

MIDDLE UTAH HOME INSPECTIONS

(435) 979-0075

middleutah@gmail.com

<https://www.middleutahhomeinspection.com>



RESIDENTIAL REPORT

1234 Main St. Richfield UT 84701

Buyer Name

10/06/2020 9:00AM



Inspector

Travis Crickenberger

InterNACHI Certified Professional
Inspector.

(435) 979-0075

middleutah@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

TABLE OF CONTENTS

1: Inspection Details	5
2: Roof	7
3: Exterior	10
4: Basement, Foundation, Crawlspace & Structure	13
5: Heating	14
6: Cooling	16
7: Plumbing	17
8: Electrical	19
9: Attic, Insulation & Ventilation	21
10: Interior	22
11: Bedroom	24
12: Bathroom	25
13: Living Room	26
14: Dining Room	27
15: Kitchen	28
16: Laundry Room	30
17: Garage	31
Standard of Practice	32









SUMMARY

11

MAINTENANCE / COMMENT

16

RECOMMENDATION /
IMPROVEMENT

-  2.2.1 Roof - Coverings: Roof Finish - Deterioration
-  2.2.2 Roof - Coverings: Overhanging shingles
-  2.3.1 Roof - Roof Drainage Systems: Debris
-  2.3.2 Roof - Roof Drainage Systems: Downspouts Drain Near Foundation
-  2.5.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Flue Cracked
-  3.1.1 Exterior - Siding, Flashing & Trim: Siding - Damaged
-  3.2.1 Exterior - Exterior Doors: Weatherstripping Needs Repair
-  3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
-  3.4.2 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
-  3.4.3 Exterior - Walkways, Patios & Driveways: Walkway/Driveway Deterioration
-  3.5.1 Exterior - Decks, Balconies, Porches & Steps: Porch - covered- drainage
-  3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
-  4.2.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks
-  5.1.1 Heating - Equipment: Filter Dirty
-  5.1.2 Heating - Equipment: Annual Servicing/Cleaning
-  7.5.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Drip Leg
-  7.5.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Expansion Tank
-  7.5.3 Plumbing - Hot Water Systems, Controls, Flues & Vents: Corrosion at hot water outlet connection
-  8.3.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockout Missing
-  8.3.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
-  8.7.1 Electrical - Smoke Detectors: Needs Replaced
-  8.8.1 Electrical - Carbon Monoxide Detectors: Needs Replaced
-  9.3.1 Attic, Insulation & Ventilation - Ventilation: Attic Fan Inoperable
-  10.4.1 Interior - Ceilings: Damage
-  10.5.1 Interior - Steps, Stairways & Railings: No Handrail
-  12.1.1 Bathroom - General: Poor/Missing Caulk

⊖ 15.4.1 Kitchen - Dishwasher: Missing Drain High Loop

1: INSPECTION DETAILS

Information

General: In Attendance

Client, Client's Agent, Inspector

General: Temperature (approximate)

45 Fahrenheit (F)

45 degrees

General: Type of Building

Single Family

General: Weather Conditions

Clear

General: Overview

Inspection Overview

Thank You for choosing Integri-Spec Home Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Integri-Spec endeavors to perform all inspections in substantial compliance with InterNACHI's Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Integri-Specs express written permission. Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

Sincerely,

Aaron Slavey

Owner/Certified & Licensed Professional Inspector

Integri-Spec LLC

Mobile: 507-458-4566

aaron@integrispecinspections.com

www.integrispecinspections.com

General: Perspective

Locations

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

General: Use Of Photos

Photos

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

General: Occupancy

Furnished, Occupied

For furnished homes, access to some items such as electrical outlets, windows, wall/floor surfaces and cabinet interiors can be restricted by furniture and/or personal belongings. These items are limitations of the inspection and these items may be concealed defects.

General: Definitions

Explained

All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "Safety / Major" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

2: ROOF

Information

General: Inspection Method

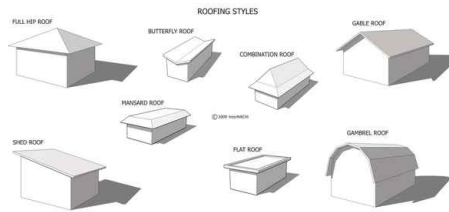
Ladder, With Binoculars, Ground

General: Roof Type/Style

Gable

Coverings: Material

Asphalt



Coverings: Layers

1+ Layer

Coverings: Pitch

Medium

Roof Drainage Systems: Gutter Material

Metal/Aluminum

Flashings: Material

Aluminum

Skylights, Chimneys & Other Roof Penetrations: Inspection Method

Ground, Ladder, With Binoculars

Observations

2.2.1 Coverings

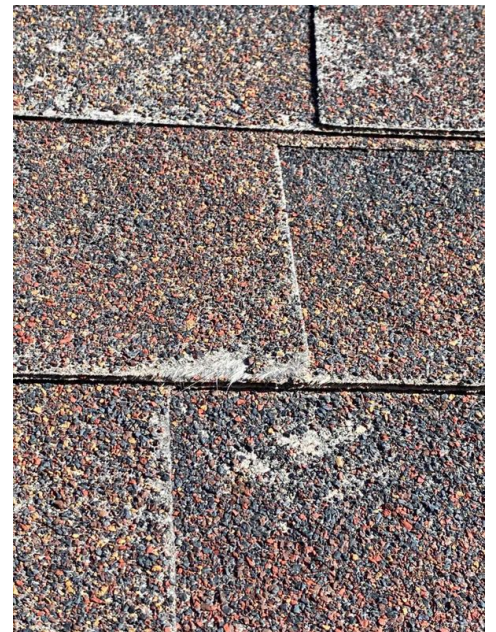
Maintenance / Comment

ROOF FINISH - DETERIORATION

Roof finish was deteriorating as part of normal wear and tear. Continue to monitor and have evaluated by a roofing professional

Recommendation

Recommend monitoring.



2.2.2 Coverings

Recommendation / Improvement

OVERHANGING SHINGLES

Shingles extended too far over edge of roof. This allows for water to overshoot the gutter system. Consult a roofing professional for further evaluation.

Recommendation
Contact a qualified professional.



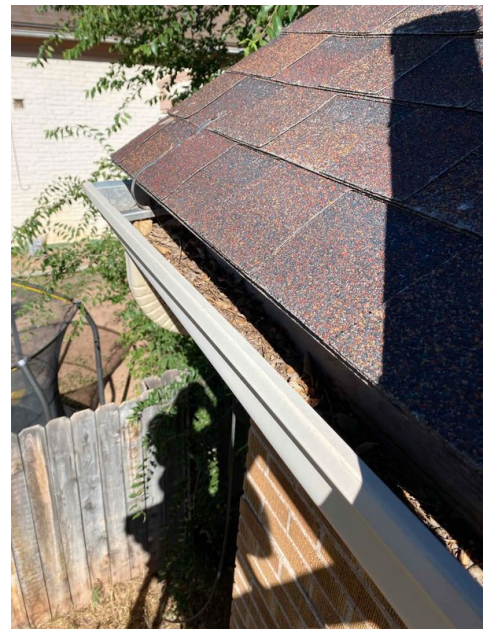
2.3.1 Roof Drainage Systems

 Maintenance / Comment

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Recommendation
Contact a handyman or DIY project



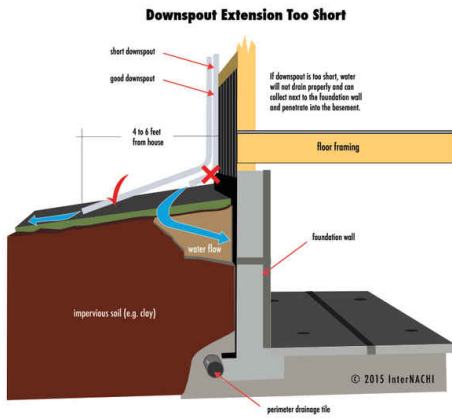
2.3.2 Roof Drainage Systems

 Recommendation / Improvement

DOWNSPOUTS DRAIN NEAR FOUNDATION

One or more downspouts drain too close to the foundation which may cause water to enter into the home. Recommend to adjust downspout extensions to drain at least 6 feet from the foundation.

Recommendation
Contact a handyman or DIY project



2.5.1 Skylights, Chimneys & Other Roof Penetrations

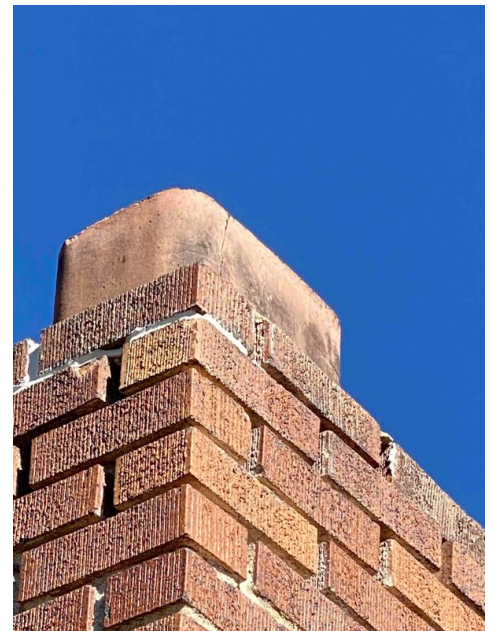
 Recommendation / Improvement

CHIMNEY FLUE CRACKED

The chimney flue had one or more cracks, which can lead to further damage to the chimney structure. Recommend a qualified contractor repair.

Recommendation

Contact a qualified chimney contractor.



3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material

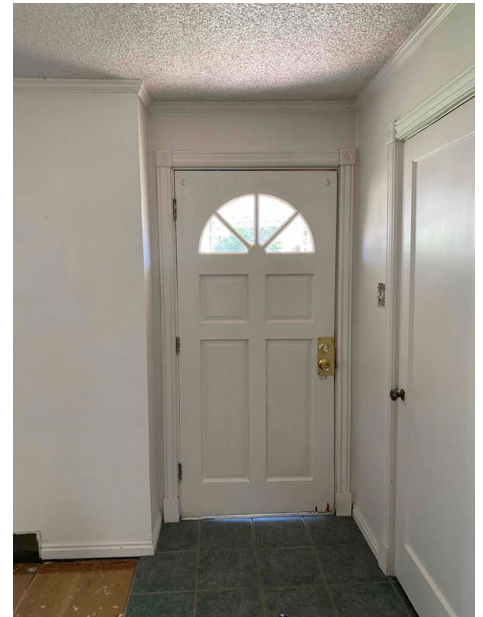
Stucco

Siding, Flashing & Trim: Trim Material

Stucco

Exterior Doors: Exterior Entry Door

Wood



Windows: Window Type

Double-hung

Windows: Window Material

Vinyl

Walkways, Patios & Driveways:

Walkway Material

Concrete

Walkways, Patios & Driveways: Driveway Material

Asphalt, Concrete

Decks, Balconies, Porches & Steps: Porch

Covered Porch

Eaves, Soffits & Fascia: Material

Wood



Vegetation, Grading, Drainage & Retaining Walls: General

Windows: Overall Condition - Satisfactory

The overall condition of windows throughout the home was satisfactory. Windows opened using normal force however are in need of ongoing preventative maintenance to ensure full swing/opening of the window. This may include cleaning and lubricating the hardware and/or possible replacement of some window components. Condition was Satisfactory with normal wear and tear observed due to age of windows.

Observations

3.1.1 Siding, Flashing & Trim

SIDING - DAMAGED

Some areas of the siding were damaged. Recommend repair.

Recommendation

Contact a qualified professional.

 Recommendation / Improvement



3.2.1 Exterior Doors

WEATHERSTRIPPING NEEDS REPAIR

Door weatherstripping is in need of repair/replace. This can result in significant energy loss and moisture intrusion. Recommend repair/replacement of standard weatherstripping.

Recommendation

Contact a handyman or DIY project

 Maintenance / Comment

3.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

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

Recommendation

Recommend monitoring.

 Maintenance / Comment

3.4.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project

 Recommendation / Improvement

3.4.3 Walkways, Patios & Driveways

WALKWAY/DRIVEWAY DETERIORATION

Observed typical aging of concrete materials at walkway and driveway. Recommend replacement as needed.

Recommendation

Recommend monitoring.

 Maintenance / Comment

3.5.1 Decks, Balconies, Porches & Steps

PORCH - COVERED- DRAINAGE

 Recommendation / Improvement

Internal gutter on cover does not include downspouts to direct water away from the steps and the porch structure

Recommendation

Contact a qualified professional.

3.7.1 Vegetation, Grading,
Drainage & Retaining Walls



Recommendation / Improvement

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

General: Flooring System

Not Visible

General: Columns

Not Visible

Foundation: Material

Masonry Block

Basements & Crawlspace:**Inspection Method**

From Access Panel

There was no access to the crawl space.

Limitations

Basements & Crawlspace

ACCESS TO CRAWLSPACE - RESTRICTED

Access restriction to crawlspace due to height of opening. Crawlspace areas not inspected.

Observations

4.2.1 Foundation

FOUNDATION CRACKS

Cracking was noted at the foundation. This can happen as concrete ages and settling occurs. Recommend monitoring for more serious shifting/displacement. It is unknown when this took place and/or if future movement will occur.

Recommendation

Recommend monitoring.



Maintenance / Comment

5: HEATING

Information

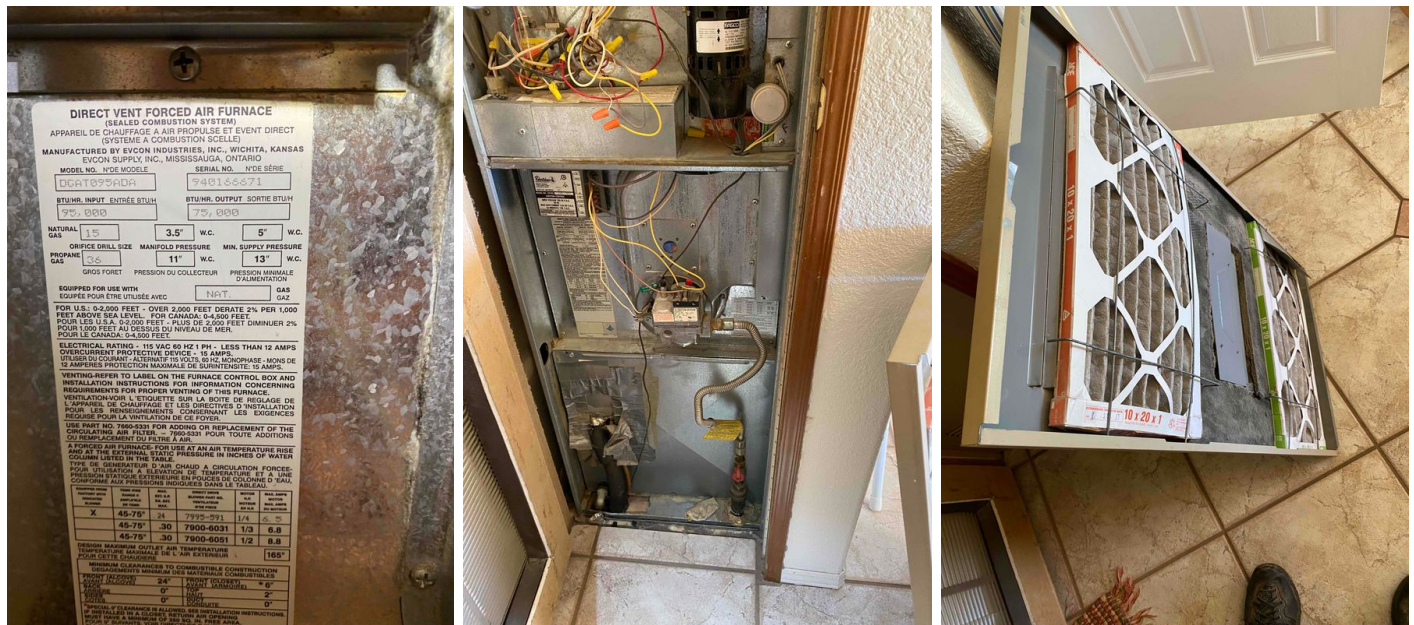
Equipment: Heat Type
Forced Air

Equipment: Energy Source
Propane

Normal Operating Controls:
Thermostat Location
Dining Room, Kitchen
Thermostat located on wall between kitchen and dining area

Equipment: Brand
Evcon

Serial # 940166671 model # dgat095ada, manufactured January 1994



Limitations

Distribution Systems

DUCT WORK COULD NOT BE OBSERVED

Observations


5.1.1 Equipment

FILTER DIRTY

The furnace filter is dirty and needs to be replaced per the manufacturer recommendations.

Recommendation

Contact a handyman or DIY project

 Maintenance / Comment

5.1.2 Equipment

**ANNUAL SERVICING/CLEANING**

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace. Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

6: COOLING

Information

Cooling Equipment: Energy Source/Type

Central Air Conditioner

Normal Operating Controls: Thermostat Location

Hallway

Distribution System: Configuration

Central

Cooling Equipment: Goodman

Goodman

Serial # 9909557385 mod # cx24-18, manufactured September 1999



7: PLUMBING

Information

General: Water Source
Public

Main Water Shut-off Device: Location
Basement

On north wall, in living room, behind plastic concealment plate.

Drain, Waste, & Vent Systems: Material
Not Visible

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Not Visible - Unknown

Water Supply, Distribution Systems & Fixtures: Distribution Material
Not Visible - Unknown

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

Hot Water Systems, Controls, Flues & Vents: Location
Washer/Dryer Area

Fuel Storage & Distribution Systems: Fuel Line Material
Not visible

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

Sump Pump: Location
N/A

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

Model # gs650ybrt Serial # a06a162353, manufactured January 2006 50 gallon capacity

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.



Observations

7.5.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation / Improvement**NO DRIP LEG**

No drip leg on the gas piping was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

7.5.2 Hot Water Systems, Controls, Flues & Vents

 Recommendation / Improvement**EXPANSION TANK**

Expansion tanks allow for the thermal expansion of water in the pipes. When tested there was no air emitted from the tank, suggesting it was defective. Have plumbing professional evaluate

Recommendation

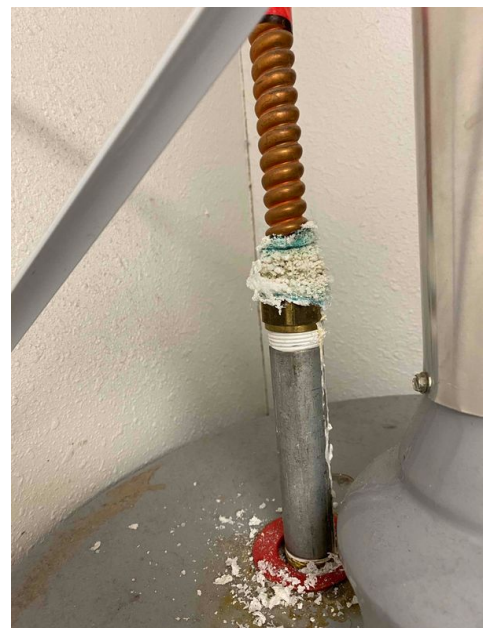
Contact a qualified plumbing contractor.

7.5.3 Hot Water Systems,
Controls, Flues & Vents Recommendation / Improvement**CORROSION AT HOT WATER OUTLET CONNECTION**

Hot water outlet connection had visible corrosion present

Recommendation

Contact a qualified professional.



8: ELECTRICAL

Information

Service Entrance Conductors:
Service Entrance
Underground

Service Entrance Conductors:
Conductor Material
Copper

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



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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Voltage
120/240

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

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

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

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

GFCI & AFCI: General

Smoke Detectors: Present

Carbon Monoxide Detectors:
Present

Observations

8.3.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device
KNOCKOUT MISSING
BASEMENT

 Recommendation / Improvement

"Knockout" is missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout be properly sealed with a Knockout plug.

Recommendation

Contact a handyman or DIY project

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



MISSING LABELS ON PANEL

BASEMENT

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations so that circuits are properly labeled.

Recommendation

Recommended DIY Project

8.7.1 Smoke Detectors



NEEDS REPLACED

Recommend smoke detector that is older than 10 years of age or if age is unknown, replace with new smoke detector.

Recommendation

Contact a handyman or DIY project

8.8.1 Carbon Monoxide Detectors



NEEDS REPLACED

Recommend carbon monoxide detector that is older than 10 years of age or if age is unknown, replace with new detector.

Recommendation

Contact a qualified professional.

9: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Insulation Type	Ventilation: Ventilation Type	Exhaust Systems: Exhaust Fans
Not Visible Not Inspected	Thermostatically Controlled Fan	None

General: Inspection Method

Not Visible / No Access

The attic space lacked adequate headroom and a walkway and access was obstructed to most of the attic area. As a result, inspection of the attic was limited. Attics may contain potential fire and/or health hazards, other safety issues, damage or defects that have the potential to cause damage to the home or unexpected repairs. Even when an inspection of the attic is completed from within the attic area, these limitations still exist the same.

Limitations

General

ACCESS RESTRICTED

Access was restricted due to attic height and lack of walkway. Inspected from the access.

Attic Insulation

NOT VISIBLE

Observations

9.3.1 Ventilation

ATTIC FAN INOPERABLE

 Recommendation / Improvement

Attic fan was inoperable at time of inspection. Recommend an attic fan specialist evaluate and repair.

Recommendation

Contact a qualified professional.

10: INTERIOR

Information

Floors: Floor Coverings

Carpet, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Countertops & Cabinets: Countertop Material

Composite

Countertops & Cabinets: Cabinetry

Wood

Observations

10.4.1 Ceilings

DAMAGE

Severe ceiling damage observed. Recommend a qualified drywall or structural engineer evaluate and advise.

Recommendation

Contact a qualified structural engineer.



Recommendation / Improvement



10.5.1 Steps, Stairways & Railings

NO HANDRAIL

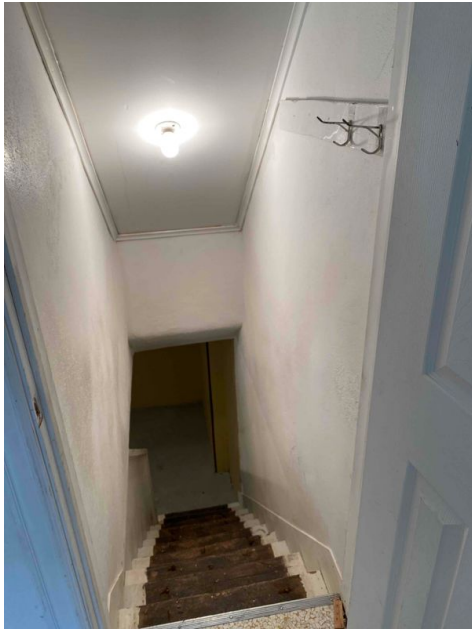


Maintenance / Comment

Staircase had no handrails. This can be a potential safety hazard. Recommend a qualified professional install a handrail as a safety upgrade.

Recommendation

Contact a qualified professional.



11: BEDROOM

Information

Electrical: Electrical

Smoke Detector Present

Limitations

General

PERSONAL BELONGINGS

Visibility was limited to personal belongings and furniture.

12: BATHROOM

Information

Plumbing & Fixtures: Shower/Tub Material
Fiberglass/Plastic

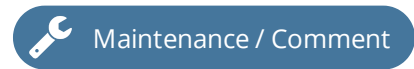
Electrical & Other: Receptacles
GFCI Operable

Electrical & Other: Other
Exhaust Fan Operable

Observations

12.1.1 General

POOR/MISSING CAULK



Bathroom countertop was missing sufficient caulk/sealant at the wall. Overtime, caulk will age and become brittle and lose adhesion to the surface. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

Recommendation

Contact a handyman or DIY project

13: LIVING ROOM

14: DINING ROOM

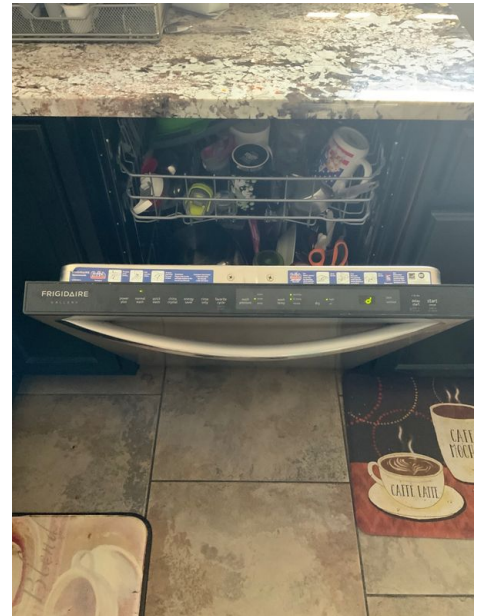
15: KITCHEN

Information

Plumbing & Fixtures: Plumbing
Flow Satisfactory

Electrical & Other: Receptacles
GFCI Operable

Dishwasher: Brand
Frigidaire



Dishwasher: Dishwasher Plumbing
Drain Line Not Looped

Range/Oven/Cooktop: Range/Oven Brand
Frigidaire

Range/Oven/Cooktop: Exhaust Hood Type
None



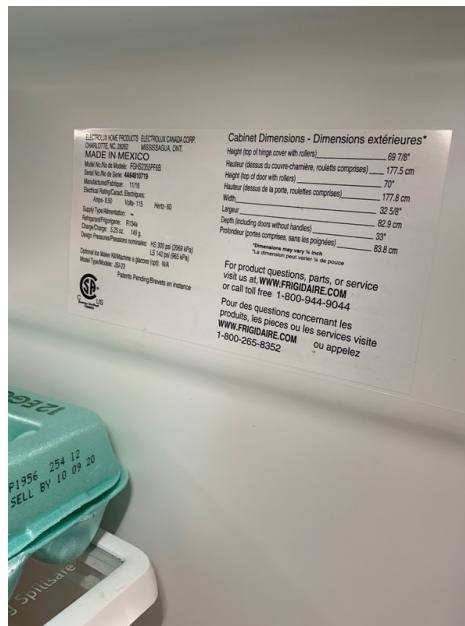
Built-in Microwave: Brand

Frigidaire



Refrigerator: Brand

Frigidaire



Observations

15.4.1 Dishwasher

MISSING DRAIN HIGH LOOP

The dishwasher drain did not have a proper high loop to prevent water from siphoning back into the dishwasher. This could lead to cross-connection with the city water supply or a clogged dishwasher drain hose. Recommend to raise the dishwasher drain hose as illustrated below.

Recommendation

Contact a handyman or DIY project



16: LAUNDRY ROOM

17: GARAGE

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

IV. The inspector is not required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

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

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

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

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. 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:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

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

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. 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.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

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

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. 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.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. 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:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. 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.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon-monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

Attic, Insulation & Ventilation**I. The inspector shall inspect:**

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

1. the type of insulation observed; and
2. 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:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

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

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.