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RESIDENTIAL REPORT

1234 Main Street

Sacramento, CA



Inspector

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SUMMARY



RECOMMENDATION

SAFETY HAZARD

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- ⊖ 12.1.1 Doors, Windows & Interior - Doors: Entry Door
- ⊖ 12.4.1 Doors, Windows & Interior - Walls: Poor Patching
- ⊖ 12.5.1 Doors, Windows & Interior - Ceilings: Minor Damage
- ⚠ 14.4.1 Garage - Garage Door: Auto Reverse Sensor

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent

Occupancy

Vacant

Style

Half Plex

Temperature (approximate)

85 Fahrenheit (F)

Type of Building

Half Plex

Weather Conditions

Recent Rain

2: EXTERIOR

Information

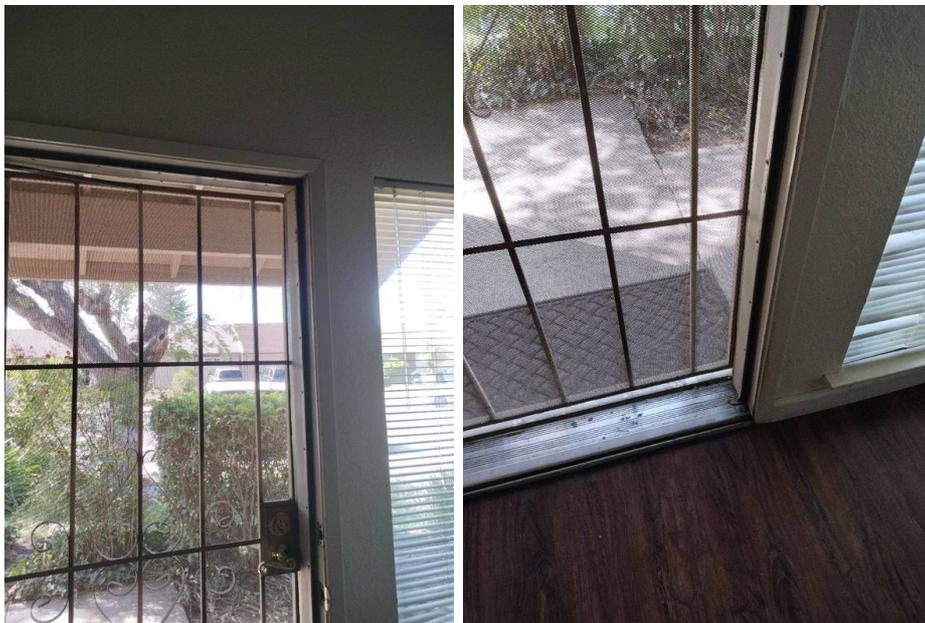
General: Inspection Method
Visual, Attic Access

Siding, Flashing & Trim: Siding Material
Wood

Walkways, Patios & Driveways: Driveway Material
Concrete

Exterior Doors: Exterior Entry Door
Front West Elevation
Steel

Metal security door as well. Deadbolt locksets on front entry door and security door. Deadbolt on entry door not functioning. Recommend replacement.



De ciencias

2.2.1 Siding, Flashing & Trim

SIDING STYLE

Panels

Recommendation

2.2.2 Siding, Flashing & Trim

PAINT NEEDED

Areas of siding were worn and in need of maintenance. Recommend a qualified painter or siding specialist correct.

Recommendation



West - Siding showing wear from weather and water damage North



East - Siding showing wear from weather and water damage



North

2.7.1 Walkways, Patios & Driveways

WALKWAY CRACKING

BACK - EAST ELEVATION

Cracks observed. Recommend concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.

 Recommendation



3: ROOF

Information

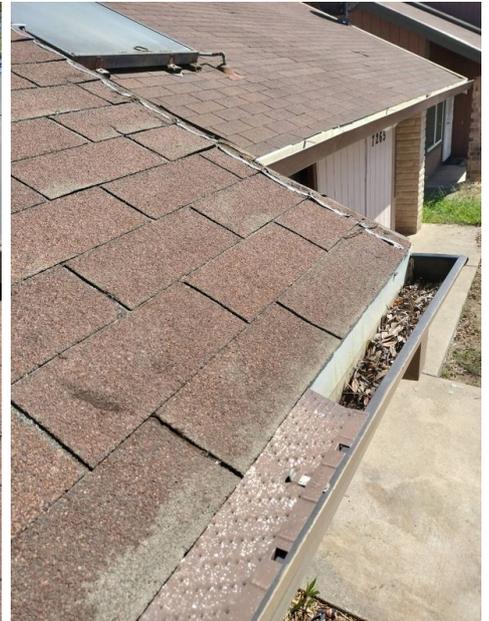
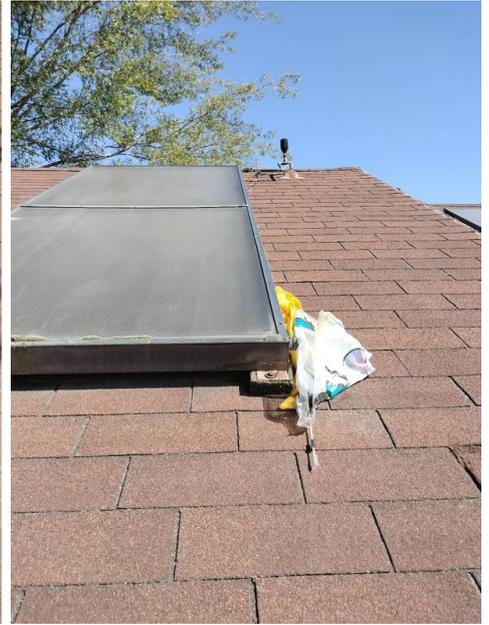
Inspection Method

Ladder, Ground, Roof

Roof Type/Style

Gable

Coverings: Material
Solar, Asphalt





Roof Drainage Systems: Gutter Material Seamless Aluminum



Deficiencies

3.1.1 Coverings

DAMAGED (GENERAL)

 Recommendation

Roof coverings showed moderate to severe damage. Recommend a qualified roofing professional evaluate and repair.





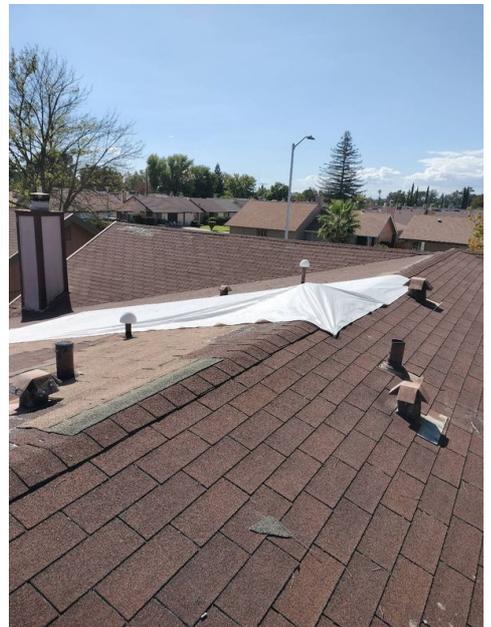
3.1.2 Coverings

DISCOLORATION

 Recommendation

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

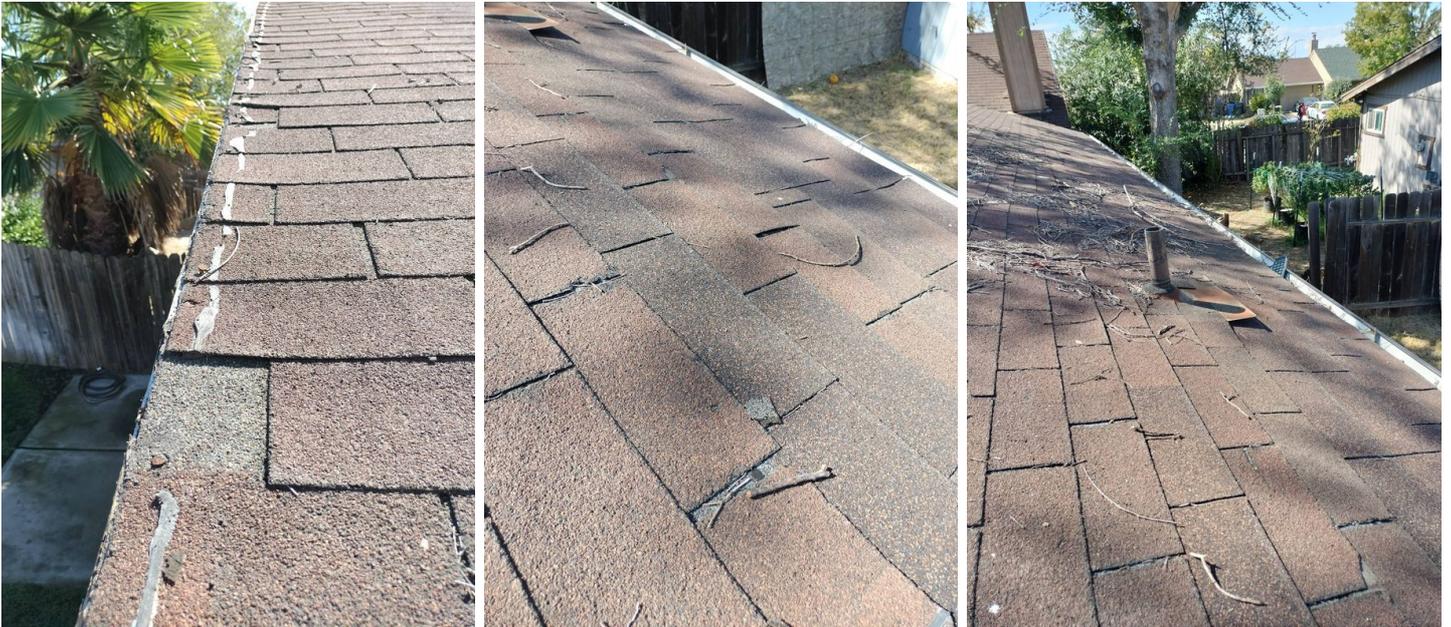


3.1.3 Coverings

SHINGLES MISSING

 Recommendation

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



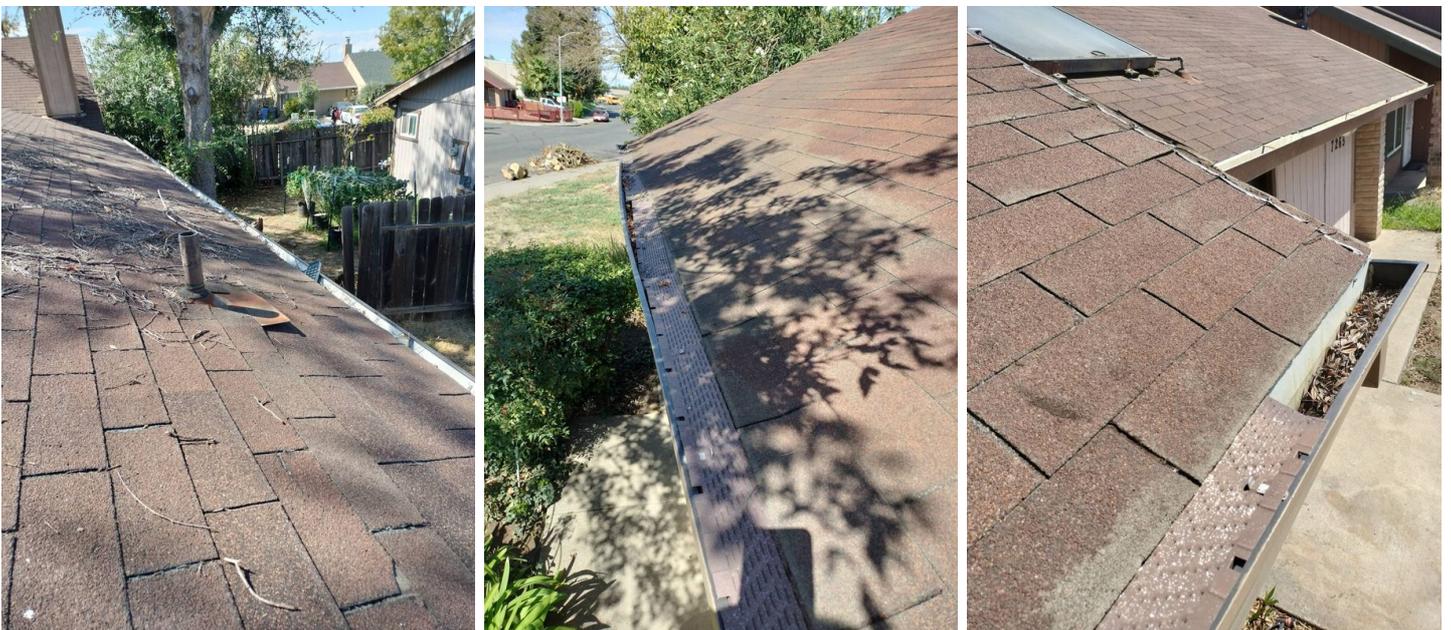
3.2.1 Roof Drainage Systems

GUTTERS

ROOF PERIMETER

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

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



3.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

PERIMETER - EXTERIOR



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.



4: EXTERIOR

Information

Inspection Method

Attic Access, Visual

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Material

Slab on Grade

6: HEATING

Information

Equipment: Energy Source
Electric

Equipment: Heat Type
Heat Pump

Equipment: Brand
Roof
Goodman

Unit is old and labels are not legible. So exact age of unit cannot be determined but likely the original when half plex was built in 1982.



Labels no longer legible. Age of unit cannot be determined

Recommend Flex conduit to be sealed at roof jack. Probable water intrusion



Normal Operating Controls: Thermostat

Hallway

Thermostat located in hallway. Turned on Heat and A/C mode; both functioning.



Thermostat in hallway

Distribution Systems: Ductwork

Attic Space

Insulated



Deficiencies

6.1.1 Equipment

NEEDS SERVICING/CLEANING

ROOF

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.



7: COOLING

Information

Cooling Equipment: Brand
Goodman

Cooling Equipment: Energy Source/Type
Heat Pump

Distribution System: Configuration
Central

Cooling Equipment: Location
Roof
Roof

Thermostat wire through roof. Water stain at roof sheathing indicates leak.



Labels not legible. Age, Size of unit could not be determined

Limitations

Cooling Equipment

AIR CONDITIONING

ROOF

Unit is old and labels were not legible. Possible that this is original unit when the half plex was built in 1982. Recommend inspection and servicing by qualified HVAC contractor.

8: PLUMBING

Information

Filters

Unknown

Water Source

Public

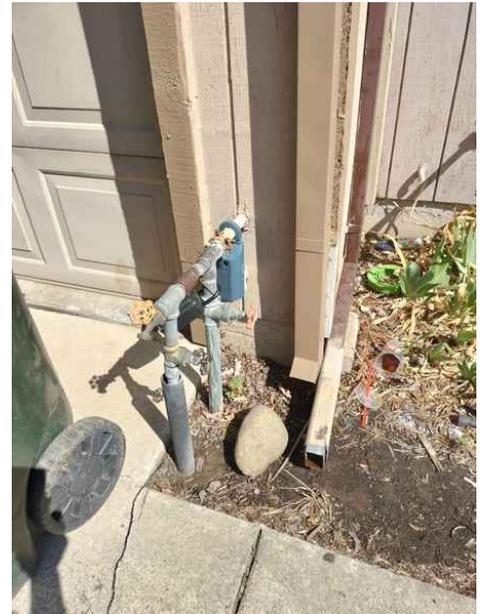
Main Water Shut-off Device:

Location

West Elevation

West

Main water shut off located at exterior corner of the garage



Main Water Valve

Drain, Waste, & Vent Systems:

Drain Size

1 1/2"

Drain, Waste, & Vent Systems:

Material

ABS

Water Supply, Distribution Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution Systems & Fixtures: Water Supply

Material

Copper

Hot Water Systems, Controls, Flues & Vents: Location

Garage

Hot Water Systems, Controls, Flues & Vents: Power

Source/Type

Electric

Drain, Waste, & Vent Systems: Drains

Sinks, Tubs, Washer

ABS pipe visible under sinks in bathroom and kitchen. Also visible at washing machine. All drains noted flowing properly at time of inspection.



Washing Machine



Vents at roof



Master Bath



Kitchen



Master Bath



Master Bath



Hall Bath



Hall Bath

Hot Water Systems, Controls, Flues & Vents: Capacity

Garage

40 gallons



Hot Water Systems, Controls, Flues & Vents: 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.](#)

Deficiencies

8.3.1 Water Supply, Distribution Systems & Fixtures

TOILET LEAKING

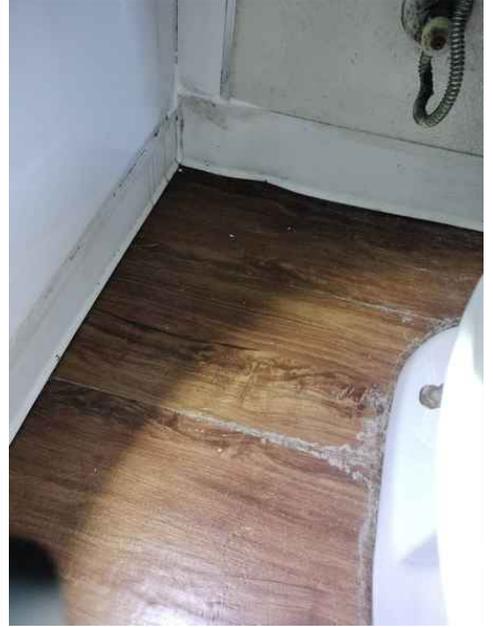
MASTER BATH

Water stains noted on the floor at toilet. Tank is loose, not level but not actively leaking. Recommend a qualified plumber evaluate and repair to prevent further water damage. Moisture readings taken at flooring with slight elevation noted at base of toilet.

 Recommendation

Recommendation

Contact a qualified plumbing contractor.



Stains at floor around toilet base

Stain on floor at toilet base



Moisture Testing



Moisture Test

8.3.2 Water Supply, Distribution Systems & Fixtures

STOPS IN BATHTUBS

No drain stops located at the masterbath or hall bathrooms.

Recommendation

Contact a qualified professional.



9: ELECTRICAL

Information

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

125 AMP

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

Outside - North Elevation



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

Bryant

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

Copper

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

Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Service Entrance Conductors: Electrical Service Conductors

Below Ground, Aluminum, 220 Volts



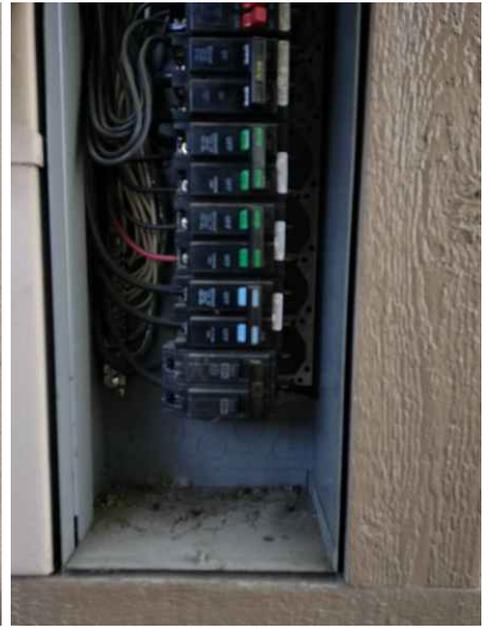
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Outside North Elevation

Outside



All breakers labeled



Clean debris



Electrical Service

Smoke Detectors: Smoke Detector

Hallway

Tested Smoke Detector. Recommend maintenance schedule for testing and battery replacement



Testing smoke detector

Carbon Monoxide Detectors: Carbon Monoxide Detector

Hallway

Tested Carbon Monoxide Detector. Recommend maintenance schedule for testing and battery replacement



Carbon Monoxide Detector

Deficiencies

9.4.1 Lighting Fixtures, Switches & Receptacles



Recommendation

LIGHT INOPERABLE

DINING ROOM

Dining Room light and fan not operating . New light bulb possibly needed. Check bulb, if still not operating, have qualified electrician inspect.

Recommendation

Contact a qualified electrical contractor.



Dining Room light/fan

9.4.2 Lighting Fixtures, Switches & Receptacles

LOOSE COVER PLATE

NORTH EXTERIOR

Weatherproof cover plate is loose. Need to check and tighten

Recommendation

Contact a qualified professional.



9.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

KITCHEN



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

Have electrician check for GFCI protection at outdoor outlets and garage.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



GFCI in Masterbath



No GFCI in kitchen



No GFCI in kitchen

9.7.1 Carbon Monoxide Detectors

MISSING CARBON MONOXIDE DETECTOR

LIVING ROOM

No carbon monoxide detector located in the front living room where fireplace is located.

Recommendation

Contact a qualified professional.

 Recommendation

10: FIREPLACE

Information

Type
Wood

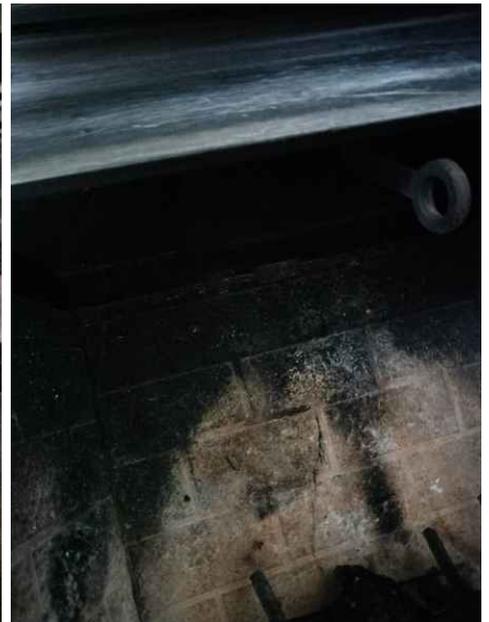
Cleanout Doors & Frames:
Fireplace Screen
Living Room



Fireplace
Living Room
Located in front living room



Flue Handle



Vents, Flues & Chimneys: Flue at Roof

Roof



Repair of siding noted

Limitations

General

FLUE DAMPER

Damper operates freely but would not stay in closed position. Fireplace and chimney require maintenance and possible damper repair by qualified technician.

Deficiencies

10.3.1 Damper Doors

DAMPER INOPERABLE

 Recommendation

Damper would not stay in closed position. Gap between brick and metal damper. Recommend a qualified fireplace contractor repair.



11: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Insulation Type
Blown, Loose-fill

Attic Insulation: R-value
Approximately R-12

Ventilation: Ventilation Type
Soffit Vents

Exhaust Systems: Exhaust Fans
Fan Only, Fan with Light

Exhaust Systems: Masterbath
Masterbath

Exhaust Systems: Hall Bath
Hall Bath

No exhaust vent in masterbath,
only operable window.

Exhaust fan functions and
vented out through roof



Masterbath window



Exhaust vent through roof

Deficiencies

11.1.1 Attic Insulation

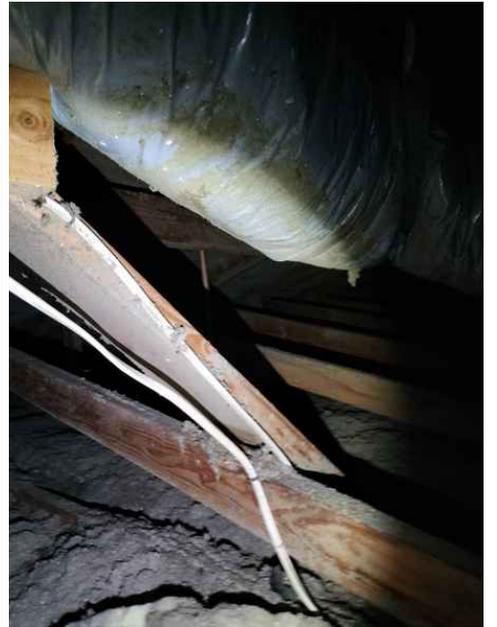
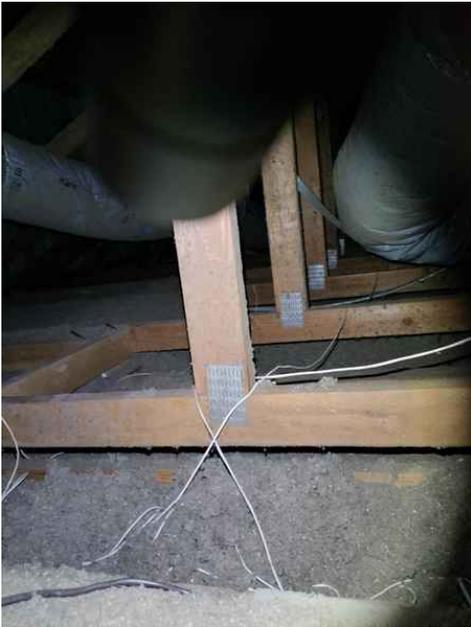
INSUFFICIENT INSULATION

 Recommendation

Insulation depth was inadequate at areas. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



12: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer Unknown	Windows: Window Type Single Pane, Single-hung, Sliders	Floors: Floor Coverings Laminate
Walls: Wall Material Drywall	Ceilings: Ceiling Material Popcorn	Countertops & Cabinets: Cabinetry Wood
Countertops & Cabinets: Countertop Material Laminate		

Deficiencies

12.1.1 Doors

ENTRY DOOR

FRONT DOOR - WEST ELEVATION

Deadbolt on front entry door does not function. Replace deadbolt lock.

Recommendation

Contact a qualified professional.



Recommendation

12.4.1 Walls

POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.



Recommendation

12.5.1 Ceilings

MINOR DAMAGE

VARIOUS

Minor damage or deterioration to the ceiling was visible at the time of the inspection.



Recommendation

13: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Maytag

Garbage Disposal: Garbage Disposal
Kitchen

Standard Disposal



Dishwasher: Dishwasher
Kitchen
Older Maytag model.



14: GARAGE

Information

Garage Door: Material
Non-insulated, Steel

Garage Door: Type
Roll-Up

Walls & Firewalls: Garage Walls and Ceiling

Drywall at walls and ceiling, taped. Separation from adjacent Half Plex garage.



Garage Door Opener: Garage Door Opener
Garage



Deficiencies

14.4.1 Garage Door

AUTO REVERSE SENSOR

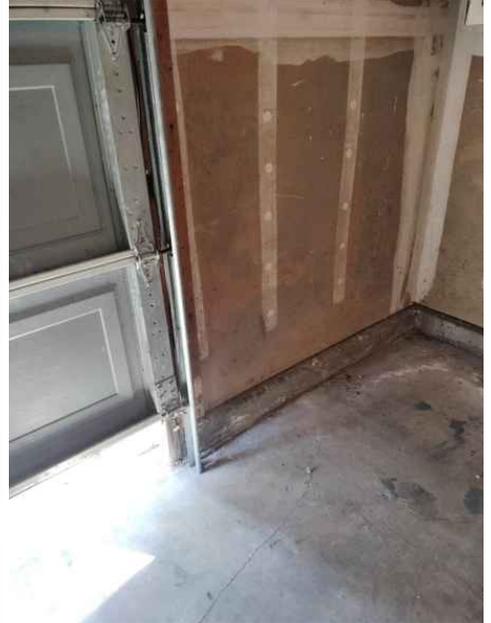
GARAGE



No auto reverse sensor at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.



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 inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

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

Basement, Foundation, Crawlspace & Structure

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

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, 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.