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RESIDENTIAL REPORT

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1: INSPECTION DETAILS

Information

In Attendance
Client's Agent

Occupancy
Furnished, Occupied

Temperature
85 Fahrenheit (F)

Type of Building
Single Family, Attached, Modular

Weather Conditions
Clear, Dry, Hot

2: EXTERIOR

Information

General: **Inspection Method**
Visual, Crawlspace Access

Siding, Flashing & Trim: **Siding Material**
Fiber Cement

Exterior Doors: **Exterior Entry Door**
Fiberglass

Decks, Balconies, Porches & Steps: **Appurtenance**
Front Porch, Sidewalk, Patio

Decks, Balconies, Porches & Steps: **Material**
Concrete, Wood

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

Deficiencies

2.2.1 Siding, Flashing & Trim

Recommendation

CAULKING / SEALING REQUIRED

SIDING AT GARAGE TO HOME INTERSECTION, RIGHT CORNER TRIM AT GATE, REAR BARGE RAFTER, SOFFIT AT FRONT PORCH

Areas if siding and trim boards require tightening up and caulking to prevent water intrusion behind the siding and trim.

Recommendation

Contact a qualified painting contractor.






2.3.1 Exterior Doors

Recommendation

DOUBLE-SIDED DEADBOLT ON EGRESS DOOR

REAR SECOND GUEST BEDROOM / OFFICE

A double-sided deadbolt lock was installed on an egress door. Egress doors require the ability to exit quickly without a key from the interior side. This configuration creates a safety hazard by potentially trapping occupants inside during an emergency. A qualified locksmith should replace the interior-side deadbolt with a keyed knob or single-sided deadbolt to allow immediate egress while maintaining security.



Recommendation

Contact a qualified locksmith

2.4.1 Decks, Balconies, Porches & Steps

Recommendation

UNEVEN STAIR RISE

FRONT DECK STEPS

Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch (9.5 mm) in any flight of stairs. The greatest winder tread depth at the walkline within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

Recommendation

Contact a qualified professional.





2.7.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY CRACKING - MINOR

DRIVEWAY

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



Recommendation

Recommend monitoring.

2.7.2 Walkways, Patios & Driveways

Recommendation

PATIO CRACKING - MINOR

REAR PATIO

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Here is a helpful article on repairing cracked patios.



Recommendation

Recommend monitoring.

2.7.3 Walkways, Patios & Driveways

Recommendation

WALKWAY CRACKING - MINOR

REAR WALKWAY



Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Here is a DIY article on repairing cracked sidewalks.

Recommendation

Recommend monitoring.

3: ROOF

Information

Inspection Method
Ladder

Roof Type/Style
Combination, Flat

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Steel

Flashings: Material
Aluminum

Deficiencies

3.1.1 Coverings

Recommendation

END OF LIFE

WHOLE ROOF

The roof covering is showing conditions suggesting it has reached the end of its service life. Lack of granular ballast, fiberglass showing, damaged or missing shingles.

Suggest buyers obtain an opinion of a roofing contractor and enquire about obtaining a 2-year roof certification.

Recommendation

Contact a qualified roofing professional.






3.2.1 Roof Drainage Systems

Recommendation

UNDERGROUND DRAIN CONNECTION LEAKING

REAR PATIO BEHIND GARAGE

Rain gutter downspout to the underground drain connection is leaking. This condition may allow excess water to collect next to the foundation.



Recommendation

Contact a qualified handyman.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual, Crawlspace Access

Foundation: Material
Masonry Block

Floor Structure: Basement/Crawlspace Floor
Dirt

Floor Structure: Material
Steel I-Beams

Floor Structure: Sub-floor
Inaccessible

5: HEATING

Information

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.

Homeowner's Responsibility

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

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

Equipment: Brand
Coleman

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Insulated

Deficiencies

5.3.1 Distribution Systems

Recommendation

LOOSE REGISTER COVERS

LIVING AND DINING ROOMS

Register covers in the heating distribution system are not securely attached and can be easily slipped out of place, despite functioning properly. While the registers operate normally, the loose covers create a potential hazard where they could fall or be displaced during normal household activity. The covers should be properly secured or replaced to ensure they remain in place and maintain proper airflow control.



Recommendation

Contact a qualified handyman.

6: COOLING

Information

Cooling Equipment: Brand
Coleman

Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Location
Exterior Rear

Cooling Equipment: SEER Rating
10 SEER

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

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

Distribution System: Configuration
Central

Deficiencies

6.1.1 Cooling Equipment

Recommendation

AIR FLOW RESTRICTED

AC CONDENSER

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.



6.1.2 Cooling Equipment

Recommendation

INSULATION MISSING OR DAMAGED

AC CONDENSER

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

Recommendation

Contact a qualified handyman.



7: PLUMBING

Information

Filters
Garage
Sediment Filter, Whole house conditioner



Water Source
Public

Main Water Shut-off Device: Location
Front of home



Drain, Waste, & Vent Systems: Drain Size
1 1/2", 2", 3"

Drain, Waste, & Vent Systems: Material
ABS

Water Supply, Distribution Systems & Fixtures: Distribution Material
CPVC

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

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

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

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: Power Source/Type
Gas

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



Sump Pump: Location
None

Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

SHOWER HEAD LEAKING

GUEST BATHROOM SHOWER

The shower head is leaking at the supply hose to the handheld shower head connection. The leak is contained by the shower.



Recommendation

Contact a handyman or DIY project

7.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NEAR END OF LIFE

GARAGE UTILITY CLOSET

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.



Recommendation

Recommend monitoring.

8: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 220 Volts, Aluminum

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

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

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

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

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Deficiencies

8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

LOOSE OUTLET OR SWITCH

OUTLET BACK OF KITCHEN ISLAND, LIVING ROOM OUTLET RIGHT OF WINDOWS

A switch or outlet is not securely attached to its junction box. Movement of the switch or outlet can put strain on the attached electric wires. Tighten the switch or outlet to its junction box.

Recommendation

Contact a qualified handyman.





9: FIREPLACE

10: ATTIC, INSULATION & VENTILATION

11: DOORS, WINDOWS & INTERIOR

Information

Windows: **Window Manufacturer**
Unknown

Windows: **Window Type**
Sliders, Thermal

Floors: **Floor Coverings**
Carpet, Laminate, Linoleum

Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Drywall

Countertops & Cabinets: **Cabinetry**
Laminate

Countertops & Cabinets: **Countertop Material**
Laminate

Deficiencies

11.1.1 Doors

Recommendation

DOOR DOESN'T LATCH

FRONT GUEST BEDROOM / OFFICE

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



11.1.2 Doors

Recommendation

MISSING CLOSET DOORS

LEFT GUEST BEDROOM

Closet doors were not in place at the time of inspection; they were found removed and stored in the garage attic. The doors should be reinstalled to provide proper closure and access to closet storage areas. A door contractor or handyman can reinstall the doors to restore full functionality.

Recommendation

Contact a qualified handyman.





11.2.1 Windows

Recommendation

DAMAGE SCREEN

PRIMARY BATHROOM, DINING ROOM

A window screen has damaged cloth. Suggest replacement or repair.

Recommendation

Contact a qualified window repair/installation contractor.





11.3.1 Floors

Recommendation

FLOOR CROWN AT SEAM

LIVING ROOM

A slight crown (raised area) was observed where two floor sections meet, which is typical in modular homes due to the joining of separate units. Continue to monitor this area for any changes in elevation or separation that could indicate structural movement or settling issues.

Recommendation

Recommend monitoring.



11.6.1 Steps, Stairways & Railings

Recommendation

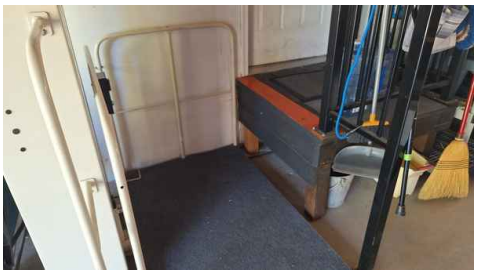
MISSING STEPS AT LANDING

GARAGE

The garage steps at the landing have been removed and replaced with a wheelchair lift. If the lift is not retained as a permanent fixture, the steps will need to be reconstructed to provide safe access to the landing. This modification should be clarified with the seller regarding intent and permanence.

Recommendation

Contact the seller for more info



11.7.1 Countertops & Cabinets

Recommendation

CABINETS DAMAGED

KITCHEN ISLAND

Cabinets had visible damage at time of inspection. Recommend a qualified cabinets contractor evaluate and repair.



11.7.2 Countertops & Cabinets

Recommendation

COUNTERTOP SEAM REQUIRES SEALING

KITCHEN BACKSPLASH BEHIND SINK



A laminate countertop seam is slightly separated and should be sealed to prevent water damage. Slight swelling was noted at time of inspection.

Recommendation

Contact a qualified handyman.

11.7.3 Countertops & Cabinets

Recommendation

COUNTER END CAP NOT SECURE

FAR RIGHT KITCHEN BACKSPLASH



A laminate counter end cap is partially separated from the countertop backsplash and should be glued back into place.

Recommendation

Contact a qualified handyman.

11.7.4 Countertops & Cabinets

Recommendation

CABINET DOORS WATER DAMAGED

KITCHEN SINK BASE CABINET



Cabinet doors at the kitchen sink base have water damage and the finish is delaminating.

Recommendation

Recommend monitoring.

12: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
GE

Refrigerator: Brand
Amana

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
Hotpoint

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

13: GARAGE

Information

Garage Door: Material
Metal, Non-insulated

Garage Door: Type
Sectional

Deficiencies

13.2.1 Floor

CRACKING - MINOR

Recommendation

GARAGE FLOOR

Typical shrinkage cracks were noted in the garage floor. This condition appears normal and does not suggest a structural issue.

Recommendation

Recommend monitoring.



STANDARDS OF PRACTICE

Inspection Details

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

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

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

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

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

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

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.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

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

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

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

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S.

inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.