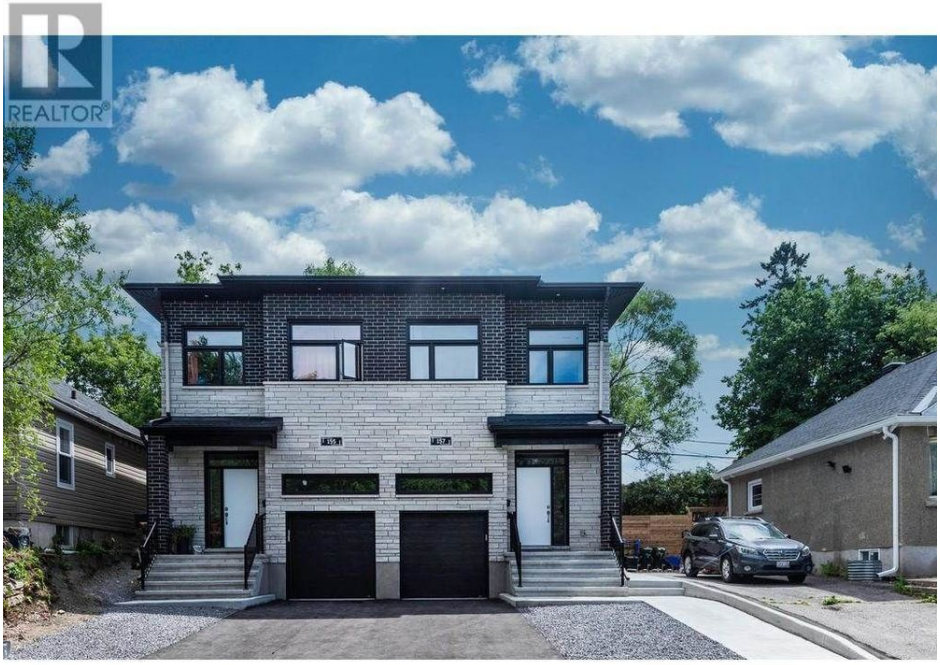
ED PROBE HOME INSPECTION INC.
6136820006
lgustb@gmail.com
https://edprobe.webs.com/



RESIDENTIAL REPORT

1234 Main St. Smiths Falls ON K7A 3Y7

Buyer Name
09/09/2021 9:00AM

Inspector
Ligang Wang
lgustb@gmail.com

Agent
Agent Name
555-555-5555
agent@spectora.com

TABLE OF CONTENTS

SUMMARY

18 MAINTENANCE ITEM

8 RECOMMENDATION

8 SAFETY HAZARD

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent, Home Owner

Occupancy
Furnished

Style
Modern, Multi-level

Temperature (approximate)
9 Celsius (C)

Type of Building
Attached, Multi-Family

Weather Conditions
Clear

Year of Built
2020

Area
22.50ft x 86.00ft
2000Sqft

2: EXTERIOR

		IN	NI	NP	D
2.1	Siding	X			X
2.2	Exterior Doors	X			
2.3	Walkways & Driveways	X			
2.4	Decks, Porches & Steps	X			
2.5	Eaves, Soffits & Fascia	X			
2.6	Vegetation, Grading & Retaining Walls	X			
2.7	Window Well	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Visual

Siding: Siding Material
Brick, Brick Veneer, Vinyl

Exterior Doors: Exterior Entry Door
Steel

Walkways & Driveways: Driveway Material
Asphalt, Concrete

Decks, Porches & Steps: Appurtenance
Deck

Decks, Porches & Steps: Material
Wood

Deficiencies

2.1.1 Siding

Maintenance Item

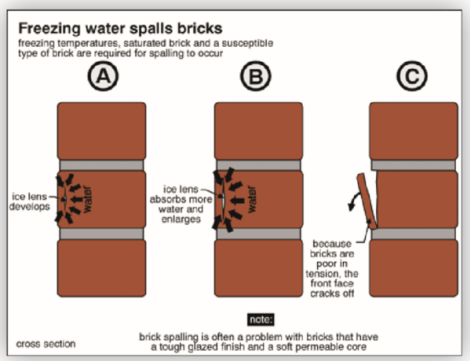
BRICK, STONE & CONCRETE - SPALLING

BACK WALL OF THE HOUSE

Spalling happens in concrete because of moisture in the concrete. Moisture — and often salt, too — push outward from the inside in basements especially. Spalling can eventually cause crumbling and destruction of a structure. Recommend consulting with a structural engineer

Recommendation

Contact a qualified masonry professional.



2.7.1 Window Well

THE OUTER EDGE IS TOO LOW

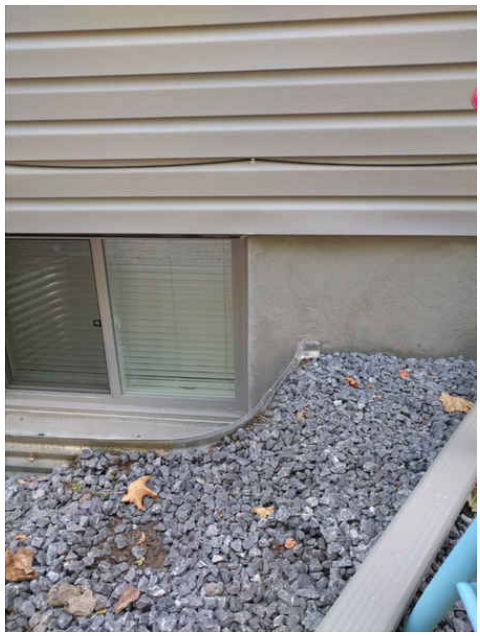
Maintenance Item

BACK WALL OF THE BUILDING

The outer edge of the window well is too low to prevent moisture damage to basement windows that are at or below grade. The window wells keep the soil away from openings in the foundation walls while still allowing proper grading and drainage away from the house. Please consider to repair this in the near future.

Recommendation

Contact a qualified professional.



2.7.2 Window Well

WINDOW WELL WITHOUT COVER

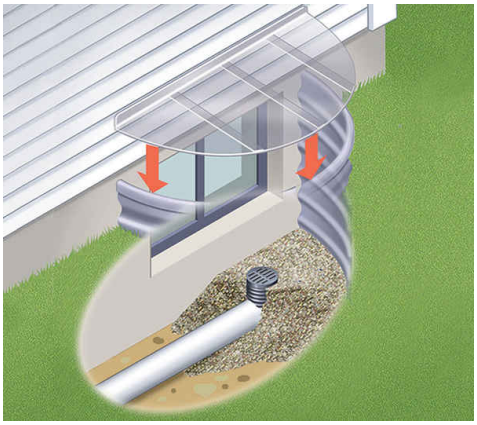
Recommendation

RIGHT SIDE WALL AND BACK WALL OF THE BUILDING

Window wells are often covered to prevent injuries and fall, as well as to discourage small children, pets, and wild animals from entering the wells and becoming injured and trapped. Please consider repairing this by window contractor in the near future.

Recommendation

Contact a qualified window repair/installation contractor.



3: ROOF

		IN	NI	NP	D
3.1	Coverings	X			X
3.2	Gutter and DownSpout - Roof Drainage Systems	X			X
3.3	Flashings	X			
3.4	Skylights & Chimneys		X		
3.5	Vent	X			
3.6	Roof Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Binoculars, Ground, Ladder

Roof Type/Style
Combination

Coverings: Material
Asphalt

Gutter and DownSpout - Roof Drainage Systems: Gutter Material
Steel

Deficiencies

3.1.1 Coverings

Recommendation

SHINGLE - MINOR CURLING

Minor curling of the shingle edges were observed in a few areas. This is sometimes typical of dark-colored shingles. If curling continues or becomes noticeably excessive, the client is advised to consult with a qualified roofing contractor.

Recommendation

Recommend monitoring.

3.1.2 Coverings

Maintenance Item

TREES IN CONTACT

BACK OF THE HOUSE (RIGHT SIDE)

Tree branches/leaves were close to or in contact with roof surfaces. Recommend trimming branches back to prevent potential roof damage.

Recommendation

Contact a qualified tree service company.

3.2.1 Gutter and DownSpout - Roof Drainage Systems

Maintenance Item

DOWNSPOUT - DRAIN NEAR HOUSE

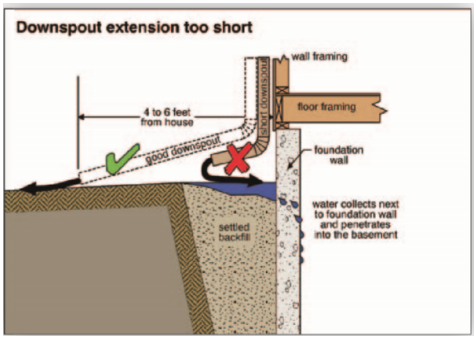
RIGHT SIDE, BACK RIGHT SIDE, BACK LEFT SIDE

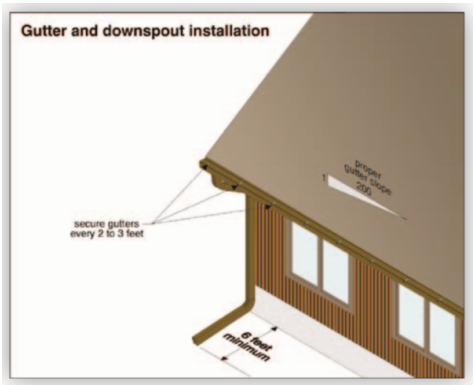
One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

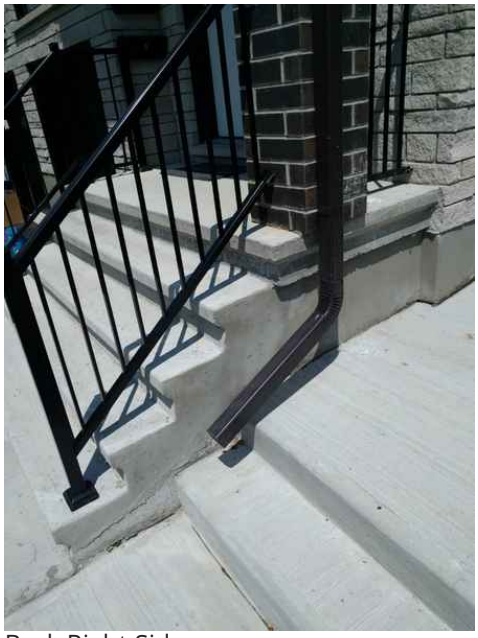
Contact a qualified gutter contractor





Back Left Side


Right Side


Back Right Side

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Basements & Crawlspaces	X			X
4.3	Floor	X			
4.4	Vapor Retarders		X		
4.5	Wall	X			
4.6	Ceiling	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Infrared, Visual

Foundation: Material
Masonry Block, Poured Concrete

Basements & Crawlspaces: Basement Type
Full Finished

Floor: Basement/Crawlspace Floor
Hardwood, Linoleum, Laminate

Floor: Sub-floor
Inaccessible

Deficiencies

4.2.1 Basements & Crawlspaces

Safety Hazard

RAIL - LOOSE RAIL

BASEMENT

The railings were loose. Recommend consult a qualified contractor to evaluate and repair.

Recommendation

Contact a qualified professional.

4.2.2 Basements & Crawlspaces

Recommendation

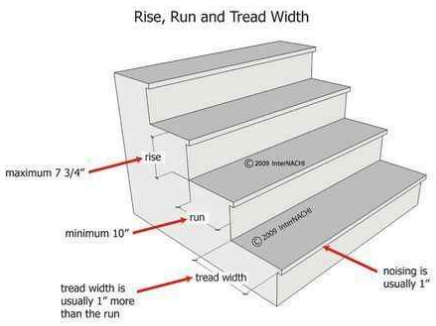
STEPS - STAIR TREAD TOO NARROW

BASEMENT

The steps Tread is too narrow for safety use. Generally, the stair tread with noise should be 11 inches minimum, the riser height is specified between 4 and 7 inches, and the width should be at least 48 inches, excluding handrails. Client should consult with a qualified contractor for information on current standards.

Recommendation

Contact a qualified professional.



4.2.3 Basements & Crawlspaces

Safety Hazard

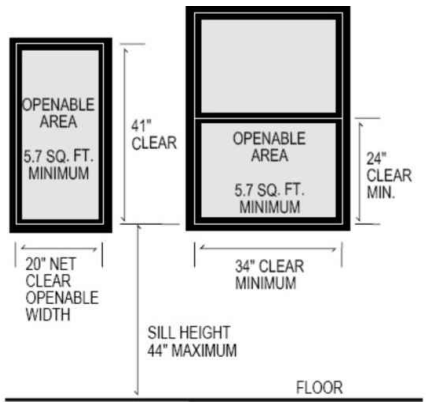
EGRESS WINDOW NOT MEET REQUIREMENTS (FOR LIVING AREA))

RIGHT SIDE OF BASEMENT

The egress window in the living area should meet the following requirements: The bottom of the egress window opening can't exceed 44” from the finished floor. The minimum opening area of the egress window is 5.7 square feet. The minimum egress window opening height is 24” high. The minimum egress window opening is 20” wide. Client should consult with a qualified contractor for information on current standards.

Recommendation

Contact a qualified structural engineer.



4.2.4 Basements & Crawlspaces

Maintenance Item

EGRESS WINDOW IS BLOCKED

BACK OF BASEMENT

The egress window is blocked by obstacles outside (the deck board). The egress window in living areas, must comply with the relevant Life Safety Code as to location and sizing for "means of escape". Client should monitor this or consult with a qualified contractor for information on current standards.

Recommendation

Contact a qualified professional.

4.6.1 Ceiling

Maintenance Item

IMPROPER STRUCTURAL INSTALLATION

BASEMENT

Improper structural installation was found in the ceiling. Recommend a structural engineer evaluate and advise on how to repair.

Recommendation

Contact a qualified structural engineer.


Basement Hallway


Basement Device Room

5: HEATING

		IN	NI	NP	D
5.1	Main Fuel Supply Shut-Off Valve	X			
5.2	Equipment	X			X
5.3	Normal Operating Controls	X			
5.4	Distribution Systems	X			
5.5	Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Main Fuel Supply Shut-Off Valve: Location
Right Side

Equipment: Brand
Goodman

Equipment: Energy Source
Natural Gas

Equipment: Heating Method
Forced Air

Normal Operating Controls: Location of Thermostat
Right Side of Hall Way

on the wall of centre hall room.

Distribution Systems: Ductwork
Insulated

Deficiencies

5.2.1 Equipment

Maintenance Item

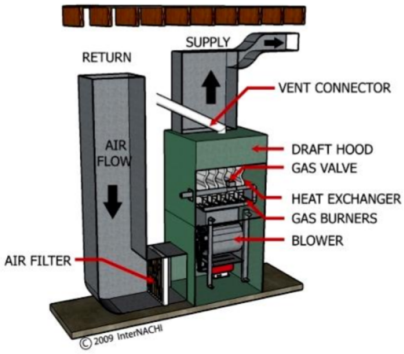
FILTER - DIRTY

BASEMENT

The furnace filter is dirty and needs to be replaced every 6 months.

Recommendation

Recommended DIY Project


SUPPLY
RETURN
VENT CONNECTOR
AIR FLOW
DRAFT HOOD
GAS VALVE
HEAT EXCHANGER
GAS BURNERS
BLOWER
AIR FILTER
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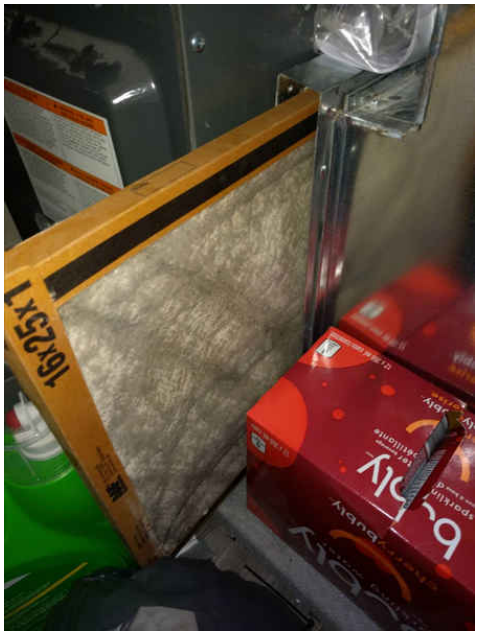

16x25x1

6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			X
6.2	Normal Operating Controls		X		
6.3	Distribution System		X		
6.4	Cooling Source in Each Room		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling Method
Central air conditioning

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Exterior Right

Distribution System: Configuration
Central

Limitations

Normal Operating Controls

OUTSIDE IS BELOW 65 DEGREE

The outside air temperature was below 65 degrees within 48 hours of the inspection. Operating the system at this temperature could damage the system, therefore the inspector was unable to operate and test the system at the time of inspection. We advise client to consult with their attorney for information on this typical cold weather real estate transaction scenario. Since the weather is beyond our control, we will return to inspect for a nominal return trip fee of $50.00 if desired. Should re-inspection be scheduled with our office, please allow 72 hour notice (dependant on weather and ambient temperatures).

Deficiencies

6.1.1 Cooling Equipment

Maintenance Item

A/C LINES - INSUFFICIENT SEALING AT WALL

BACK WALL OF THE HOUSE

Recommend sealing where A/C lines penetrate the exterior wall.

Recommendation

Contact a qualified HVAC professional.

7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent	X			
7.3	Water Supply & Fixtures	X			X
7.4	Hot Water Systems	X			X
7.5	Fuel Storage & Distribution Systems			X	
7.6	Sump Pump			X	
7.7	Dryer Exhaust Duct	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters
Unknown

Water Source
Public

Main Water Shut-off Device: Location
Basement

Drain, Waste, & Vent: Municipal Sewage System Water

Hot Water Systems: Location
Basement

Hot Water Systems: Power Source/Type
Basement
Electric

Deficiencies

7.3.1 Water Supply & Fixtures

Maintenance Item

FAUCET - LOOSE AT WALL

BASEMENT BATHROOM AND 2ND FLOOR BATHROOM

The faucet and/or plumbing was loose at the wall. Recommend to repair it.

Recommendation

Contact a qualified plumbing contractor.


2nd Floor Bathroom


Basement Bathroom

7.4.1 Hot Water Systems

Maintenance Item

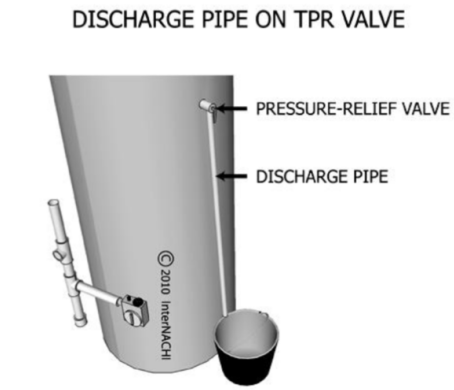
WATERHEATER_DRIP - NO DRIP PAN

BASEMENT

No drip pan was present.

Recommendation

Contact a handyman or DIY project



7.7.1 Dryer Exhaust Duct

Maintenance Item

DRYER EXHAUST DUCT TOO LONG

LAUNDRY ROOM OF THE BASEMENT.

The maximum developed length of a clothes dryer exhaust duct shall not exceed 35 feet from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5 feet for each 45-degree (0.8 rad) bend, and 5 feet for each 90-degree (1.6 rad) bend. Recommend qualified appliance professional to evaluate & ensure functionality.

Recommendation

Contact a qualified appliance repair professional.

8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance	X			X
8.2	Panels, Grounding	X			X
8.3	Branch Circuits	X			X
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			X
8.6	Smoke Detectors	X			X
8.7	Carbon Monoxide Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Panels, Grounding: Main Panel Location
Right, Hallway

Panels, Grounding: Panel Capacity
100 AMP

Panels, Grounding: Panel Type
Circuit Breaker

Panels, Grounding: The Type of Wiring Observed
Cooper_non_metallic sheathed

Branch Circuits: Wiring Method
Conduit, Knob & Tube

Service Entrance: Electrical Service Conductors

Overhead, Copper, 120 Volts


Deficiencies

8.1.1 Service Entrance

Safety Hazard

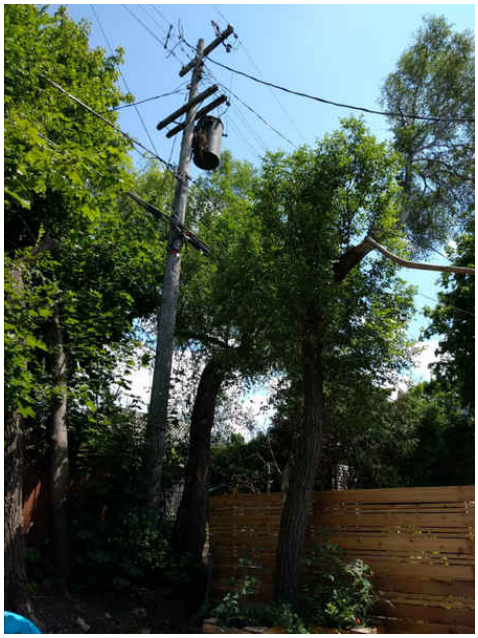
TREE - WIRE IN CONTACT WITH TREE

BACKYARD

The main service drop wires from the pole to the house were in contact with tree limbs. Local utility company should be contacted for trimming.

Recommendation

Contact your local utility company

8.2.1 Panels, Grounding

Maintenance Item

ABANDONED WIRING

MAIN PANEL

All abandoned wiring should be removed from the electrical panel, or, at the very least, it should be properly isolated so that the conductors are not able to make contact with any live components. Recommend a licensed electrician to check the entire panel and repair and replace it as need.

Recommendation

Contact a qualified electrical contractor.

Down Side of the Panel

Up Side of the Panel

8.2.2 Panels, Grounding

Maintenance Item

ARCING OR OVERHEATING

MAIN PANEL

Arcing or overheating in an electrical panel occurs when circuits that make up the panel become overloaded. It can damage the breaker, the bus as well as the connection, making equipment unreliable and prone to failure. Recommend a licensed electrician to check the entire panel and repair and replace it as need.

Recommendation

Contact a qualified electrical contractor.

Under the Breackers

8.3.1 Branch Circuits

Safety Hazard

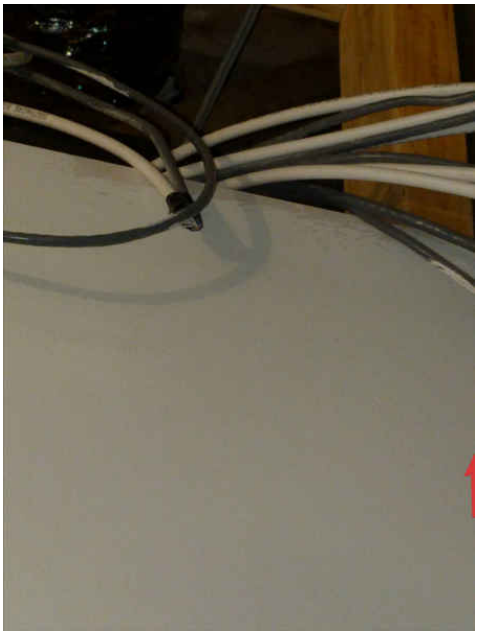
SPLICES - EXPOSED WIRE SPLICES

1ST FLOOR RIGHT SIDE OF HALLWAY

Exposed wire splices were observed. Whenever an electric wire is cut and reconnected, the splice should be encased in a covered junction, outlet or switch box to prevent shocks and separation of the splice. Recommend contacting a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



8.3.2 Branch Circuits

Maintenance Item

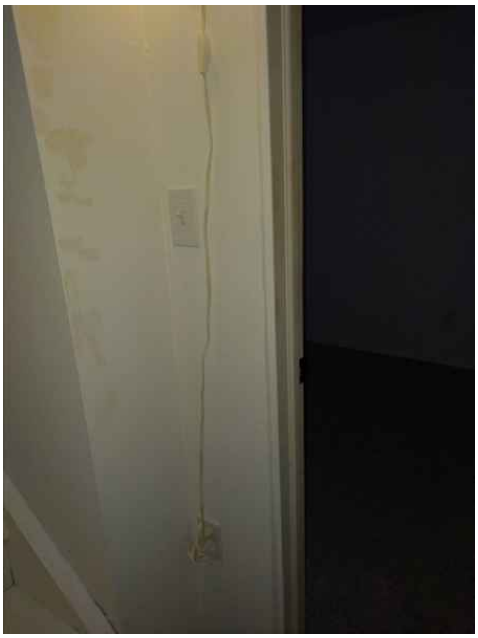
UNPROFESSIONAL WIRING

AT THE BOTTOM OF BASEMENT STAIR FOR THE WALL-LIGHT

Unprofessional wiring was observed. Recommend further evaluation and repair as needed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

Safety Hazard

RECEPTACLE COVER - MISSING

ON THE WALL OF CENTRE HALL

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend contacting a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.

8.4.2 Lighting Fixtures, Switches & Receptacles

Maintenance Item

RECEPTACLES - LOOSE

KITCHEN

The receptacles are loose on the wall. Recommend to repair or replace.

Recommendation

Contact a qualified electrical contractor.

Left Side of the Counter

Middle Side of the Counter

8.4.3 Lighting Fixtures, Switches & Receptacles

Safety Hazard

RECEPTACLE - GFIC FAULT

KITCHEN

The GFIC (ground fault interrupter circuit) receptacle did not respond to the inspectors (external) trip test device. Replacement and/or repair is needed. Recommend licensed electrician to repair or replace.

Recommendation

Contact a qualified electrical contractor.

8.5.1 GFCI & AFCI

Safety Hazard

NO GFCI PROTECTION INSTALLED

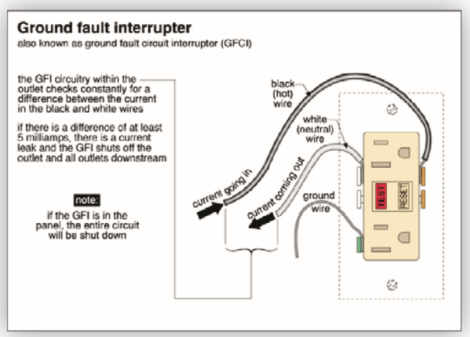
KITCHEN BATHROOM EXTERIOR_WALL

No GFCI protection present in all locations. Recommend licensed electrician to 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.



Left Side of the Counter

Middle Side of the Counter


Back Wall of the House

8.6.1 Smoke Detectors

Recommendation

MISSING

1ST FLOOR KICHEN AND BASEMENT KICHEN

There is no smoke detector on site. Recommend installation according to the manufacturer's instructions.

Recommendation

Contact a handyman or DIY project

8.7.1 Carbon Monoxide Detectors

Recommendation

MISSING

1ST FLOOR KICHEN AND BASEMENT KICHEN

There is no carbon monoxide detector on site. Recommend installation according to the manufacturer's instructions.

Recommendation

Contact a handyman or DIY project

9: FIREPLACE

		IN	NI	NP	D
9.1	Vents, Flues & Chimneys			X	
9.2	Fireplace			X	
9.3	Cleanout Door			X	
9.4	Damper Door			X	
9.5	Gas_Fired Fireplace			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

10: ATTIC (INSULATION & VENTILATION)

		IN	NI	NP	D
10.1	Structure	X			
10.2	Insulation	X			X
10.3	Vapor Retarders	X			
10.4	Attic Ventilation	X			
10.5	Bathrooms, Kitchen and Laundry Area Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Bathrooms, Kitchen and Laundry Area Exhaust Systems: Exhaust Fans
Fan Only

Insulation: Insulation Type
Cellulose, Fiberglass

Deficiencies

10.2.1 Insulation
INSUFFICIENT INSULATION

Maintenance Item

Insulation depth was inadequate.

Fiberglass Chart

R-Value	Minimum Thickness	Bags per 1000 sq ft of net area	Maximum Net coverage per bag	Minimum Weight/ Sq ft
R49	19.1”	30.4	33	0.774
R44	17.4”	26.9	37	0.686
R38	15.3”	22.9	44	0.583
R30	12.4”	17.6	57	0.450
R19	8.1”	10.8	93	0.276

Cellulose Chart

R-Value	Minimum Thickness	Bags per 1000 Sq Ft	Maximum Net Coverage per Bag	Minimum Weight/Sq Ft
R49	15”	75.2	13.3	1.64
R44	13.4”	66.2	15.1	1.44
R38	11.6”	55.5	18	1.21
R30	9.3”	42.7	23.4	0.93
R19	6”	24.8	40.4	0.54

Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.

ZONE		A	B	C	D
Walls	RSI	3.0	3.6	4.1	5.3
	R	17.0	20.0	23.0	30.0
Basement walls	RSI	3.0	3.0	3.0	3.0
	R	17.0	17.0	17.0	17.0
Roof or ceiling	RSI	4.5	5.6	6.7	9.0
	R	26.0	32.0	38.0	51.0
Floor (over unheated spaces)	RSI	4.7	4.7	6.7	9.0
	R	27.0	27.0	38.0	51.0

Courtesy Producer Member Thermo-Cell

11: INTERIOR (WINDOWS & DOORS)

		IN	NI	NP	D
11.1	Doors	X			
11.2	Windows	X			X
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Steps, Stairways & Railings	X			X
11.7	Countertops & Cabinets	X			
11.8	Bath	X			
11.9	Toilet	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Appliances Included
Refrigerator, Dishwasher, Dryer, Stove, Washer

Windows: Window Type
Single Pane, Thermal

Floors: Floor Coverings
Hardwood, Laminate, Linoleum, Wall to wall carpet

Walls: Wall Material
Drywall, Paneling

Ceilings: Ceiling Material
Suspended Ceiling Panels

Countertops & Cabinets: Cabinetry
Laminate, Wood

Countertops & Cabinets: Countertop Material
Composite

Deficiencies

11.2.1 Windows

Maintenance Item

OBSERVED CONDENSATION (OBVIOUSLY FOGGED) - FAILED SEAL

1ST FLOOR BACK

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor to evaluate & repair.

Recommendation

Contact a qualified window repair/installation contractor.

11.2.2 Windows

Maintenance Item

DAMAGED

BACKYARD WINDOW

One or more windows appears to have general damage, but are operational. Recommend a window professional to clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

11.6.1 Steps, Stairways & Railings

Safety Hazard

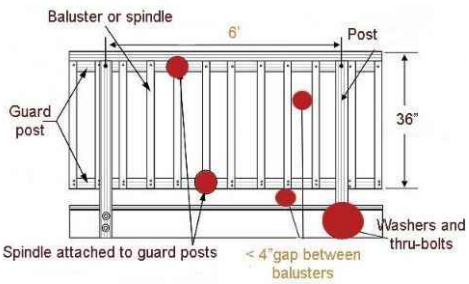
HANDRAIL - TOO LOW

THE RAIL OF MAIN STAIR

The handrail is too low. This is a safety hazard. Recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified professional.



11.6.2 Steps, Stairways & Railings

Recommendation

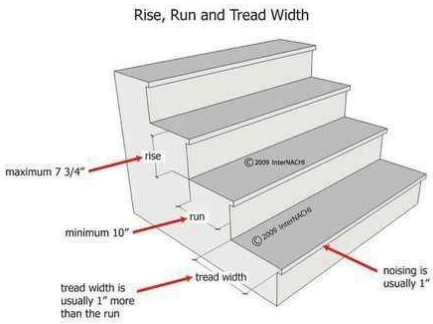
STEPS - STAIR TREAD TOO NARROW

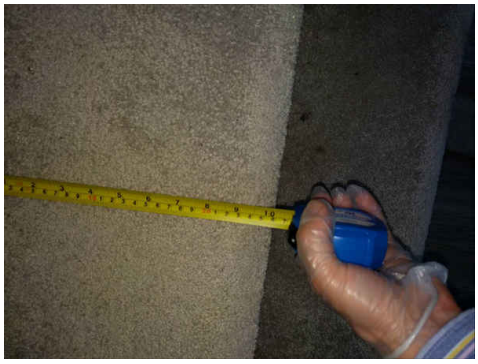
1ST FLOOR DINNING ROOM

The steps Tread is too narrow for safety use. Generally, the stair tread with noise should be 11 inches minimum, the riser height is specified between 4 and 7 inches, and the width should be at least 48 inches, excluding handrails. Recommend a qualified professional to evaluate and fasten.

Recommendation

Contact a qualified professional.





11.9.1 Toilet

Recommendation

TOILET - NO (OR NOT ENOUGH) SEALING ON FLOOR

MASTER BATHROOM AND 2ND BATHROOM ON SECOND FLOOR

The toilet should be sealed completely around the base to the floor. Recommend securing/repair as needed. While this condition is somewhat common, it can increase the loose of the toilet to the floor.

Recommendation

Contact a qualified professional.


Master Bathroom


2nd Bathroom on Second Floor

12: GARAGE

		IN	NI	NP	D
12.1	Garage Door	X			X
12.2	Photo backuup	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Deficiencies

12.1.1 Garage Door

Recommendation

PHOTO SENSOR TOO HIGH

LEFT SIDE OF GARAGE DOOR

The location of the photo sensor is too high for detecter children. Consider re-install it at a lower place.

Recommendation

Contact a qualified garage door contractor.

STANDARDS OF PRACTICE

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.

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.

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.

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 serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

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.

operate 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.

Interior (Windows & Doors)
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.