



BEST HOME INSPECTIONS

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## SAMPLE REPORT

1234 Main St  
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AUGUST 27, 2022



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# SUMMARY

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MAINTENANCE ITEM



DEFICIENCIES



SAFETY HAZARD

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- ⊖ 2.1.1 Structural Components - Foundation, Basement & Crawlspace: Foundation Cracks - Minor
- 🔧 2.3.1 Structural Components - Wall Structure: Cracks - Minor
- ⚠️ 2.3.2 Structural Components - Wall Structure: Evidence of Structural Damage
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Warping/Buckling
- ⊖ 3.3.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
- ⊖ 3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Standing Water
- ⊖ 4.1.1 Roofing - Coverings: Shingles Missing
- ⊖ 4.2.1 Roofing - Roof Drainage Systems: Debris
- ⊖ 4.2.2 Roofing - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 4.3.1 Roofing - Flashings: Loose/Separated
- ⚠️ 4.4.1 Roofing - Skylights, Chimneys & Roof Penetrations: Skylight Cracked
- ⊖ 5.1.1 Plumbing - Fixtures / Faucets: Bathtub paint peeling
- ⊖ 5.1.2 Plumbing - Fixtures / Faucets: Faucet drip
- ⊖ 5.1.3 Plumbing - Fixtures / Faucets: Toilet leaking
- ⊖ 5.3.1 Plumbing - Water Heater: Irregular Flame
- ⊖ 6.4.1 Electrical - Connected Devices and Fixtures (Representative number of switches and receptacles in the home, garage & exterior): Cover Plates Damaged
- ⊖ 6.8.1 Electrical - Carbon Monoxide Detectors: Low Battery
- ⊖ 7.1.1 Heating - Heating Equipment: Filter requires replacement
- ⊖ 7.1.2 Heating - Heating Equipment: Manifolds dirty
- 🔧 8.1.1 Air Conditioning - Cooling Equipment: Unusually noisy
- ⊖ 8.2.1 Air Conditioning - Distribution System: Loose Connection
- 🔧 9.1.1 Interiors - Walls: Poor Patching
- ⚠️ 9.3.1 Interiors - Floors: Moderate Wear
- ⊖ 9.3.2 Interiors - Floors: Tiles Loose
- ⊖ 9.5.1 Interiors - Countertops & Cabinets (Representative number): Countertop Cracked/Chipped
- ⊖ 9.6.1 Interiors - Doors (Representative number): Hinges Loose
- ⊖ 9.7.1 Interiors - Windows (Representative number): Missing Screen

- ⊖ 11.1.1 Insulation and Ventilation - Attic Insulation: Insufficient Insulation
- ⊖ 11.4.1 Insulation and Ventilation - Exhaust Systems: Ducts loose
- ⚠ 12.1.1 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Firewall Cracked

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Buyer, Buyer Agent

**Occupancy**

Furnished, Vacant

**Style**

Multi-level

**Temperature (approximate)**

80 Fahrenheit (F)

**Type of Building**

Detached, Single Family

**Weather Conditions**

Clear

## 2: STRUCTURAL COMPONENTS

		IN	NI	NP	D
2.1	Foundation, Basement & Crawlspaces	X			X
2.2	Floor Structure	X			
2.3	Wall Structure	X			X
2.4	Ceiling Structure	X			
2.5	Roof Structure & Attic	X			

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

### Information

#### Inspection Method

Attic Access, Infrared, Visual

#### Foundation, Basement & Crawlspaces: Material

Concrete

#### Floor Structure: Material

Wood I-Joists

#### Floor Structure: Sub-floor

OSB

#### Floor Structure:

#### Basement/Crawlspace Floor

Concrete

#### Ceiling Structure: Material

Wood

#### Roof Structure & Attic: Material

Wood

#### Roof Structure & Attic: Type

Gable

### Deficiencies

#### 2.1.1 Foundation, Basement & Crawlspaces

#### **FOUNDATION CRACKS - MINOR**

SOUTH EXTERIOR

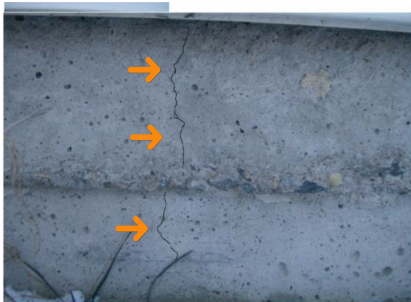


Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified professional.



2.3.1 Wall Structure

 Maintenance Item

**CRACKS - MINOR**

DINING ROOM, LIVING ROOM

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.

Recommendation

Recommended DIY Project



2.3.2 Wall Structure

 Safety Hazard

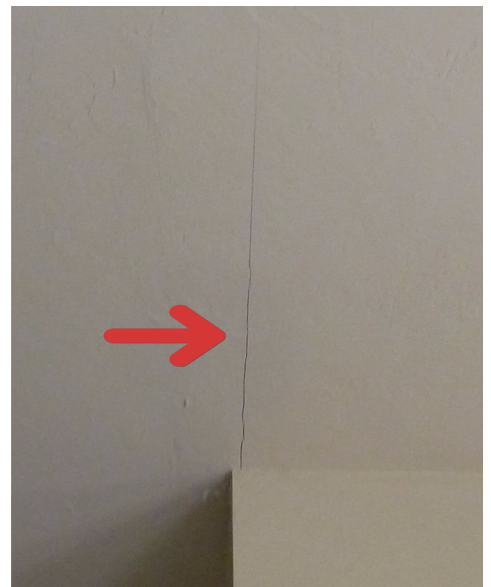
**EVIDENCE OF STRUCTURAL DAMAGE**

DINING ROOM, MASTER BEDROOM

Evidence of structural damage was found in the wall structure. Recommend a structural engineer evaluate and advise on how to repair.

Recommendation

Contact a qualified structural engineer.



# 3: EXTERIOR

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

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## Information

### Inspection Method

Attic Access, Infrared, Visual

### Siding, Flashing & Trim: Siding Material

Vinyl, Brick

### Siding, Flashing & Trim: Siding Style

Lap

### Decks, Balconies, Porches & Steps: Appurtenance

Deck, Front Porch

### Decks, Balconies, Porches & Steps: Material

Wood, Concrete

## Deficiencies

### 3.1.1 Siding, Flashing & Trim

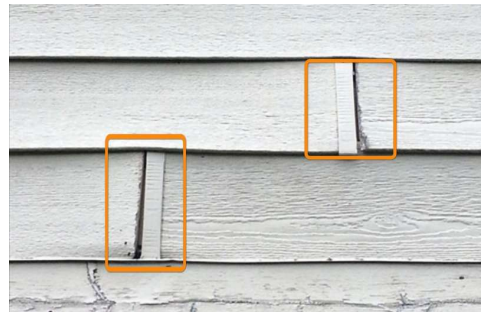
#### WARPING/BUCKLING

NORTH EXTERIOR

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards too tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.



### 3.3.1 Decks, Balconies, Porches & Steps

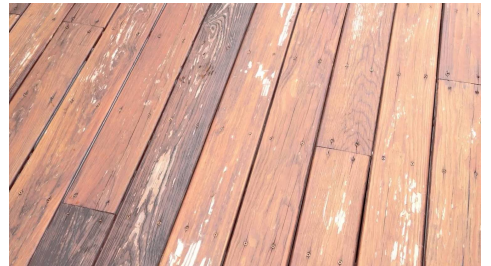
#### DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Recommended DIY Project



### 3.5.1 Vegetation, Grading, Drainage & Retaining Walls

#### STANDING WATER





Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

Recommendation

Contact a qualified landscaping contractor



Water pooling in yard; recommend drainage

# 4: ROOFING

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

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## Information

### Inspection Method

Ground, Ladder, Roof

### Coverings: Material

Asphalt

### Flashings: Material

Aluminum

## Deficiencies

### 4.1.1 Coverings



#### SHINGLES MISSING

SOUTH FACING

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.



### 4.2.1 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.



### 4.2.2 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 roofing professional.



#### 4.3.1 Flashings

 Deficiencies

### **LOOSE/SEPARATED**

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



#### 4.4.1 Skylights, Chimneys & Roof Penetrations

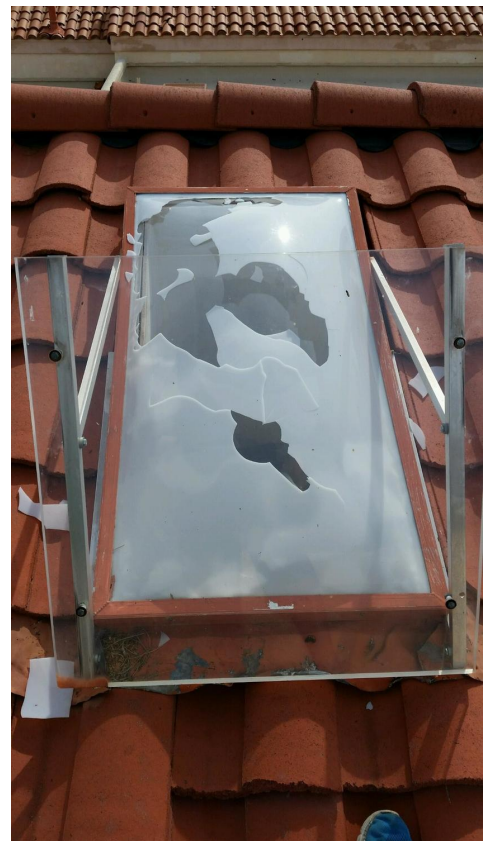
 Safety Hazard

### **SKYLIGHT CRACKED**

Skylight was cracked in one or more places. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



Broken skylight presents risk of water entry and glass shards entering house.

# 5: PLUMBING

		IN	NI	NP	D
5.1	Fixtures / Faucets	X			X
5.2	Drain, Waste, & Vent Systems	X			
5.3	Water Heater	X			X
5.4	Vents, Flues, & Chimneys	X			
5.5	Sump Pumps / Sewage Ejectors	X			
5.6	Fuel Storage & Distribution Systems	X			

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## Information

**Filters**

None

**Source**

Public

**Water Heater: Manufacturer**

Whirlpool

**Water Heater: Location**

Basement

**Material - Distribution**

Pex, Copper

**Drain, Waste, & Vent Systems:**

**Drain Size**

2"

**Water Heater: Power Source**

Gas

**Material - Water Supply**

Copper

**Drain, Waste, & Vent Systems:**

**Material**

PVC

**Water Heater: Capacity**

50 Gallons

## Deficiencies

5.1.1 Fixtures / Faucets



**BATHTUB PAINT PEELING**

Bathtub paint is peeling off. Recommend replacement or qualified repair.

Recommendation

Contact a qualified professional.



5.1.2 Fixtures / Faucets

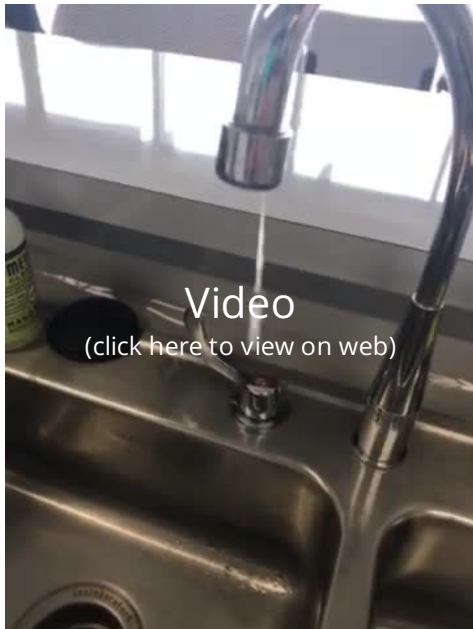


**FAUCET DRIP**

A faucet is dripping. Recommend qualified handyman or plumber repair.

Recommendation

Contact a qualified plumbing contractor.



5.1.3 Fixtures / Faucets

Deficiencies

**TOILET LEAKING**

Toilet is dripping near water supply. Recommend qualified handyman or plumber repair.

Recommendation

Contact a qualified plumbing contractor.



5.3.1 Water Heater

Deficiencies

**IRREGULAR FLAME**

Water heater flame is irregular. Recommend qualified plumber evaluate & repair.

Recommendation

Contact a qualified plumbing contractor.



# 6: ELECTRICAL

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
6.4	Connected Devices and Fixtures (Representative number of switches and receptacles in the home, garage & exterior)	X			X
6.5	Polarity and Grounding of Receptacles	X			
6.6	GFCI & AFCI	X			
6.7	Smoke Detectors	X			X
6.8	Carbon Monoxide Detectors	X			X

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## Information

**Branch Wire 15 and 20 AMP**  
Copper

**Wiring Method**  
Conduit

## Deficiencies

6.4.1 Connected Devices and Fixtures (Representative number of switches and receptacles in the home, garage & exterior)

 Deficiencies

**COVER PLATES DAMAGED**

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



Scorch marks on cover plate

6.8.1 Carbon Monoxide Detectors

 Deficiencies

**LOW BATTERY**

Carbon monoxide detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project

# 7: HEATING

		IN	NI	NP	D
7.1	Heating Equipment	X			X
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

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## Information

**Heating Equipment: Energy Source**  
Gas

**Heating Equipment: Heat Type**  
Forced Air

## Deficiencies

7.1.1 Heating Equipment

 Deficiencies

### **FILTER REQUIRES REPLACEMENT**

The furnace filter appears to be beyond its expected lifespan. Recommend replacement.

Recommendation

Contact a qualified HVAC professional.



7.1.2 Heating Equipment

 Deficiencies

### **MANIFOLDS DIRTY**

Cleaning manifolds will result in better air quality.

Recommendation

Contact a qualified HVAC professional.



# 8: AIR CONDITIONING

		IN	NI	NP	D
8.1	Cooling Equipment	X			X
8.2	Distribution System	X			X

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## Information

**Cooling Equipment: Brand**  
Amana

**Cooling Equipment: Energy Source/Type**  
Gas

**Cooling Equipment: Location**  
Roof

**Distribution System: Configuration**  
Central

## Deficiencies

8.1.1 Cooling Equipment

 Maintenance Item

**UNUSUALLY NOISY**

Compressor started and operated but unit was unusually noisy. Recommend licensed HVAC contractor evaluate.

Recommendation

Contact a qualified HVAC professional.

8.2.1 Distribution System

 Deficiencies

**LOOSE CONNECTION**

There are loose connections on ducts, resulting in energy loss. Recommend licensed HVAC contractor resecure.

Recommendation

Contact a qualified HVAC professional.



Loose connection; recommend sealing.



# 9: INTERIORS

		IN	NI	NP	D
9.1	Walls	X			X
9.2	Ceilings	X			
9.3	Floors	X			X
9.4	Steps, Stairways & Railings	X			
9.5	Countertops & Cabinets (Representative number)	X			X
9.6	Doors (Representative number)	X			X
9.7	Windows (Representative number)	X			X
9.8	Garage Door	X			

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## Information

### Walls: Wall Material

Gypsum Board

### Ceilings: Ceiling Material

Gypsum Board

### Floors: Floor Coverings

Hardwood, Carpet, Tile

### Countertops & Cabinets (Representative number):

#### Countertop Material

Granite

### Countertops & Cabinets (Representative number):

#### Cabinetry

Laminate

### Windows (Representative number): Window Type

Sliders

## Deficiencies

### 9.1.1 Walls

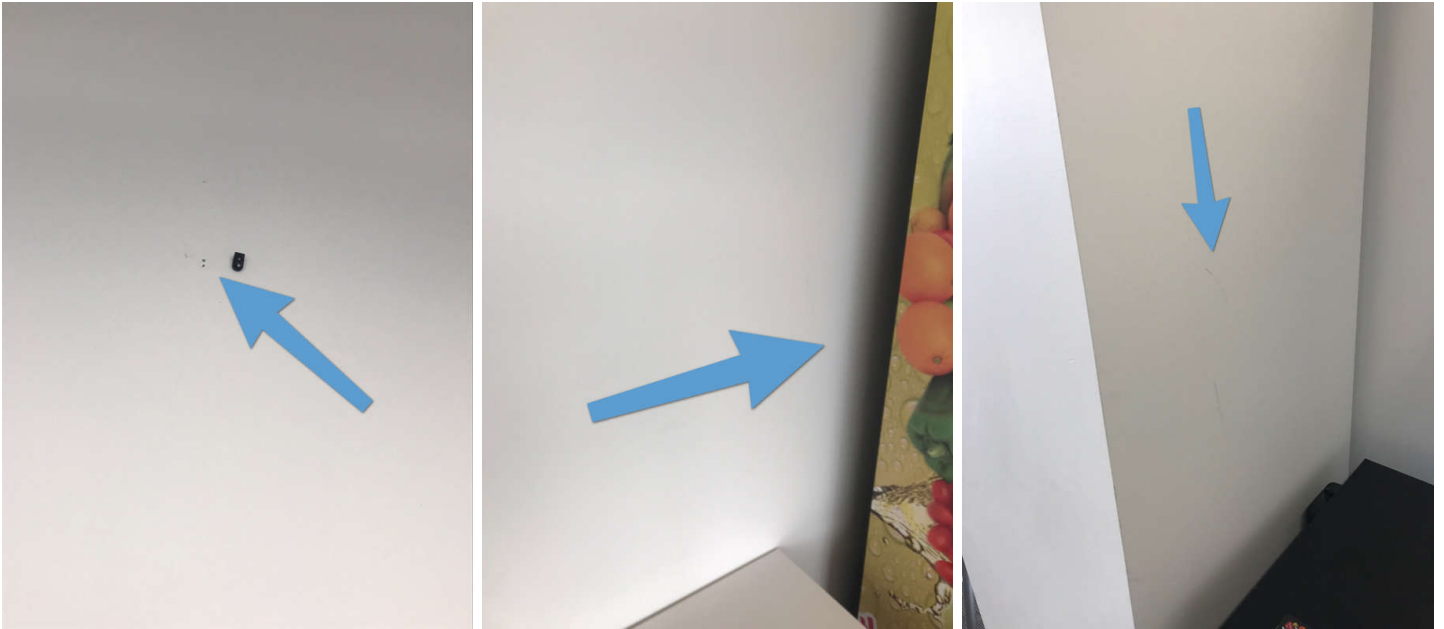
#### POOR PATCHING



Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

#### Recommendation

Contact a qualified drywall contractor.



9.3.1 Floors

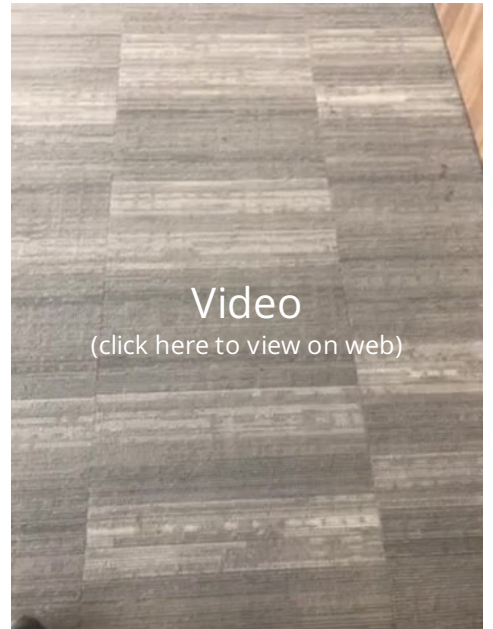
**MODERATE WEAR**

 Safety Hazard

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

Recommendation

Contact a qualified flooring contractor



9.3.2 Floors

**TILES LOOSE**

 Deficiencies

Loose tiles are present. Recommend re-attach and seal.

Recommendation

Contact a qualified flooring contractor



9.5.1 Countertops & Cabinets (Representative number)

**COUNTERTOP CRACKED/CHIPPED**

 Deficiencies

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

[Here is a helpful article](#) on repairing cracks, chips & fissures.

Recommendation

Contact a qualified countertop contractor.



9.6.1 Doors (Representative number)

 Deficiencies

### **HINGES LOOSE**

Loose hinges can cause door to stick or eventually fall out of place. Recommend handyman tighten hinges.

[Here is a DIY article](#) on fixing loose hinges.

Recommendation

Contact a qualified handyman.



9.7.1 Windows (Representative number)

 Deficiencies

### **MISSING SCREEN**

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



# 10: BUILT-IN APPLIANCES

		IN	NI	NP	D
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			

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

## Information

**Dishwasher: Brand**  
Kitchenaid

**Refrigerator: Brand**  
Kenmore

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

**Range/Oven/Cooktop:**  
**Range/Oven Brand**  
Kenmore

**Range/Oven/Cooktop: Exhaust**  
**Hood Type**  
Vented

# 11: INSULATION AND VENTILATION

		IN	NI	NP	D
11.1	Attic Insulation	X			X
11.2	Vapor Retarders	X			
11.3	Ventilation	X			
11.4	Exhaust Systems	X			X

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

## Information

### Dryer Power Source

220 Electric

### Dryer Vent

Metal

### Flooring Insulation

Loose Fill

### Attic Insulation: R-value

40

### Attic Insulation: Insulation Type

Blown

### Ventilation: Ventilation Type

Passive

### Exhaust Systems: Exhaust Fans

None

## Deficiencies

### 11.1.1 Attic Insulation

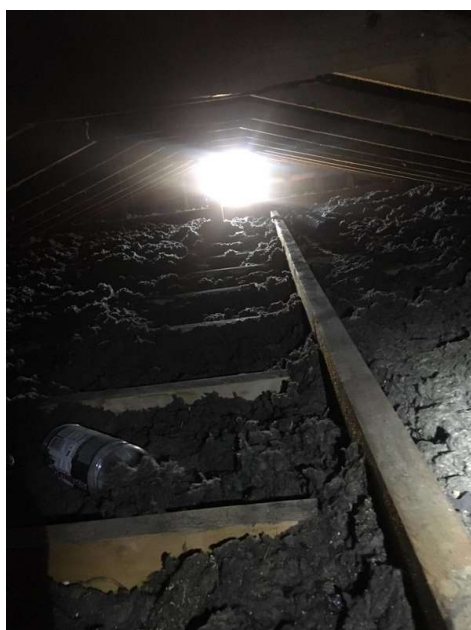
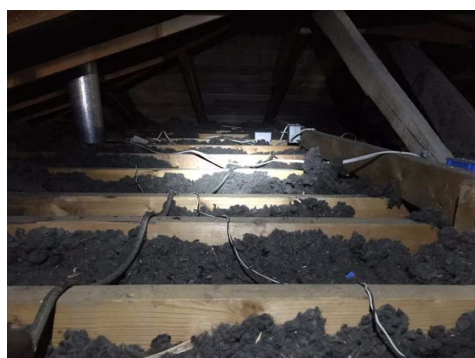


## INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

### Recommendation

Contact a qualified insulation contractor.



11.4.1 Exhaust Systems

Deficiencies

**DUCTS LOOSE**

Ductwork in the attic is loose or disconnected. Recommend repair.

Recommendation

Contact a qualified HVAC professional.



# 12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	D
12.1	Fireplaces, Stoves & Inserts	X			X
12.2	Fuel-buring Accessories	X			
12.3	Chimney & Vent Systems	X			

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

## Information

### Type

Wood

## Deficiencies

12.1.1 Fireplaces, Stoves & Inserts



Safety Hazard

### **FIREWALL CRACKED**

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation

Contact a qualified fireplace contractor.



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# STANDARDS OF PRACTICE

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## Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

## Exterior

4.1 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 drive-ways. B. describe wall coverings. 4.2 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.

## Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, ues, and chimneys that are not readily accessible. C. other installed accessories.

## Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply ow and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

## Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

## Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, ues, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, ues, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidi ers and dehumidi ers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

## Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required



to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground-source, wa- ter-source, solar, and renewable energy technologies.

### **Interiors**

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. 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: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. 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 confirm the operation of every control and feature of an inspected appliance.

### **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.

### **Insulation and Ventilation**

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in un nished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

### **Fireplaces and Fuel-Burning Appliances**

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, ues, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located out- side the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.