



REGAL 1 INSPECTIONS

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RESIDENTIAL REPORT

1164 W Water St
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Terry Hill
JANUARY 4, 2023



Inspector

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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⚠ 2.4.1 Exterior - Decks, Balconies, Porches & Steps: Missing railing around the perimeter of front porch
- ⚠ 2.4.2 Exterior - Decks, Balconies, Porches & Steps: Steps missing handrail
- ⊖ 2.4.3 Exterior - Decks, Balconies, Porches & Steps: Porch - loose flooring
- ⊖ 2.5.1 Exterior - Eaves, Soffits & Fascia: Fascia - Damaged
- ⊖ 2.5.2 Exterior - Eaves, Soffits & Fascia: Gutter leaking
- ⊖ 2.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation growing on house
- ⊖ 3.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
- ⚠ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Major
- ⊖ 4.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Joists Need Repair
- ⊖ 4.4.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Organic Growth
- 🔧 5.1.1 Heating - Equipment: Needs Servicing/Cleaning
- ⊖ 5.1.2 Heating - Equipment: Near End of Life
- ⊖ 5.1.3 Heating - Equipment: Asbestos Pipe Wrap
- ⊖ 7.2.1 Plumbing - Drain, Waste, & Vent Systems: Improper Connection
- ⊖ 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Water supply pipe corroded
- ⊖ 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Drip Pan
- ⚠ 8.1.1 Electrical - Service Entrance Conductors: Frayed Sheathing
- ⚠ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
- ⚠ 8.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Double tap
- ⊖ 8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Wiring
- ⚠ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Reverse Polarity
- ⊖ 8.6.1 Electrical - Smoke Detectors: Defective
- ⊖ 8.7.1 Electrical - Carbon Monoxide Detectors: Defective
- ⊖ 9.4.1 Fireplace - Cleanout Doors & Frames: No Fireplace Screen
- ⊖ 10.3.1 Attic, Insulation & Ventilation - Ventilation: Attic Ventilation Insufficient
- ⊖ 11.4.1 Doors, Windows & Interior - Walls: Damaged plaster
- ⚠ 11.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: No Handrail
- ⊖ 12.2.1 Built-in Appliances - Refrigerator: Tear in door seal

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Furnished

Style

Multi-level, Victorian

Temperature (approximate)

45 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear

2: EXTERIOR

Information

General: Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Vinyl

Exterior Doors: Exterior Entry Door
Wood

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch, Steps

Decks, Balconies, Porches & Steps: Material
Wood

Walkways, Patios & Driveways: Driveway Material
Asphalt



Deficiencies

2.4.1 Decks, Balconies, Porches & Steps
MISSING RAILING AROUND THE PERIMETER OF FRONT PORCH

Recommendation

Contact a qualified professional.

 Safety Hazard



2.4.2 Decks, Balconies, Porches & Steps
STEPS MISSING HANDRAIL

 Safety Hazard

Recommendation

Contact a qualified professional.



2.4.3 Decks, Balconies, Porches & Steps

PORCH - LOOSE FLOORING

Recommendation

Contact a qualified professional.

 Recommendation



2.5.1 Eaves, Soffits & Fascia

FASCIA - DAMAGED

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.

 Recommendation



2.5.2 Eaves, Soffits & Fascia

GUTTER LEAKING

Recommendation

Contact a qualified professional.

 Recommendation



2.6.1 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION GROWING ON HOUSE

 Recommendation

Recommendation

Contact a qualified professional.



3: ROOF

Information

Inspection Method
Ground

Roof Type/Style
Gambrel

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Coverings: Material
Asphalt



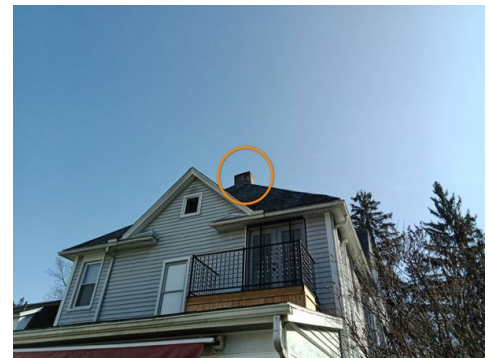
Deficiencies

3.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

 Recommendation



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Visual

Foundation: Material

Stone

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Material

Wood I-Joists

Floor Structure: Sub-floor

Plank



Deficiencies

4.1.1 Foundation

FOUNDATION CRACKS - MAJOR



Safety Hazard

Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

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



4.3.1 Floor Structure

JOISTS NEED REPAIR



Recommendation

One or more floor joists were damaged or improperly installed. This can cause damage to the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to correct.



4.4.1 Wall Structure

ORGANIC GROWTH

 Recommendation

Observed signs of organic growth in one or more areas in the wall structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.



Basement



Basement

5: HEATING

Information

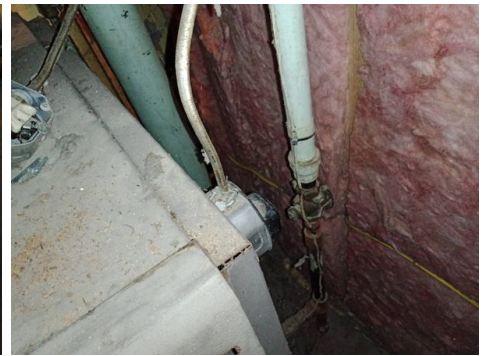
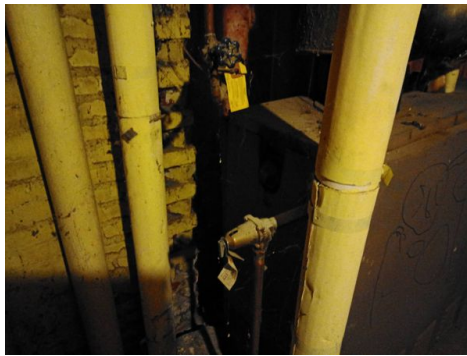
Equipment: Energy Source
Gas

Equipment: Heat Type
Steam Boiler

Normal Operating Controls:
Thermostat



Equipment: Brand
General Electric



Deficiencies

5.1.1 Equipment

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

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



Maintenance Item



5.1.2 Equipment

NEAR END OF LIFE



Recommendation

Recommendation

Contact a qualified professional.



5.1.3 Equipment

ASBESTOS PIPE WRAP

Recommendation

Contact a qualified professional.

 Recommendation



6: COOLING

Information

Cooling Equipment: Brand
Pioneer

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior West



Distribution System: Configuration
Split

Limitations

Cooling Equipment

LOW TEMPERATURE

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



7: PLUMBING

Information

Filters

None

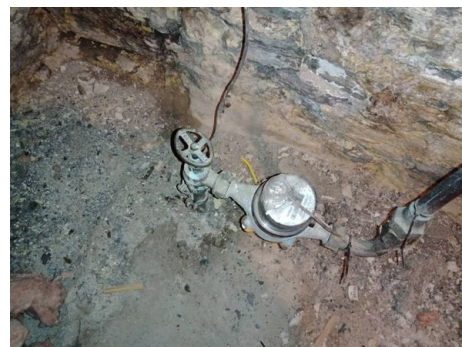
Water Source

Public

Main Water Shut-off Device:

Location

Basement, West, South



Drain, Waste, & Vent Systems:

Drain Size

2"

Drain, Waste, & Vent Systems:

Material

PVC, Iron

Water Supply, Distribution Systems & Fixtures: Distribution

Material

Copper



Water Supply, Distribution Systems & Fixtures: Water Supply

Material

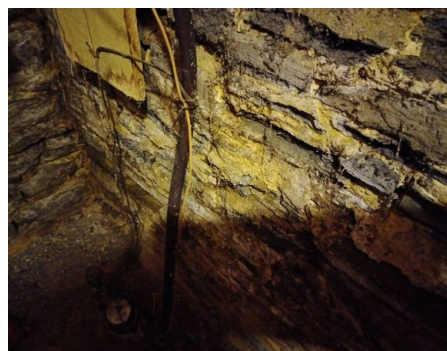
Copper

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Basement



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

Gas

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

Gas Meter

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

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.](#)

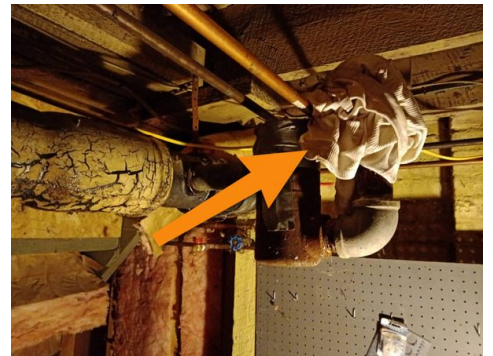
Deficiencies

7.2.1 Drain, Waste, & Vent Systems

IMPROPER CONNECTION

An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.

 Recommendation



7.3.1 Water Supply, Distribution Systems & Fixtures

WATER SUPPLY PIPE CORRODED

Recommendation

Contact a qualified professional.

 Recommendation



7.4.1 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

 Recommendation



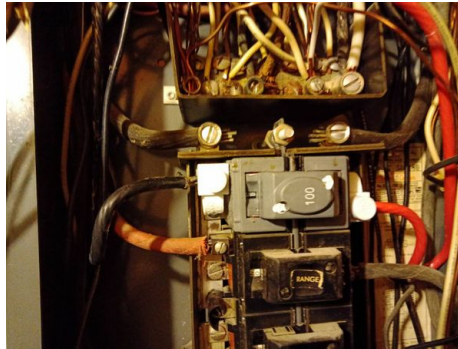
8: ELECTRICAL

Information

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

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

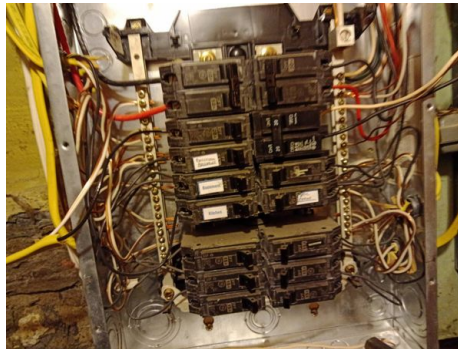
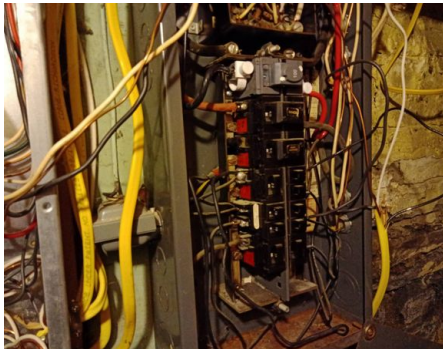
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Push Matic



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

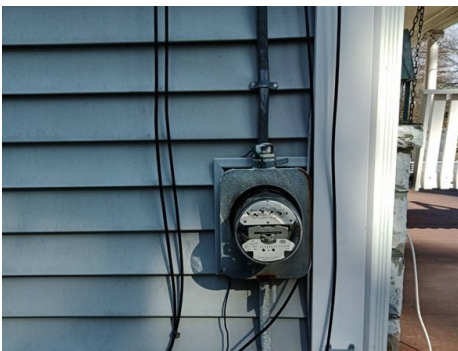
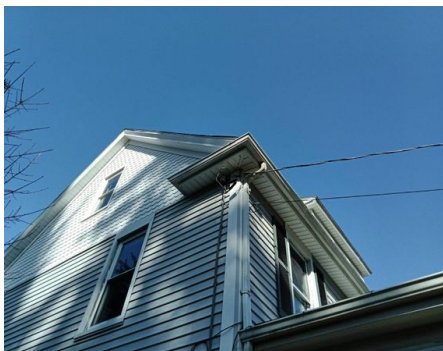
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Basement

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



Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Service Entrance Conductors: Electrical Service Conductors
Overhead, 220 Volts



Deficiencies

8.1.1 Service Entrance Conductors

FRAYED SHEATHING

Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

 Safety Hazard



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

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

 Safety Hazard



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

DOUBLE TAP

Recommendation

Contact a qualified professional.

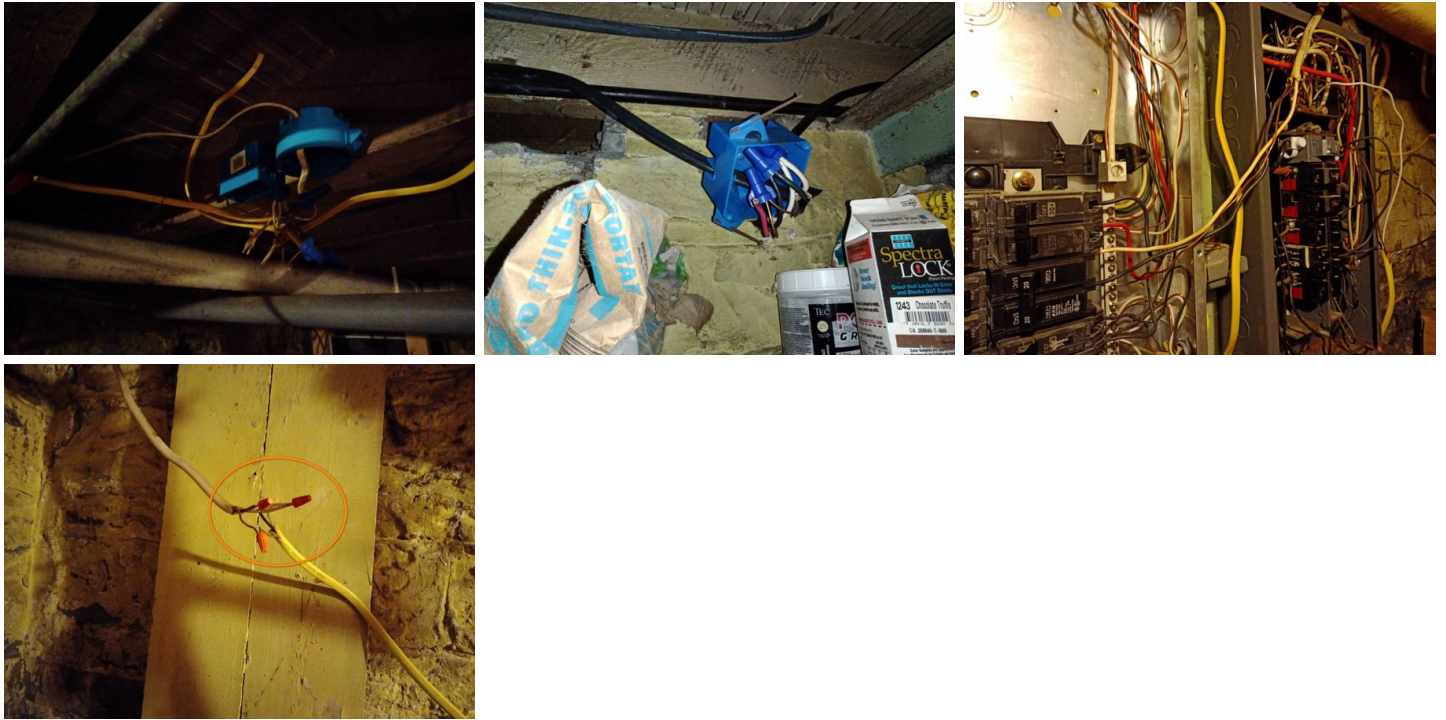
 Safety Hazard



8.3.1 Branch Wiring Circuits, Breakers & Fuses

IMPROPER WIRING

 Recommendation



8.4.1 Lighting Fixtures, Switches & Receptacles

 Safety Hazard

REVERSE POLARITY

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

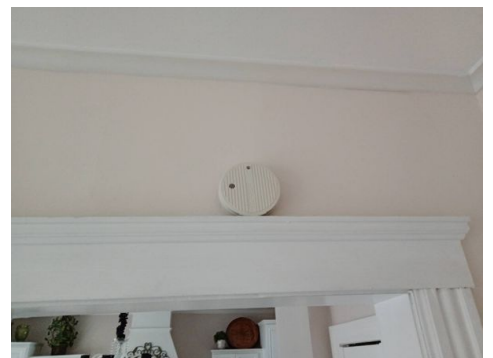


8.6.1 Smoke Detectors

 Recommendation

DEFECTIVE

Smoke detector is connected, but not functioning properly. Recommend replacement.



8.7.1 Carbon Monoxide Detectors

 Recommendation

DEFECTIVE

Carbon monoxide detector is connected, but not functioning properly. Recommend replacement.



9: FIREPLACE

Information

Type

Wood



Vents, Flues & Chimneys: Damper



Deficiencies

9.4.1 Cleanout Doors & Frames

NO FIREPLACE SCREEN

Fireplace screen was missing in front of fireplace. Fire logs can split, so this is recommended as a safety precaution.



Recommendation



10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source

Gas

Dryer Vent

Metal (Flex)

Flooring Insulation

None

Ventilation: Ventilation Type

None Found

Exhaust Systems: Exhaust Fans

Fan with Light



Limitations

Attic Insulation

FINISHED ATTIC

Deficiencies

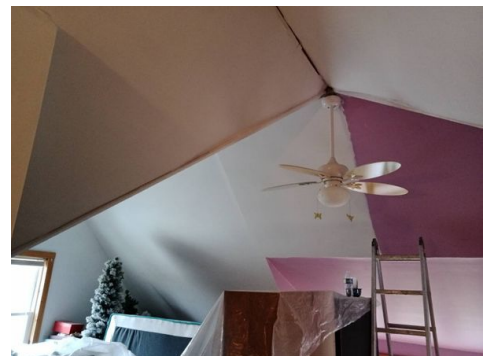
10.3.1 Ventilation

ATTIC VENTILATION INSUFFICIENT



Recommendation

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.



11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Casement

Floors: Floor Coverings
Laminate



Kitchen

Walls: Wall Material
Plaster

Ceilings: Ceiling Material
Plaster

Countertops & Cabinets: Cabinetry
Wood



Countertops & Cabinets: Countertop Material
Granite



Deficiencies

11.4.1 Walls

DAMAGED PLASTER

Recommendation

Contact a qualified professional.

 Recommendation



11.6.1 Steps, Stairways & Railings

NO HANDRAIL

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

 Safety Hazard



Basement

12: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Frigidaire



Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate



Range/Oven/Cooktop: Range/Oven Brand
LG



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

Refrigerator: Brand
LG



Range/Oven/Cooktop: Cooktop
LG, GE



Deficiencies

12.2.1 Refrigerator

TEAR IN DOOR SEAL

Recommendation

Contact a qualified professional.

 Recommendation



13: BATHROOM

STANDARDS OF PRACTICE

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 driveways. 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.

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 inspector's 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 serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

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.