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ODYSSEY HOME INSPECTION
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http://www.odysseyhomeinspection.com/



RESIDENTIAL REPORT

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Myron Ken Dong
11/10/2026



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Video player configuration error

Error 153

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Error 153

2 MAINTENANCE ITEM

27 RECOMMENDATION

2 SAFETY HAZARD

- 2.1.1 Roof - Coverings: Missing gravel
- 3.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- 3.1.2 Exterior - Siding, Flashing & Trim: Deterioration observed in siding panels
- 3.1.3 Exterior - Siding, Flashing & Trim: Cracked Brick Veneer with Damaged Mortar
- 3.1.4 Exterior - Siding, Flashing & Trim: Cracking and Peeling Paint
- 3.1.5 Exterior - Siding, Flashing & Trim: Damaged Window Trim
- 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Exterior Staircase Removed
- 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- 4.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Aluminum Branch Circuits
- 4.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Knob& tube still present
- 4.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- 5.1.1 Heating - Equipment: Asbestos-Wrapped Heating Equipment
- 5.3.1 Heating - Distribution Systems: Duct Damaged
- 6.2.1 Plumbing - Drain, Waste, & Vent Systems: Leaking Pipe
- 6.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Flue not secured
- 6.5.1 Plumbing - Fuel Storage & Distribution Systems: Access
- 6.6.1 Plumbing - Bathroom: Grout /calking damage
- 6.6.2 Plumbing - Bathroom: Bath Faucet leaks drip
- 6.6.3 Plumbing - Bathroom: Bathroom faucet has no drain
- 8.2.1 Doors, Windows & Interior - Windows: Damaged
- 8.2.2 Doors, Windows & Interior - Windows: Glazing
- 8.2.3 Doors, Windows & Interior - Windows: Moisture Intrusion Around Windows
- 8.3.1 Doors, Windows & Interior - Floors: Moderate Wear
- 8.3.2 Doors, Windows & Interior - Floors: Moisture Damage
- 8.4.1 Doors, Windows & Interior - Walls: Minor Corner Cracks
- 8.4.2 Doors, Windows & Interior - Walls: Touchup paint
- 8.4.3 Doors, Windows & Interior - Walls: cracked tiles
- 8.5.1 Doors, Windows & Interior - Ceilings: plaster ceiling cracking
- 8.5.2 Doors, Windows & Interior - Ceilings: Paint Peeling
- 8.5.3 Doors, Windows & Interior - Ceilings: Moisture Damage on Ceiling

11.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Efflorescence

1: INSPECTION DETAILS

Information

In Attendance
Home Owner

Occupancy
Occupied

Style
Modern, Multi-level, Single family residence

Temperature (approximate)
59 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear



2: ROOF

Information

Inspection Method

Drone

















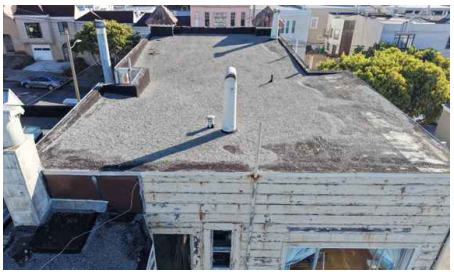

Roof Type/Style

Flat




Coverings: Material

Tar and gravel buildup





Roof Drainage Systems: Gutter Material

Flat roof drain




Flashings: Material

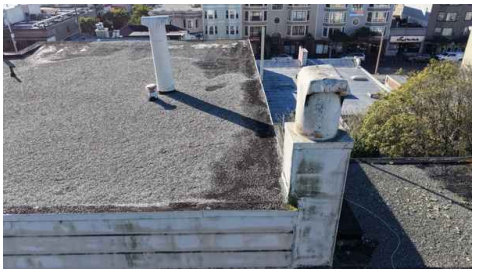
Aluminum, Asphalt




Skylights, Chimneys & Other Roof Penetrations: Chimney Composition

Wood siding, Masonry





Limitations

General

NO ACCESS

Deficiencies

2.1.1 Coverings

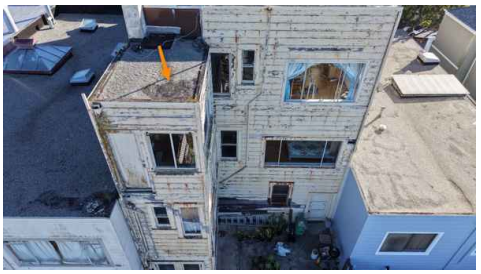
Recommendation

MISSING GRAVEL

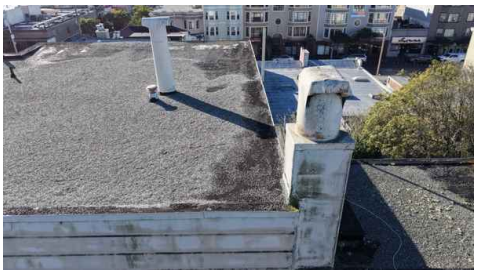
Missing gravel in certain areas at the time of inspection. The gravel protects the asphalt surface from the sunlight damage, recommend installing gravel and missing areas to prevent further damage of the tar water resistant layer.

Recommendation

Contact a qualified professional.



3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Style
Stucco, Traditional Lap



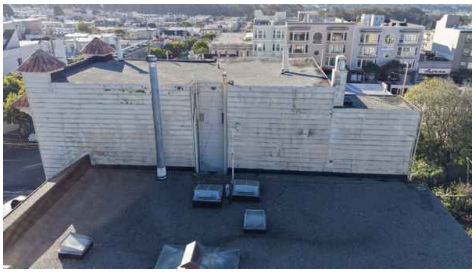
Walkways, Patios & Driveways: Driveway Material
Concrete



Decks, Balconies, Porches & Steps: Material
Masonry

Inspection Method
Visual













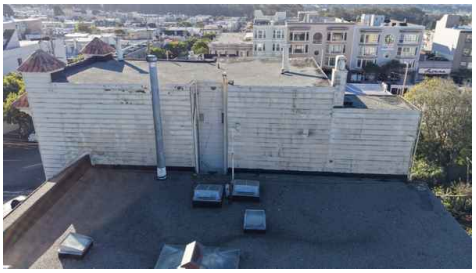


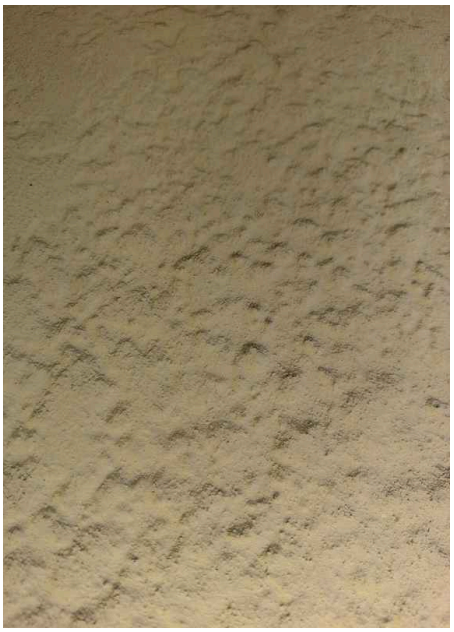
Siding, Flashing & Trim: Siding Material

Engineered Wood, Stucco, Wood





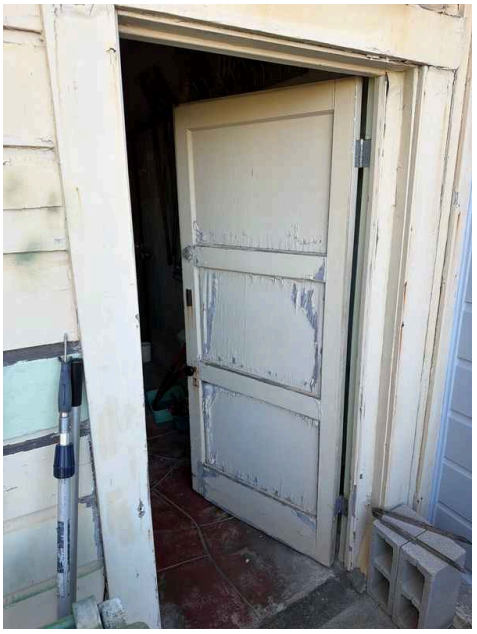
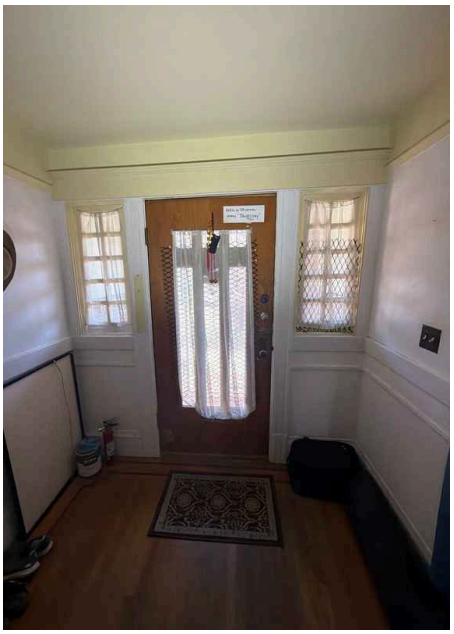





Exterior Doors: Exterior Entry Door

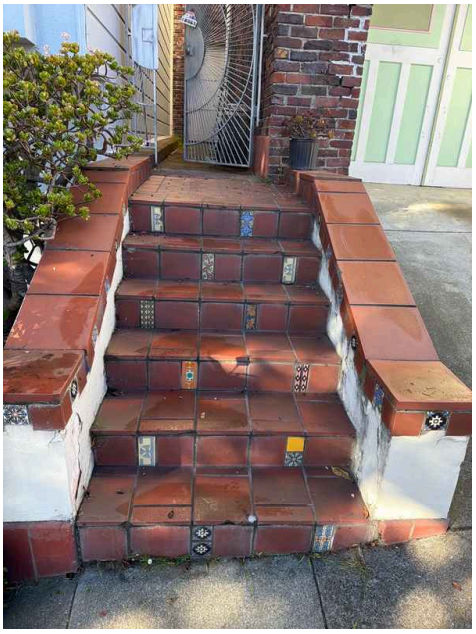
Wood




Decks, Balconies, Porches & Steps: Appurtenance

Patio, Stairs

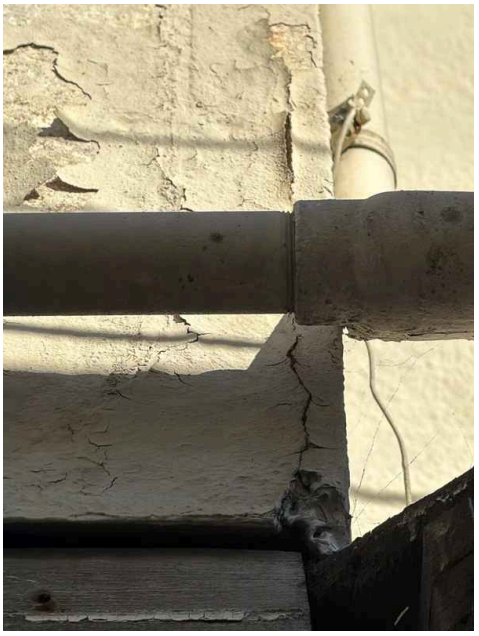
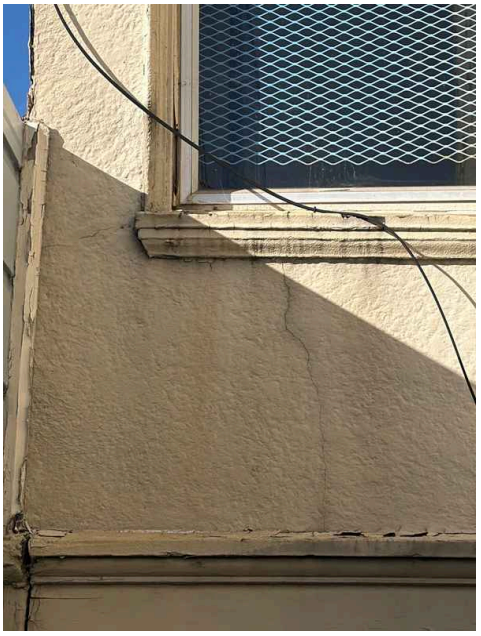
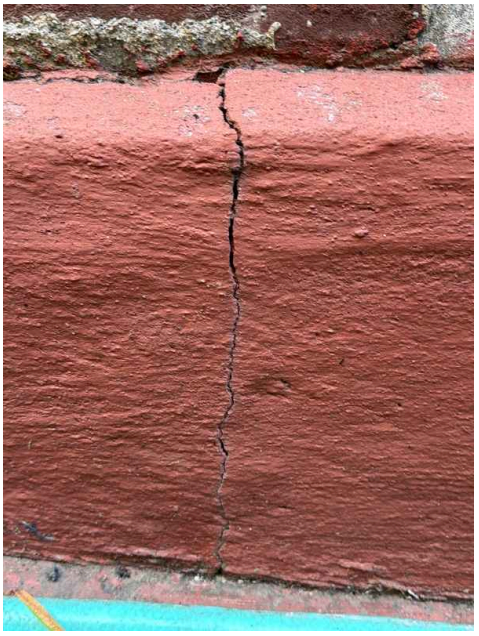

Deficiencies

3.1.1 Siding, Flashing & Trim

Recommendation

CRACKING - MINOR

Siding showed cracking in one or more places. This may be a result of temperature changes, and typical of homes with siding of this age. Recommend monitoring.

3.1.2 Siding, Flashing & Trim

Recommendation

DETERIORATION OBSERVED IN SIDING PANELS

The siding showed signs of deterioration in a representative number of areas. The scope of repair and correction should be further evaluated by a licensed professional or general contractor. Depending on the degree of concern, a home left in this condition may have moisture damage in the wall structure beneath the siding components.

Recommendation

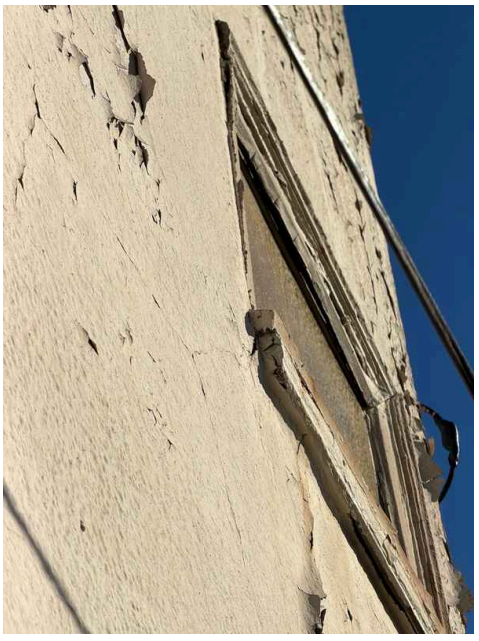
Contact a qualified professional.

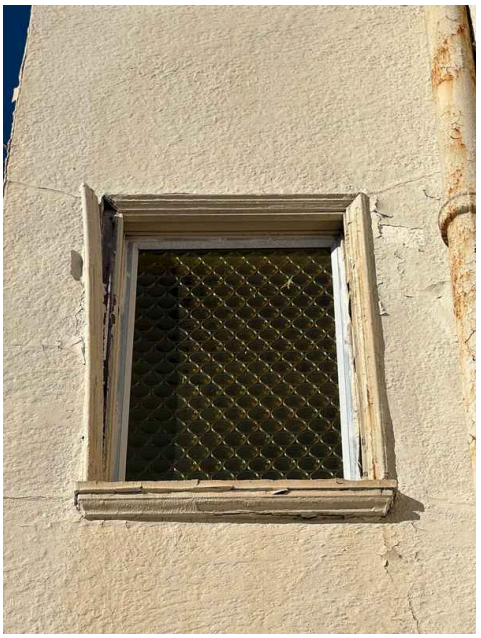
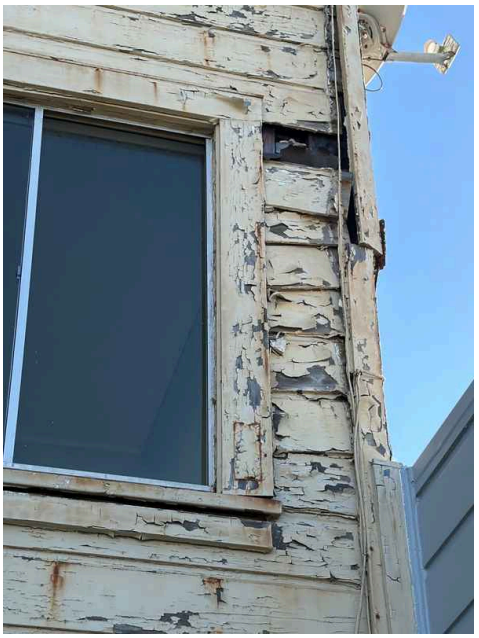
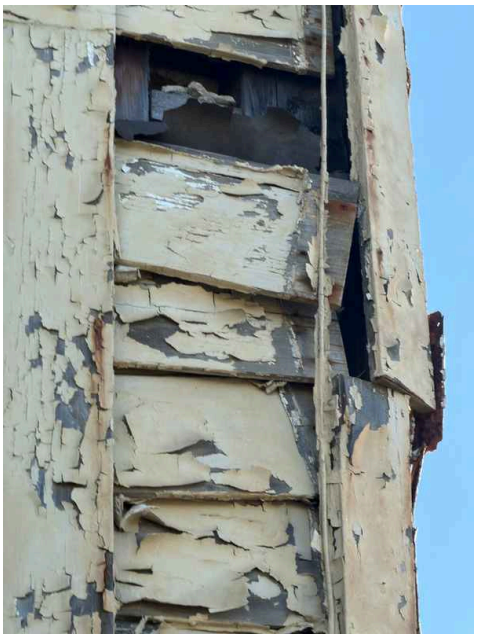


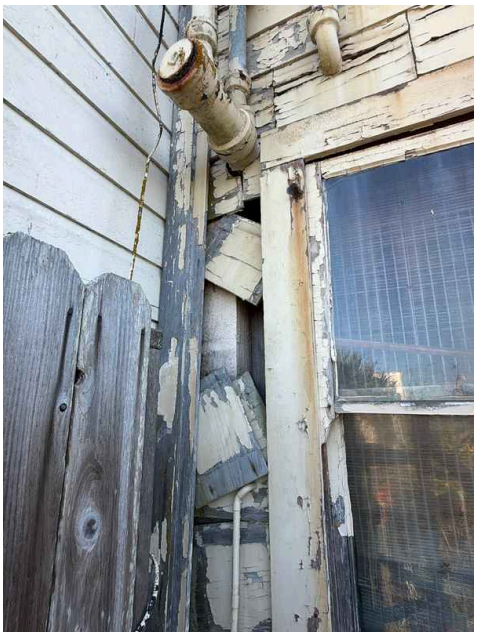








3.1.3 Siding, Flashing & Trim

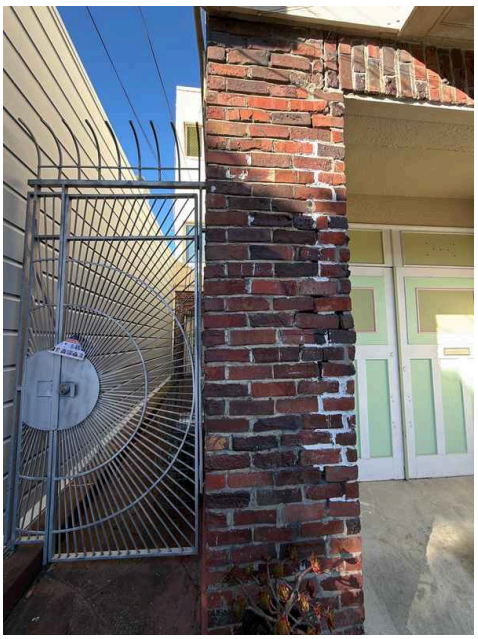
Recommendation

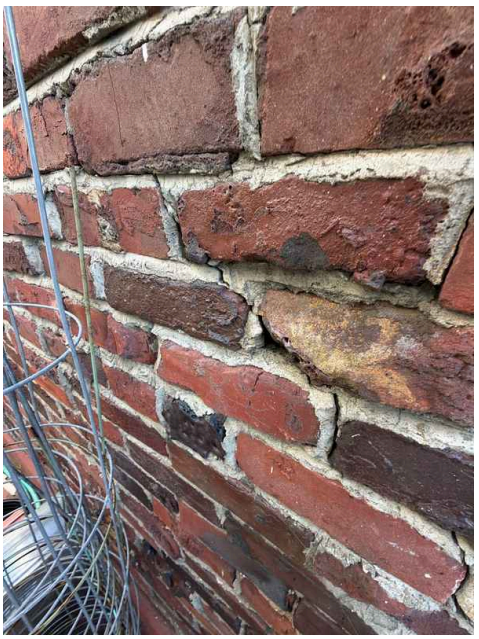
CRACKED BRICK VENEER WITH DAMAGED MORTAR

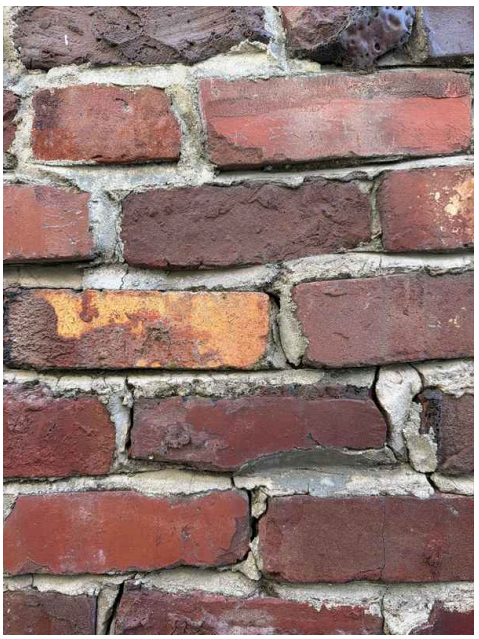
Cracking observed in the brick veneer with damaged mortar joints in several areas. This allows water penetration behind the veneer, which can lead to structural damage, interior water staining, and deterioration of the underlying wall structure. A masonry contractor should evaluate the extent of the damage and recommend appropriate repair or repointing of affected areas.

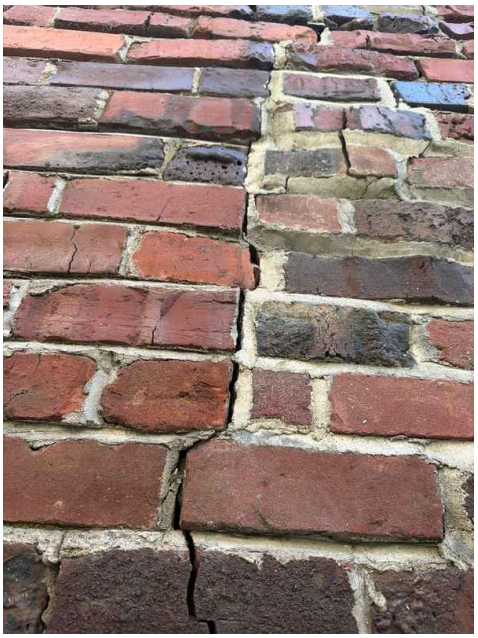
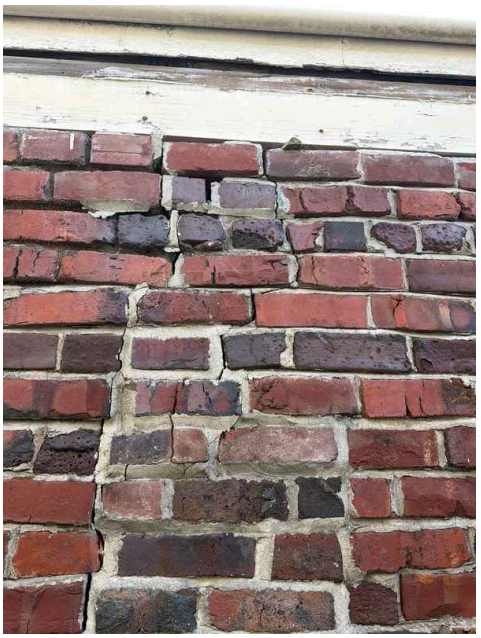
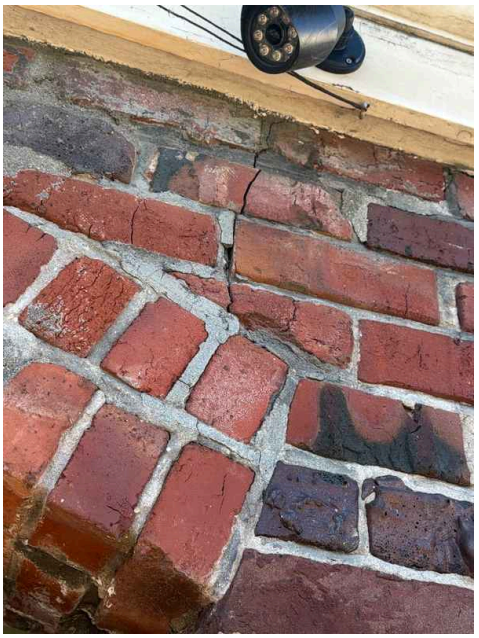
Recommendation

Contact a qualified professional.





3.1.4 Siding, Flashing & Trim

Recommendation

CRACKING AND PEELING PAINT

Paint is cracking and peeling from the exterior siding. This exposes the underlying material to moisture and UV damage, which can lead to wood rot, deterioration, and further paint failure if not addressed. The affected areas should be scraped, primed, and repainted to restore protection.

Recommendation

Contact a qualified professional.




3.1.5 Siding, Flashing & Trim

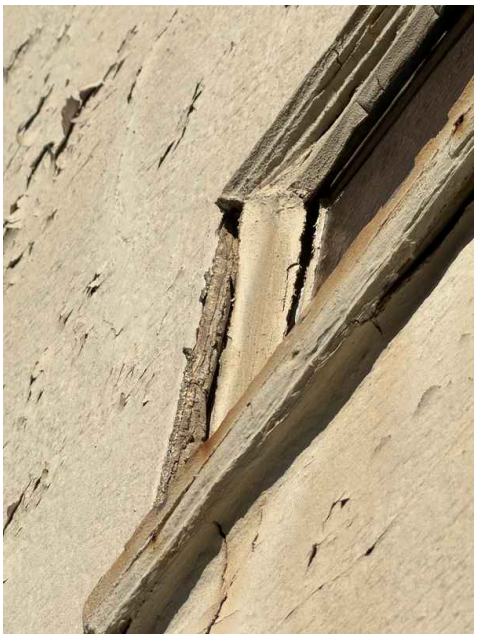
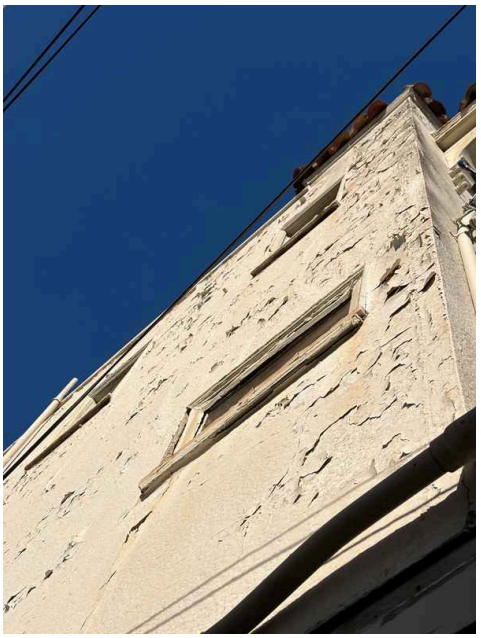
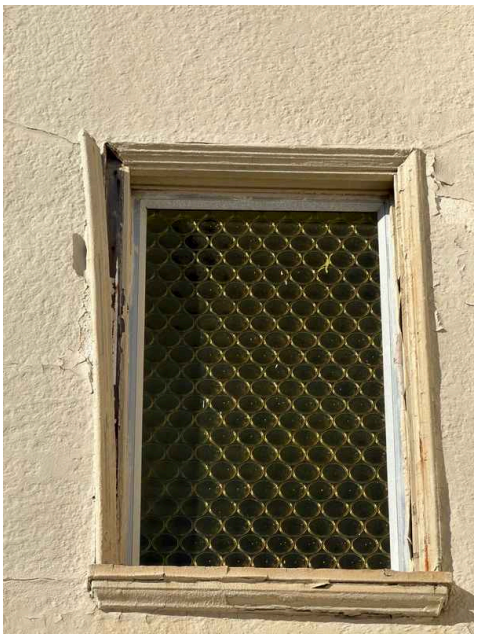
Recommendation

DAMAGED WINDOW TRIM

Damaged window trim was observed during the exterior inspection, which is allowing water penetration around the window frame. This condition can lead to water damage, rot, and deterioration of surrounding structural components and interior finishes. The damaged trim should be repaired or replaced by a qualified professional to restore the weather-tight seal and prevent further water intrusion.

Recommendation

Contact a qualified professional.

3.4.1 Decks, Balconies, Porches & Steps

Recommendation

EXTERIOR STAIRCASE REMOVED

The exterior staircase has been removed from the property. This may indicate previous damage, renovation, or safety concerns that led to its removal.

Recommendation

Contact a qualified professional.




3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.



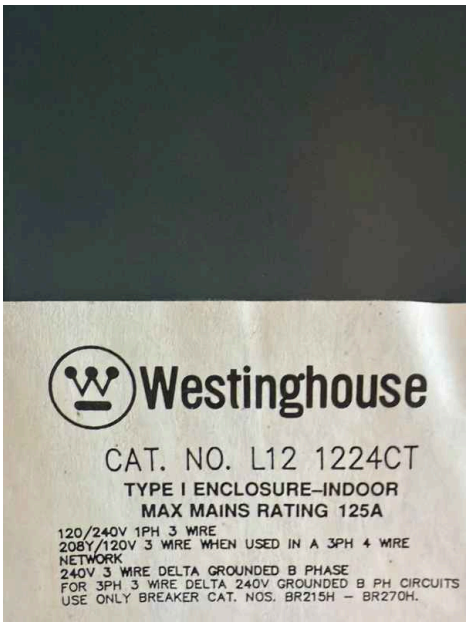
4: ELECTRICAL

Information

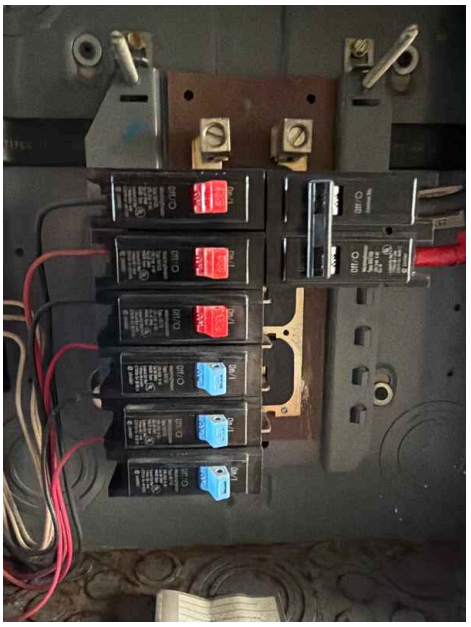
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Left



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



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



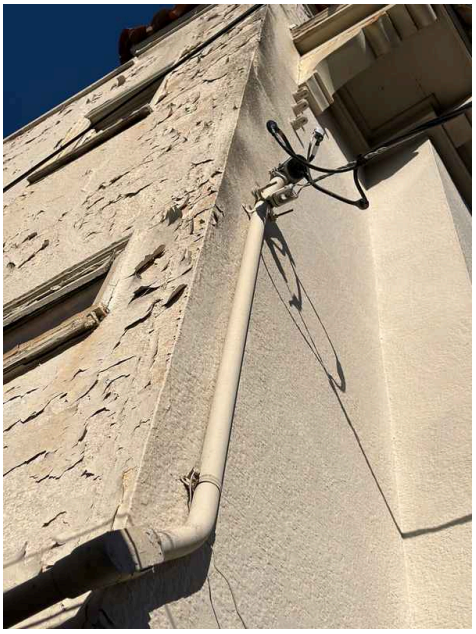
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage, Hallway



Service Entrance Conductors: Electrical Service Conductors

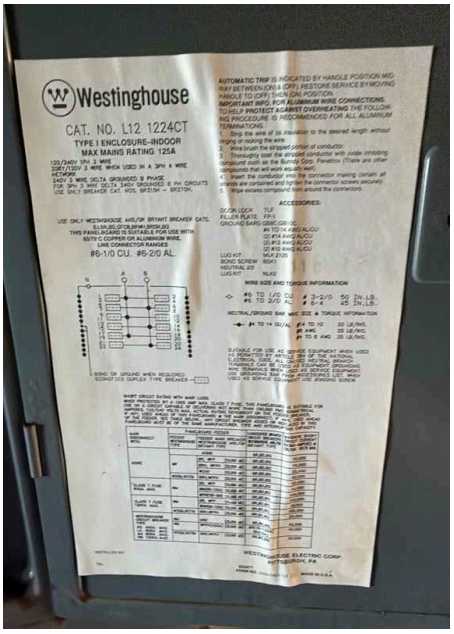
Overhead

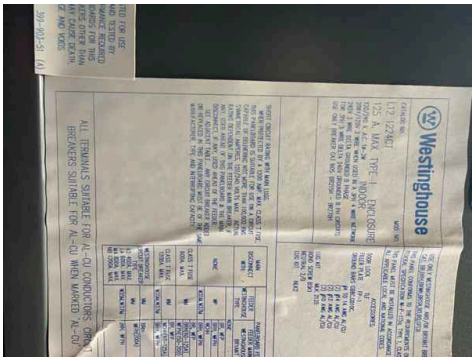




Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

125 AMP





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

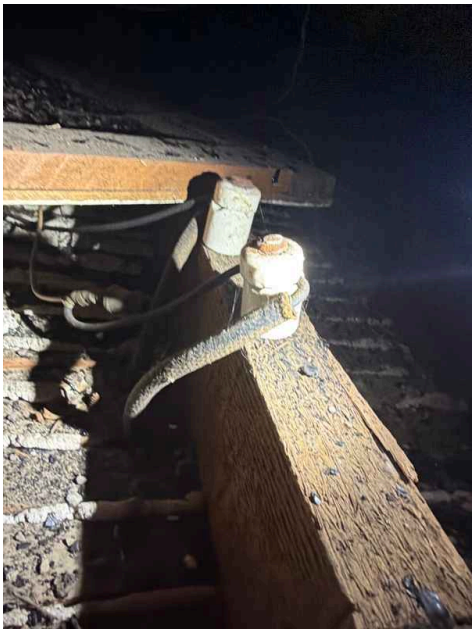
Aluminum, Copper





Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Conduit, Knob & Tube


Deficiencies

4.3.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation

ALUMINUM BRANCH CIRCUITS

Aluminum wire appears to be installed on branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at http://www.cpsc.gov/ . It is recommended that the electrical system be evaluated by a licensed electrician.



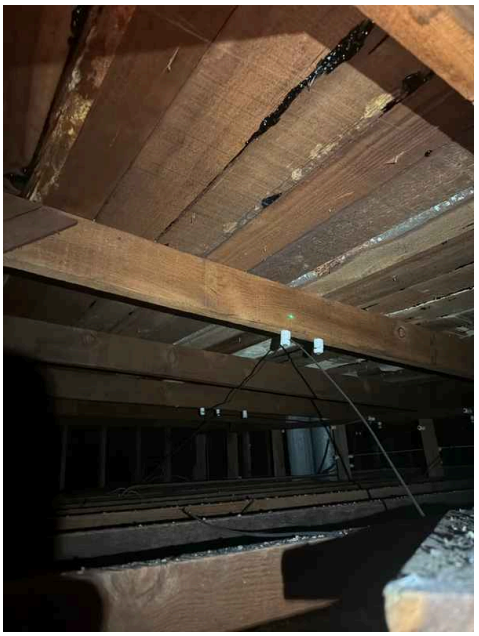
4.3.2 Branch Wiring Circuits, Breakers & Fuses

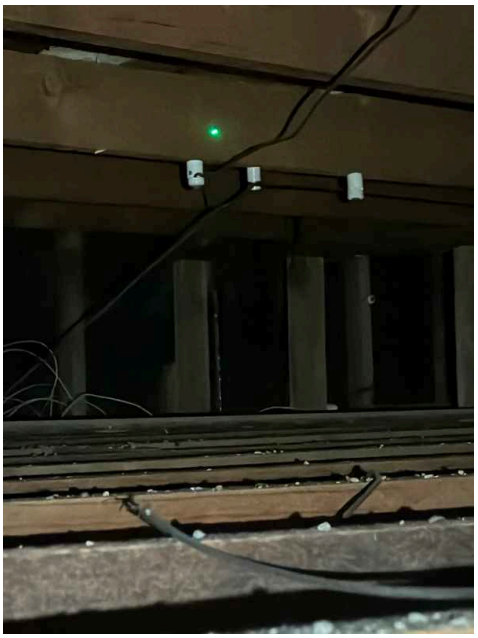
Safety Hazard

KNOB& TUBE STILL PRESENT











4.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

Recommendation

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

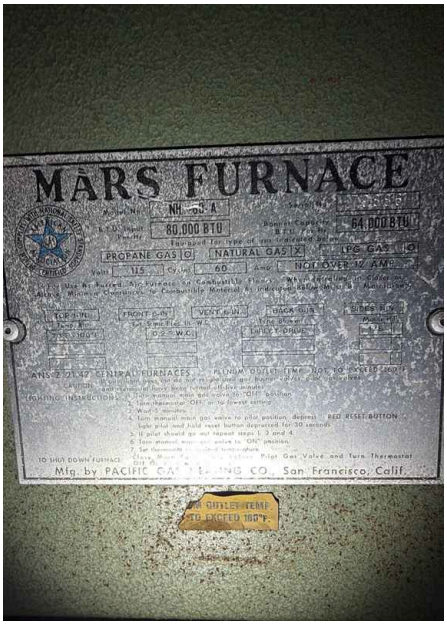
Here is a link to read about how GFCI receptacles keep you safe.



5: HEATING

Information

Equipment: **Brand**
Mars



Equipment: **Energy Source**
Gas



Equipment: **Heat Type**
Gas-Fired Heat



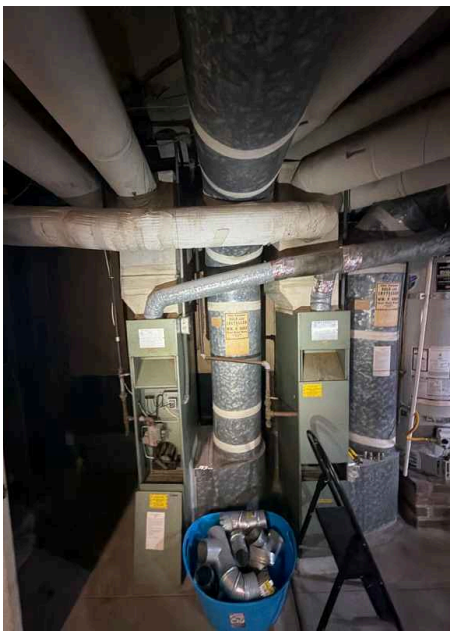
Distribution Systems: **Ductwork**
Insulated



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.



Limitations

Equipment

TURNED OFF AT TIME OF INSPECTION

Deficiencies

5.1.1 Equipment

Safety Hazard

ASBESTOS-WRAPPED HEATING EQUIPMENT

Asbestos wrapping was observed on the heating equipment. Asbestos is a hazardous material that poses serious health risks when disturbed or deteriorating, including potential lung disease and cancer. This material requires professional evaluation and safe removal by a qualified environmental contractor to prevent exposure.

Recommendation

Contact a qualified professional.



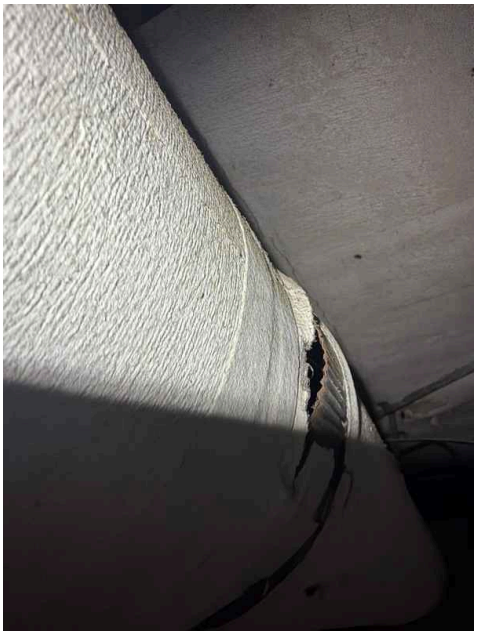


5.3.1 Distribution Systems

Recommendation

DUCT DAMAGED

Air supply duct was damaged. Recommend a qualified HVAC contractor repair.





6: PLUMBING

Information

Filters
None

Water Source
Public



Main Water Shut-off Device: Location
garage



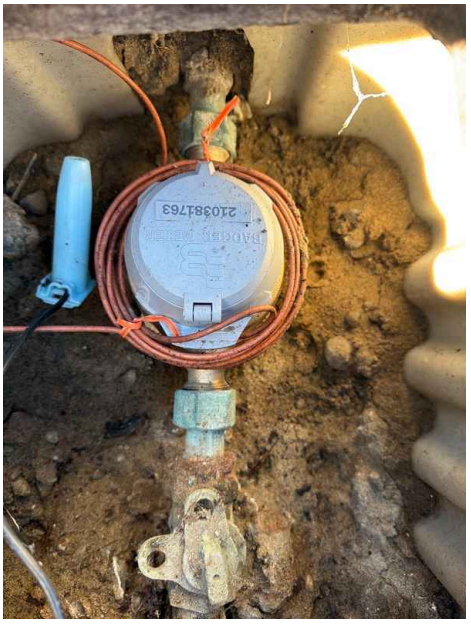
Drain, Waste, & Vent Systems: Drain Size
2"



Drain, Waste, & Vent Systems: Material
AB&I, Cast iron



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



Hot Water Systems, Controls, Flues & Vents: Location

Garage



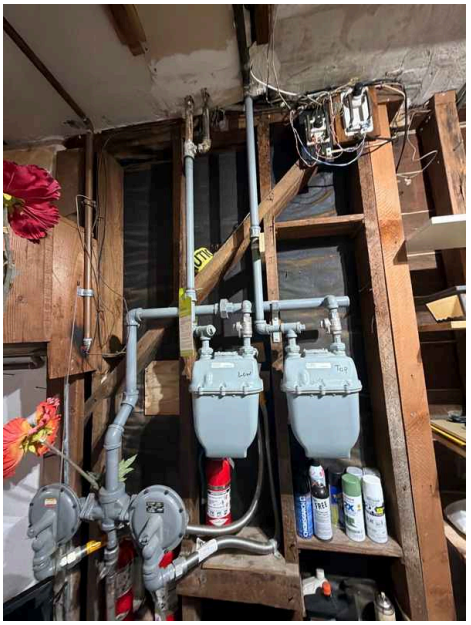
Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas



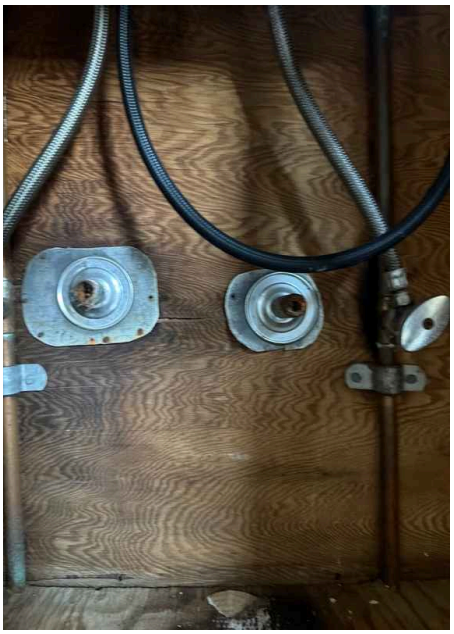
Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



Water Supply, Distribution Systems & Fixtures: Distribution Material

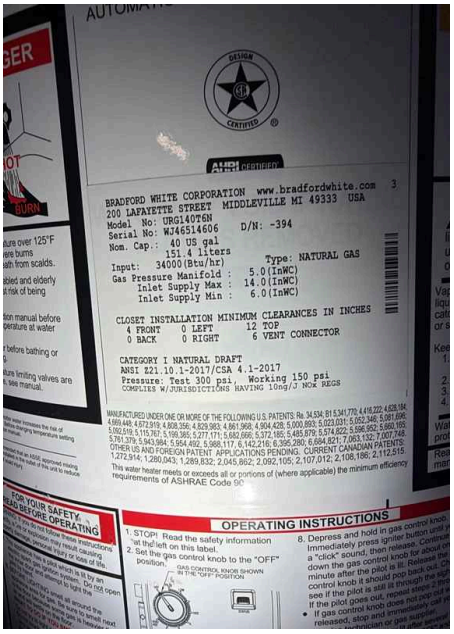
Copper

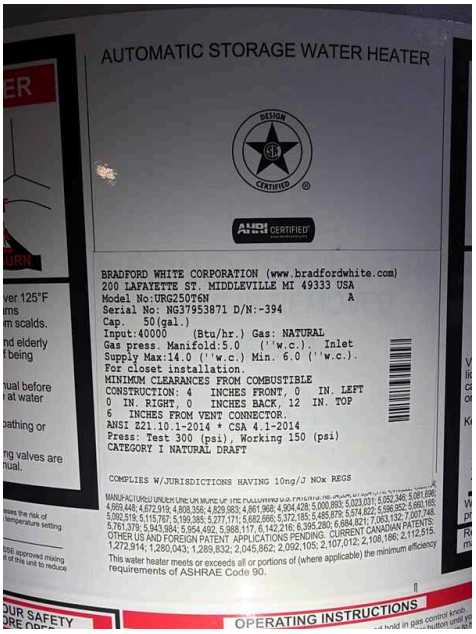




Hot Water Systems, Controls, Flues & Vents: Capacity

40+50 gallons





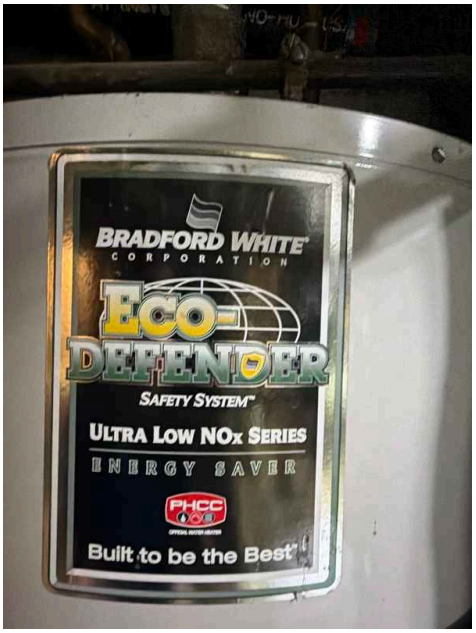
Hot Water Systems, Controls, Flues & Vents: Manufacturer

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.





Deficiencies

6.2.1 Drain, Waste, & Vent Systems

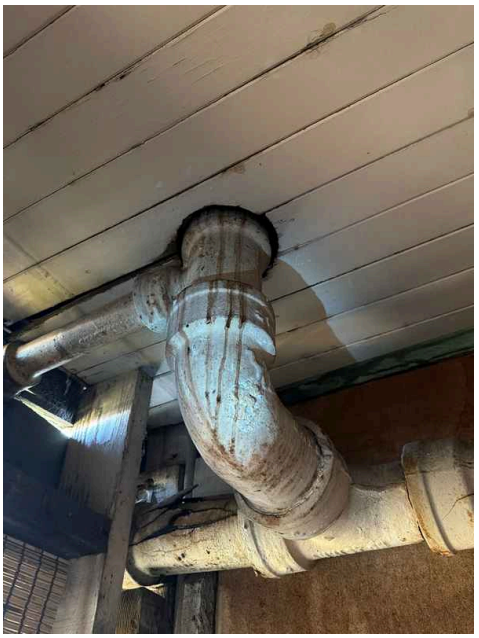
Recommendation

LEAKING PIPE

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.





6.4.1 Hot Water Systems, Controls, Flues & Vents

Maintenance Item

FLUE NOT SECURED

Most jurisdictions require three self-tapping screws at the collar. Recommend further evaluation and correction

Recommendation

Contact a qualified professional.





6.5.1 Fuel Storage & Distribution Systems

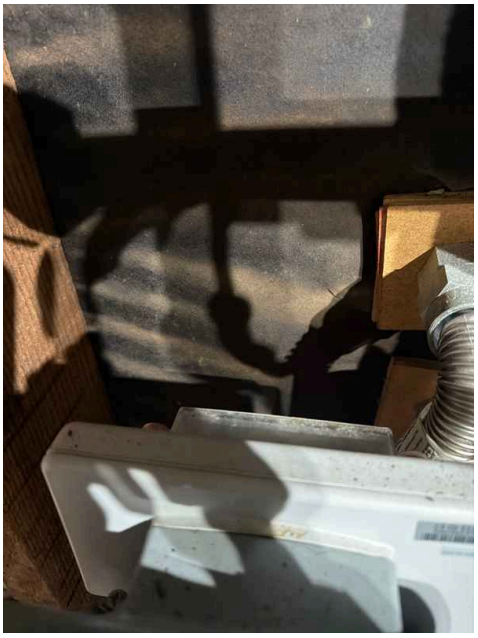
Recommendation

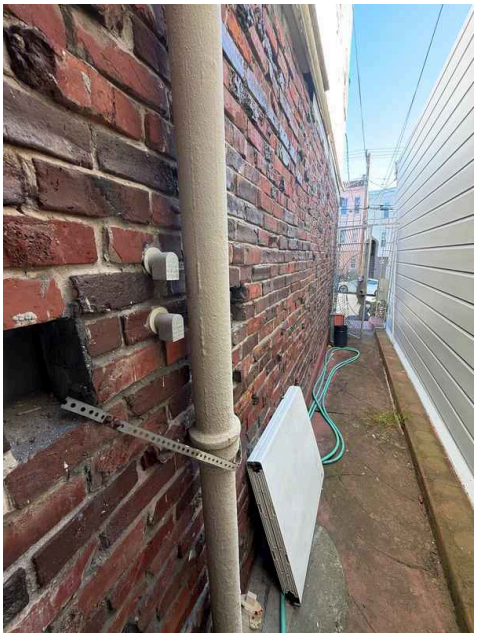
ACCESS

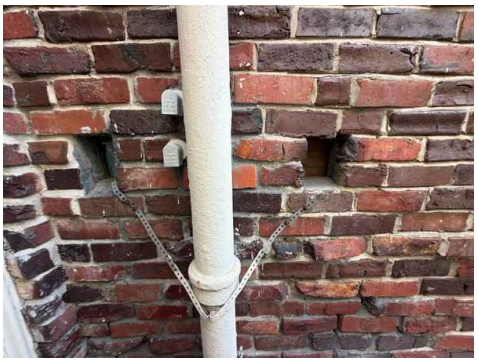
Gas meter is not accessible without entering the property. Recommend further evaluation and correction.

Recommendation

Contact a qualified professional.





6.6.1 Bathroom

Recommendation

GROUT /CALKING DAMAGE

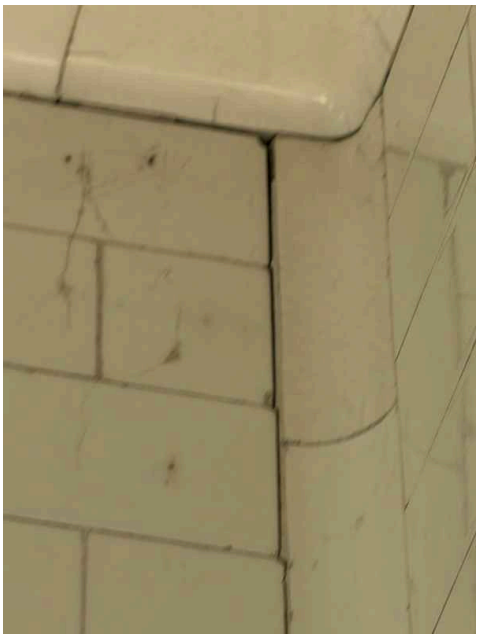
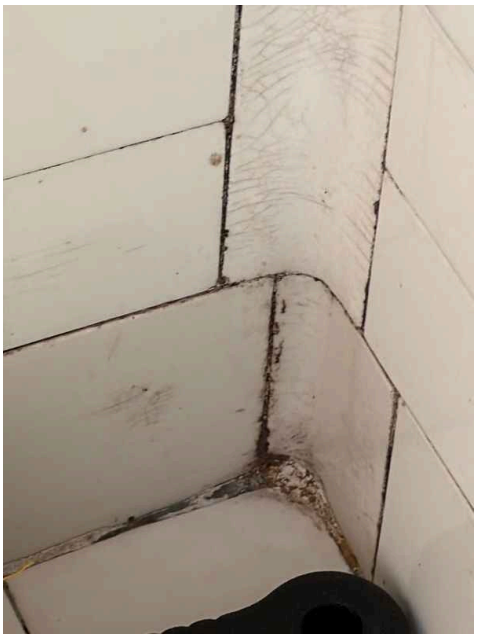
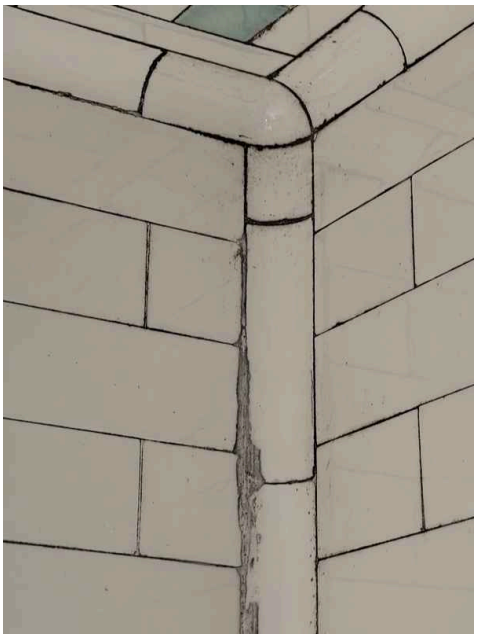
Missing or damaged grout/ Caulking

Recommendation

Contact a qualified professional.






6.6.2 Bathroom

BATH FAUCET LEAKS DRIP

Recommendation

Contact a qualified professional.

Recommendation





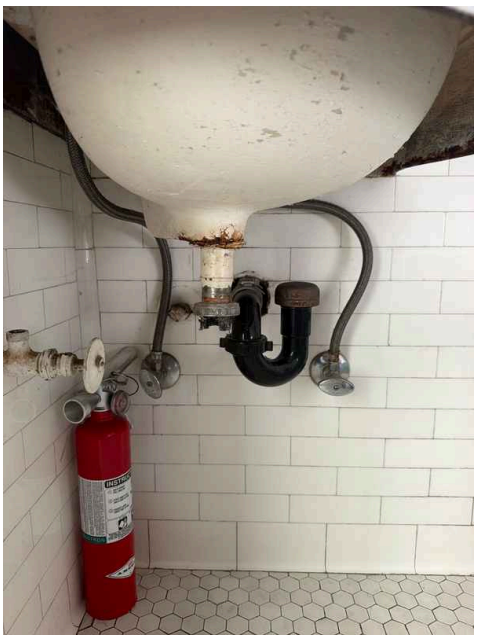
6.6.3 Bathroom

BATHROOM FAUCET HAS NO DRAIN

Recommendation

Contact a qualified professional.

Recommendation



7: GARAGE

Information

Garage Door: Material
Wood

Garage Door: Type
Barndoor





Limitations

Floor

CLIENTS BELONGINGS

Clients belongings were in the way at the time of inspection recommend for their evaluation.



8: DOORS, WINDOWS & INTERIOR

Information

Steps, Stairways & Railings: Stairs



Windows: Window Manufacturer

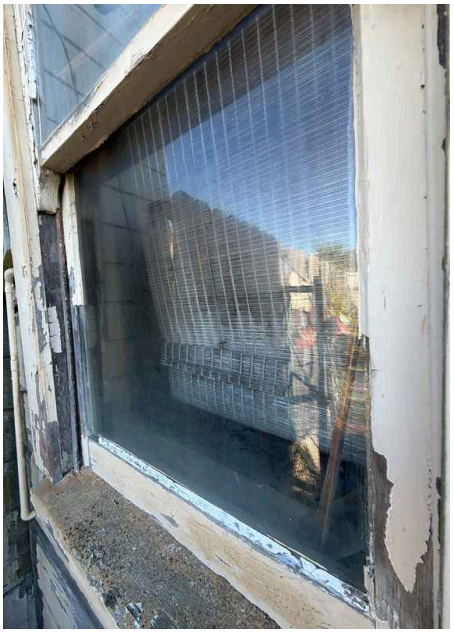
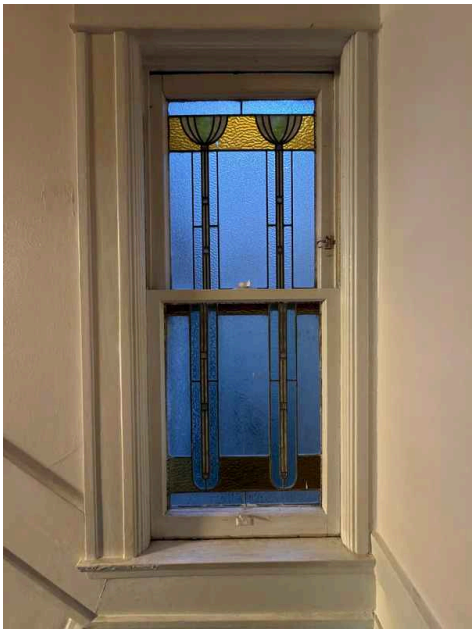
Unknown



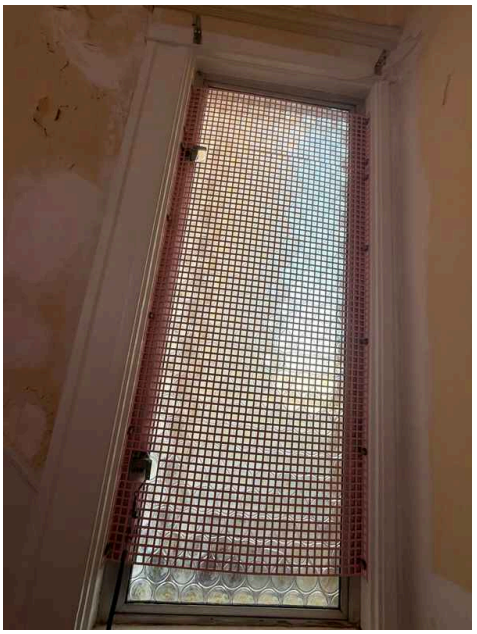


Windows: **Window Type**

Single Pane, stained glass, Bottle Glass

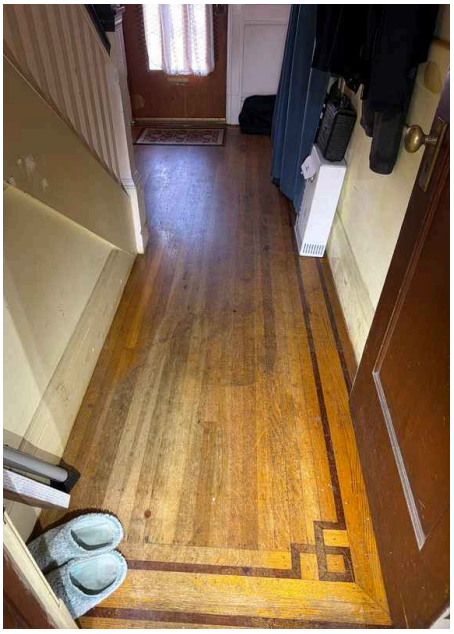







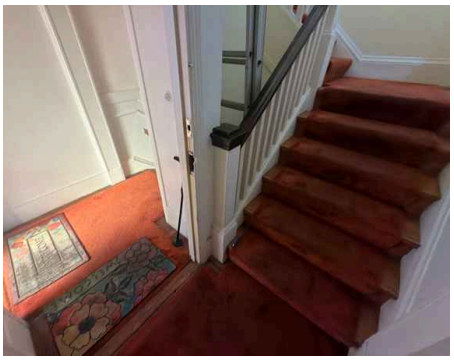
Floors: Floor Coverings

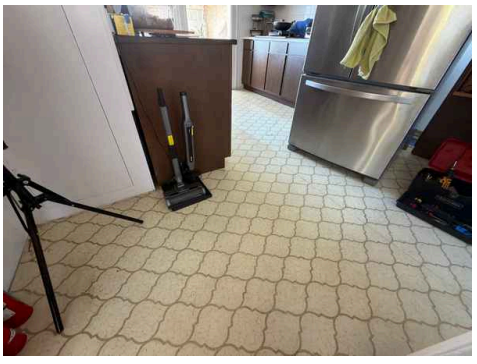
Carpet, Engineered Wood, Hardwood, Linoleum, Tile

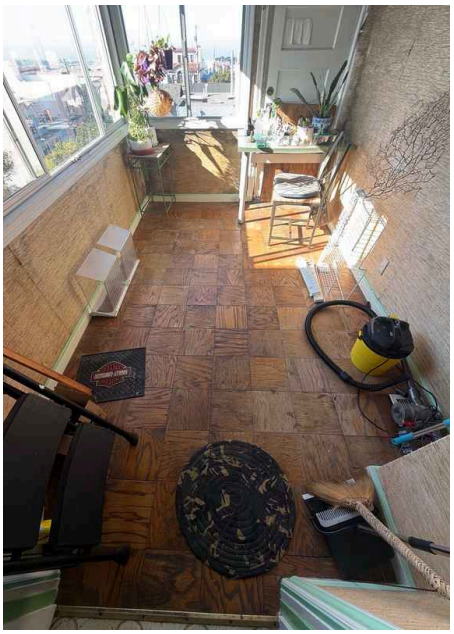








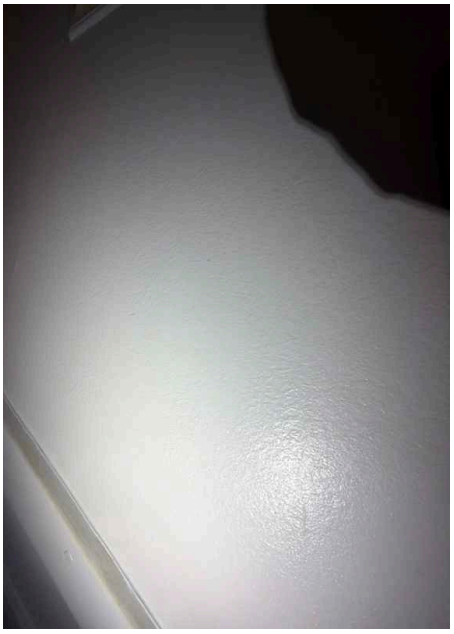


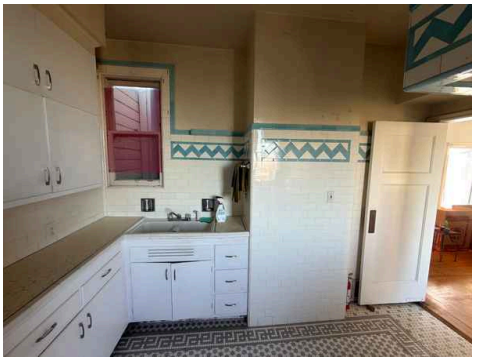




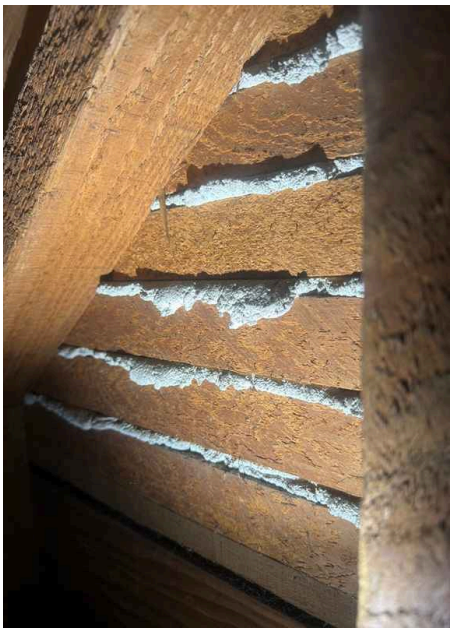
Walls: **Wall Material**

Plaster, Tile, Wallpaper



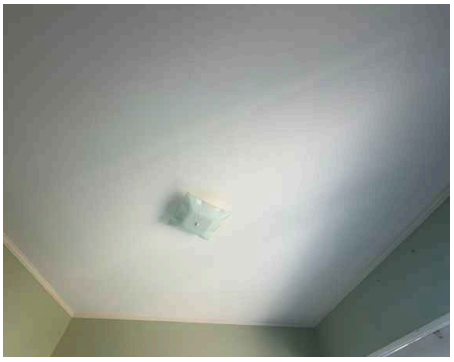






Ceilings: Ceiling Material

Plaster, tiles

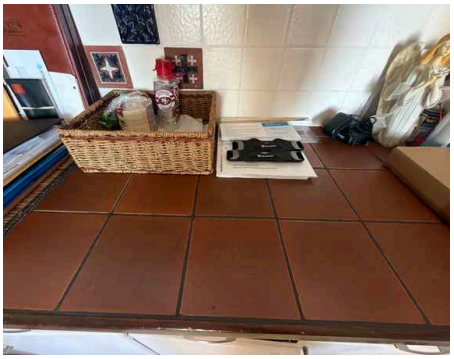




Countertops & Cabinets: Cabinetry

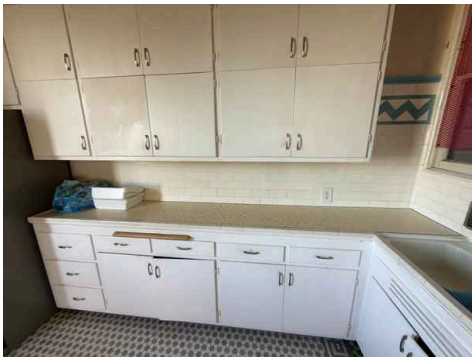
Wood




Countertops & Cabinets: Countertop Material

Tile



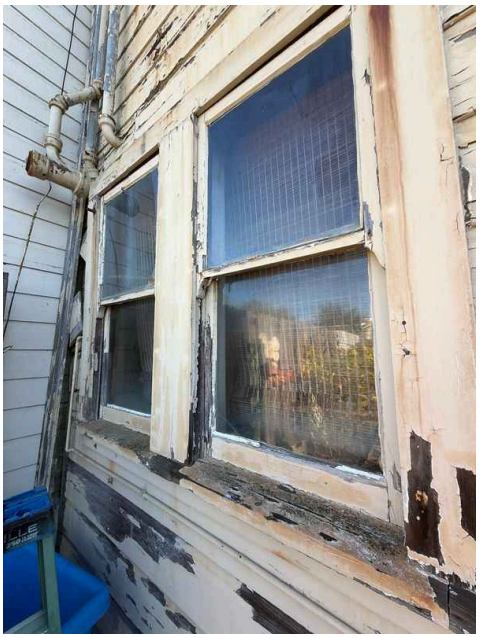
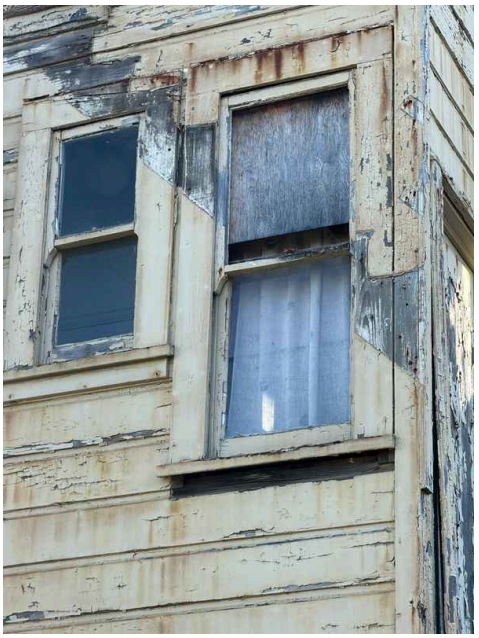
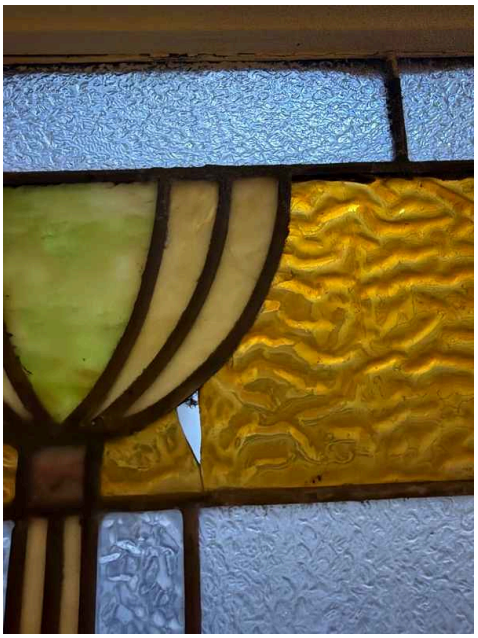

Deficiencies

8.2.1 Windows

Recommendation

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

8.2.2 Windows

GLAZING

Recommendation

Windows or installed glass less than 60 inches from a walkable surface must be stamped with identification signifying the manufactured glass has a safety glazing.

Recommendation

Contact a qualified professional.





8.2.3 Windows

Recommendation

MOISTURE INTRUSION AROUND WINDOWS

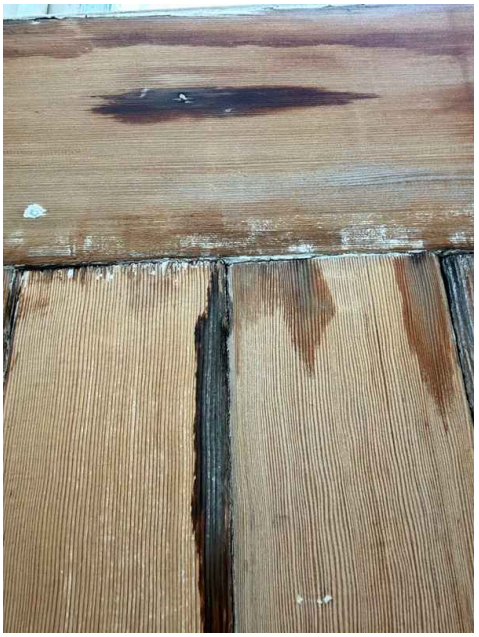
Moisture intrusion observed around the interior window frames during inspection. This indicates water is penetrating the window assembly or surrounding wall structure. Moisture can lead to wood rot, mold growth, and structural damage if not addressed. A window contractor should evaluate the seals, caulking, and flashing to identify the water entry point and recommend appropriate repairs or replacement.

Recommendation

Contact a qualified professional.







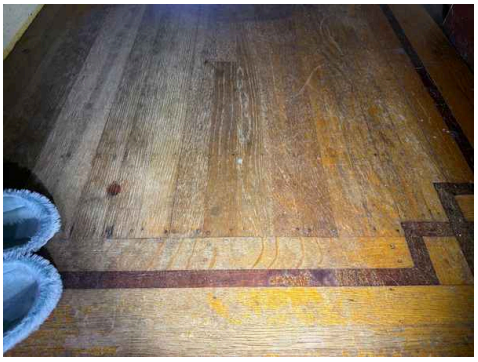


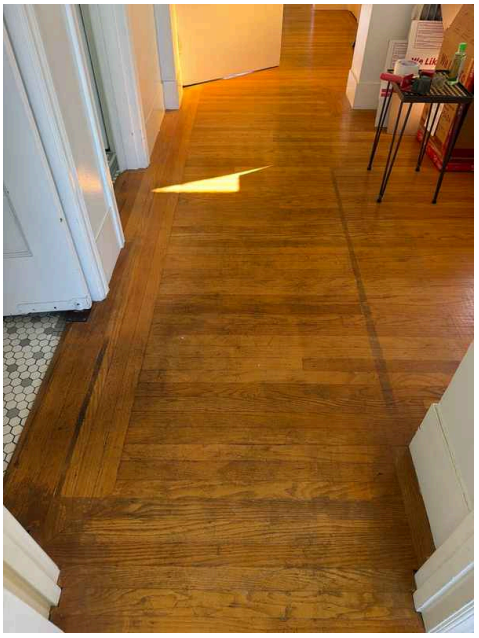

8.3.1 Floors

Recommendation

MODERATE WEAR

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





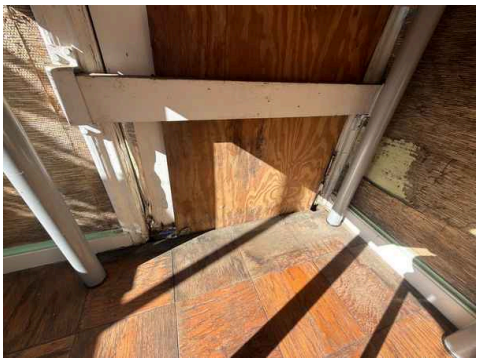


8.3.2 Floors

Recommendation

MOISTURE DAMAGE

Floors had areas of visible moisture damage. Recommend a qualified flooring contractor evaluate & repair areas of moisture.

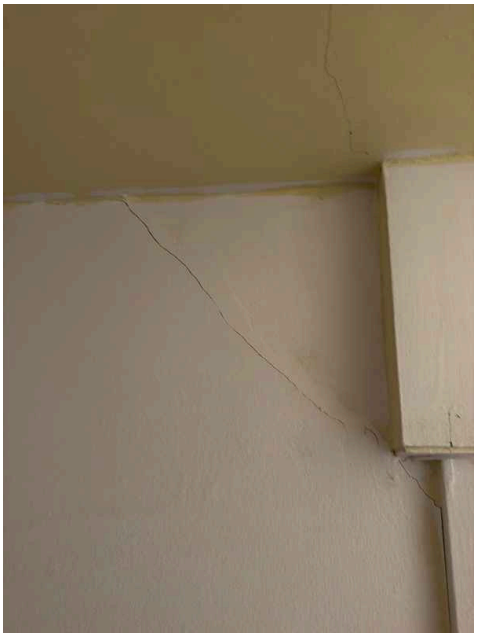
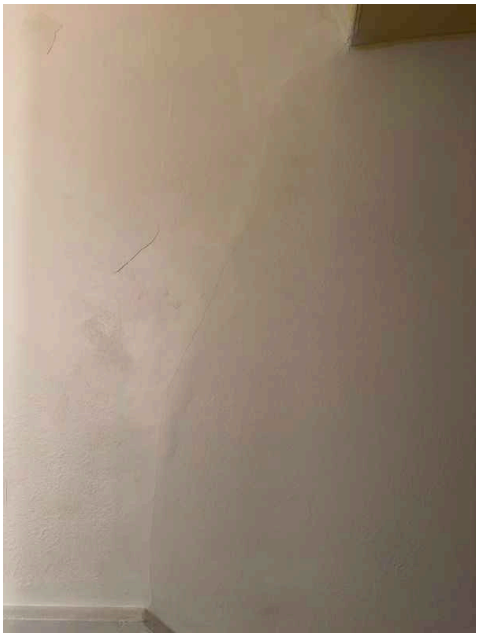



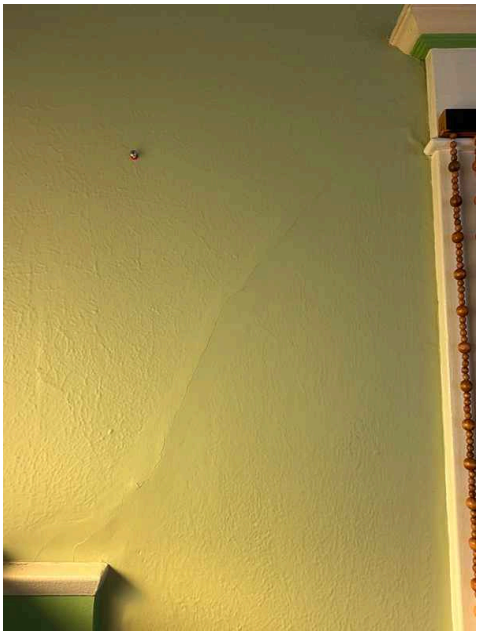
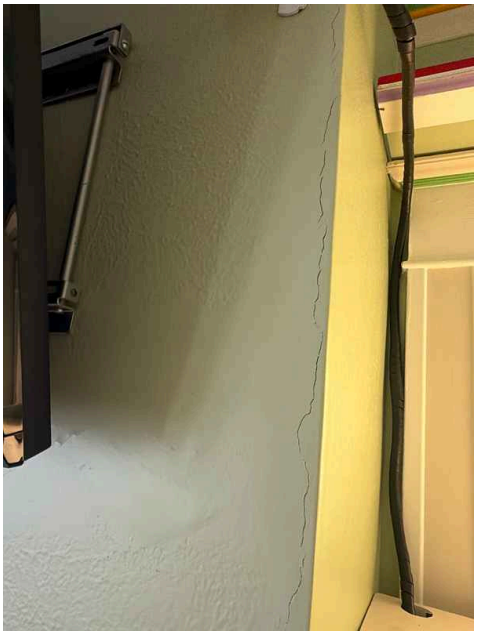
8.4.1 Walls

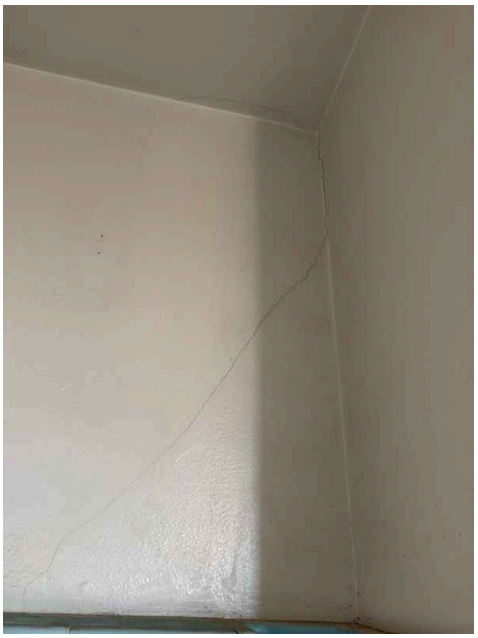
Recommendation

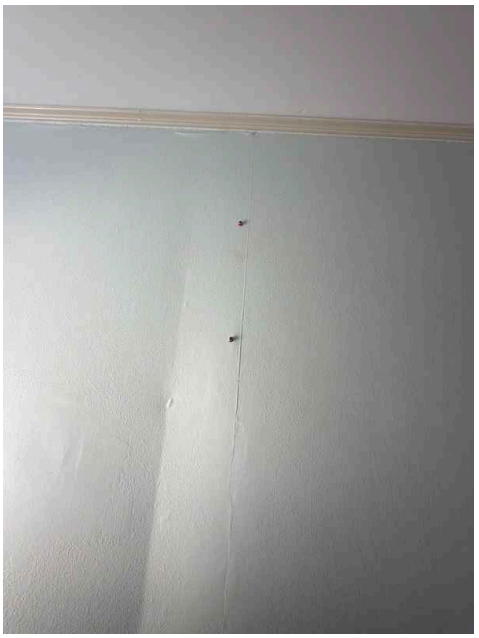
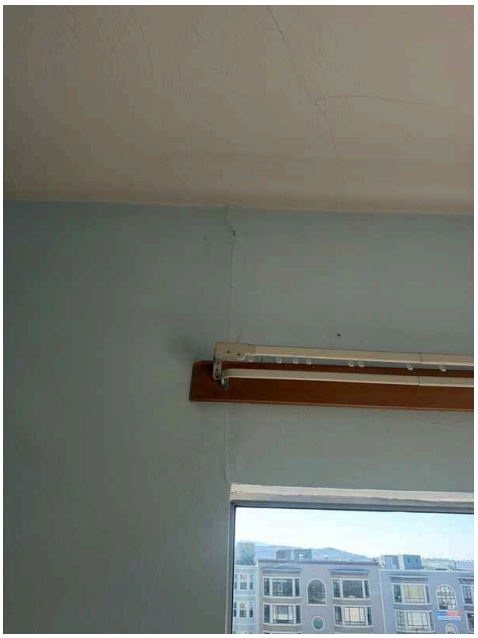
MINOR CORNER CRACKS

Multiple minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



8.4.2 Walls

Maintenance Item

TOUCHUP PAINT

There was an area on the wall that needs touchup paint at the time of inspection. Recommend further evaluation.

Recommendation

Contact a qualified professional.







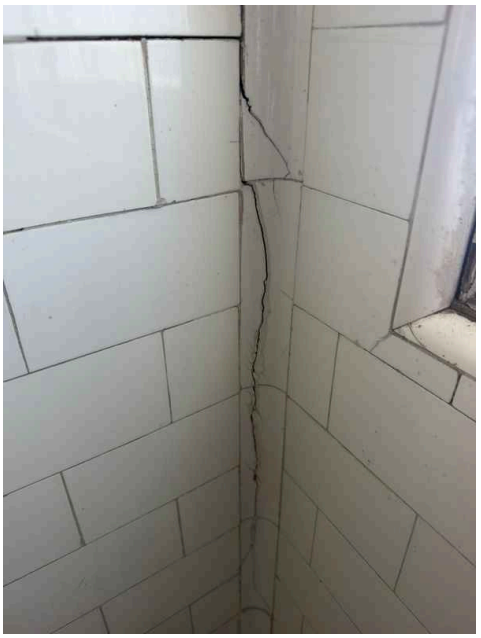
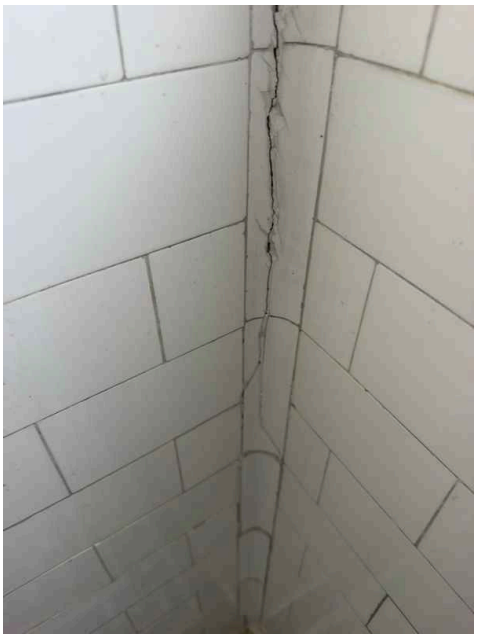

8.4.3 Walls

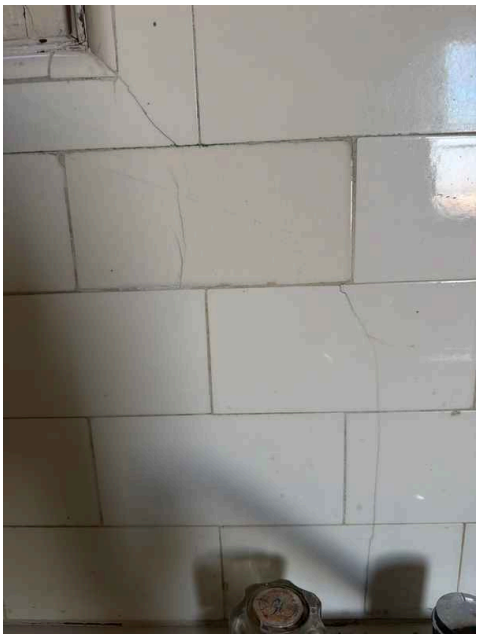
CRACKED TILES

Recommendation

Recommendation

Contact a qualified professional.



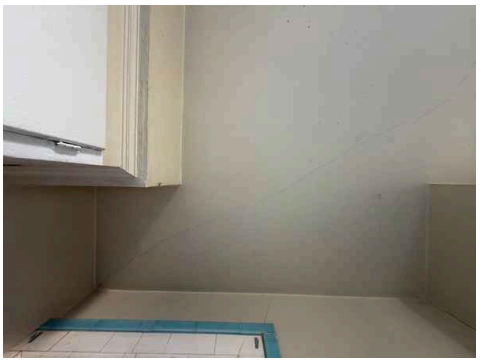
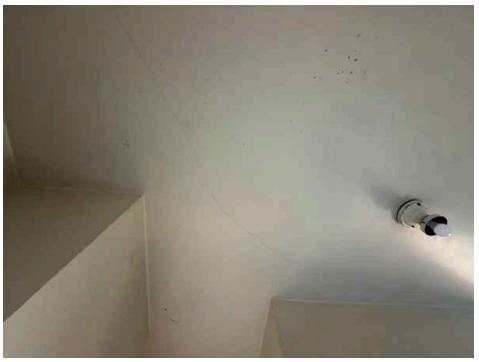
8.5.1 Ceilings

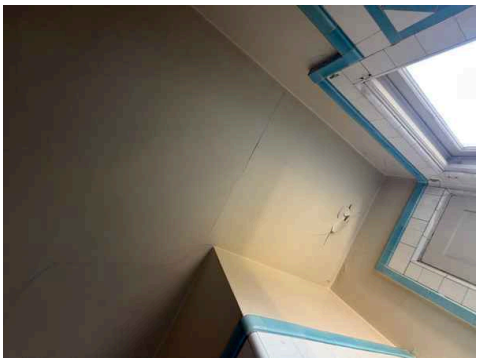
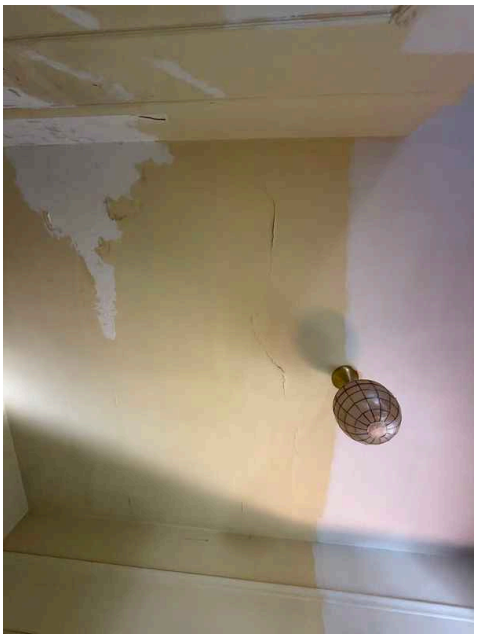
PLASTER CEILING CRACKING

Recommendation

Contact a qualified professional.

Recommendation


8.5.2 Ceilings

Recommendation

PAINT PEELING

Recommendation

Contact a qualified professional.



8.5.3 Ceilings

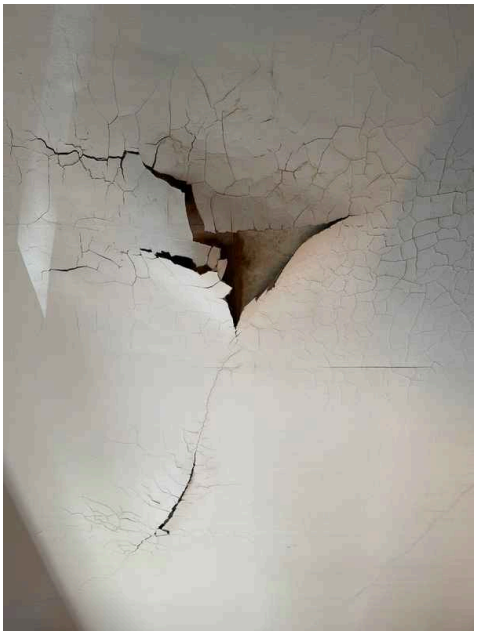
Recommendation

MOISTURE DAMAGE ON CEILING

Water stains and discoloration observed on the ceiling surface during inspection. This indicates moisture intrusion from above, potentially from a roof leak, plumbing issue, or condensation. A qualified professional should evaluate the source and extent of damage to prevent further deterioration and potential mold growth. Repairs to the moisture source and ceiling restoration will be necessary.

Recommendation

Contact a qualified professional.





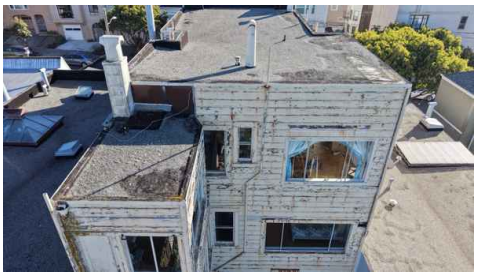











9: FIREPLACE

Information

Type

Wood, Abandoned



10: ATTIC, INSULATION & VENTILATION

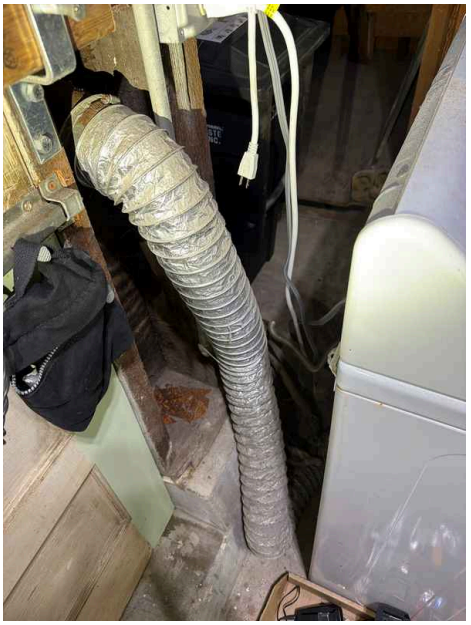
Information

Dryer Power Source
Gas

Dryer Vent
Metal (Flex)

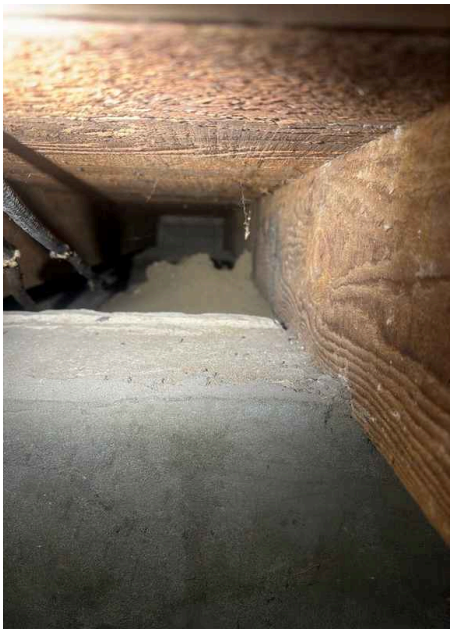
Attic Insulation: R-value
0





Exhaust Systems: Exhaust Fans
None

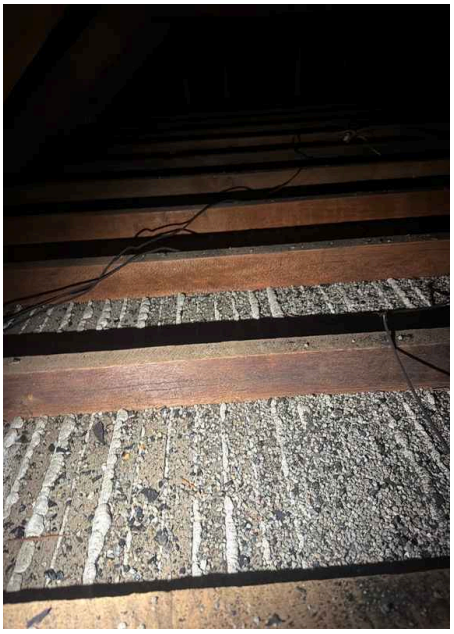
Flooring Insulation
None





Attic Insulation: Insulation Type

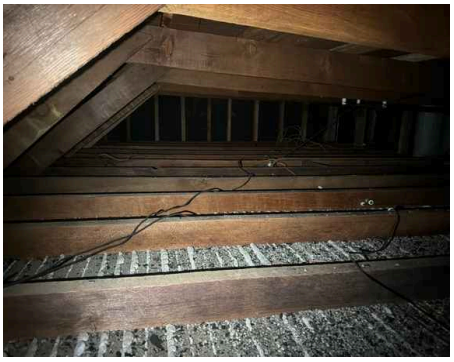
None





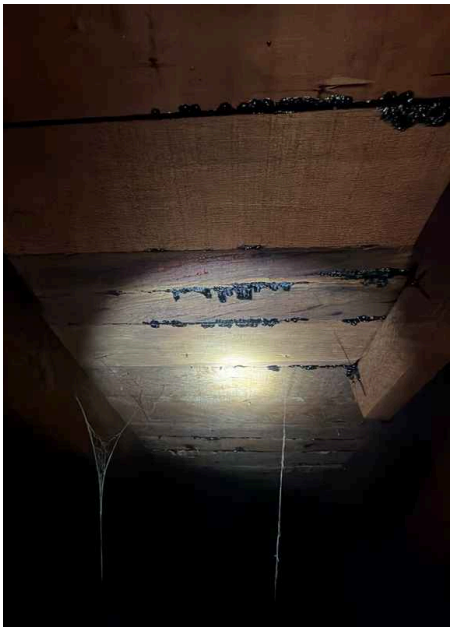
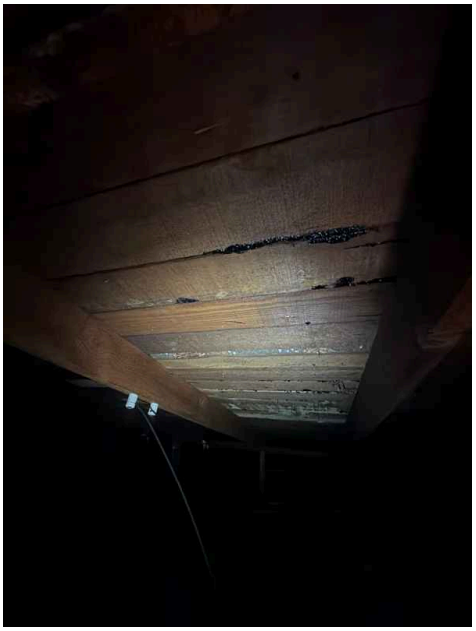
Ventilation: Ventilation Type

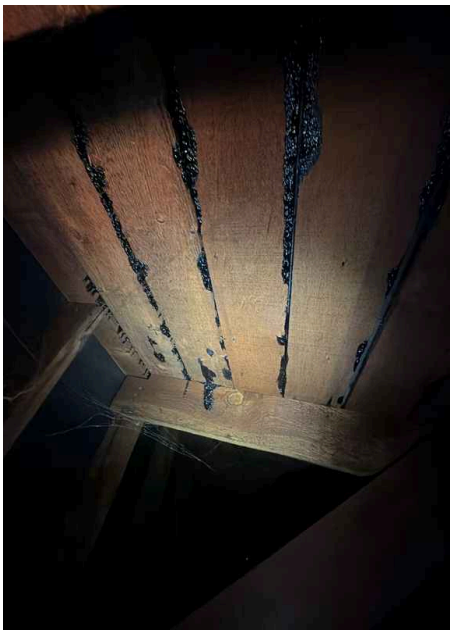
None Found






Roof Structure: structure




11: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

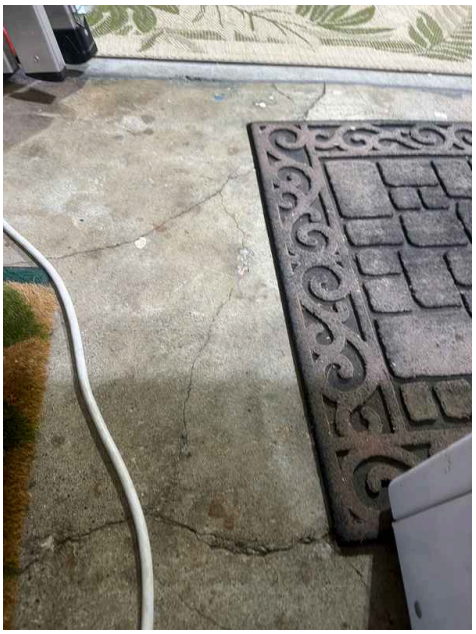
Information

Foundation: **Material**
Concrete, Slab on Grade

Inspection Method
Visual




Floor Structure: **Basement/Crawlspace Floor**
Concrete

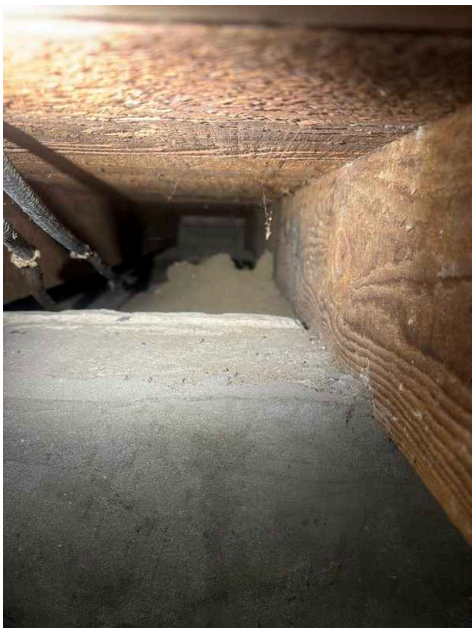



Floor Structure: Material

Concrete, Slab

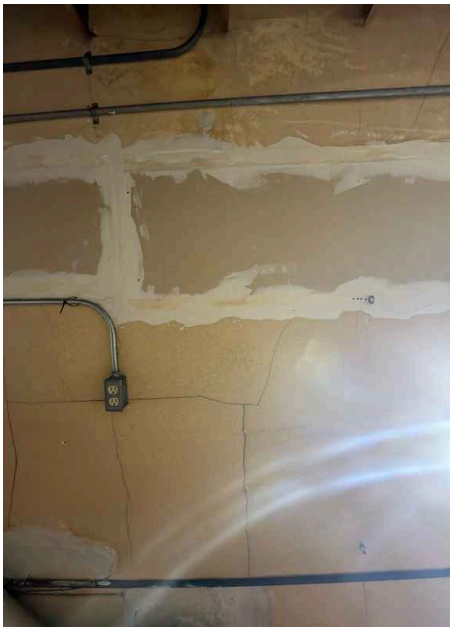
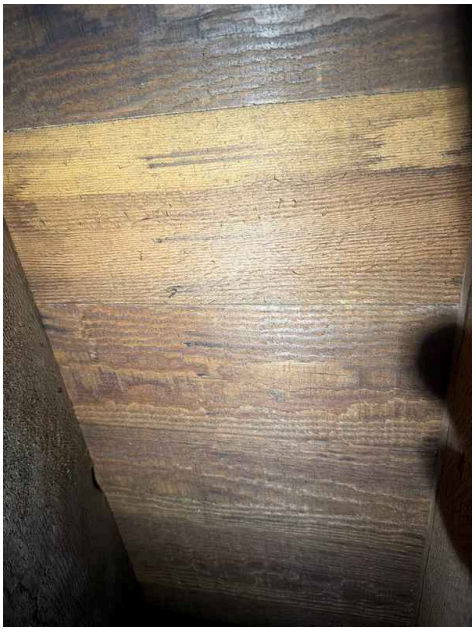





Floor Structure: Sub-floor

Plank

Limitations

Foundation

SLAB ON GRADE

Floor coverings prevent an inspection of the slab of this type of foundation. The structural portion of this inspection was performed by checking a number of walls, doors, and windows for plumb, square and level.

Deficiencies

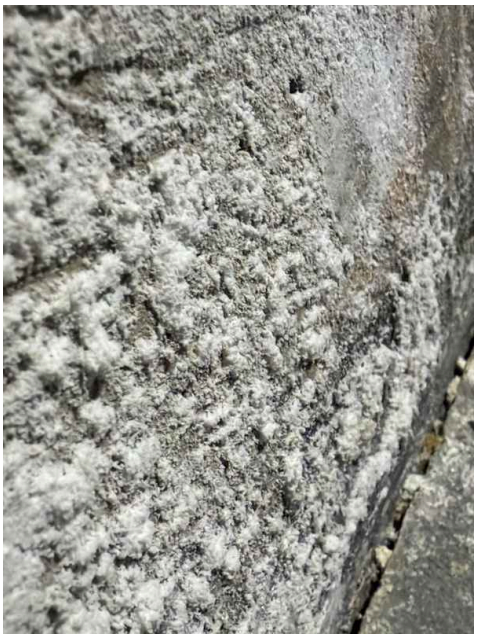
11.2.1 Basements & Crawlspaces

Recommendation

EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.






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.

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.

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.

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.

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.

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.

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.