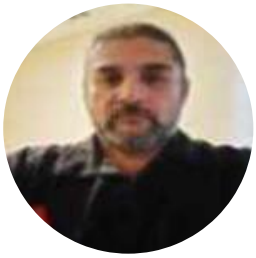
STATEWIDE INSPECTIONS COMPANY LIC# 898195
323-820-7460
carlos.statewide@gmail.com
https://www.myinspectioncompany.com



RESIDENTIAL REPORT

504 S Monterey St #3
Alhambra, CA 91801

Letty Cuevas
11/14/2026



Inspector
Carlos Gallegos
NACHI / ASHI
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5

RECOMMENDATION

SUMMARY

- 2.1.1 Exterior - General: Maintained by association
- 5.1.1 Heating - Equipment: Recommendations
- 8.7.1 Electrical - Carbon Monoxide Detectors: Not Installed
- 10.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
- 11.8.1 Doors, Windows & Interior - Interior : Countertops

1: INSPECTION DETAILS

Information

In Attendance
Home Owner, Client's Agent

Occupancy
Furnished, Occupied

Style
Multi-level, Townhouse

Temperature
89 Degrees Fahrenheit (F)

Type of Building
Condominium / Townhouse

Weather Conditions
Dry

Single Family Residential

Townhome inspection. Exterior grounds, and roofing is maintained by association.

2: EXTERIOR

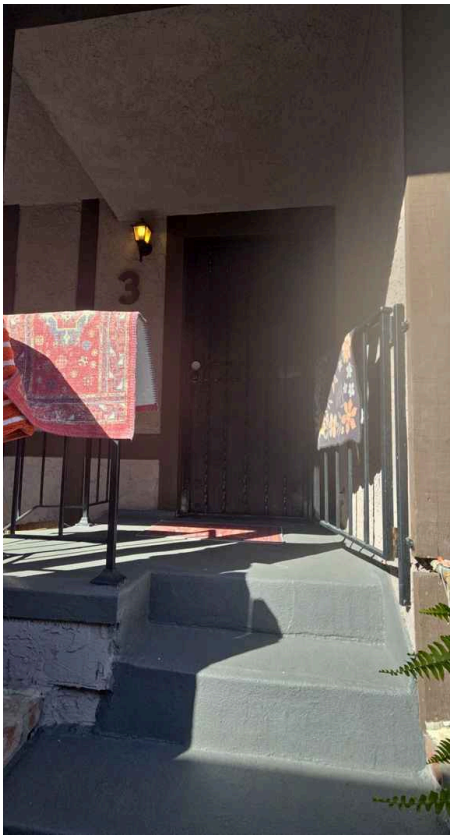
Information

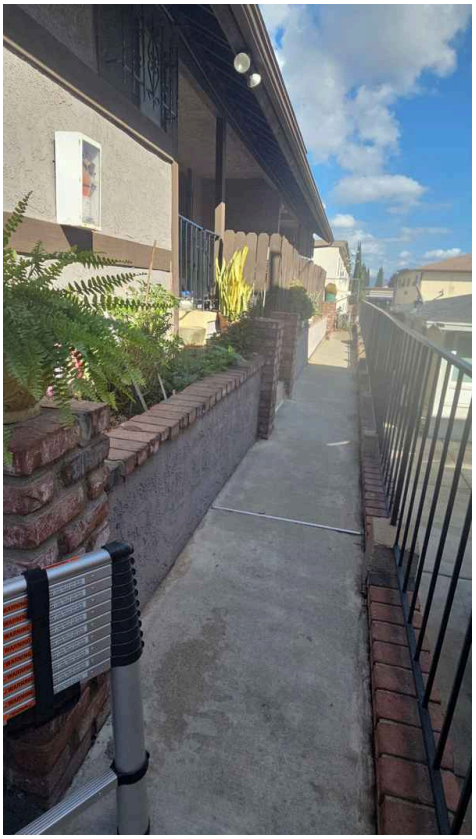
General: Inspection Method
Visual

General: Fencing

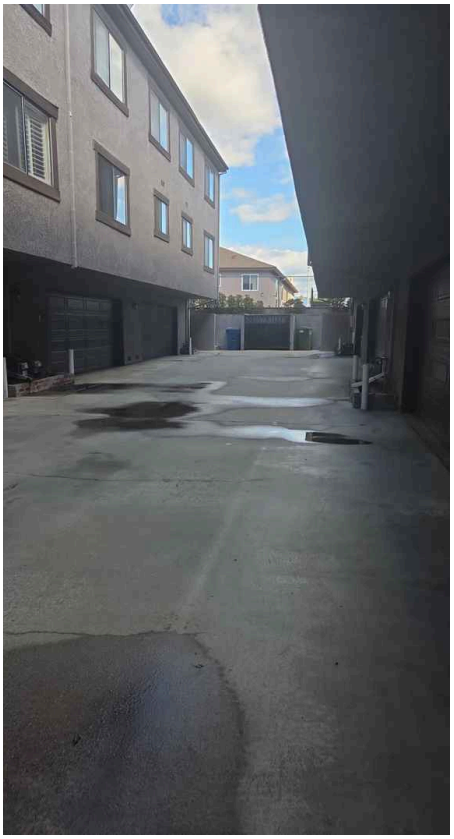
General: Exterior Area

View of exterior maintained by association









Siding, Flashing & Trim: Siding Material
Exterior Walls

Stucco

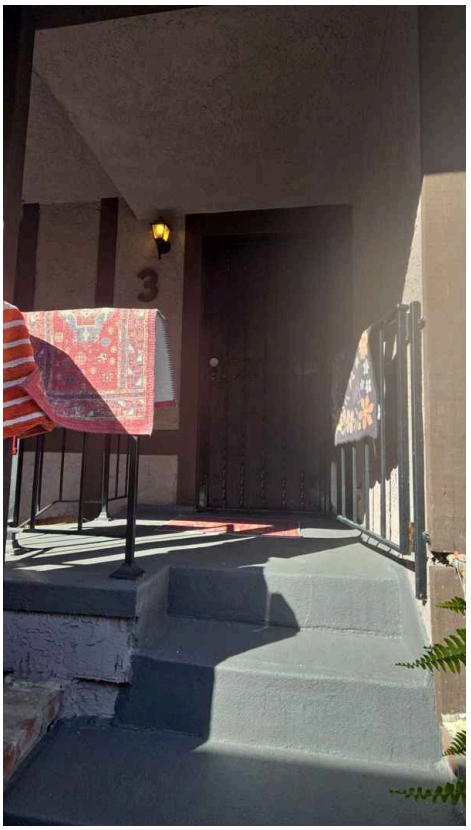
Stucco walls maintained by association



Exterior Doors: Exterior Entry Door

Wood

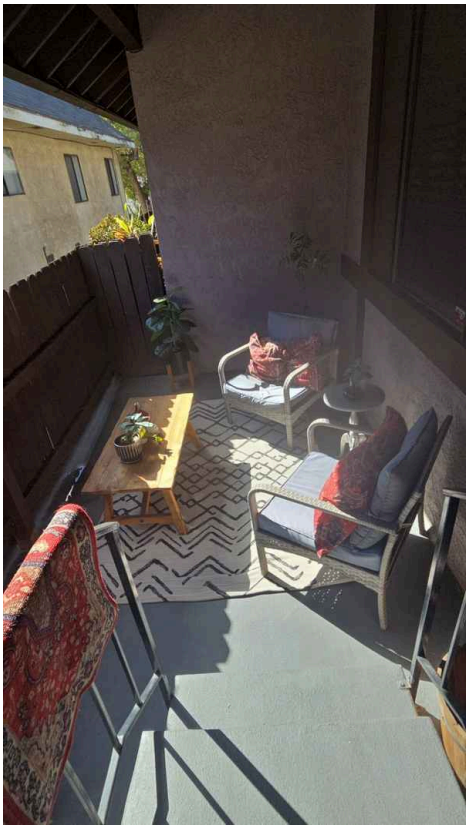
Entry Area



Decks, Balconies, Porches & Steps: Appurtenance
Exterior entry area

Front Porch

View of entry porch, maintained by association.



Decks, Balconies, Porches & Steps: Material

Wood

Eaves, Soffits & Fascia: Eaves and fascias
Exterior

Eaves and fascias are in good condition, there is no apparent damage at time of inspection. Maintained by association.

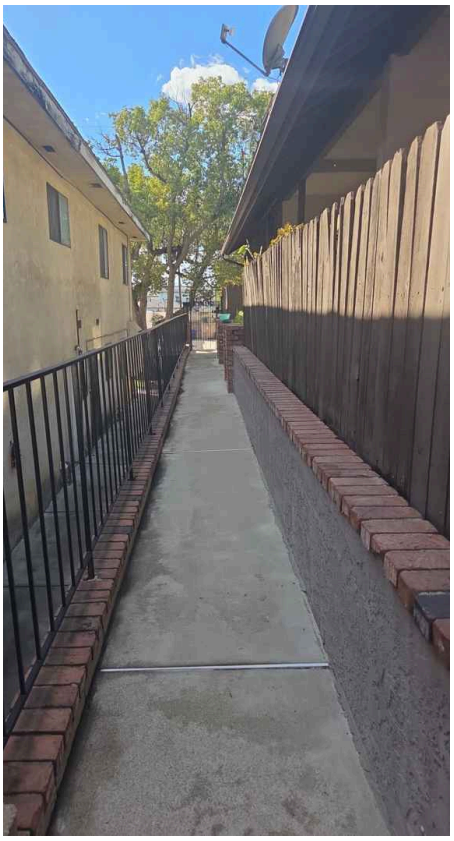
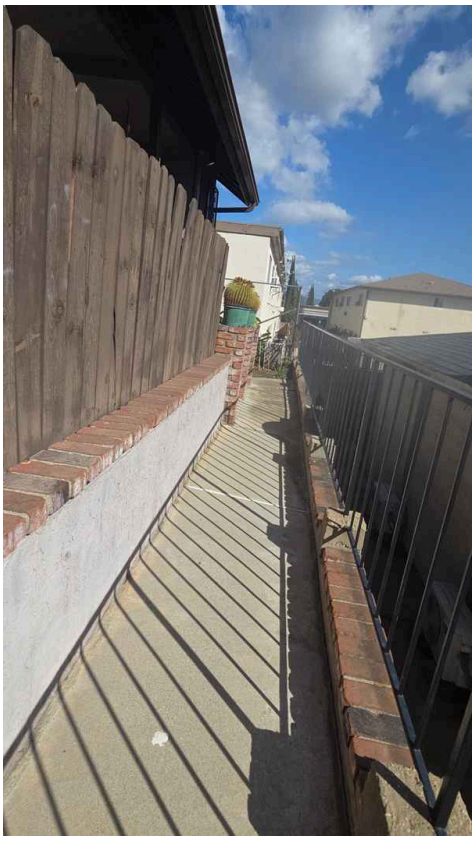
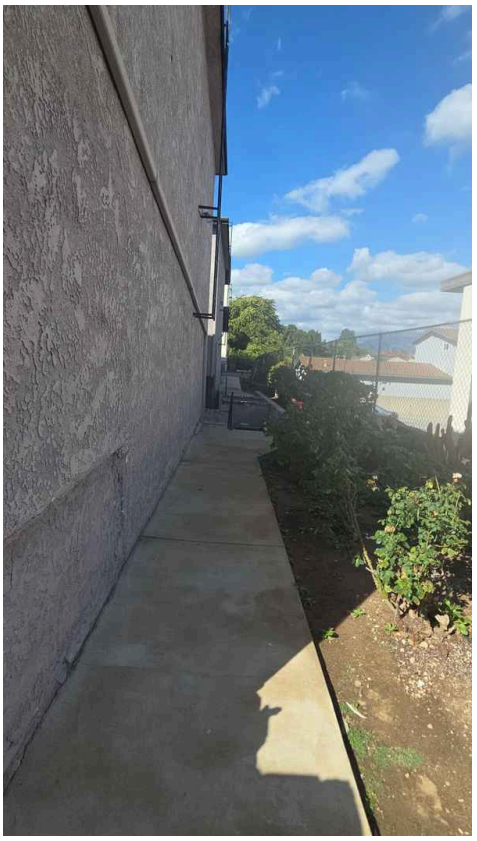
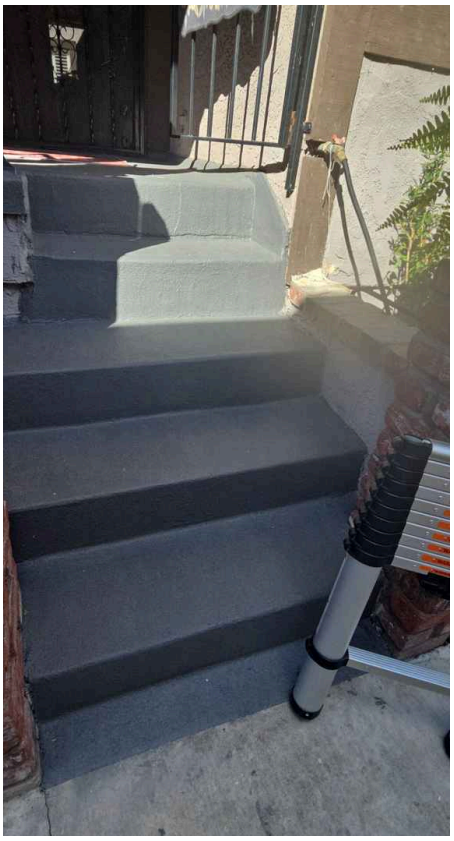
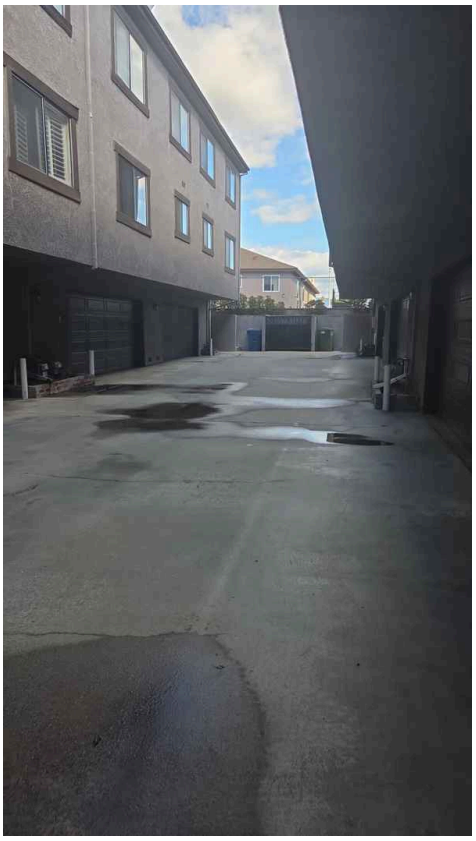
Walkways, Patios & Driveways: Driveway Material

Concrete

Walkways, Patios & Driveways: Walkways

Exterior

Concrete walkways and Driveway is maintained by association.

Deficiencies

2.1.1 General

MAINTAINED BY ASSOCIATION

Recommendation

3: ROOF

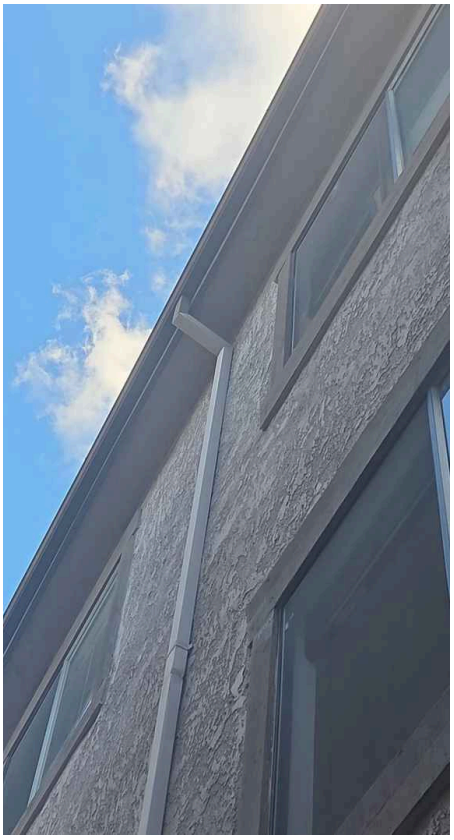
Information

Inspection Method
Roof Material and Structure is maintained by association

Roof Type/Style
Maintained by association

Coverings: Material
3-Tab Shingles, Maintained by association

Roof Drainage Systems: Gutter Material
Metal, Maintained by association





Flashings: Material
Aluminum, Maintained by association

Skylights, Chimneys & Other Roof Penetrations: Chimney Metal flue

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual, Maintained by association

Foundation: Material
Masonry Block, Concrete, Slab on Grade, Maintained by association

Basements & Crawlspaces: N/A

Floor Structure: Basement/Crawlspace Floor
Concrete, Wood, Maintained by association

Floor Structure: Material
Wood Beams, Slab, Concrete, Maintained by association

Floor Structure: Sub-floor
Plywood

Wall Structure: Wood Structure
In stable conditions, maintained by association

Ceiling Structure: In stable conditions
Ceiling structure in stable conditions.

5: HEATING

Information

BTU'S Rating

150,000 BTU's

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
Undetermined

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Heat Pump, HVAC Central Unit

Normal Operating Controls: Operational

Distribution Systems: Ductwork
Insulated

Insulated ducting system

Presence of Installed Heat Source in Each Room: Ceiling Registers
Heating Registers

Heating register are properly functioning, blowing even airflow to all registers.

Limitations

General

CENTRAL UNIT MAINTENANCE

CENTRAL HVAC UNIT

- Central Heating unit is operational at time of the inspection, highly recommend to have central heating unit turned on at final walk through before closing
- A seasonal HVAC service contract is recommended to ensure that all filters are changed/cleaned regularly or as needed • We recommend that the filters be changed or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems.

Deficiencies

5.1.1 Equipment

RECOMMENDATIONS

Recommendation

Condition: A seasonal HVAC service contract is recommended to ensure that all filters are changed/cleaned regularly or as needed • We recommend that the filters be changed or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems.

Recommendation

Contact a qualified professional.

6: COOLING

Information

Central Unit

Central unit was inspected and is functional

Air Conditioning / Compressors - Operated at the time of inspection • Visible areas of unit have normal wear for age at the time of the inspection - no major visible defects - recommend seasonal service and maintenance to extend the life ofthe unit • Recommend regular service/maintenance to extend the life of the unit(s) • This inspection doesnot determine if the evaporator coil BTU size is the same as condensing unit size - consult a HVACcontractor for further evaluation as needed

Cooling Equipment: Brand
Unknown

Cooling Equipment: Energy Source/Type
Central Air Conditioner, HVAC Central Unit

Cooling Equipment: Location
Roof

Cooling Equipment: SEER Rating
13 Seer SEER

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

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

Normal Operating Controls: Operational
Upstairs Hallway

Thermostat is properly functioning



Distribution System: Configuration
Central

Distribution System: Cooling Temperature Readings to Registers

Airflow Registers

Temperature reading to registers are properly flowing and has propwer readings to each register.









Presence of Installed Cooling Source in Each Room: Registers Have proper airflow

7: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
North, Exterior next to garage , Secondary Shut off Valve

Secondary water shut off Valve located next to garage in operational condition.



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

Drain, Waste, & Vent Systems: Material
ABS, Cast Iron

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

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

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

Hot Water Systems, Controls, Flues & Vents: Location
Interior Closet

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

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

Hot Water Systems, Controls, Flues & Vents: Water Heater Type

Interior Closet

Water heater is atrapped and meets requirements






Hot Water Systems, Controls, Flues & Vents: Hot Water Temperature Readings

Interior Faucets

Hot water temperature readings to interior faucets, proper temperature.







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

Exterior north section

Gas Meter

Gas Meter



Sump Pump: Location

N/A

8: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Exterior section

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

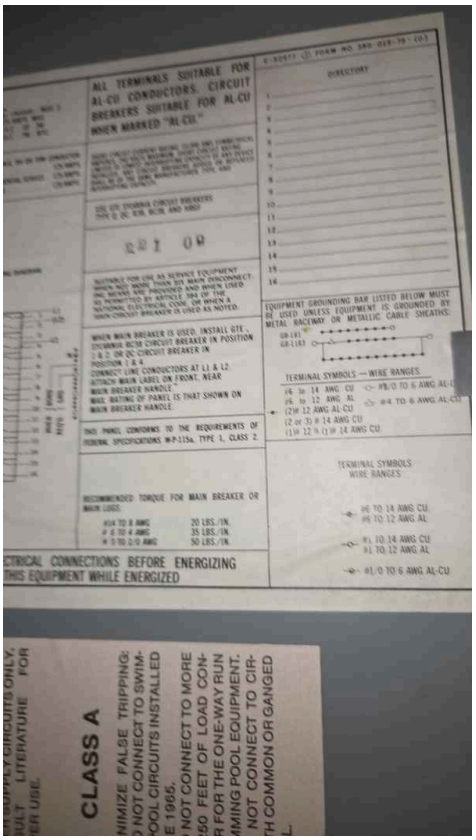
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Unknown

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

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

Electrical sub panel





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

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

Lighting Fixtures, Switches & Receptacles: Light Fixtures

Light Fixtures

- A representative number of receptacles and switches were tested and found to be operational at time of inspection

Lighting Fixtures, Switches & Receptacles: Outlets and Switches

Outlets and Switches

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Outlets/switches had normal wear for age - no major visible defects • Only the visible and accessible switches/outlets are testing during this inspection, personal items/furnishings are not moved to access any outlets/switches behind them.



GFCI & AFCI: GFCI Operational

GFCI outlets are installed to Kitchen, Bathrooms, and Garage functioning properly.





Smoke Detectors: Smoke Detectors

For safety purposes we recommend that smoke detectors be placed in all hallways outside of sleeping areas(bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms,multiple smoke detectors are suggested and should be placed at each end of the hallways to ensureoptimum safety alert. • Operational at time of inspection via factory installed test button





Carbon Monoxide Detectors: Carbon Monoxide Detectors

For safety purposes we recommend that carbon monoxide detectors be placed in all hallways outside ofsleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddlylocated bedrooms, multiple carbon monoxide detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert.

Deficiencies

8.7.1 Carbon Monoxide Detectors

Recommendation

NOT INSTALLED

Condition: For safety purposes we recommend that carbon monoxide detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple carbon monoxide detectors are suggested and should be placed at each end of the hallways to ensure optimum safety ale

Recommendation

Contact a qualified professional.

9: FIREPLACE

Information

Type

Gas, Fireplace

Gas Fireplace



10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
110 Volt, Gas

Dryer Vent
Metal (Flex)

Flooring Insulation
N/A

Attic Insulation: Insulation Type
Blown

Attic Insulation: R-value
12

Attic Insulation: Attic Area

View of attic

Attic Area - Inspection method: Partially traversed: some areas not accessible or visible due to access limitations •Location of access: Master closet ceiling • Normal wear at access door - no major visible defects • Limited attic inspection - many areas are not accessible to to limited space, lack of proper walk boards, electrical, plumbing, duct work, etc. • Could not access all areas of the attic due to limited space or insulation covering joist chords • Structure inspection limited due to access hindrances such as insulation /ductwork/pipes/wires

Vapor Retarders (Crawlspace or Basement): N/A

Ventilation: Ventilation Type
Gable Vents

Exhaust Systems: Exhaust Fans
Fan/Heat/Light

Deficiencies

10.4.1 Exhaust Systems

Recommendation

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified professional.



11: DOORS, WINDOWS & INTERIOR

Information

Exterior Doors Operational

Doors Operated at time of inspection • Normal wear for age - no major visible defects at the time of the inspection

Doors: Inspected

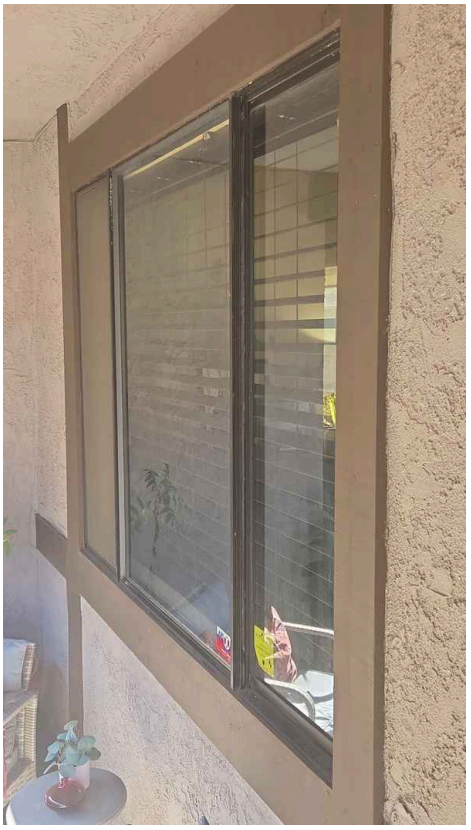
Windows: Window Manufacturer

Unknown

Windows: Window Type

Single Pane, Aluminum

Single Payne aluminum windows



Floors: Floor Coverings

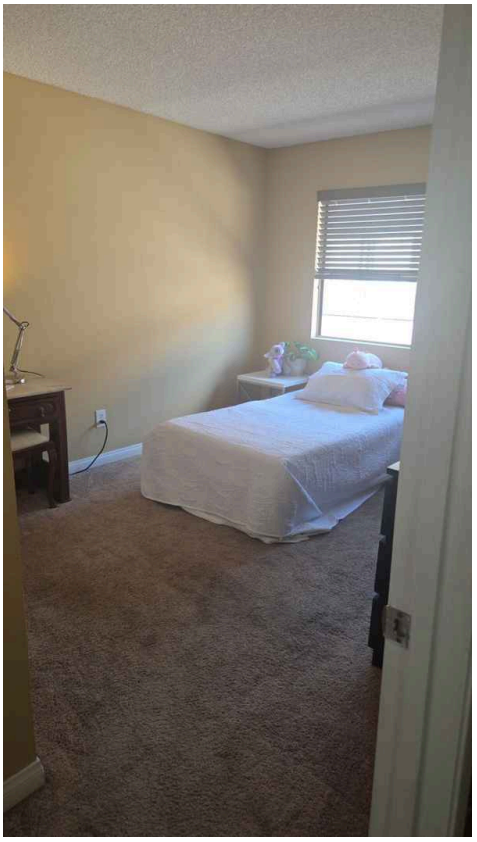
Floor Covering

Engineered Wood, Laminate, Tile

View flooring, wood laminate flooring / Carpet







Walls: Wall Material

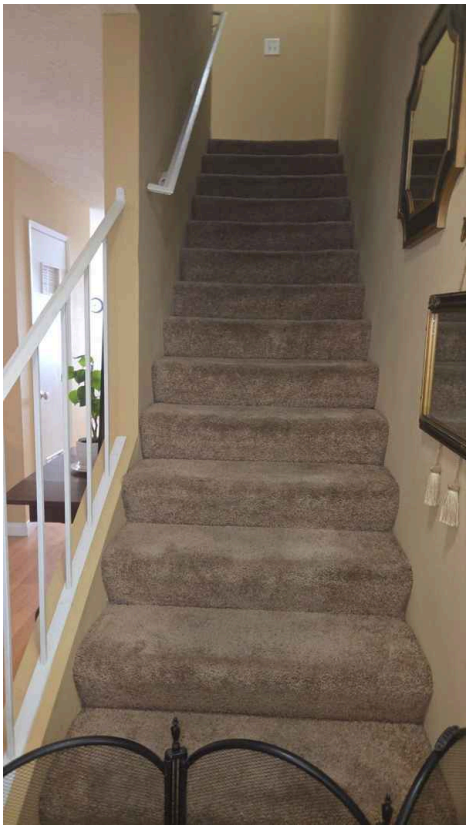
Drywall, Gypsum Board

Ceilings: Ceiling Material

Gypsum Board, Drywall

Steps, Stairways & Railings: Inspected

Stairway in stable conditions



Countertops & Cabinets: Cabinetry

Wood

Wood kitchen and Bathroom Cabinets




Countertops & Cabinets:

Countertop Material

Granite

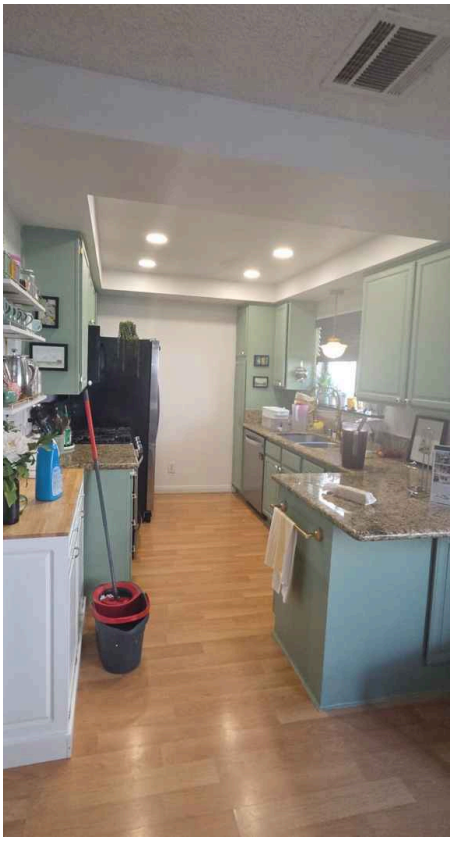
Granite countertop



Interior : Kitchen

Kitchen

View of kitchen, kitchen sink and kitchen faucet





Interior : Living Room

Living Room



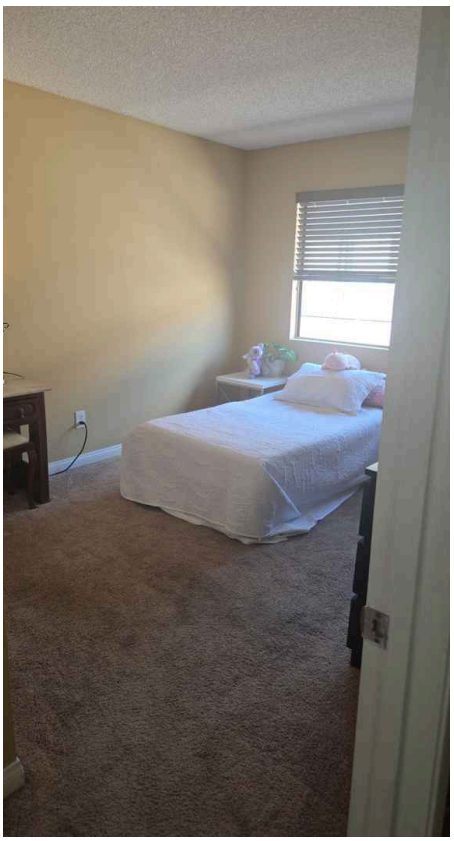
Interior : Dining Room

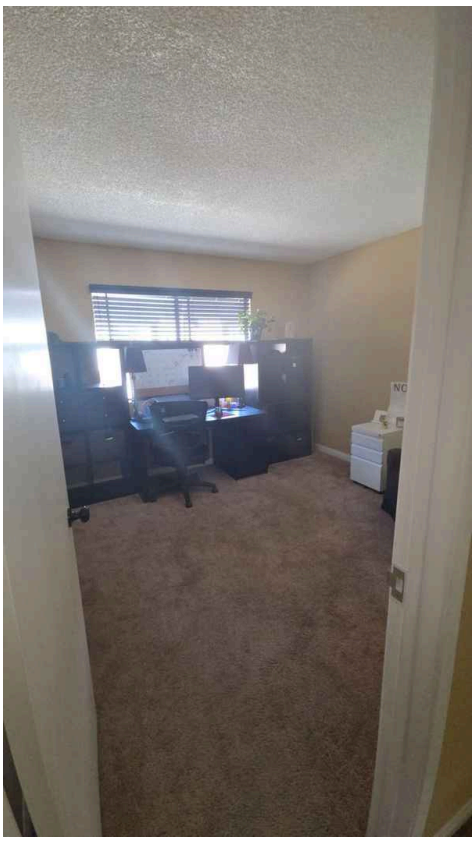
Dining Room



Interior : Bedrooms

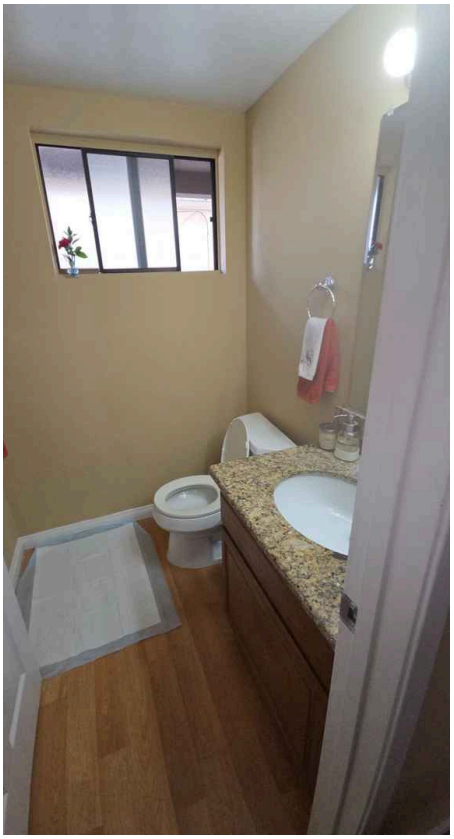
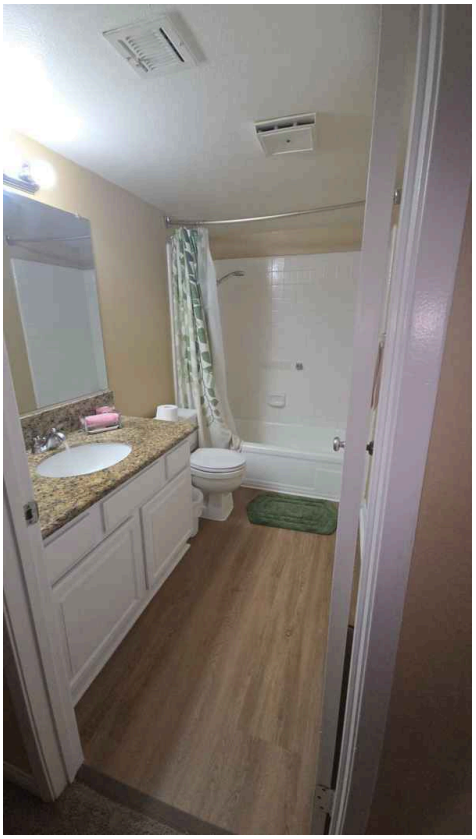
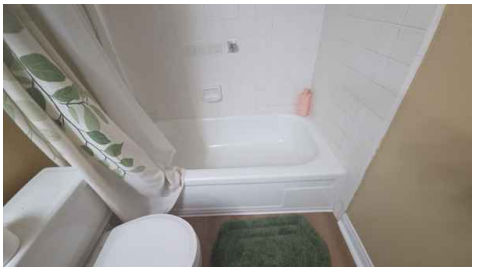
Bedrooms





Interior : Bathrooms

Bathrooms

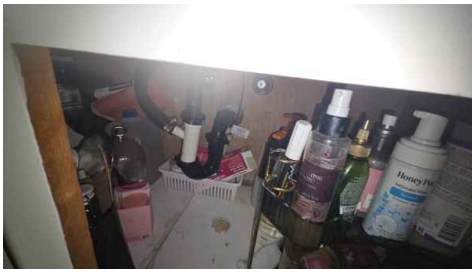




Interior : Hallways

Interior : Under Sink Plumbing

Under sink plumbing

View of under sink plumbing there is no apparent leakage

Deficiencies

11.8.1 Interior

Recommendation

COUNTERTOPS

Recommend to have countertop and sink caulked for water protection

Recommendation

Contact a qualified professional.



12: BUILT-IN APPLIANCES

Information

Comments

- Appliances are not inspected as part of a building inspection
- Appliances are not moved during an inspection

Dishwasher: Brand
N/A



Refrigerator: Brand
N/A



Range/Oven/Cooktop: Exhaust Hood Type
Combination Exhaust and Microwave

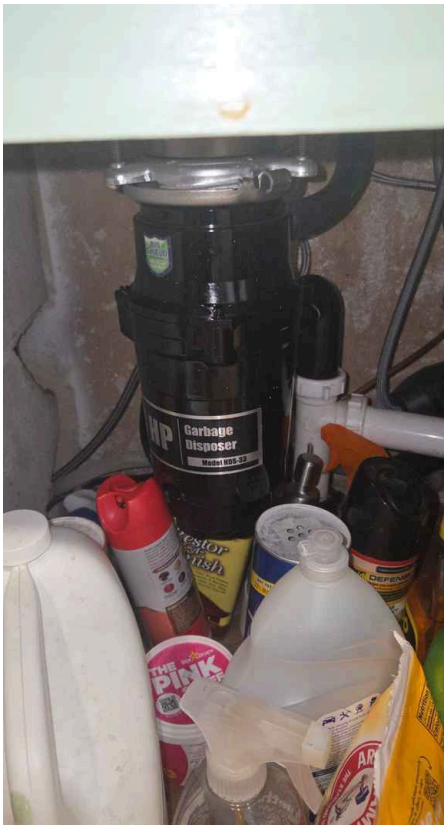
Range/Oven/Cooktop: Range/Oven Brand
Not Determined

Range/Oven/Cooktop: Range/Oven Energy Source
Gas, Gas Stove and Oven

Gas Stove and Oven



Garbage Disposal: Inspected



Microwave: Inspected



13: GARAGE

Information

Interior Garage



Ceiling: Inspected

No major visible defects observed at the time of inspection • Small cracks/holes/chipped/dirtyareas/cosmetic blemishes observed - typical for age of structure • Some areas not accessible or visible dueto access limitations or personal items/furnishings • Small cracking may be found throughout the structure,this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

Floor: Inspected

Walls & Firewalls: Inspected

No major visible defects observed at the time of inspection • Small cracks/holes/chipped/dirtyareas/cosmetic blemishes observed - typical for age of structure • Some areas not accessible or visible dueto access limitations or personal items/furnishings • Small cracking may be found throughout the structure,this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

Garage Door: Material

Aluminum

Garage Door: Type

Sectional



Garage Door Opener: Inspected

Garage Door Operational

Occupant Door (From garage to inside of home): Inspected

Fire door meets requirements

14: KITCHEN

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.