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RESIDENTIAL REPORT

1234 Main St.
Clifford Township, PA 18421

Buyer Name
01/19/2020 9:00AM

Inspector
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1: INSPECTION DETAILS

Information

In Attendance
Home Owner, Inspector

Occupancy
Furnished, Occupied

Style
Ranch, Modular

Type of Building
Single Family

Temperature (approximate)
59 Fahrenheit (F)

Weather Conditions
Cloudy, Dry

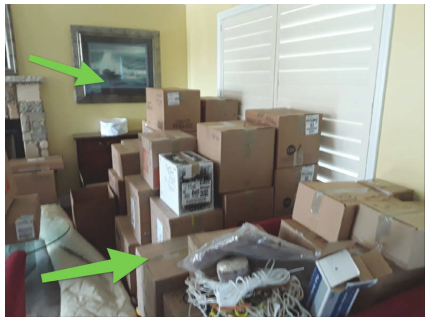
Limitations

General

INACCESSIBLE AREAS

One or more areas

During the inspection, access was blocked in one or more areas, which may conceal damage or defects.



2: ROOF

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

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

Information

Inspection Method
Camera Pole, Ground

Roof Type/Style
Gable

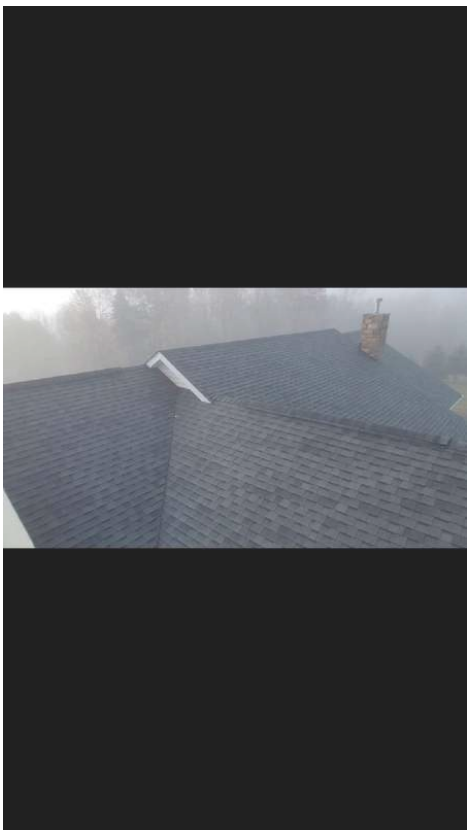
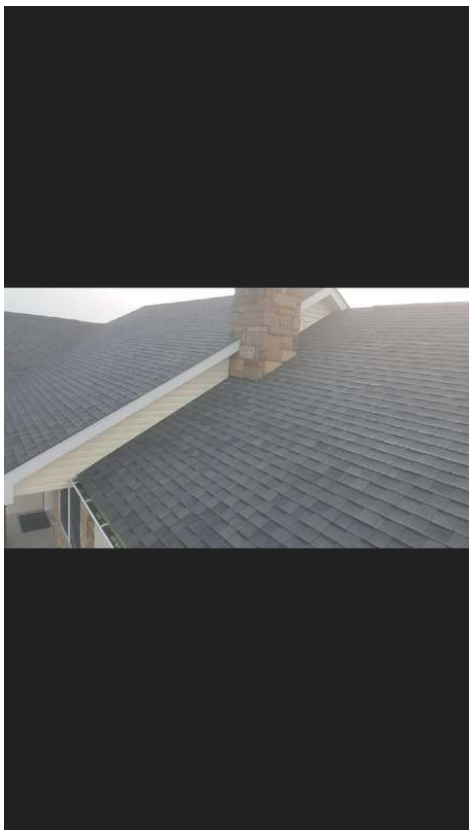
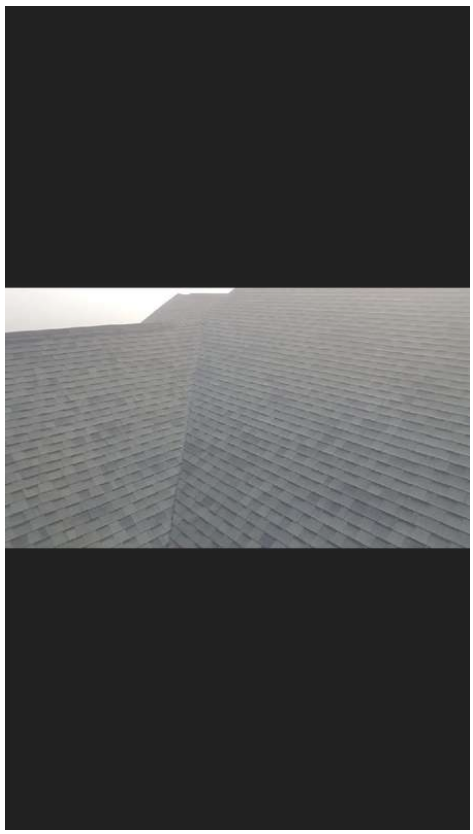
Skylights, Chimneys & Other Roof Penetrations: Types of Roof Penetrations
Chimneys, Attic Vent, Plumbing Vents

Skylights, Chimneys & Other Roof Penetrations: Chimney Material
Manufactured

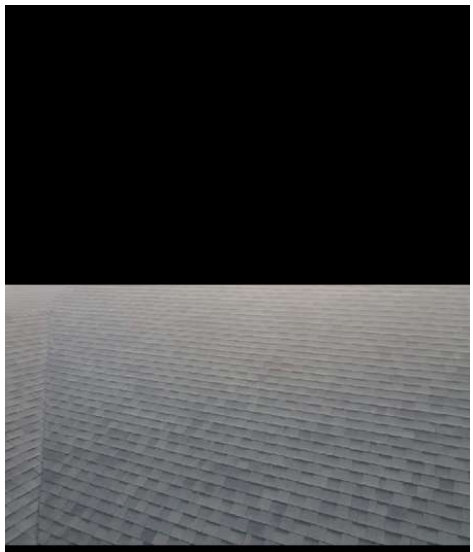
Flashings: Material
Aluminum

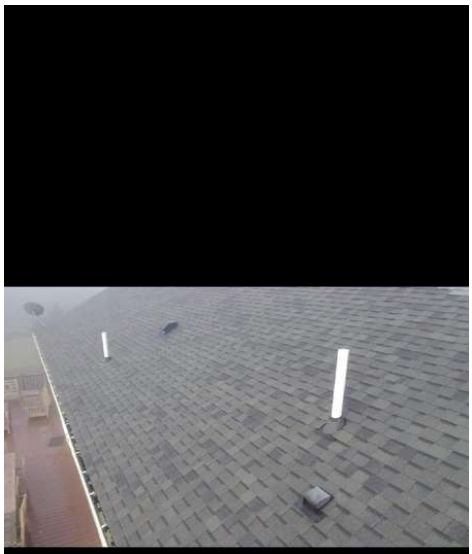
Roof Drainage Systems: Gutter Material
Aluminum

Coverings: Material
30-Year Asphalt







Limitations

Coverings

APPROXIMATE AGE

5-10 Years

Coverings

LAYERS

1 Layer

Observations

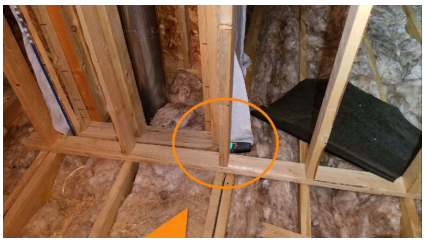
2.1.1 Coverings

ACTIVE LEAK

One or more areas on the roof showed signs of an active leak which can cause hidden moisture damage behind walls, above ceilings, etc. I recommend contacting a qualified roofing contractor in order to evaluate and repair as needed.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

PAST REPAIRS

Past repairs were evident in one or more areas on your roof. It is recommended to check with the current owner if possible, in order to find out exactly when or why the roof was repaired. Also, continue to monitor the roof to ensure no future leaks.

Recommendation

Recommend monitoring.

2.2.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY - FAILED SEALANT

One or more areas around the chimney showed signs of failed sealant, which can contribute to roof leaks. I recommend contacting a qualified roofing contractor in order to evaluate and repair as needed.

Recommendation

Contact a qualified roofing professional.

2.4.1 Roof Drainage Systems

DAMAGED DOWNSPOUT

One or more downspouts were damaged at the time of the inspection, which can lead to leakage. I recommend contacting a gutter contractor in order to repair as needed.

Recommendation

Contact a qualified gutter contractor

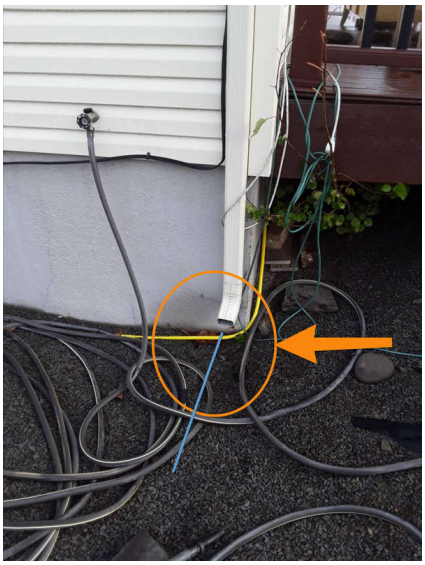
2.4.2 Roof Drainage Systems

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. I recommend a qualified gutter contractor or handyman to adjust downspout extensions to drain at least 6 feet from the foundation.

Recommendation

Contact a handyman or DIY project



3: EXTERIOR

		IN	NI	NP	D
3.1	Siding & Trim	X			X
3.2	Decks, Balconies, Porches & Steps	X			X
3.3	Walkways, Patios & Driveways	X			X
3.4	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.5	Pest Treatment Evidence	X		X	

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

Information

Siding & Trim: Siding Material
Vinyl

Siding & Trim: Siding Style
Clapboard

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch, Deck with Steps

Decks, Balconies, Porches & Steps: Material
Composite, Wood, Concrete

Walkways, Patios & Driveways: Driveway Material
Gravel

Walkways, Patios & Driveways: Walkway Material
Gravel

Observations

3.1.1 Siding & Trim

DAMAGED SIDING

One or more areas on the vinyl siding was damaged. I recommend proper sealing and monitoring of the area to avoid intrusion of moisture or pests.

Recommendation

Contact a handyman or DIY project

3.1.2 Siding & Trim

DAMAGED VENT COVER

One or more vent covers were damaged. I recommend replacing the vent in order to prevent pest intrusion.

Recommendation

Contact a handyman or DIY project

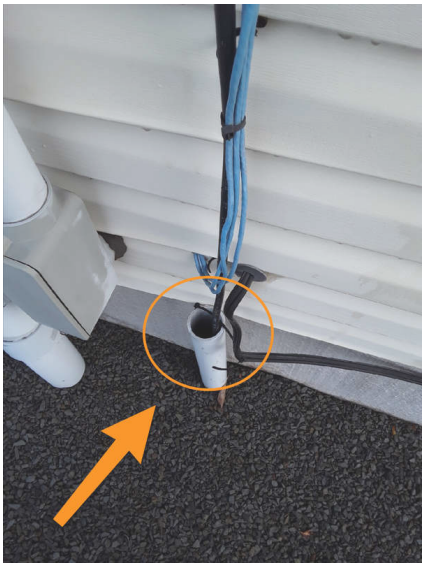
3.1.3 Siding & Trim

UNSEALED PENETRATIONS

One or more exterior penetrations are not sealed properly, which may allow water and pest intrusion. I recommend sealing with proper sealant.

Recommendation

Contact a handyman or DIY project



3.2.1 Decks, Balconies, Porches & Steps

DECK/PORCH SETTLING

One or more decks or porches showed signs of settling. I recommend a contacting a qualified contractor in order to evaluate and repair as needed.

Recommendation

Contact a qualified professional.

3.2.2 Decks, Balconies, Porches & Steps

LEDGER BOARD - IMPROPERLY INSTALLED

The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse. I recommend that the deck and/or ledger board be properly attached by a qualified contractor.

Recommendation

Contact a qualified deck contractor.

3.2.3 Decks, Balconies, Porches & Steps

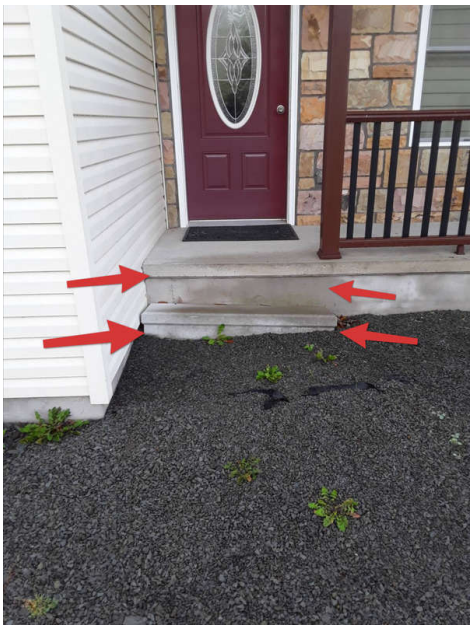
Safety Hazard

STEPS - UNEVEN

One or more steps on the porch/deck are uneven and pose a possible trip hazard. I recommend contacting a qualified contractor to evaluate and repair as needed.

Recommendation

Contact a qualified general contractor.



3.3.1 Walkways, Patios & Driveways

DRIVEWAY - DRAINING TOWARDS HOME

The driveway has a negative slope and drains towards the structure. I recommend a driveway contractor evaluate and repair.

Recommendation

Contact a qualified driveway contractor.

3.4.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

One or more areas are observed to be sloping towards the home. This could lead to water intrusion and foundation issues. I recommend a qualified landscaper or handyman regrade so that water flows away from home.

Recommendation

Contact a handyman or DIY project

4: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
4.1	Roof Structure	X			
4.2	Ventilation	X			
4.3	Attic Insulation	X			
4.4	Vapor Retarders on Insulation	X			
4.5	Interior Air Exhaust Systems	X			X
4.6	Pest Evidence	X			X

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

Information

Attic Type
Crawl

Access Type
Pull-Down

How Inspected
Walk

Roof Structure: Framing
Manufactured Truss

Roof Structure: Roof Sheathing Material
OSB

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Attic Insulation: Flooring Insulation Type
Rolled Fiberglass (R3.5)

Attic Insulation: Approximate Inches
14

Attic Insulation: R-Value
45-50

Interior Air Exhaust Systems: Exhaust Fans
Fan with Light

Observations

4.5.1 Interior Air Exhaust Systems

BATHROOM VENTS INTO ATTIC

One or more bathroom ventilation vents terminates into the attic space, which can cause moisture related issues in the attic. I recommend contacting a qualified contractor to ensure the vent is vented to the outside of the home.

Recommendation

Contact a qualified professional.

4.5.2 Interior Air Exhaust Systems

PLASTIC DRYER VENT

One or more plastic dryer vents were in use, which is a known fire hazard. I recommend replacing with an approved metallic vent.

Recommendation

Recommended DIY Project

4.6.1 Pest Evidence

RODENTS/DROPPINGS

One or more areas in the attic space contained rodent and/or rodent droppings. Although no live animals were seen, I recommend the placement of rodent traps in order to remove any remaining rodents in the attic.

Recommendation

Contact a handyman or DIY project

4.6.2 Pest Evidence

NESTS

One or more areas in the attic contained a wasp nest. Although no live wasps were seen, I recommend removing to avoid future use.

Recommendation

Contact a qualified pest control specialist.

5: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
5.1	Exterior Doors	X			
5.2	Doors	X			X
5.3	Windows	X			
5.4	Floors	X			
5.5	Walls	X			
5.6	Ceilings	X			
5.7	Steps, Stairways & Railings	X			
5.8	Countertops & Cabinets	X			
5.9	No Egress	X			X
5.10	Mold-Like Growth	X		X	

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

Information

Exterior Doors: Exterior Entry Door Material
Steel, Sliding, Glass

Windows: Window Type
Double-hung

Walls: Wall Material
Drywall

Countertops & Cabinets: Countertop Material
Granite

Doors: Interior Door Material
Plastic

Windows: Window Material
Vinyl

Ceilings: Ceiling Material
Drywall

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Wood, Tile, Carpet

Countertops & Cabinets: Cabinetry
Wood

Observations

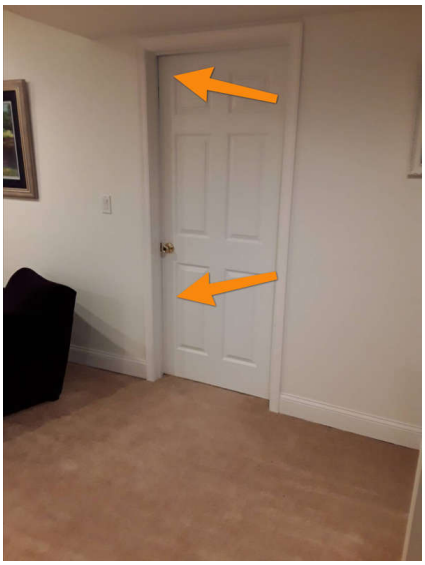
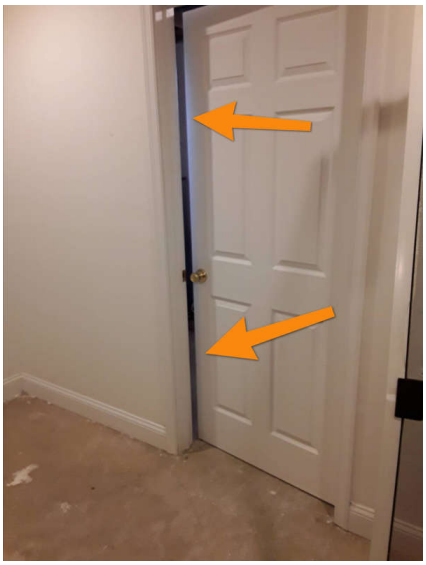
5.2.1 Doors

DOOR STICKS

One or more doors stick while opening or closing. I recommend sanding down the sticking sides to facilitate proper operation.

Recommendation

Contact a handyman or DIY project

5.9.1 No Egress

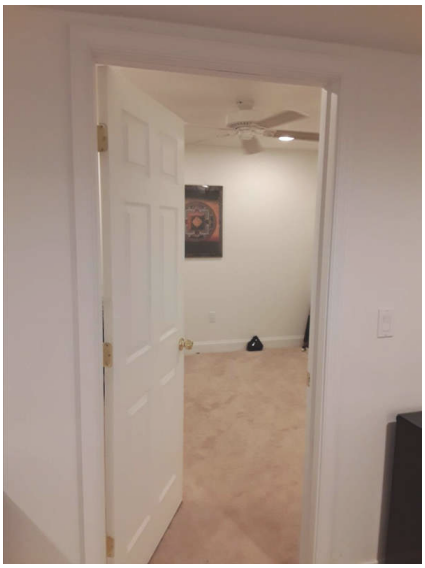
Safety Hazard

NO EGRESS

One or more living areas in the house did not contain adequate egress (escape), during the event of a fire. All living areas, especially bedrooms, should have adequate means of a safe and effective escape if a fire were to occur. If desired, a general contractor can be contacted in order to evaluate and advise of options for installing windows and/or doors in these areas.

Recommendation

Contact a qualified professional.



6: FIREPLACE/VENTS

		IN	NI	NP	D
6.1	Vents, Flues & Chimneys	X			
6.2	Lintels	X			
6.3	Damper Doors			X	
6.4	Clearance/Screens	X			
6.5	Normal Operation		X		

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

Information

Gas Supply Shut-Off Location
Underneath Unit

The gas supply shut-off for the fireplace is located..

Fuel
Propane

Vent
Chimney

Vents, Flues & Chimneys:
Chimney Material
Other

7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			X
7.4	Lighting Fixtures, Switches & Receptacles	X			
7.5	GFCI & AFCI	X			
7.6	Smoke Detectors		X		
7.7	Carbon Monoxide Detectors		X		
7.8	Fans	X			X

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

Information

Amperage
200 AMP

Sub-Panel?
No

Service Entrance Conductors: Electrical Service Conductors
Below Ground

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
Cutler Hammer

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Branch Wiring Circuits, Breakers & Fuses: Wiring Type
Copper

Fans: Type
Light/Fan Combo

Observations

7.3.1 Branch Wiring Circuits, Breakers & Fuses

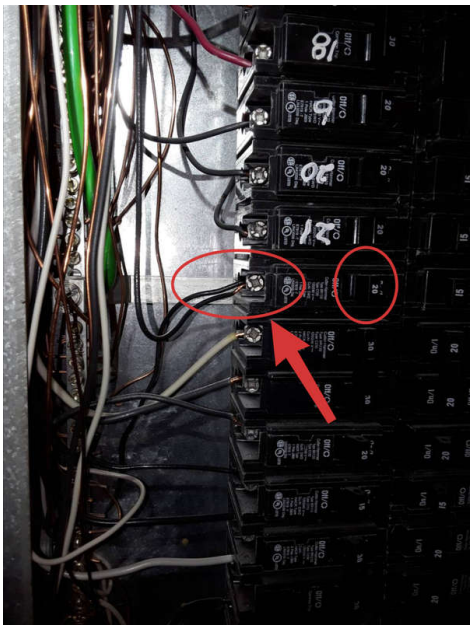
Safety Hazard

PANEL - OVERFUSED BREAKER - INCORRECT WIRE GAUGE

The main electrical panel was observed to have one or more over-fused breakers. This can result in unsafe electrical loads passing through an undersized wire, creating a fire hazard. I recommend contacting a licensed electrician to evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.



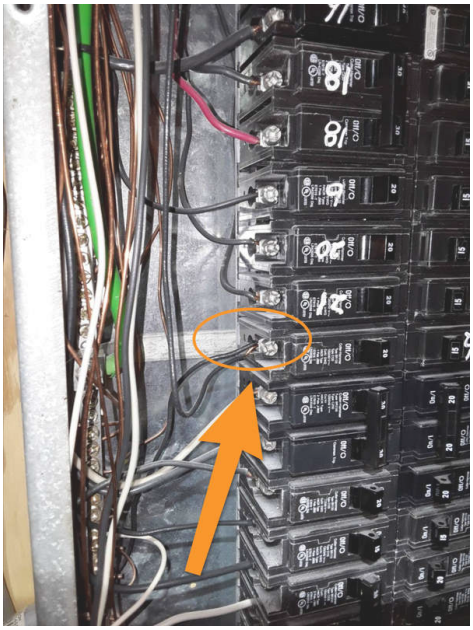
7.3.2 Branch Wiring Circuits, Breakers & Fuses

PANEL - DOUBLE-TAPPED BREAKER

The main electrical panel was observed to contain one or more "double-tapped" breakers. This is a practice of connecting more than one wire to the breaker, which is not an acceptable method. I recommend contacting a licensed electrician to evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.



8: PLUMBING

		IN	NI	NP	D
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			X
8.3	Water Supply, Distribution Systems & Fixtures	X			X
8.4	Hot Water Systems, Controls, Flues & Vents	X			
8.5	Fuel Storage & Distribution Systems	X			
8.6	Sump Pump			X	
8.7	Well Components	X			

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

Information

Filters
None

Water Source
Well

Drain, Waste, & Vent Systems: Drain Size
Unknown

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Plastic

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

Water Supply, Distribution Systems & Fixtures: Tub/Shower Facilities
Full Tub, Walk-In Shower

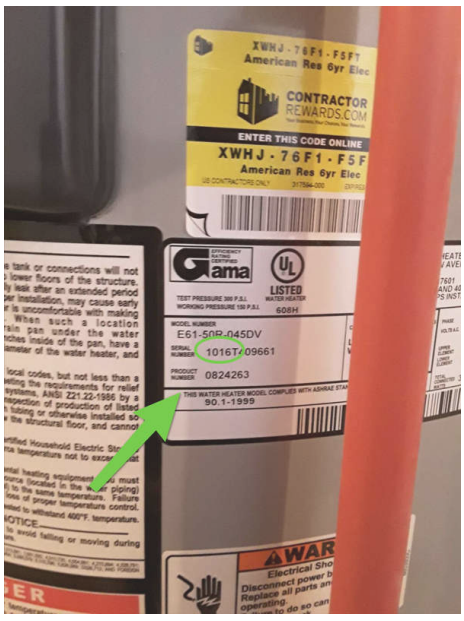
Water Supply, Distribution Systems & Fixtures: Tub/Shower Material
Fiberglass

Hot Water Systems, Controls, Flues & Vents: Type
Tank

Hot Water Systems, Controls, Flues & Vents: Power Source
Electric

Hot Water Systems, Controls, Flues & Vents: AGE
9 Years

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallon



Hot Water Systems, Controls, Flues & Vents: Location
Utility Room, Basement

Hot Water Systems, Controls, Flues & Vents: Type
Direct

Fuel Storage & Distribution Systems: Distribution Material
Copper

Well Components: Well Pressure Tank Capacity
Other

Drain, Waste, & Vent Systems: Main Clean-Out Location
Basement Utility

The main clean-out for the drain/waste system is located in the basement utility room.

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

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.

Well Components: Well Pressure Tank Age
8+ Years*

*Well pressure tanks generally last 8-10 years, and can fail at any time after 6 years.

Observations

8.2.1 Drain, Waste, & Vent Systems

FLEXIBLE DRAIN PIPE

One or more sink drains were installed using a flexible pipe material, which is more prone to clogging. I recommend replacing with the proper PVC drain material.

Recommendation

Contact a handyman or DIY project

8.2.2 Drain, Waste, & Vent Systems

GARBAGE DISPOSAL - SEPTIC

One or more sinks had a garbage disposal installed, which is not recommended for use in conjunction with a septic waste system.

9: HEATING

		IN	NI	NP	D
9.1	Equipment	X			
9.2	Normal Operating Controls	X			
9.3	Distribution Systems	X			
9.4	Presence of Installed Heat Source in Each Room	X			

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

Information

Equipment: Brand
Comfortmaker

Equipment: Energy Source
Propane

Equipment: Heat Type
Forced Air

Equipment: AGE
07/01/2010

Equipment: BTU's
75000 BTU's

Normal Operating Controls: Location of Thermostats
Living Room

Distribution Systems: Ductwork Type
Insulated

Distribution Systems: Ductwork Location
Basement

Equipment: Appliance Shut-Off Location
Left of Unit

The main-shut off for the forced hot air furnace is located to the left of the unit.

Equipment: **Fuel Shut-Off Location**

Left of unit

The fuel shut-off for the forced hot air furnace is located to the left of the unit.

10: COOLING

		IN	NI	NP	D
10.1	Cooling Equipment	X			
10.2	Distribution System	X			
10.3	Normal Operating Controls		X		
10.4	Presence of Installed Cooling Source in Each Room	X			

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

Information

Cooling Equipment: Brand
Comfortmaker

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location of Compressor/Condensor
Exterior Side

Cooling Equipment: AGE
07/01/2010

Distribution System: Configuration
Central

Limitations

Cooling Equipment

LOW TEMPERATURE - NOT INSPECTED

The A/C unit was not tested due to low outdoor temperature, which may cause damage to the unit. I recommend further testing of the unit once the outside air temperature maintains at least 60 degrees F.

11: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
11.1	Foundation	X			
11.2	Interior	X			
11.3	Floor Structure	X			
11.4	Wall Structure	X			
11.5	Ceiling Structure	X			

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Information

Inspection Method
Visual

Interior: Type
Full Basement

Floor Structure: Basement/Crawlspace Floor
Carpet, Concrete

Ceiling Structure: Covering Material
Drywall

Foundation: Material
Superior Walls

Interior: Access
Door

Wall Structure: Material
Drywall

Ceiling Structure: Sub-floor
Inaccessible

Interior: Finished?
Partially Finished

Interior: Method of Inspection
Walk

Ceiling Structure: Structure Material
Steel I-Beams, Wood Joists

Limitations

General

COVERED FOUNDATION WALLS

The interior foundation walls were covered in spray foam insulation which prevents any inspection of the foundation wall from inside the structure.

Foundation

INTERIOR FOUNDATION NOT VISIBLE

Interior

FULL FINISHED BASEMENT

FULL
Full

The basement was completely finished with drywall and/or other materials during the inspection. Due to not being able to view the foundation structure from the inside, it was not inspected. Although no other issues presented that would indicate any foundation problems, it is impossible to detect issues behind finished walls.

12: UTILITY SHUT OFF LOCATIONS

		IN	NI	NP	D

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

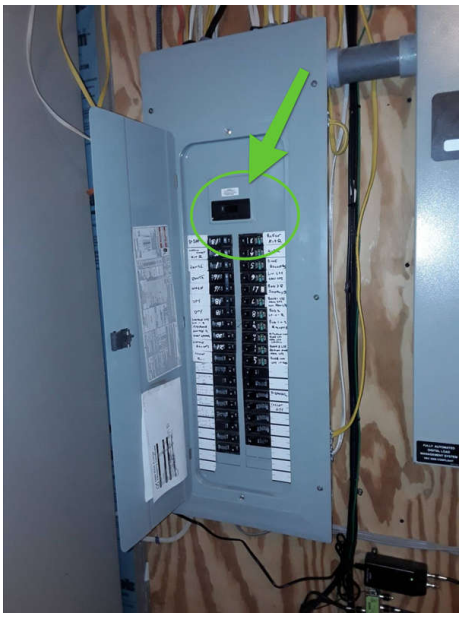
Information

Main Electrical Shut-Off Location

Main Panel

Main Panel

The main electrical shut-off is located on the main panel.



Main Water Shut-Off Location

Well Pressure Tank

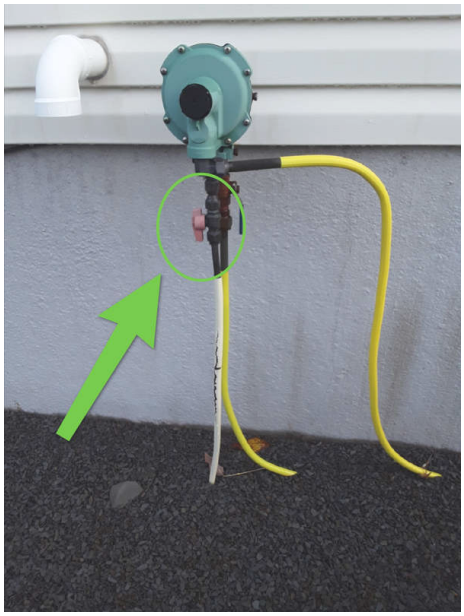
The main water shut-off location is on the well pressure tank.

Main Gas Shut-Off Location

Exterior

Exterior

The main gas shut-off location is located on the exterior.



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.

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.

Fireplace/Vents

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.

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.

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.

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.

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.