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WILLIAMS INSPECTION SERVICES RESIDENTIAL REPORT

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Yellow Spring, WV 26865

Walter Winkles
MARCH 27, 2023

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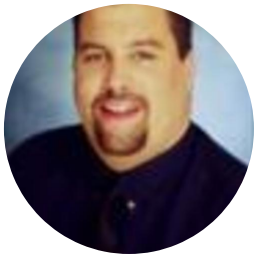

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SUMMARY

1: COVER LETTER AND THANK YOU!

		IN	NI	NP	O

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Thank you for choosing Williams Inspection Services, LLC to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the American Society of Home Inspectors. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice (http://www.homeinspector.org/docs/standards.pdf) so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Again, thanks so much for choosing Williams Inspection Services, LLC for your home inspection needs.

Sincerely,

Matthew Williams

on behalf of

Williams Inspection Services, LLC

2: INSPECTION DETAILS

Information

In Attendance
Client's Agent

Occupancy
Vacant

Style
Colonial

Temperature (approximate)
50 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear, Recent Rain

Important Information

The Report contains a Grouping of Major Concerns (RED), Moderate Concerns (ORANGE), and Maintenance Concerns (BLUE) noted that, in the inspectors professional opinion, need further evaluation, repair, or attention. The colors and classifications are done for illustrative purposes and convenience. All issues should be considered and evaluated equally.

CONCERN CATEGORIES:

MAINTENANCE CONCERN
Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

MODERATE CONCERN
Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

MAJOR CONCERN
A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often imminent or may be very difficult or expensive to remedy or pose a safety hazard.

Directional

For directional purposes, the wording in this report is as if you are facing the front door of the structure.

Limitations

General

OLDER HOMES

Due to the age of the home, systems, components and construction practices may not be up to modern standards and adjustments to everyday living may be needed. Things including but not limited to, location and number of electrical outlets and switches, presence of or amount of insulation, type of heating source, safety of stairways, functionality of doors and windows, etc. Additionally, older homes require regular upkeep and maintenance and structural settling of some sort has likely occurred since construction. It is likely over the years that some areas of the home were added on to and/or were upgraded and different individuals may have worked at the structure. It is recommended that information on permits for all past work be obtained and reviewed.

General

OUTBUILDINGS

Any outbuildings, Additional structures, detached garages, detached carports and sheds were not inspected.

3: STRUCTURAL COMPONENTS

		IN	NI	NP	O
3.1	Foundation, Basement & Crawlspaces	X			X
3.2	Floor Structure	X			X
3.3	Wall Structure	X			
3.4	Ceiling Structure	X			
3.5	Roof Structure & Attic	X			X

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Information

Inspection Method
Entered Attic, Visual, Entered Crawlspace

Foundation, Basement & Crawlspaces: Material
Masonry Block, Poured Concrete, Stone

Floor Structure: Basement/Cellar/Crawlspace/Slab Floor
Dirt/Gravel

Floor Structure: Material
Wooden Joists

Floor Structure: Sub-floor
Plank, Inaccessible

Wall Structure: Material
Wood

Ceiling Structure: Material
Wood

Roof Structure & Attic: Material
Wood, Plank

Roof Structure & Attic: Type
Gable

Foundation, Basement & Crawlspaces: General Maintenance

Recommend maintaining consistent soil moisture content around the perimeter of the foundation throughout the year

Limitations

General

ATTIC ACCESS

Some areas of the attic were inaccessible due to height clearances, ductwork, insulation, appliances and mechanical systems.

General

CRAWLSPACE ACCESS LIMITED

Some areas of the crawlspace were inaccessible due to height clearances. Recommend a licensed structural engineer evaluate the structure and develop a plan for repairs.

General

LIMITED ACCESS

Due to significant observations in other areas, the main structure crawlspaces were not entered.

Observations

3.1.1 Foundation, Basement & Crawlspaces

Safety Hazard

OBSERVATIONS

The crawlspace accesses are undersized by modern standards and large portions of the foundation were not visible for inspection due to lack of access at the exterior and lack of clearance at the crawlspace. Recommend a licensed foundation repair contractor and/or structural engineer evaluate the structure and develop a plan for repair. Additionally, there is a large crack at the foundation below the laundry area.



3.2.1 Floor Structure

Safety Hazard

FLOOR STRUCTURE OBSERVATIONS

Large areas of the floor structure below the main living areas of the home were inaccessible due to lack of adequate clearance from the floor structure to grade below the home. The extent of any damaged and condition of the structure is unknown. Below the laundry room, there is evidence of significant deterioration and lack of support throughout the floor structure and subfloor. A large majority of the deterioration appears to be due to previous wood destroying insect activity. In many areas above this location the floor is unstable/soft and a potential safety hazard. It is recommended that a licensed structural engineer evaluate the floor structure of the entirety of the home and that a plan of repair be developed and completed. The extent of damage hidden behind wall coverings is unknown.








3.5.1 Roof Structure & Attic

VISIBLE LIGHT TO THE EXTERIOR

Recommendation

At the attic, there is visible light to the exterior. Recommend properly sealing the attic from the exterior to avoid pest or moisture intrusion.

3.5.2 Roof Structure & Attic

Recommendation

FRONT PORCH DAMAGE

The front porch ceiling is deteriorated near an area that looks to be damaged by previous water intrusion likely from full gutters/openings in the metal roof. Recommend a qualified contractor repair.

4: ROOFING

		IN	NI	NP	O
4.1	Coverings		X		
4.2	Roof Drainage Systems		X		
4.3	Flashings		X		
4.4	Skylights, Chimneys & Roof Penetrations		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Coverings: **Material**

Metal

5: EXTERIOR

		IN	NI	NP	O
5.1	Siding, Flashing & Trim	X			X
5.2	Windows	X			
5.3	Exterior Doors	X			
5.4	Decks, Balconies, Porches & Steps	X			X
5.5	Eaves, Soffits & Fascia	X			
5.6	Vegetation, Grading, Drainage & Retaining Walls	X			X
5.7	Walkways, Patios & Driveways	X			
5.8	Garage Door			X	

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Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Vinyl

Siding, Flashing & Trim: Siding Style
Lap

Exterior Doors: Exterior Entry Door
Wood, Glass

Decks, Balconies, Porches & Steps: Appurtenance
Covered Porch

Decks, Balconies, Porches & Steps: Material
Wood

Walkways, Patios & Driveways: Driveway/Walkway Material
Gravel

General Maintenance

While this home inspection is designed to focus on items considered to be significant in nature at the time of the inspection, there are multiple items that can be found at most every home that require regular maintenance and upkeep. The following items are a small list of items considered deficiencies requiring maintenance and upkeep but are not a comprehensive list:

- Sealing exterior penetrations to the structure (typically found at A/C refrigerant line penetrations, gas line penetrations, sump pump drain line penetrations, etc).

- Sealing trim seams at siding transitions and transitions with differing siding types.

- Sealing window seams at siding and trim transitions.

While these items are considered general maintenance items required annually, it is very important to keep up with this maintenance to avoid moisture intrusion and pest entry.

Views




Vegetation, Grading, Drainage & Retaining Walls: General Maintenance

Recommend maintaining at least four inches of clearance between the ground level and the masonry sidings and six inches of clearance between the ground level and wood and/or composite sidings. Recommend maintaining proper drainage away from the base of the foundation. Additionally, recommend trimming/maintaining tree limbs and foliage away from contact with the structure and at least 5ft away from roof coverings.

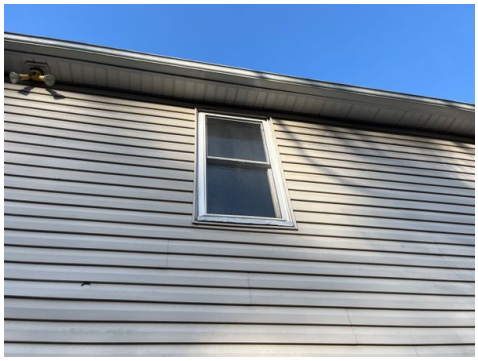
Observations

5.1.1 Siding, Flashing & Trim

Recommendation

SIDING OBSERVATIONS

The exterior windows do not appear to be properly flashed and the window sills/trim are deteriorated. Recommend repair by a qualified contractor.


5.4.1 Decks, Balconies, Porches & Steps

Safety Hazard

OBSERVATIONS

The rear covered deck area support structure is not secured to modern standards, the front side porch deck is sloped toward the structure and unstable and the side front porch roof is separated from the structure. Recommend repairs be made by a licensed contractor.



5.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

The grading is sloping towards the home and/or is level in some areas. This could lead to water intrusion at the exterior foundation walls and unwanted settling. Recommend consulting with a landscape contractor and maintaining at least 6 inches of grade slope away from the foundation for the first 10 feet (roughly 5% slope). If proper sloping cannot be achieved in some instances a swale may be installed.

Here is a helpful article discussing negative grading.




5.6.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

HIGH GRADE

At the exterior, there are areas where the grade is higher than recommended. Recommend maintaining at least 4 inches of clearance from the grade to masonry style sidings and trim and 6 inches to wood, vinyl and composite sidings and trim. This is a conducive condition for Wood Destroying Insect (WDI) activity and potential moisture intrusion. The extent of any WDI activity or water damage at the wall/floor cavities is unknown. In some instances re-grading may be necessary.

5.6.3 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

DOWNSPOUT DRAIN AT FOUNDATION

One or more downspouts drain too close to the home's foundation or their extensions are damaged and possibly allowing spillage near the foundation or porch. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement and/or moisture intrusion at foundation walls. Recommend adjusting downspout extensions to drain at least 6 ft. away from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

6: PLUMBING

		IN	NI	NP	O
6.1	Fixtures / Faucets	X			X
6.2	Drain, Waste, & Vent Systems		X		
6.3	Water Heater	X			X
6.4	Vents, Flues, & Chimneys			X	
6.5	Sump Pumps / Sewage Ejectors			X	
6.6	Fuel Storage & Distribution Systems		X		

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Information

Main Water Shut-Off Device (Location)
Crawlspace

Source
Well

Water Heater: Capacity
40 Gallons

Water Heater: Location
Washer/Dryer Area

Water Heater: Manufacturer
Whirlpool

Water Heater: Power Source
Electric

Water Heater: Water Heater Age

7 years

Note:

The inspection does not include piping that is not visible such as inside walls, underground, etc...Determining the potability of any water supply is beyond the scope of a home inspection. Clothes washing machine and ice maker hose bibs are not inspected unless readily accessible at the time of the inspection. A shower pan flood test is beyond the scope of a home inspection.

Water Heater: Water Heater Maintenance

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Here is a DIY link to help.

Limitations

General

SEPTIC NOT INSPECTED

Any septic systems, septic system components and accessories were not inspected. It is highly recommended that the septic system be dug up and inspected by a qualified septic inspection company prior to closing.

General

WELL NOT INSPECTED

The well and all well accessories were not inspected. It is highly recommended that you have the well inspected by a qualified well inspection company and a water quality test performed prior to closing.

General

WATER SOFTENER/TREATMENT SYSTEM

The water softener/treatment system was not inspected. It is recommended that the system be maintained/inspected prior to closing and cleaning be performed as needed.

Observations

6.1.1 Fixtures / Faucets

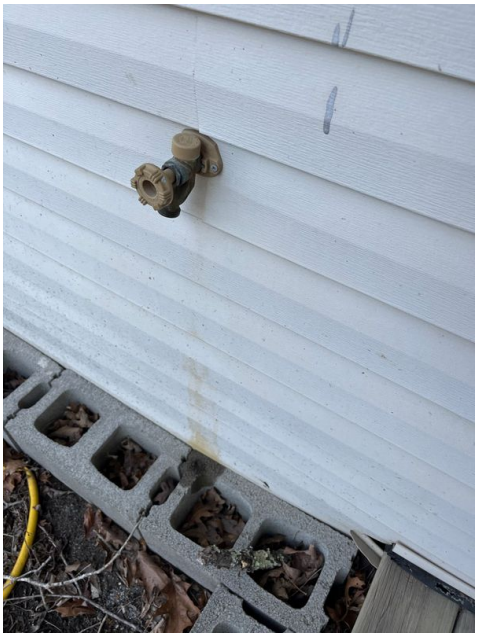
Recommendation

FAUCET/FIXTURE DRIP

EXTERIOR

A faucet/fixture is dripping. Recommend evaluation and repair as necessary.

Here is a helpful article in case you DIY.



6.1.2 Fixtures / Faucets

Recommendation

SULPHUR SMELL - WELL

At the time of the inspection, the hot water had a sulphur smell. This can be caused by a water heater needing servicing or by a condition with the well. A water test is beyond the scope of a home inspection, however is always recommended with a well system.

6.1.3 Fixtures / Faucets

Recommendation

LOW PRESSURE

At the time of the inspection there was low water pressure when operating multiple plumbing fixtures simultaneously. Recommend further evaluation by a licensed plumber and repairs be made as necessary.

6.2.1 Drain, Waste, & Vent Systems

Recommendation

S-TRAP CONFIGURATION

KITCHEN, BATHROOM SINK

There is an S-Trap configuration at the sink drain line. It is recommended that a proper P-Trap be installed to avoid potential for plumbing gases to backup from the sink drain and to allow for proper venting of the drain.

6.3.1 Water Heater

Recommendation

EVIDENCE OF PREVIOUS LEAKING

There is evidence of previous leaking at the water heater/ connections. Recommend monitoring these locations for future leaking and repairs be made as necessary.

7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Entrance Conductors	X			
7.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
7.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
7.4	Connected Devices and Fixtures	X			X
7.5	Polarity and Grounding of Receptacles	X			
7.6	GFCI & AFCI	X			
7.7	Smoke Detectors	X			X
7.8	Carbon Monoxide Detectors		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Branch Wire 15 and 20 AMP
Copper

Wiring Method
Romex

Service Entrance Conductors:
Electrical Service Conductors
Overhead, Aluminum

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
Main Level

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer
Square D

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit Breaker

Do I need an Electrician?

There are multiple items within the electrical system of a home that a homeowner may feel qualified to repair on their own. It is important to remember that a homes electrical system can be dangerous for someone who is not trained to perform repairs. It is recommended that all electrical evaluations and repairs be performed by an electrician licensed to perform such work.

Note:

220 Volt outlets are not inspected. In the event that Aluminum branch circuit wiring is reported; it is recommended that it be reviewed by a licensed electrical contractor. Copper-clad Aluminum branch circuit wiring is not reported unless it is labeled as such at the electrical panel.

Smoke Detectors: Note:

Smoke alarms should be tested monthly, batteries replaced annually and detectors/alarms replaced at least every 10 years as recommended by the fire department.

Carbon Monoxide Detectors: Note:

Carbon monoxide alarms should be tested monthly, batteries replaced annually and detectors/alarms replaced at least every 10 years (from date of purchase) as recommended by the fire department. Additionally, carbon monoxide alarms should be installed on each level of the home.

Observations

7.4.1 Connected Devices and Fixtures

Maintenance Item

LIGHT INOPERABLE

VARIOUS THROUGHOUT INTERIOR AND EXTERIOR

One or more lights are not operating or were missing bulbs. New light bulb possibly needed. Recommend confirming operation of the fixture with a licensed electrician to confirm fixture replacement is not necessary.

7.4.2 Connected Devices and Fixtures

Recommendation

DAMAGED RECEPTACLE(S)

REAR COVERED PORCH

There is a damaged electrical receptacle(s). Recommend replacement by a licensed electrician.

7.7.1 Smoke Detectors

Safety Hazard

BEDROOMS RECOMMENDED

Recommend installation of smoke detectors to modern standards and in at least every sleeping room and outside of every sleeping room and in each level of the home.

7.7.2 Smoke Detectors

Safety Hazard

SMOKE ALARMS DATED

The smoke alarms appear to be past their recommended life span. Recommend replacement of smoke alarms older than 10 years of age.

7.8.1 Carbon Monoxide Detectors

Safety Hazard

NO CARBON MONOXIDE DETECTORS PRESENT

At the time of the inspection, there were no carbon monoxide detectors installed within the structure. While carbon monoxide detectors are not required to be installed in a home unless it is a rental, it is recommended that there be one installed on each floor of the home.

8: HEATING

		IN	NI	NP	O
8.1	Heating Equipment	X			
8.2	Distribution Systems	X			
8.3	Vents, Flues & Chimneys			X	

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Information

Heating Equipment: Energy Source
Electric

Heating Equipment: Filter Type
N/A

Heating Equipment: Heat Type
Electric Baseboard

Distribution Systems: Ductwork
Ductless

Limitations

General

GAS HEATER OFF

Power and fuel were not supplied to the gas heater and therefore it was not inspected.

9: AIR CONDITIONING

		IN	NI	NP	O
9.1	Cooling Equipment			X	
9.2	Distribution System			X	

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10: INTERIORS

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

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Information

Walls: Wall Material
Drywall, Paneling

Ceilings: Ceiling Material
Paneling, Drywall

Floors: Floor Coverings
Carpet, Linoleum

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Windows: Window Manufacturer
Pella, Unknown

Windows: Window Type
Double-hung, Casement

Windows: Note:
Double pane insulated windows may have broken seals / gaskets without showing signs of "fogging" due to various factors such as indoor/outdoor climate change, glazing surface conditions, and window screens. Only obviously "fogged" windows at the time of the inspection are noted.

Observations

10.1.1 Walls

Recommendation

EVIDENCE OF PREVIOUS WATER DAMAGE

KITCHEN, LAUNDRY ROOM

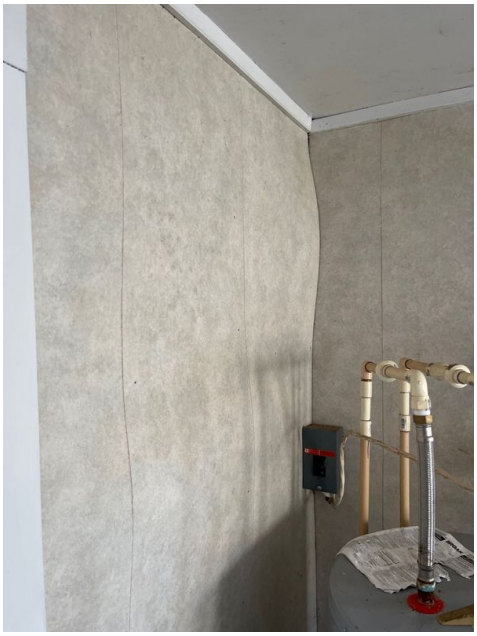
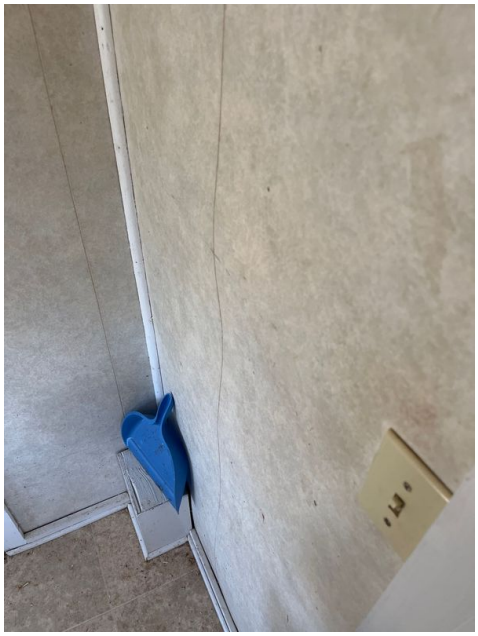
There is evidence of previous water staining/damage at the wall. The extent of any water damage at the wall cavity is unknown. Recommend consulting with the seller about the damage.


10.1.2 Walls

Recommendation

PANELING OBSERVATIONS

The wall paneling is buckled/damaged. This can be a sign of previous water damage and/or improper installation. Recommend evaluation and repair. The extent of damage behind walls and paneling is unknown.

10.2.1 Ceilings

Recommendation

DISCOLORATION/GROWTH

THROUGHOUT HOME

Discoloration and/or water staining is present at the ceiling. We did not test or determine if this growth is or is not a health hazard. The underlying cause is moisture. Recommend contacting a mold inspector or qualified expert for investigation and correction as necessary. The extent of any damage at the ceiling cavities is unknown.

Here is an informative page from the EPA about mold in homes.

10.2.2 Ceilings

Recommendation

EVIDENCE OF WATER DAMAGE

MAIN LIVING ROOM, KITCHEN, UPSTAIRS BELOW CHIMNEY AREA

There is evidence of water damage at the ceiling covering. The extent of any water damage at the ceiling cavity is unknown. Recommend evaluation and repairs be made by a licensed contractor. Recommend consulting with the seller about this damage.

10.3.1 Floors

Recommendation

DAMAGED (GENERAL)

The flooring was damaged in multiple areas throughout the structure.

10.3.2 Floors

Recommendation

EVIDENCE OF POSSIBLE PEST ACTIVITY

THROUGHOUT THE STRUCTURE

There Is evidence of what appears to be possible previous pest activity in the form of droppings. Recommend a qualified pest control specialist evaluate.

10.4.1 Steps, Stairways & Railings

Safety Hazard

BALUSTER SPACES TOO WIDE

The baluster/handrail spacing is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend installation to modern standards.

10.4.2 Steps, Stairways & Railings

Safety Hazard

NO HANDRAIL

The stairway had no handrails or the handrails in some areas, were not continuous or were insufficient as required by modern standards. This is a safety hazard. Recommend repairs be made as needed.

10.6.1 Doors

Safety Hazard

LANDING

The landing outside of the upstairs rear right bedroom is insufficient and installed in a manner that may be a potential fall risk. Recommend repairs be made.

10.7.1 Windows

BROKEN WINDOW

Recommendation

LAUNDRY ROOM

There is a broken window pane in need of replacement.

10.7.2 Windows

WINDOWS NOT LATCHING

Safety Hazard

MAIN LIVING ROOM MULTIPLE WINDOWS, UPSTAIRS REAR RIGHT BEDROOM

There is a window latch that does not line up as intended causing the window latch to be inoperable. Recommend repairs be made.

10.7.3 Windows

INOPERABLE WINDOW

Recommendation

BATHROOM

The window does not latch and/or open as intended or no latches are present. This is a potential safety hazard. Recommend repair.

11: BUILT-IN APPLIANCES

		IN	NI	NP	O
11.1	Garbage Disposal			X	
11.2	Dishwasher			X	
11.3	Refrigerator	X			
11.4	Range/Oven/Cooktop	X			X

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Information

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range/Oven Brand
GE

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

Refrigerator: Note:

Ice makers, coffee and refrigerator water dispensers are only visually inspected.

Range/Oven/Cooktop: Note:

The self-cleaning function and/or the self-bake function are not inspected. Timers and clocks are not inspected.

Limitations

General

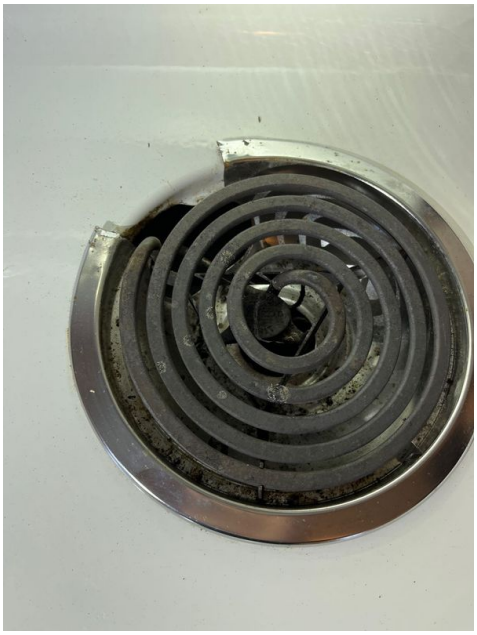
NOTE:

Appliances are only operated in Normal Operation Settings. Additionally, only built-in microwave ovens are inspected. The inspector does not test for radiation leakage.

General

DATED APPLIANCES

The kitchen appliances are dated. Recommend budgeting for future replacement.



Observations

11.4.1 Range/Oven/Cooktop

Safety Hazard

RANGE NOT FASTENED

The range was not fastened to the floor. This poses a safety hazard to children.

12: INSULATION AND VENTILATION

		IN	NI	NP	O
12.1	Attic Insulation	X			
12.2	Vapor Retarders		X		
12.3	Ventilation	X			
12.4	Exhaust Systems	X			

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Information

Dryer Power Source
220 Electric

Dryer Vent
Metal

Flooring Insulation
None

Attic Insulation: Insulation Type
Cellulose

Attic Insulation: Insulation Depth
6 inches

Ventilation: Ventilation Type
Soffit Vents, Ridge Vents

Exhaust Systems: Exhaust Fans
None

Exhaust Systems: General Maintenance:

Recommend cleaning the dryer vent upon move in and every six to twelve months or as needed.

Limitations

Vapor Retarders
NOT VISIBLE

13: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
13.1	Fireplaces, Stoves & Inserts		X		
13.2	Fuel-buring Accessories			X	
13.3	Chimney & Vent Systems		X		

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Information

Type
Woodstove

Limitations

General

CHIMNEY INSPECTION LIMITED

The inspection of the chimneys was limited to that which was visible at the exterior of the chimney. Only a very small portion of the chimney flue can be seen during a standard home inspection and it is recommended that the fireplace chimney flues be inspected and cleaned (as needed) by a professional chimney sweep prior to closing. Additionally, for gas-fired units the inspector does not confirm proper arrangement of logs, etc. The inspector simply confirms the unit fires up as intended.

STANDARDS OF PRACTICE

Structural Components
3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Roofing
5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Exterior
4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Plumbing
6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Electrical
7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Interiors
10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Insulation and Ventilation
11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Fireplaces and Fuel-Burning Appliances
12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.