WEST EGG INSPECTIONS AND HOME SERVICES LLC
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RESIDENTIAL REPORT

123 Main Street
Anywhere MN 55124

John and Jane Doe
NOVEMBER 6, 2021

Inspector
Timothy Rubash
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1: INSPECTION DETAILS

Information

Occupancy
Furnished, Occupied

In Attendance
Client, Home Owner

Style
Ranch

Temperature (approximate)
65 degrees Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear, Dry

2: UTILITY SHUTOFF LOCATIONS

Information

Electrical: Service Disconnect Location
Garage

At Main Breaker in the Service Panel

Main Service Panel

Gas: Main Gas Shutoff Valve Location
East

Located on outside. East side of house

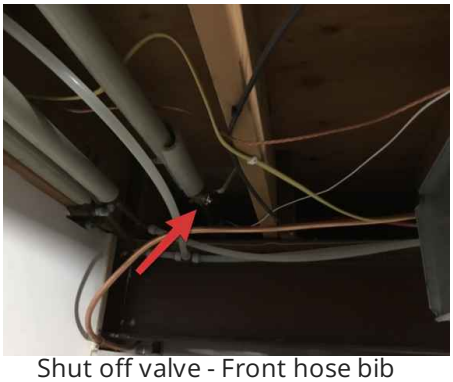
Gas Shutoff - East side of house

Water - Main: Water Shutoff Valve Location
Basement

Located in the mechanical room SE corner

Water shutoff - Mechanical Room

Water - Hose Bibs: Water Shut off for Hose Bibs
Mechanical Room



Shut off valve - Front hose bib

Shut off valve - Back hose bib

3: ROOF

Information

Inspection Method
Ladder

Roof Type/Style
Gable

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Seamless Aluminum

Flashings: Material
Aluminum

Deficiencies

3.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

CHIMNEY REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

Recommendation

Contact a qualified masonry professional.



3.4.2 Skylights, Chimneys & Other Roof Penetrations

Recommendation

CHIMNEY CROWN CRACKED

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

Recommendation

Contact a qualified masonry professional.

4: EXTERIOR

Information

Inspection Method
Visual

Exterior Doors: Exterior Entry Door
Glass, Steel

Decks, Balconies, Porches & Steps: Appurtenance
North
Deck

Siding, Flashing & Trim: Siding Material
Brick, Wood, Vinyl

Driveway: Driveway Material
Concrete

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

Siding, Flashing & Trim: Siding Style
Batten

Patios: Patio Material
North
Pavers, Limestone

Eaves, Soffits & Fascia: Reference Photos
South


Front of house


Over front entry way

Vegetation, Grading, Drainage & Retaining Walls: Landscaping walls

Two walls (east and west) on the north side of the house. Retaining walls were for landscaping purposes only.


Steps to upper patio


Lower patio

Deficiencies

4.1.1 Siding, Flashing & Trim

Recommendation

GROUND CLEARANCE

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.

Recommendation

Contact a qualified landscaping contractor

4.1.2 Siding, Flashing & Trim

Recommendation

BRICK / BRICK FACING IS MISSING OR FELL OFF

Brick spalling caused by moisture intrusion and repeated freeze / thaw cycles.

Recommendation

Contact a qualified masonry professional.


Missing brick - west of garage door

4.3.1 Driveway

Recommendation

DRIVEWAY CRACKING - MINOR

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

View from garage looking at street

4.4.1 Patios

Safety Hazard

MISSING HANDRAIL

Handrails are required on at least one side of flights of stairs with 4 or more risers

Recommendation

Contact a qualified professional.

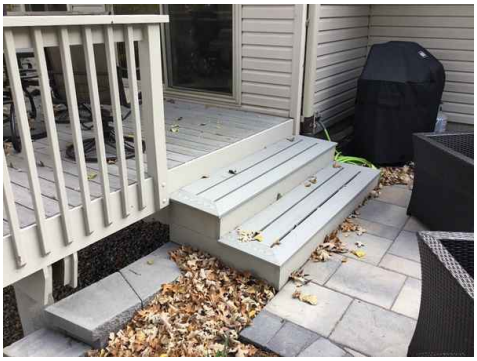
4.5.1 Decks, Balconies, Porches & Steps

Recommendation

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

Here is a helpful article on staining & sealing your deck.



5: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Anderson Renewal

Windows: Window Type
Casement, Double-hung

Floors: Floor Coverings
Carpet, Engineered Wood, Linoleum

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board, Popcorn

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Granite

Deficiencies

5.2.1 Windows

DAMAGED SCREEN

Maintenance Item

PATIO DOOR - MAIN LEVEL

Window / Patio door screen is damaged. Recommend repair.

Recommendation

Contact a qualified professional.

5.4.1 Walls

DOORKNOB HOLE

Maintenance Item

BATHROOM - MAIN LEVEL

Wall had damage from doorknob. Recommend a qualified handyman or drywall contractor repair.

Recommendation

Contact a handyman or DIY project

6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Foundation: Material
Masonry Block

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plywood

7: HEATING

Information

Equipment: Brand
Carrier

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Non-insulated

AFUE Rating
95

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment: Model / Serial Number
MECHANICAL ROOM

Model Number 59TP6B060V141112

S/N 3220A43540

Installed / Manufactured August 2020

Presence of Installed Heat Source in Each Room: Heat Source

Kitchen - (1) South window, (2) kick plate of island

Dinette area - (1) North patio door

Living Room - (1) North window west of fireplace, (2) North window east of fireplace

Dining Room - (1) South window

Bathroom 1 - (1) South wall

Bathroom 2 - (1) Ductwork chase

Bedroom 1 - (1) North window

Bedroom 2 - (1) South window

Studio (Bedroom 3) - (1) Ceiling

Family Room - (1) Ductwork chase, (2) Ceiling, (3) North patio door

Office nook - None

8: PLUMBING

Information

Filters
Sediment Filter, Whole house conditioner

Water Source
Public

Main Water Shut-off Device: Location
Mechanical Room

Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, Pex

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

Hot Water Systems, Controls, Flues & Vents: Capacity
80 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Mechanical Room

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

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

Sump Pump: Location
Mechanical Room

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

Model Number WEC080C2X045UT

Serial Number 070720D1022702

240V Single Phase 30A

Installed / Manufactured July 2020

recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Limitations

Hot Water Systems, Controls, Flues & Vents

ACCESS BLOCKED

Access to water heater was blocked by occupant belongings. It is electric so there is no flue or pilot light.

Deficiencies

8.2.1 Drain, Waste, & Vent Systems

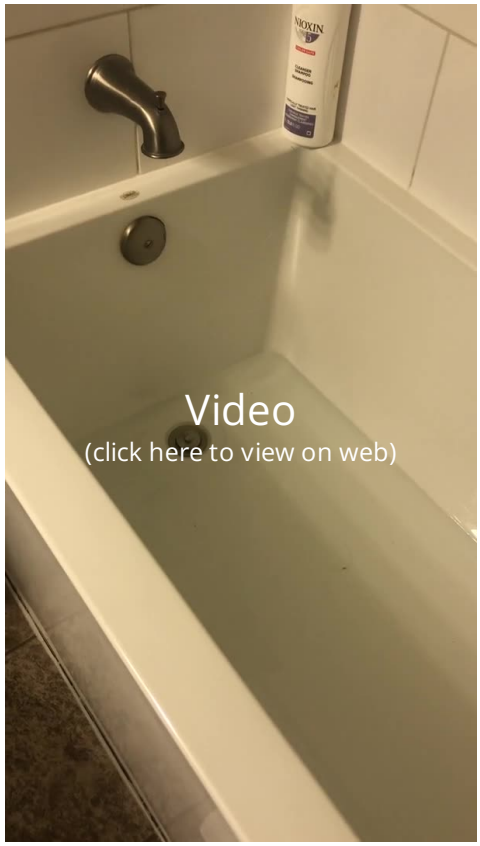
Maintenance Item

BATHTUB - POOR DRAINAGE

Bathtub had slow/poor drainage. Recommend a qualified plumber repair if problem persists after cleaning.

Recommendation

Contact a handyman or DIY project



8.6.1 Sump Pump

Recommendation

INOPERABLE

There is a sump crock but no installed pump. The bottom of the basket was dry and there was no evidence of water.

9: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
110 Volt, Gas

Dryer Vent
Metal

Flooring Insulation
Loose Fill

Attic Insulation: Insulation Type
Blown, Fiberglass

Attic Insulation: R-value
~50 (about 18 inches of insulation

Attic Insulation: Reference Pictures
Attic

Ventilation: **Ventilation Type**
ROOF
Soffit Vents, Turbines

Reference Photo

Exhaust Systems: **Exhaust Fans**
Fan with Light

10: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
West
Below Ground

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
150 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
Copper

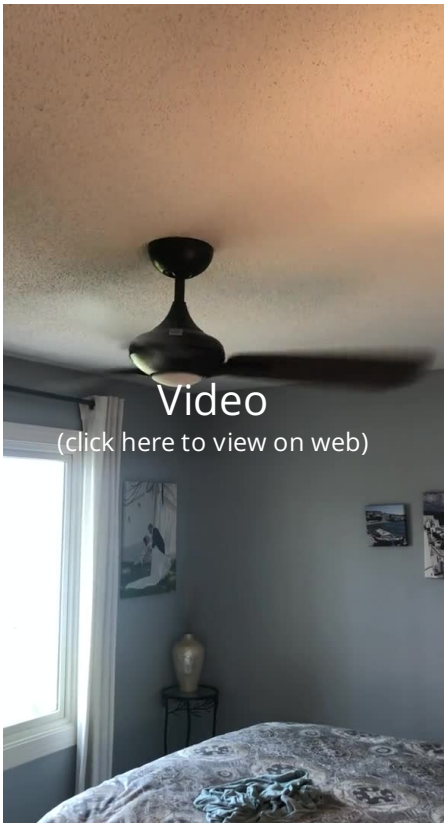
Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Ceiling Fans: Model / Serial Number

Master Bedroom

Modern Forms Smart Fan

MYKONOS FR-W1819-52L



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Reference Photos


Breakers labeled


No issues found

Main breaker (150 amps)


Panel manufacturer (rated for 200 amps)


Two sources of ground 6' apart

GFCI & AFCI: Location of GFCIs / AFCIs

Kitchen - outlets on island are protected via GFCI breaker in service panel
Outside - Deck outlet wired into Bathroom 1 GFCI receptacle
Outside - Two (2) Patio outlets wired into Garage receptacle
Garage - Four (4) outlets on north wall wired into Garage GFCI receptacle
Garage - One (1) outlet on west wall GFCI receptacle
Bathroom 1 - GFCI Receptacle
Bathroom 2 - GFCI Receptacle

Smoke Detectors: Location

Smoke alarms were located In hallways outside sleeping rooms and in the sleeping rooms.

Carbon Monoxide Detectors: Location

Carbon monoxide detectors were installed within ten feet of each room used for sleeping

11: COOLING

Information

Cooling Equipment: Brand
Goodman

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Exterior North

Distribution System: Configuration
Central

Cooling Equipment: SEER Rating
13.0 SEER

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

Read more on energy efficient air conditioning at Energy.gov.

Cooling Equipment: Model / Serial Number

Model Number GSC130241AE

Serial Number 0806078213

Installed / Manufactured June 2008

Presence of Installed Cooling Source in Each Room: Location

The air condition system is a central unit with the A-coils in the furnace ductwork. The same vents for heat are used for cooling when the system is running.

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

12: FIREPLACE 1 (MAIN LEVEL)

Information

Type
Gas

Damper Doors: Damper door
Damper was not tested.


Top Sealing Chimney Damper

Cleanout Doors & Frames: Location
None found. This is a gas fireplace.

Limitations

General
FLUE INSPECTION
Flue was not inspected. Main level fireplace flue is on the left (west).


Installed cap limited accessibility to the flue.

Deficiencies

12.1.1 Vents, Flues & Chimneys

Recommendation

CRACK IN BRICK FIREBOX

Cracks in firebox are common and they are a sign of damage to the joints between the bricks found in the firebox. The heating and cooling from burning wood causes the mortar between the firebricks to crack.

Recommendation

Contact a qualified masonry professional.

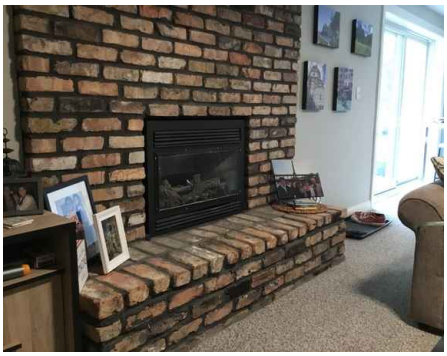
Crack in brick firebox

13: FIREPLACE 2 (LOWER LEVEL)

Information

Location

Gas fireplace operated with normal controls. No gas shutoff found.



Type

Gas

Limitations

Vents, Flues & Chimneys

FLUE INSPECTION

Flue inspection was not accessible. Lower level flue is on the right (East)

Installed cap limited accessibility to the flue.

14: BUILT-IN APPLIANCES

Information

Dishwasher: **Brand**
Frigidaire

Refrigerator: **Brand**
Frigidaire

Range/Oven/Cooktop: **Exhaust Hood Type**
Vented

Model Number BH134SLDGS 34"

Manufactured / Installed September 2020


Exhaust vent for gas stove

Range/Oven/Cooktop: **Range/Oven Energy Source**
Gas

Garbage Disposal: **Model / Serial Number**
Badger 5XP 3/4 HP

Model Number 79041-ISE Rev A

Dishwasher: **Model / Serial Number**
Model Number FGID2479SF5A

Serial Number KH02520084

Manufactured / Installed September 2020

Refrigerator: **Model / Serial Number**
Model Number FG4H2272UF

Serial Number 1K03472384

Manufactured / Installed September 2020

Range/Oven/Cooktop: **Range/Oven Brand**

Frigidaire

Model Number FGGH30447VFB

Serial Number VF040944620

Manufactured / Installed September 2020

15: GARAGE

Information

Garage Door: Material
Metal

Garage Door: Type
Sectional

Deficiencies

15.2.1 Floor

MINOR CRACKING

Maintenance Item

Minor cracking visible in the garage floor. Normal wear and tear.

15.4.1 Garage Door

AUTO REVERSE SENSOR NOT WORKING

Safety Hazard

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a handyman or DIY project

15.6.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

Safety Hazard

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link.

Recommendation

Contact a handyman or DIY project

16: SUMMARY

Information

Summary

We are proud of our service and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also, because our inspection is essentially visual, latent defects could exist. We are unable to see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time.

As a homeowner, you should expect problems to occur. All homes will require maintenance and repairs from time to time. Roofs will leak, plumbing can leak, and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current and budget for necessary repair expenses.

Thank you for taking the time to read this report and contact us if you have any questions. We are always attempting to improve the quality of our service and our report. This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Pre-Closing Walk Through

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be observant and thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases West Egg Inspections and Home Services LLC of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through of your new home. Consider having a Certified Home Inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And, you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

Kind Regards,

West Egg Inspections and Home Services LLC

STANDARDS OF PRACTICE

Utility Shutoff Locations
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.

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.

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.

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.

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.

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.

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.

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.

Fireplace 1 (Main Level)
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, perate 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.

Fireplace 2 (Lower Level)
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, perate 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.