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RESIDENTIAL INSPECTION REPORT

08/16/2025

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1: INSPECTION DETAILS

Information

In Attendance
Listing Agent, Client

Occupancy
Occupied, Furnished

Temperature
81 Fahrenheit (F)

Type of Building
Single Family




Weather Conditions
Clear

Year Built
1998

2: FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual, Attic Access

Foundation: Material
Slab on Grade

3: EXTERIOR

Information

General: Inspection Method
Visual, Attic Access

Siding, Flashing & Trim: Siding Material
Stucco

Walkways, Patios & Driveways: Driveway Material
Concrete




Deficiencies

3.4.1 Eaves, Soffits & Fascia

Maintenance Item

FASCIA - ROTTED

EXTERIOR REAR-LEFT

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.



3.4.2 Eaves, Soffits & Fascia

Maintenance Item

CAULKING MISSING

EXTERIOR LEFT

Repair Recommended to prevent moisture intrusion

Recommendation

Contact a qualified professional.

3.5.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

TREE OVERHANG

EXTERIOR

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

3.5.2 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

VEGETATION/SHRUBS/TREES APPEARED TO BE PLANTED TOO CLOSE TO FOUNDATION AND STRUCTURE OF THE HOUSE.

EXTERIOR

Should trimmed regularly.

Recommendation

Contact a qualified handyman.

3.6.1 Walkways, Patios & Driveways

Maintenance Item

DRIVEWAY CRACKING - MINOR

DRIVEWAY

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have driveway contractor patch/seal.

3.6.2 Walkways, Patios & Driveways

SELF-CLOSER RUSTING-MINIR

PATIO

Maintenance Item

Repair or Replace

Recommendation

Contact a qualified handyman.

4: ROOF

Information

Inspection Method
Walked

Roof Type/Style
Gable, Hip, Combination

Coverings: Roof Age
28

Coverings: Material
Concrete




Roof Drainage Systems: Gutter Material
Metal

Flashings: Material
Metal

Deficiencies

4.1.1 Coverings

PREVIOUS REPAIRS NOTED

MULTIPLE LOCATIONS

Maintenance Item

4.1.2 Coverings

Safety Hazard

ROOF – NEAR END OF SERVICE LIFE.

Based on age/condition, roof appears near (or at) the end of its typical lifespan. Expect increased maintenance/leak risk. Recommend evaluation by a licensed roofing contractor and budgeting for full replacement in the near term.

5: HEATING

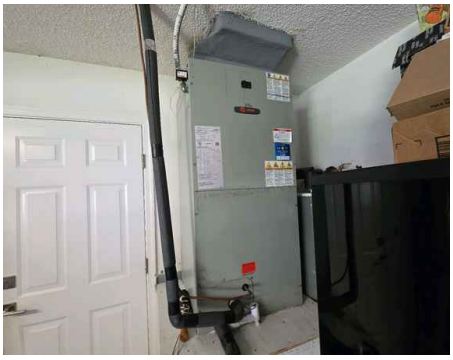
Information

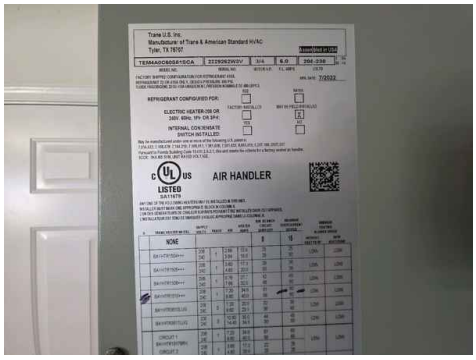
Homeowner's Responsibility

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

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

Equipment: Brand
Trane





Equipment: Energy Source
Electric

Equipment: Manufactured Date
2022 Age

Equipment: Capacity
5 Ton

Equipment: Location
Garage

Normal Operating Controls:
Heating Temperature

Heating Temperature

Distribution Systems: **Ductwork**
Insulated

Deficiencies

5.1.1 Equipment

Maintenance Item

DRAIN PAN WAS MISSING

HALLWAY

Repair Recommended to prevent water damage from condensation.

Recommendation

Contact a qualified professional.

6: COOLING

Information

Cooling Equipment: Brand
Trane

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Right, Left, Front, Back

Cooling Equipment: Manufactured Date
2022 Age

Cooling Equipment: Capacity
5 Ton

Distribution System: Configuration
Central

Thermostat : Thermostat

Temperature Differential: Temperature Differential

Return Temperature

Supply Temperature

7: PLUMBING

Information

Water Source
Public

Main Water Shut-off Device: Location
Left

Irrigation: Sprinkler Systems

Irrigation/sprinkler systems are excluded from the scope of this inspection. As a courtesy, we briefly operated a representative number of zones only. We did not test coverage, pressure, sensors, backflow devices, or concealed components. No warranty or certification is implied. May need a full evaluation by a licensed irrigation/fire-sprinkler contractor to ensure proper installation and Operation.







Irrigation: Supply Source
City

Drain, Waste, & Vent Systems: Material
PVC

Drain, Waste, & Vent Systems: Shower Pans – Limitations.

Visual, non-invasive review only; no flood testing performed. The pan liner/membrane and sub-surface conditions are concealed and not evaluated. Brief shower operation does not replicate a leak test—intermittent leaks may not appear during the inspection. If staining/movement/age is noted or suspected, consult a licensed plumber/tiler for a full evaluation and flood test.

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

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

Water Heater: Capacity
50 gallons

Water Heater: Location
Garage

Water Heater: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

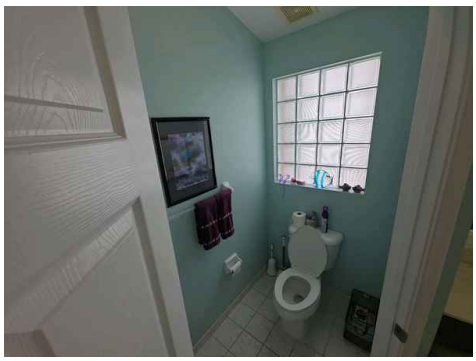
Water Heater: Age (year)

2019

Water Heater: Power Source/Type

Electric

Plumbing Photos: Primary/Master Bathroom





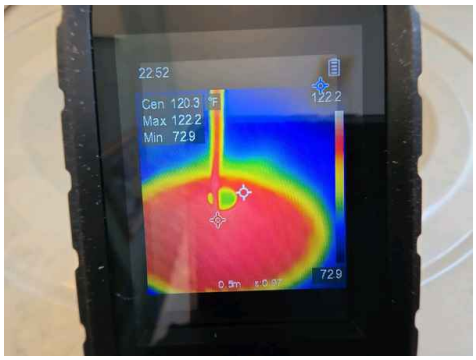


Plumbing Photos: Hallway Bathroom



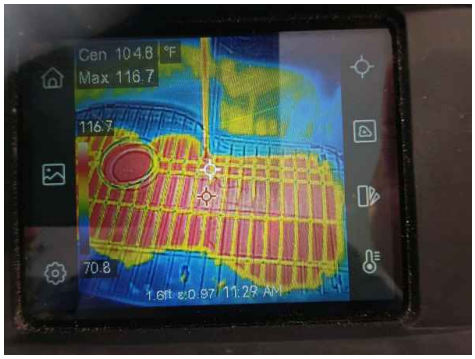




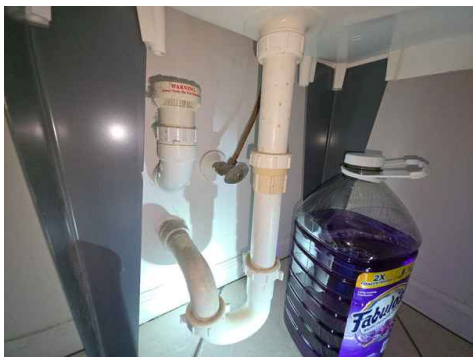
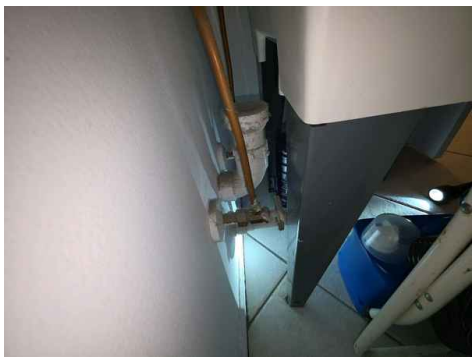
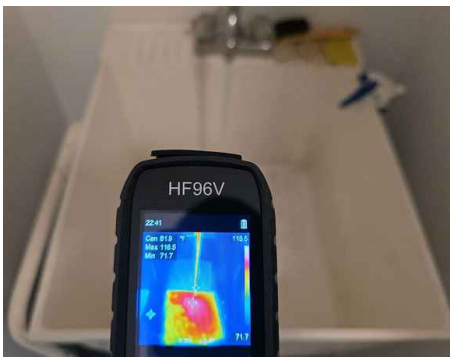



Plumbing Photos: Kitchen Plumbing Photos





Plumbing Photos: Laundry Plumbing Photos

Limitations

General

PLUMBING DISCLAIMERS - SCOPE & LIMITATIONS

This was a visual, non-invasive review of readily accessible supply, drain/vent, and fixture components. We operated a representative number of fixtures for basic flow and drainage only. We did not operate safety or shut-off valves (including TPR), determine water quality/quantity/pressure beyond simple observation, or evaluate code compliance. The following are excluded unless specifically contracted: wells/water storage, water conditioning/softening, solar water heating, private waste (septic), irrigation/lawn sprinklers, and fire-sprinkler systems. Sewer lateral scoping is not included. Conditions can be intermittent; leaks may not be present at the time of inspection. Where deficiencies or limitations are noted, consult a licensed plumbing contractor prior to closing. This report is not a warranty.

WATER HEATER

Water Heater Life Expectancy – Advisory Only. Typical service life varies by type and maintenance: tank-type ~8–12 years, heat-pump 10–15 years, tankless 15–20+ years under favorable conditions. Florida factors (hard/mineral-rich water, coastal/salt air, installation quality, lack of anode maintenance/flushes) can shorten life. Per InterNACHI/Florida SOP, we do not determine remaining service life. Any age/longevity comments are estimates only, and not a warranty or prediction. Plan for repair/replacement when units are near/over typical ranges or show corrosion, leakage, or improper installation. Verify age/warranty with the manufacturer or installer.

Deficiencies

7.2.1 Irrigation

Maintenance Item

SPRAYING AGAINST THE HOUSE

FRONT

Repair Recommended

Recommendation

Contact a qualified handyman.

7.4.1 Water Supply, Distribution Systems & Fixtures

Maintenance Item

DIVERTER DID NOT FUNCTION PROPERLY

HALLWAY BATHROOM

Did not fully transition from Tub to Shower head. Repair or replace

Recommendation

Contact a qualified professional.

8: ELECTRICAL

Information

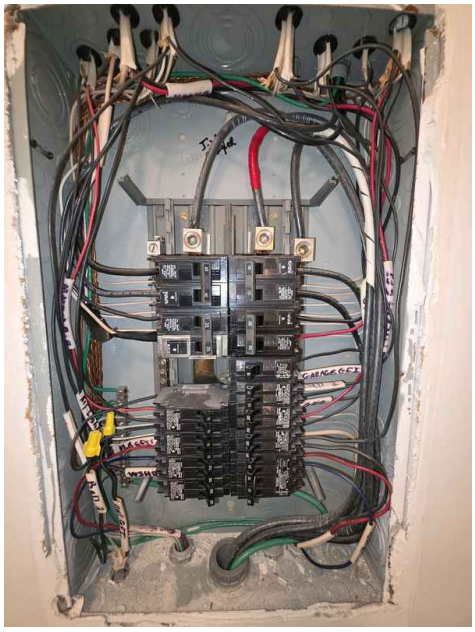
Service Entrance Conductors: **Electrical Service Conductors**
Below Ground, Copper

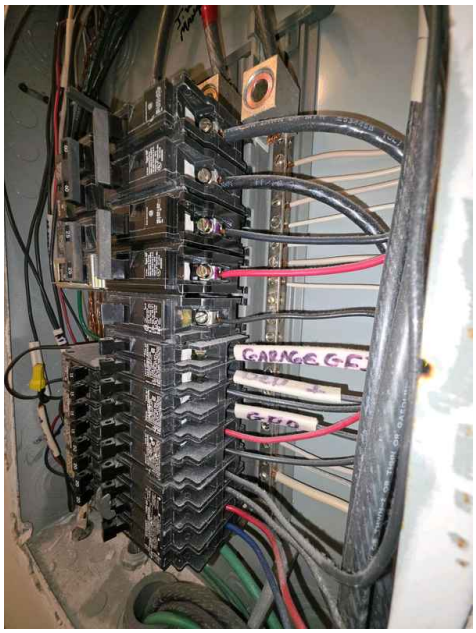
Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Main Panel Location**
Left

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

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

Siemens





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

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit, Romex

Limitations

General

ELECTRICAL – SCOPE & LIMITATIONS

Standards & Limits – Verity
Conducted per InterNACHI and Florida SOP, this is a representative, visual review. See below for the system limitations that apply to this report.

- **Visual, non-invasive; readily accessible** components only.
- **Panels:** Dead front removed only if safe & accessible; we do not pull breakers, torque lugs, or test live bus bars.
- **Sampling:** Operated a representative number of switches/receptacles/lights; used a simple tester. GFCI/AFCI checked via built-in test buttons only.
- **Exclusions:** No load calculations, code/permit determinations, or evaluation of concealed/underground wiring.
- **Specialty/auxiliary systems not tested:** Low-voltage (alarm/data/CATV), landscape lighting, generators/transfer switches, EV chargers, solar/PV, smart devices.
- **Access limits:** We do not move belongings; blocked or unsafe areas were not inspected and may conceal defects.
- Recommendation: Where issues or limits are noted, consult a licensed electrician prior to closing. No warranty.

Deficiencies

8.1.1 Service Entrance Conductors

Maintenance Item

FPL SERVICE TAG MISSING

Repair recommended to prevent unwanted access to the meter

Recommendation

Contact your local utility company

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

Maintenance Item

MINOR CORROSION VISIBLE

EXTERIOR LEFT

Repair or replace

Recommendation

Contact a qualified professional.

8.4.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

OUTLET NOT FULLY INSTALLED

Finish installation as needed. Should have GFCI protection since located at Garage.

Recommendation

Contact a qualified professional.

8.4.2 Lighting Fixtures, Switches & Receptacles

Maintenance Item

CEILING NOT WORKING PROPERLY

PATIO

Appeared to bo slow at full speed. Repair or replace

Recommendation

Contact a qualified handyman.

8.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

OUTLET WAS DAMAGED

FRONT

Repair or replace

Recommendation

Contact a qualified professional.

8.4.4 Lighting Fixtures, Switches & Receptacles

Maintenance Item

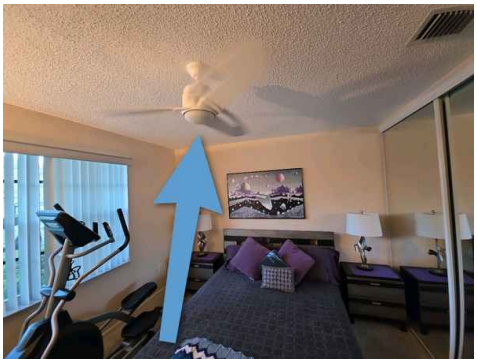
CEILING FAN LIGHT DID NOT TURN ON

BEDROOM 3 FRONT; BEDROOM 1

May need new bulb. Repair Recommended

Recommendation

Contact a qualified handyman.



8.5.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

HALLWAY BATHROOM

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

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

9: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
4 Pronged Connection

Dryer Vent
Metal (Flex)

Attic Structure: Type
Trusses






Attic Insulation: Insulation Type
Batt

Ventilation: Ventilation Type
Soffit Vents, Roof Vents

Exhaust Systems: Exhaust Fans
Fan Only

Limitations

Attic Structure

PESTS/WILDLIFE – ATTIC (OUT OF SCOPE).

Identification, activity level, and damage from pests/rodents/wildlife or droppings in the attic are not part of a standard home inspection. We do not disturb insulation or contents. Any notes are courtesy only—recommend evaluation/treatment by a licensed pest or wildlife contractor.

10: DOORS, WINDOWS & INTERIOR

Information

Windows: **Window Screens – Out of Scope.**

Window screens are not included in a standard home inspection. Their presence, condition, fit, and count were not evaluated; any notes provided are courtesy only.

Windows: **Windows – Personal Property Limitation**

Inspection was limited to readily accessible windows. We do not move furniture, stored items, or window coverings, so some sashes, locks, tracks, and sills were not visible/operable. A representative number of accessible windows were tested only. Obstructions may conceal defects.

Windows: **Window Type**

Single-hung, Glass block, Single Pane

Floors: **Floor Coverings**

Tile

Deficiencies

10.1.1 Doors

HANDLE WAS LOOSE

Maintenance Item

HALLWAY BATHROOM

Recommendation

Contact a qualified handyman.

10.2.1 Windows

WINDOW TENSION SPRINGS DAMAGED

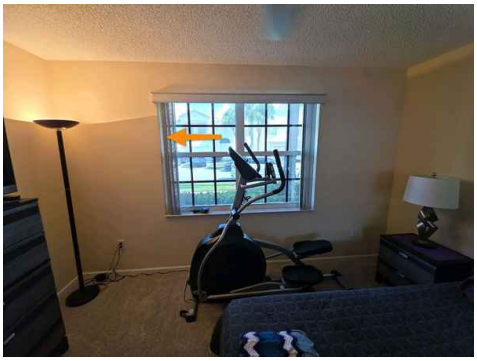
Recommendation

BEDROOM 3 FRONT

Safety Hazard. Repair or replace

Recommendation

Contact a qualified professional.




10.2.2 Windows

WINDOW INTERIOR SILL WAS LOOSE

Maintenance Item

FAMILY/LIVING ROOM

Repair or replace

Recommendation

Contact a qualified professional.

10.2.3 Windows

CAULKING WAS CRACKING/MISSING

Maintenance Item

MULTIPLE LOCATIONS

Suggest recaulking/resealing windows in various areas.

Recommendation

Contact a qualified handyman.



10.4.1 Walls

CAULKING CRACKING/MISSING

Maintenance Item

MASTER BATHROOM

Repair Recommended to prevent moisture intrusion

Recommendation

Contact a qualified handyman.

10.5.1 Ceilings

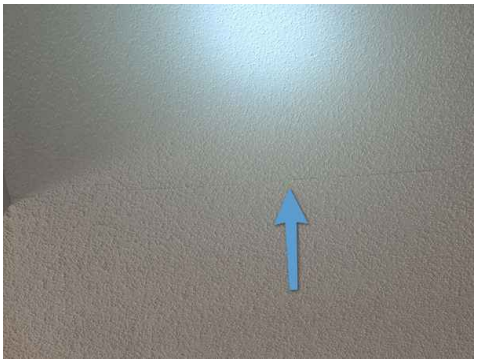
Maintenance Item

MINOR CRACKS VISIBLE

LIVING/DINING ROOM

Recommendation

Contact a qualified professional.



10.6.1 Countertops & Cabinets

Maintenance Item

POOR/MISSING CAULK

BATHROOMS

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

Here is a helpful DIY video on caulking gaps.

11: BUILT-IN APPLIANCES

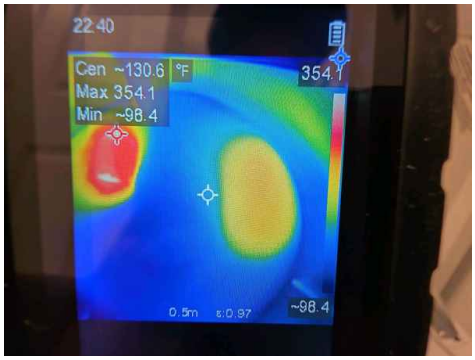
Information

Dishwasher: Brand
Samsung


Washer: Brand
Whirlpool



Dryer: Brand
Whirlpool

Built-in Microwave: Brand

Samsung

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate, Microwave

Range/Oven/Cooktop: Range/Oven Brand

Samsung

Range/Oven/Cooktop: Range/Oven Energy Source

Electric

Refrigerator: Brand

Samsung

Garbage Disposal: Brand

American Standard

12: GARAGE

Information

Garage photos

Personal belongings prevented full access and visibility at the time of the inspection. Hidden conditions may be present.

Floor: Concrete

Garage Door: Material
Metal, Insulated

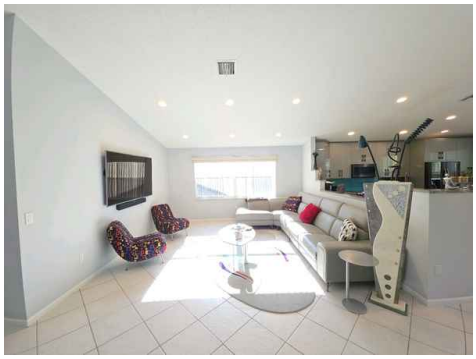
Garage Door Opener: Brand
LiftMaster

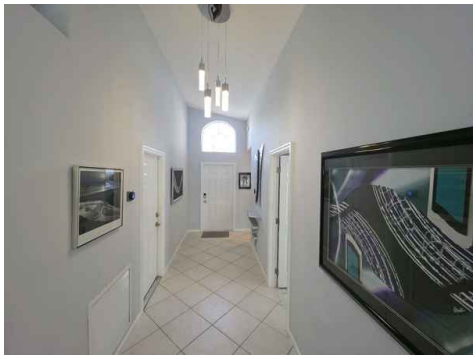
Attic Ladder: Attic Ladder

13: INTERIOR AREAS — PHOTO DOCUMENTATION

Information

Photos: Interior Photo Appendix







Limitations

Photos

OCCUPIED HOME – ACCESS LIMITS

Readily accessible areas only. We do not move belongings; blocked areas (e.g., closets/cabinets, under sinks, electrical panels, attic hatches, garages, utility rooms) were not inspected and may conceal defects. Ask seller to clear access or request a limited reinspection before closing (fee may apply). No warranty.

14: LIMITATIONS & EXCLUSIONS

Limitations

General

STANDARDS OF PRACTICE

Statement of Standards & Scope. Verity Property Inspections (“Inspector”) performs residential inspections in accordance with the InterNACHI Residential Standards of Practice and the Florida Home Inspector Standards of Practice (Florida Administrative Code 61-30). These standards govern the scope of services, methods of observation, and report content, including stated exclusions and limitations. The following section summarizes key provisions for client clarity and should be read together with the complete InterNACHI and Florida SOP documents. No warranty or guarantee is created or implied beyond those standards and our written agreement.

Scope & Method

- A home inspection is a visual, non-invasive examination of readily accessible areas, focused on material defects observed on the date of inspection; it is not a prediction of future conditions.
- Conducted using normal operating controls and a representative number of components (e.g., windows, receptacles) where applicable.

We Inspect (when readily accessible)

- Roof, exterior, site grading/drainage; structure (basement/crawlspace, foundation); attic/insulation/ventilation.
- HVAC (heating & cooling) via normal controls; plumbing (visible supply/DWV, water heater, main shut-offs identification when visible); electrical (service drop/mast/panel, a representative number of outlets/switches/lights).
- Interior (doors, a representative number of windows, floors/walls/ceilings, stairs/railings), fireplace/solid-fuel (if present), and household appliances per Florida SOP.

Not Required / Excluded (high-level)

- Code compliance, permits, engineering, warranties, life-expectancy predictions, or cost estimates.
- Systems not readily accessible, shut down, unsafe to access, or that do not respond to normal controls.
- Operation of shut-off/manual stop valves, electrical disconnects/over-current devices, or TPR lifting.
- Environmental/air quality testing (radon, mold, asbestos, lead, EMF), pest identification, or underground items.
- Florida SOP specifically excludes wells/water storage, water conditioning/softening, solar water heating, fire sprinklers, private waste (septic) from required plumbing inspection.

Access & Limitations

- Inspection is limited to what is visible at the time and readily accessible without moving personal property or dismantling components; concealed/latent defects may not be identifiable.

-

Florida SOP chapters list the systems covered: General (61-30.801), Structure (.802), Electrical (.803), HVAC (.804), Roof (.805), Plumbing (.806), Interior (.807), Exterior (.810), Site (.811), Fireplaces (.808), Appliances (.809).

STANDARDS OF PRACTICE

Inspection Details

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.

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

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 service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or

carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

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.