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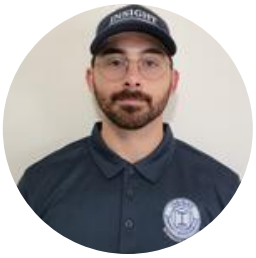
RESIDENTIAL REPORT

1234 Main Street
Wilmington, NC 28409

Buyer Name
08/03/2025 9:00AM



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1: INSPECTION DETAILS

Information

In Attendance
Home Owner

Occupancy
Furnished, Occupied

Style
Victorian

Temperature
54 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Cloudy

Information & Limitations

Insight Property Inspections, LLC, has prepared this report for the exclusive use of the Client and describes conditions visible and readily accessible at the time of the inspection. It is not technically exhaustive, quantitative, or a compliance inspection for building codes, ordinances, or regulations. The observations made in this report are based on a one-time, non-invasive, visual evaluation of installed systems and components. There may be tools used or comments made that exceed the NC and InterNACHI standards and are provided as an additional courtesy to you.

Scope of Inspection

- Visual examination of readily accessible and operable building components
- Functional testing of plumbing fixtures, electrical receptacles, basic HVAC operation, and appliances included in the inspection agreement
- Inspection performed in accordance with the Standards of Practice adopted by the International Association of Certified Home Inspectors (InterNACHI) and the state of North Carolina

Limitations

- Inspection is limited to visible and accessible areas; no destructive opening of walls, floors, or ceilings
- Concealed or latent defects, and those obscured by finished surfaces or stored items, may not be detected
- Verification of the presence or absence of pests, mold, radon, asbestos, lead-based paint, or other environmental hazards is excluded unless specifically contracted
- Evaluation of underground items (e.g., septic systems, septic fields, buried fuel tanks) is excluded unless noted
- No engineering calculations, architectural review, or determination of structural adequacy is provided
- This inspection and report provide no guarantee or warranty, expressed or implied, regarding the operation, function, or future performance of any system or component inspected

Exclusions

- Code compliance, quality control, or supervision of the installation of any component
- Design or architectural features
- Cosmetic repairs, household appliances beyond operability tests, or decorative finishes
- Systems and components not listed in the report
- Verification of building permit history or inspection records
- Any system that is shut down or for which the shut-off valves are closed
- Cost of any repair or replacement suggested in this report

General Provisions

This report reflects conditions at the time and date of inspection only and does not predict future performance. The Inspector does not guarantee future performance or condition of any item, nor does this report establish insurance coverage or warrant merchantability. Clients are encouraged to seek qualified trades professionals for further evaluation, correction, or in-depth analysis of any item of concern.

Orientation

For this inspection, the front of the structure is the portion pictured in the cover photo, and all directions (i.e. back, left, right, front) are given as if you are standing in front of the structure.

2: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material
Brick Veneer, Vinyl

Exterior Doors: Exterior Entry Door
Fiberglass

Decks & Steps: Material
Wood, Composite

Decks & Steps: Step Material
Patio/Deck
Wood, Composite

Decks & Steps: Support Structure
4x4 Treated Posts, Secured

Porches & Steps: Appurtenance
Front Porch, Covered Porch

Porches & Steps: Material
Brick, Cement

Porches & Steps: Step Material
Patio/Deck
Brick

Walkways, Patios & Driveways:

Driveway Material

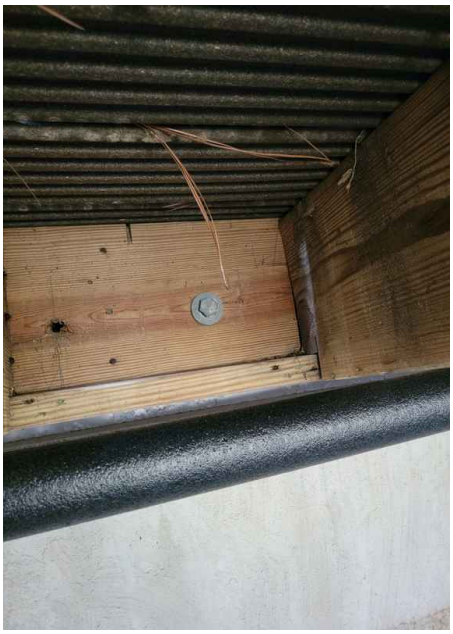
Concrete

General: **Inspection Method**

Visual, Crawlspace Access, Attic Access

Decks & Steps: Appurtenance

Deck



Limitations

Porches & Steps

RESTRICTED VIEW OF PORCH

The underside of the front Porch is not able to be view. Any issues within the structure cannot be reported.

Deficiencies

2.2.1 Siding, Flashing & Trim

Recommendation

MISSING KICKOUT FLASHING

The kickout flashing was not installed. This allows water runoff from the roof to travel down the siding, potentially increasing the amount of water that can penetrate the siding. Recommend qualified siding contractor to correct.

2.2.2 Siding, Flashing & Trim

Recommendation

BRICK VENEER MORTAR CRACKING

FRONT

The mortar of the brick veneer is cracked where two sections of the veneer meet. This can allow water intrusion or be a sign that the veneer is separating from the structure. Recommend qualified masonry contractor for evaluation and correction if needed.

2.4.1 Decks & Steps

Recommendation

DECK - LOOSE BOARDS

One or more deck boards were observed to be loose and are a tripping hazard. Recommend they be refastened.

2.5.1 Porches & Steps

Recommendation

FRONT PORCH BRICK MORTAR MISSING

EARTH FILLED COVERED PORCH

The brick mortar in the steps at the covered porch is deteriorated and missing. This can allow wildlife and water to enter the crawlspace, potentially causing damage to the structure. Recommend general contractor/masonry contractor to repair.

2.7.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

INSUFFICIENT GRADING

In multiple areas around the house, there is insufficient sloping of the landscape to promote water drainage away from the foundation. This may cause water intrusion in the crawlspace. Recommend qualified landscaping contractor for correction.

2.8.1 Walkways, Patios & Driveways

Maintenance Item

DRIVEWAY CRACKING - MINOR

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

3: ROOF

Information

Inspection Method
Ground

Roof Type/Style
Gable

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Seamless Aluminum

Flashings: Material
Aluminum, Rubber

Roof Structure & Attic: Material
Plywood

Roof Structure & Attic: Type
Gable

Limitations

Flashings

LIMITED VIEW

ROOF

Unable to fully evaluate roof flashing due to limited view. Hidden damage is possible. Recommend qualified roofing contractor to evaluate.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Back Right Exterior
Visual, Crawlspace Access

Foundation: Material
Masonry Block

Basements & Crawlspaces: Crawlspace Access

Floor Structure: Basement/Crawlspace Floor
Dirt

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plywood

Deficiencies

4.1.1 Foundation

Recommendation

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.



4.2.1 Basements & Crawlspaces

Recommendation

DEHUMIDIFIER NO OVERFLOW PROTECTION

The dehumidifier drainage pump does not have any installed overflow protection or alarm. This may cause water to accumulate if the pump fails. Recommend qualified plumber to correct.

4.2.2 Basements & Crawlspaces

Recommendation

INSULATION FALLING

The subfloor insulation is falling in multiple areas in the crawlspace. This will reduce the efficiency of heating/cooling of the first floor area and may promote moisture and microbial growth in on the crawlspace surface. Recommend qualified insulation contractor to correct.

4.2.3 Basements & Crawlspaces

Recommendation

ADDITIONAL SUPPORT ADDED

CRAWLSPACE

Additional support was added to the floor joists under the back right of the house. This may cause structural issues or be a result of historical issues. Recommend obtaining a structural engineering letter from the current homeowner or contacting structural support engineer for further evaluation.

4.2.4 Basements & Crawlspaces

Recommendation

HOLES NOT FULLY SEALED

CRAWLSPACE FRONT

The holes in which water lines pass through the CMU are not fully sealed. This may allow water or pest intrusion. Recommend qualified contractor to correct.

5: HEATING

Information

Equipment: Brand
Goodman

Equipment: Energy Source
Electric

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Insulated

Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Deficiencies

5.1.1 Equipment

Recommendation

NO OVERFLOW PROTECTION

GAS FURNACE

The gas forced air system does not have overflow protection. This can cause water damage if the unit were to overfill or leak. Recommend mechanical engineer for repair.

6: COOLING

Information

Cooling Equipment: Energy Source/Type
Electric

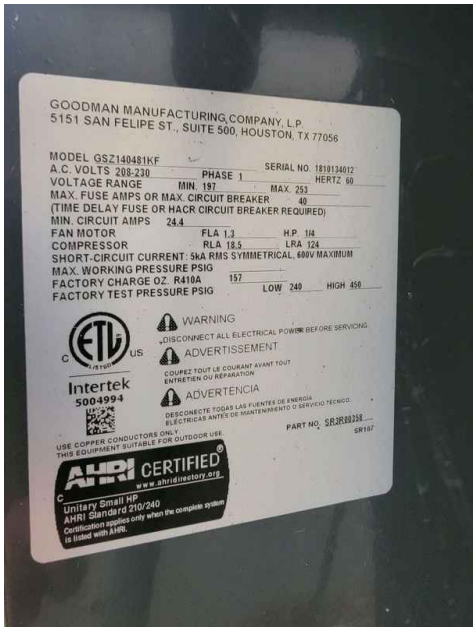
Cooling Equipment: Location
Exterior Right

Cooling Equipment: Capacity
4 Tons

Cooling Equipment: Coolant
R-32

Distribution System: Configuration
Split

Cooling Equipment: Brand
Goodman



Deficiencies

6.1.1 Cooling Equipment

Recommendation

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend qualified mechanical contractor to repair/replace as necessary.

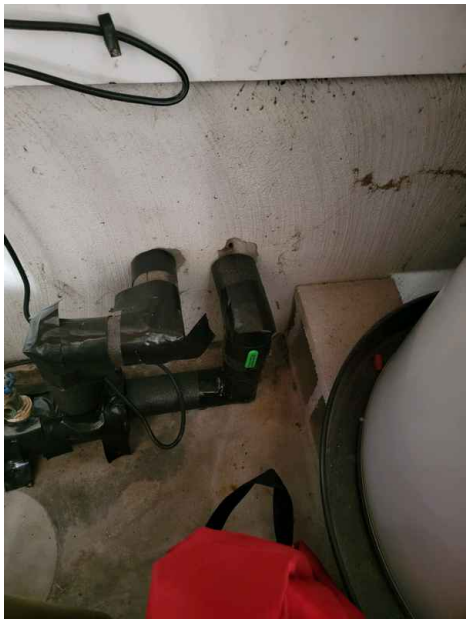
7: PLUMBING

Information

Filters
None

Water Source
Public

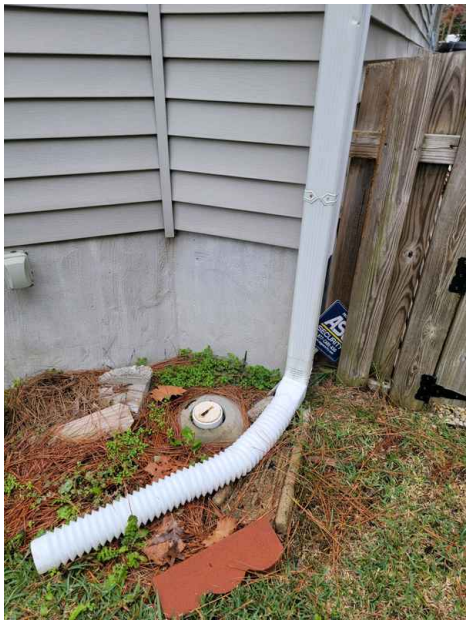
Main Water Shut-off Device:
Location
Garage



Drain, Waste, & Vent Systems:
Drain Size
4"

Drain, Waste, & Vent Systems:
Material
PVC

Drain, Waste, & Vent Systems:
Waste
Private



Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

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

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

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

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

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

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

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

Deficiencies

7.2.1 Drain, Waste, & Vent Systems

Recommendation

SINK - POOR DRAINAGE

The kitchen sink had slow/poor drainage. This may cause the sink to overflow if left unattended. Recommend a qualified plumber repair.

7.2.2 Drain, Waste, & Vent Systems

Recommendation

TOILET LOOSE

MASTER BATHROOM

The toilet is not securely attached to the subflooring. This will allow leakage and water intrusion into the surrounding structure. Recommend qualified plumbing contractor to correct.

7.2.3 Drain, Waste, & Vent Systems

Recommendation

SEDIMENT NOTED

MASTER BATHROOM

When operating the bathtub, a large amount of sediment was released. This may be an indication of buildup in the supply pipes or water heater and may be damaging the equipment. Recommend qualified plumbing contractor for evaluation and correction.

8: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
240 volts

Service Entrance Conductors: Service Delivery Type
Lateral

Service Entrance Conductors: Electrical Meter Location
Exterior, Left

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

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Wiring Type
Copper, Aluminum

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Grounding Method
Driven Rod

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

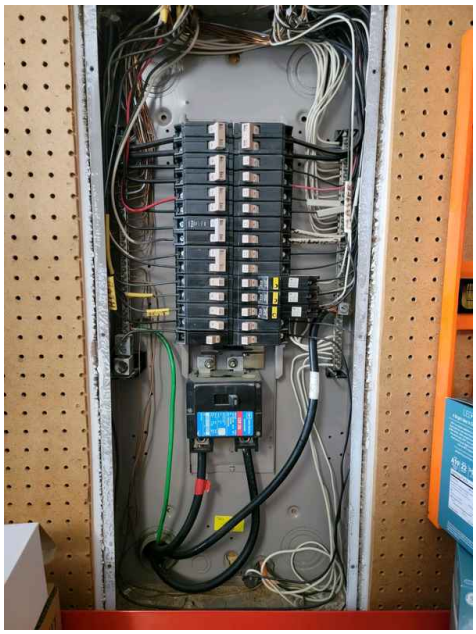
Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Smoke Detectors: Present

Installed Generator: Location
Left, Exterior

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

Garage, Left



Limitations

Installed Generator

NOT TESTED

Installed generators are not within the scope of a home inspection. I recommend having a qualified contractor evaluate the system for performance and maintenance needs.

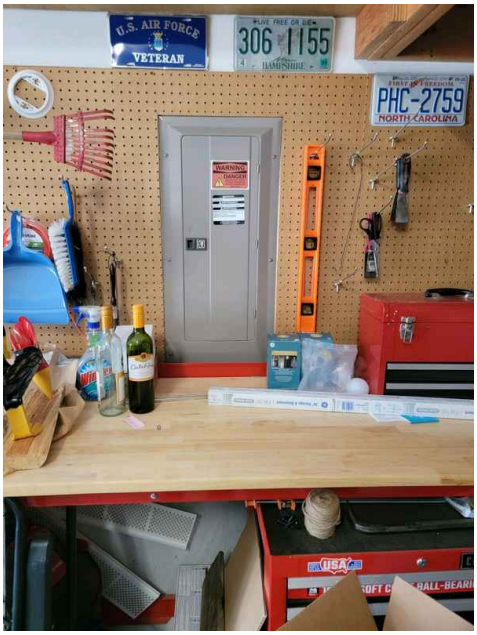
Deficiencies

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

Safety Hazard

INADEQUATE WORKING AREA

The main electrical panel had insufficient working area. This can be a shocking hazard as it is difficult to reach across and comfortably work in/on the panel, especially in an emergency. Recommend moving belongings to open the working area.

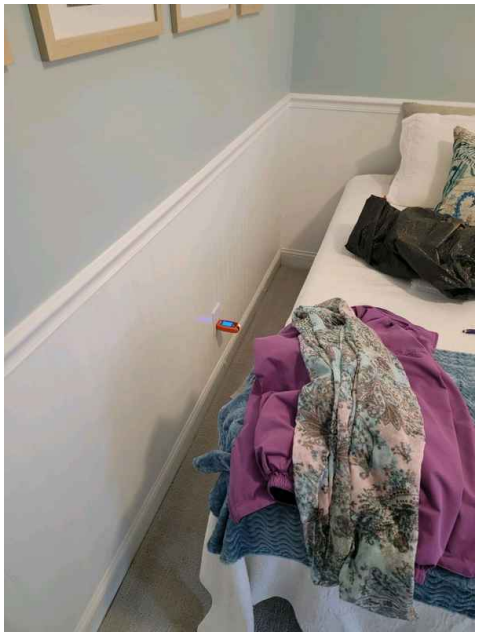


8.3.1 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

IMPROPER WIRING

All electrical receptacles tested in the right bedroom show an open ground fault. This is both a shocking hazard and a fire hazard as the outlets are not grounded. Recommend qualified electrical contractor to correct.



8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

SWITCHES INSTALLED IMPROPERLY

One or more switches are installed or wired improperly and are inoperable. This may be a fire hazard. Recommend licensed electrician to asses/correct as needed.

8.5.1 GFCI & AFCI

Safety Hazard

BROKEN RECEPTACLE

EXTERIOR LEFT

The reset button broke upon testing the receptacle. This receptacle does not have any power (open hot). This may be a fire hazard. The circuit breaker was turned off after this incident. Recommend qualified electrical contractor for assessment and correction.

9: ATTIC, INSULATION & VENTILATION

Information

Dryer Vent
None Found

Attic Insulation: R-value
30

Exhaust Systems: Exhaust Fans
Fan Only

Flooring Insulation
Faced, Batt, Fiberglass

Vapor Retarders (Crawlspace or Basement): Vapor Retarder
Crawlspace
Installed

Attic Insulation: Insulation Type
Fiberglass, Blown, Batt

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Deficiencies

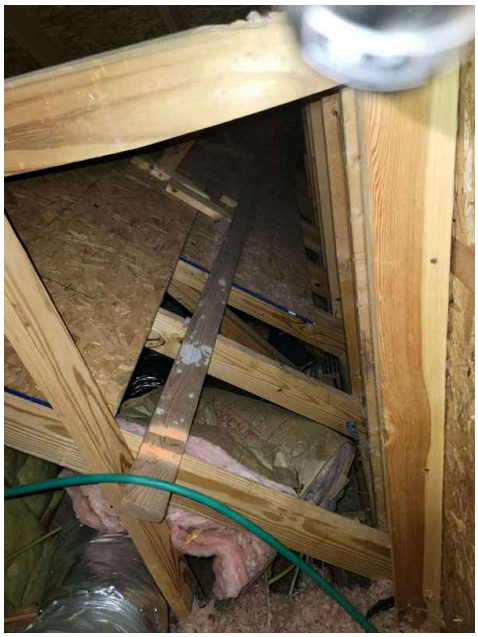
9.1.1 Attic Insulation

Recommendation

MISSING INSULATION

FRONT LEFT VIEW FROM ATTIC ACCESS

Insulation is missing in the front right attic. This reduces the efficiency of heating/cooling equipment and may promote condensation. Recommend a qualified insulation contractor to assess and correct.



9.4.1 Exhaust Systems

Safety Hazard

DRYER DUCT FILLED WITH LINT

The dryer duct was found to have a large quantity of built up lint. This is a fire hazard. Recommend cleaning by a qualified contractor.

9.4.2 Exhaust Systems

Recommendation

DRYER VENT BROKEN

EXTERIOR RIGHT

The dryer vent cap is broken. This may allow water intrusion around the ductwork. Recommend qualified contractor to replace.

9.4.3 Exhaust Systems

Safety Hazard

FLAMMABLE MATERIAL IN CONTACT WITH EXHAUST VENT

A small amount of insulation and other material has fallen between the shroud and exhaust piping of the fireplace. This can be a fire hazard. Recommend qualified mechanical contractor to correct.

9.4.4 Exhaust Systems

Recommendation

DRYER DUCT INSUFFICLENT SLOPE

The dryer duct elevates after entering the crawlspace. The duct should be a continual slope toward the exterior to reduce lint buildup, which can be a fire hazard and reduce the dryer's efficiency. Recommend a qualified contractor to correct.

10: DOORS, WINDOWS & INTERIOR

Information

Windows: **Window Type**
Single-hung, Double-hung

Floors: **Floor Coverings**
Hardwood, Carpet

Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Drywall

Deficiencies

10.2.1 Windows

Recommendation

FAILED SEAL

MASTER BEDROOM

Observed condensation between the window panes, which indicates a failed seal. This reduces the efficiency of the insulating effect of the window and may allow water intrusion. Recommend qualified window contractor evaluate & replace.

10.2.2 Windows

Maintenance Item

FAILING SEAL

FRONT

The sealant around the windows is failing. This will allow water intrusion and damage to the underlying structure. Recommend qualified contractor to assess all window sealants and repair as necessary.

11: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Whirlpool

Refrigerator: Brand
Whirlpool

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool

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

12: GARAGE

Information

Garage

Garage Door: Material
Steel

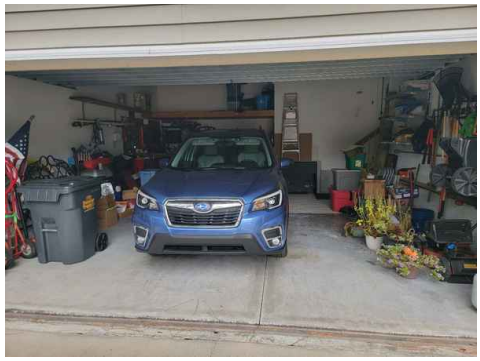
Garage Door: Type
Sectional, Up-and-Over

Limitations

General

OBSTRUCTED VIEW - OCCUPANT BELONGINGS

The inspection of the garage was slightly limited due to occupant's belongings. There may be hidden or latent issues not otherwise found during this inspection.



Occupant Door (From garage to inside of home)

CANNOT BE VERIFIED AS FIRE RATED

The occupant door from the garage to the living space cannot be verified as fire-rated. The label has been painted over. Recommend a qualified contractor to assess and replace as necessary.

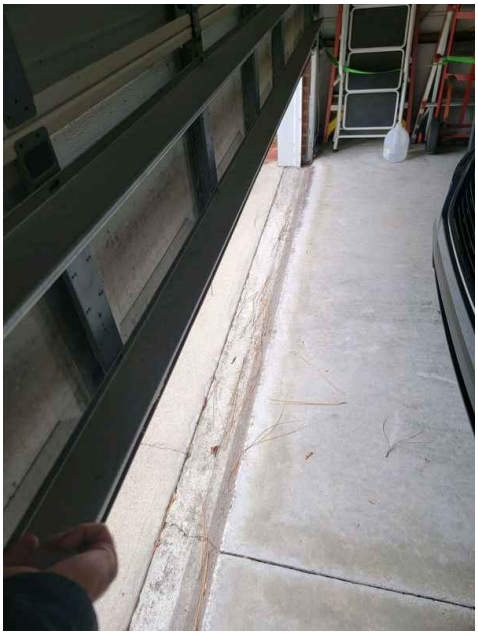
Deficiencies

12.4.1 Garage Door

TENSIONER

Safety Hazard

The garage door does not support itself when partially opened. This is a safety hazard as the door will fall if the emergency latch is released, potentially harming occupants attempting to exit the garage. Recommend a qualified garage door contractor for repair.



12.4.2 Garage Door

Maintenance Item

GARAGE DOOR WEATHER STRIPPING

GARAGE

Garage Door weather stripping in need of repair. This can allow water and wildlife into the garage area. Recommend qualified contractor to repair.

STANDARDS OF PRACTICE

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

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

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch

circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

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.