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## RESIDENTIAL REPORT

1124 W Aberdeen Ave  
Nampa, ID 83686

Ruth Woodford  
AUGUST 4, 2022



Inspector

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Agent

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# SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

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- ⚠ 12.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Client, Client's Agent

**Occupancy**

Vacant

**Style**

Ranch

**Temperature (approximate)**

70 Fahrenheit (F)

70 degrees

**Type of Building**

Single Family

**Weather Conditions**

Clear, Dry

## 2: ROOF

### Information

#### Inspection Method

Roof

#### Roof Type/Style

Gable

#### Roof Drainage Systems: Gutter Material

Seamless Aluminum

#### Flashings: Material

Aluminum

#### Flashings: No deficiencies observed

#### Coverings: Material

Asphalt

This roof is covered with asphalt architectural shingles.



### Deficiencies

#### 2.1.1 Coverings

#### **SPLITTING**

The asphalt composition shingle roof had torn or split shingles which could lead to moisture intrusion. Recommend a qualified roofing contractor repair.







Cracked shingles



Shingle worn through. Granules and asphalt layer of shingle worn away exposing the fiberglass layer

2.1.2 Coverings

**UNDER-DRIVEN NAILS**

Observed one or more under-driven nails/fasteners. Recommend a qualified roofing contractor evaluate and repair.

 Recommendation



Under driven nails on the ridge

2.1.3 Coverings

**GRANULAR LOSS ON SHINGLES**

Roof has granular loss on asphalt shingles revealing fiberglass layer along edges of the shingles. A shingle along the backside of the home has worn down to the fiberglass layer. Recommend a qualified roofing contractor to evaluate.

Recommendation

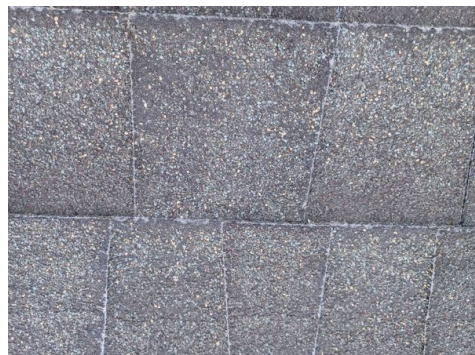
Contact a qualified roofing professional.

 Recommendation





Complete loss of granules revealing fiberglass layer



Fiberglass visible along edges of the shingles



Granular loss along edges of shingles exposing fiberglass layer

### 2.2.1 Roof Drainage Systems

 Recommendation

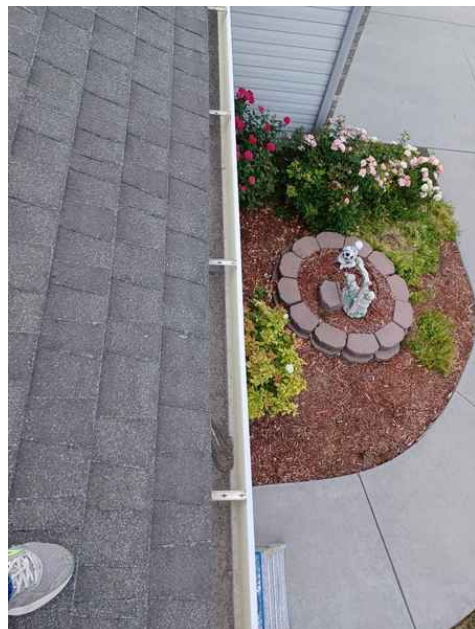
#### **DEBRIS**

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

[Here is a DIY resource](#) for cleaning your gutters.



Dirt and debris accumulation in gutter



Accumulated dirt and debris in gutter

### 2.4.1 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

#### **ROOF PIPE WEATHER BOOT CRACKED OR DAMAGED**

A cracked or damaged weather boot can allow moisture from snow or rain into the structure. Recommend a qualified roofing contractor to evaluate and replace.



Recommendation

Contact a qualified roofing professional.



Damaged weather boot



Damaged weather boot



Cracked weather boot

2.4.2 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

**EXPOSED NAIL HEADS**

Many of the roof vents and pipes had exposed nails in the flashing. Exposed nail heads that penetrate the roof will leak in time and should always be sealed with roofing tar or caulk. Recommend a qualified roofing contractor to evaluate and repair.

Recommendation

Contact a qualified roofing professional.



Exposed nail heads in flashing



Exposed nail head in flashing



Exposed nail heads in flashing



Exposed nail heads in flashing



Exposed nail heads in flashing



Exposed nail heads in flashing



## 3: EXTERIOR

### Information

#### Inspection Method

Visual

#### Siding, Flashing & Trim: Siding Material

Brick Veneer, Vinyl

This home has vinyl siding with brick veneer at the front of the garage.

#### Siding, Flashing & Trim: Siding Style

Beveled

#### Exterior Doors: Exterior Entry Door

Fiberglass

#### Walkways, Patios & Driveways: Driveway Material

Concrete

#### Decks, Balconies, Porches & Steps: Material

Concrete

#### Vegetation, Grading, Drainage & Retaining Walls: No deficiencies observed

#### Decks, Balconies, Porches & Steps: Appurtenance

Patio, Shed

This home has a front covered patio and back covered patio. No deficiencies were observed.

A shed was noted in the backyard but was not inspected.

### Deficiencies

#### 3.1.1 Siding, Flashing & Trim

#### **CRACKING - MINOR**

Siding has a crack at the front of the house near the front door. Recommend monitoring.



Recommendation



Siding crack near the front door

#### 3.1.2 Siding, Flashing & Trim

### WARPING/BUCKLING

Recommendation

Vinyl siding was warping where the siding faces the front of the west roof above the front bedroom. The siding trim was also separated. This is often as a result of nailing siding boards to tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.



Warped siding and trim piece. Trim piece has separated.



Warped siding and separated trim piece

### 3.2.1 Exterior Doors

Recommendation

#### DOOR SILL/TRIM

Door sill and/or trim on front door and door from garage to backyard is deteriorated or worn and repair or replacement should be considered.



Front door damage at the bottom



Front door trim damage



Front door room damage

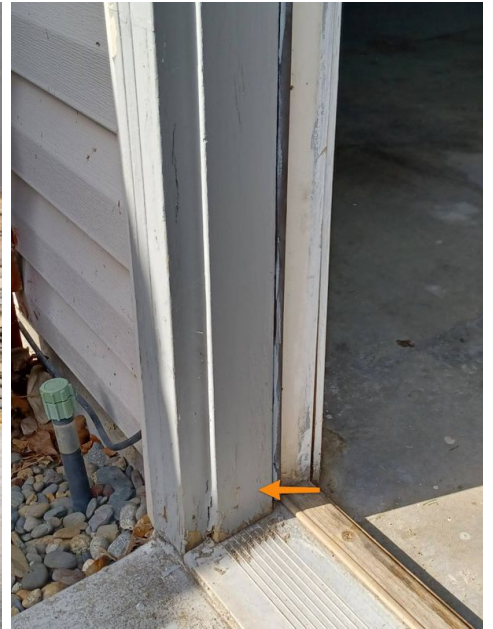




Front door trim damage



Man-door from garage trim damage



Man-door from garage trim damage

3.3.1 Walkways, Patios & Driveways

 Recommendation

**DRIVEWAY CRACKING - MINOR**

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



Cracks on the driveway

3.5.1 Eaves, Soffits & Fascia

 Maintenance Item

**GAP**

There is a gap in the fascia / soffit where the fascia trim has come loose and fallen. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.



Fascia has slipped down



Fascia has slipped down

# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

**Inspection Method**  
Crawlspace Access

**Foundation: Material**  
Concrete

**Floor Structure:**  
**Basement/Crawlspace Floor**  
Dirt

**Floor Structure: Material**  
Wood I-Joists

**Floor Structure: Sub-floor**  
OSB

**Floor Structure: No deficiencies observed**

### Access points

There are 2 access points to the crawlspace. One is in the closet of the master bedroom and the second is in the closet of the back bedroom.

## Deficiencies

### 4.1.1 Foundation

#### FOUNDATION CRACKS - MINOR

 Recommendation

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.



Small crack at west side of home's foundation



Small crack at west side of foundation wall

4.1.2 Foundation

 Safety Hazard

**FOUNDATION STRUCTURE UNSUPPORTED**

Foundation has been dug out where water main enters under the house. The concrete foundation has a section where approximately 3 feet are unsupported. Recommend evaluation by a qualified contractor or engineer for evaluation.

Recommendation

Contact a qualified professional.



Approximately 3 feet of the concrete foundation has been dug out and left unsupported

4.2.1 Basements & Crawlspace

 Recommendation

**EFFLORESCENCE**

CRAWLSPACE

Efflorescence noted on the crawlspace surface. This is a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.



Efflorescence at small crack in the concrete foundation



Efflorescence at small crack in the concrete foundation

4.2.2 Basements & Crawlspace

 Recommendation

**DEBRIS/TRASH/VEGETATION IN CRAWLSPACE**



Trash, construction debris and dead vegetation are present in the crawlspace. Recommend removal as these items can attract pests.

Recommendation

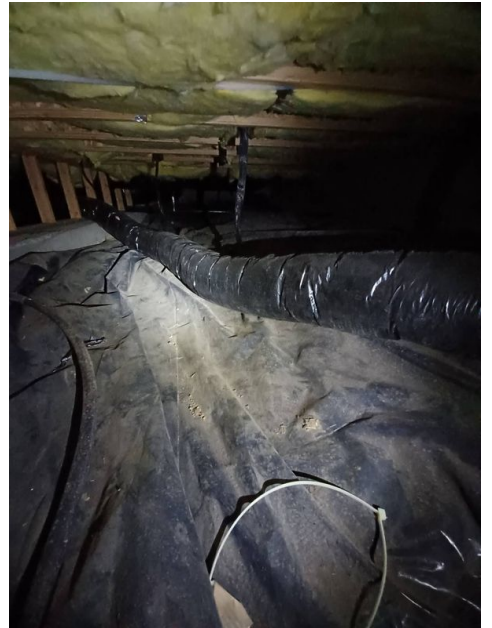
Contact a qualified professional.



Dead vegetation and trash



Trash



# 5: COOLING

## Information

**Cooling Equipment: Brand**  
Goodman

**Cooling Equipment: Energy Source/Type**  
Central Air Conditioner

**Cooling Equipment: Location**  
Exterior North

**Distribution System: Configuration**  
Central

### Cooling System

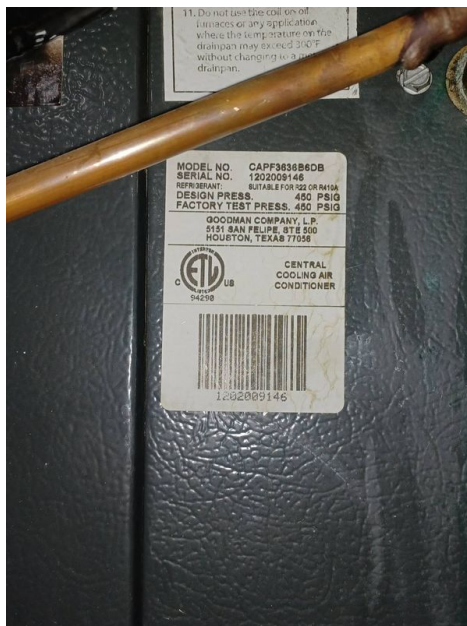
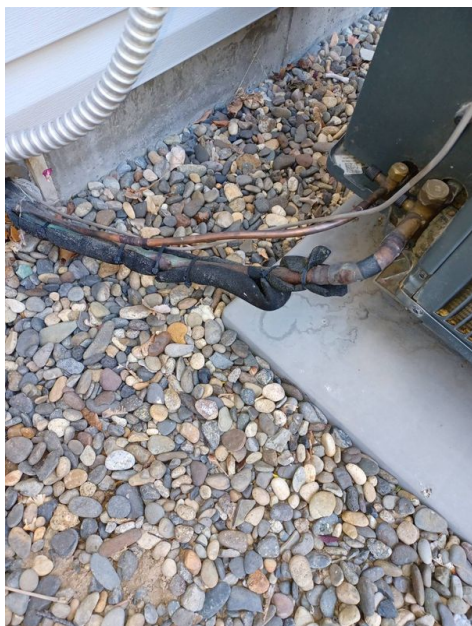
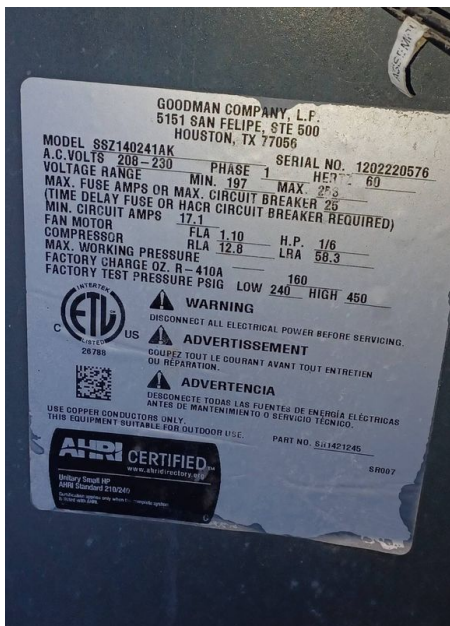
Operated the cooling system. No deficiencies observed. During testing, the temperature at the return was 79 degrees and the air temperature from the air supply vent was 58 degrees. Within the recommended 20 degree spread.

### Cooling Equipment: SEER Rating

14 SEER

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

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).



### Normal Operating Controls: Thermostat Location

Thermostat is located in the hallway off of the living room between the bathroom and the linen closet.

## Deficiencies

### 5.1.1 Cooling Equipment

#### INSULATION MISSING OR DAMAGED



Missing or damaged insulation on refrigerant line can cause energy loss and condensation.



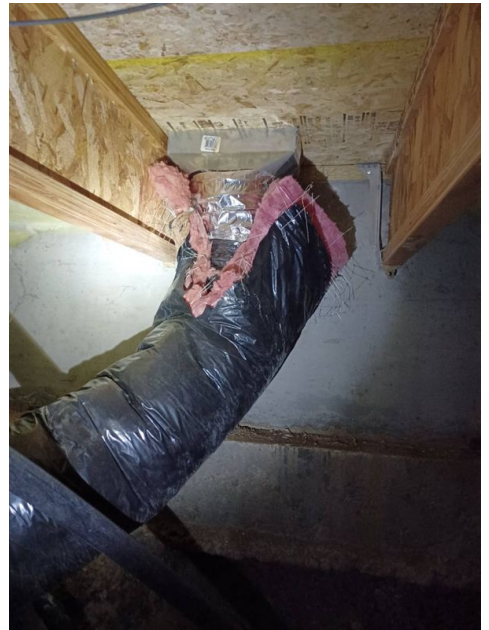
Incomplete insulation on refrigerant lines

5.3.1 Distribution System

**DUCTS PARTIALLY UNINSULATED**

Parts of the ductwork are uninsulated, resulting in energy loss. Recommend licensed HVAC contractor insulate.

 Recommendation



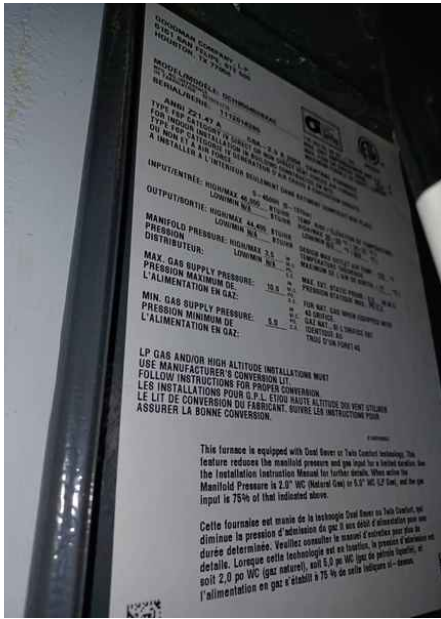
# 6: HEATING

## Information

**Equipment: Brand**  
Goodman

**Equipment: Energy Source**  
Natural Gas

**Equipment: Heat Type**  
Forced Air



**Distribution Systems: Ductwork**  
Insulated

**AFUE Rating**  
90

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.

## Deficiencies

### 6.3.1 Distribution Systems

#### **DUCT DAMAGED**

CRAWLSPACE

Air supply duct was damaged. Air supply duct not strapped. Recommend a qualified HVAC contractor repair.

 Recommendation





# 7: PLUMBING

## Information

### Filters

None

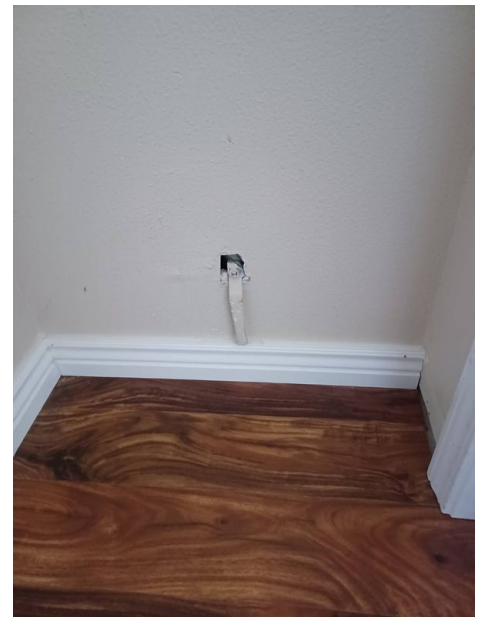
### Water Source

Public

### Main Water Shut-off Device:

#### Location

Bedroom Closet



### Drain, Waste, & Vent Systems:

#### Drain Size

1 1/2", 2"

### Drain, Waste, & Vent Systems:

#### Material

ABS

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

Pex

### Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

### Hot Water Systems, Controls, Flues & Vents: Location

Garage

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

Gas



## Data Tag

**Drain, Waste, & Vent Systems: No deficiencies observed**

All sinks, toilets, tubs and showers were checked and all drained and functioned normally.

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

Pex

All faucets in kitchen and bathroom were run and checked. All functioned properly.

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

Bradford & White

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

[Here is a nice maintenance guide from Lowe's to help.](#)

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

Gas Meter

The gas meter is located on the east side of the house on the side of the garage. No deficiencies observed.

## Deficiencies

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## 7.3.1 Water Supply, Distribution Systems &amp; Fixtures



Recommendation

**WATER SUPPLY VALVE NOT FUNCTIONAL**

Water supply valve supplying the master bathroom toilet would not turn off. Other valves in the home were difficult to function.

Recommendation

Contact a qualified professional.



# 8: ELECTRICAL

## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Below Ground

**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Main Panel Location**  
Garage  
No deficiencies observed.

**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Panel Capacity**  
125 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: Branch Wire 15 and 20  
AMP**  
Copper  
No deficiencies observed



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

Romex

**Smoke Detectors: Smoke Detectors**

All smoke detectors were tested and no deficiencies were observed.

**Lighting Fixtures, Switches & Receptacles: Switches and Receptacles**

All switches and receptacles in the home were tested. All were operational, covered and no deficiencies were observed.

**GFCI & AFCI: GFCI and AFCI**

All GFCI outlets in the kitchen, bathrooms and garage were tested and were functional. No deficiencies observed.

**Carbon Monoxide Detectors: Carbon Monoxide Detectors**

There are two carbon monoxide detectors in the home. One is above the doorway from the dining room to the laundry room and the other is above the doorway to one of the hall bedrooms.

# 9: ATTIC, INSULATION & VENTILATION

## Information

### Dryer Power Source

220 Electric

### Flooring Insulation

Batt

### Attic Insulation: R-value

49

### Vapor Retarders (Crawlspace or Basement): Vapor Retarders

There is vapor retarder in the crawlspace of the home.

### Ventilation: Ventilation Type

Gable Vents, Passive, Soffit Vents

### Dryer Vent

Metal

Dryer vents through a hole in the foundation on the east side of the home near the a/c condensing unit. Recommend cleaning periodically to help reduce lint build up and keep the dryer running efficiently.



### Attic Insulation: Insulation Type

Blown

Insulation is blown-in to a level of 16-18 inches. The garage does not have insulation above it and there are a few areas where the insulation has settled.



### Exhaust Systems: Exhaust Fans



## Fan Only

Exhaust fans in the bathrooms were tested and no deficiencies were observed.

## Deficiencies

### 9.1.1 Attic Insulation

#### INSUFFICIENT INSULATION



Recommendation

There are areas in the attic where insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



Insulation has settled or been moved in areas of the attic.

### 9.2.1 Vapor Retarders (Crawlspace or Basement)

#### IMPROPER INSTALLATION



Recommendation

Vapor barrier is improperly installed. The vapor barrier is not fastened which has resulted in portions of the dirt in the crawlspace to be exposed. This can result in unwanted moisture. Recommend insulation contractor evaluate.



Exposed dirt



Vapor retarder pulled back exposing dirt

# 10: BUILT-IN APPLIANCES

## Information

### Dishwasher: Brand

Frigidaire

Dishwasher was run. No leaks detected. No deficiencies observed.

### Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

### Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

### Garbage Disposal: Garbage disposal

Garbage disposal was tested and operable.

### Range/Oven/Cooktop: Range/Oven Brand

Frigidaire

All burners and oven were operable. No cracks were present on the glass cooktop. Microwave is mounted at 14" above the cooktop which is within the recommended distance of 13"-16". Microwave exhaust fan was operable.



Range and Microwave



Distance of microwave to glass cooktop

## Deficiencies

### 10.2.1 Range/Oven/Cooktop

#### **RANGE NOT FASTENED**

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.



# 11: DOORS, WINDOWS & INTERIOR

## Information

### Windows: Window Manufacturer

Unknown

### Windows: Window Type

Single-hung, Sliders

### Floors: Floor Coverings

Carpet, Laminate, Tile

### Walls: Wall Material

Drywall

### Ceilings: Ceiling Material

Gypsum Board

### Countertops & Cabinets:

**Cabinetry**  
Laminate

### Countertops & Cabinets:

#### Countertop Material

Corian

## Deficiencies

### 11.1.1 Doors

#### **SELF CLOSING DEVICE NOT PRESENT**



Door from laundry room to garage does not have a self-closing device.

Recommendation

Contact a qualified door repair/installation contractor.

### 11.2.1 Windows

#### **FAILED SEAL**

MASTER BATHROOM, BATHROOM 2, BACK BEDROOM, KITCHEN, MASTER BATHROOM

Observed small amount of condensation between the window panes in the master bathroom, master bedroom, bathroom 2, back bedroom, and kitchen which indicates a failed seal. Recommend qualified window contractor evaluate & replace.



bathroom 2 window

### 11.3.1 Floors

#### **TILE DAMAGE**

MASTER BATHROOM, KITCHEN

Observed hairline crack at entry to master bathroom along with some chipping of tile near vanity cabinet. Chip at refrigerator space.

Recommendation

Contact a qualified professional.







Entry to master bathroom crack in the tile

chips in the tile in the master bathroom

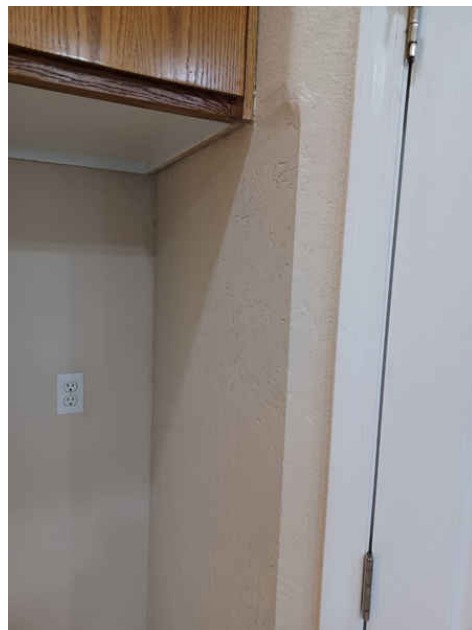
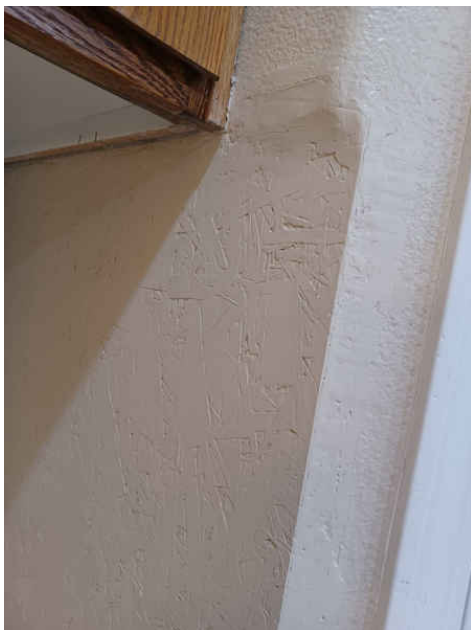
Chip in the tile in the refrigerator area

11.4.1 Walls

 Recommendation

**OSB WALL COVERING**

Drywall has been removed at right side of refrigerator space and painted OSB board installed.



Drywall removed and OSB installed

Drywall removed and OSB installed

11.5.1 Ceilings

 Recommendation

**MINOR DAMAGE**

LIVING ROOM

Minor damage to the ceiling was visible at the time of the inspection. Crack on the ceiling at the forced air return.



Crack in the drywall at the forced air return

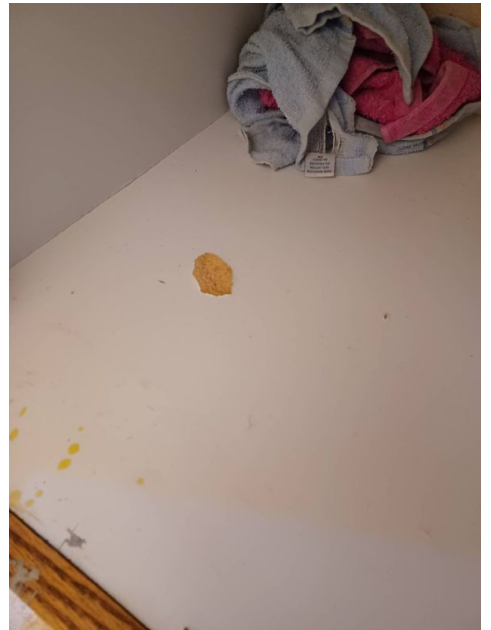
11.7.1 Countertops & Cabinets

**CABINETS DAMAGED**

BATHROOM 2

Cabinets had visible damage at time of inspection.

 Recommendation



# 12: GARAGE

## Information

### Garage Description

2 car garage with garage door opener.

### Garage Door: Material

Metal

### Garage Door: Type

Sectional

### Occupant Door (From garage to inside of home): Occupant Door from house to garage

Laundry Room

The occupant door from the laundry room to the garage is a steel door. The door lacks a self-closing device.

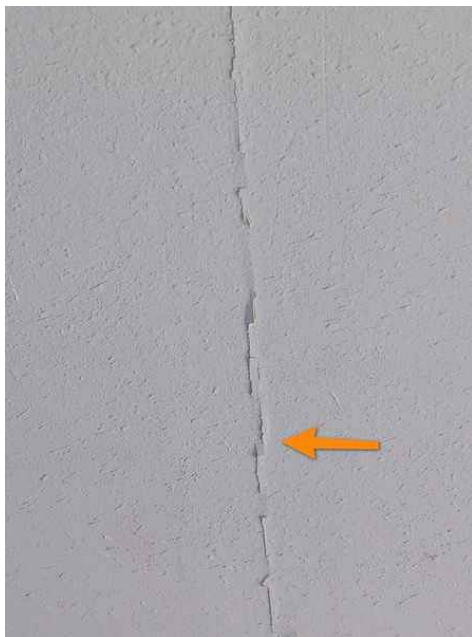
## Deficiencies

### 12.1.1 Ceiling

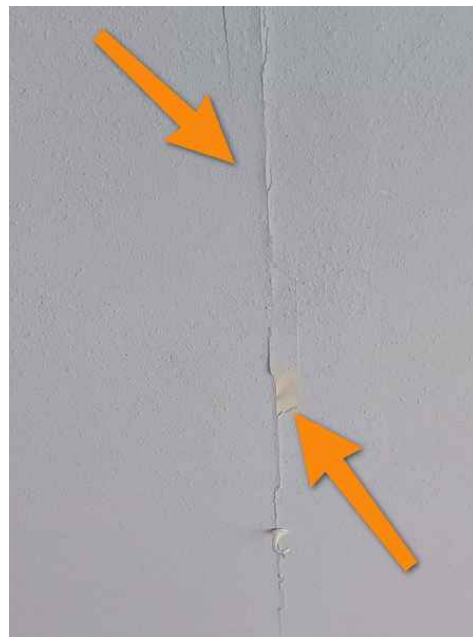
#### **DAMAGED**

 Recommendation

Drywall tape along a joint in the ceiling of the garage is separating from the drywall. Recommend qualified contractor evaluate and repair.



Drywall tape separating from drywall joint in ceiling



Drywall tape separating from drywall at drywall joint in ceiling

### 12.1.2 Ceiling

#### **GARAGE CEILING PENETRATIONS CAULKING DAMAGED OR NOT PRESENT**

 Recommendation

There are 3 ceiling penetrations that pass through into the attic. The two pipes that originate from the furnace unit have caulking that is cracked and the exhaust pipe from the water heater did not have

caulking.

Recommendation

Contact a qualified professional.



Cracked and missing caulking



Cracked caulking

12.6.1 Occupant Door (From garage to inside of home)



### **NOT SELF-CLOSING**

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.](#)



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# STANDARDS OF PRACTICE

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## Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

## 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.

## 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.

### Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

### 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.