



RESIDENTIAL REPORT

1234 Main Street
meridian, OK 73058

Buyer Name
09/21/2023 9:00AM



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TABLE OF CONTENTS

1: Inspection Details	4
2: Exterior	5
3: Roof	10
4: Basement, Foundation, Crawlspace & Structure	13
5: Cooling	16
6: Heating	19
7: Attic, Insulation & Ventilation	21
8: Electrical	24
9: Plumbing	29
10: Doors, Windows & Interior	36
11: Built-in Appliances	44
12: Garage	47
Standards of Practice	50

SUMMARY















MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

-
-  2.2.1 Exterior - Siding, Flashing & Trim: Cracking/Holes - Minor
 -  2.2.2 Exterior - Siding, Flashing & Trim: Gaps - Minor
 -  2.3.1 Exterior - Exterior Doors: Entry Door Does Not Latch
 -  2.5.1 Exterior - Eaves, Soffits & Fascia: Eaves - Damaged/Gapping
 -  2.5.2 Exterior - Eaves, Soffits & Fascia: Soffit Missing Pieces
 -  3.1.1 Roof - Coverings: Shingles Missing
 -  5.1.1 Cooling - Cooling Equipment: Condensate Tube Damaged
 -  7.3.1 Attic, Insulation & Ventilation - Ventilation: Attic Ventilation Insufficient
 -  7.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
 -  8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Pointed Screw
 -  8.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: No Main Shut Off
 -  8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
 -  8.6.1 Electrical - Smoke Detectors: Insufficient Amount
 -  8.7.1 Electrical - Carbon Monoxide Detectors: Insufficient Amount
 -  9.2.1 Plumbing - Drain, Waste, & Vent Systems: Backward Slope
 -  10.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch
 -  10.1.2 Doors, Windows & Interior - Doors: Door Latch Alignment
 -  10.1.3 Doors, Windows & Interior - Doors: Door Sticks
 -  10.3.1 Doors, Windows & Interior - Floors: Missing Pieces
 -  10.3.2 Doors, Windows & Interior - Floors: Wavy Floor
 -  10.4.1 Doors, Windows & Interior - Walls: Minor Corner Cracks
 -  10.5.1 Doors, Windows & Interior - Ceilings: Old Roof Leak Damage
 -  11.3.1 Built-in Appliances - Range/Oven/Cooktop: Exhaust System Missing


1: INSPECTION DETAILS

Information

Occupancy Vacant	In Attendance Just Inspector	Temperature 84 Fahrenheit (F)
Weather Conditions Sunny	Structure Details: Type of Building Single Family	Structure Details: Style Bungalow
Structure Details: Approximate Age 01/01/1920	Structure Details: Square Footage 1004	Structure Details: Bedrooms/Bathrooms 2.1 2/1
Structure Details: Door Faces West	Structure Details: Utilities On During Inspection Electric Service, Gas Service, Water Service	

2: EXTERIOR

Information

<p>General: Overall Appereance</p> <p>the structure appears to be level and plumb with minimal to no settlement cracking</p>	<p>General: Door Bell</p> <p>Back door bell works, front door bell does not.</p> 	<p>Siding, Flashing & Trim: Siding Material</p> <p>Vinyl</p>
<p>Siding, Flashing & Trim: Trim Material</p> <p>Aluminum</p>	<p>Exterior Doors: Entry Door Material</p> <p>Wood</p>	<p>Decks, Balconies, Porches & Steps: Appurtenance</p> <p>Front Porch</p>
<p>Decks, Balconies, Porches & Steps: Material</p> <p>Wood</p>	<p>Eaves, Soffits & Fascia: Material</p> <p>Metal, Vinyl</p>	<p>Vegetation, Grading, Drainage & Retaining Walls: Site Grading</p> <p>Level</p>
<p>Vegetation, Grading, Drainage & Retaining Walls: Vegetation</p> <p>Generally Maintained, Not Growing Against Structure</p>	<p>Vegetation, Grading, Drainage & Retaining Walls: Fence</p> <p>Fenced in Yard</p>	<p>Walkways, Patios & Driveways: Driveway Material</p> <p>Concrete</p>
<p>Vegetation, Grading, Drainage & Retaining Walls: Fence</p> <p>South end not fenced between houses. Rest of property has a fence present.</p>		

Deficiencies


2.2.1 Siding, Flashing & Trim

CRACKING/HOLES - MINOR

J Channel and other trim and siding pieces tend to crack, break, split, flake, etc. This tends to happen from old age and/or sun exposure, which causes the vinyl to become brittle. This can cause potential water entrance locations to the back of the siding and potentially into the wall cavity. Recommend further evaluation by a qualified siding contractor.

Recommendation

Contact a qualified professional.

 Maintenance Item



2.2.2 Siding, Flashing & Trim

GAPS - MINOR

Minor gaps in the siding are potential water entrance locations. The gaps present are under an over hang and should be protected but driving rain can still put water anywhere. Monitor these areas as potential areas of concern.

Recommendation

Contact a qualified professional.



2.3.1 Exterior Doors

ENTRY DOOR DOES NOT LATCH

FRONT ENTRY DOOR

Door does not latch. Recommend qualified handyman adjust strike plate. But the dead bolt does function and lock.

The strike plate needs to be moved down and possibly the inside tab bent.

[Here is a DIY troubleshooting article](#) on fixing door issues.



2.5.1 Eaves, Soffits & Fascia

EAVES - DAMAGED/GAPPING



One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.



2.5.2 Eaves, Soffits & Fascia

SOFFIT MISSING PIECES



Soffit has gaps, holes and/or missing pieces from. This might not be consider a potential water issue, although relents can still get in, the main issue is bees and critters enter the attic space. Both are a concern and these area should be fixed/repair/replaced for safety and functionality of the structure.

Recommendation
Contact a qualified professional.



3: ROOF

Information

Roof Type/Style Gable	Picture of Roofing Type 3 Tab Shingle	Roof Pitch 5/12
Coverings: Material Asphalt	Roof Drainage Systems: Gutter Material No Gutters	Flashings: Material Aluminum
Inspection Method Ladder, Walk On		



Skylights, Chimneys & Other Roof Penetrations: No Chimney

There is abandon chimney that runs from the kitchen to the attic but does not penetrate the roof.



Stucture: Rafters and Joist

-

The struts are the supports of the rafters. You can see the wave in the struts. This is allowing the roof to also wave. Securing the struts should straighten out the roof.

The neighbors roof is also wavy in the exact same way most likely from the same cause. Also notice the venting (roof box vents, white arrows). I recommend adding these vents to the the roof when repairs are made.



Deficiencies

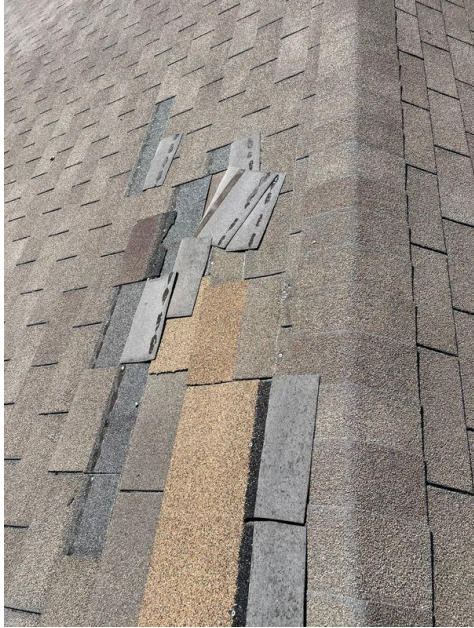
3.1.1 Coverings
SHINGLES MISSING

 Recommendation

Observed areas that appeared to be missing sufficient coverings. Underpayment exposed and torn. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified professional.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Infrared, Inside Attic, Inside Crawlspce

Basements & Crawlspaces:
Basement/Crawlspce Floor
Dirt

Basements & Crawlspaces:
Material
Wood Beams, CMU (Concrete Cinder Blocks)

Floor Structure: Floor Structure
Solid Wood Framed

Floor Structure: Sub-floor
Wood Planks

Wall Structure: Wall Structure
Material
Wood



Ceiling Structure: Ceiling Material
Plaster

Ceiling Structure: Ceiling Structure Material
Wood Joists

Roof Structure & Attic: Material
Wood

Roof Structure & Attic: Type
Gable

Foundation: Material
Masonry Block



Basements & Crawlspaces: Basement or Crawlspce
Crawlspace



Front Porch

5: COOLING

Information

Cooling Equipment: Location

Exterior East

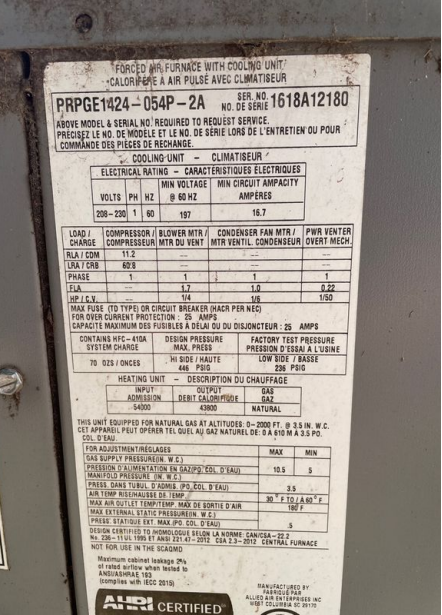
Cooling Equipment: Size

2 Tons

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Data Plate Pic



Cooling Equipment: Normal Operating Controls:

Thermostat
Digital

Cooling Equipment: Distribution System: Configuration

Central

Distribution System: Material

Metal Round Duct

Distribution System: Material

Metal Round Duct

Cooling Equipment: Brand

Armstrong



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).

Distribution System: Airflow Test

Kitchen, Bedrooms, Living room

Reference Only

$CFM = (fpm * area)$

Recommended CFM per 1 SQFT w/ a 8-9ft ceiling - .5-6 CFM, .06667 CFM for 1 cubic foot of the room.

This is not a certified CFM test, this is just a ballpark guestimate to compare flow and an extra exercise to help detect leaks in duct work.



Kitchen



Living Room



Bedroom

Deficiencies

5.1.1 Cooling Equipment

CONDENSATE TUBE DAMAGED

SOUTH

Condensate tube was NOT installed, which causes the unit to not function properly. The unit uses a blower to push the air throughout the structure, a condensate line sealed by a P Trap enables the blower to function as designed. Right now the blower is sucking in air through the condensate discharge hole. This is not allowing the blower to work properly, cause the internal devices can not regulate properly and the water isn't allowed to drain properly. Recommend a full P Trap be installed, not a running p trap, but a full p trap. The running p trap is too shallow and does not create a proper seal for the package units, per manufacturer.

Recommendation



6: HEATING

Information

CO Test

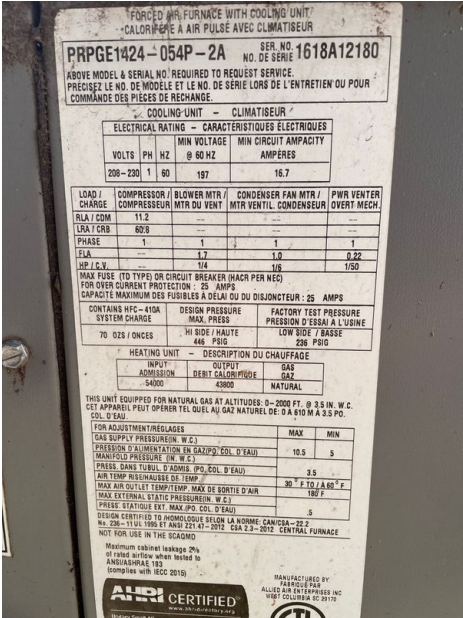


Equipment: Brand
Armstrong

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Equipment: Data Plate Pic



Equipment: BTU

Input -54000
Output - 43800

Normal Operating Controls:
Picture of Thermostat
Digital

Distribution Systems: Ductwork
Insulated

Presence of Installed Heat Source
in Each Room: Heat Source in
Each Room

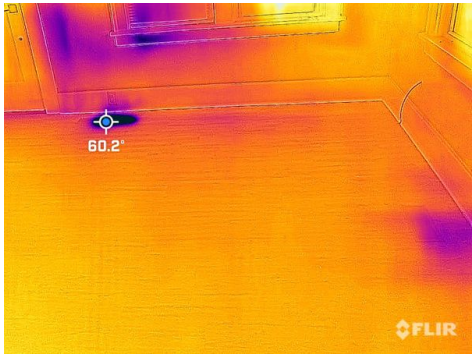
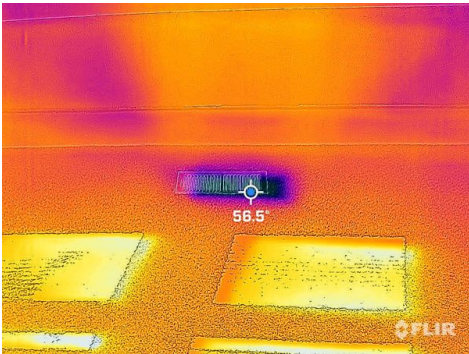
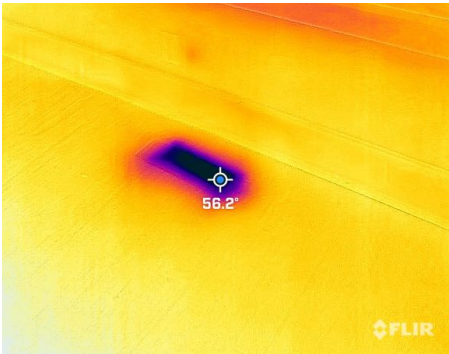
Distribution Systems: Airflow Test

See Cooling

CFM = (fpm * area)

Recommended CFM per 1 SQFT w/ a 8-9ft cieling - .5-6 CFM, .06667 CFM for 1 cubic foot.

Distribution Systems: Pictures of Cooling System Operating



7: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal

Flooring Insulation
None

Access

Attic Insulation: R-value
20

Ventilation: Ventilation Type
Soffit Vents
No ridge or gable end venting,
only soffit venting.



Exhaust Systems: Exhaust Fans
Fan Only

Attic Insulation: Insulation Type
Loose-fill



Limitations

Attic Insulation
LACK OF ATTIC FLOORING

Deficiencies

7.3.1 Ventilation
ATTIC VENTILATION INSUFFICIENT

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.

 Recommendation



7.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.

Maintenance Item



8: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
Overhead



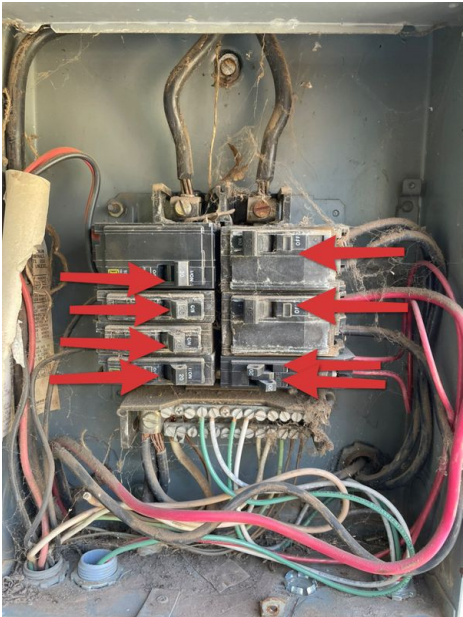
Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity
Unknown

Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer
Square D

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

Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Shut Off

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

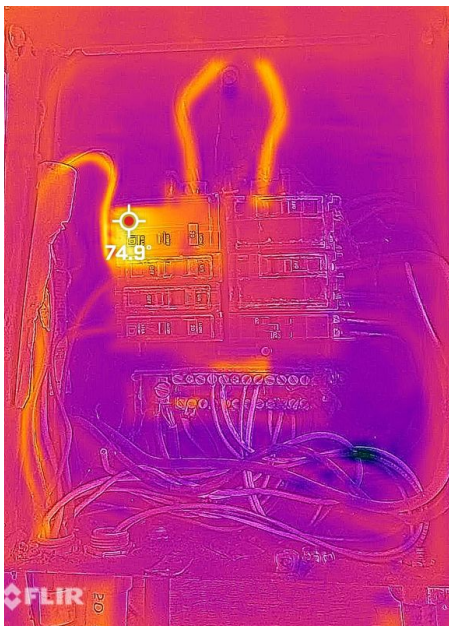
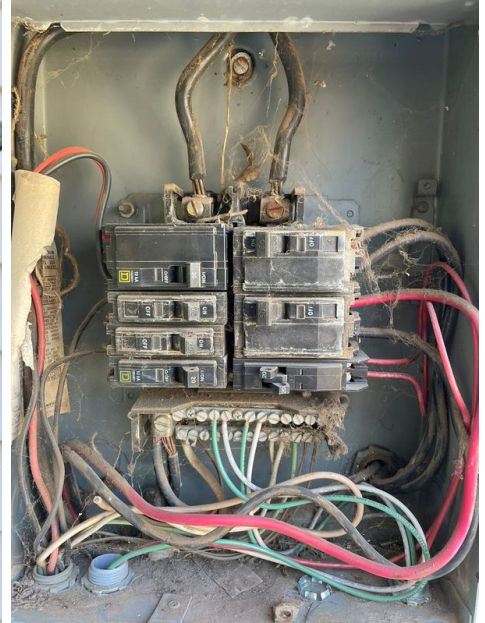
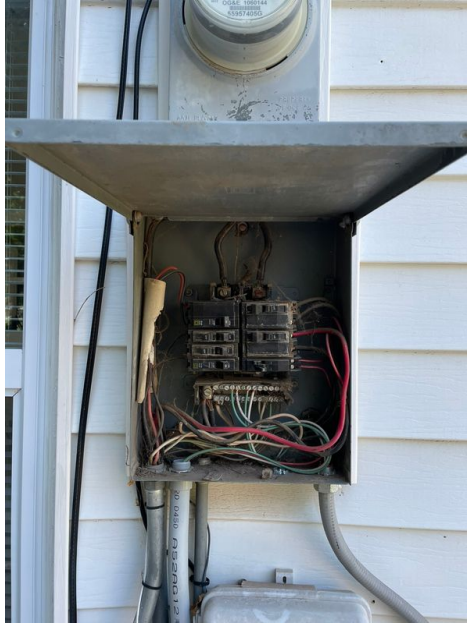


Branch Wiring Circuits, Breakers
& Fuses: Wiring Method
Romex, Knob & Tube

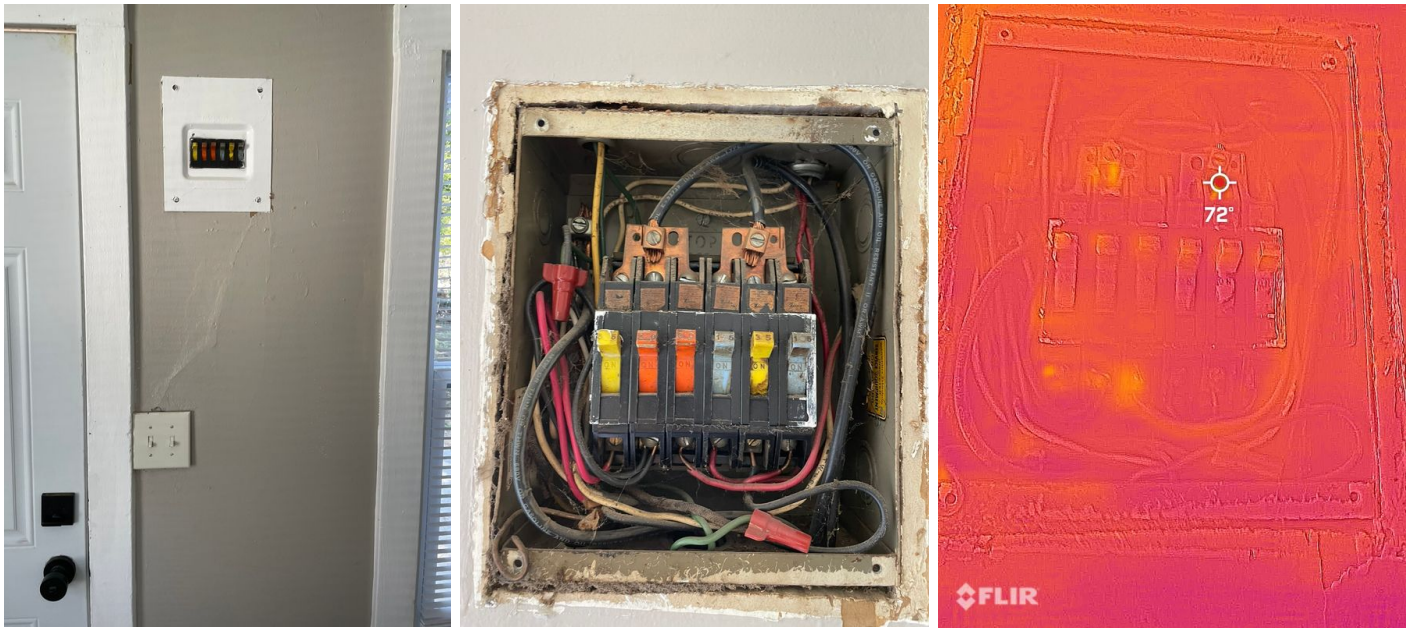
Lighting Fixtures, Switches & Receptacles: Two Wire System

House wiring system is two prong service.

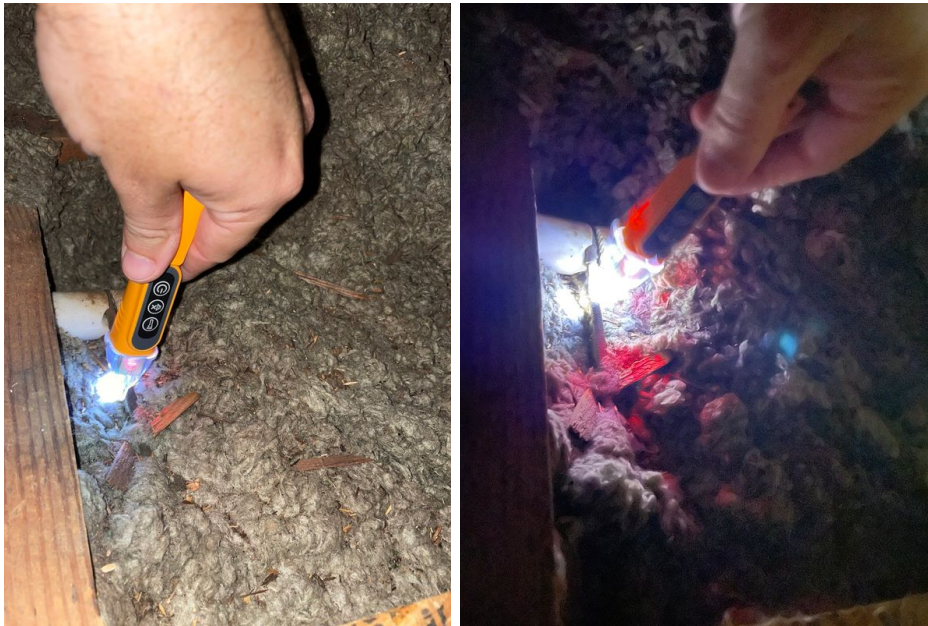
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Back



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Back Bonus Room



Branch Wiring Circuits, Breakers & Fuses: Knob and Tube
Live knob and tube was found.



Deficiencies

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

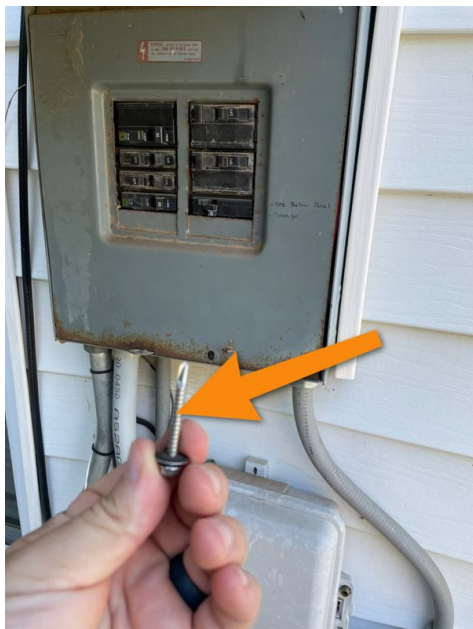
 Maintenance Item

POINTED SCREW

Technically the screw holding the dead front panel on should not be pointed or long. This screw is both. Replace next time the dead panel is removed for safety.

Recommendation

Contact a qualified professional.



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



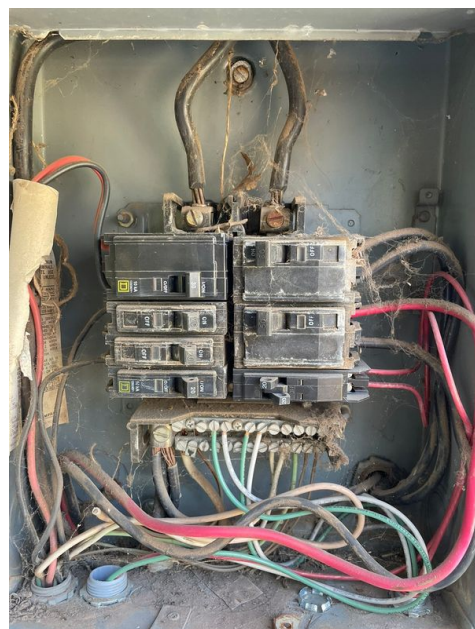
Safety Hazard

NO MAIN SHUT OFF

There is no main shut off breaker. The 60 amp breaker appears to feed the house. The 40 amp appears to go to the HVAC system, there is a garage breaker. These need to all be considered as shut offs. All exterior box should be considered as shut offs. For safety and functionality recommend an licensed electrician to evaluate the electrical system and see what should be done for safety.

Recommendation

Contact a qualified professional.



8.4.1 Lighting Fixtures, Switches & Receptacles

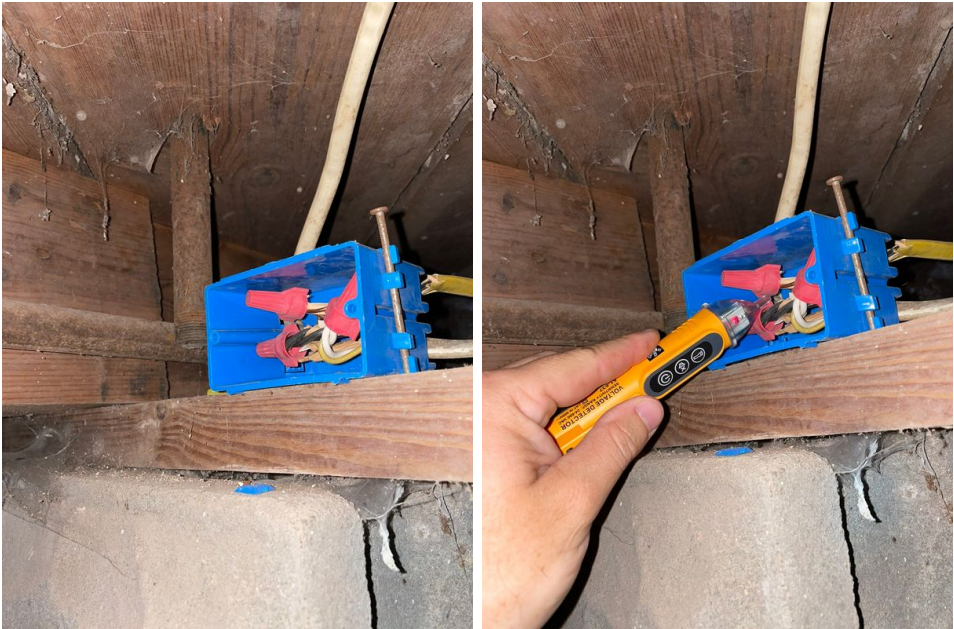


Maintenance Item

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Only one box missing cover observed, it was in the crawlspace.



8.6.1 Smoke Detectors
INSUFFICIENT AMOUNT
Recommendation
Contact a qualified professional.

 Safety Hazard

8.7.1 Carbon Monoxide Detectors
INSUFFICIENT AMOUNT
Recommendation
Contact a qualified professional.

 Safety Hazard

9: PLUMBING

Information

Filters None	Water Source Public	Drain, Waste, & Vent Systems: Drain Size 1 1/2", 2"
Water Supply, Distribution Systems & Fixtures: Distribution Material Galvanized	Water Supply, Distribution Systems & Fixtures: Water Supply Material Galvanized	Water Supply, Distribution Systems & Fixtures: Functional Drainage
Hot Water Systems, Controls, Flues & Vents: Location Back Bonus Room	Hot Water Systems, Controls, Flues & Vents: Power Source/Type Gas	Hot Water Systems, Controls, Flues & Vents: Age 2005 - 18 years old
Fuel Storage & Distribution Systems: Main Gas Shut-off Location Gas Meter	Sump Pump: Location Not Present	Laundry Room: Laundry Hook-Ups



Main Water Shut-off Device: Location

At Meter

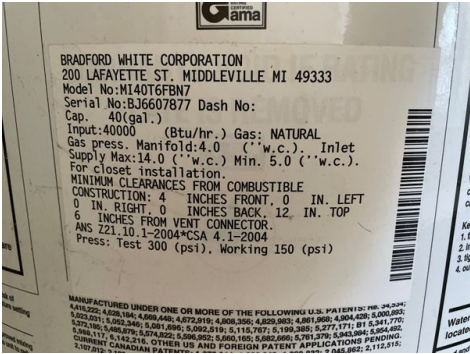
Only shut off valve I found that works for whole house was at the meter. It is impossible to reach without a water key wrench like the attached photos. I recommend purchasing one immediately, otherwise without installing a shut off valve somewhere else this is no way to shut your water off in an emergency.



Drain, Waste, & Vent Systems: Material
PVC, Iron



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



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.](#)

Bathrooms: Toilet

Everything drained properly. No leaks observed.



Crawlspace

Bathrooms: Tub & Shower

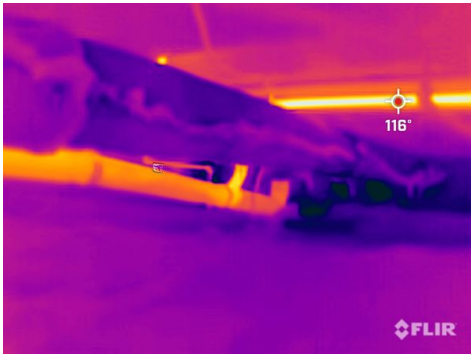
Everything drained properly. No leaks observed.
Tub faucet had a constant drip into the tub this is the likely reason for the staining.



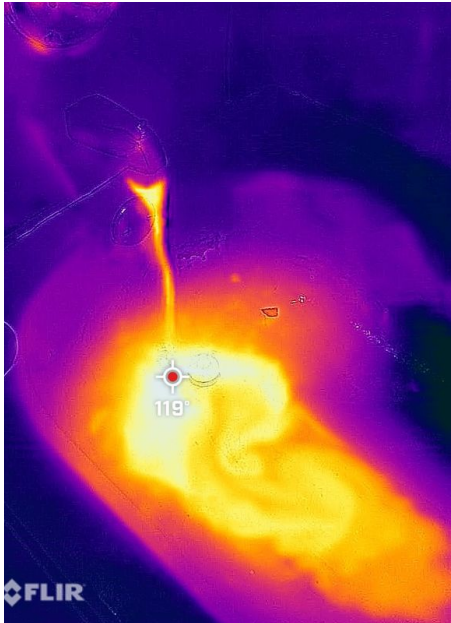
Bathroom



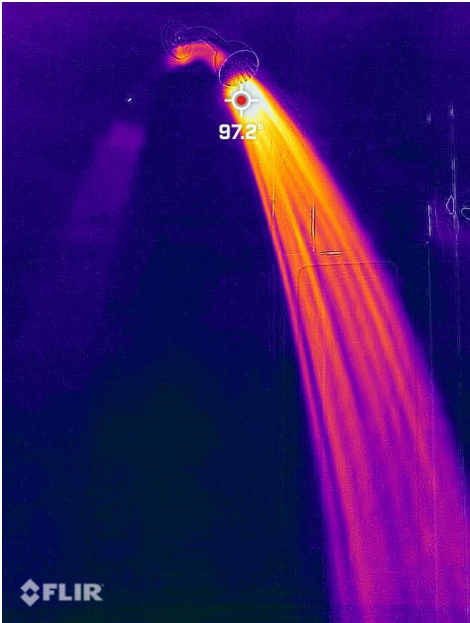
Crawlspace



Crawlspace



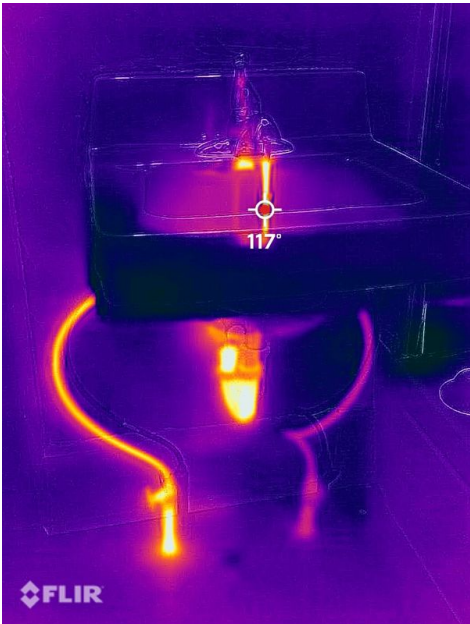
Bathroom



Bathroom

Bathrooms: Vanity

Everything drained properly. No leaks observed.



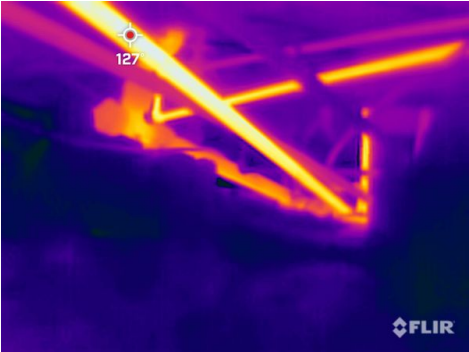
Bathroom



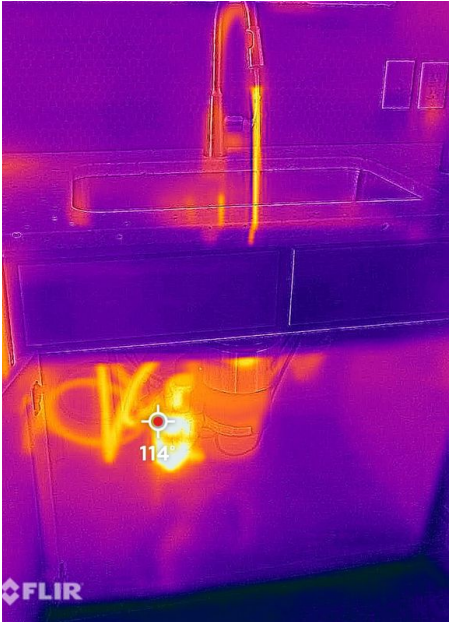
Crawlspace

Kitchen: Sink

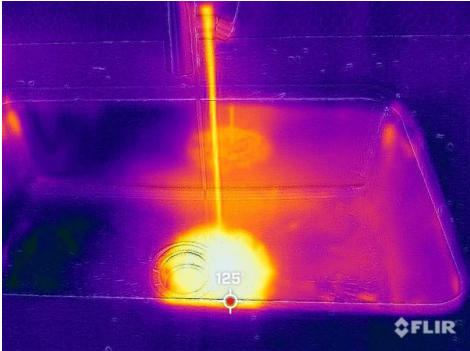
No leaks observed.



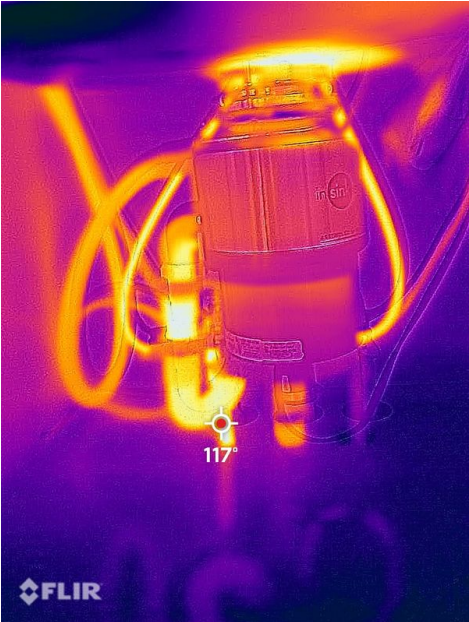
Crawlspace



Kitchen



Kitchen



Kitchen

Deficiencies

9.2.1 Drain, Waste, & Vent Systems

BACKWARD SLOPE

CRAWLSPACE

 Recommendation

Slope of drain pipe is not installed correctly. The drainage pipe should slope toward the intended flow direction 1/4 inch per foot also known as 2% slope.

Blue arrow and line - existing pipe, it's pitch and flow direction

Red arrow and line - newly installed pipe and it's pitch

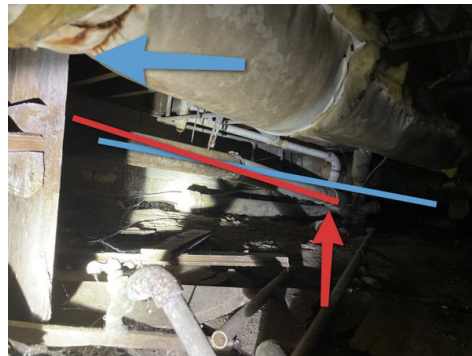
With all that said, I ran the tub and vanity for 30 plus minutes and no slowing of the draining or backing up of the water. All drainage did operate satisfactory at time of inspection.

I recommend further evaluation by a plumbing professional for functionality of the drainging system.

Per inferred pictures and no visual signs, at time of inspection, I observed No leaking.

Recommendation

Contact a qualified professional.



10: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer

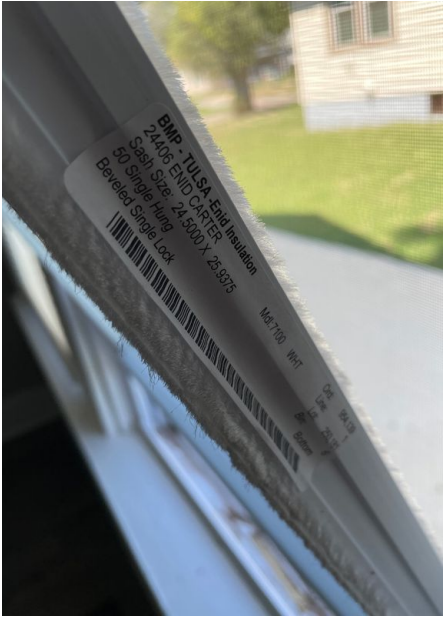
BMP

Windows: Window Type

Single Pane, Tilt Out

Floors: Floor Coverings

Laminate



Walls: Wall Material

Plaster, Drywall

Ceilings: Ceiling Material

Plaster

Countertops & Cabinets:

Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Granite

Interior Pics



Windows: Material

New Vinyl



Ceilings: Norman Settlement Cracking

Minor damage or deterioration to the ceiling was visible at the time of the inspection.
Cracking within expected tolerance for plaster ceiling and age of the structure in my opinion. Monitor areas for worsening condition.



Ceilings: Repairs to Cieling

With older plaster and even drywall ceilings, repairs are common. Monitor areas for Reaccuring or worsening conditions.



Deficiencies

10.1.1 Doors

DOOR DOESN'T LATCH

 Recommendation

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.
Door knob came apart. I found the interior knob on the bathroom floor.



10.1.2 Doors

DOOR LATCH ALIGNMENT

Maintenance Item

Bedroom and Closet Door strike plate is out of alignment. Recommend a handyman repair.

10.1.3 Doors

DOOR STICKS

Maintenance Item

Some interior Door sticks and is tough to open and close.. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

10.3.1 Floors

MISSING PIECES

Maintenance Item

Missing pieces that are leavening the subfloor exposed. Because this structure has a CrawlSpace, the missing flooring could allow CrawlSpace air to enter the home (orange arrows). This is considered a defect and should be attended to for safety and functionality.

Pipes from floor should have flanges installed (blue arrows).

Recommendation

Contact a qualified handyman.





10.3.2 Floors

WAVY FLOOR

Maintenance Item

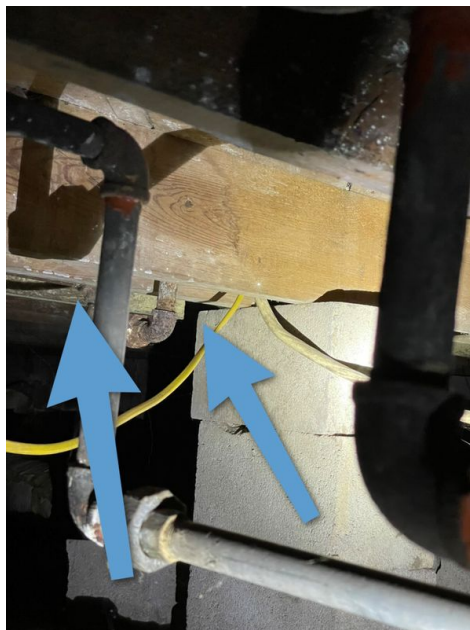
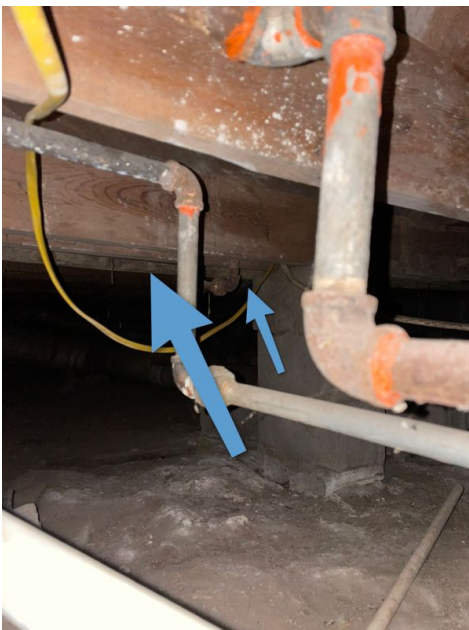
Interior Floor is wavy. I could be because there is not a continuous beam running down the middle of the 12' span with the house. There is a block pillar holding up the wall going from the living room to the kitchen. But as you can see the joist immediately on the other side of the pillar has sunk over an inch.

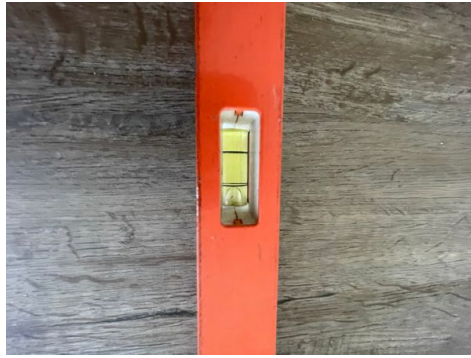
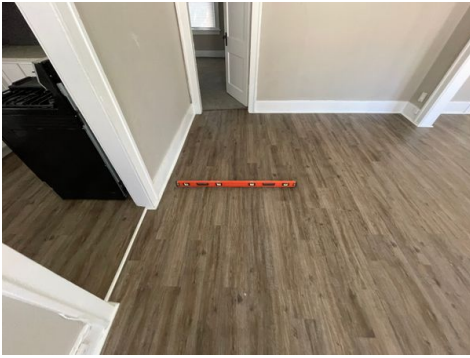
The blue arrows and the orange level are in the same area.

Installing one could/should fix this issue. Recommend further evaluation by a foundation expert.

Recommendation

Contact a qualified professional.





10.4.1 Walls

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



Maintenance Item



10.5.1 Ceilings

OLD ROOF LEAK DAMAGE

Stains or bubbling on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and patch work down if bubbled. Check with current owner to insure leak is actually fixed and the story at ion with it. Also monitor area to insure the leak does not return.



Maintenance Item



11: BUILT-IN APPLIANCES

Information

Range/Oven/Cooktop: Exhaust Hood Type
None

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

Dishwasher: Brand
Samsung



Refrigerator: Brand
Samsung



Range/Oven/Cooktop: Range/Oven Brand
Samsung



Garbage Disposal: Insinkerator



Deficiencies

11.3.1 Range/Oven/Cooktop

EXHAUST SYSTEM MISSING

 Maintenance Item

No exhaust system present to prevent moisture and grease and gases in kitchen area. Recommend qualified contractor install range hood or exhaust system.

[Here is a resource on choosing a range hood.](#)

Recommendation

Contact a handyman or DIY project



12: GARAGE

Information

Garage Door: Material
Metal

Garage Door: Type
Roll-Up



Exterior - Coverings.

Same as House.



Limitations

General

LOCKED - NO KEY

Garage not inspected.

Garage Door

LOCKED - NO KEY

STANDARDS OF PRACTICE

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

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.

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.

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 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 time-controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

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.