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Front photo withheld

SAMPLE REPORT

InterNACHI Residential Inspection - address & client withheld

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3 SAFETY HAZARD

SUMMARY

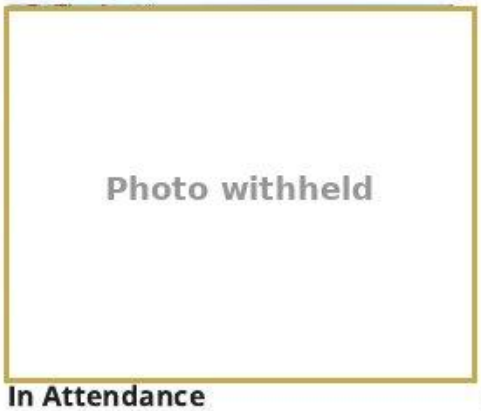
14.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Efflorescence

1: INSPECTION DETAILS

Information

Front Exterior View
West

The front exterior of the property presents the primary facade visible from the street. This area includes the entry entrance, exterior walls, roof line, foundation perimeter, landscaping, and any attached structures like porches or stoops that contribute to the property's curb appeal and first impression.



In Attendance
Client, Client's Agent

Occupancy
Occupied

Type of Building
Single Family

Style
West
Ranch

Weather Conditions
Dry, Hot

Temperature
86 Fahrenheit (F)

2: EXTERIOR

Information

General: Inspection Method
Visual, Attic Access, Crawlspace Access

Walkways, Driveways & Patios: Driveway Material
Asphalt

Decks, Porches, Steps & Balconies: Appurtenance
None

Walkways, Driveways & Patios: Walkway Material
Exterior
Concrete

Decks, Porches, Steps & Balconies: Material
West
Concrete

Walkways, Driveways & Patios: Patio Material
Concrete

Roof Drainage Systems: Gutter Material

Aluminum


Exterior Entry Door: Exterior Entry Door

West

Wooden Door

An exterior entry door is the primary access point to the home from outside. These doors typically include frames, hardware, weatherstripping, and locking mechanisms designed to provide security, weather protection, and controlled entry.

Siding, Flashing & Trim: Siding Material

Wood

Exterior Back Door: Exterior Back Door

West

Solid Wood, Double Swing

The exterior back door is an entry point to the home that provides access and security. This door typically includes the frame, hinges, locking mechanism, weatherstripping, and threshold. Proper function and condition of exterior doors are important for weather protection, security, and energy efficiency.

Appurtenance: Appurtenance

Shed

Deficiencies

2.3.1 Walkways, Driveways & Patios

DRIVEWAY CRACKING - MINOR

WEST OUTSIDE GARAGE

Maintenance Item

Observation: Minor cracking with active vegetation growth and older patched areas noted on the driveway. The open crack allows moisture to penetrate beneath the slab, which can compromise the subgrade over time.

Recommendation: Recommend a qualified homeowner or handyman clear the vegetation, clear debris from the crack, and apply a high-quality flexible sealant to prevent water intrusion.

Recommendation

Contact a qualified driveway contractor.

2.4.1 Roof Drainage Systems

Maintenance Item

DOWNSPOUTS MISSING

SOUTH WEST

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified professional.

2.5.1 Eaves, Soffits & Fascia

Maintenance Item

DIRTY FASCIA VENT SCREEN

Fascia vent screen observed with dirt and debris accumulation during inspection. This restricts airflow to the soffit ventilation system, potentially reducing attic ventilation effectiveness and increasing moisture retention risk.

Recommendation

Contact a qualified professional.

2.8.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

WEST

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation

Contact a qualified grading contractor.

2.8.2 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

VEGETATION TOO CLOSE TO FOUNDATION

SOUTHEAST

Vegetation is growing in close proximity to the foundation. Overgrown plants and landscaping against the foundation can trap moisture, promote wood decay, provide pest access routes, and obscure foundation cracks or damage from view. Remove vegetation and maintain a clear perimeter around the foundation to allow for proper drainage, ventilation, and future inspections.

Recommendation

Contact a qualified professional.

3: ROOF

Information

Inspection Method
Ladder

Roof Type/Style
Gable

Coverings: Material
Asphalt

Flashings: Roof Flashings

Metal Flashing, Chimney Flashing, Vent Flashing, Valley Flashing, Skylight Flashing, Aluminum, Lead

Roof flashings are metal or rubber barriers installed at roof penetrations and transitions to prevent water infiltration. Common locations include chimneys, vents, skylights, valleys, and wall-to-roof intersections. Proper flashing installation and maintenance are critical to protecting the home's interior from water damage.






Skylights, Chimneys & Other Roof Penetrations: Roof Penetrations

Skylights, Chimneys, Vent Pipes, Plumbing Vents

Roof penetrations are openings where components such as skylights, chimneys, vents, and pipes pass through the roof surface. These penetrations require proper flashing and sealing to prevent water intrusion, which is a common source of leaks and interior water damage.

Deficiencies

3.1.1 Coverings

Recommendation

ACTIVE MOSS GROWTH ON ROOF SHINGLES

Moss growth observed on roof shingles during inspection. Moss can retain moisture against shingles, potentially leading to premature deterioration and reduced shingle lifespan. A roofing professional should evaluate the extent and recommend appropriate cleaning or treatment methods.

Recommendation

Contact a qualified roofing professional.

3.1.2 Coverings

Maintenance Item

ROOF SAGGING

GARAGE

Sagging observed on the roof structure during inspection. This indicates potential structural failure or inadequate support, which can compromise the roof's integrity and allow water infiltration. A structural engineer or roofing professional should evaluate the extent of the sagging and determine if framing repairs or reinforcement are necessary.

Recommendation

Contact a qualified roofing professional.

4: GARAGE

Information

Floor: Garage Floor Not Accessible

The garage floor could not be inspected during the examination. Limited or blocked access to the floor area prevented a thorough assessment of its condition, surface integrity, and any potential issues.

Walls & Firewalls: Garage Wall Not Accessible

Garage walls were not fully accessible during the inspection, limiting the ability to assess their complete condition.

Garage Door: Material

Wood

Garage Door: Garage Door Type

Wood Sectional

Garage doors are typically classified by their construction material and operating mechanism, such as steel, aluminum, or wood panels, and may be manual or automatic with electric openers. Understanding the door type helps assess durability, maintenance needs, and operational reliability.

Garage Door Opener: Door Opener Not Tested

The garage door opener was not tested during the inspection due to it being unplugged. A functional garage door opener is essential for convenient and safe access to the garage.

Deficiencies

4.4.1 Garage Door

Recommendation

MISSING AUTO REVERSE SENSOR

GARAGE

The garage door lacks an auto reverse safety sensor. This safety device detects obstructions and automatically reverses the door if something blocks its path. Without this sensor, the door will not stop or reverse if a person, pet, or object is in the way, creating a significant entrapment or crushing hazard. A qualified garage door professional should install a compliant auto reverse sensor system.

Recommendation

Contact a qualified professional.

4.6.1 Occupant Door (From garage to inside of home)

Safety Hazard

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

GARAGE

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

Recommendation

Contact a qualified carpenter.

5: HVAC

Information

Homeowner's Responsibility

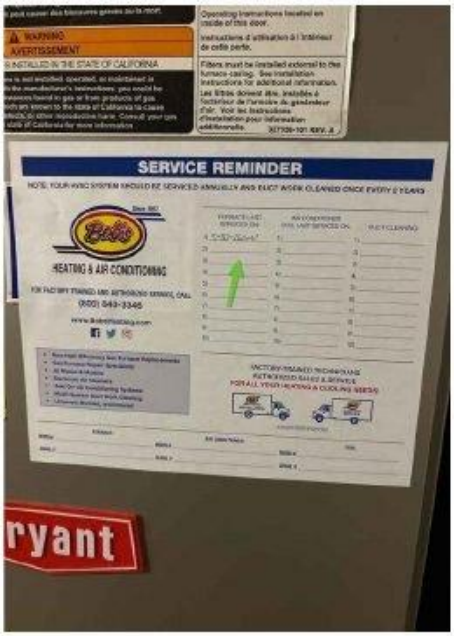
Garage

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

HVAC System Maintenance History

The HVAC system has been inspected by a qualified professional, and the air filter is clean, indicating it was recently replaced. Regular filter replacement is an important maintenance task that helps ensure proper system efficiency and airflow.



Heater: AFUE Rating

80%

AFUE (Annual Fuel Utilization Efficiency) rating measures the percentage of fuel energy converted to usable heat by a furnace over a typical heating season. Higher AFUE ratings indicate greater efficiency and lower operating costs. Modern furnaces typically have AFUE ratings ranging from 80% to 98.5%, with older systems often operating at significantly lower efficiency levels.

Heater: Brand

Garage

Bryant

Heater: Energy Source

Gas

Heater: Heat Type

Forced Air

Heater: Heater Control

Thermostat

The heater control system manages temperature regulation and operation of the heating equipment. Controls typically include thermostats, switches, and safety devices that activate and modulate heat output based on demand.

Distribution Systems: Heating System Registers

Heating system registers are the outlets through which heated air is distributed from the furnace or heat pump into individual rooms. Registers typically include dampers that allow homeowners to control airflow to specific areas of the home, helping to balance temperature distribution throughout the property.


Deficiencies

5.2.1 Distribution Systems

Recommendation

DIRTY RETURN AIR SYSTEM

The return air system is dirty and requires cleaning. A dirty return air system reduces airflow efficiency, forces the heating system to work harder, and can allow dust and contaminants to circulate throughout the home. Have a qualified HVAC professional clean the return air ducts and replace or clean the air filter to restore proper system function.

6: WATER HEATING SYSTEM

Information

Water Heating System: Water Heater Type

Gas Tank

Water heaters are classified by their fuel source and heating method, such as gas, electric, tankless, or heat pump models. Understanding the type helps determine maintenance requirements, energy efficiency, and expected lifespan of the system.

Water Heating System: Manufacturer

Rheem

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.

Water Heating System: Capacity

50 gallons

Water Heating System: Location

Garage

Water Heating System: Power Source/Type

Gas

Water Heating System: Temperature and Pressure Relief Valve Installation

The water heater's temperature and pressure (T&P) relief valve is properly installed. This safety device is designed to automatically release pressure or temperature buildup inside the tank, preventing potential rupture or explosion. Proper installation and function of this valve is essential for safe water heater operation.

7: COOLING

Information

Cooling System

No Cooling System

A cooling system removes heat and humidity from indoor air to maintain comfortable temperatures. Common types include central air conditioning units, heat pumps, and ductless mini-split systems, each with different efficiency ratings and maintenance requirements.

Cooling Equipment: Brand

none

Cooling Equipment: Energy Source/Type

none

Cooling Equipment: Location

None

Cooling Equipment: SEER Rating

0 SEER

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

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

Distribution System: Configuration

none

8: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
West near the street
West

Drain, Waste, & Vent Systems: Drain Size
3”

Drain, Waste, & Vent Systems: Material
East
ABS, Septics

Drain, Waste, & Vent Systems: Drain System Condition

The drain, waste, and vent system is functioning properly with no active leaks observed. This system carries wastewater and sewage away from the home through pipes and vents, which is essential for proper sanitation and home functionality.

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Galvanized

Crawlspace

Crawlspace

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Galvanized

Water Supply, Distribution Systems & Fixtures: Hot Water Temperature at Faucet

Hot water temperature refers to the temperature of water delivered through the faucet's hot water line. This indicates the effectiveness of the water heating system and distribution in delivering adequate hot water to fixtures throughout the home.

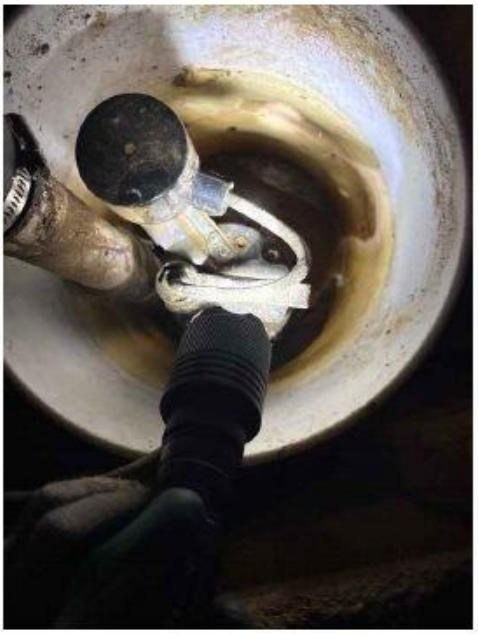
Fuel Storage & Distribution Systems: Main Gas Shut-off Location

North

Gas Meter

Sump Pump: Location

Crawl space



Deficiencies

8.1.1 Main Water Shut-off Device

Recommendation

INACCESSIBLE MAIN WATER SHUT-OFF VALVE

The main water supply shut-off valve is buried in soil and debris, making it completely inaccessible. In an emergency requiring water supply shutoff, this inaccessibility could delay critical response. The valve should be excavated, cleared, and relocated to an easily accessible location above ground for immediate emergency access.

8.2.1 Drain, Waste, & Vent Systems

Maintenance Item

SHOWER - POOR DRAINAGE

BATHROOM

Shower had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.

9: ELECTRICAL

Information

Service Entrance: Electrical Service Entrance

West

Three Phase, 200 Amp Service, Overhead Lines, 220 Volts, Copper

The service entrance is the point where electrical power enters the home from the utility company. It typically includes the meter, main disconnect switch, and service panel that distributes power throughout the house. Understanding the service entrance helps homeowners recognize the main electrical control point and the capacity of their electrical system.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Electrical Panel Information

Southwest Bedroom

200 Amp Service, Breaker Panel, Main Breaker, Grounding System

The main electrical panel is the central distribution point for all household electricity. It contains the main overcurrent device (breaker or fuse) and branch circuit breakers that protect individual circuits throughout the home. Understanding your panel's amperage rating, type, and condition helps assess the home's electrical capacity and safety.

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

Square D

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

The main electrical panel is properly grounded, providing a safe path for fault currents to dissipate into the earth. Proper grounding is essential for protecting occupants from electrical shock and ensuring the safe operation of overcurrent protection devices.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel

Not Present

A sub panel is a secondary electrical panel that distributes power to specific areas or circuits of the home. It receives power from the main service panel and allows for better organization and management of electrical circuits throughout the property.

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex



GFCI & AFCI: GFCI Outlet Functional

1st Floor Bathroom

A Ground Fault Circuit Interrupter (GFCI) outlet was installed in the bathroom and tested during inspection. The outlet operated properly, indicating the device is functioning as designed to protect against electrical shock hazards in wet areas.

Deficiencies

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

Safety Hazard

INCOMPATIBLE SERVICE ENTRANCE HARDWARE WITH ACTIVE CORROSION

BEDROOM SOUTHWEST

Copper main service entrance conductors are terminated using aluminum bolts and lugs inside the main electrical panel, causing active galvanic corrosion evidenced by white crystalline powder buildup on the terminals. This incompatible connection creates high resistance capable of overheating and arcing, presenting a severe fire hazard. A licensed electrician must immediately replace the hardware with proper AL-CU rated connectors and apply anti-oxidant paste to prevent further deterioration.

Recommendation

Contact a qualified electrical contractor.

9.4.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

COVER PLATES MISSING

GARAGE

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

9.5.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

KITCHEN

No GFCI protection present in kitchen. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

10: FIREPLACE

Information

Fireplace General Information

Gas Fireplace, Insert Fireplace, Gas

A fireplace is a structure designed to contain and safely direct combustion byproducts while providing heat and ambiance to a living space. Fireplaces may be wood-burning, gas-burning, or electric, each with different operational characteristics, maintenance requirements, and safety considerations. Proper function depends on adequate drafting, sound construction, and regular maintenance to ensure safe operation.

Limitations

General

GAS SUPPLY SHUT OFF

Gas supply was turned off, so operation of gas fireplaces could not be verified. Recommend having gas supply turned on and operation of fireplaces confirmed.

11: ATTIC, INSULATION & VENTILATION

Information

Attic General Information

Accessible, Finished

The attic is the space between the roof and the ceiling of the uppermost floor, serving as a buffer zone that impacts energy efficiency, moisture control, and structural integrity. Attic conditions, including insulation levels, ventilation adequacy, and moisture presence, directly affect heating and cooling costs, roof longevity, and overall home performance.

Roof Structure: Roof Structure

Rafter System, Plywood, Wood

The roof structure consists of the framework that supports the roof covering and transfers loads to the home's walls and foundation. Common roof structures include traditional stick-framing with rafters, truss systems, and engineered designs. The structural integrity of these components is essential for protecting the home from weather and maintaining overall structural stability.

Attic Insulation: Attic Insulation

Garage

Cellulose Blown-In, Loose-fill, None

Attic insulation serves as a thermal barrier that reduces heat transfer between the conditioned living spaces and the unconditioned attic area. Proper insulation helps maintain consistent indoor temperatures, reduces energy consumption, and improves overall home comfort. The effectiveness of attic insulation depends on factors such as material type, R-value (thermal resistance rating), installation quality, and ventilation conditions.

Ventilation: Ventilation Type

Gable Vents, Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan/Heat/Light

Ceiling Structure: Ceiling Structure

Joist Construction, Drywall Ceiling

Ceiling structure refers to the framework supporting the ceiling materials, typically consisting of joists, beams, or trusses that span between walls or support columns. Understanding the ceiling structure helps identify load-bearing elements, potential sagging, and the overall integrity of the overhead assembly.

Deficiencies

11.1.1 Roof Structure

Safety Hazard

SAGGING

GARAGE

Areas of the roof sagged, indicating sheathing or rafter deficiencies. Recommend a qualified roofer evaluate and repair.

Recommendation

Contact a qualified roofing professional.

11.1.2 Roof Structure

Recommendation

WATER STAIN ON RAFTER

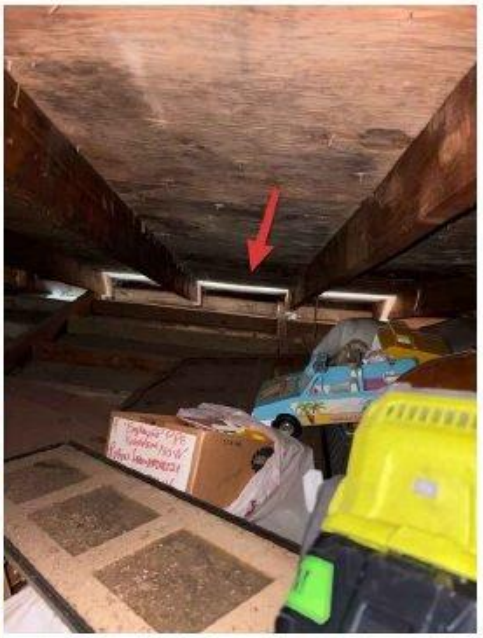
Water stains were observed on the attic rafter structure during inspection. This indicates a past or ongoing roof leak above the affected area. A roofing professional should inspect the roof and attic to identify the leak source and recommend repairs to prevent further water damage and potential structural deterioration.

11.1.3 Roof Structure

Recommendation

ROOF CRACKS

Cracks were observed in the roof structure during the attic inspection. Roof cracks can allow water infiltration, leading to leaks, interior water damage, and potential structural deterioration. A qualified roofing professional should evaluate the cracks to determine their extent, cause, and appropriate repair method.



11.2.1 Attic Insulation

Recommendation

INSUFFICIENT INSULATION

The attic insulation is about 2 inches, below recommended levels for adequate thermal performance. This reduces the home's energy efficiency and allows heat to escape during winter and infiltrate during summer. An insulation contractor should evaluate the current R-value and recommend adding insulation to meet current standards for your climate zone.

Recommendation

Contact a qualified insulation contractor.

11.3.1 Ventilation

Recommendation

ATTIC MOLD

Mold growth was observed in the attic during inspection. Mold can indicate moisture problems, poor ventilation, or roof leaks, and poses potential health risks to occupants. A qualified mold professional should evaluate the extent of the mold, identify the moisture source, and recommend appropriate remediation and prevention measures.

Recommendation

Contact a qualified professional.





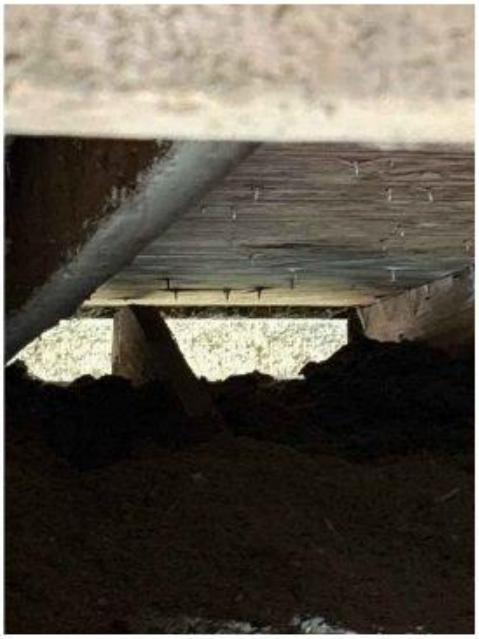


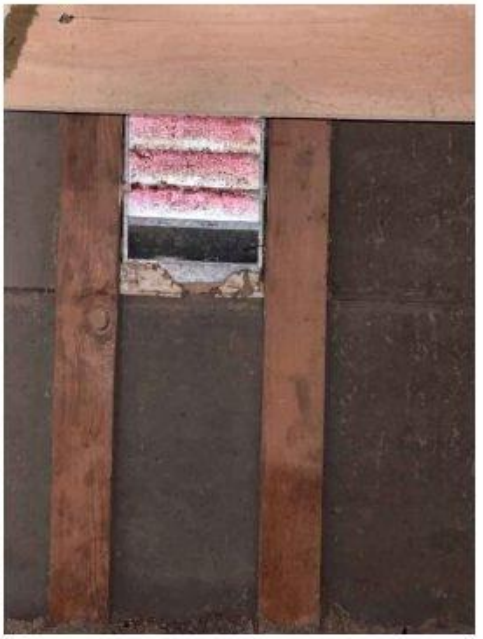

11.3.2 Ventilation

Recommendation

DIRTY ATTIC VENT

The attic vent was observed to be dirty and clogged during inspection. Accumulated dust, debris, and blockages restrict airflow through the vent, reducing the effectiveness of attic ventilation. This can lead to moisture buildup, reduced energy efficiency, and potential mold growth. The vent should be cleaned and any obstructions removed to restore proper ventilation.





11.4.1 Exhaust Systems

Recommendation

DISCONNECTED EXHAUST DUCTWORK

Exhaust ductwork in the attic is disconnected and not properly terminating through the roof. This prevents bathroom and kitchen exhaust from being effectively expelled from the home, allowing moisture and odors to remain in the attic space. Reconnect the ductwork and ensure it terminates properly through the roof with an appropriate vent cap to restore proper ventilation function.

Recommendation

Contact a qualified heating and cooling contractor

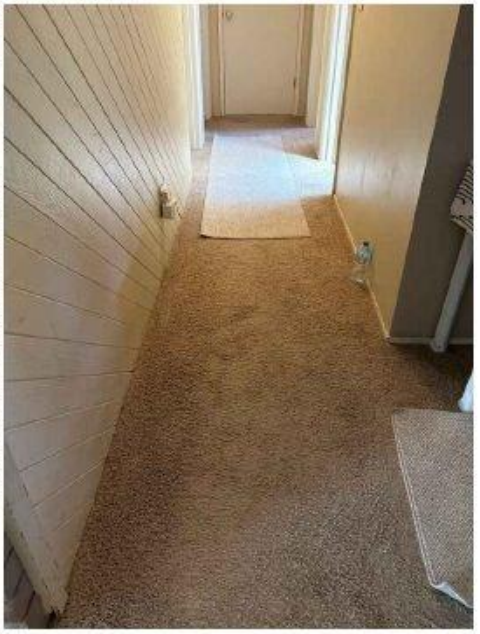
12: DOORS, WINDOWS & INTERIOR

Information

Windows: **Window Manufacturer**
Unknown

Windows: **Window Type**
Sliders

Floors: **Floor Coverings**
Carpet, Tile



Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Popcorn

Smoke and Carbon Monoxide Detectors: Carbon Monoxide Detector

A carbon monoxide detector is installed and functioning properly. Carbon monoxide detectors are safety devices designed to alert occupants to the presence of dangerous carbon monoxide gas, which is colorless and odorless. Regular testing and maintenance of these detectors is important for ongoing home safety.

Countertops & Cabinets: Cabinetry

Wood

on I'm going z

Countertops & Cabinets: Countertop Material

Composite

Deficiencies

12.2.1 Windows

Recommendation

PEELING PAINT ON WINDOW FRAME

Paint is bubbling and peeling from the window frame edges. This indicates moisture penetration behind the paint, likely from water exposure or poor paint adhesion. Affected areas should be scraped, sanded, and repainted with quality exterior paint to prevent further moisture damage and deterioration.

12.6.1 Smoke and Carbon Monoxide Detectors

Maintenance Item

MISSING SMOKE DETECTORS

BEDROOM SOUTHWEST

Smoke detectors were not installed in the bedrooms. Smoke detectors are critical safety devices that provide early warning in case of fire, giving occupants time to evacuate. Install approved smoke detectors in all bedrooms according to manufacturer specifications and local safety standards.

13: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
None

Refrigerator: Brand
Whirlpool

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand

Whirlpool

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Washing Machine & Dryer: Dryer Power Source

220 Electric

Washing Machine & Dryer: Dryer Vent

Metal

Deficiencies

13.5.1 Washing Machine & Dryer

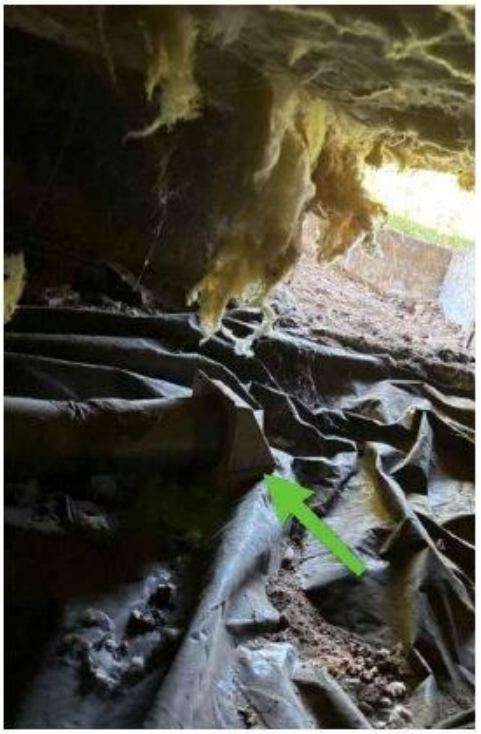
Maintenance Item

DRYER VENT IN CRAWLSPACE

Dryer vent terminates in the crawlspace instead of being vented to the exterior. This traps moisture and lint inside the home, promoting mold growth, reducing dryer efficiency, and creating a potential fire hazard. The vent should be extended to exit through an exterior wall or roof with a proper termination cap.

Recommendation

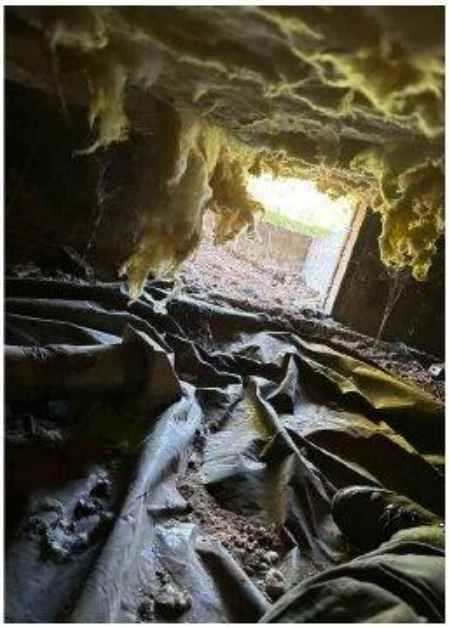
Contact a qualified professional.



14: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Attic Access



Foundation: Material
Concrete

Basements & Crawlspaces:
Basement/Crawlspace Floor
Dirt

Basements & Crawlspaces:
Flooring Insulation
Fiberglass

Floor Structure: Material
Inaccessible

Floor Structure: Sub-floor
Inaccessible

Deficiencies

14.2.1 Basements & Crawlspaces

Recommendation

EFFLORESCENCE

SOUTHWEST SOUTH

Efflorescence noted on the crawlspace surface. This 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.

Recommendation

Contact a foundation contractor.

STANDARDS OF PRACTICE

Inspection Details

Exterior
I. 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.

II. 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.

HVAC
I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

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.

Fireplace

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.

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.

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.