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INTERNACHI RESIDENTIAL

1234 Main St. Clearwater FL 33763

Buyer Name
02/24/2022 9:00AM

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1: INSPECTION DETAILS

Information

In Attendance
Client

Occupancy
Vacant

Style
Ranch

Temperature (approximate)
88 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear, Dry, Hot

2: ROOF

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

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

Information

Inspection Method
Roof

Roof Type/Style
Gable

Coverings: Material
Asphalt, Architectural

Roof Drainage Systems: Gutter Material
Aluminum

Secondary Roofing: Roll Roofing

Roof Age
The last roofing permit pulled on this property was June 2017. Roof is 4 years old

Deficiencies

2.2.1 Roof Drainage Systems

Recommendation

GUTTERS MISSING

There is a section of gutter that is missing on the side of the structure that the pool is on. Gutters are recommended as they collect rainwater from the roof and direct it away from the building.

2.2.2 Roof Drainage Systems

Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

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.

2.2.3 Roof Drainage Systems

DOWNSPOUT DETACHED FROM HOUSE

Recommendation

Recommendation

Contact a qualified professional.

front of house

2.3.1 Flashings

LOOSE/SEPARATED

Recommendation

The drip edge along the back of the house was observed to be loose or separated, which can lead to water intrusion. Recommend a qualified roofing contractor repair.


2.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

VENT STACK(S)

The lead boot around the vent stack needs to be replaced to keep water from entering between the pipe and the sleeve

Recommendation

Contact a qualified professional.

2.5.1 Secondary Roofing

Recommendation

PONDING

Observed evidence of ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.
The picture is showing a think layer of loose granules that have been washing off the roof and gathering here in one spot because the water ponds here.

Recommendation

Contact a qualified professional.

2.5.2 Secondary Roofing

Recommendation

ROLL ROOFING CONDITION

The flat roof on the rear of the structure is not properly sealed. The seams are able to be lifted which will allow water to penetrate through and cause damage. Recommend a licensed roofer evaluate and make the necessary corrections

Recommendation

Contact a qualified professional.

signs of ponding

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Walkways, Patios & Driveways	X			X
3.4	Eaves, Soffits & Fascia	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			
3.6	Garage Door and Components	X			

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

Information

Inspection Method
Attic Access, Visual

Siding, Flashing & Trim: Siding Material
Stone, block, T 1-11

Siding, Flashing & Trim: Siding Style
Clapboard

Exterior Doors: Exterior Entry Door
Glass, French

Walkways, Patios & Driveways: Driveway Material
Asphalt

Walkways, Patios & Driveways: Walkway Material
Concrete

Deficiencies

3.1.1 Siding, Flashing & Trim

Recommendation

MAINTENANCE NEEDED

Maintenance is needed on the exterior walls of the structure. There are some holes that need to be sealed. There are some areas that should be prepped and repainted

Recommendation

Contact a qualified professional.

3.1.2 Siding, Flashing & Trim

Recommendation

PAINT PEELING

The paint has been peeling on the window sills. Areas of loose paint should be properly prepped prior to painting

Recommendation

Contact a qualified professional.



scrape and repaint

3.1.3 Siding, Flashing & Trim

Recommendation

SIDING AND ROOF CLEARANCE

There is not proper clearance between the siding and the roof of the garage. Because of this, water is causing the siding to deteriorate. Recommend a qualified roofer or contractor evaluate and correct

Recommendation

Contact a qualified professional.

3.2.1 Exterior Doors

Recommendation

HARDWARE DAMAGED

The lock on the back door is broken. Recommend repair or replace.
On the front door, at times, the doorknob kept slipping when turning it. The pieces inside felt stripped and did not allow the doorknob to function properly.


back door


broken door lock


front door

3.2.2 Exterior Doors

Recommendation

DOOR/DOOR JAM DECAY

The door jam in the back of the house is experiencing some wood decay. Recommend repairing the rotted spots to prevent any further water damage

Recommendation

Contact a qualified professional.

3.2.3 Exterior Doors

Recommendation

DOOR NOT OPERATING

The side door leading from the garage to the outside was locked during the inspection and was not opened and inspected

Recommendation

Contact a qualified professional.

3.3.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY CRACKING - MAJOR

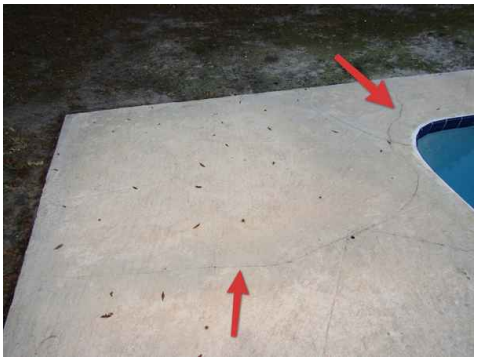
Major cracks and missing chunks of asphalt were observed. Recommend asphalt specialist evaluate and replace.
The condition is also creating multiple trip hazards

3.3.2 Walkways, Patios & Driveways

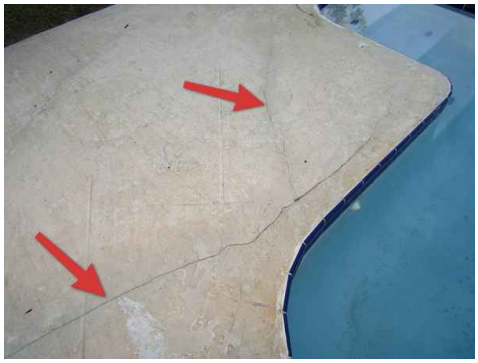
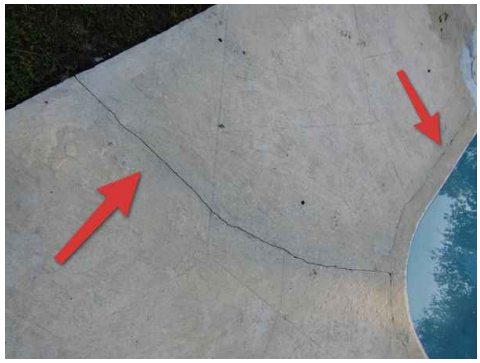
Recommendation

PATIO CRACKING - MINOR

There are many cracks on the patio around the pool. It looks like the area wasn't prepped properly when pouring the concrete which has been allowing the soil around it to shift causing cracks. Recommend patching/sealing the cracks and monitoring the patio for additional cracks. I also recommend having a landscape specialist evaluate the ground around the pool to determine ways to keep the soil more intact





3.3.3 Walkways, Patios & Driveways

Recommendation

WALKWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.

3.3.4 Walkways, Patios & Driveways

Recommendation

PATIO PAVERS

There appears to be a drainage concern on the rear patio. We noticed there is wood damage at the base of the back door which is telling us water is likely gathering there not draining properly. Recommend adjusting the patio blocks to allow for proper drainage

Recommendation

Contact a qualified professional.

3.4.1 Eaves, Soffits & Fascia

Recommendation

SOFFITS AND FASCIA CONDITION

There is more then one area of the soffit and fascia that are in need of repair. All gaps/openings in the soffits and fascia should be sealed to prevent water and pest intrusion.

Recommendation

Contact a qualified professional.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			X

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

Information

Inspection Method
Attic Access, Visual

Foundation: Material
Slab on Grade

Floor Structure: Material
Slab

Floor Structure: Sub-floor
Inaccessible

Deficiencies

4.4.1 Ceiling Structure

Safety Hazard

EVIDENCE OF STRUCTURAL DAMAGE

Evidence of structural damage was found in the ceiling structure. Recommend a structural engineer evaluate and advise on how to repair.


above garage


above garage


above garage

5: HEATING

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

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

Information

Equipment: Brand
Carrier

Equipment: Energy Source
Electric

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Insulated

6: COOLING

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

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

Information

Cooling Equipment: Brand
Carrier

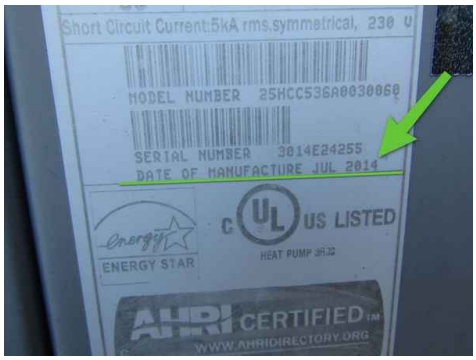
Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Location
Exterior East, Garage

Distribution System: Configuration
Central

Cooling Equipment: AC Year
Manufactures date; 2014

Carrier



air handler. Carrier

AC Performance: Performance

The desired temperature differential between the Air Supply and the Air Return is 16-22 degrees. This would indicate the AC system is working efficiently.
For this system, the temperature differential is showing a range of 7-21. It is not as efficient as it could be and needs to be inspected further by an HVAC technician

The temperature of the air coming from the hall bathroom and the two bedrooms next to it was registering 6-15 degrees warmer than the vents in other parts of the house.
I recommend a licensed HVAC technician evaluate the system and make the necessary corrections. Ducts in the attic that are not properly insulated will also affect these numbers


air supply


air supply


air supply


air return vent


hall bath air supply


Bedroom


Bedroom

Deficiencies

6.1.1 Cooling Equipment

Recommendation

AC HOSE HOUSING

The exterior housing section that the AC hoses lead into needs to be properly secured to the wall of the building

Recommendation

Contact a qualified professional.

6.1.2 Cooling Equipment

Recommendation

SUCTION LINE INSULATION

The suction line on the exterior unit was missing insulation. It is recommended this line be insulated to help the efficiency of the HVAC system

Recommendation

Contact a qualified professional.

7: PLUMBING

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

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

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
East

Drain, Waste, & Vent Systems: Drain Size
1 1/2", 2", 3", 1 1/4"

Drain, Waste, & Vent Systems: Material
PVC

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
Garage

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

Hot Water Systems, Controls, Flues & Vents: Year
2014

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

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.

Deficiencies

7.2.1 Drain, Waste, & Vent Systems

Recommendation

GARBAGE DISPOSAL

garbage disposal was very noisy when operating during the inspection.

Recommendation

Contact a qualified professional.

7.2.2 Drain, Waste, & Vent Systems

Recommendation

CLEANOUT COVER

The cover for the cleanout in the back of the property is broken and should be replaced

Recommendation

Contact a qualified professional.

7.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NOT OPERATED

The hot water was not able to be tested during the inspection. I do not turn on gas water heaters during inspections

Recommendation

Contact a qualified professional.

8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			X
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			X

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

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

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

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

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

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

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

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

Deficiencies

8.1.1 Service Entrance Conductors

Recommendation

BOXES DAMAGED

I recommended the electrical company inspect these containers and replace them with non broken ones

Recommendation

Contact a qualified professional.

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

Safety Hazard

LACK OF SCREWS

There is a lack of screws holding the deadfront cover onto the electrical panel. Each hole should have a screw in it. This keeps the panel secured and keeps pests from gaining access as well as keeping curious kids from sticking an object or their fingers in the space created. Not just any screw should be used for the panel box. The screws can not have a point on them because that creates the risk of piercing the wires on the other side. Recommend an electrician evaluate the panel and make the proper corrections

Recommendation

Contact a qualified professional.


8.4.1 Lighting Fixtures, Switches & Receptacles

Safety Hazard

COVER PLATES DAMAGED

There are multiple outlet covers that are cracked/broken/not secured. Recommend replacing all broken outlet covers to eliminate the chance of a safety hazards



pool light

8.4.2 Lighting Fixtures, Switches & Receptacles

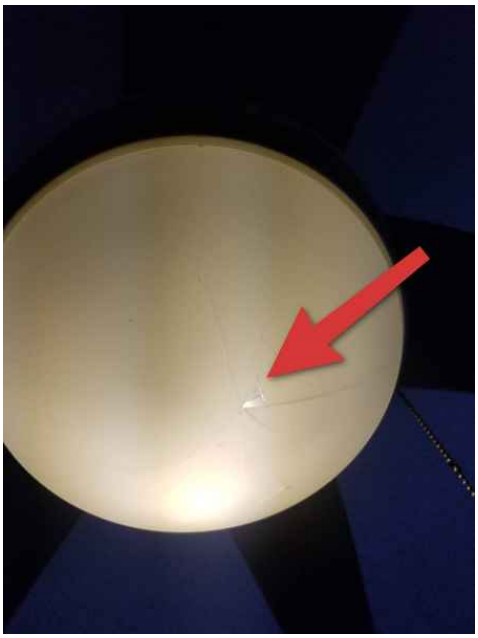
Recommendation

CEILING FAN

During the inspection, we were unable to get the ceiling fans to operate at a faster speed. I recommend asking the sellers if there is a certain way they need to be operated
The housing unit for the light on the ceiling fan in the dinning area is broken

Recommendation

Contact a qualified professional.



8.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT SWITCH

The light switch in the bathroom needs to be secured properly

Recommendation

Contact a qualified professional.


Bathroom


pool light

8.4.4 Lighting Fixtures, Switches & Receptacles

Recommendation

NO POWER OUTLETS

During the inspection, there was no power for an outlet in the bedroom to the right of the bathroom

Recommendation

Contact a qualified professional.

8.5.1 GFCI & AFCI

Safety Hazard

NO GFCI PROTECTION INSTALLED

There is no GFCI protection present in most of the necessary locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.
GFCI rated outlets need to be installed for the master bathroom, hall bathroom, and in the garage

Here is a link to read about how GFCI receptacles keep you safe.

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation	X			X
9.2	Ventilation	X			
9.3	Exhaust Systems	X			
9.4	Photos of Attic	X			

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

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Attic Insulation: Insulation Type
Fiberglass

Attic Insulation: R-value
0-10

Ventilation: Ventilation Type
Gable Vents, Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
None

Deficiencies

9.1.1 Attic Insulation

Recommendation

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			X
10.2	Windows	X			X
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			X
10.6	Countertops & Cabinets	X			X
10.7	Bathroom Tub/Shower	X			X
10.8	Kitchen Appliances	X			X

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

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Single-hung, Sliders

Floors: Floor Coverings
Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Corian, Granite

Deficiencies

10.1.1 Doors

Recommendation

DOOR DOESN'T LATCH

The door doesn't latch properly for the bedroom to the right of the bathroom. Recommend handyman repair latch and/or strike plate.

10.1.2 Doors

INTERIOR GARAGE DOOR

Safety Hazard

The door leading from the main living area into the garage should be a self-closing fire-rated door. This door was missing its sticker that tells the fire rating so i can not confirm

Recommendation

Contact a qualified professional.

10.1.3 Doors

DOOR HARDWARE

Recommendation

The hardware for the master bathroom door is damaged and not functioning properly. The doorknob is also very loose. Recommend a handyman repair the hardware to operate properly.
The lock is missing/broken on the handle of the door for the master bedroom

Recommendation

Contact a qualified professional.

Master Bathroom

master bedroom

10.2.1 Windows

DIFFICULT OPERATION

Safety Hazard

The window in the back bedroom would not open. There was also this piece of wood leaning against it. I am not sure why the window isn't working but for safety reasons, the window should be fixed to open and close smoothly. I recommend a contractor or window specialist evaluate all the windows

Recommendation

Contact a qualified professional.

10.2.2 Windows

WINDOW SCREEN DAMAGED

Recommendation

There are damaged and missing window screens in the house

Recommendation

Contact a qualified professional.

10.2.3 Windows

WINDOW SILLS

Recommendation

One of the window sills in the bedroom is cracked

Recommendation

Contact a qualified professional.

10.5.1 Ceilings

MINOR PATCHING NEEDED

Recommendation

The ceiling above the shower in the hall bathroom is experiencing some of its paint peeling/flaking and is in need of patching. This is common in the ceilings above a shower

Recommendation

Contact a qualified professional.

Bathroom

10.6.1 Countertops & Cabinets

KITCHEN CABINETS

Recommendation

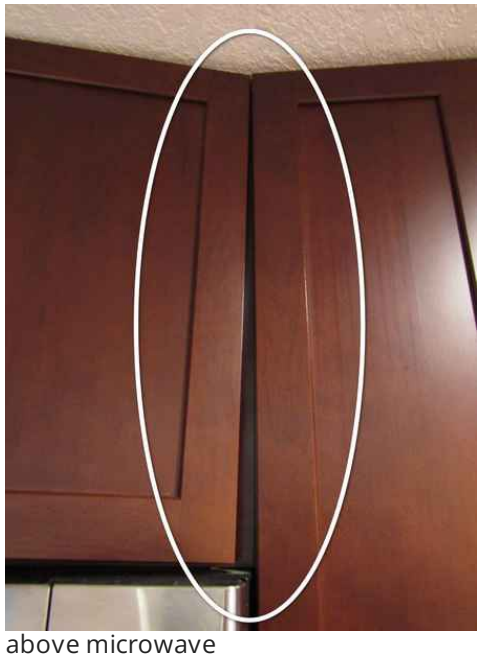
Multiple kitchen cabinet doors need adjusting. There are loose/damaged hinges that affect the way the doors open and align when closed.
The doors above the refrigerator rub against the ceiling and the light in the ceiling.
In the lower corner cabinet, there is typically a lazy Susan or some shelving. However, there is neither in this cabinet

Recommendation

Contact a qualified professional.


hits ceiling and fridge


no shelves


above microwave


hinge not connected


broken

10.6.2 Countertops & Cabinets

Recommendation

BATHROOM VANITY

There is noticeable wear and tear on the bathroom vanities

Recommendation

Contact a qualified professional.

10.7.1 Bathroom Tub/Shower

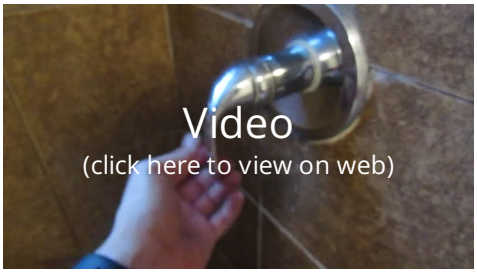
Recommendation

FAUCET AND HARDWARE

The shower handle in the hall bathroom is loose.

Recommendation

Contact a qualified professional.



10.7.2 Bathroom Tub/Shower

Recommendation

GROUT CLEANING NEEDED

The grout in the master shower could use some cleaning

Recommendation

Contact a qualified professional.

10.7.3 Bathroom Tub/Shower

Recommendation

SINK STOPPER

The sink stopper in the master bathroom is damaged and not allowing the sink to drain properly. Recommend replacing the stopper

Recommendation

Contact a qualified professional.

the sink stopper is bent from the pipe under the sink

10.7.4 Bathroom Tub/Shower

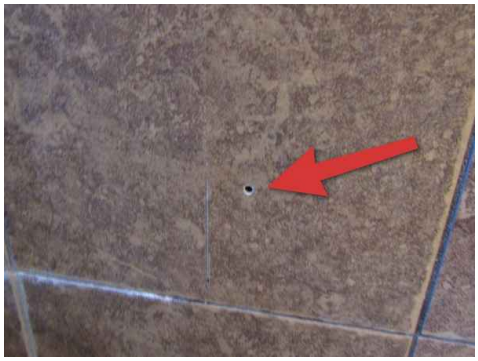
Recommendation

SHOWER TILES

It appears there used to be a shower door installed in the hall bathroom. The door and frame are no longer in place but the screw holes for the frame are visible and should be sealed to keep water from entering them and leading to water behind the tiles

Recommendation

Contact a qualified professional.

10.7.5 Bathroom Tub/Shower

Recommendation

WATER DAMAGE

Evidence of water damage was noticed on the baseboard next to the shower. I recommend making shower the shower curtain in long enough to keep the water inside the shower. Also i would purchase a floor mat to absorb any access water that winds up exiting the shower by mistake. This may be why the previous occupants removed the shower door. It could have been directing the water outside the shower.
I recommend replacing the baseboard to rid the water damage and any mold that grows from the moisture

Recommendation

Contact a qualified professional.


Bathroom

10.7.6 Bathroom Tub/Shower

Recommendation

TOILET CONDITION

Both of the toilets are loose and need to be properly secured to the floor. There are suppose to be bolts securing the toilet down but there is one missing in the master bathroom
The flush button for the toilet in the master bathroom was not operating to the best of its ability. These buttons can be adjusted so i recommend repairing it

Recommendation

Contact a qualified professional.

10.8.1 Kitchen Appliances

Safety Hazard

ANTI-TIP BRACKET

There is no anti-tip bracket for the Stove. This bracket is to keep the stove from tipping over and causing serious harm

Recommendation

Contact a qualified professional.

11: ADDITIONAL NOTES ON PROPERTY

		IN	NI	NP	D

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

Information

Pool Protection
No barrier

Fence Condition
poor condition

Pool/Pool Area

The pressure valve for the pool pump is broken and should be fixed.
The baskets that are used in the pool drains are broken but functional

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.

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.