HAFLICH- HOME INSPECTIONS
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RESIDENTIAL REPORT

1317 Leisure Ln
Frazier Park, CA 93225

Lianna Sarkisian
10/05/2026

Inspector
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1: INSPECTION DETAILS

Information

In Attendance
Listing Agent

Occupancy
Furnished

Style
Cottage

Temperature (approximate)
65 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	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
Phone

Coverings: Material
Asphalt, Fiberglass

Roof Drainage Systems: Gutter Material
Aluminum



Flashings: Material

Aluminum



Roof Type/Style

Gable





Deficiencies

2.1.1 Coverings

Recommendation

DELAMINATION

WATER HEATER CLOSET

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt and granules. Recommend replacement.

Recommendation

Contact a qualified roofing professional.





2.1.2 Coverings

PRE-SALE INSPECTION

Safety Hazard

HOUSE

This is a pre-sale inspection. It will only go over the major components of the house, what buyers are mostly concerned with. Not every little particular.

3: EXTERIOR

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

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

Information

Inspection Method
Visual

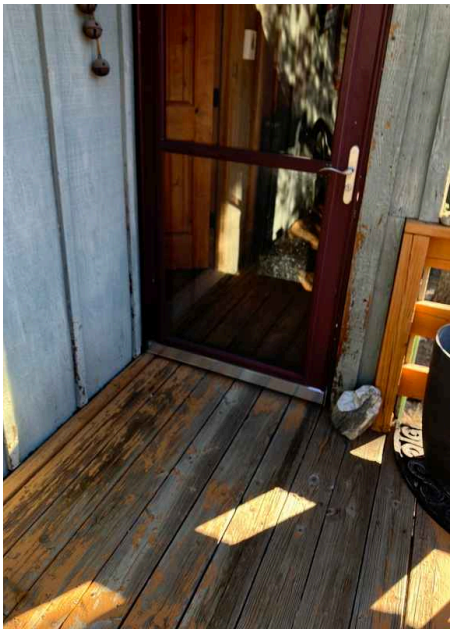
Siding, Flashing & Trim: Siding Material
Wood

Siding, Flashing & Trim: Siding Style
Batten

Decks, Balconies, Porches & Steps: Appurtenance
Deck

Decks, Balconies, Porches & Steps: Material
Wood

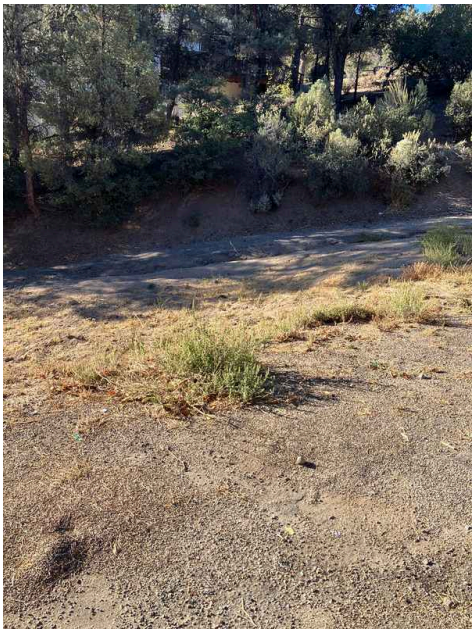
Exterior Doors: Exterior Entry Door
Glass, Wood





Walkways, Patios & Driveways: Driveway Material

Asphalt, Dirt

Deficiencies

3.1.1 Siding, Flashing & Trim

Recommendation

PEELING PAINT

FRONT SIDE OF HOUSE

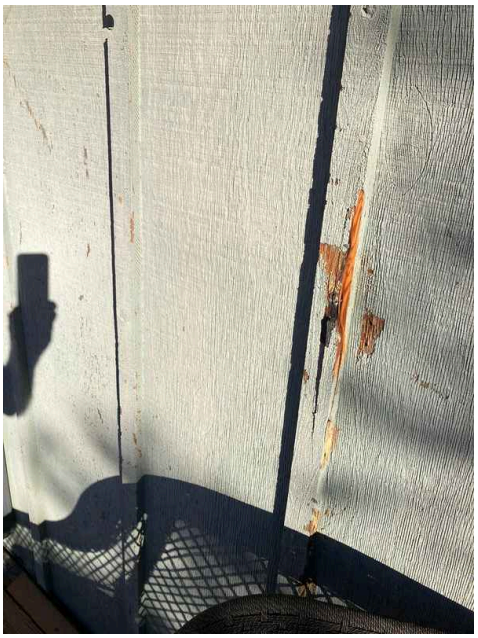
Peeling paint was observed on the siding during the exterior inspection. This condition exposes underlying surfaces to moisture and weathering, which can lead to wood rot, water damage, and further deterioration if left unaddressed. The affected areas should be scraped, primed, and repainted to restore protection and maintain the home's exterior integrity.

Recommendation

Contact a qualified painting contractor.







3.4.1 Decks, Balconies, Porches & Steps

Recommendation

DECK - LOOSE BOARDS

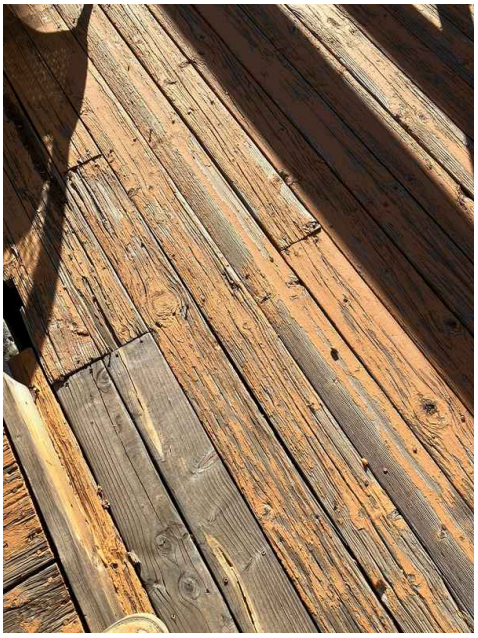
DECK

One or more deck boards were observed to be loose. Recommend they be refastened.

Here is a helpful article for minor DIY deck repair.

Recommendation

Contact a qualified deck contractor.





3.4.2 Decks, Balconies, Porches & Steps

Recommendation

DECK - NAILS EXPOSED

DECK

One or more nails were observed to be exposed. Recommend nails be reset.

Recommendation

Contact a qualified deck contractor.



3.4.3 Decks, Balconies, Porches & Steps

Safety Hazard

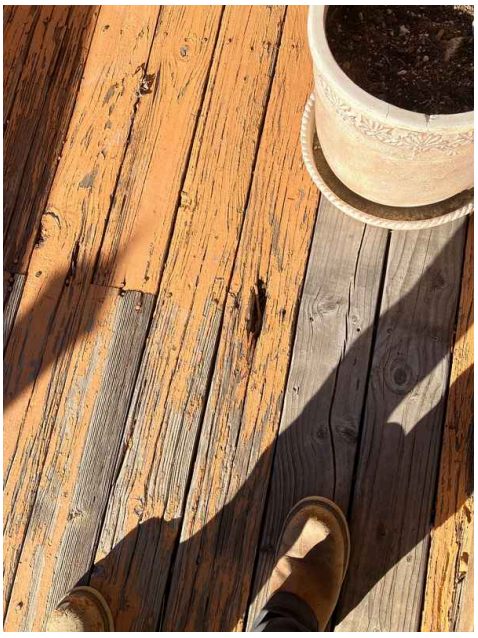
DECK - ROTTED BOARDS

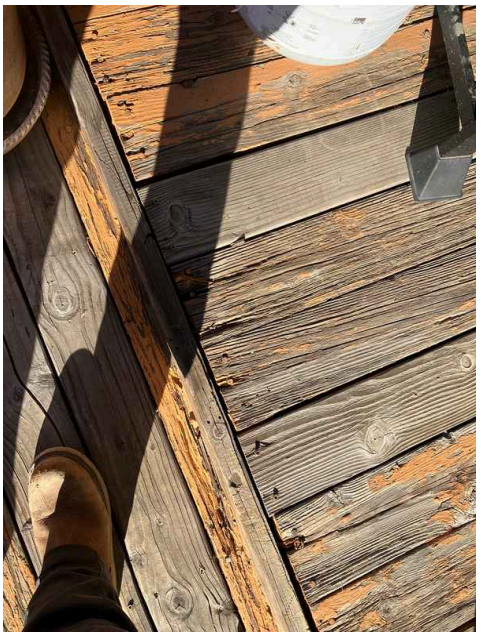
DECK BOARDS, AND SUPPORT POST

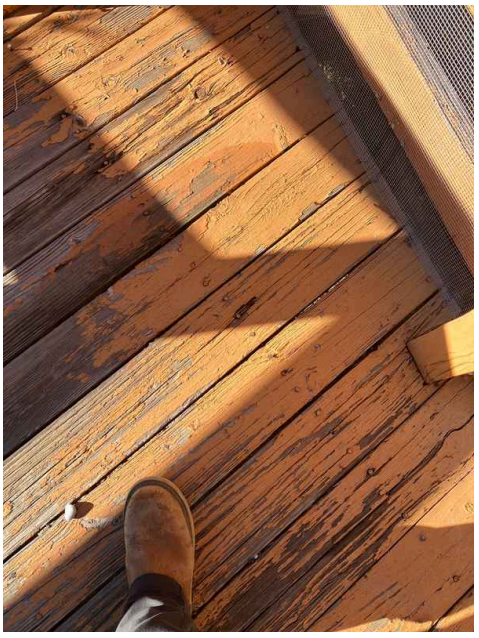
One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.











3.4.4 Decks, Balconies, Porches & Steps

Maintenance Item

IMPROPER CONSTRUCTION

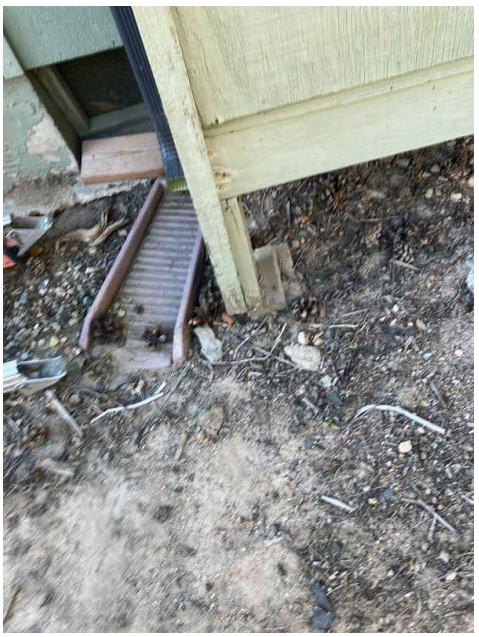
UNDER PORTION OF HOUSE, WATER HEATER CLOSET

This is of sub standard construction. Recommend review from a qualified decking contractor.

Recommendation

Contact a qualified deck contractor.





3.4.5 Decks, Balconies, Porches & Steps

Recommendation

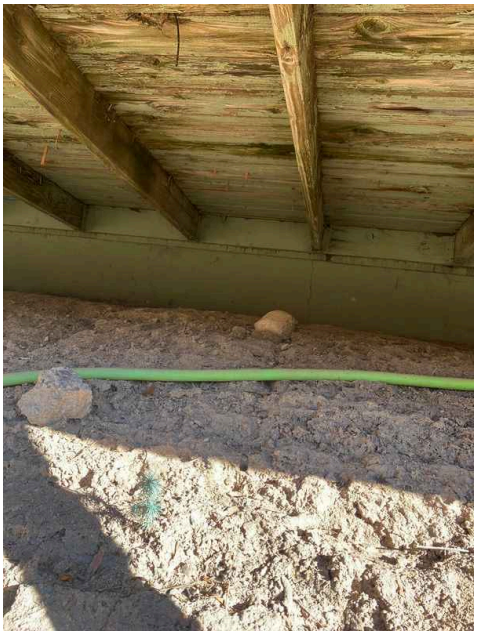
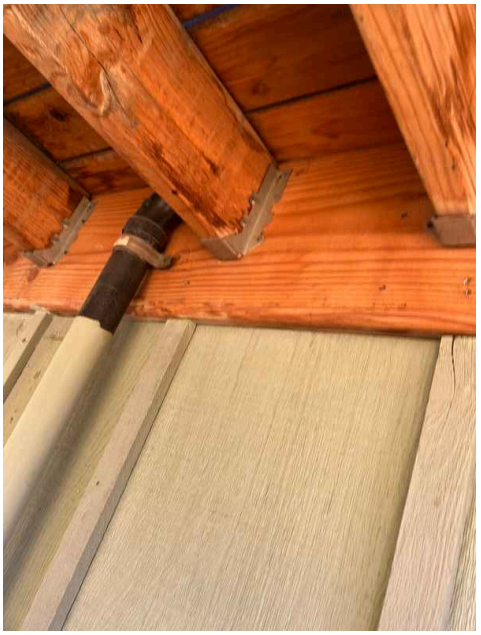
LEDGER BOARD IMPROPERLY INSTALLED

DECKS

The ledger board is not properly attached to the building (needs lag screws). This can cause the deck to pull away from the building. Recommend that the deck and/or ledger board be properly attached by qualified contractor.

Recommendation

Contact a qualified deck contractor.


3.4.6 Decks, Balconies, Porches & Steps

Recommendation

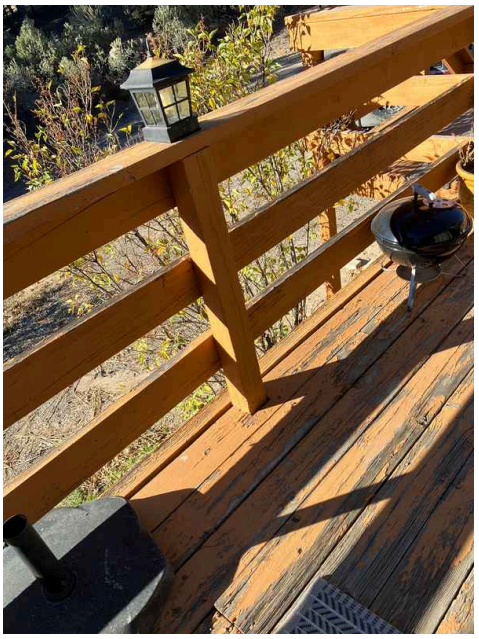
RAILING UNSAFE

DECK

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.

Recommendation

Contact a handyman or DIY project



3.4.7 Decks, Balconies, Porches & Steps

Maintenance Item

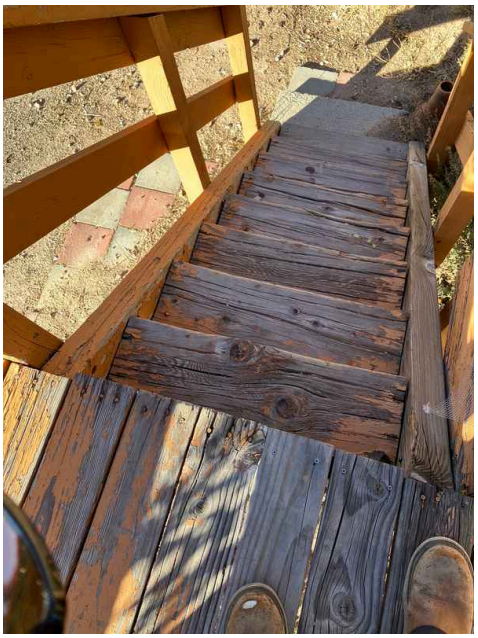
STAIRS - DETERIORATED

STAIRS

One or more sections of the exterior stairs are deteriorated. Recommend qualified decking, contractor review and repair.

Recommendation

Contact a qualified deck contractor.



3.4.8 Decks, Balconies, Porches & Steps

Recommendation

GRASPABLE HANDRAIL

STAIRS

Exterior stairs need 2 inch round, graspable handrails.

Recommendation

Contact a handyman or DIY project



3.4.9 Decks, Balconies, Porches & Steps

Recommendation

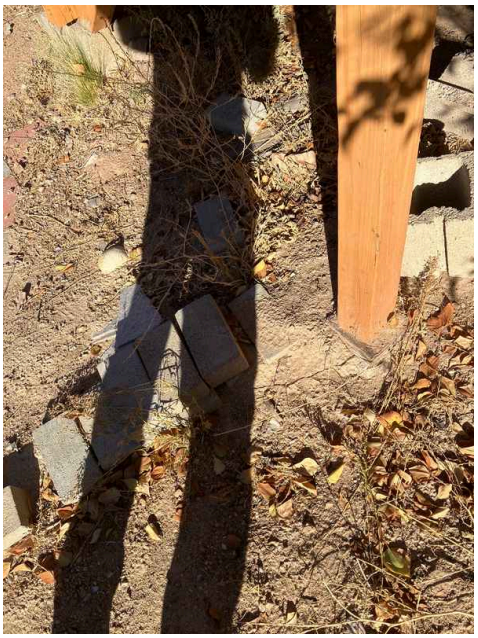
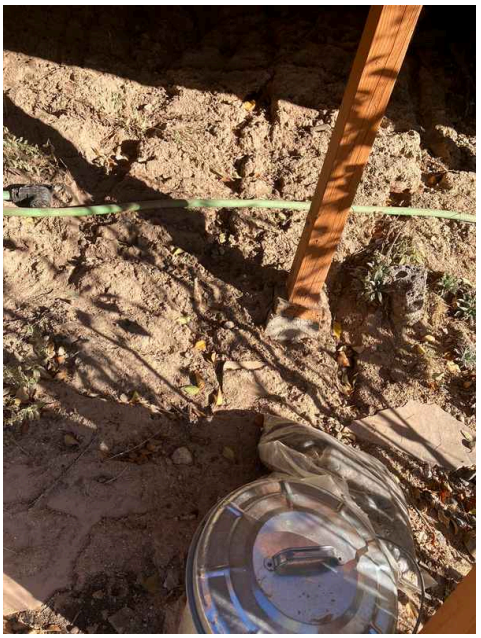
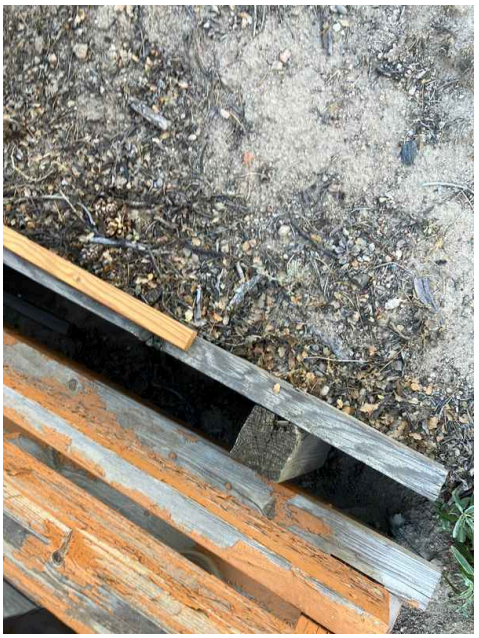
DIRT TO WOOD CONTACT

DECK

Observed dirt to wood contact. Recommend removing all dirt touching wood.

Recommendation

Contact a handyman or DIY project

3.4.10 Decks, Balconies, Porches & Steps

Maintenance Item

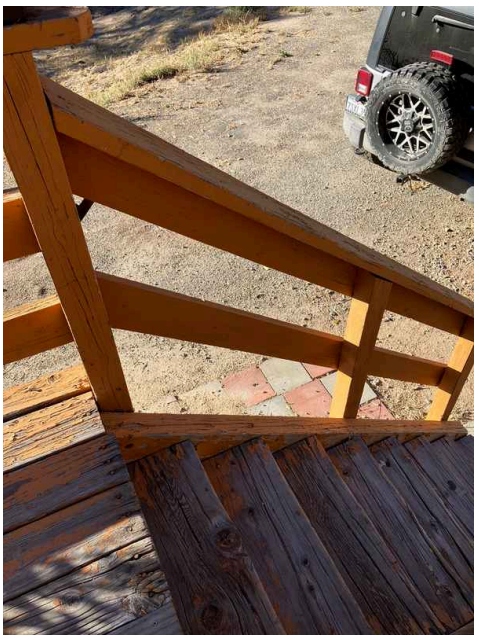
LOOSE RAILING

DECK

Observed some loose handrailing. Recommend securing properly.

Recommendation

Contact a qualified deck contractor.



3.4.11 Decks, Balconies, Porches & Steps

Safety Hazard

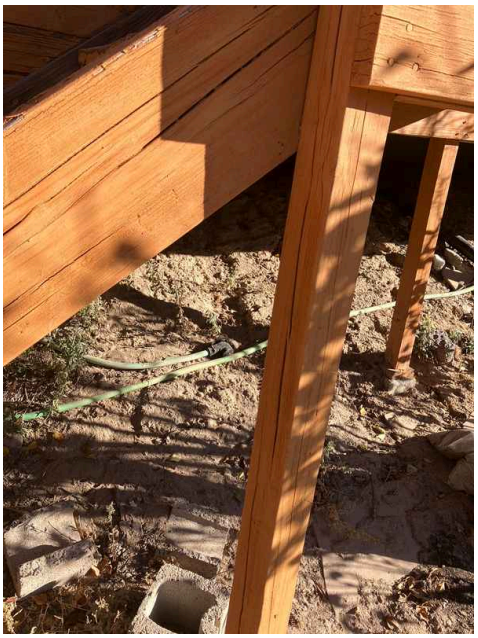
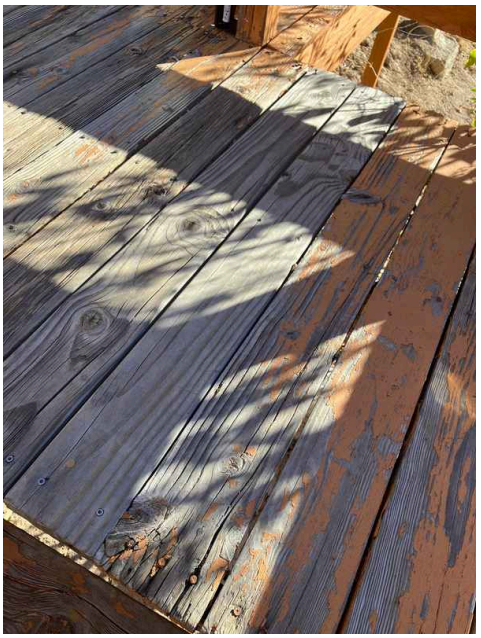
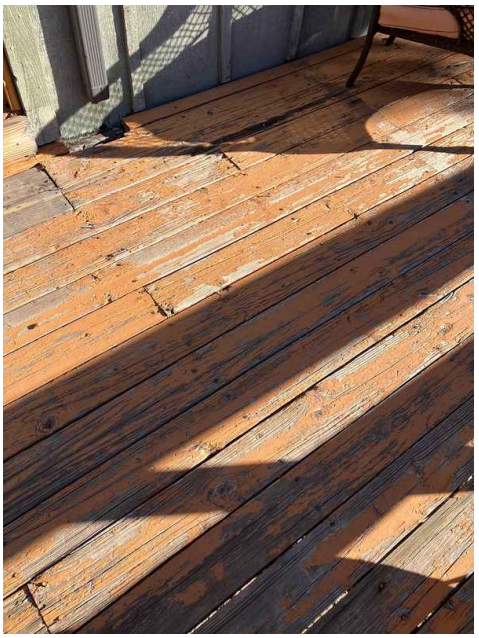
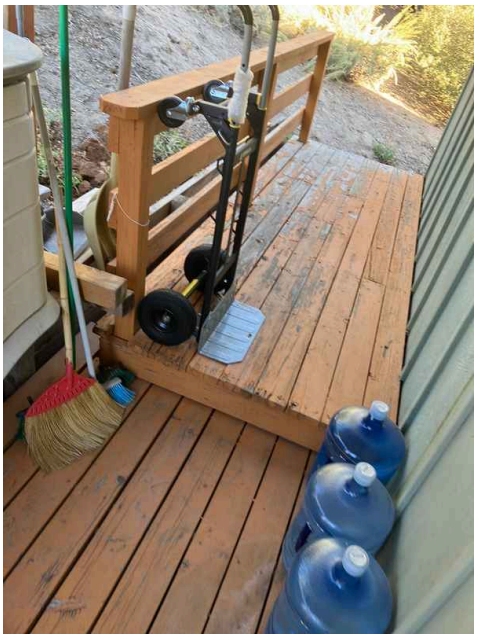
DRY CRACKING DECK WOOD

DECK

Dry cracking was observed in the deck wood during inspection. This cracking occurs as wood loses moisture and shrinks, which is a common natural process in exterior wood. While minor surface cracking is typical, significant cracking can allow water penetration leading to rot, structural weakness, and further deterioration. Recommend review from a qualified decking contractor.

Recommendation

Contact a qualified deck contractor.




3.4.12 Decks, Balconies, Porches & Steps

Recommendation

BRACKETS OR TIES

UNDER PORTION OF HOUSE

Housing support post could benefit from proper brackets and fasteners. Recommend review from a qualified general contractor.

Recommendation

Contact a qualified general contractor.





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
Visual, Crawlspace opening too small

Foundation: Material
Concrete

Floor Structure: Basement/Crawlspace Floor
Dirt

Floor Structure: Material
Wood Beams

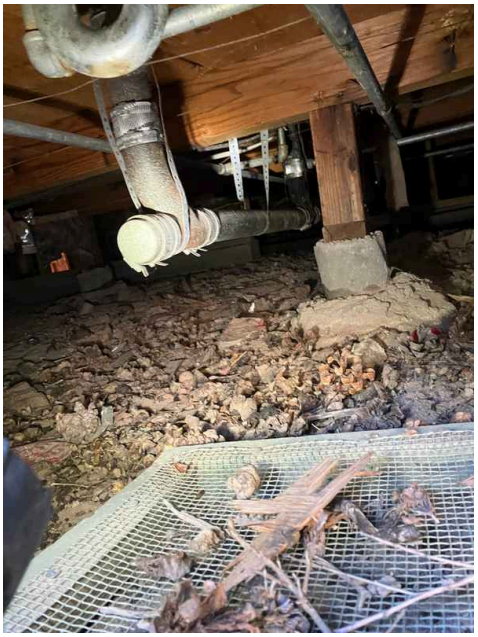
Floor Structure: Sub-floor
Plywood

Limitations

Basements & Crawlspaces

CRAWLSPACE

I was unable to crawlspace due to small openings . I was able to visually see waistlines and water pipes from the openings.







Deficiencies

4.1.1 Foundation

FOUNDATION CRACKS

Maintenance Item

FOUNDATION

Moderate cracks were observed at foundation. Recommend review from a qualified foundation or concrete contractor.

Recommendation

Contact a foundation contractor.





4.1.2 Foundation

FOUNDATION CRACKS - MINOR

Recommendation

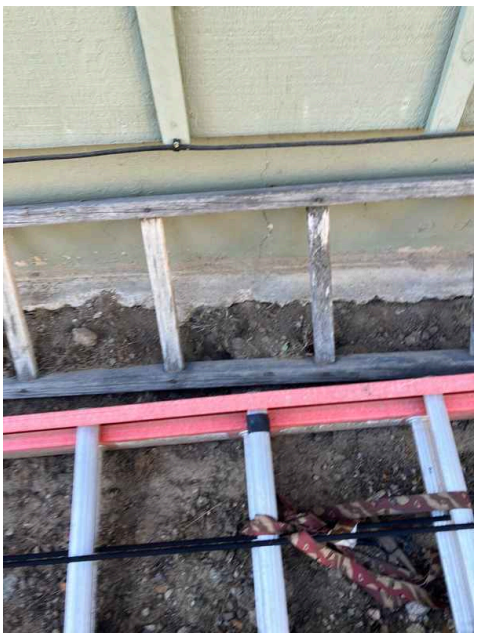
FOUNDATION

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

Recommend monitoring.



4.1.3 Foundation

Recommendation

EROSION

BACK RIGHT CORNER

Observed some erosion exposing some foundation. Recommend back filling and diverting water in order to keep from eroding.

Recommendation

Contact a qualified landscaping contractor



4.2.1 Basements & Crawlspaces

Recommendation

MISSING INSULATION

CRAWLSPACE

Crawlspace was missing insulation. Recommend installing.

Recommendation

Contact a qualified insulation contractor.



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: Brand
Unknown, Thermador

Equipment: Heat Type
Electric Wall Heater

Distribution Systems: Ductwork
None



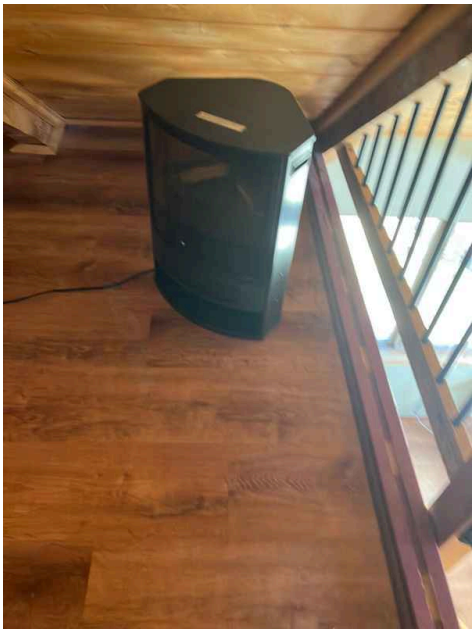
AFUE Rating
0

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: **Energy Source**

Electric





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	

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

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
Unknown

Water Source
Public, Private

Main Water Shut-off Device: Location
Under house



Drain, Waste, & Vent Systems: Drain Size
4inch

Drain, Waste, & Vent Systems: Material
Iron

Water Supply, Distribution Systems & Fixtures: Distribution Material
Galvanized

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
Closet

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

Gas

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

Gas Meter



Water Supply, Distribution Systems & Fixtures: Galvanized Plumbing

In use from the 1920's through the 1960's

Still in service in many older homes

Interior surfaces corrode over time and the buildup reduces water pressure/flow

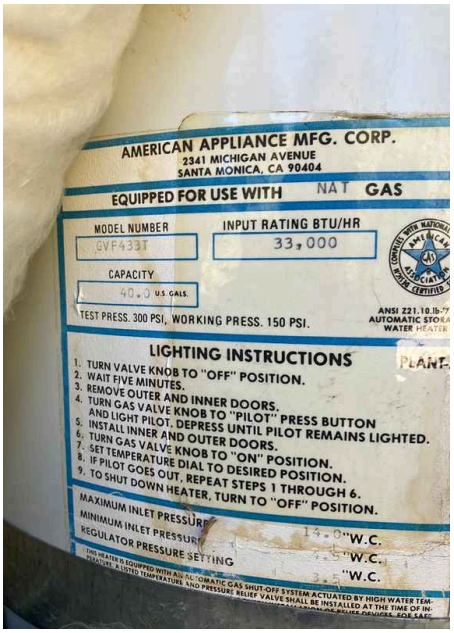
Life expectancy is 50 years

Hot Water Systems, Controls, Flues & Vents: Manufacturer

American standard

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.



Deficiencies

7.2.1 Drain, Waste, & Vent Systems

Recommendation

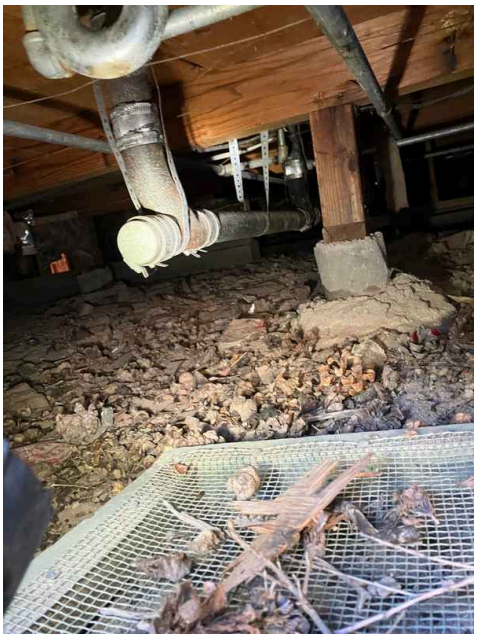
IRON WAIST LINES

MAIN WASTE LINE

Observed iron waist lines. Due to the age of the house, I recommend getting main waistline scoped.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Hot Water Systems, Controls, Flues & Vents

Safety Hazard

NEAR END OF LIFE(PRE-2002)

WATER HEATER

Water heater has lived well past its life expectancy. (pre 2002) Recommend possible replacement.

Recommendation

Contact a qualified plumbing contractor.



7.7.1 Faucets/Showers

Recommendation

SLOW DRAINING TUB

BATHTUB

The tub is draining slowly during inspection. This indicates a partial blockage in the drain line, which may be caused by hair, soap buildup, or debris accumulation. A plumbing contractor should clear the drain to restore proper drainage and prevent water backup.

Recommendation

Contact a qualified plumbing contractor.



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			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**
Right

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



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

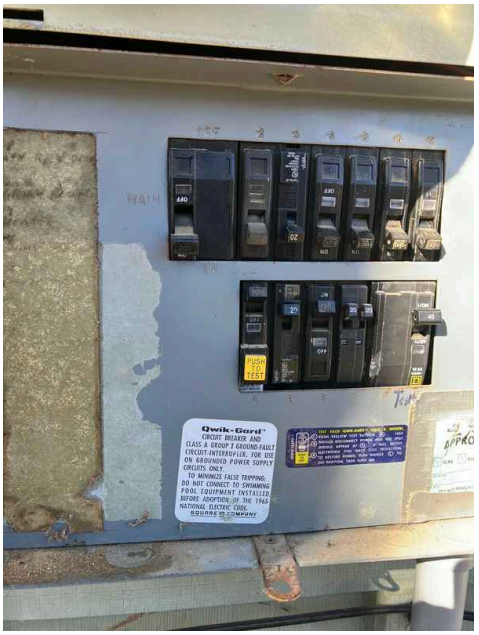
MISSING LABELS ON PANEL

PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

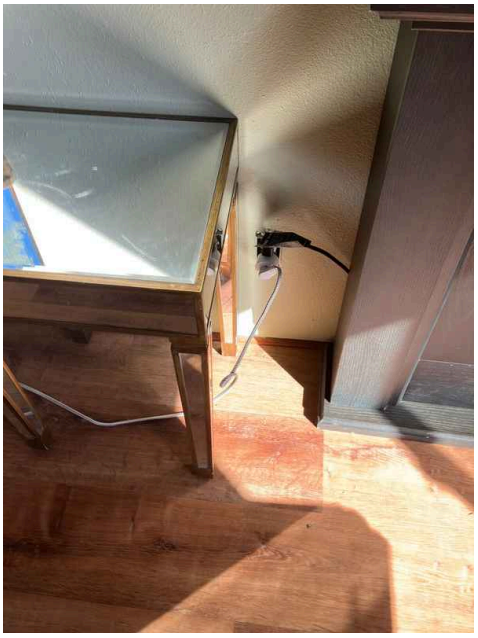
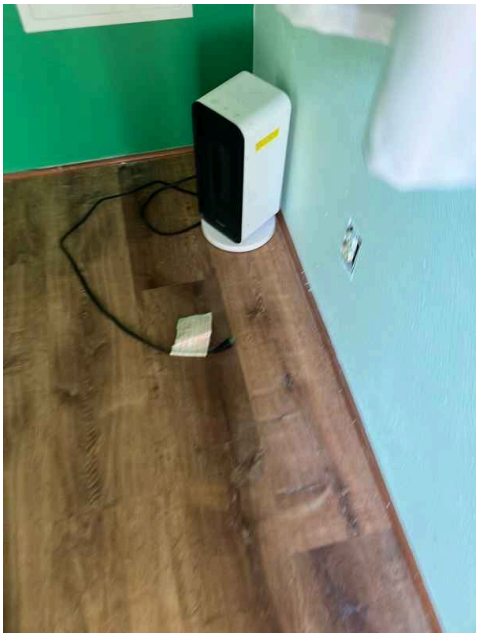
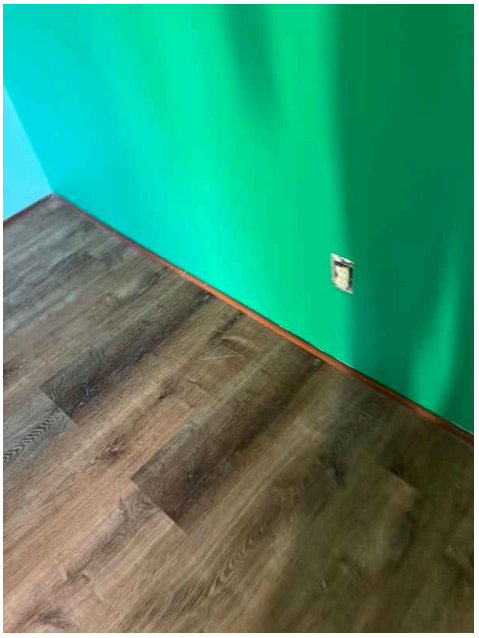
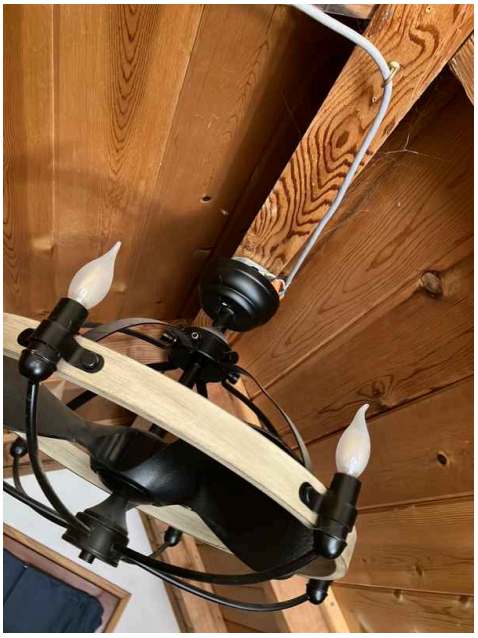
COVER PLATES MISSING

LIVING ROOM, BEDROOM

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.

8.5.1 GFCI & AFCI

Safety Hazard

NO GFCI PROTECTION INSTALLED

KITCHEN

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	

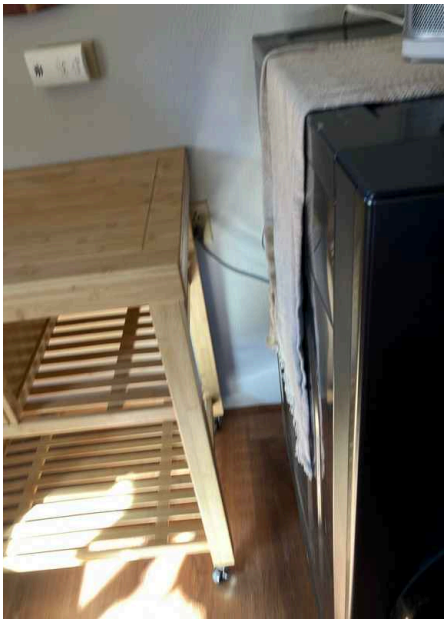
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dryer Power Source
None

Dryer Vent
None

Flooring Insulation
None

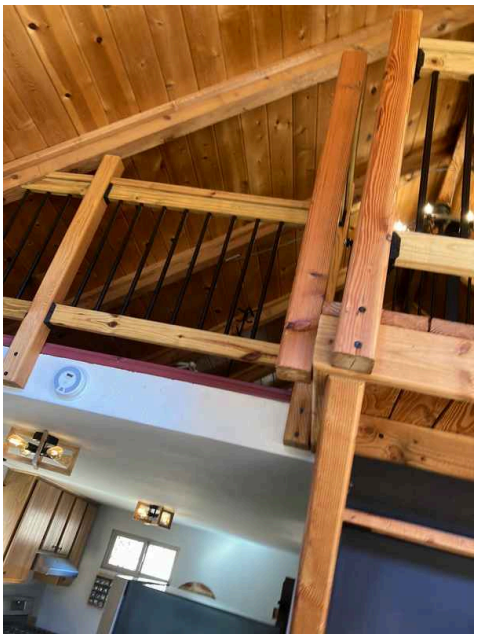


Limitations

Attic Insulation

VAULTED CEILING'S

This home has vaulted ceiling's with no attic access



10: DOORS, WINDOWS & INTERIOR

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

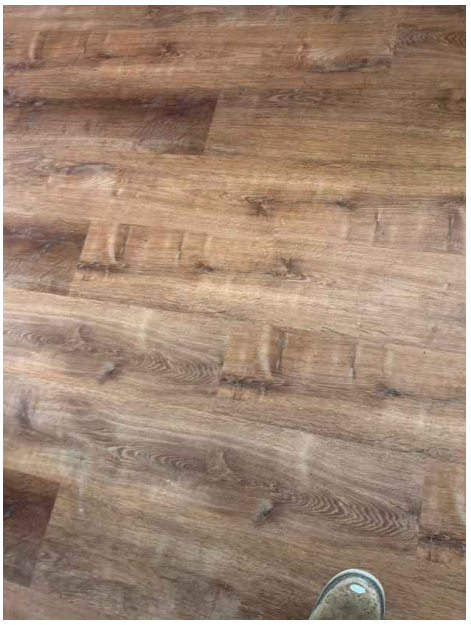
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Manufacturer
Unknown

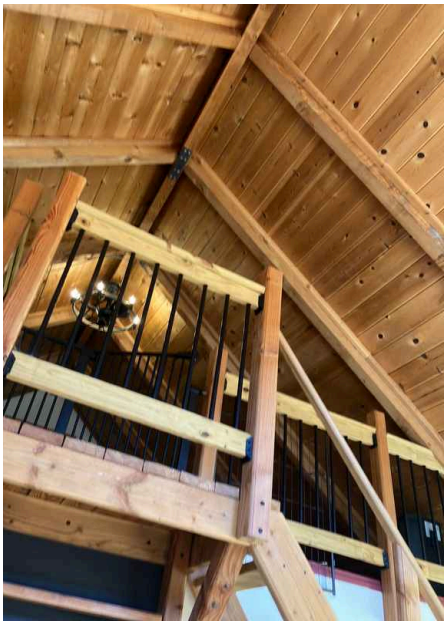
Windows: Window Type
Sliders, Double pane

Floors: Floor Coverings
Laminate

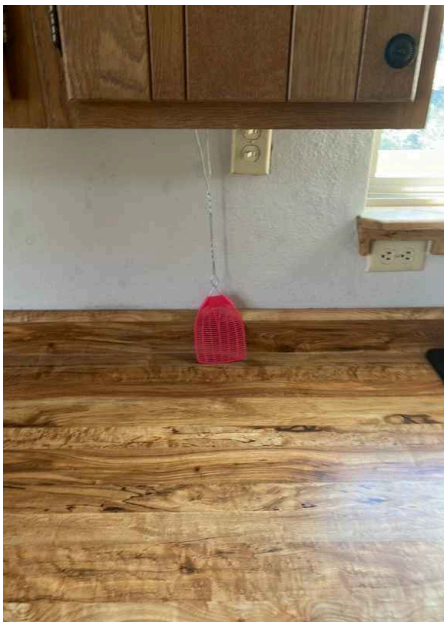


Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Wood



Countertops & Cabinets: Countertop Material
Laminate



Countertops & Cabinets: Cabinetry
Wood

General asbestos disclosure

Many homes built before 1980 contain asbestos in old floor tiles, ceiling tiles, roof shingles and flashing, siding, insulation (around boilers, ducts, pipes, sheeting, fireplaces), pipe cement, and joint compound used on seams between pieces of sheet rock. If the buyer has any concerns about asbestos advise having having materials in question tested.

Deficiencies

10.2.1 Windows
STUCK WINDOW
BATHROOM

Recommendation

The window is stuck and does not operate smoothly or fully. This may be caused by paint buildup, debris, misalignment, or swelling of the frame due to moisture or temperature changes. Stuck windows can be difficult to open in emergencies and may indicate underlying moisture or structural issues that should be evaluated.

Recommendation

Contact a qualified window repair/installation contractor.



10.6.1 Steps, Stairways & Railings

Maintenance Item

STAIRS AND RAILING NON-COMPLIANT

STAIRS

The stairs and railing do not meet current building code standards. A qualified professional should evaluate the specific deficiencies and recommend necessary modifications to ensure safe use and proper support.

Recommendation

Contact a qualified general contractor.



11: BUILT-IN APPLIANCES

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

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

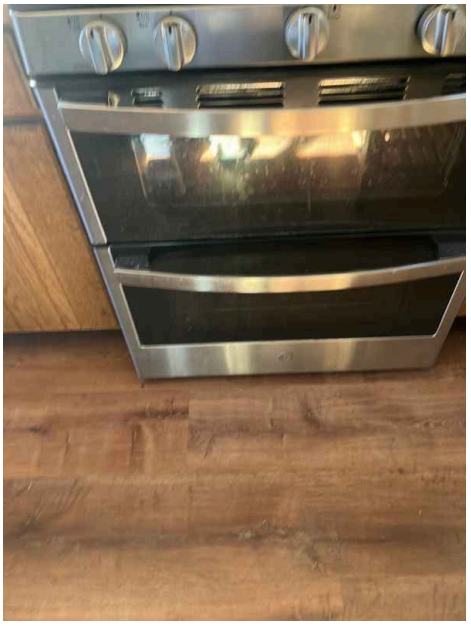
Information

Refrigerator: Brand
GE



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

Range/Oven/Cooktop: Range/Oven Brand
GE



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

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 con rm the operation of every control and feature of an inspected appliance.