



RESIDENTIAL REPORT

1928 Woodland Dr
Pine Mountain Club, CA 93222

Eric Greenfield
08/17/2026



Inspector
Eddie Haflich
6613303107
eddiehaflich@gmail.com

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MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

SUMMARY

- ⊖ 2.2.1 Roof - Roof Drainage Systems: Gutters Missing
- 🔧 3.1.1 Exterior - Siding, Flashing & Trim: Warping/Buckling
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
- 🔧 3.4.2 Exterior - Decks, Balconies, Porches & Steps: Loose Railing
- ⊖ 3.4.3 Exterior - Decks, Balconies, Porches & Steps: Floating stairs
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining wall
- ⊖ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- ⊖ 4.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Insulation
- ⚠️ 4.2.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Rodent droppings
- ⊖ 7.2.1 Plumbing - Drain, Waste, & Vent Systems: Evidence of water leak
- ⚠️ 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Stains - Leakage
- ⚠️ 7.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Tripped breakers
- 🔧 7.7.1 Plumbing - Faucets/showers : Water pressure
- ⊖ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Multiple brands of breakers
- ⚠️ 8.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 10.2.1 Doors, Windows & Interior - Windows: Damaged
- ⊖ 10.3.1 Doors, Windows & Interior - Floors: Carpet Stains
- 🔧 10.3.2 Doors, Windows & Interior - Floors: Noisy Floor
- ⊖ 10.4.1 Doors, Windows & Interior - Walls: Bowing drywall
- ⊖ 11.1.1 Built-in Appliances - Dishwasher: Did not run fully
- ⚠️ 11.4.1 Built-in Appliances - Garbage Disposal: Inoperable

1: INSPECTION DETAILS

Information

In Attendance No one at the time of the inspection	Occupancy Vacant	Style Contemporary
Temperature (approximate) 80 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Clear

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method Ground, Phone	Roof Type/Style Gable	Roof Drainage Systems: Gutter Material Aluminum
Flashings: Material Aluminum		

Coverings: Material
Asphalt



Deficiencies

2.2.1 Roof Drainage Systems

GUTTERS MISSING

SIDE OF HOUSE

There are no gutters present on part of the structure. Gutters are recommended because they collect rain water from the roof and direct it away form the building.

Recommendation

Contact a qualified gutter contractor

 Recommendation



3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding
Material
Wood

Siding, Flashing & Trim: Siding
Style
T1-11



Exterior Doors: Exterior Entry Door
Steel



Walkways, Patios & Driveways: Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Deck

Decks, Balconies, Porches & Steps: Material
Wood

Deficiencies

3.1.1 Siding, Flashing & Trim

WARPING/BUCKLING

RIGHT SIDE OF HOUSE

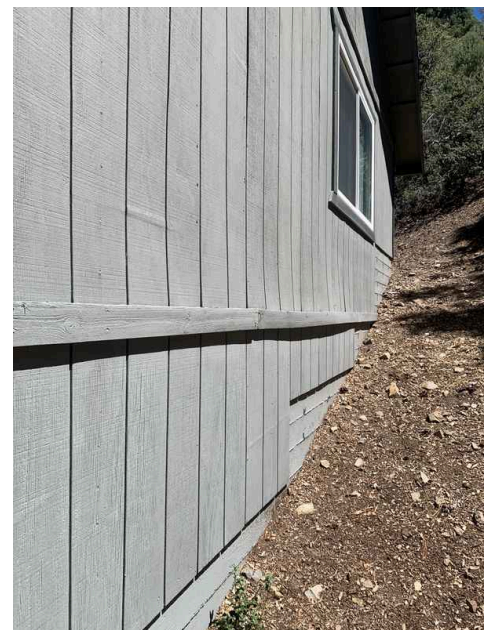
Wood siding was warping or buckling in areas. This is often as a result from sun, weather, and age. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



Maintenance Item



3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

DRIVEWAY

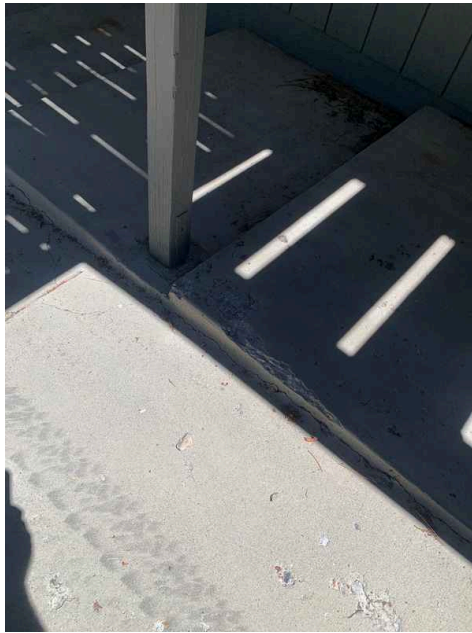
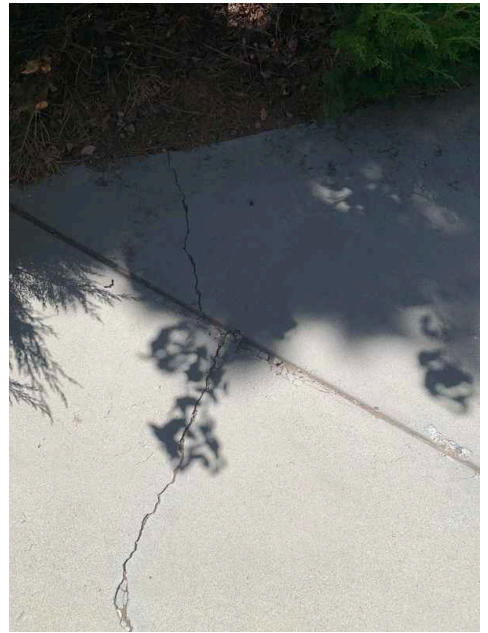
Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.



Recommendation

Recommendation

Contact a qualified concrete contractor.



3.4.1 Decks, Balconies, Porches & Steps

DECK - WATER SEALANT REQUIRED

Recommendation

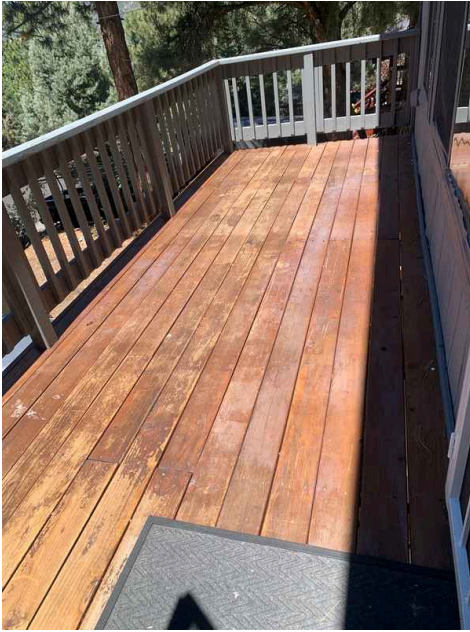
DECK

Deck is showing signs of weathering and/or water damage.
Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Contact a handyman or DIY project



3.4.2 Decks, Balconies, Porches & Steps

LOOSE RAILING

DECK

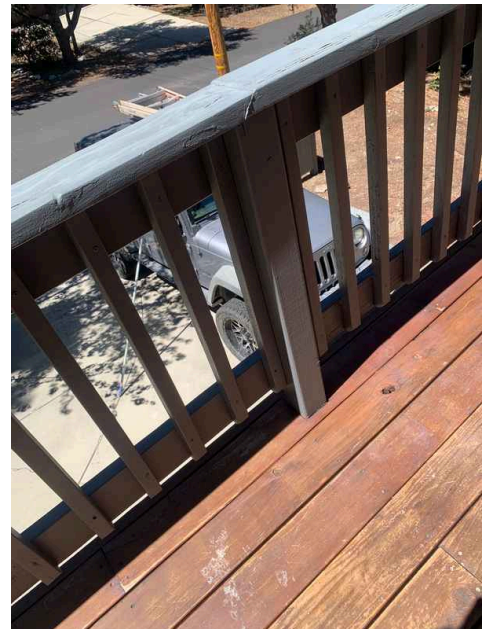
Observed some loose railing. Recommend securing properly.

Recommendation

Contact a qualified deck contractor.



Maintenance Item



3.4.3 Decks, Balconies, Porches & Steps

FLOATING STAIRS

EXTERIOR STAIRS

Floating stairs are not to current standards.

Recommendation

Contact a qualified deck contractor.



Recommendation



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

RETAINING WALL

BACK HOUSE

A small retainer wall could divert debris and water around house.

Recommendation

Contact a qualified landscaping contractor

Recommendation



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			X
4.2	Basements & Crawlspaces	X			X
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			
4.6	Construction	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Crawlspace Access, Visual

Foundation: Material

Concrete



Floor Structure:

Basement/Crawlspace Floor

Dirt

Floor Structure: Material

Wood joist

Floor Structure: Sub-floor

OSB

Deficiencies

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

FOUNDATION

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.



Recommendation

Recommendation

Recommend monitoring.



4.2.1 Basements & Crawlspace

INSULATION

CRAWLSPACE

Some of the insulation has fallen or become dislodged. Recommend re-installing.

Recommendation

Contact a handyman or DIY project



Recommendation



4.2.2 Basements & Crawlspace

RODENT DROPPINGS

CRAWLSPACE

Observed rodent droppings in crawlspace. Recommend pest control

Recommendation

Contact a qualified pest control specialist.



Safety Hazard



5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Equipment: Energy Source
Propane

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Insulated

AFUE Rating
96

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

Equipment: Brand
Goodman



6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

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Information

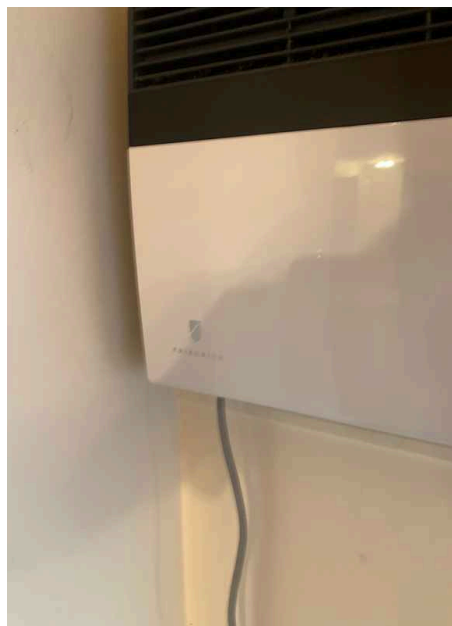
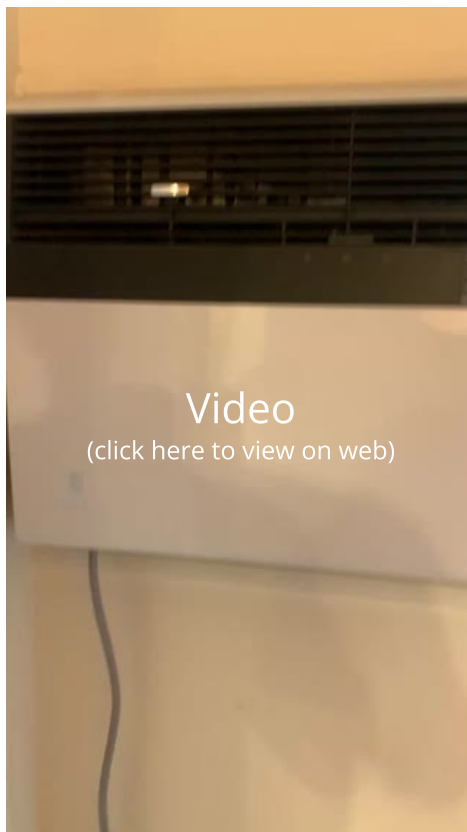
Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Left side of house

Distribution System: Configuration
Split

Cooling Equipment: Brand

Frigidaire, Goodman



Video

(click here to view on web)



Video

(click here to view on web)



Cooling Equipment: SEER Rating

14 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).

7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			X
7.3	Water Supply, Distribution Systems & Fixtures	X			
7.4	Hot Water Systems, Controls, Flues & Vents	X			X
7.5	Fuel Storage & Distribution Systems	X			
7.6	Sump Pump			X	
7.7	Faucets/showers	X			X
7.8	Toilets	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters

Whole house conditioner



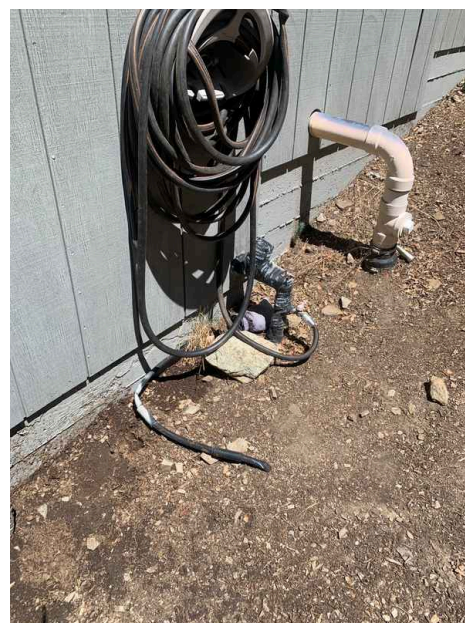
Water Source

Public, Private

Main Water Shut-off Device:

Location

Right side of house



Drain, Waste, & Vent Systems:

Drain Size

3inch, 4inch

Drain, Waste, & Vent Systems:

Material

ABS, PVC

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



Water Supply, Distribution Systems & Fixtures: Water Supply Material Unknown	Hot Water Systems, Controls, Flues & Vents: Capacity 40 gallons	Hot Water Systems, Controls, Flues & Vents: Location Crawlspace
Hot Water Systems, Controls, Flues & Vents: Power Source/Type Electric		
Water Supply, Distribution Systems & Fixtures: Water testing Testing water quality for Chemicals and Bacteria is an additional test often performed by County health departments or a qualified independent company		

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Whirlpool

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.](#)



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

At Tank, Front of house



Deficiencies

7.2.1 Drain, Waste, & Vent Systems

EVIDENCE OF WATER LEAK

CRAWLSPACE

Observed some calcium buildup on waistline union. This could indicate a leak. Note, no leak was observed at the time inspection. Recommend monitoring.

 Recommendation

Recommendation

Recommend monitoring.



7.4.1 Hot Water Systems, Controls, Flues & Vents

WATER STAINS - LEAKAGE

WATER HEATER

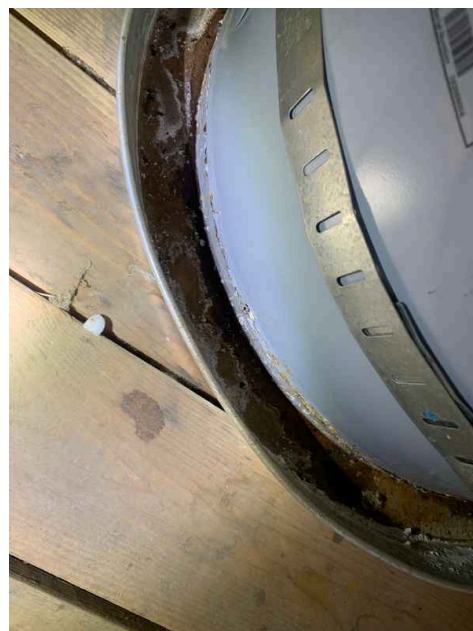
Water stains were observed beneath water heater, indicating a past or present leak. Recommend further evaluation and repair by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



Safety Hazard



7.4.2 Hot Water Systems, Controls, Flues & Vents

TRIPPED BREAKERS

PANEL

Water heater breaker was tripped, therefore, I could not run hot water.

Recommendation

Contact a qualified plumbing contractor.



Safety Hazard



WATER PRESSURE

MASTER BATHROOM

Water pressure is a low in Master bathroom. Recommend review from a qualified plumber

Recommendation

Contact a qualified plumbing contractor.



 Maintenance Item

8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			
8.5	GFCI & AFCI	X			X
8.6	Smoke Detectors	X			
8.7	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors:
Electrical Service Conductors
Overhead



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
Cutler Hammer, Square D

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

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



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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Deficiencies

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

MULTIPLE BRANDS OF BREAKERS
PANEL

This panel has multiple brands of breakers. This may be acceptable for this panel. Recommend review from a qualified electrician.

Recommendation
Contact a qualified electrical contractor.



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED
UTILITY CLOSET

Safety Hazard

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

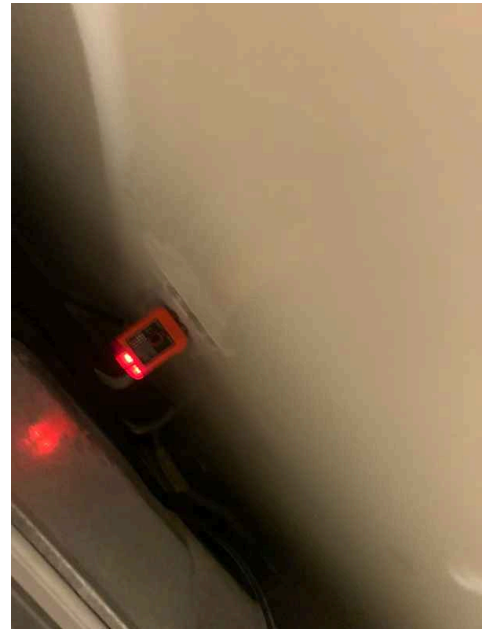
[Here is a link](#) to read about how GFCI receptacles keep you safe.

Per current standards, all accessible outlets in garages are now required to have GFCI receptacles

GFCI receptacles are required within 6 feet of sink

Recommendation

Contact a qualified electrical contractor.



9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)	X			
9.3	Ventilation	X			
9.4	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dryer Power Source

110 Volt, Propane

Dryer Vent

Metal (Flex)

Flooring Insulation

Batt

Attic Insulation: R-value

38

Ventilation: Ventilation Type

Gable Vents

Exhaust Systems: Exhaust Fans

Fan Only

Attic Insulation: Insulation Type

Batt



10: DOORS, WINDOWS & INTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Sliders, Double pane

Floors: Floor Coverings
Carpet, Laminate



Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Wood, Drywall

Countertops & Cabinets:
Cabinetry
Wood

Countertops & Cabinets:

Countertop Material

Tile



Deficiencies

10.2.1 Windows

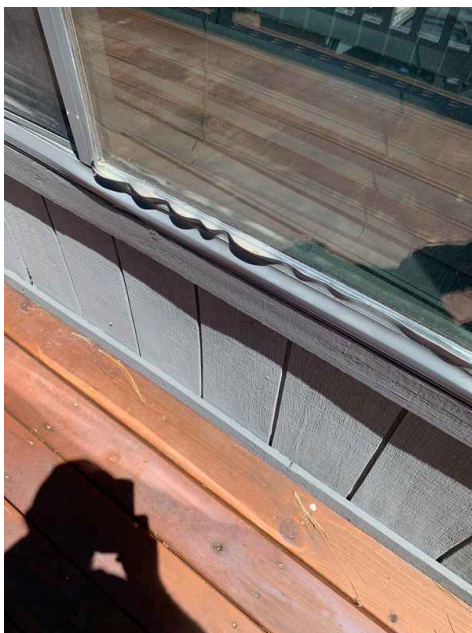
DAMAGED

FRONT WINDOWS

One or more windows appears to have general damage, but are operational. Recommend review from a window professional.

Recommendation

Contact a qualified window repair/installation contractor.



10.3.1 Floors

CARPET STAINS

BEDROOM

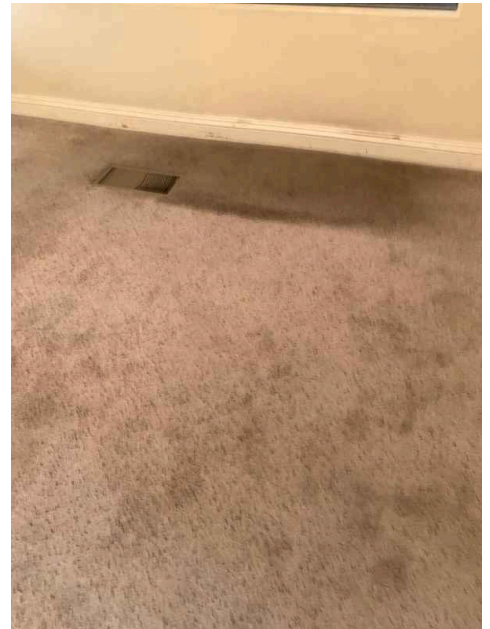
Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a carpet cleaner.



Recommendation



10.3.2 Floors

NOISY FLOOR

LIVING ROOM AND HALLWAY

Noise from the floor was observed during inspection, indicating possible movement or structural issues beneath the surface. Common causes include loose subflooring, inadequate support, or movement between structural components. A flooring professional should evaluate the extent and source of the noise to determine if repairs are necessary.

Recommendation

Contact a qualified flooring contractor



Maintenance Item



10.4.1 Walls

BOWING DRYWALL

BEDROOM

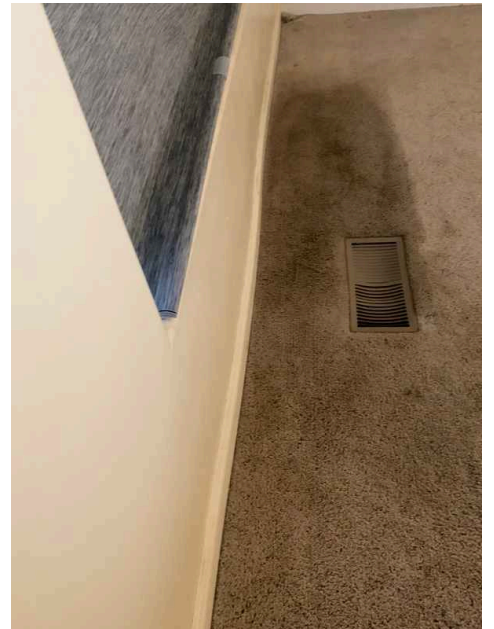


Recommendation

Observed some drywall that was bowing. This does appear to be original with the build.

Recommendation

Contact a qualified professional.



11: BUILT-IN APPLIANCES

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

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: Brand
Samsung

Refrigerator: Brand
Hisense

Range/Oven/Cooktop: Exhaust Hood Type
Vented



Range/Oven/Cooktop:**Range/Oven Brand**

Jenn-Air, Unknown

**Range/Oven/Cooktop:****Range/Oven Energy Source**

Propane

Deficiencies

11.1.1 Dishwasher

DID NOT RUN FULLY

DISHWASHER

I did turn the dishwasher on, but I cut the cycle short due to a stuck garbage disposal.

Recommendation

Contact a qualified professional.



Recommendation



11.4.1 Garbage Disposal

INOPERABLE

GARBAGE DISPOSAL

Garbage disposal was not operable at time of inspection.

Recommendation

Contact a qualified appliance repair professional.



Safety Hazard



STANDARDS OF PRACTICE

Inspection Details

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

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 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.

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.

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 confirm the operation of every control and feature of an inspected appliance.