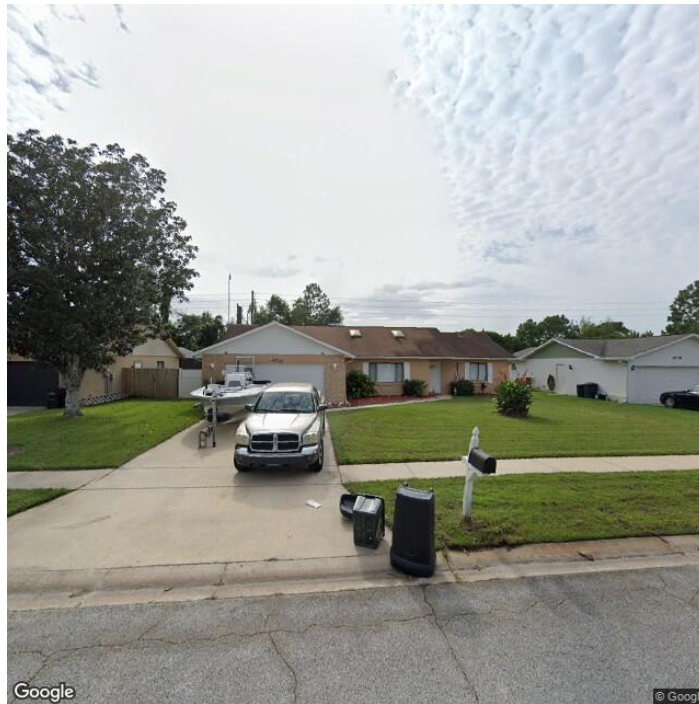




OCEANSIDE INSPECTIONS

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AUGUST 13, 2020



Inspector

Dustin Bruno

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1: INSPECTION DETAILS

Information

In Attendance

Client's Agent

Occupancy

Vacant

Style

Ranch

Temperature (approximate)

90 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Cloudy, Hot, Recent Rain

2: ROOF

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

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

Information

Inspection Method

Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt, 3 Tab Shingle

Roof Drainage Systems: Gutter Material

Seamless Aluminum

Flashings: Material

Asphalt

Observations

2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

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 professional.



3: EXTERIOR

		IN	NI	NP	D
3.1	Foundation	X			
3.2	Siding, Flashing & Trim	X			
3.3	Exterior Doors	X			
3.4	Walkways, Patios & Driveways	X			
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			
3.7	Garage Door	X			X

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

Information

Inspection Method

Attic Access

Foundation: Material

Masonry Block



Siding, Flashing & Trim: Siding Material

Brick, Stucco

Garage Door: Garage Door

Garage door show signs of moisture damage.



Exterior Doors: Exterior Entry Door

Wood, Glass



Walkways, Patios & Driveways: Driveway Material

Concrete



Observations

3.3.1 Exterior Doors

DOOR SAG

There is a small sag in the front door

Recommendation

Contact a qualified professional.



3.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

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

Recommendation

Contact a qualified concrete contractor.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

2FT RULE

It recommended to trim plants back two feet from the building



3.7.1 Garage Door

MOISTURE DAMAGE

Recommendation

Contact a qualified professional.



4: ELECTRICAL

		IN	NI	NP	D
4.1	Service Entrance Conductors	X			
4.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
4.3	Branch Wiring Circuits, Breakers & Fuses	X			

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

Information

Service Entrance Conductors: Electrical Service Conductors

Below Ground, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent

Device: Panel Type

Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent

Device: Panel Capacity

150 AMP

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

AMP

Copper

Main & Subpanels, Service & Grounding, Main Overcurrent

Device: Panel Manufacturer

ITE

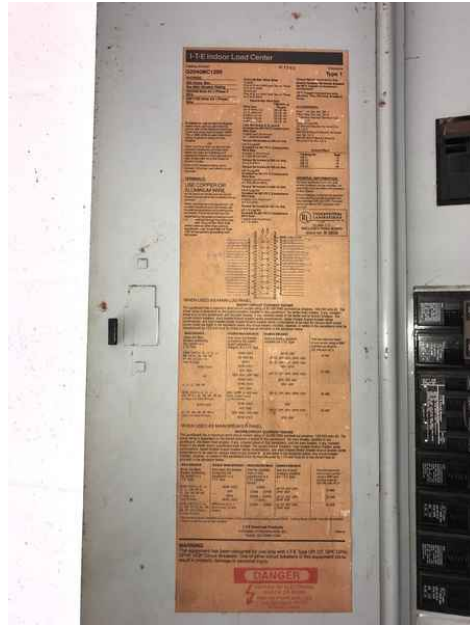
Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Non Metallic Sheathing

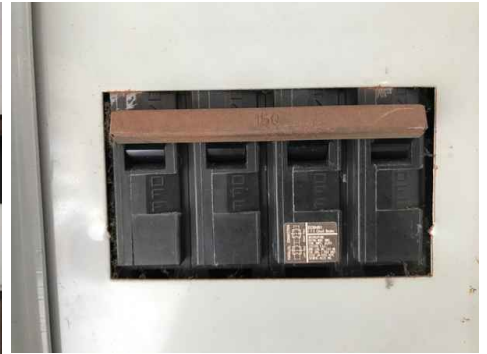
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Garage



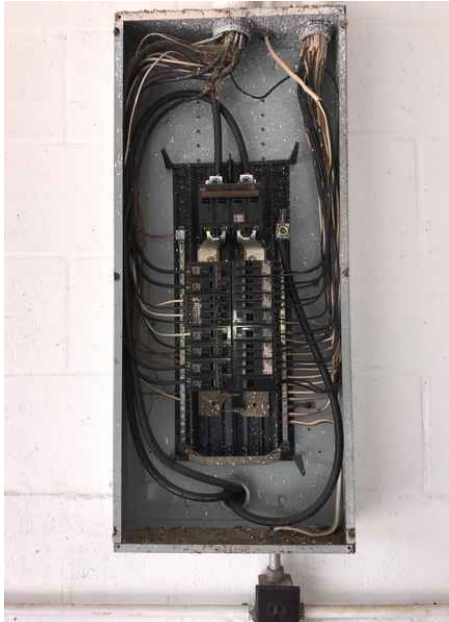
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Mfg Plate



150a



Interior Wiring



Ground

Observations

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

DOUBLE TAP

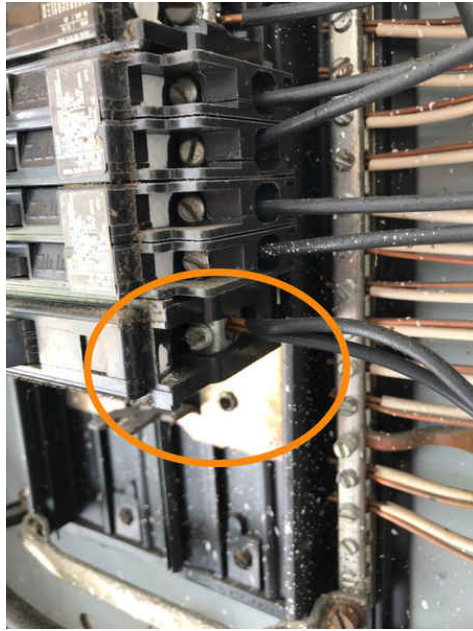
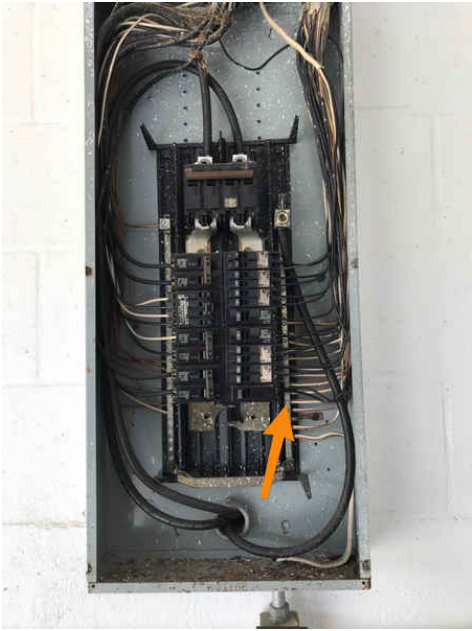
Double tap present at the time of inspection

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



5: KITCHEN

		IN	NI	NP	D
5.1	Dishwasher	X			
5.2	Refrigerator	X			
5.3	Range/Oven/Cooktop	X			
5.4	Garbage Disposal	X			
5.5	GFCI	X			X
5.6	Kitchen Cabinet	X			X
5.7	Sink	X			X

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

Information

Range/Oven/Cooktop:

Range/Oven Brand

HotPoint

Range/Oven/Cooktop: Exhaust

Hood Type

Re-circulate



Photos



Dishwasher: Brand

HotPoint

Short cycle was ran and appears to be functioning properly at the time of inspection



Refrigerator: Brand

Whirlpool



Range/Oven/Cooktop: Range/Oven Energy Source

Electric

All burners and oven are functioning properly.



Burners



Oven

Kitchen Cabinet: Kitchen Cabinet

Signs of previous small amount moisture damage. Missing photo but there was no signs of leaks at the time of the inspection. Moisture meter verified location being dry. The location is left of sink, on the ground, and near the glass door.

Sink: Sink Drainage

Dishwasher backup into the sink while operating. Sink drainage is slow during the dishwasher cycle.

Observations

5.4.1 Garbage Disposal

INOPERABLE

Garbage disposal was inoperable at the time of inspection. Recommend qualified handyman repair. It appears that the dishwasher has been disconnected.

[Here is a DIY resource for troubleshooting.](#)

Recommendation

Contact a qualified handyman.



Wiring shows disconnected power

5.5.1 GFCI

NO GFCI PROTECTION INSTALLED



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

Recommendation

Contact a qualified professional.

5.6.1 Kitchen Cabinet

KITCHEN CABINET WATER DAMAGE

Signs of previous amount moisture damage. Missing photo but there was no signs of leaks at the time of the inspection. Moisture meter verified location being dry. The location is left of sink, on the ground, and near the glass door. It is recommended to keep an eye on it.

Recommendation

Contact a qualified professional.



5.7.1 Sink

SINK DRAINAGE

Dishwasher backed up into the sink while operating. Sink drainage is slow during the dishwasher cycle.

Recommendation

Contact a qualified plumbing contractor.



Beginning of the dishwasher cycle



End of inspection approx 2hrs later

6: MASTER BEDROOM

		IN	NI	NP	D
6.1	General	X			
6.2	Doors	X			
6.3	Windows	X			X
6.4	Floors				
6.5	Walls				
6.6	Ceilings	X			
6.7	Lighting Fixtures, Switches & Receptacles	X			
6.8	GFCI & AFCI			X	
6.9	Smoke Detectors			X	
6.10	Carbon Monoxide Detectors			X	

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

Information

Windows: Window Type

Sliders, Single Pane

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Laminate

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Popcorn

General: Photos



Observations

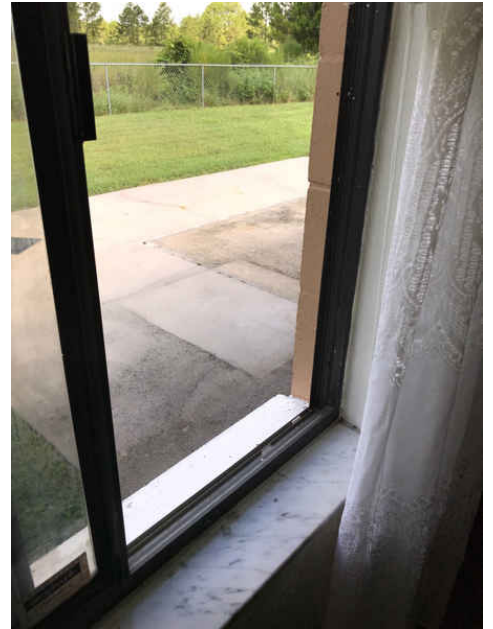
6.3.1 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



6.7.1 Lighting Fixtures, Switches & Receptacles

MISSING LIGHT COVER

Recommendation

Contact a qualified professional.



7: BEDROOM 2

		IN	NI	NP	D
7.1	General	X			
7.2	Doors	X			
7.3	Windows	X			
7.4	Floors	X			
7.5	Walls	X			
7.6	Ceilings	X			
7.7	Lighting Fixtures, Switches & Receptacles	X		X	
7.8	GFCI & AFCI			X	
7.9	Smoke Detectors			X	
7.10	Carbon Monoxide Detectors			X	

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

Information

Windows: Window Type

Single Pane, Sliders

Windows: Window Manufacturer Floors: Floor Coverings

Unknown

Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Popcorn

General: Photos



8: BEDROOM 3

		IN	NI	NP	D
8.1	General	X			
8.2	Doors	X			
8.3	Windows	X			X
8.4	Floors	X			
8.5	Walls	X			
8.6	Ceilings	X			
8.7	Lighting Fixtures, Switches & Receptacles	X			
8.8	GFCI & AFCI			X	
8.9	Smoke Detectors			X	
8.10	Carbon Monoxide Detectors			X	

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

Information

General: Photos



Windows: Window Type

Single Pane, Sliders

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Popcorn

Observations

8.2.1 Doors

DOOR HANDLE

Door handle is a little loose. Recommend tightening the screws

Recommendation

Recommended DIY Project

8.3.1 Windows

IMPROPER INSTALLATION

Windows appear to not be operating properly due to substandard installation. Recommend window specialist evaluate.

Recommendation

Contact a qualified window repair/installation contractor.



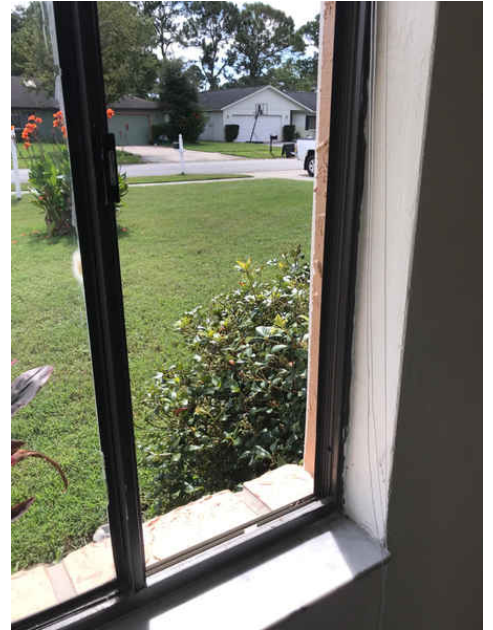
8.3.2 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



9: BATHROOM 1

		IN	NI	NP	D
9.1	Toilet	X			
9.2	Shower	X			
9.3	GFCI & AFCI			X	X
9.4	Water Supply, Distribution Systems & Fixtures	X			
9.5	Lighting Fixtures, Switches & Receptacles	X			
9.6	Window	X			X

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

Information

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

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

Photo



Outlet grounded properly



Observations

9.3.1 GFCI & AFCI



NO GFCI PROTECTION INSTALLED

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.

Recommendation

Contact a qualified electrical contractor.

9.6.1 Window

TILE CRACK ABOVE WINDOW

Recommendation

Contact a qualified professional.



10: BATHROOM 2

		IN	NI	NP	D
10.1	General	X			X
10.2	Water Supply, Distribution Systems & Fixtures	X			
10.3	Lighting Fixtures, Switches & Receptacles	X			
10.4	GFCI & AFCI			X	X
10.5	Shower	X			
10.6	Toilet	X			

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

Information

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

Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex, Flex



Outlet grounded properly

Observations

10.1.1 General

COUNTER TOP

Bathroom sink countertop is damaged to the left of sink

Recommendation

Contact a qualified professional.



10.4.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED



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.

Recommendation

Contact a qualified electrical contractor.

11: LIVING ROOM

		IN	NI	NP	D
11.1	Doors	X			
11.2	Windows	X			X
11.3	Floors	X			
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Thermostat Controls	X			
11.7	Lighting Fixtures, Switches & Receptacles	X			
11.8	GFCI & AFCI			X	

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

Information

Windows: Window Type

Sliders, Single Pane

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Popcorn

Photos



Observations

11.2.1 Windows

DAMAGED SCREENS

Damage screen in living room

Recommendation

Contact a qualified window repair/installation contractor.



12: LAUNDRY ROOM

		IN	NI	NP	D
12.1	Main Water Shut-off Device	X			
12.2	Drain, Waste, & Vent Systems	X			
12.3	Exhaust Systems	X			
12.4	Hot Water Systems, Controls, Flues & Vents	X			
12.5	Fuel Storage & Distribution Systems	X		X	

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

Information

Filters

None

Dryer Vent

Metal (Flex)



Drain, Waste, & Vent Systems:

Material

PVC

Hot Water Systems, Controls,

Flues & Vents: Capacity

40 gallons

Water Source

Public

Flooring Insulation

None

Exhaust Systems: Exhaust Fans

Fan with Light

Hot Water Systems, Controls,

Flues & Vents: Location

Garage

Dryer Power Source

220 Electric

Drain, Waste, & Vent Systems:

Drain Size

2"

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Electric

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

NA

Main Water Shut-off Device: Location

City Shutoff



City shutoff



Hot water tank shutoff



Shutoff valve garage

Hot Water Systems, Controls, Flues & Vents: Manufacturer

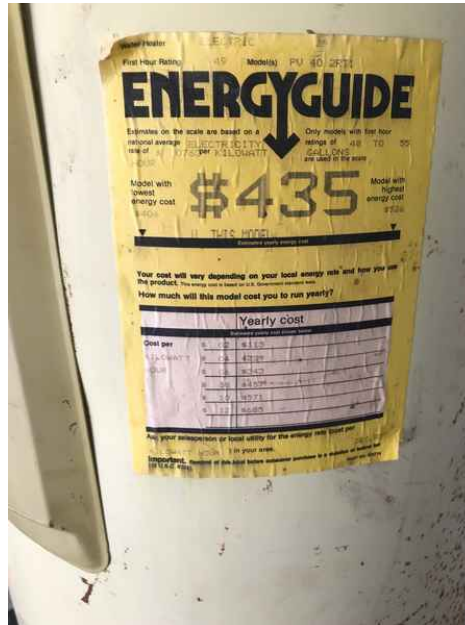
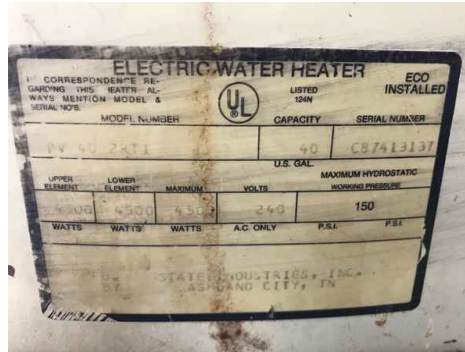
State

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.](#)



State



Observations

12.4.1 Hot Water Systems, Controls, Flues & Vents

CORROSION

Corrosion was noted at the pipe fittings or exterior. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



12.4.2 Hot Water Systems, Controls, Flues & Vents

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.

12.4.3 Hot Water Systems, Controls, Flues & Vents

GROUND WIRE

Ground wire not hooked up

Recommendation

Contact a qualified professional.



13: UTILITY ROOM

		IN	NI	NP	D
13.1	Cooling Equipment	X			
13.2	Heating Equipment	X			
13.3	Distribution System	X			

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

Information

Photos

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior

Heating Equipment: Energy Source
Electric

Heating Equipment: Heat Type
Heat Pump

Distribution System: Ductwork
Non-insulated

Distribution System: Configuration
Split

Cooling Equipment: Brand
Goodman



Goodman



Mfg Plate 2013



AC 55 Degrees

Cooling Equipment: SEER Rating
13 SEER

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

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



14: MISC. INTERIOR

		IN	NI	NP	D
14.1	Distribution Systems	X			
14.2	Vents, Flues & Chimneys	X			
14.3	Smoke Detectors			X	
14.4	Steps, Stairways & Railings			X	
14.5	Countertops & Cabinets	X			

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

Information

Countertops & Cabinets:
Countertop Material
Composite

Countertops & Cabinets:
Cabinetry
Wood

15: ATTIC

		IN	NI	NP	D
15.1	Attic Insulation	X			
15.2	Ventilation	X			

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

Information

Attic Insulation: R-value

5

Attic Insulation: Insulation Type

Cellulose, Loose-fill

Ventilation: Ventilation Type

Ridge Vents



STANDARDS OF PRACTICE

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.

Kitchen

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.

Misc. 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

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.