SILVA INSPECTION SERVICES LLC
813-825-5793
mikesilva411@gmail.com
https://www.silvainspectionservices.com/

RESIDENTIAL REPORT

1234 Main Street
WESLEY CHAPEL, FL 33543

Buyer Name
04/28/2025 9:00AM

Inspector
Michael Silva CPI
InterNachi Certified Home Inspector
813-825-5793
mikesilva411@gmail.com

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

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SUMMARY

2
MAINTENANCE ITEM

9
RECOMMENDATION

1: INSPECTION DETAILS

Information

In Attendance
Inspector, Appraiser

Occupancy
Furnished, Occupied

Style
Multi-level, Contemporary

Temperature (approximate)
96 Fahrenheit (F)

Type of Building
Condominium / Townhouse

Weather Conditions
Hot, Clear

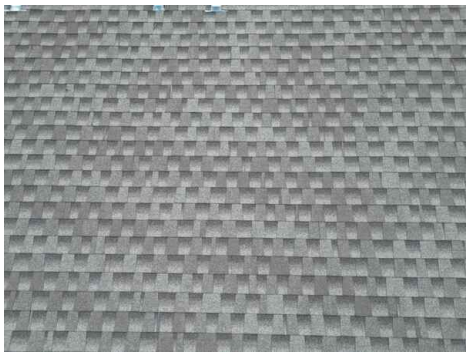
2: ROOF

Information

Inspection Method
Ground, Drone

Roof Type/Style
Combination, Gable

Coverings: Material
Architectural Shingle



Roof Drainage Systems: Gutter Material
None

Flashings: Material
Aluminum

Eaves, Soffits & Fascia: Material
Vinyl, Vented Soffit

Skylights, Chimneys & Other Roof Penetrations: None present

Roof Structure and Attic : Roof Decking Material
Plywood

Roof Views

Photos of Roof area





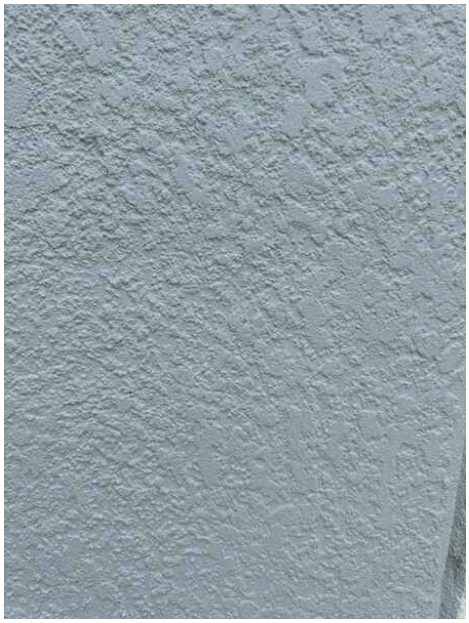
3: EXTERIOR

Information

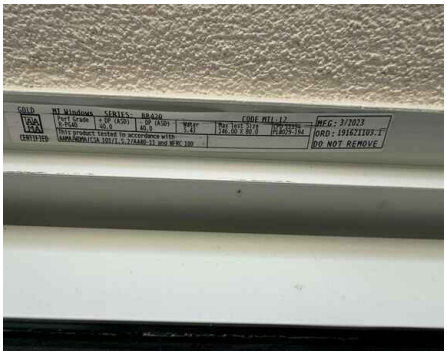
Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Stucco

Siding, Flashing & Trim: Siding Style
Painted/coated Stucco



Exterior Doors: Door Certification
ANSI/IMPACT Door Certification Present



Walkways, Patios & Driveways: Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Covered patio/screened, Covered Front Porch

Vegetation, Grading, Drainage & Retaining Walls: **Landscaping**
Established grass, Gravel bed

Exterior Doors: **Exterior Entry Door**
Fiberglass, Rear Glass Slider

Decks, Balconies, Porches & Steps: Material

Steel with screening, Stucco

Deficiencies

3.1.1 Siding, Flashing & Trim

Recommendation

PATCHING/PAINTING ISSUES

- Staining of sealant around front garage light.
- Gap and spacing in GFCI in rear exterior patio

Recommend paint touch ups around lights. Recommend patching and paint to repair GFCI block.

Recommendation

Contact a qualified professional.

3.3.1 Walkways, Patios & Driveways

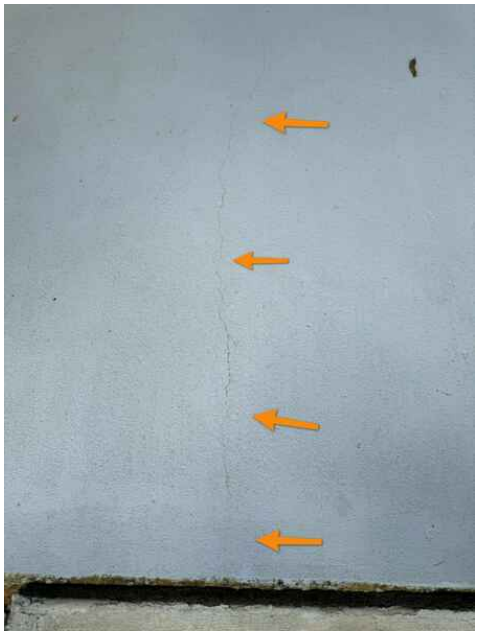
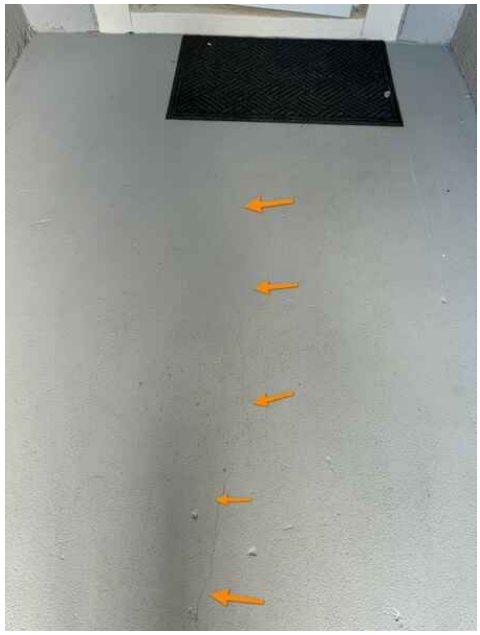
Recommendation

PATIO CRACKING - MINOR

Normal settling & cracking observed at the front porch painted area. Recommend monitor and/or patch/seal.

Recommendation

Recommend monitoring.

3.3.2 Walkways, Patios & Driveways

Recommendation

WALKWAY CRACKING - MINOR

Minor cosmetic patched crack observed at the sidewalk turn. Recommend monitor for breaking or chipping.

Recommendation

Recommend monitoring.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Foundation: Material
Slab on Grade

Crawlspaces: Crawlspace
N/A

Floor Structure: Floor Structure
Concrete

Floor Structure: Material
Concrete

Floor Structure: Sub-floor
Inaccessible, Plywood

Foundation: Visible foundation

Able to visualize foundation around exterior walls (outside of home)- no cracks or major settling visualized at the time of inspection.

Interior flooring is level and covered with tile or floor material. No displaces tile or humps/cracks/breaks visualized at the time of inspection

Limitations

Crawlspaces

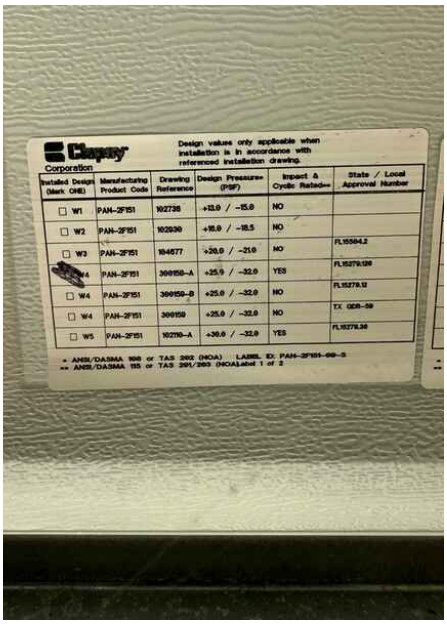
NO CRAWLSPACES OR BASEMENT

No crawlspace or basement

5: GARAGE

Information

General: Garage Door
IMPACT Certification Present



Garage Door: Garage opener
Mounted Push button

Garage Door: Type
Automatic

Floor: Floor and Finish
Concrete

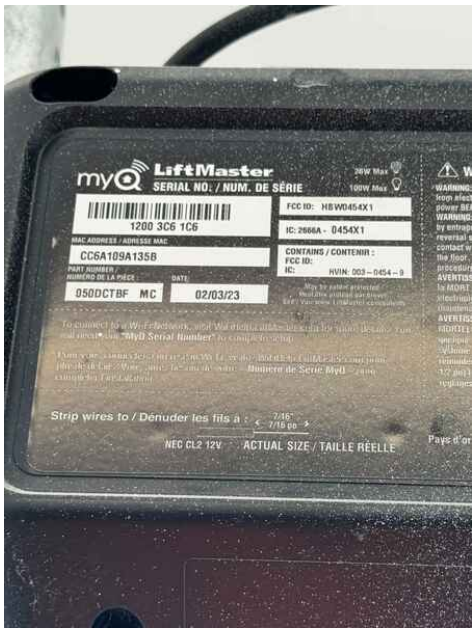
Walls & Firewalls: Garage interior
Combination Sheetrock/Cinder Block

General: Garage interior

Space present with Vehicle/storage/materials


Garage Door: Material

Aluminum

Deficiencies

5.2.1 Garage Door

Maintenance Item

AUTOMATIC CLOSING

Garage door on two occasions, while assessing the garage space, alarm set and closed on its own. No push button initiated. This may be a safety issue if the door closes without initiating. Recommend Professional Garage door contractor assess

Recommendation

Contact a qualified garage door contractor.

5.3.1 Floor

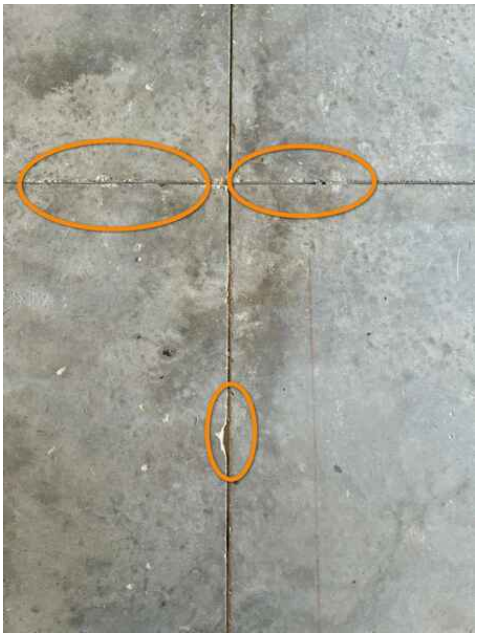
Recommendation

CHIPPING - MINOR

minor chipping noted at the expansion cuts on the concrete surface. Recommend monitoring for any further chipping OR consider sealing concrete with garage surface paint or epoxy.

Recommendation

Contact a qualified professional.



6: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Insulation Type
Blown, Fiberglass

Vapor Barrier (Crawlspace): Vapor Barriers
N/A

Ventilation: Exhaust Hood Type
Re-circulate

Ventilation: Dryer Vent
Metal

Exhaust Systems: Exhaust Fans (Bathrooms/Kitchen)
Fan Only, Fan with Light

Inspection Method
Ladder, Traverse Attic Space within limits

*Attic Inspection methods are limited to the traversable spaces (Spaces that are safely and physically able to be navigated through). Some attic spaces ***may not be traversable***, in which case the best viewable area is assessed from Ladder position or opening available.

Attic Insulation: R-value (Estimated)

30

(R-value estimated based on average depth of insulation **IF** attic space is present. ***"0" is the default value for no present attic space as there is no way to assess the R-Value***)

Ventilation: Ventilation Type

Near Ridge Vents

7: ELECTRICAL

Information

Inspection Method
Visual, Thermal Imaging

Service Entrance Conductors: Electrical Service Conductors
Below Ground, Multi-Unit Panel

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

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

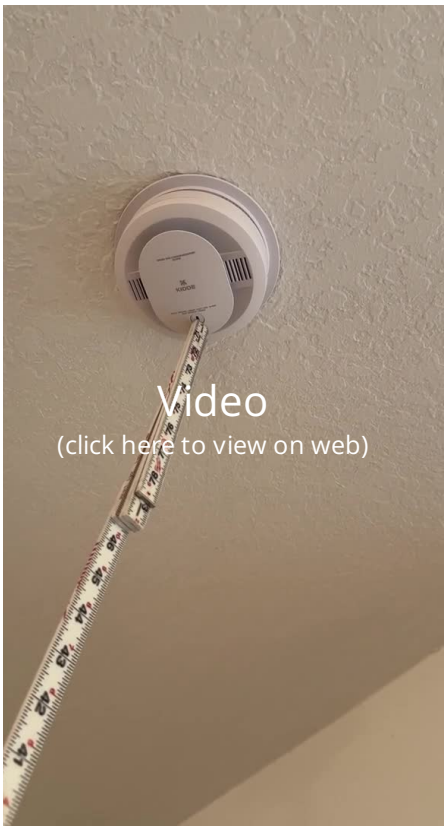
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Smoke/Carbon Monoxide Detectors: Tested

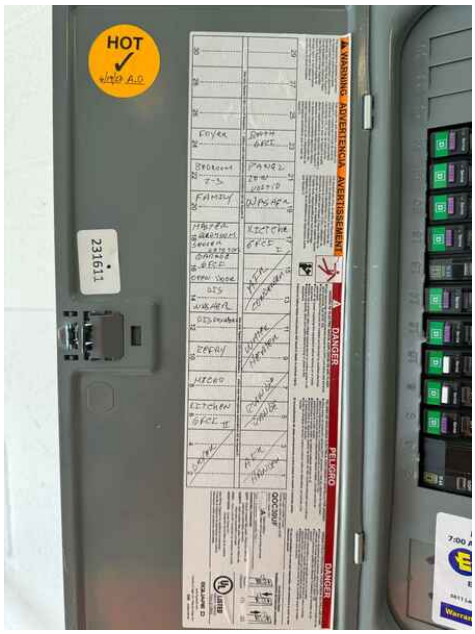


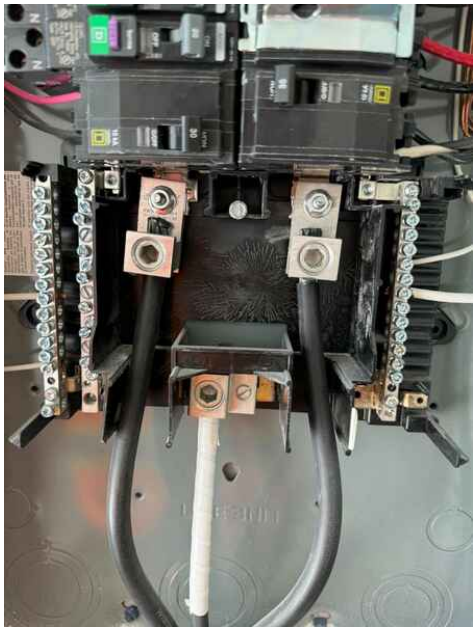
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

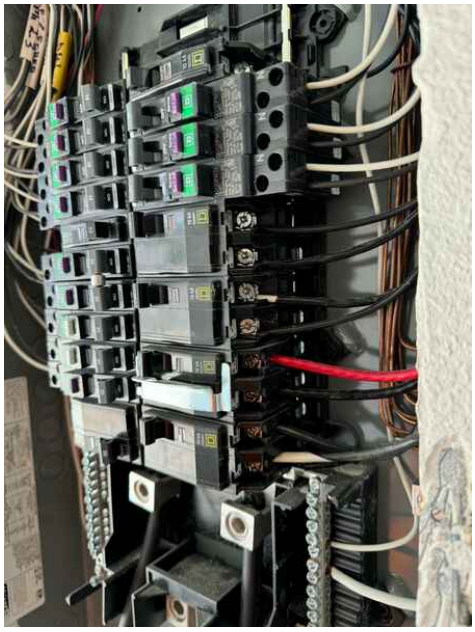
Square D

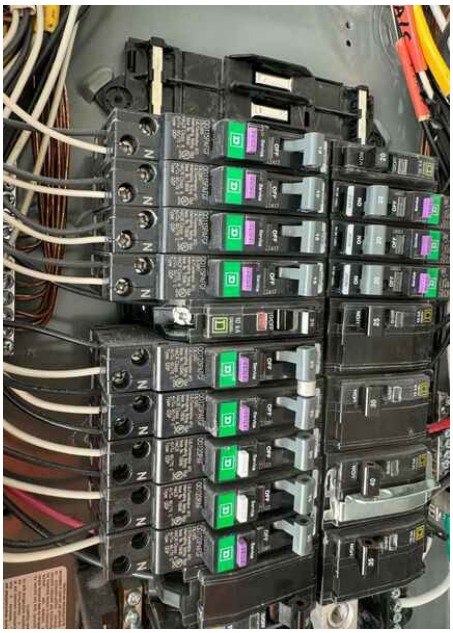
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Square D









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

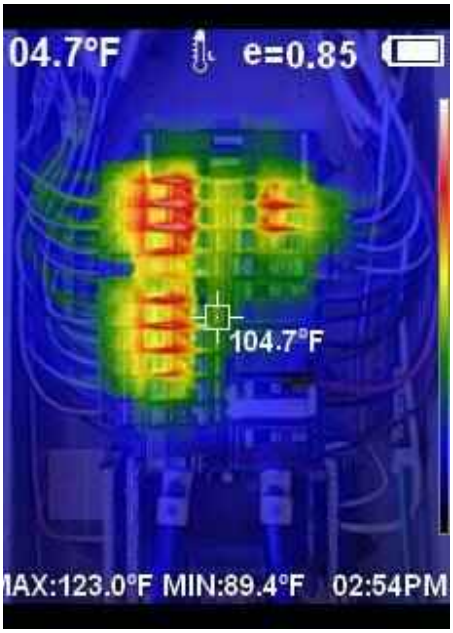
No HOT SPOT detected

The use of infrared imaging is to detect temperature differences that may indicate issues not seen with the naked eye.

Here are some reasons (not limited to) why we might detect excessive heat:

1. Loose or overtightened connections
2. Overloaded components (example, anything using more than 80% of a circuit breakers rating)
3. Uneven voltage distribution
4. Failing components (thermal imaging helps us locate these without isolating each component)

Note: GFCI/AFCI breakers will appear "warmer" than other breakers due to their internal components. "Hot Spots" are generally localized and out of what is considered "Normal"



Lighting Fixtures, Switches & Receptacles: Lighting fixtures

All switches and lighting fixtures/fans tested and function properly at the time of inspection, unless listed below. (Some limitations may include missing light bulbs)

GFCI & AFCI: GFCI tested

GFCI's tested in kitchen and bathrooms and exterior (if applicable). All tested and reset at time of inspection







Deficiencies

7.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

MISSING REMOTE

Primary bedroom Light/Fan remote control is not located at the time of inspection. This controls the light and fan when switch is on. Recommend inquiring with current occupant if it is located and replace if needed.

7.4.2 Lighting Fixtures, Switches & Receptacles

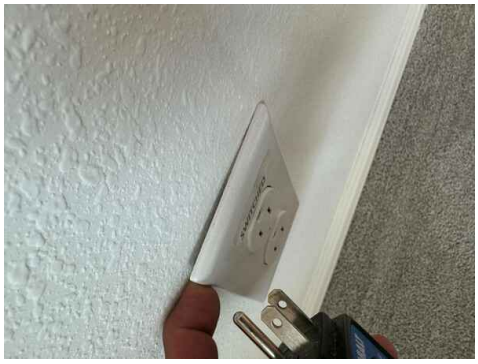
Recommendation

COVER PLATE LOOSE

Front two guest bedrooms "Switch" cover plate is loose. Recommend tightening or replacing if needed.

Recommendation

Contact a qualified professional.



8: COOLING

Information

Inspection Method
Visual, Infrared

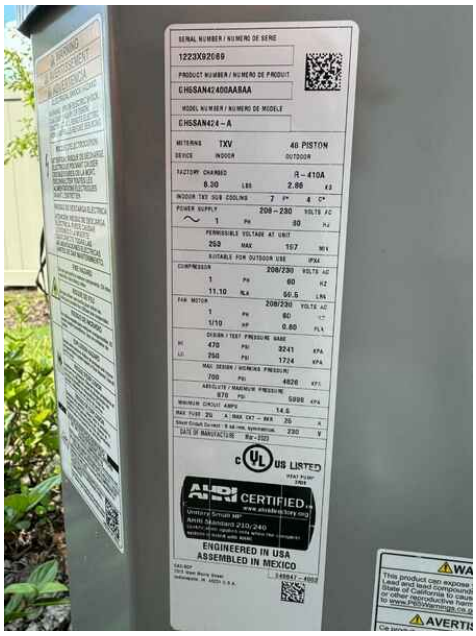
Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior North

Distribution System: Configuration
Central

Distribution System: Ductwork
Insulated

Cooling Equipment: Brand
Carrier

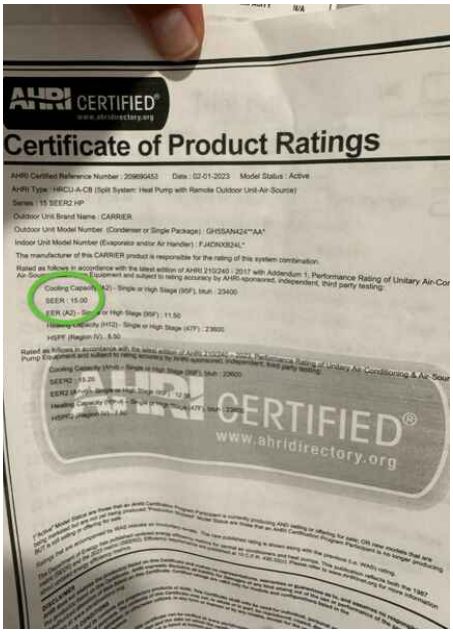


Cooling Equipment: SEER Rating

15 SEER

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

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



Normal Operating Controls: Laser Thermo testing

For laser thermography testing, thermostat control set to 68°F. System allowed to run for approx. 10 minutes. Various vents tested via laser thermograph to determine surface temperature of vent system. System returned to 81°F setting at completion of test.





Deficiencies

8.1.1 Cooling Equipment

Maintenance Item

FAILED TO PRODUCE COLD AIR

The air conditioner was functional but did not produce cold air in all vents upstairs. Set AC thermostat to 69 and ran through duration of the inspection. Most vents in upstairs registered above 69F or near which indicates that the air is not sufficiently cooling. Recommend licensed HVAC contractor evaluate.

Recommendation

Contact a qualified HVAC professional.


Honeywell Home
14:54
68
Cool
81
Fan Auto
Mode
Menu
Fan
ProSeries


64.7
64.7


68.2
68.1


71.9
70.8


67.8
67.1


71.9
71.6


66.4
66.2


66.9
66.9


65.3
65.3


65.1
64.2

9: HEATING

Information

Inspection Method
Visual

Equipment: Energy Source
Electric

Equipment: Heat Type
Forced Air

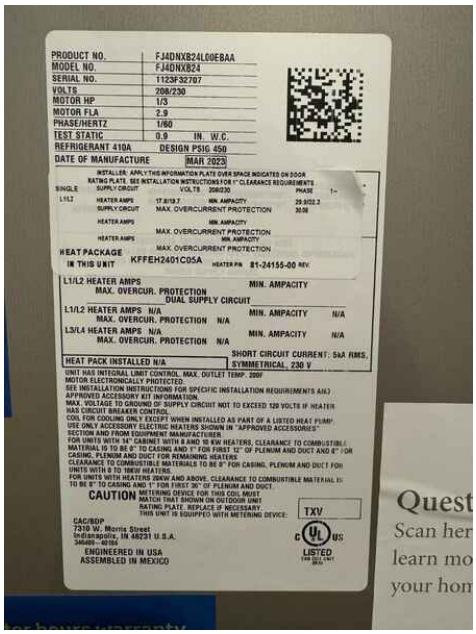
Distribution Systems: Ductwork
Insulated

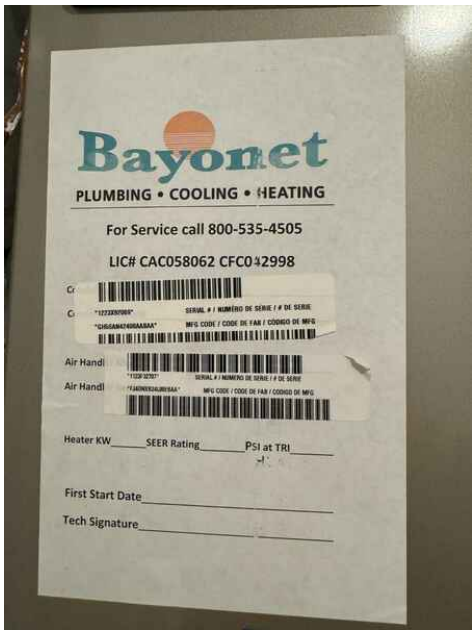
AFUE Rating
100

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment: Brand

Carrier





Normal Operating Controls: Thermostat control

Digital thermostat does allow system to turn on and off. Did not run unit for extended time to prevent damage due to high ambient temp.

10: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
South, Exterior

Drain, Waste, & Vent Systems: Drain Size
4" Clean out

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
PVC

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

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

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

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
No gas

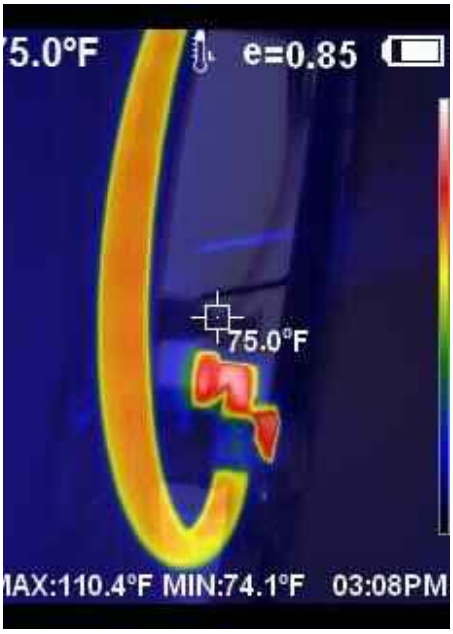
Sump Pump: Location
No sump pump

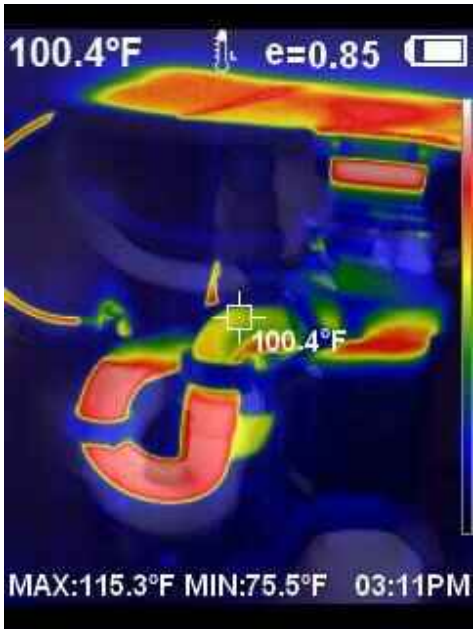
Water Supply, Distribution Systems & Fixtures: Thermal Imaging

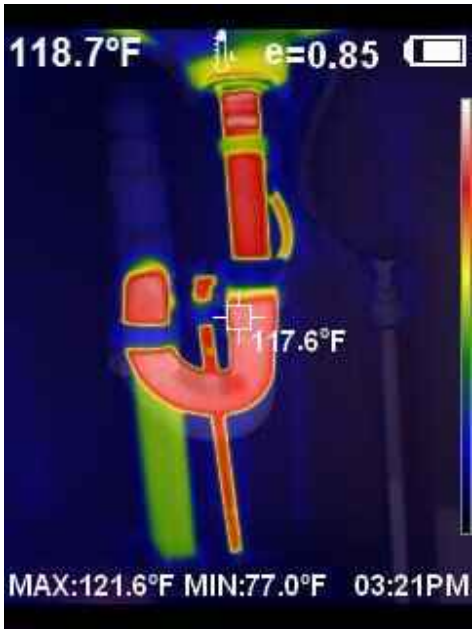
No leaks detected at the time of inspection

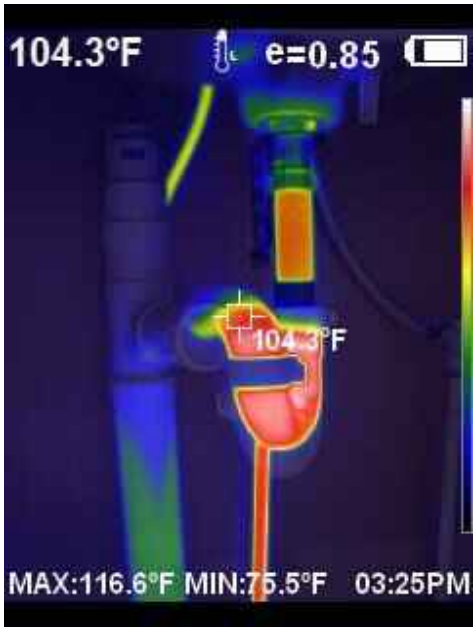
Thermography images to detect potential leaks. These leaks may be visible with the naked eye, tactile (wet to touch) or evidence of moisture via thermography (cold spots, noticeable temperature areas). In some cases, a moisture meter may be applied to area.

If moisture or leaks detected, recommendations below:









Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallon

Hot Water Systems, Controls, Flues & Vents: Manufacturer

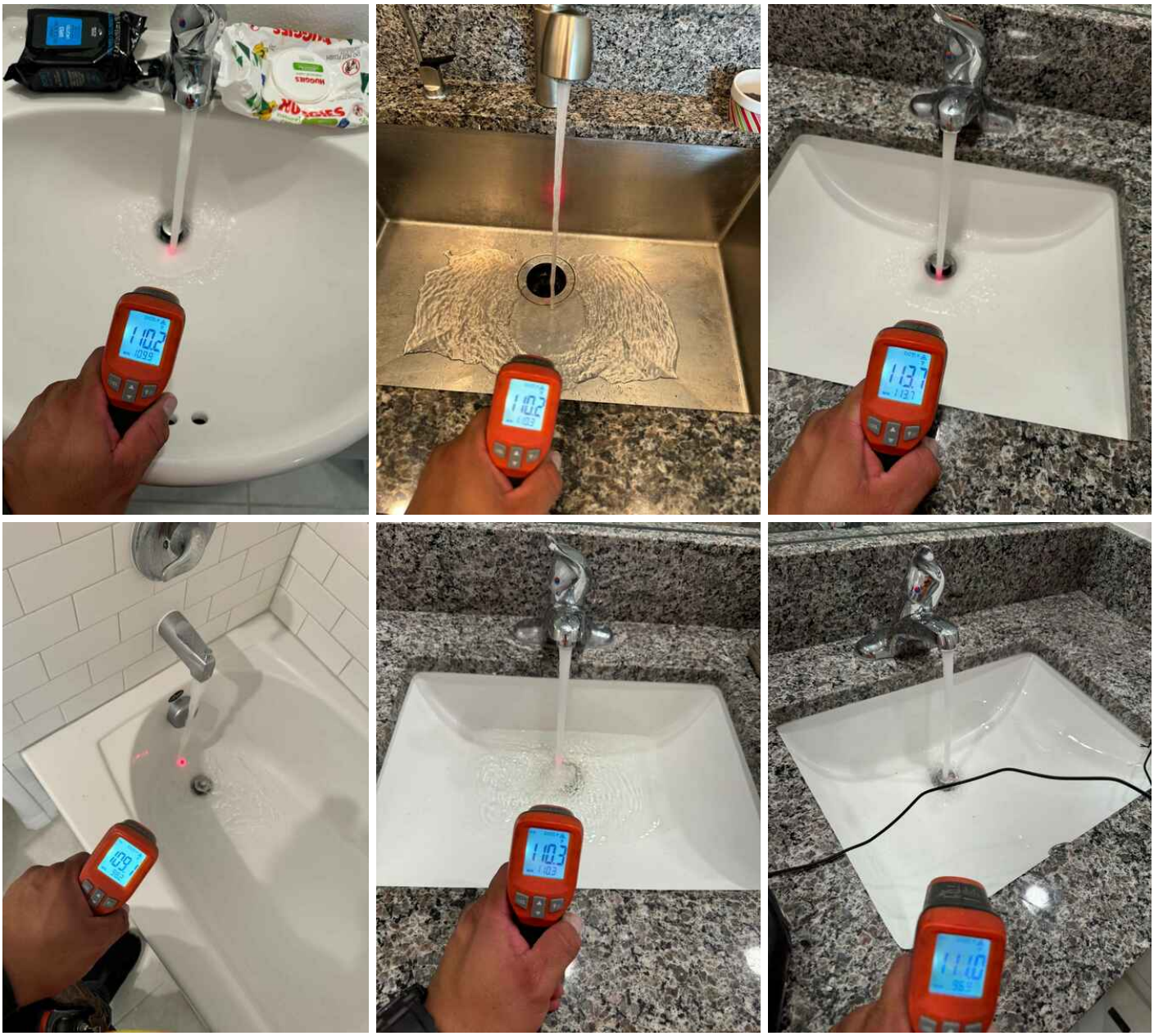
State

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.

Hot Water Systems, Controls, Flues & Vents: Laser Thermography

Laser thermography testing for faucets to determine the surface temperature of the hot water at each faucet. Depending on the setting of the Hot water tank, these may vary. *Some brand new systems that have not been flushed or tested may take time to come to temperature (always check MFG materials for instructions and normal operating procedures).*



Deficiencies

10.2.1 Drain, Waste, & Vent Systems

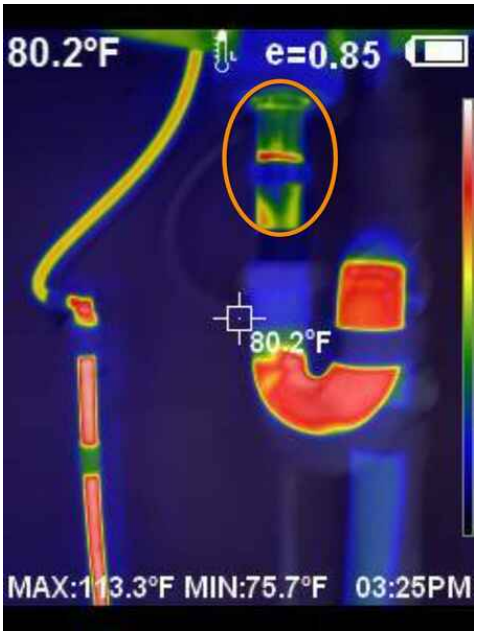
Recommendation

SINK - POOR DRAINAGE

Left primary vanity Sink had slow/poor drainage. Noted some potential clogs in the Thermal imaging as well. Recommend drain cleaning or clearing.

Recommendation

Recommended DIY Project



10.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

TOILET STAINING

All toilets show signs of heavy staining. Recommend professional cleaning of these commodes.

Recommendation

Contact a qualified cleaning service.

11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Single-hung

Windows: Window Certification
AAMA/ANSI Certification Sticker

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Steps, Stairways & Railings: Steps and Guardrails
Present

Countertops & Cabinets:
Cabinetry
Wood

Countertops & Cabinets:
Countertop Material
Quartz

Doors: All doors function

All doors exterior and interior function within normal conditions at the time of inspection unless otherwise stated below or in "Exterior" section of report referring to exterior doors.

Floors: Floor Coverings
Carpet, Tile

12: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
GE

Range/Oven/Cooktop: Range/Oven Brand
GE

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Built-in Microwave: Built-In Microwave
Present

Built-in Microwave: Brand
GE

Built-in Microwave: Exhaust Type
Re-circulate

Washer/Dryer : Washer/Dryer
Washer Present

Washer/Dryer : Brand
GE

Washer/Dryer : Dryer Power Source
220 Electric

Refrigerator: Brand
GE

Range/Oven/Cooktop: Operable

Range knobs are operable and all elements function at the time of inspection. All knobs turned to "HI" position for testing and returned to "OFF" position at conclusion of testing.

Deficiencies

12.1.1 Dishwasher

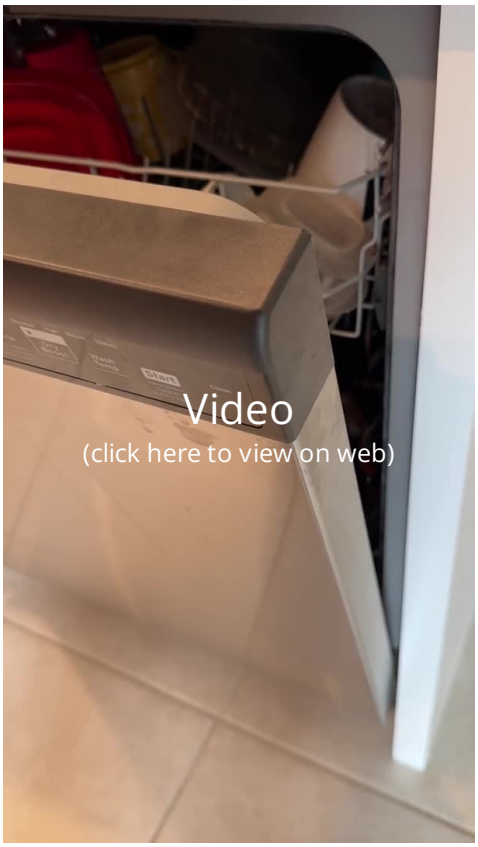
Recommendation

DOOR STICKS/RUBS

Dishwasher door hits cabinet when closing. Recommend adjusting the placement to allow door to close without hitting.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

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.

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.

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.

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.

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.

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.

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.

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.