



ICE INSPECTIONS

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<https://springsinspectionpro.com/>



RESIDENTIAL REPORT

1234 Main St.
Elbert, CO 80106

Buyer Name
02/03/2020 9:00AM



Inspector
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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SIGNIFICANT DEFECT

-  2.1.1 Exterior - Siding, Flashing & Trim: Loose Boards
-  2.1.2 Exterior - Siding, Flashing & Trim: Clearance To Concrete
-  2.1.3 Exterior - Siding, Flashing & Trim: Missing Kickout Flashing
-  2.2.1 Exterior - Exterior Doors And Windows: Wood Deterioration
-  2.3.1 Exterior - Walkways, Patios & Driveways: Trip Hazard
-  2.7.1 Exterior - Window Wells: Deficient Egress
-  3.1.1 Roof - Coverings: Damaged (General)
-  3.1.2 Roof - Coverings: Granular Shedding
-  3.1.3 Roof - Coverings: Unsealed Nail Holes
-  4.1.1 HVAC - Heating Equipment: Needs Servicing/Cleaning
-  5.5.1 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: I Joist Connection
-  6.2.1 Plumbing - Drain, Waste, & Vent Systems: Vent Stack Needs Painting
-  6.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Low Water Pressure
-  6.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Sewer Vent In Attic
-  8.5.1 Electrical - GFCI & AFCI: Outlet Not GFCI Protected
-  8.5.2 Electrical - GFCI & AFCI: Garbage Disposal No GFCI
-  8.5.3 Electrical - GFCI & AFCI: Garage Outlet Not GFCI
-  8.7.1 Electrical - Carbon Monoxide Detectors: Not Present
-  9.5.1 Attic, Insulation & Ventilation - Local Exhaust Fans: Vent Pipe Broken
-  10.7.1 Doors, Windows & Interior - Countertops & Cabinets: Countertop Not Secured

1: INSPECTION DETAILS

Information

Occupancy Furnished, Occupied	In Attendance Client, Client's Agent	Style Multi-level
Temperature (approximate) 70 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Clear

2: EXTERIOR

		IN	NI	NP	D
2.1	Siding, Flashing & Trim	X			X
2.2	Exterior Doors And Windows	X			X
2.3	Walkways, Patios & Driveways	X			X
2.4	Decks, Balconies, Porches & Steps	X			
2.5	Eaves, Soffits & Fascia	X			
2.6	Vegetation, Grading, Drainage & Retaining Walls	X			
2.7	Window Wells	X			X

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

Information

Inspection Method


Visual

Siding, Flashing & Trim: Siding Material

Engineered Wood

Siding, Flashing & Trim: Siding Style

Clapboard



Exterior Doors And Windows: Exterior Entry Door

Fiberglass

Decks, Balconies, Porches & Steps: Material

Concrete

Walkways, Patios & Driveways: Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Patio

Deficiencies

2.1.1 Siding, Flashing & Trim

LOOSE BOARDS

Recommendation

One of the siding boards is loose. Left uncorrected this condition could result in moisture intrusion. Recommend that a qualified professional secure and fasten this board.



2.1.2 Siding, Flashing & Trim

CLEARANCE TO CONCRETE

 Recommendation

Inadequate clearance between siding and concrete. Recommend a minimum clearance between bottom of siding and concrete of 4". Siding in contact with the concrete is a concern because this condition can provide direct access for wood destroying insects and moisture.



2.1.3 Siding, Flashing & Trim

MISSING KICKOUT FLASHING

 Recommendation

Kickout flashing should be installed in this location to prevent water intrusion.



2.2.1 Exterior Doors And Windows

WOOD DETERIORATION

 Recommendation

This door casement was found to be deteriorated, this condition is likely the cause of moisture intrusion from cracked caulking. This door casement should be re-sealed and monitored for further deterioration.



Water Intrusion Point

Deteriorated Area

2.3.1 Walkways, Patios & Driveways

TRIP HAZARD

 Maintenance Item

Throughout the property the landscape edging was observed to be protruding well above the walking surface. This condition creates a tripping hazard.



2.7.1 Window Wells

DEFICIENT EGRESS

 Significant Defect

Only one of the basement window wells has an escape ladder installed. Escape ladders should be installed in the remaining window wells to provide safe egress from the structure in the event of an emergency.



3: ROOF

		IN	NI	NP	D
3.1	Coverings	X			X
3.2	Flashings	X			
3.3	Roof Drainage Systems	X			
3.4	Skylights, Chimneys & Other Roof Penetrations	X			

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Information

Inspection Method

Roof



Roof Type/Style

Gable

Coverings: Material

Architectural Shingles

Flashings: Material

Rubber, Steel

Roof Drainage Systems: Gutter

Material

Steel

Deficiencies

3.1.1 Coverings

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend monitoring these areas for further deterioration.

Recommendation



3.1.2 Coverings

GRANULAR SHEDDING

 Recommendation

The southern slope of the roof has begun shedding its grains. This is likely the product of prolonged sun exposure. Recommend the roof be evaluated by a qualified professional to determine its longevity.



3.1.3 Coverings

UNSEALED NAIL HOLES

 Recommendation

Multiple nail punctures were noted in the shingles. This is likely the product of the installation process. Recommend a qualified professional repair the holes with appropriate fasteners and or sealant.



4: HVAC

		IN	NI	NP	D
4.1	Heating Equipment	X			X
4.2	Distribution Systems	X			
4.3	Air Conditioning	X			
4.4	Radon Mitigation System			X	

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Information

Heating Equipment: Brand
Armstrong Air



Heating Equipment: Energy
Source
Natural Gas

Heating Equipment: Heat Type
Forced Air

Heating Equipment: AFUE Rating
80

Heating Equipment: Normal
Operating Controls
Thermostat

Heating Equipment: Serviced
Within 12 Months
Unknown

Heating Equipment: Heat source
In Each Room
Yes

Air Conditioning: Brand
South Exterior Wall
Trane

Air Conditioning: Energy Source
Electric



Air Conditioning: SEER Rating
13

Air Conditioning: Location
South Exterior
South Exterior Wall

Air Conditioning: Normal Operating Controls
Thermostat

Air Conditioning: Cooling Source In Each Room
Yes

Distribution Systems: Ductwork
Insulated, Non-insulated



Limitations

Deficiencies

4.1.1 Heating Equipment



NEEDS SERVICING/CLEANING

No evidence of annual maintenance was noted on the furnace. Furnaces should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
5.1	Foundation	X			
5.2	Basements & Crawlspace	X			
5.3	Floor Structure	X			
5.4	Wall Structure		X		
5.5	Ceiling Structure	X			X

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Information

Inspection Method Visual	Foundation: Material Concrete, Slab on Grade	Floor Structure: Basement/Crawlspace Floor Concrete
Floor Structure: Sub-floor No Subfloor		

Limitations

Wall Structure

EXTERIOR WALLS NOT VISABLE

As the interior of the poured cement exterior walls were covered with insulation blankets they could not be fully inspected. The above grade portion of the walls were inspected and no deficiencies were noted. This condition is unique due to the fact that if interior walls had been constructed around the perimeter of the basement they would have been inspected for defects. Any defects, or lack thereof would have been noted on the interior walls, however the same level of inspection would have been achieved in regard to the poured walls.

Deficiencies

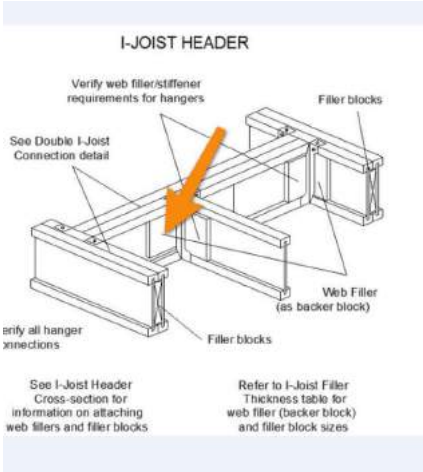
5.5.1 Ceiling Structure

—

Recommendation

I JOIST CONNECTION

This connection is missing backer blocks. When joining two I joists in such a fashion the manufacturer recommends that backer blocks be installed. Recommend evaluation and correction by a licensed contractor.



6: PLUMBING

		IN	NI	NP	D
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Water Supply, Distribution Systems & Fixtures	X			X
6.4	Hot Water Systems, Controls, Flues & Vents	X			
6.5	Fuel Storage & Distribution Systems	X			
6.6	Sump Pump			X	
6.7	Fixtures	X			X

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Information

Filters
None

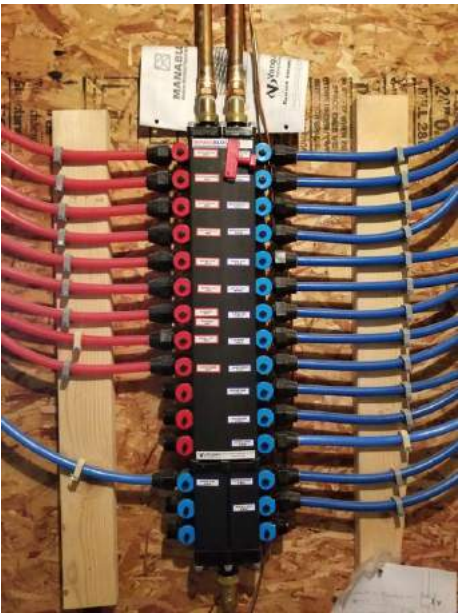
Water Source
Public

Main Water Shut-off Device:
Location
Basement



Drain, Waste, & Vent Systems:
Material
PVC

Water Supply, Distribution
Systems & Fixtures: Distribution
Material
Pex



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



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

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

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

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

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.](#)

Limitations

Deficiencies

6.2.1 Drain, Waste, & Vent Systems
VENT STACK NEEDS PAINTING

These PVC vent stacks are not painted,
This type of PVC is not rated for UV exposure. The pipes should be painted to provide UV protection.

Maintenance Item



6.3.1 Water Supply, Distribution Systems & Fixtures



Maintenance Item

LOW WATER PRESSURE

With 3 fixtures operating the water pressure dropped considerably, this is likely the cause of an improperly adjusted regulator.



6.3.2 Water Supply, Distribution Systems & Fixtures



Recommendation

SEWER VENT IN ATTIC

A sewer vent pipe was found to terminate in the attic. This condition can lead to mold and rot due to moist air being vented into the attic. This condition also presents a significant air quality concern for the structure. Recommend that a qualified professional extend the vent to open air.



7: FIREPLACE

		IN	NI	NP	D
7.1	Vents, Flues & Chimneys		X		
7.2	Lintels		X		
7.3	Damper Doors		X		
7.4	Cleanout Doors & Frames		X		

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Information

Type
Gas



Limitations

General

UNABLE TO BE OPERATED

The gas fireplace could not be operated. Items were located within the burn chamber and the gas valve had been shut off. Furthermore wires had been unplugged from the burner unit. Recommend that a qualified professional asses and repair this unit.



8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			
8.6	Smoke Detectors	X			
8.7	Carbon Monoxide Detectors	X			X

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Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground, Aluminum, 220 Volts

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

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



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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Deficiencies

8.5.1 GFCI & AFCI

OUTLET NOT GFCI PROTECTED

Recommendation

Outlet within 6' of a water source, current safety standards require this outlet to be GFCI protected. Recommend installing GFCI protection at this location



8.5.2 GFCI & AFCI

GARBAGE DISPOSAL NO GFCI

Recommendation

Garbage disposal has no GFCI protection. Current industry standards require that garbage disposals have GFCI protection. Recommend that GFCI protection be installed at this location.

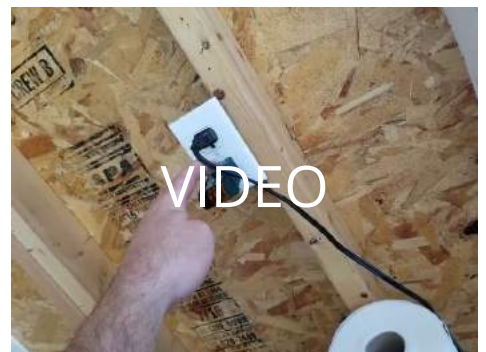


8.5.3 GFCI & AFCI

GARAGE OUTLET NOT GFCI

Recommendation

The southern garage outlet is not GFCI protected. Current safety regulations require that all garage outlets be GFCI protected. Recommend that GFCI protection be installed at this location.



8.7.1 Carbon Monoxide Detectors

NOT PRESENT

Significant Defect

No CO detectors were observed within the residence. Colorado state law requires carbon monoxide detectors be located within 15 feet of any bedroom door. Recommend installing CO detectors in accordance with state law.

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)			X	
9.3	Ventilation	X			
9.4	Exhaust Systems	X			
9.5	Local Exhaust Fans	X			X

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Information

Dryer Power Source 220 Electric	Dryer Vent Metal (Flex)	Flooring Insulation None
Attic Insulation: Insulation Type Loose-fill	Attic Insulation: R-value 38	Ventilation: Ventilation Type Ridge Vents, Soffit Vents
Local Exhaust Fans: Bathroom Exhaust Fans Master, Main		

Limitations

Deficiencies

9.5.1 Local Exhaust Fans

VENT PIPE BROKEN

In the attic, the master bathroom vent pipe was observed to be broken. This condition can lead to mold and rot due to moist air being vented into the attic. Recommend that a qualified professional repair the exhaust line.



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			
10.2	Windows	X			X
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			X
10.6	Steps, Stairways & Railings	X			
10.7	Countertops & Cabinets	X			X

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

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Single-hung, Sliders

Floors: Floor Coverings
Carpet, Hardwood, Vinyl

Walls: Wall Material
Gypsum Board

Ceilings: Ceiling Material
Gypsum Board

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Deficiencies

10.7.1 Countertops & Cabinets

COUNTERTOP NOT SECURED

KITCHEN ISLAND

Kitchen countertop appeared insecure. Recommend that a qualified professional properly secure the countertop.

Recommendation



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.

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.

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.

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.

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.

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.

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.