

CKC Home Inspection



"The Right Way Everytime"

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RESIDENTIAL REPORT

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JANUARY 13, 2025



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SUMMARY



RECOMMENDATION

- ⊖ 4.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Insulation
- ⊖ 10.3.1 Doors, Windows & Interior - Floors: Carpet Stains
- ⊖ 10.4.1 Doors, Windows & Interior - Walls: Wall Covering
- ⊖ 12.5.1 Garage - Garage Door Opener: Overhead Garage Door Control Button

1: INSPECTION DETAILS

Information

In Attendance Home Inspector	Occupancy Vacant	Style Modern, Two-Story
Temperature (approximate) 42 Fahrenheit (F)	Type of Building Detached, Single Family	Weather Conditions Clear, Snow, Ice, Wet, Cold

Comment Key Definitions, Report Information and Inspection Limitations

Information

The following are definitions of comment descriptions represented in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or a further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. Cost estimates in the summary are estimates only and should not be relied upon solely when making purchasing decisions. You should consult a contractor in that specific trade to get a firm estimate. Throughout the report, there may be pictures to provide a clearer understanding of the described defect or item of concern. Not all defects or items of concern will have a picture associated with them. The pictures may not fully show all areas or the full scope of the repair that may be needed. The contractor doing the repair should fully assess the situation to make the correct and complete repair needed, based on their own investigation of the item in question.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended, allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Observation (O) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Any areas or inspection items that are not visible or accessible for inspection cannot be inspected. Areas or items inaccessible or not visible at the time of the inspection should be inspected at a later time, if possible, once that area becomes accessible. If the inspector is required to return to the property at a later date to review these areas, there will be an additional inspection fee. It is not within the scope of the inspection for us to move personal items. These areas or items should be looked at by the buyer at the time of the final walk-through. If there are any utilities that are not on at the time of the inspection, these systems and/or components cannot be inspected. We do not turn on utilities or operate any valves at the house. It is the responsibility of the seller(s) and/or their representative to make sure that the house is ready to be inspected. Any comments made about such items are general in nature and do not represent a complete inspection. This home inspection does not include a review for compliance with regulatory requirements (Virginia Uniform Statewide Building Code or other codes, regulations, laws, ordinances, etc.). This home inspection does not cover whether or not building materials, systems, appliances and any other such components in the subject property were installed per manufactures' specifications.

2: ROOF

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

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

Information

Inspection Method

Ground

Roof Type/Style

Gable, Valley

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum, Rubber

Coverings: Material

Architectural



View of roof.



View of roof.



View of roof.

Limitations

General

LIMITATIONS

Not all of the underside of the roof sheathing is inspected for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors. Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair. Roof inspection may be limited by access, condition, weather, or other safety concerns.

3: EXTERIOR

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

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Information

Inspection Method

Attic Access, Crawlspace Access

Siding, Flashing & Trim: Siding Material

Stone Veneer, Vinyl

Exterior Doors: Exterior Entry Door

Fiberglass, Glass, Sliding

Walkways, Patios & Driveways: Driveway and Walkway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Front Porch, Rear Entry Steps

Decks, Balconies, Porches & Steps: Material

Concrete, Wood

Eaves, Soffits & Fascia: Clad Materials

Clad materials are present at windows, soffit, fascia, and rake boards.

Limitations

General

LIMITATIONS

A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
4.1	Foundation	X			
4.2	Basements & Crawlspace	X			X
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

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Information

Inspection Method

Attic Access, Crawlspace Access

Floor Structure:

Basement/Crawlspace Floor

Dirt, Gravel

Floor Structure: Material

Wood Beams, Wood Joists

Floor Structure: Sub-floor

OSB

Foundation: Material

Masonry Block



View of crawlspace.



View of crawlspace.



View of crawlspace.

Limitations

General

LIMITATIONS

Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components was inspected. Furniture and/or storage restricted access to some structural components. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. Insulation, pipes, wiring, and ductwork in crawlspace may restrict visual inspection of structural members.

Observations

4.2.1 Basements & Crawlspace

INSULATION

Insulation has fallen in crawlspace; recommend repair.

Recommendation

Contact a qualified handyman.

Estimated Cost

\$200 - \$225

 Recommendation



Example of fallen insulation.

5: HEATING

		IN	NI	NP	O
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			

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Information

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Gas-Fired Heat, Forced Air

Distribution Systems: Ductwork

Insulated

Equipment: Brand

York

The HVAC system consist of furnace (2020, 100,000 btus), condenser (2020, 4 ton), and evaporator coil (2020).



View of heat output.

Limitations

General

LIMITATIONS

The adequacy of heat supply or distribution balance is not inspected. The interior of flues or chimneys which are not readily accessible are not inspected. The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected. Solar space heating equipment/systems are not inspected.

6: COOLING

		IN	NI	NP	O
6.1	Cooling Equipment		X		
6.2	Normal Operating Controls		X		
6.3	Distribution System		X		

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Limitations

General

LIMITATIONS

Window mounted air conditioning units are not inspected. The cooling supply adequacy or distribution balance is not inspected.

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

7: PLUMBING

		IN	NI	NP	O
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			
7.4	Hot Water Systems, Controls, Flues & Vents	X			
7.5	Fuel Storage & Distribution Systems	X			
7.6	Sump Pump			X	

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

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Garage



View of main water shut-off valve.

Drain, Waste, & Vent Systems:

Drain Size

2"

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material

PEX

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Plastic

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Hall Closet

Hot Water Systems, Controls, Flues & Vents: Manufacturer

American

The water heater was manufactured in 2023.



View of water heater water shut-off valve.

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

Electric

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

Gas Meter



View of main gas shut-off valve.

Limitations

General

LIMITATIONS

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report. Clothes washing machine connections are not inspected. Interiors of flues or chimneys which are not readily accessible are not inspected. Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

8: ELECTRICAL

		IN	NI	NP	O
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			
8.5	GFCI & AFCI	X			
8.6	Smoke Detectors	X			
8.7	Carbon Monoxide Detectors	X			

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Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground, Aluminum, 120 Volts, 240 Volts

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

Square D

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

Garage

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

Circuit Breaker

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

200 AMP

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

Copper



View of electrical panel without cover.

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

GFCI & AFCI: AFCI Breakers

GFCI & AFCI: GFCI Breakers

GFCI & AFCI: GFCI Outlet

The GFCI outlet in primary bathroom contains the reset button for outlets in all bathrooms.

Limitations

General

LIMITATIONS

Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were tested. Furniture and/or storage restricted access to some electrical components which may not be inspected. The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)	X			
9.3	Ventilation	X			
9.4	Exhaust Systems	X			

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

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal

Flooring Insulation

Batt, Fiberglass

Attic Insulation: R-value

49

Ventilation: Ventilation Type

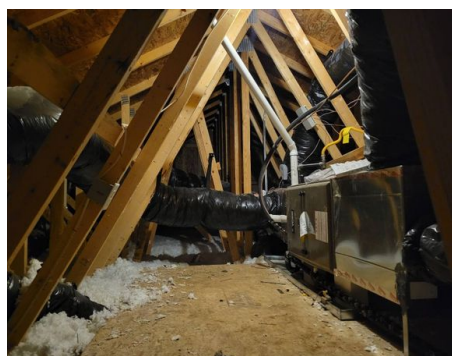
Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan Only

Attic Insulation: Insulation Type

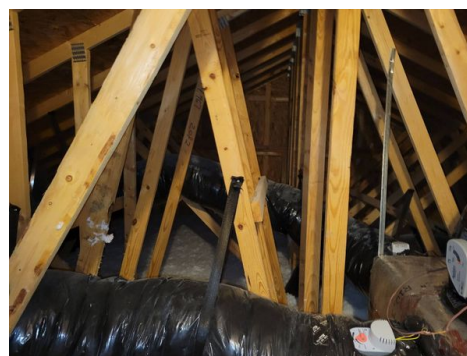
Batt, Blown, Fiberglass, Foam-board



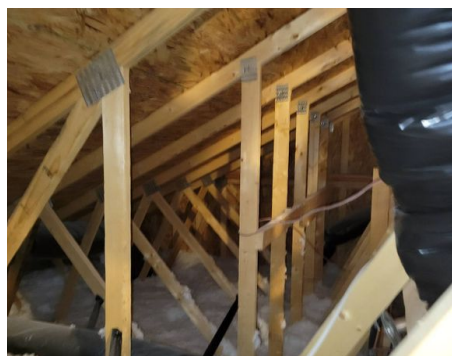
View of attic.



View of attic.



View of attic.



View of attic.

Limitations

General

LIMITATIONS

Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection. An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report. Any estimates of insulation R values or depths are rough average values.

10: DOORS, WINDOWS & INTERIOR

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

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

Information

Windows: Window Type

Single-hung, Thermal, Fixed

Floors: Floor Coverings

Carpet, Laminate, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Countertops & Cabinets: Cabinetry

Laminate

Countertops & Cabinets: Countertop Material

Granite

Limitations

General

LIMITATIONS

Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Observations

10.3.1 Floors

CARPET STAINS

Carpet had areas of staining or discoloration.

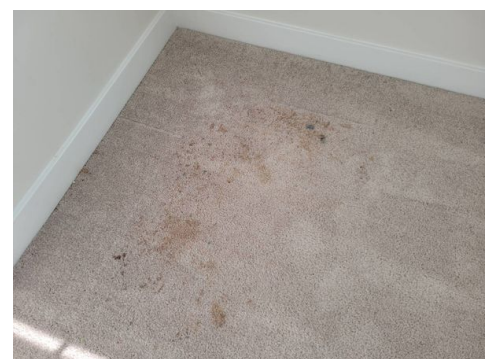
Recommend a thorough steam clean by a qualified carpet cleaning company.

Recommendation

Contact a carpet cleaner.

Estimated Cost

\$500 - \$600



Example of stains.

10.4.1 Walls

WALL COVERING



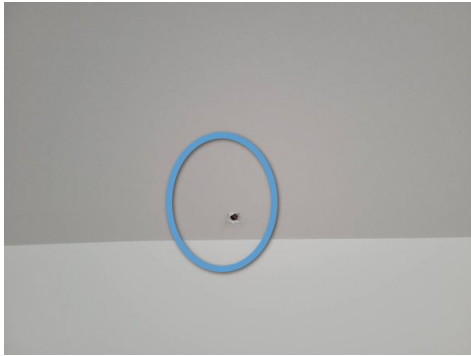
Nail pops and minor wall damages were visible; recommend repair.

Recommendation

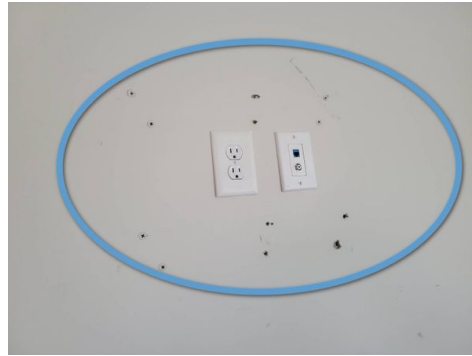
Contact a qualified drywall contractor.

Estimated Cost

\$700 - \$800



Example of nail pop.



Example of minor damages.

11: BUILT-IN APPLIANCES

		IN	NI	NP	O
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			
11.5	Built-in Microwave	X			
11.6	Dryer			X	
11.7	Washer			X	

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

Information

Dishwasher: Brand

GE

Refrigerator: Brand

GE

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

Range/Oven/Cooktop:

Range/Oven Brand

GE

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Limitations

General

LIMITATIONS

Thermostats, timers and other specialized features and controls are not tested. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

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			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
Up-and-Over, Automatic, Manual

Limitations

General

VIEW OF GARAGE



View of garage.

Observations

12.5.1 Garage Door Opener

OVERHEAD GARAGE DOOR CONTROL BUTTON

 Recommendation

Overhead garage door control button has to be held down for door to close; recommend repair.

Recommendation

Contact a qualified professional.

Estimated Cost

\$100 - \$125



Example of control button that has to be held down.

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.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not

conductive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

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

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans.

G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

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