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RESIDENTIAL REPORT

1234 Main St.
Hattiesburg MS 39402

Buyer Name
06/06/2018 9:00AM



Inspector
Eric Moore
MS Licence #0756, NSHI (Member), Internac
6015433247
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Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	4
2: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	5
3: EXTERIOR	6
4: ROOF	9
5: PLUMBING	11
6: ELECTRICAL	15
7: HEATING	18
8: COOLING	19
9: DOORS, WINDOWS & INTERIOR	21
10: ATTIC, INSULATION & VENTILATION	22
11: BUILT-IN APPLIANCES	24
12: GARAGE	25
STANDARDS OF PRACTICE	27

SUMMARY

71 ITEMS INSPECTED

4 RECOMMENDATION

2 SAFETY HAZARD

- 3.1.1 Exterior - Wall Covering, Flashing & Trim: Cracking - Minor
- 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- 4.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- 6.7.1 Electrical - Carbon Monoxide Detectors: No Carbon Monoxide Detector
- 12.2.1 Garage - Floor: Cracking
- 12.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing

1: INSPECTION DETAILS

Information

Age of Building
6 Years (s)

In Attendance
Home Owner

Occupancy
Furnished, Occupied

Style
Modern

Temperature (approximate)
73 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Partly cloudy



2: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
2.1	Foundation	X			
2.2	Basements & Crawlspaces			X	
2.3	Floor Structure	X			
2.4	Wall Structure	X			
2.5	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method
Attic Access, Visual

Foundation: Material
Concrete, Slab on Grade

Floor Structure: Material
Concrete, Slab

3: EXTERIOR

		IN	NI	NP	O
3.1	Wall Covering, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps, Stoops, and associated Railings	X			
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			

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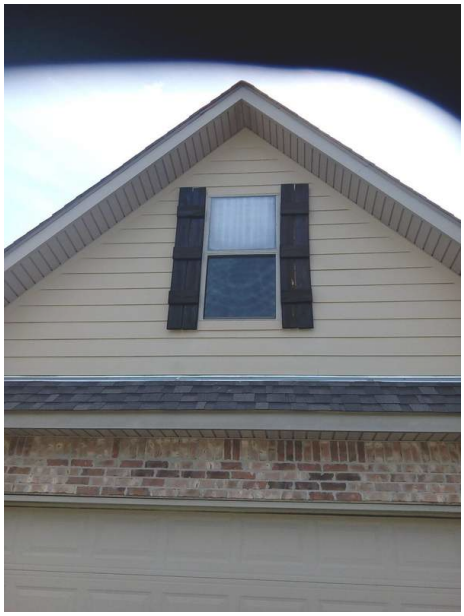
Information

Inspection Method
Visual

Wall Covering, Flashing & Trim: Siding Material
Brick, Fiber Cement

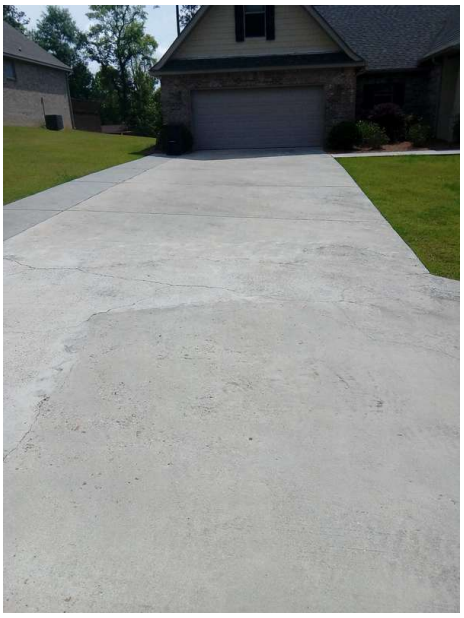


Wall Covering, Flashing & Trim: Siding Style
Panels



Exterior Doors: Exterior Entry Door
Wood

Walkways, Patios & Driveways: Driveway Material
Concrete



Decks, Balconies, Porches & Steps, Stoops, and associated Railings: Material
Concrete, Wood

Decks, Balconies, Porches & Steps, Stoops, and associated Railings: Appurtenance
Covered Porch, Front Porch





Observations

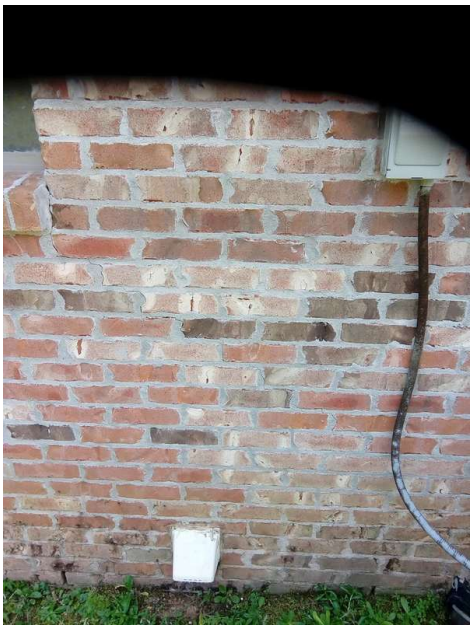
3.1.1 Wall Covering, Flashing & Trim

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes and/or settling of the soil. Recommend structural engineer and/or monitoring.

Recommendation

Contact a qualified structural engineer.

3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

DRIVEWAY

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

Recommendation

Contact a qualified concrete contractor.



4: ROOF

		IN	NI	NP	O
4.1	Coverings	X			
4.2	Roof Drainage Systems	X			
4.3	Flashings	X			
4.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method
Binoculars, Ground

Coverings: Material
Asphalt, Fiberglass

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum



Roof Type/Style
North, South, East, West
Gable, Hip, Combination






Observations

4.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

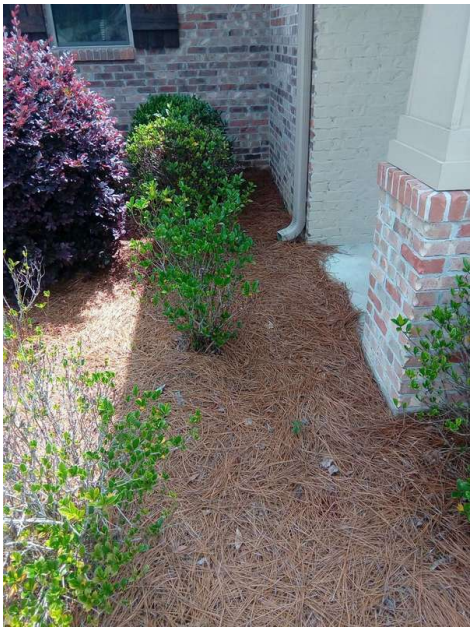
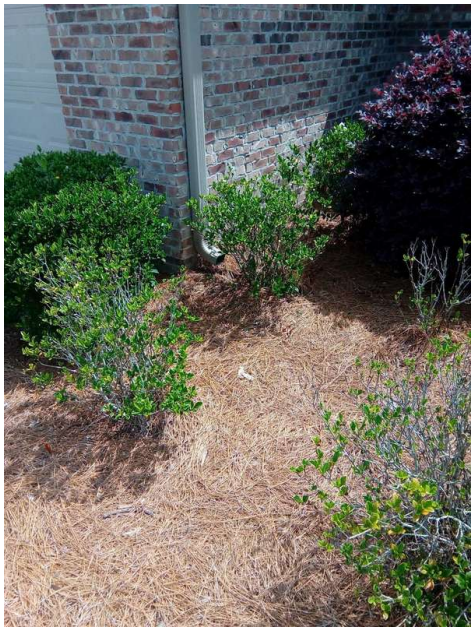
SOUTH FRONT PORCH

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified gutter contractor

5: PLUMBING

		IN	NI	NP	O
5.1	Main Water Shut-off Device	X			
5.2	Interior Water Supply, Distribution Systems & Fixtures/Faucets	X			
5.3	Drain, Waste, & Vent Systems, including Fixtures	X			
5.4	Hot Water Systems, Controls, Flues & Vents	X			
5.5	Fuel Storage & Distribution Systems	X			
5.6	Sewer Pump	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
West
West



Interior Water Supply, Distribution Systems & Fixtures/Faucets: Distribution Material
Pex

Interior Water Supply, Distribution Systems & Fixtures/Faucets: Water Supply Material
Pex

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

Drain, Waste, & Vent Systems, including Fixtures: Material
PVC

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

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

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

East

At Tank



Interior Water Supply, Distribution Systems & Fixtures/Faucets: Functional Flow

Yes

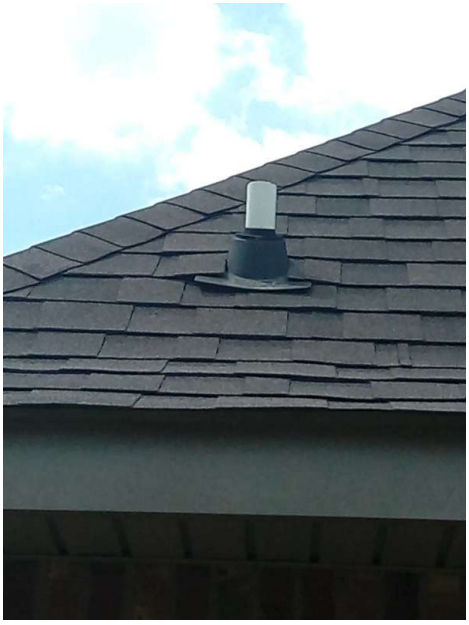
There should be a reasonable flow of water supply at the highest and farthest fixture from the main when another fixture is operated simultaneously.

Drain, Waste, & Vent Systems, including Fixtures: Vents

North

Proper clearance, Terminates outside



Hot Water Systems, Controls, Flues & Vents: Manufacturer

State

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: Capacity

Garage

50 gallons





6: ELECTRICAL

		IN	NI	NP	O
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
6.3	Branch Wiring Circuits, Breakers & Fuses	X			
6.4	Lighting Fixtures, Switches & Receptacles	X			
6.5	GFCI & AFCI	X			
6.6	Smoke Detectors	X			
6.7	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
Unknown, 80 Amps



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D, MilBank

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Lighting Fixtures, Switches & Receptacles: Representative Number of Receptacles, Switches and Light Fixtures
Yes

GFCI & AFCI: GFCI
Yes

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




Main & Subpanels, Service & Grounding, Main Overcurrent Device: Grounded
North
Yes

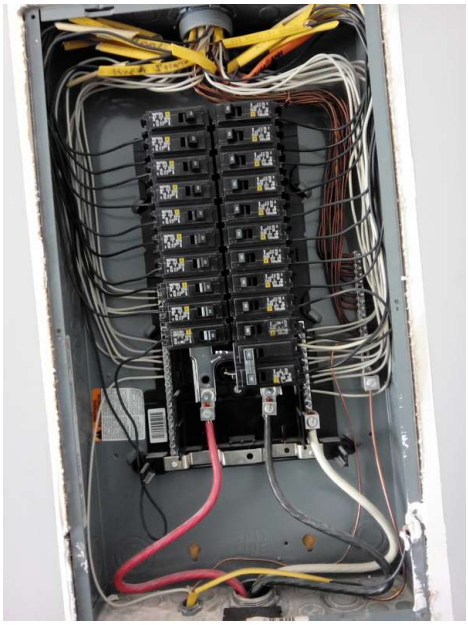



Branch Wiring Circuits, Breakers & Fuses: **Branch Wire 20 and 30 AMP**

Garage

Copper





Observations

6.7.1 Carbon Monoxide Detectors

Safety Hazard

NO CARBON MONOXIDE DETECTOR

The presence of a gas fireplaces indicates the need for a carbon monoxide detector.

Recommendation

Recommended DIY Project



7: HEATING

		IN	NI	NP	O
7.1	Equipment	X			
7.2	Normal Operating Controls	X			
7.3	Distribution Systems	X			
7.4	Vents, Flues & Chimneys	X			
7.5	Presence of Installed Heat Source in Each Room	X			
7.6	Gas/LP Firelogs & Fireplaces	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Equipment: Brand
Rheem

Equipment: Energy Source
Electric

Equipment: Heat Type
Forced Air, Heat Pump

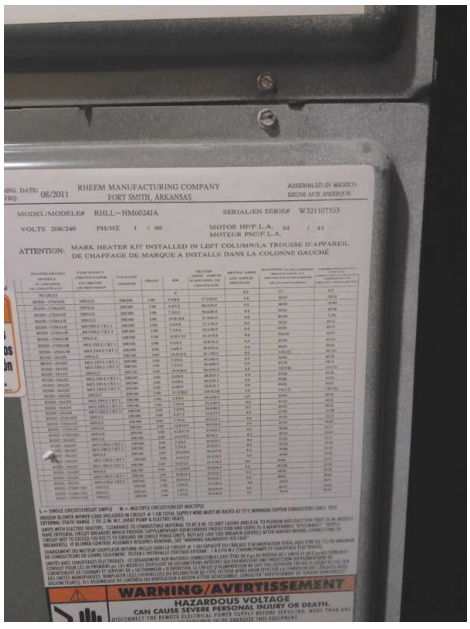
Distribution Systems: Ductwork
Insulated

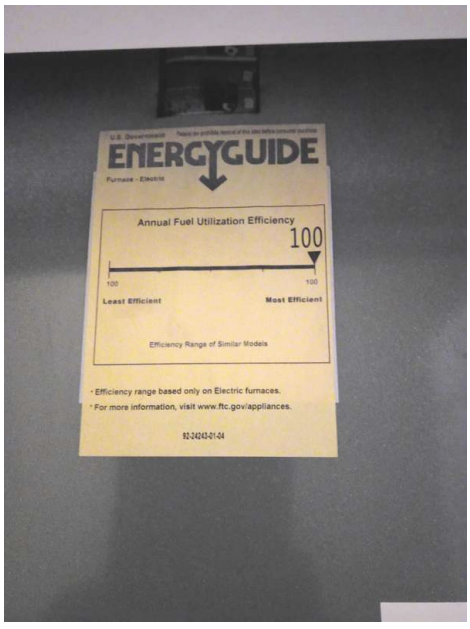
AFUE Rating/BTUs
Hallway
100%

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.

BTU rating of unit.







8: COOLING

		IN	NI	NP	O
8.1	Cooling Equipment	X			
8.2	Normal Operating Controls	X			
8.3	Distribution System	X			
8.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Manufactured Date

2/2012

Cooling Equipment: Energy Source/Type

Electric, Heat Pump

Cooling Equipment: Location

Exterior North

Cooling Equipment: TONS

North

5

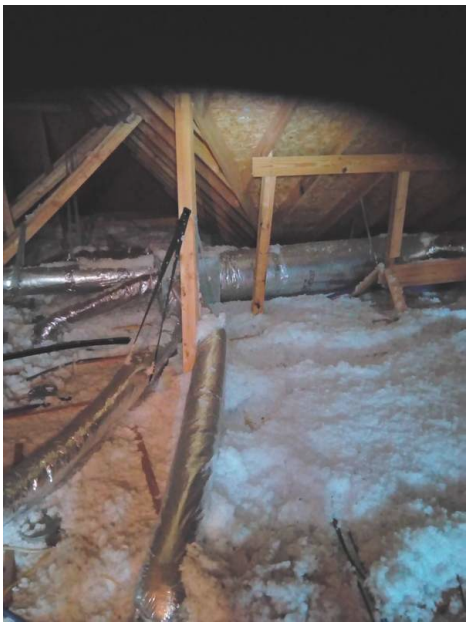


Cooling Equipment: **Brand**
North
Rheem






Distribution System: **Configuration**
Attic
Central




9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
9.1	Doors	X			
9.2	Windows	X			
9.3	Floors	X			
9.4	Walls	X			
9.5	Ceilings	X			
9.6	Steps, Stairways & Railings			X	
9.7	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Representative Number of Doors and Windows
Yes

Windows: Window Type
Thermal

Windows: Window Manufacturer
Unknown

Walls: Wall Material
Drywall

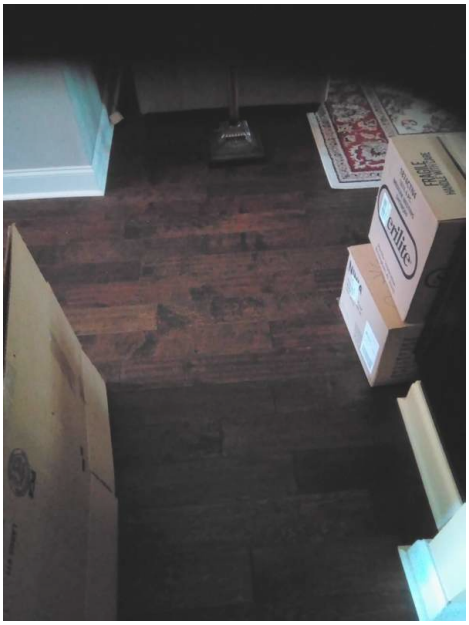
Ceilings: Ceiling Material
Gypsum Board

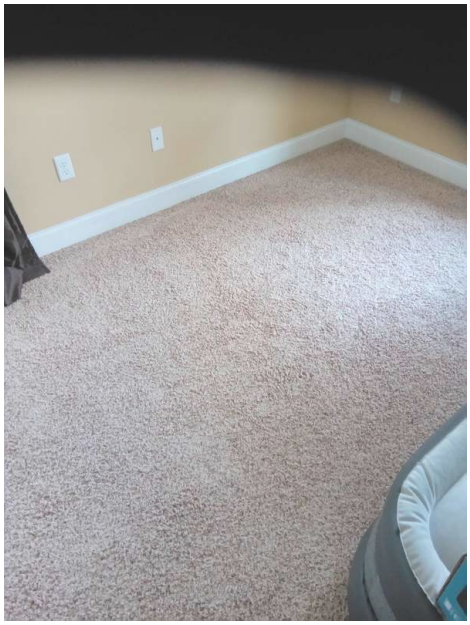
Countertops & Cabinets: Countertop Material
Granite

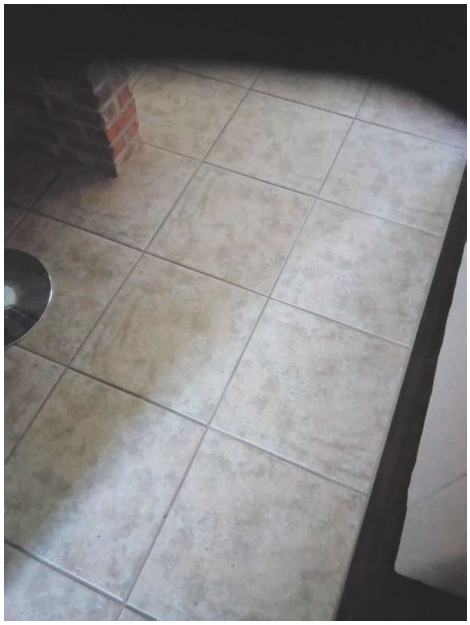
Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Representative Number of Cabinets
Yes

Floors: Floor Coverings
Carpet, Hardwood, Tile







10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
10.1	Attic Insulation	X			
10.2	Insulation and Vapor Retarders (Crawlspace or Basement)			X	
10.3	Ventilation	X			
10.4	Exhaust Systems	X			

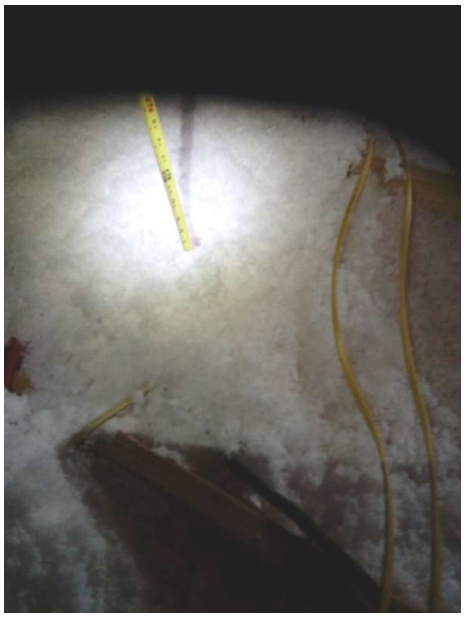
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Dryer Power Source
220 Electric

Dryer Vent
Rigid PVC

Attic Insulation: R-value
25.2



Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
Fan with Light

Attic Insulation: **Insulation Type**

Attic

Batt, Blown





11: BUILT-IN APPLIANCES

		IN	NI	NP	O
11.1	Dishwasher	X			
11.2	Refrigerator		X		
11.3	Range/Oven/Cooktop	X			
11.4	Food/Waste Disposal	X			

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Information

Dishwasher: Brand
Kitchen
Frigidaire



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



Range/Oven/Cooktop: Range/Oven Brand
Kitchen
Frigidaire



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

12: GARAGE

		IN	NI	NP	O
12.1	Ceiling	X			
12.2	Floor	X			
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			
12.5	Garage Door Opener	X			
12.6	Occupant Door (From garage to inside of home)	X			

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Information

Garage Door: Material
Metal, Non-insulated

Garage Door: Type
Automatic

Observations

12.2.1 Floor

CRACKING

Cracking visible in the garage floor. I recommend monitoring. If gap widens then consult with a structural engineer.

Recommendation

Recommend monitoring.



12.6.1 Occupant Door (From garage to inside of home)

Safety Hazard

NOT SELF-CLOSING

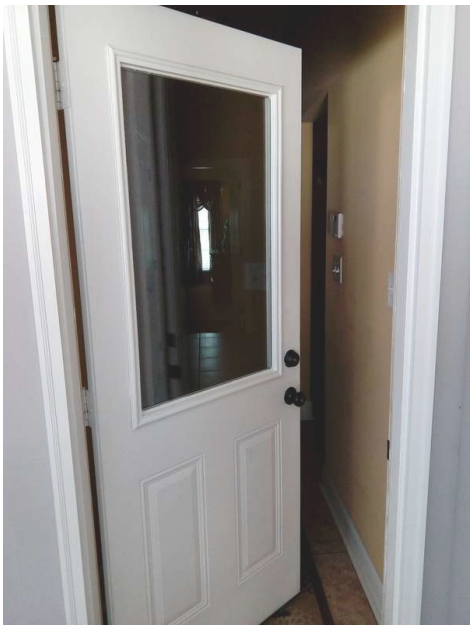
GARAGE

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link.

Recommendation

Contact a qualified door repair/installation contractor.



STANDARDS OF PRACTICE

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.

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.

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.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E.

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

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

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.

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.

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.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.