust your timers for your county's watering days to help to ensure enough, but not too much water.

On an annual basis:

1. Drain and refill your hot water heater(s). This may be necessary on a more depending on your current water conditions and if live in an area with extremely hard water.
2. Inspect and test your hot water heater TPR Valve.
3. Inspect your garage door(s), rails and lock system; adjust and lubricate, as necessary.
4. Clean your faucet aerators and inspect your plumbing fixtures for potential leaks.
5. Clean and sharpen your garbage disposal by running a tray of ice cubes and depositing a cleaning (foaming) product into the disposal.
6. Inspect your home's fire extinguishers and replace if needed.
7. Replace all batteries in your Smoke and Carbon Monoxide Detectors.

STANDARDS OF PRACTICE

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.

Misc. 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.

Kitchen

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 control the operation of every control and feature of an inspected appliance.

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.