

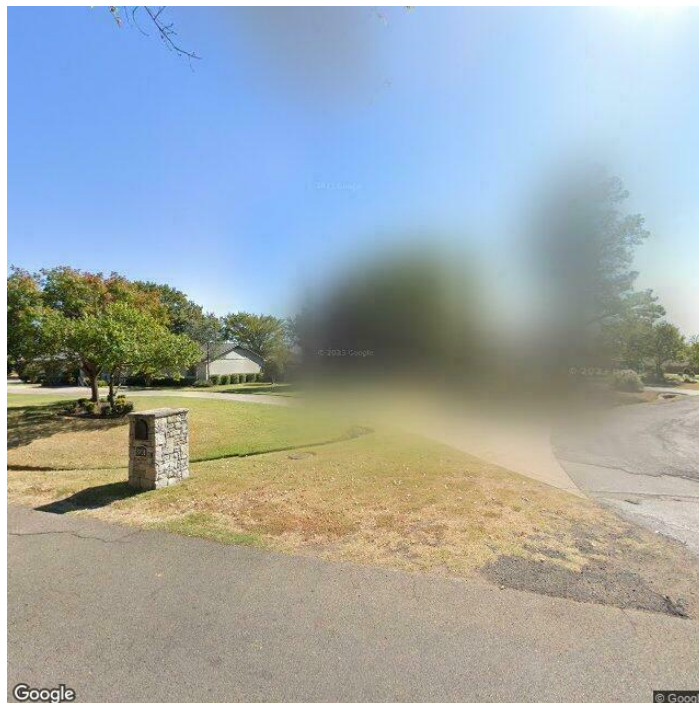


THE STRUCTURE GUARDIAN, LLC

9189160599

thestructureguardian@gmail.com

<https://www.thestructureguardianllc.com>



ROOM-BY-ROOM RESIDENTIAL

1234 Main Street
Muskogee, OK 74403

Buyer Name

09/15/2023 9:00AM



Inspector

Ray Roberts

Oklahoma Licensed Home Inspector
#70002691, InterNACHI CPI #21062167,
International Association of Certified
Indoor Air Consultants # IAC2-93995

918-916-0599

thestructureguardian@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



MAINTENANCE ITEM





REPAIR NEEDED

- 3.2.1 Roof - Roof Drainage Systems: Debris
- 3.2.2 Roof - Roof Drainage Systems: No drip trim present.
- 3.3.1 Roof - Flashings: Missing Drip Trim
- 4.3.1 Exterior - Exterior Doors: Door Sill/Trim
- 4.5.1 Exterior - Decks, Balconies, Porches & Steps: Beam cracked
- 4.5.2 Exterior - Decks, Balconies, Porches & Steps: Posts cracking
- 4.6.1 Exterior - Eaves, Soffits & Fascia: Fascia - Damaged
- 4.6.2 Exterior - Eaves, Soffits & Fascia: Fascia - Rotted
- 4.6.3 Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
- 4.6.4 Exterior - Eaves, Soffits & Fascia: Wasps Nest
- 4.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Debris on Roof
- 4.7.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- 4.7.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Dead trees
- 6.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Metal Duct tape
- 7.1.1 Kitchen - Dishwasher: Dishwasher not secure
- 7.2.1 Kitchen - Refrigerator: Inoperable
- 7.3.1 Kitchen - Range/Oven/Cooktop: Knob missing
- 7.5.1 Kitchen - Ice maker: Filter needs replaced
- 8.4.1 Master Bedroom - Floors: Carpet Stains
- 8.8.1 Master Bedroom - GFCI & AFCI: No AFCI present in breaker
- 8.9.1 Master Bedroom - Smoke Detectors: Old smoke detectors
- 8.10.1 Master Bedroom - Carbon Monoxide Detectors: None present
- 9.4.1 Bedroom 2 - Floors: Moderate Wear
- 9.9.1 Bedroom 2 - Smoke Detectors: None present
- 9.10.1 Bedroom 2 - Carbon Monoxide Detectors: None present
- 10.4.1 Bedroom 3 - Floors: Carpet Stains
- 10.8.1 Bedroom 3 - GFCI & AFCI: No AFCI protection
- 10.9.1 Bedroom 3 - Smoke Detectors: None present

- 🔧 16.1.1 Utility Room - Cooling Equipment: Insulation Missing or Damaged
- 🔧 16.1.2 Utility Room - Cooling Equipment: Vegetation Too Close
- 🔧 16.1.3 Utility Room - Cooling Equipment: Old units
- 🔧 17.3.1 Misc. Interior - Smoke Detectors: Old smoke Detectors
- 🔧 17.5.1 Misc. Interior - Countertops & Cabinets: Cabinet Hinge Loose
- 🔧 17.5.2 Misc. Interior - Countertops & Cabinets: Loose cabinet doors
- 🔧 18.1.1 Attic - Attic Insulation: Insufficient Insulation
- 🔧 19.2.1 Garage - Floor: Cracking

1: INSPECTION DETAILS

Information

<div><div>In Attendance</div><div>Client, Client's Agent</div></div>	<div><div>Occupancy</div><div>Vacant</div></div>	<div><div>Style</div><div>Multi-level</div></div> <div></div>
<div><div>Temperature (approximate)</div><div>81 Fahrenheit (F)</div></div>	<div><div>Type of Building</div><div>Single Family</div></div>	<div><div>Weather Conditions</div><div>Clear</div></div> <div></div>

2: INSPECTION DETAILS

Information

In Attendance Client, Client's Agent	Occupancy Vacant	Style Multi-level
Temperature (approximate) 82	Type of Building Single Family	Weather Conditions Clear



3: ROOF

Information

Inspection Method
Ladder, Roof

Coverings: Material
Asphalt



Roof Type/Style
Hip, Combination

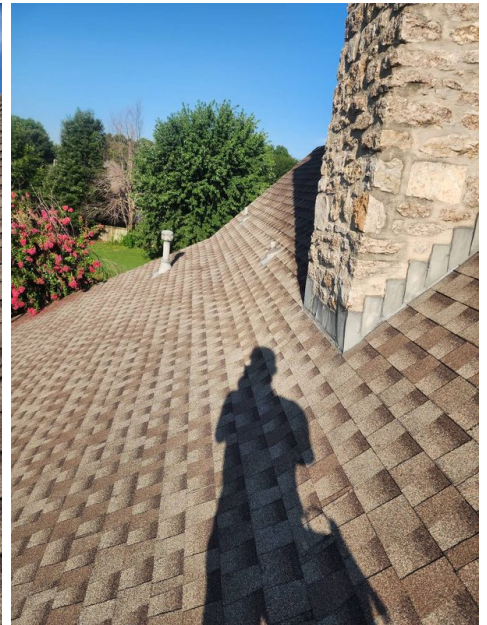
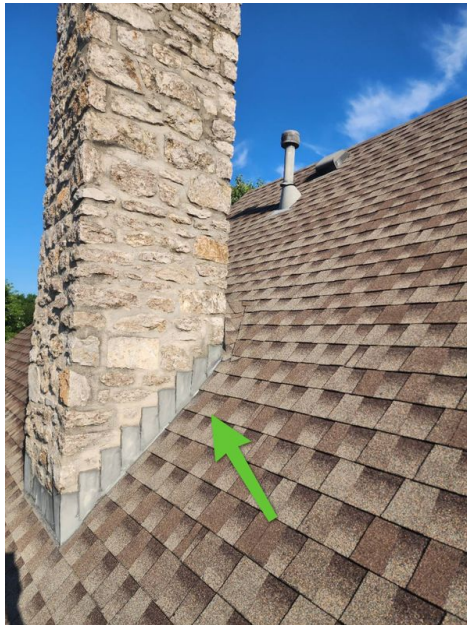


Roof Drainage Systems: Gutter Material

Aluminum

**Flashings: Material**

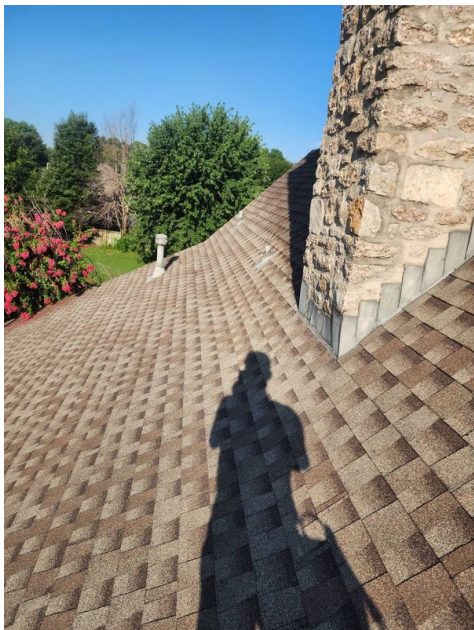
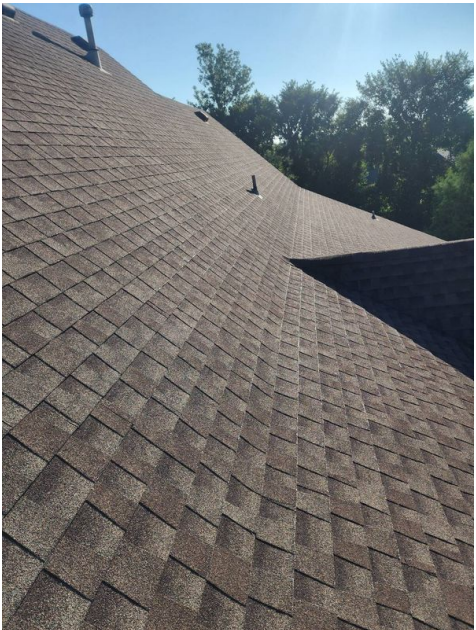
Aluminum

**Limitations**

Coverings

PARTIALLY INSPECTED DUE TO SLOPE OF ROOF

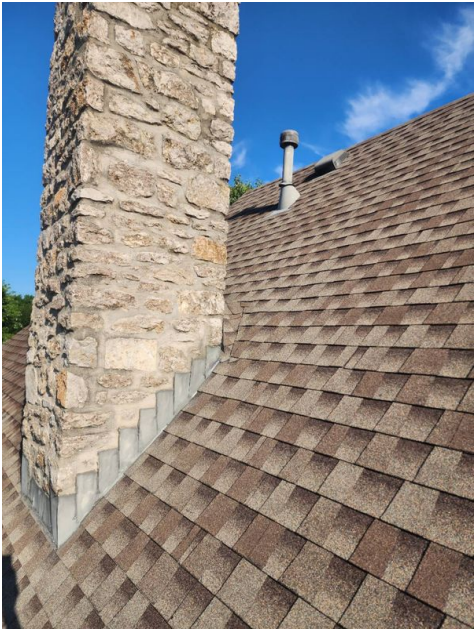
Could only partially inspect due to the pitch of the roof, qualified Roofing contractor to inspect further.



Skylights, Chimneys & Other Roof Penetrations

COULD ONLY PARTIALLY INSPECT

Could only partially inspect due to pitch of the roof



Observations

3.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.

Maintenance Item





3.2.2 Roof Drainage Systems

NO DRIP TRIM PRESENT.

Drip trim protects fascia from rainwater. Qualified contractor to repair.

Recommendation

Contact a qualified professional.

Maintenance Item





3.3.1 Flashings

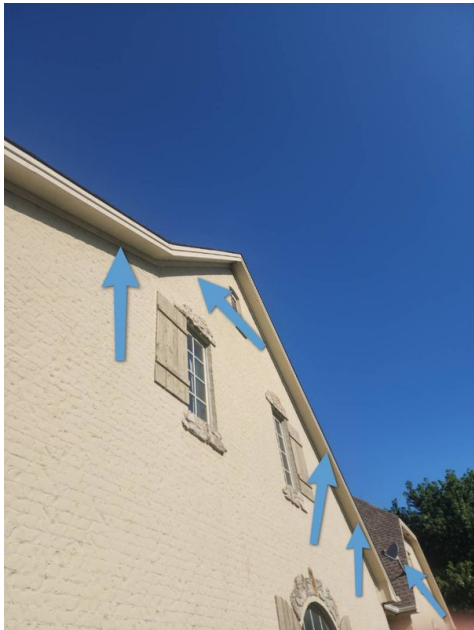
MISSING DRIP TRIM

 Maintenance Item

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

Recommendation

Contact a qualified roofing professional.



4: EXTERIOR

Information

Inspection Method
Visual, Attic Access

Foundation: Material
Slab on Grade

Siding, Flashing & Trim: Siding
Style
Brick

Walkways, Patios & Driveways:
Driveway Material
Asphalt

Decks, Balconies, Porches &
Steps: Material
Wood



Siding, Flashing & Trim: Siding Material
Masonry, Wood



Exterior Doors: Exterior Entry Door
Wood, Glass



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



Observations

4.3.1 Exterior Doors

DOOR SILL/TRIM

GARAGE

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a qualified door repair/installation contractor.

 Maintenance Item



4.5.1 Decks, Balconies, Porches & Steps

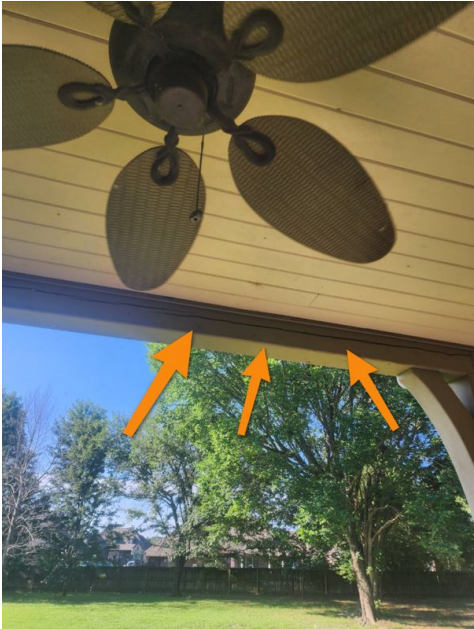
BEAM CRACKED

Beam is cracking , monitor for future movement.

Recommendation

Contact a qualified professional.

 Maintenance Item



4.5.2 Decks, Balconies, Porches & Steps

POSTS CRACKING

Post on front porch cracking monitor for future movement

Recommendation

Contact a qualified professional.

 Maintenance Item



4.6.1 Eaves, Soffits & Fascia

 Maintenance Item

FASCIA - DAMAGED

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

Recommendation

Contact a qualified roofing professional.



4.6.2 Eaves, Soffits & Fascia

 Maintenance Item

FASCIA - ROTTED

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

Recommendation

Contact a qualified roofing professional.



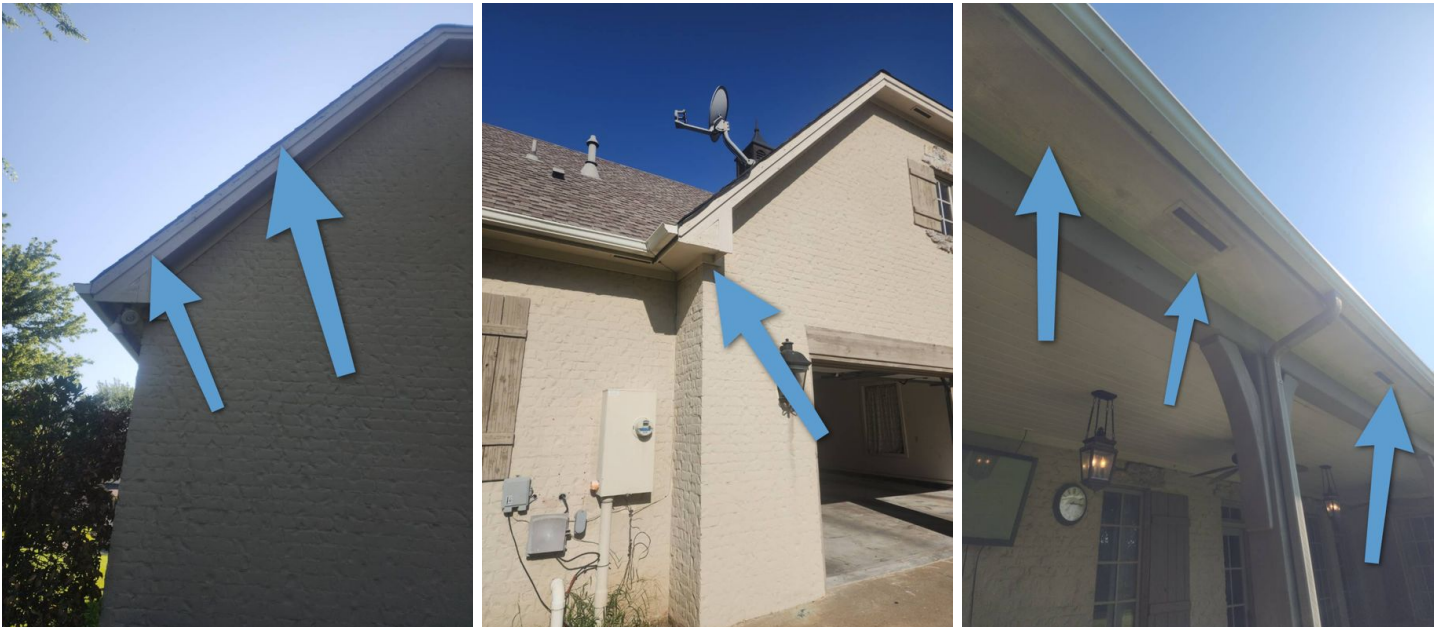
4.6.3 Eaves, Soffits & Fascia

PAINT/FINISH FAILING

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified painting contractor.



4.6.4 Eaves, Soffits & Fascia

WASPS NEST

Wasp nests were visible under the soffits. Recommend a qualified exterminator evaluate and remove.

Recommendation
Contact a qualified pest control specialist.



4.7.1 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

TREE DEBRIS ON ROOF

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation
Contact a qualified handyman.



4.7.2 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

TREE OVERHANG

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

Recommendation
Contact a qualified tree service company.



4.7.3 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

DEAD TREES

Dead trees around perimeter of the fence potentially could fall and damage the fence.

Recommendation

Contact a qualified tree service company.



5: BASEMENT, CRAWLSPACE & STRUCTURE

Information

Inspection Method Visual	Floor Structure: Material Concrete	Floor Structure: Sub-floor Inaccessible
Floor Structure: Basement/Crawlspace Floor Concrete	Sump Pump: Location None present.	

Limitations

General
SLAB ON GRADE



6: ELECTRICAL

Information

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

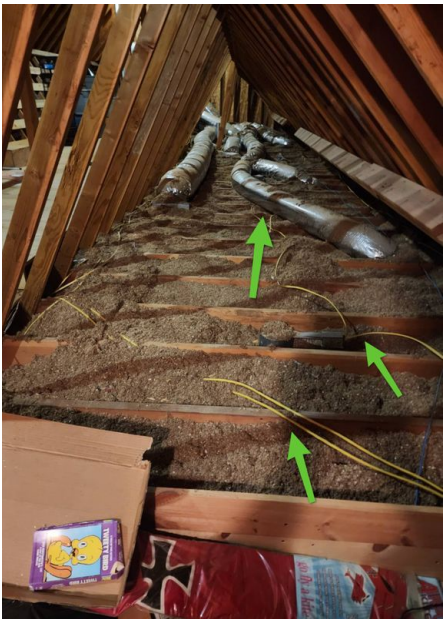
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

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



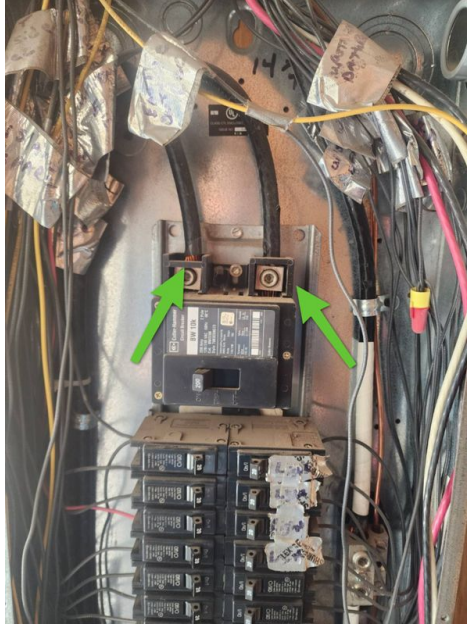
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

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



Service Entrance Conductors: Electrical Service Conductors

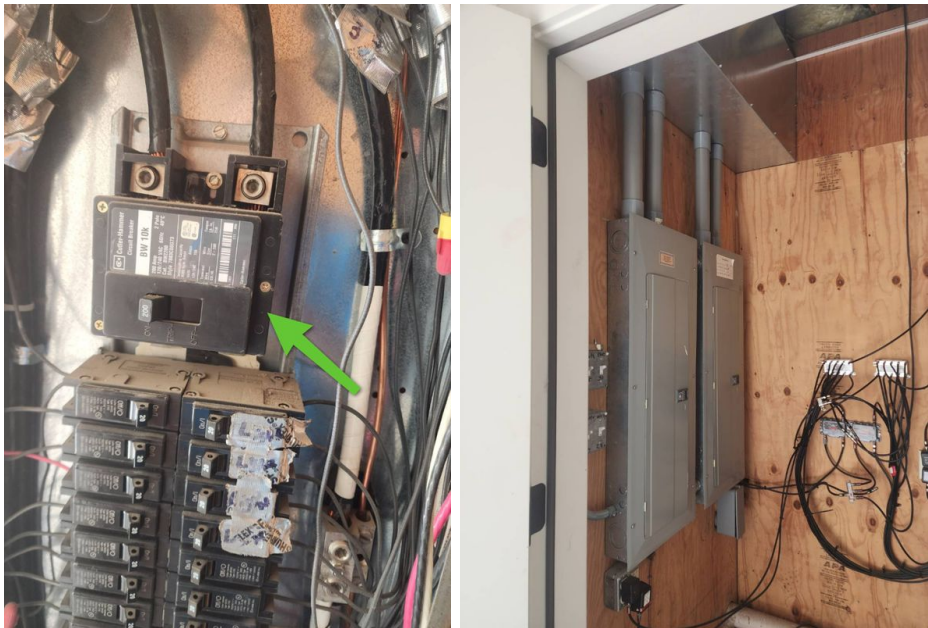
Below Ground, Copper

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

Garage



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



Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device
HAVE ELECTRICIAN REVIEW

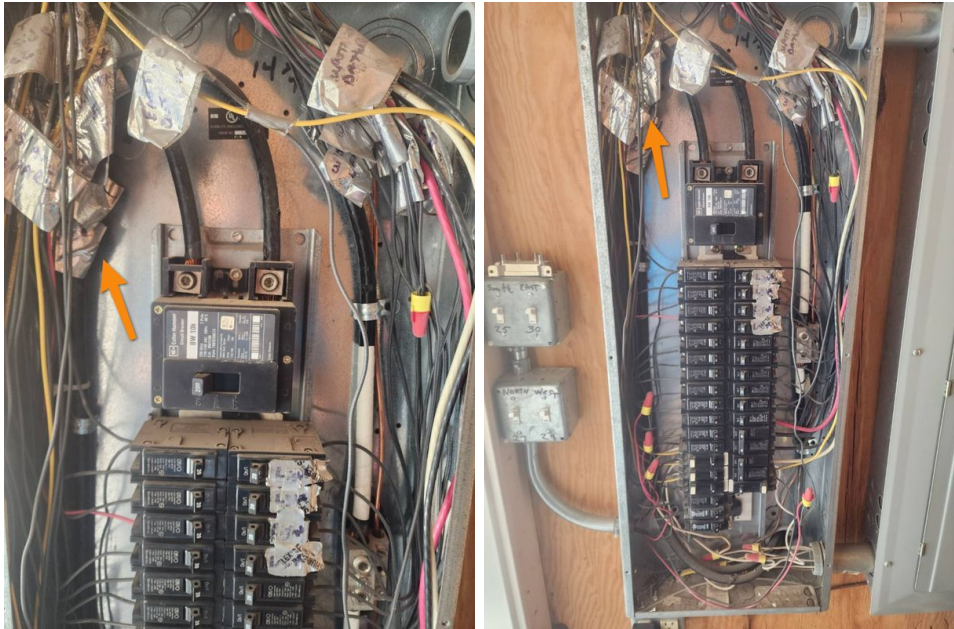
Branch Wiring Circuits, Breakers & Fuses
CAN ONLY INSPECT VISUALLY
Can only inspect visual wiring due to Standards of Practice.

Observations

6.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device
METAL DUCT TAPE

Metal duct tape is flammable therefore should not be in a breaker box.
Recommendation
Contact a qualified electrical contractor.

 Repair Needed



7: KITCHEN

Information

Dishwasher: Brand
Maytag



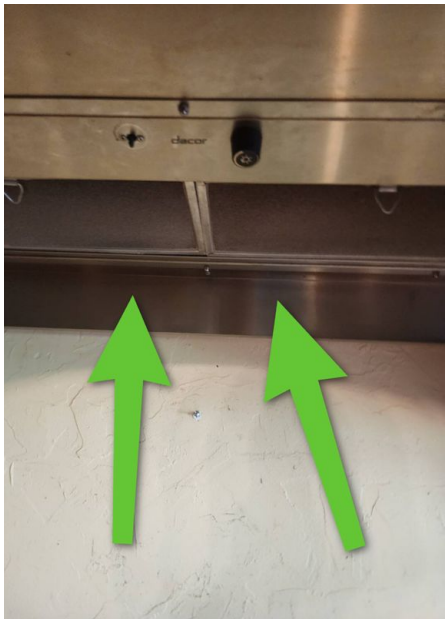
Refrigerator: Brand
Subzero



Range/Oven/Cooktop: Range/Oven Brand
Dacor



Range/Oven/Cooktop: Exhaust
Hood Type
Vented



Range/Oven/Cooktop: Range/Oven Energy Source
Gas



Observations

7.1.1 Dishwasher

DISHWASHER NOT SECURE

Dishwasher is loose to the touch needs to be secured to cabinets.

Recommendation

Contact a qualified professional.

 Maintenance Item



7.2.1 Refrigerator

INOPERABLE

Refrigerator was inoperable at time of inspection. Recommend confirming with seller that it's operational before closing.

Recommendation

Contact a qualified professional.

 Maintenance Item

7.3.1 Range/Oven/Cooktop

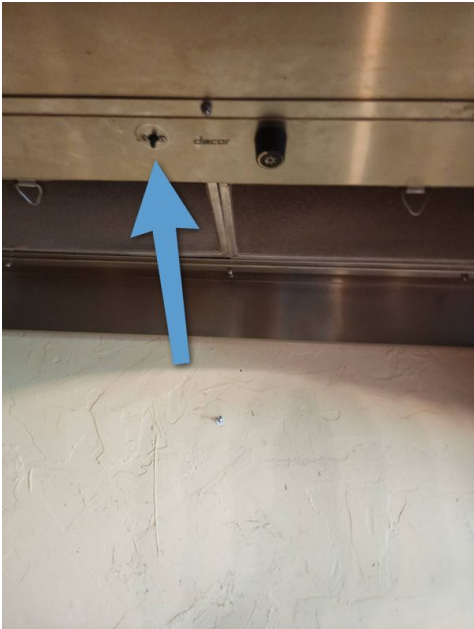
KNOB MISSING

Knob missing on exhaust fan.

Recommendation

Recommended DIY Project

 Maintenance Item



7.5.1 Ice maker

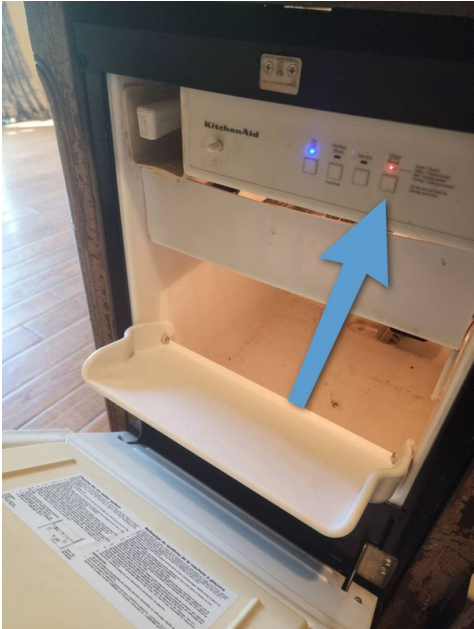
FILTER NEEDS REPLACED

Filter to icemaker needs replaced.

Recommendation





Recommended DIY Project

 Maintenance Item



8: MASTER BEDROOM

Information

Windows: Window Type Casement	Windows: Window Manufacturer Norco	Floors: Floor Coverings Carpet
		
Walls: Wall Material Drywall	Ceilings: Ceiling Material Sheet rock	
		

Observations

8.4.1 Floors
CARPET STAINS

 Maintenance Item

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.



8.8.1 GFCI & AFCI

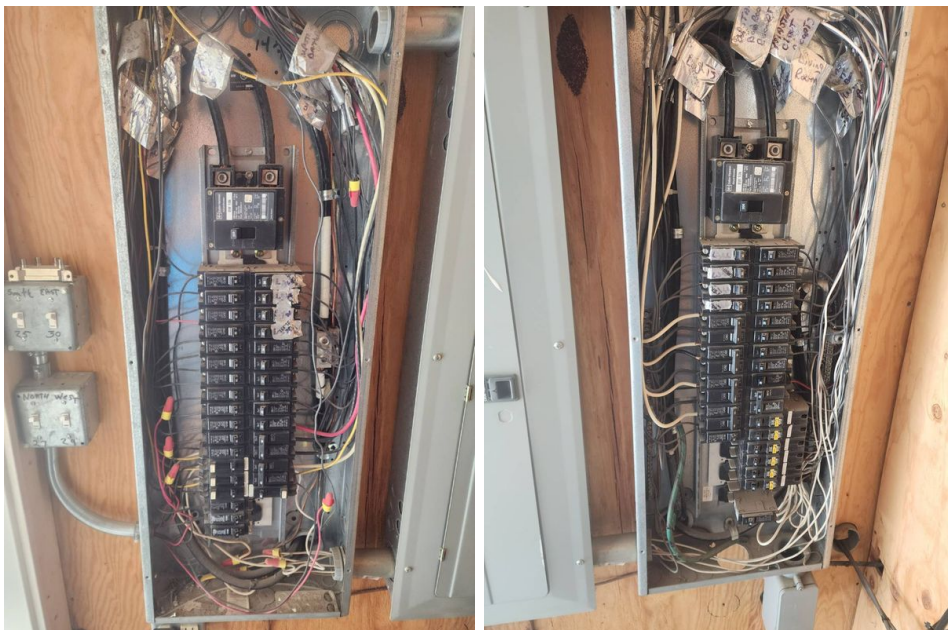
NO AFCI PRESENT IN BREAKER

Repair Needed

All Family rooms, dining rooms, living rooms, closets, sun rooms, dens, bedrooms, and kitchens should be AFCI protected

Recommendation

Contact a qualified electrical contractor.



8.9.1 Smoke Detectors

OLD SMOKE DETECTORS

Replace with new carbon monoxide and smoke detectors.

Recommendation

Contact a qualified professional.

 Maintenance Item



8.10.1 Carbon Monoxide Detectors

NONE PRESENT

Install carbon monoxide detectors.

Recommendation

Contact a qualified professional.

 Maintenance Item



9: BEDROOM 2

Information

Windows: Window Type Casement	Windows: Window Manufacturer Norco	Floors: Floor Coverings Carpet
---	--	--



Walls: Wall Material Drywall	Ceilings: Ceiling Material Gypsum Board
--	---



Observations

9.4.1 Floors
MODERATE WEAR

 Maintenance Item

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor



9.9.1 Smoke Detectors

NONE PRESENT

Recommendation

Contact a qualified professional.

Maintenance Item

9.10.1 Carbon Monoxide Detectors

NONE PRESENT

Recommendation

Contact a qualified professional.

Maintenance Item

10: BEDROOM 3

Information

Windows: Window Type Casement	Windows: Window Manufacturer Norco	Floors: Floor Coverings Carpet
---	--	--



Walls: Wall Material Drywall	Ceilings: Ceiling Material Drywall
--	--



Observations

10.4.1 Floors
CARPET STAINS

 Maintenance Item

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.



10.8.1 GFCI & AFCI

NO AFCI PROTECTION

Recommendation

Contact a qualified electrical contractor.

Maintenance Item

10.9.1 Smoke Detectors

NONE PRESENT

Recommendation

Contact a qualified professional.

Maintenance Item

11: BATHROOM 1

Information

Water Supply, Distribution
Systems & Fixtures: Distribution
Material
Copper

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

12: BATHROOM 2

Information

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

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



13: BATHROOM 3

Information

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

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

14: LIVING ROOM

Information

Windows: Window Type
Casement

Windows: Window Manufacturer
Norco

Walls: Wall Material
Drywall



Floors: Floor Coverings
Tile



Ceilings: Ceiling Material
Gypsum Board, Wood



15: LAUNDRY ROOM

Information

Filters

Sediment Filter



Water Source

Public



Dryer Power Source

220 Electric



Dryer Vent

Metal



Flooring Insulation

None

Drain, Waste, & Vent Systems:

Drain Size

1 1/2"

Drain, Waste, & Vent Systems:
Material
PVC

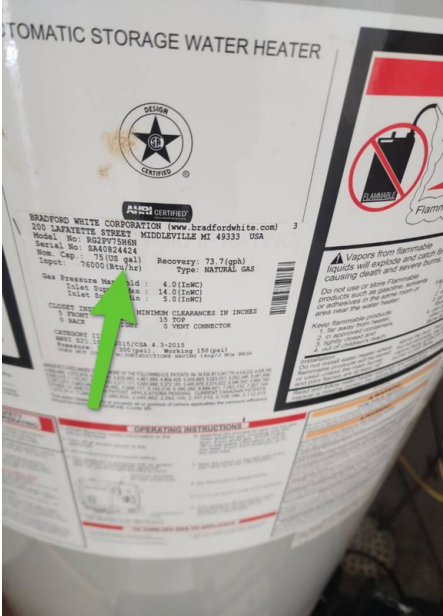


Exhaust Systems: Exhaust Fans
None

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



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



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



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



Main Water Shut-off Device: Location

North

Meter

**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

Bradford & White

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.](#)



16: UTILITY ROOM

Information

Cooling Equipment: Location
Exterior East, Exterior West



Heating Equipment: Energy Source
Electric, Gas

Distribution System: Configuration
Central

Cooling Equipment: Brand
Armstrong, Maytag



Cooling Equipment: Energy Source/Type

Electric

**Cooling Equipment: SEER Rating**

80 SEER

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

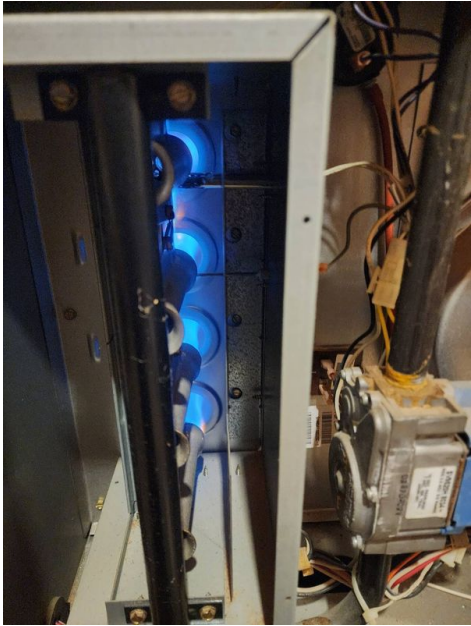
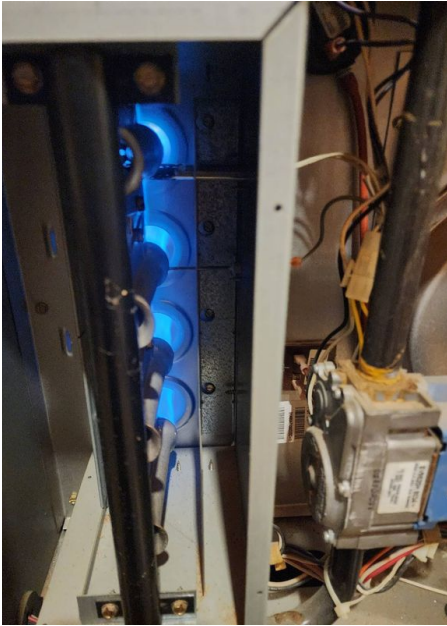
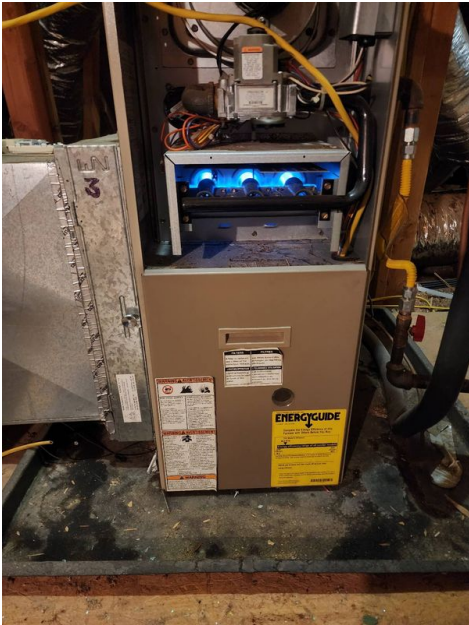
Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

Heating Equipment: Brand

Attic
Armstrong air



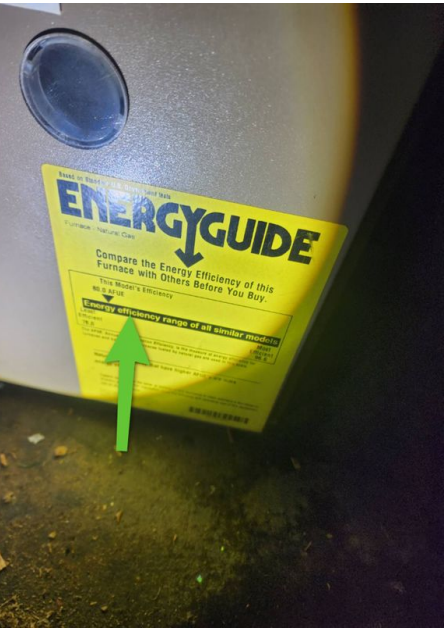
Heating Equipment: Heat Type
Gas-Fired Heat, Forced Air



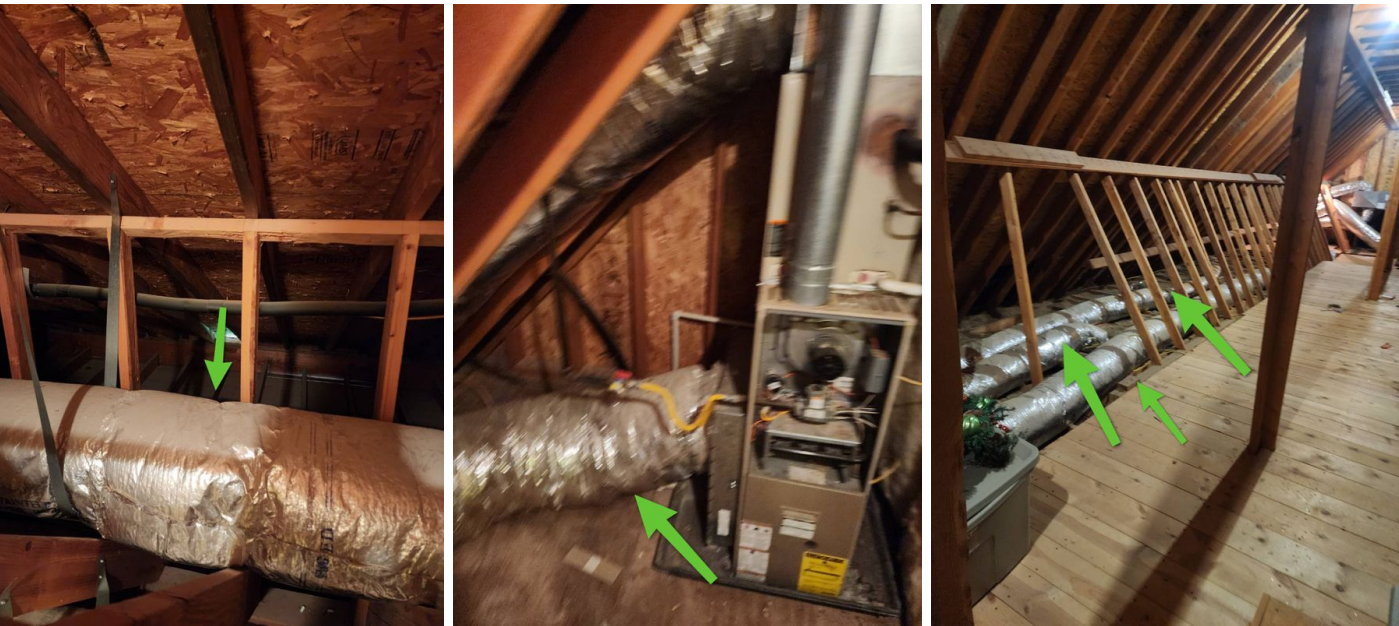


Heating Equipment: AFUE Rating
80

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.



Distribution System: Ductwork
Insulated



Observations

16.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.

 Maintenance Item



16.1.2 Cooling Equipment

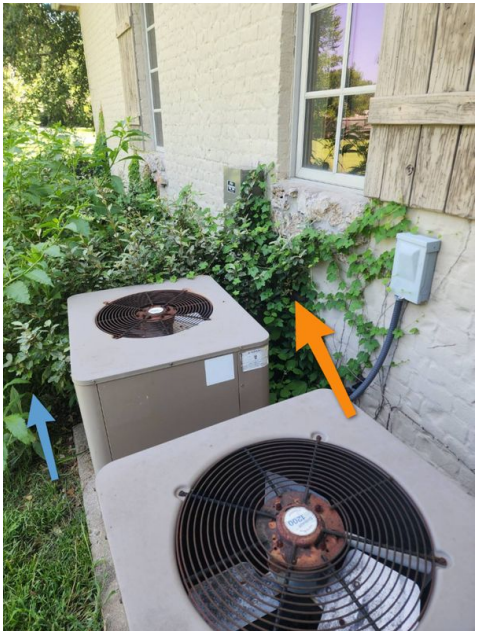
 Maintenance Item

VEGETATION TOO CLOSE

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.

Recommendation

Recommended DIY Project



16.1.3 Cooling Equipment

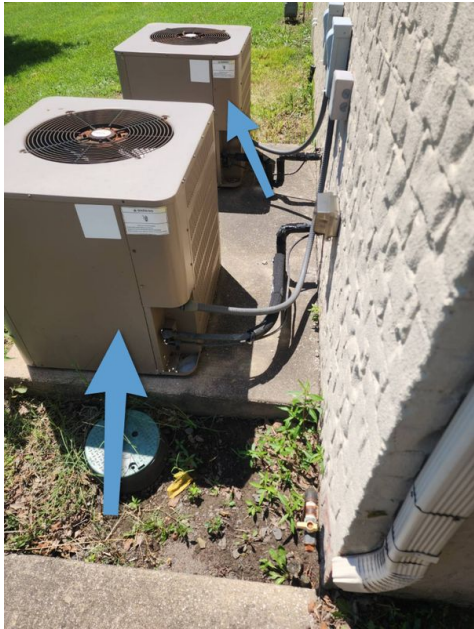
 Maintenance Item

OLD UNITS

Exterior Units almost past service life.

Recommendation

Contact a qualified HVAC professional.



17: MISC. INTERIOR

Information

Countertops & Cabinets:

Countertop Material

Granite



Countertops & Cabinets: Cabinetry

Wood, Metal



Observations

17.3.1 Smoke Detectors

OLD SMOKE DETECTORS

Old Smoke Detectors need to be replaced.

Recommendation

Contact a qualified professional.



Maintenance Item



17.5.1 Countertops & Cabinets

CABINET HINGE LOOSE

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

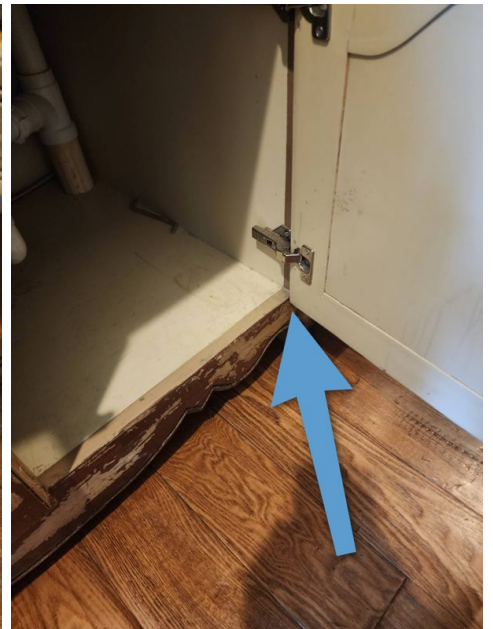
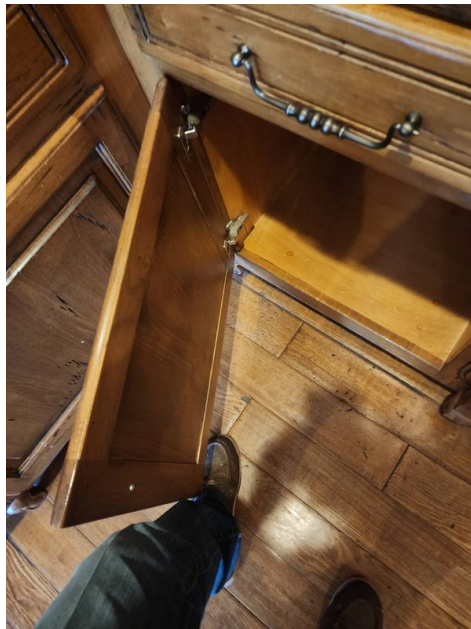
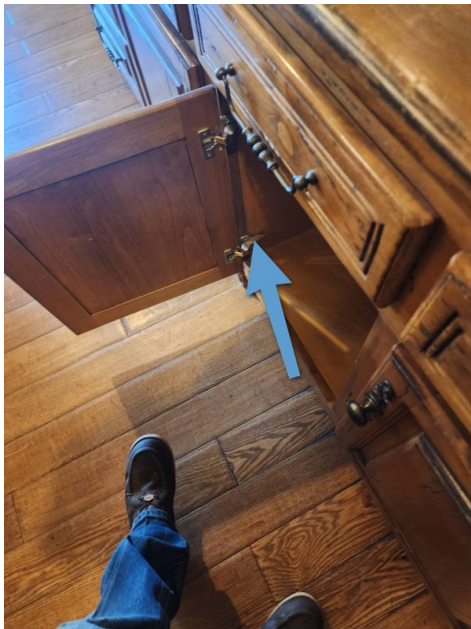
[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a qualified cabinet contractor.



Maintenance Item





17.5.2 Countertops & Cabinets

LOOSE CABINET DOORS

Loose cabinet doors should be tightened to protect from future breakage.

Recommendation

Contact a handyman or DIY project

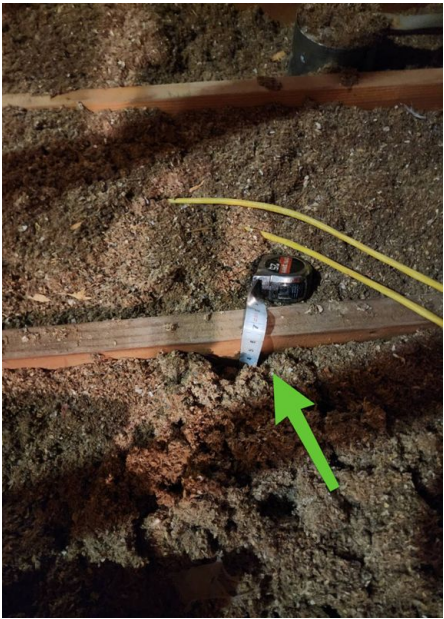
 Maintenance Item



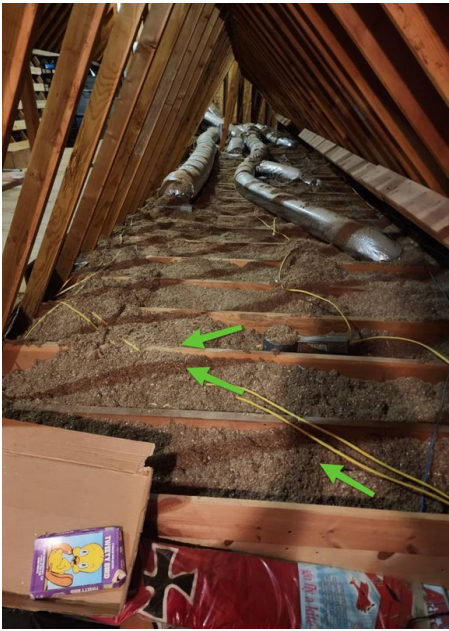
18: ATTIC

Information

Attic Insulation: R-value
21



Attic Insulation: Insulation Type
Loose-fill



Ventilation: Ventilation Type
Ridge Vents



Observations

18.1.1 Attic Insulation

 Maintenance Item

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



19: GARAGE

Information

Garage Door: Material
Aluminum, Wood

Garage Door: Type
Roll-Up



Observations

19.2.1 Floor

CRACKING

Cracking visible in the garage floor. Monitor for future movement.

Recommendation

Recommend monitoring.

 Maintenance Item



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, Crawlspce & 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.

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.

Kitchen

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.

Misc. 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.

Attic

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.