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RESIDENTIAL REPORT

1234 Main Street
WESLEY CHAPEL, FL 33543

Buyer Name
04/23/2025 9:00AM

Inspector
Michael Silva CPI
InterNachi Certified Home Inspector
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Agent
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agent@spectora.com

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1: INSPECTION DETAILS

Information

In Attendance
Inspector

Occupancy
Vacant

Style
Contemporary

Temperature (approximate)
77 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

Limitations

General

HOME ACCESS

- Home lock access is provided by seller (OpenDoor) virtually to installed locking mechanism
- Rear glass slider is unlocked and opens at the time of inspection as well

2: ROOF

Information

Inspection Method
Ground, Drone

Roof Type/Style
Hip

Coverings: Material
Architectural Shingle

Roof Drainage Systems: Gutter Material
None

Flashings: Material
Aluminum

Eaves, Soffits & Fascia: Material
Vented Soffit

Skylights, Chimneys & Other Roof Penetrations: None present

Roof Structure and Attic : Roof Decking Material

OSB

Roof Views
Photos of Roof area

Deficiencies

2.4.1 Eaves, Soffits & Fascia

Recommendation

BENT SOFFIT

Left side of the structure (garage side), there is a section of vented soffit that is bent and out of place. Recommend replacing as needed

Recommendation

Contact a qualified professional.

3: EXTERIOR

Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Stucco

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

Exterior Doors: Door Certification
None Present

Decks, Balconies, Porches & Steps: Appurtenance
Covered Front Porch

Decks, Balconies, Porches & Steps: Material
Stucco

Vegetation, Grading, Drainage & Retaining Walls: **Landscaping**
Mulch Bed, Trees Planted, Established grass, Sprinkler system

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



Walkways, Patios & Driveways: **Driveway Material**
Concrete


Deficiencies

3.2.1 Exterior Doors
EXTERIOR DOORS

Recommendation

- Front entry Door trim has cracking at joints on both right and left sides
- Front entry Door has holes that penetrate throguh the door. This may be due to the removal of a previous handle set and replacement with automated lock
- Front entry door is missing strike plate
- Rear exterior door from garage has missing strike plate and sticks while opening.
- Rear Glass slider (unlocked prior to inspection) left hand side (from interior) latching mechanism is loose

Recommend paint/patch repair as needed on trim

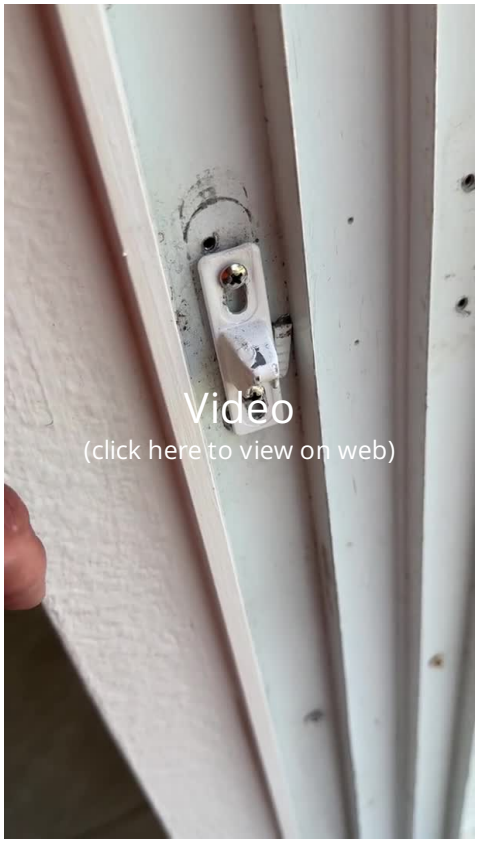
Recommend replacing door handle or mending hole in front entry as well as adding strike plate

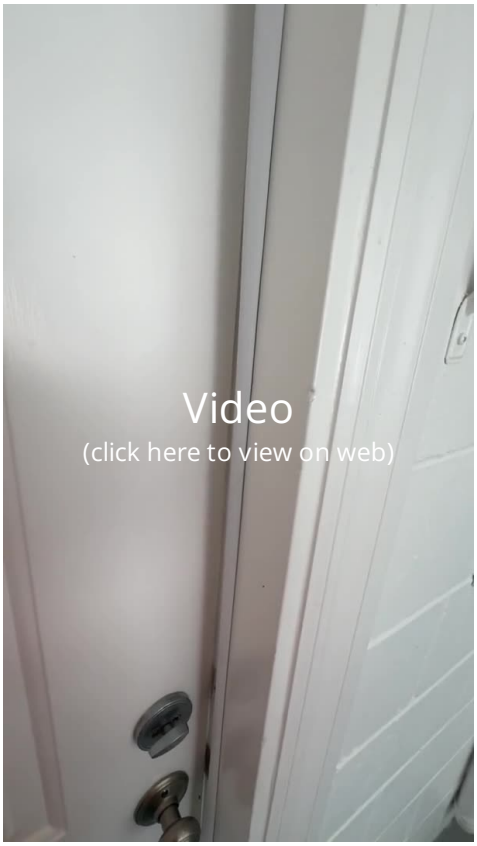
Recommend adjusting rear garage door and adding proper strike plate

Recommend adjusting rear glass slider mechanism

Recommendation

Contact a qualified professional.





3.5.1 Vegetation, Grading, Drainage & Retaining Walls

SPRINKLER SYSTEM NOT FUNCTIONING

Recommendation

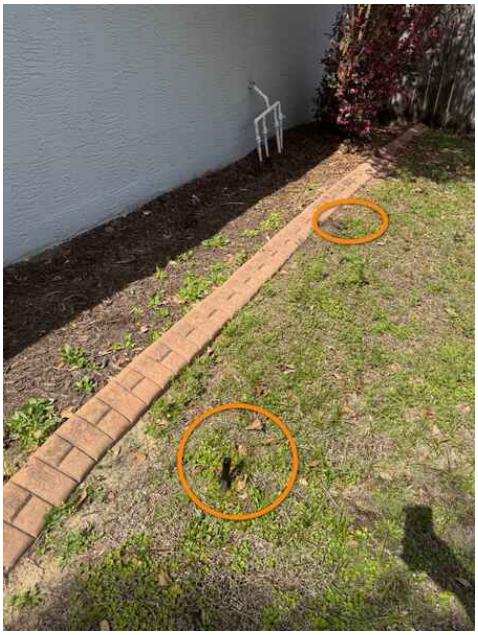
Sprinkler system is a manual operated system attached to the right side exterior spigot.

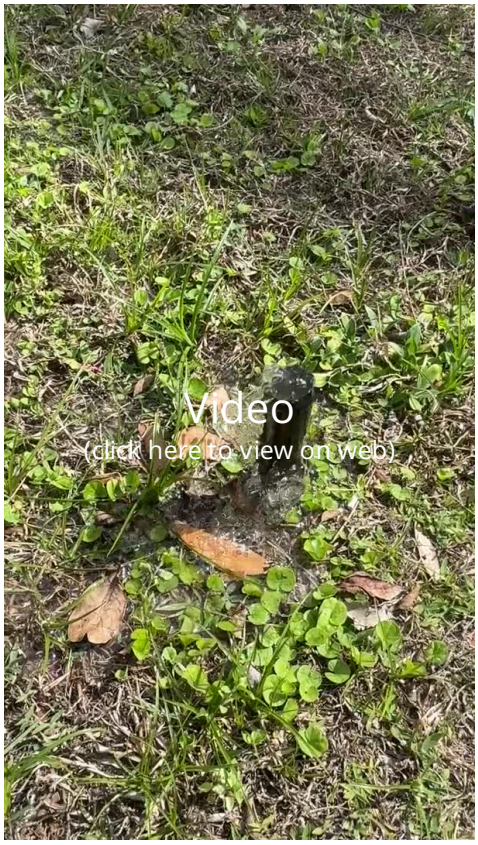
This piping is leaking and as valves are turned on, only 1 sprinkler head operates.

Recommend repair by irrigation specialist.

Recommendation

Contact a qualified lawn care professional.





3.5.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

WOODEN FENCE

Wood gate to the backyard is not installed properly. This fence drags when attempting to open as well as not aligned to close properly. Recommend qualified person assess and adjust as needed.

Recommendation

Contact a qualified professional.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Attic Access

Foundation: Material
Slab on Grade

Crawlspaces: Crawlspace
N/A

Floor Structure: Floor Structure
Concrete

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

Floor Structure: Material
Concrete

Some areas may not be accessible to assess (multi-level structure) at this phase of construction. General building practices, unless otherwise stated, typically utilize engineered floor joist, 2x6 floor joist, or similar subflooring materials.

Floor Structure: Sub-floor
Concrete

Some areas may not be accessible to assess (multi-level structure) at this phase of construction. General building practices, unless otherwise stated, typically utilize OSB, Plywood, or similar subflooring materials.

5: GARAGE

Information

General: Garage interior
Space present with NO vehicles/storage/materials

General: Garage Door Impact Certification
IMPACT Certification Present

Garage Door: Garage opener
Mounted Push button

Garage Door: Material
Aluminum

Garage Door: Type
Automatic

Walls & Firewalls: Garage interior
Combination Sheetrock/Cinder Block

Floor: Floor and Finish
Concrete (finished/sealed/painted)

Some minor surface cracks noted

Deficiencies

5.2.1 Garage Door

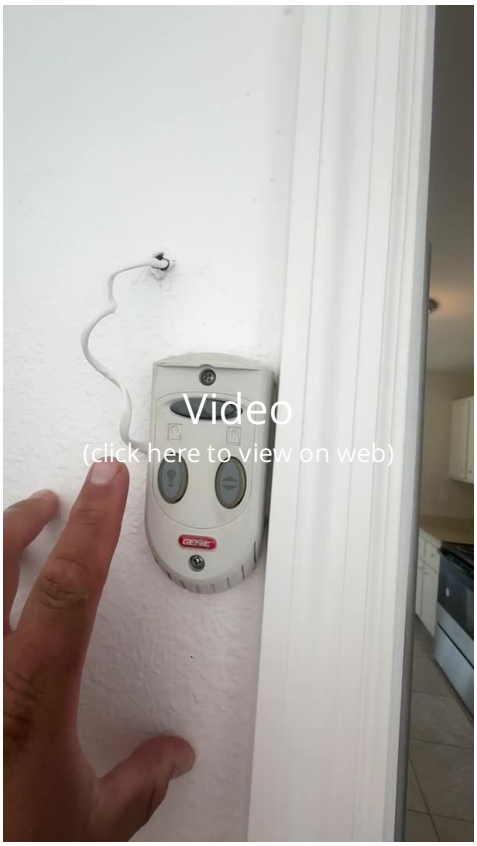
Maintenance Item

LIFT MOTOR DOES NOT FUNCTION

Garage door lift motor does not function at the time of inspection. When wall mount pressed, a loud knocking sound is heard and door does not lift or closed. Door manually lifts in place and does not appear to be locked prior to inspection
Recommend Garage Door specialist assess and repair as needed.

Recommendation

Contact a qualified garage door contractor.



5.4.1 Walls & Firewalls

Recommendation

CEILING

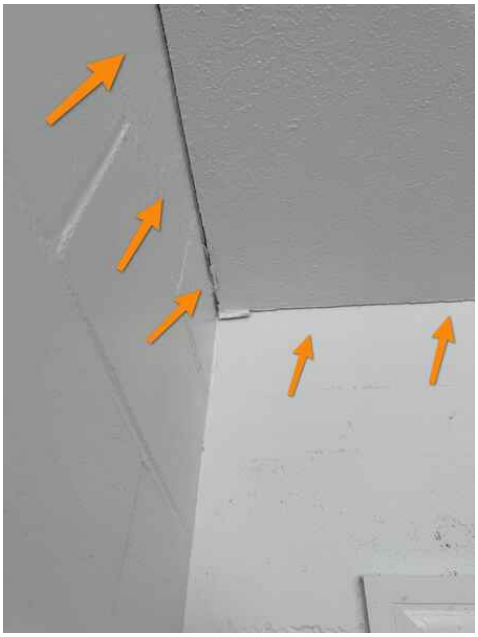
Garage drywall ceiling have areas of cracking and seam tape cracking. Recommend patching/paint repairs as needed

Recommendation

Contact a qualified professional.


SON - 0810 - 6-11 -
ON - 0810 - 6-11 -


-P/181B-FX
/181B-FX



6: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Insulation Type
Fiberglass, Loose-fill

Vapor Barrier (Crawlspace): Vapor Barriers
N/A

Ventilation: Exhaust Hood Type
Re-circulate

Ventilation: Ventilation Type
Ridge Vents

Exhaust Systems: Exhaust Fans (Bathrooms/Kitchen)
Fan Only

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: Dryer Vent
Metal, Rigid PVC


Deficiencies

6.3.1 Ventilation

Recommendation

VENT COVER

Guest bathroom vent cover is not in place. This appears to be a spring or snap in cover. Recommend adjusting to install.

Recommendation

Contact a qualified professional.

6.4.1 Exhaust Systems

Maintenance Item

BATHROOM VENTS INTO ATTIC

Primary Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified professional.

7: ELECTRICAL

Information

Inspection Method
Visual, Outlet Tester/GFCI Tester, Thermal Imaging

Service Entrance Conductors: Electrical Service Conductors
Overhead

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

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(s)
None

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
N/A

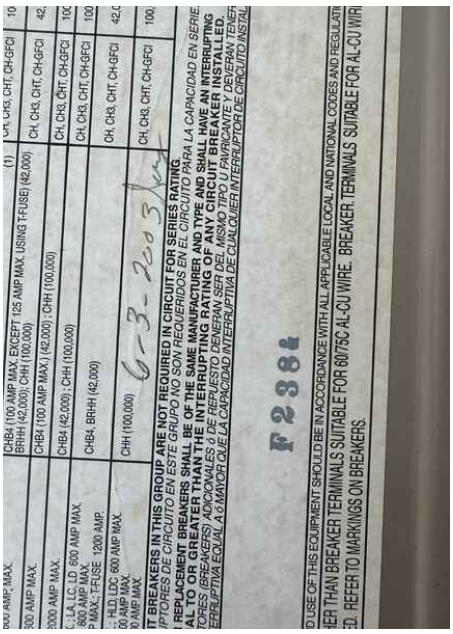
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

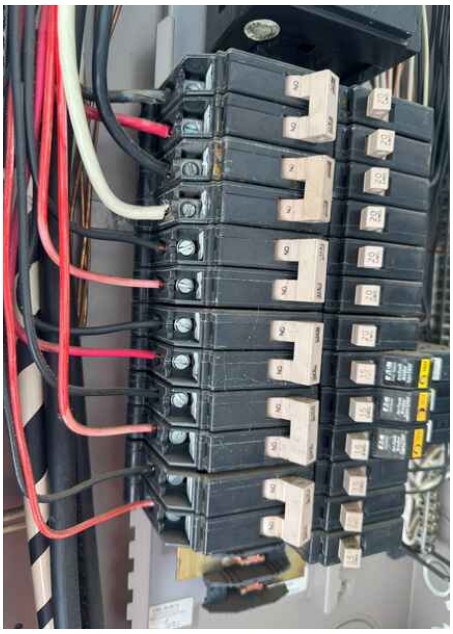
Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

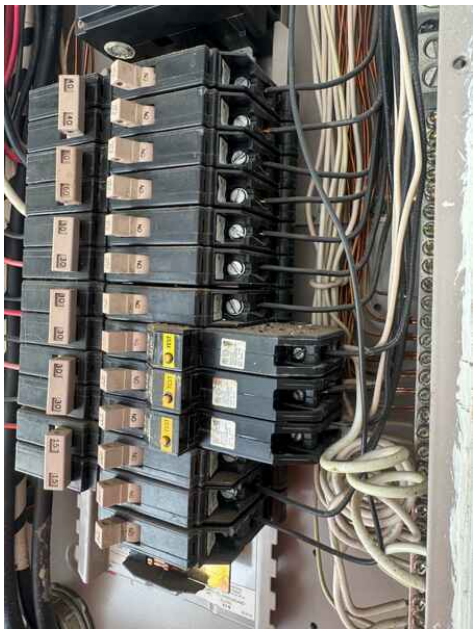
Smoke/Carbon Monoxide Detectors: Tested

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

Cutler Hammer







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, laundry, bathrooms and exterior (if applicable). All tested and reset at time of inspection




Deficiencies

7.3.1 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

WIRE NOT TERMINATED

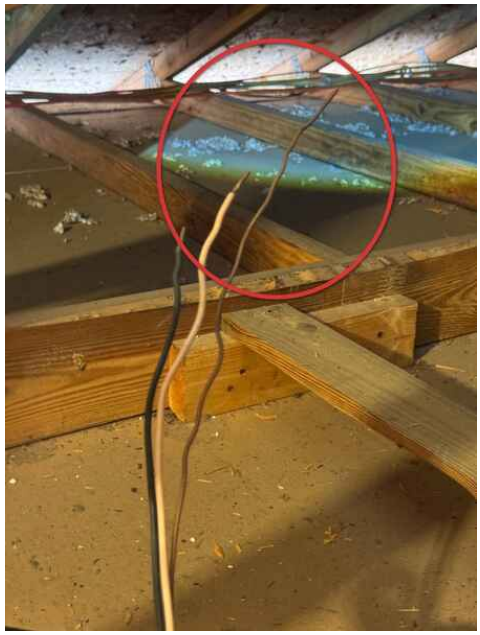
There is a wire in the attic space that appears to originate from the panel (traverses to the panel top across garage space) that is not terminated and exposed. It is undetermined if this wire is live with inspector equipment. The opposite end is also near the attic access and undetermined if this jumps from a live box interior area.

Recommend Licensed electrical professional assess and remove/terminate as needed.

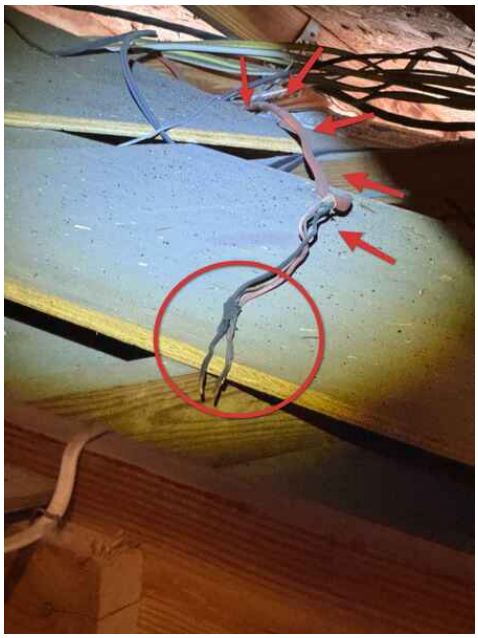
Recommendation

Contact a qualified electrical contractor.





similar wire sheath in panel box. Undetermined if this is the same wire at the time of inspection.

Appears to originate from Panel area

7.3.2 Branch Wiring Circuits, Breakers & Fuses

Maintenance Item

EXTERIOR WIRE EXPOSED

Rear patio light panel appears to be broken off and open and exposed. The wire is noted to be out of the broken fixture.

Recommend Licensed Electrical professional assess and repair as needed.

Recommendation

Contact a qualified electrical contractor.

7.5.1 GFCI & AFCI

Maintenance Item

GFCI DOES NOT TEST/RESET

GFCI located in garage for the washing machine does not test/reset with either inspector tester or at push button (if applicable). Recommend Licensed Electrician assess and repair/replace.

Recommendation

Contact a qualified electrical contractor.

8: COOLING AND HEATING

Information

Inspection Method
Visual, Infrared

Equipment: Energy Source/Type
Electric

Equipment: Location
Exterior North, Garage

Distribution System: Configuration
Central

Equipment: Brand
Rheem

Equipment: **SEER Rating**

undetermined 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 67°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 75°F setting at completion of test.

begin testing


52.8
55.3


51.9
52.1


58.2
58.4


56.4
64.2


57.1
68.1


Honeywell
67°
75
Fan
Auto
System
Cool

end testing

Distribution System: Ductwork

Insulated

9: PLUMBING

Information

Filters
None

Water Source
Well

Main Water Shut-off Device: Location
North, Exterior, Well

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: Capacity
50 gallon

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

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

Main Water Shut-off Device: Pressure Testing
Pressure testing conducted on exterior spigots if available

Drain, Waste, & Vent Systems: Septic Tank

General area of septic tank located. Probe detected plastic top or covers of the tank only.

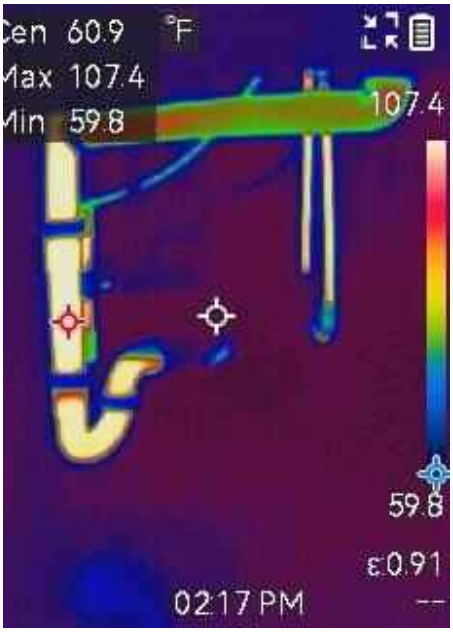
from cleanout

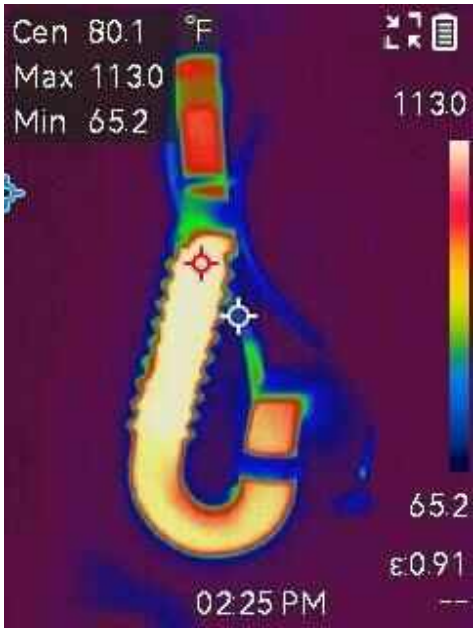
Water Supply, Distribution Systems & Fixtures: Thermal Imaging

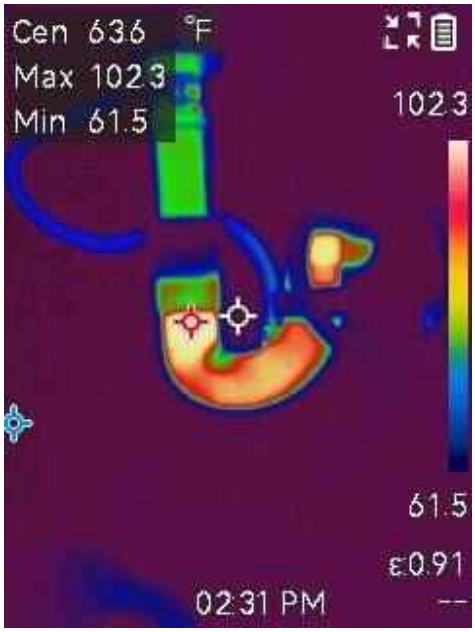
No leaks detected at the time of inspection

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: 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.

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).*




Fuel Storage & Distribution Systems: Leak Detection

N/A

If applicable, Soap leak detection is conducted on the exterior meter, service drop, customer loop, and exterior fixtures.

Deficiencies

9.1.1 Main Water Shut-off Device

Recommendation

EXTERIOR SPIGOTS

Exterior spigots in rear and front (garage side) leak at the handle when opened. Recommend adjusting the knob or consult plumber as needed.

Recommendation

Contact a qualified professional.

9.3.1 Water Supply, Distribution Systems & Fixtures

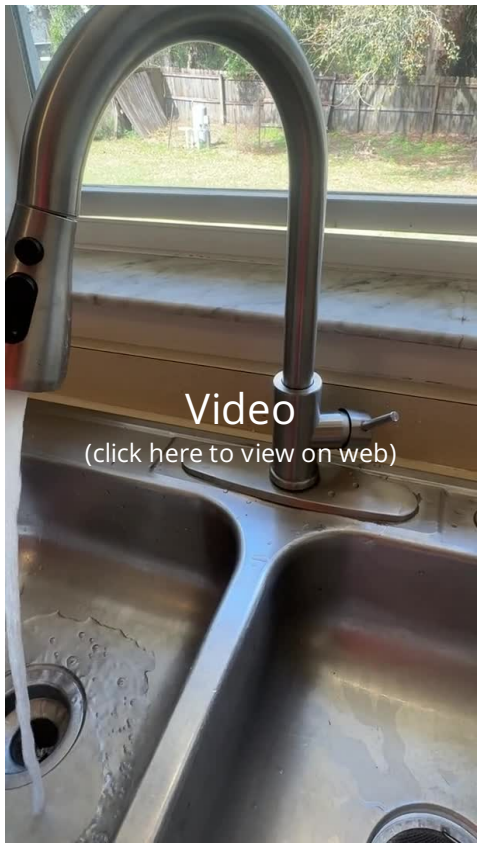
Recommendation

KITCHEN FAUCET

Kitchen faucet is loose. Recommend tightening or adjusting the fixture as needed.

Recommendation

Contact a qualified professional.



9.3.2 Water Supply, Distribution Systems & Fixtures

Maintenance Item

FLEX DRAIN

Primary sink drain appears to be a 1-1/4" strainer pipe to Flex drain. This is not properly installed as the strainer pipe is not secured and simply sitting in the pipe.

Furthermore, flex pipe is against code most jurisdiction for interior installation as these typically clog and can be displaced and shaped as materials are stored in the vanity.

Recommend installing proper PVP p-trap for drainage.

Recommendation

Contact a qualified plumbing contractor.



10: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Type
Single-hung

Windows: Window Certification
AAMA/ANSI Certification Sticker

Floors: Floor Coverings
Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Steps, Stairways & Railings: Steps and Guardrails
Not Present

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Composite, Laminate

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.

Windows: Window Manufacturer
Seasonsheild

Deficiencies

10.2.1 Doors

INTERIOR DOORS

Recommendation

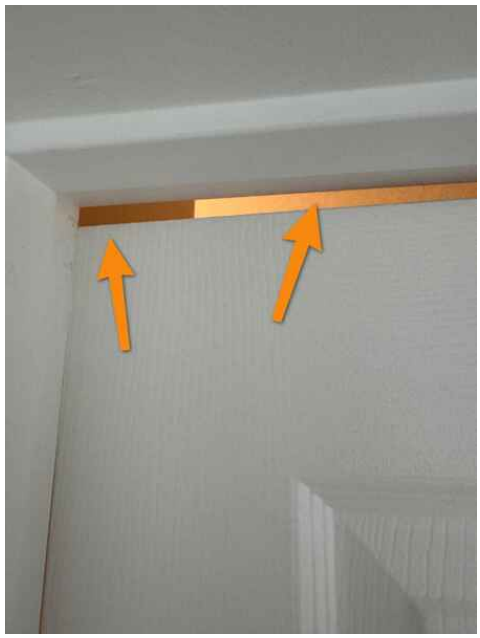
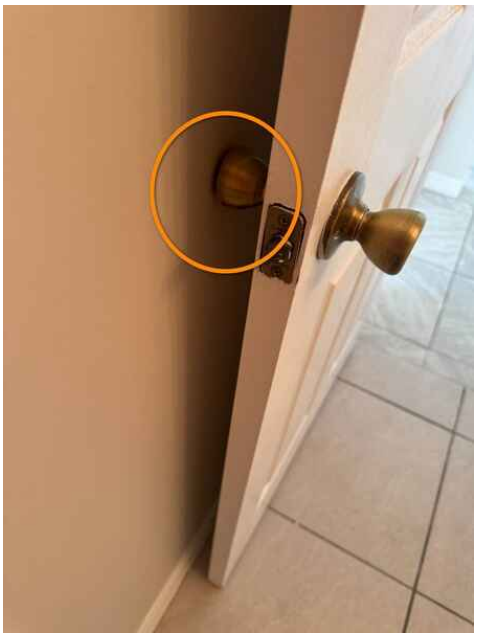
- Primary bedroom door is missing a henge in the middle
- Guest bathroom door sticks when open/closing and has a gap at the top
- Guest bathroom door does not have a doorstop and knob hits wall when opened

Recommend adjusting doors to close properly and install proper henge on Primary entry door. Install doorstop to prevent wall damage

Recommendation

Contact a qualified professional.



10.2.2 Doors

Recommendation

SHOWER DOOR

Primary shower door is loose and does not close properly. Recommend adjusting to fix.

Recommendation

Contact a qualified professional.

10.3.1 Windows

Recommendation

WINDOWS

- Kitchen window is stuck in position with open gap to exterior
- Front guest bedroom window has heavy condensation in the upper pane. This may indicate improper seal
- Front Double window for living room has seal that appears to be not in place. This can cause condensation to the window over time
- Rear bedroom window has a cracked PVC trim seal and also does not open/close
- All exterior windows are missing screens

Recommend Window specialist assess and repair as needed. Replace screens as well

Recommendation

Contact a qualified window repair/installation contractor.






Milwaukee
48-22-3801



10.4.1 Floors

Recommendation

GAPS AND SPACING

Primary bathroom floor tile under the vanity is lower by approx. 1/4" with some gaps visible. This may be due to improper installation.

Recommend proper repair and installation

Recommendation

Contact a qualified professional.




10.8.1 Countertops & Cabinets

Recommendation

CABINET DOOR DOES NOT CLOSE

Kitchen upper cabinet door (right hand side of sink) does not close or stay shut. Recommend adjusting door to close properly.

Recommendation

Contact a qualified professional.

11: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Frigidaire

Range/Oven/Cooktop: Range/Oven Brand
Amana

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

Built-in Microwave: Built-In Microwave
Present

Built-in Microwave: Brand
Samsung

Built-in Microwave: Exhaust Type
Re-circulate

Washer/Dryer : Washer/Dryer
Not Installed at the time of Inspection

Washer/Dryer : Brand
N/A

Washer/Dryer : Dryer Power Source

220 Electric

Refrigerator: Brand

Samsung

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.

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 and Heating

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.

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.