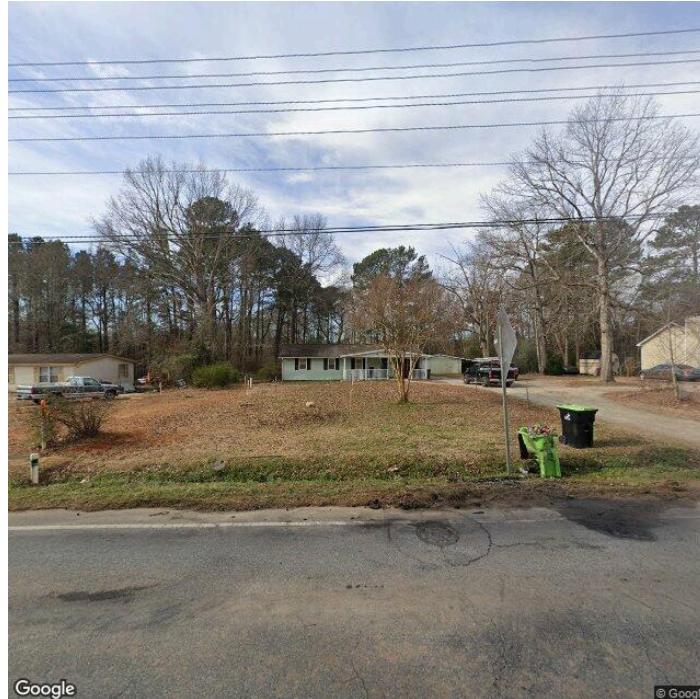




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RESIDENTIAL REPORT COPY

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04/22/2026



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Thank you for trusting Hawk Eye Inspections with your future investment and place you call home. We are proud of the work we do and trust you will be satisfied with the information provided in your report.

Notable defects will be brought up after the inspections are performed and in the summary, but they are not the complete picture. Please read the entirety of the report to have a better understanding of the property in question. Thank you again and it was a pleasure to serve you.



This report is prepared for the sole use and benefit of the client and shall not be relied upon by anyone else. The inspection report shall not be considered for the benefit of any third party unless expression permission by the client is granted for such purposes.

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MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

-
- ⊖ 3.2.1 Roof - Roof Drainage Systems: Damaged Shingle(s)
 - ⊖ 5.2.1 Doors, Windows & Interior - Windows: Handle on Some Windows Loose
 - ⊖ 5.2.2 Doors, Windows & Interior - Windows: Window Falls in When Tipped In
 - ⊖ 5.2.3 Doors, Windows & Interior - Windows: Not Seated Properly
 - 🔧 7.1.1 Heating - Equipment: HVAC Units Require Yearly Maintenance
 - 🔧 7.1.2 Heating - Equipment: Filter Changing Schedule
 - ⊖ 8.2.1 Plumbing - Drain, Waste, & Vent Systems: Electrolysis
 - ⊖ 8.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Polybutylene Supply Pipes
 - ⊖ 8.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Cast Iron Pipes/ Galvanized Steel Pipes
 - ⊖ 8.6.1 Plumbing - Sump Pump: Inoperable
 - ⊖ 9.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Loose Wires
 - ⊖ 9.5.1 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Insulation Falling in Places
 - ⊖ 9.5.2 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Temporary Supports Present in Crawlspace
 - ⊖ 9.5.3 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Rotted/Damaged Subfloor
 - ⊖ 11.1.1 Electrical - Service Entrance Conductors: Mast Improperly Installed
 - ⊖ 11.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Box Incorrectly Labeled/ Not Labeled
 - ⚠ 11.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Box Should be Brought Up to Modern Safety Standards
 - ⊖ 11.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Open Ground on Outlet

1: INSPECTION DETAILS

Information

In Attendance Construction Crew	Type of Building Single Family	Occupancy Vacant
Style Modern		
Temperature 66 Fahrenheit (F)		



Weather Conditions
Dry, Sunny

2: EXTERIOR

Information

General: Inspection Method Visual, Attic Access, Crawlspace Access	Siding, Flashing & Trim: Siding Material Vinyl	Decks, Balconies, Porches & Steps: Appurtenance Front Porch
Decks, Balconies, Porches & Steps: Material Concrete	Walkways, Patios & Driveways: Driveway Material Gravel, Dirt	
Vegetation, Grading, Drainage, Gutters & Retaining Walls: Gutter Maintenance Gutters collect debris mainly in two parts of the year: spring and fall. It is recommended that the homeowner clean and maintain their gutters twice yearly. Clogged gutters can dump gallons and gallons of water directly onto grading, wood or foundations directly below, causing unforeseen and future costly repairs. Stay on top of home maintenance and avoid the headache later!		
Exterior Doors: Exterior Entry Door Fiberglass/ Wood		

Limitations

General

SHEDS ON PROPERTY

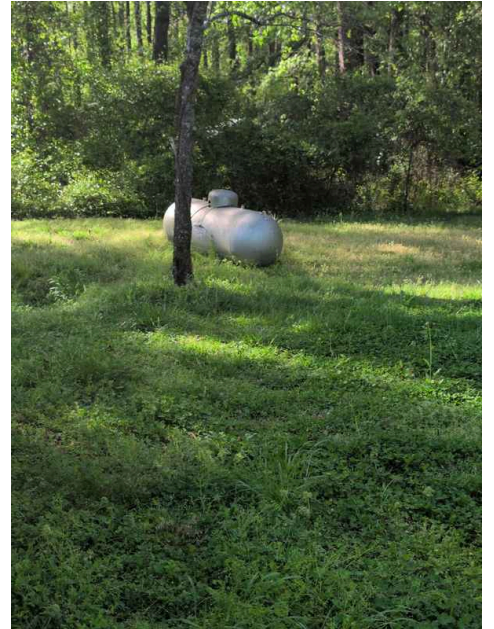
Sheds and unattached structures were noted on the property at the time of inspection. These are excluded from the Standards of Practice.



General

PROPANE TANK PRESENT

A propane tank has been noted on the property during the exterior inspection. Propane tanks are used to supply fuel for heating, cooking, or other appliances. The presence of a propane system should be verified with the seller to understand its operational status, maintenance history, and any associated costs or lease agreements.



3: ROOF

Information

Inspection Method Ladder, Roof	Roof Type/Style Gable	Coverings: Material Asphalt
Roof Drainage Systems: Gutter Material Aluminum	Flashings: Material Vinyl, Aluminum	

Deficiencies

3.2.1 Roof Drainage Systems

DAMAGED SHINGLE(S)

One or more shingles are damaged and unable to do their job of assisting water in draining off the roof properly. Recommend having a qualified roofing specialist evaluate and to make any necessary repairs/ replacements.

Recommendation

Contact a qualified roofing professional.

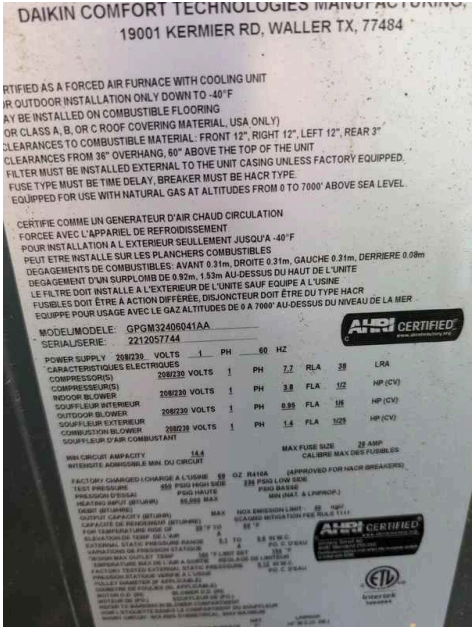
 Recommendation



4: COOLING

Information

Cooling Equipment: Brand
Goodman



Cooling Equipment: Energy
Source/Type
Forced Air Furnace with Cooling
Unit - All in one

Cooling Equipment: Location
Back of House

Cooling Equipment: SEER Rating
000 SEER
Modern standards call for at least 13 SEER rating for new install.
Read more on energy efficient air conditioning [at Energy.gov](#).

Distribution System:
Configuration
Central

5: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer Unknown	Windows: Window Type Sliders, Double-hung	Floors: Floor Coverings Unfinished
Walls: Wall Material Unfinished	Ceilings: Ceiling Material Gypsum Board	Countertops & Cabinets: Cabinetry Wood, Unfinished
Countertops & Cabinets: Countertop Material Composite		

Deficiencies

5.2.1 Windows

 Recommendation

HANDLE ON SOME WINDOWS LOOSE

The handle on some windows are coming loose. Recommend having a qualified professional evaluate and to make any necessary repairs/ replacements.

Recommendation
Contact a qualified window repair/installation contractor.



5.2.2 Windows

 Recommendation

WINDOW FALLS IN WHEN TIPPED IN

GUEST BATHROOM

The window pivot pins have disengaged from the balance shoes so when you go to use the tip feature on them, they fall in. Recommend having a qualified window contractor evaluate and to make any necessary repairs/ replacements.

Recommendation
Contact a qualified window repair/installation contractor.



5.2.3 Windows

NOT SEATED PROPERLY

GUEST BEDROOM BATHROOM

A window was not seated properly, falls in and is unable to latch. Recommend having a qualified window specialist evaluate and to make any necessary repairs/ replacements.

Recommendation

Contact a qualified window repair/installation contractor.



6: BUILT-IN APPLIANCES

Information

Range/Oven/Cooktop: Exhaust Hood Type

None

Range/Oven/Cooktop: Range/Oven Brand

Frigidaire



Range/Oven/Cooktop: Range/Oven Energy Source

Electric

Built-in Microwave: Built-in Microwave

Kitchen

Whirlpool



7: HEATING

Information

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 many variables.

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.

Equipment: Brand	Equipment: Energy Source	Equipment: Heat Type
Goodman	Propane	Packaged Unit
Distribution Systems: Ductwork		
Insulated		

Deficiencies

7.1.1 Equipment

 Maintenance Item

HVAC UNITS REQUIRE YEARLY MAINTENANCE

Furnaces should be cleaned and serviced yearly. Recommend a qualified HVAC contractor clean, service and certify your furnace to ensure it reaches its expected service life with minimal problems.

[Here is a resource](#) on the importance of furnace maintenance.

7.1.2 Equipment

 Maintenance Item

FILTER CHANGING SCHEDULE

Filters are essential in ensuring your unit maintains their proper function and reach their desired service life with little to no costly repairs. Here are some guides to how often different types of filters should be changed. Check with your type of unit via the model number (listed in this report) to **verify which type of filter applies to your unit.**

[Also, here's more information about filters in general.](#)
[Here's some more information about changing electronic filters specifically.](#)

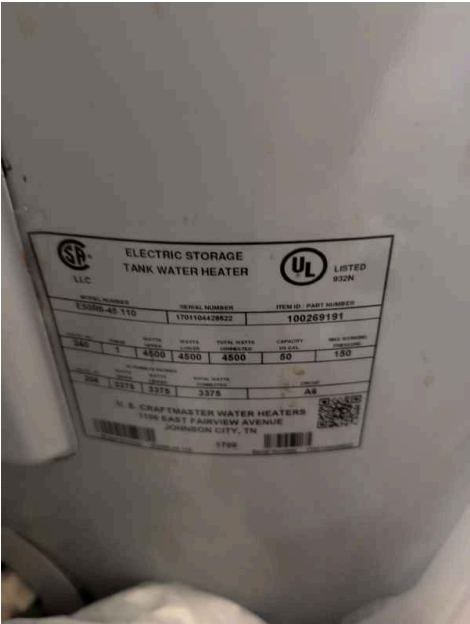
- Most disposable filters: Every month
- High Efficiency, 4 inch thick pleated types: 1-2 times a year
- Electronic Types: Clean pre-filters every 1-6 months, clean the main cells every 6-12 months

Recommendation
Contact a qualified professional.

8: PLUMBING

Information

Filters None	Water Source Public	Main Water Shut-off Device: Location Unknown
Main Water Shut-off Device: Secondary Water Shut-off Device None In case of a plumbing related emergency, it's important that the occupants of the home know where and how to access the interior water shutoff valve.		
Drain, Waste, & Vent Systems: Drain Size 1.5 - 4"	Drain, Waste, & Vent Systems: Material Cast Iron/ Galvanized Steel, PVC	Water Supply, Distribution Systems & Fixtures: Distribution Material Pex, PB Plumbing
Water Supply, Distribution Systems & Fixtures: Water Supply Material Unknown	Hot Water Systems, Controls, Flues & Vents: Capacity 50 gallons	Hot Water Systems, Controls, Flues & Vents: Location Washer/Dryer Area
Hot Water Systems, Controls, Flues & Vents: Manufacturer Whirlpool I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Here is a nice maintenance guide from Lowe's to help.		



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

Electric

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

None

In the event that you smell gas or suspect a gas leak, or in the event a gas fired appliance becomes a problem or needs to be replaced, this is where you can go to shut off the gas supply.

Sump Pump: Location

Crawlspace

Deficiencies

8.2.1 Drain, Waste, & Vent Systems



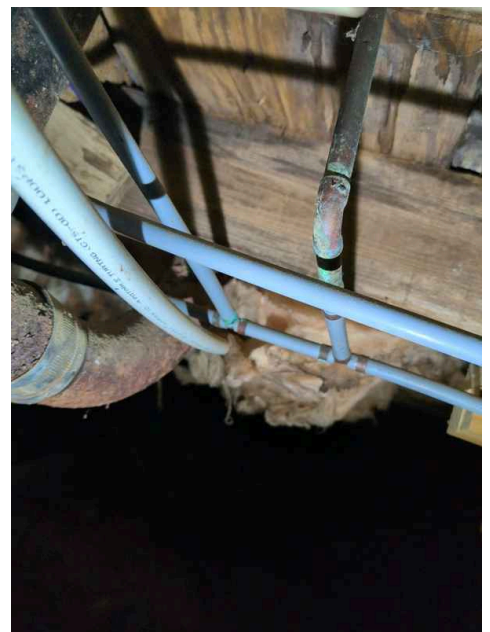
Recommendation

ELECTROLYSIS

Electrolysis causes rapid corrosion, leaks, and blue-green staining, usually triggered by stray electrical currents, improper grounding, or contact with dissimilar metals in the presence of moisture. Recommend having these sections replaced and protected from being in contact with dissimilar metals + moisture by a licensed plumber.

Recommendation

Contact a qualified professional.



8.3.1 Water Supply, Distribution Systems & Fixtures



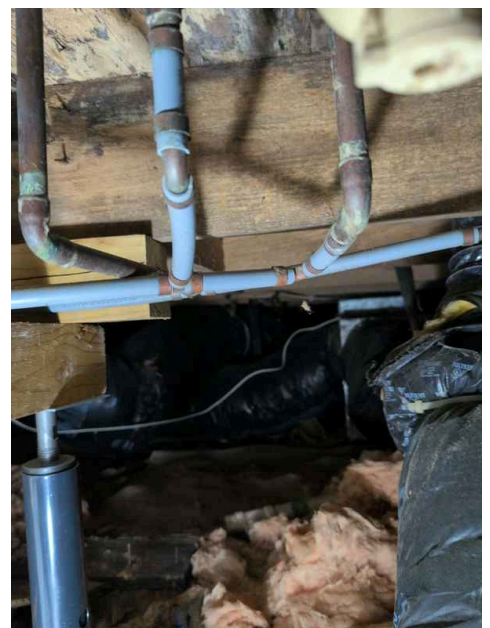
Recommendation

POLYBUTYLENE SUPPLY PIPES

PB (polybutylene) water pipes were present on distribution water piping. PB pipes are susceptible to degradation and failure due to chemical reactions, particularly with chlorine in the water supplies. Recommend further inspection and/or replacement by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



8.3.2 Water Supply, Distribution Systems & Fixtures

CAST IRON PIPES/ GALVANIZED STEEL PIPES



Cast iron or galvanized plumbing was observed on water supply lines at the time of inspection. These were primarily installed before the 1980's on homes. They have a lifespan of 40-50 years and are known to have problems with corroding and subsequent clogging. Monitor your water supply lines as the end of its life expectancy is nearing or has already been met, depending on the year of your home. Recommend further evaluation for repair or replace by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



8.6.1 Sump Pump

INOPERABLE



Sump pump was inoperable at the time of inspection. Water was present in the basin but the electrical plug was not connected and it appears that the unit hasn't been operated in some time. Recommend qualified plumber evaluate and repair.

*The owner has indicated that the existing sump pump will be replaced.

Recommendation

Contact a qualified plumbing contractor.



9: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method Crawlspace Access	Foundation: Material Masonry Block, Concrete	Floor Structure: Basement/Crawlspace Floor Dirt
Floor Structure: Material Wood Beams	Floor Structure: Sub-floor Plywood	

Deficiencies

9.3.1 Floor Structure

Recommendation

LOOSE WIRES
CRAWLSPACE
Loose wires were observed in the crawlspace during inspection. Exposed or improperly secured wiring creates potential safety hazards, from pests or snagged/ pierced wires. All wiring should be properly secured to framing to ensure safe operation by a qualified professional.

Recommendation
Contact a qualified professional.

9.5.1 Ceiling Structure

Recommendation

INSULATION FALLING IN PLACES
Insulation is failing in places and should be readjusted as necessary. Recommend a qualified insulation specialist or homeowner evaluate and make any necessary repairs/ replacements.

Recommendation
Contact a qualified insulation contractor.



9.5.2 Ceiling Structure

TEMPORARY SUPPORTS PRESENT IN CRAWLSPACE

CRAWLSPACE

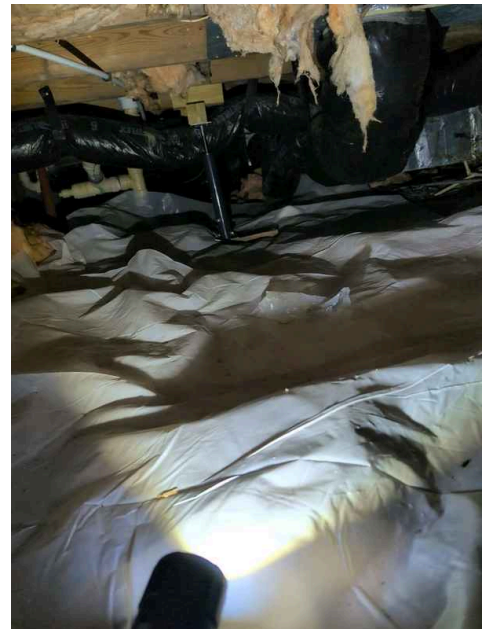
Temporary support jacks were observed in the crawlspace during inspection. These supports indicate that structural issues may exist or have existed in the past. A structural engineer should evaluate the foundation and framing to determine if permanent repairs are needed and whether temporary supports can be safely removed.

Recommendation

Contact a qualified professional.



Recommendation



9.5.3 Ceiling Structure

ROTTED/DAMAGED SUBFLOOR

BASEMENT

Rotted or damaged subfloor material was observed during the basement inspection. Wood rot compromises structural integrity and creates conditions for pest infestation and further deterioration. A qualified professional should evaluate the extent of damage and determine whether localized repair or replacement is necessary.

Recommendation

Contact a qualified carpenter.



Recommendation

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source 220 Electric	Dryer Vent Metal	Flooring Insulation Batt
Attic Insulation: Insulation Type Batt	Attic Insulation: R-value 40	Ventilation: Ventilation Type Gable Vents, Ridge Vents, Soffit Vents
Exhaust Systems: Exhaust Fans Fan Only		

Limitations

General

NOT EVERYTHING IN THE ATTIC IS VISIBLE

ATTIC

Every attic inspection is a limited visual inspection because of the nature of how it's constructed and what you can traverse. Not everything in the attic is able to be inspected thoroughly.

Attic Insulation

COULDN'T ACCESS PART OR ALL OF THE ATTIC

ATTIC

A limited visual inspection was performed in the attic as most of the components couldn't be accessed. Recommend further evaluation and inspection after necessary changes have been made for better access in the future.

11: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
Overhead, 240 Volts

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



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

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Deficiencies

11.1.1 Service Entrance Conductors

MAST IMPROPERLY INSTALLED

 Recommendation

Mast is not properly installed. Mast heads (service masts) should be supported by rigid metal conduit (RMC) or intermediate metal conduit (IMC) to ensure they can withstand the tension of overhead service conductors. Recommend having a licensed electrical professional evaluate and to make any necessary repairs/ replacements.



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



Recommendation

PANEL BOX INCORRECTLY LABELED/ NOT LABELED

The panel box was incorrectly labeled or the labels are missing entirely. These labels are important to identifying where branch circuits are located and in the event of an emergency or deficiency, can be quickly identified and deactivated. Recommend a licensed electrician identify and correctly label the panel box, or to make any necessary repairs or replacements.

Recommendation

Contact a qualified electrical contractor.



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



Safety Hazard

PANEL BOX SHOULD BE BROUGHT UP TO MODERN SAFETY STANDARDS

A panel box was found to have the following deficiencies, but not limited to:

Solid aluminum wiring. This wiring oxidizes, expands/contracts more than copper, and is too soft, leading to loose connections, overheating, and a high risk of fire.

Some of the circuit breakers are not wired, some are wired and not hooked up to neutral.

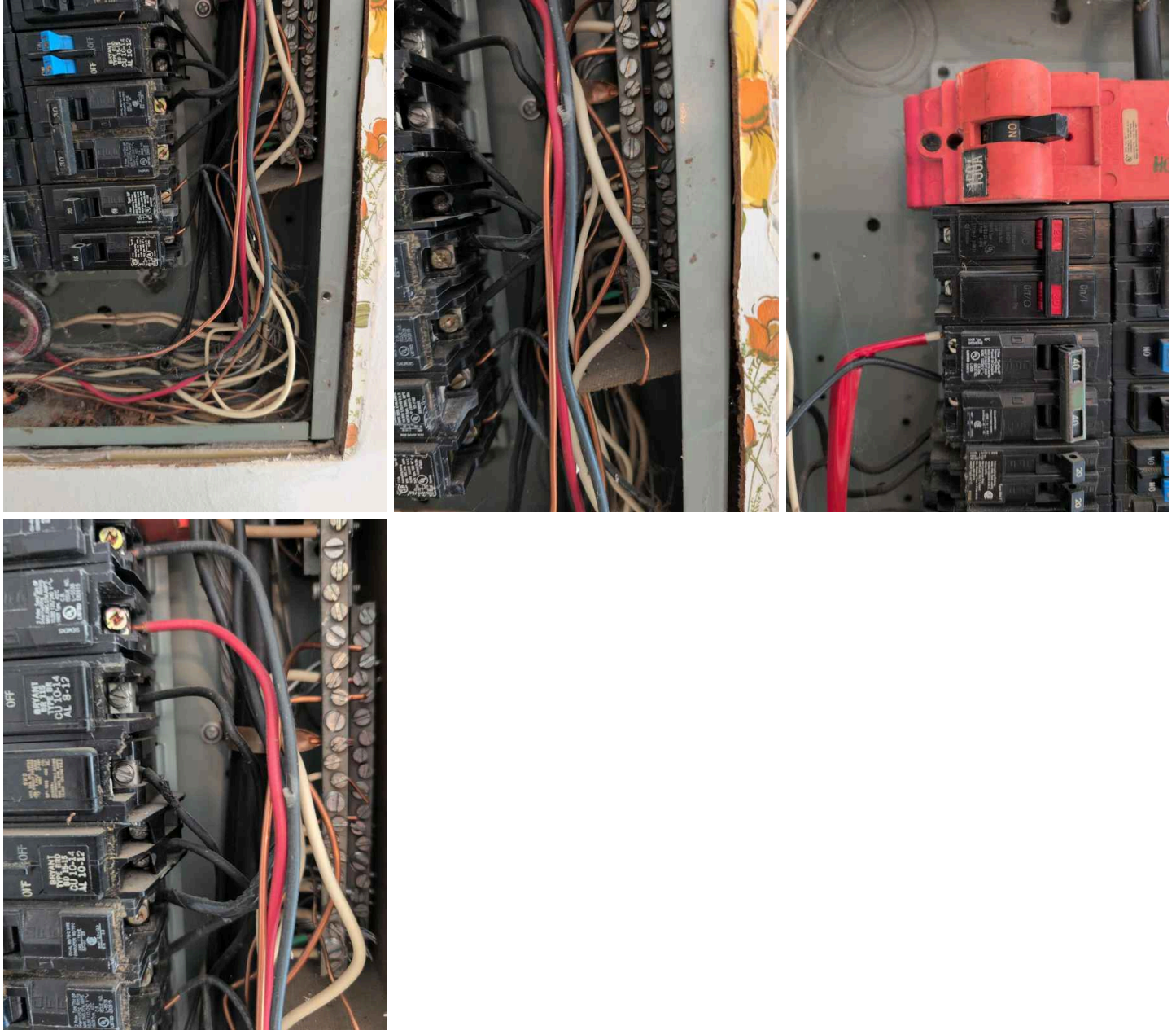
Too many wires are inhabiting the same space, presenting an overheating danger especially with the solid aluminum wiring.

No GFCI or AFCI present to prevent shock or arc faults from occurring.

Altogether, this panel needs to be brought up to modern safety standards by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



11.4.1 Lighting Fixtures, Switches & Receptacles

OPEN GROUND ON OUTLET

KITCHEN OUTLETS

An outlet with an open ground was identified during inspection. This means the ground pin (third hole) is not properly connected to the grounding system. This is a safety concern as the ground connection protects against electrical shock and equipment damage. An electrical contractor should evaluate and repair the outlet to ensure proper grounding.

Recommendation

Contact a qualified professional.





STANDARDS OF PRACTICE

Inspection Details

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.

Cooling

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

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

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

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

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that

requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

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.

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.

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.

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.

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.