



ONPOINT INSPECTIONS LLC

775-781-7536

johncook.onpoint@gmail.com

<https://www.opinspect.com>



RESIDENTIAL HOME INSPECTION

3559 Loam Ln
Carson City, NV 89705

Nate Johnston & Greta Huhn

MARCH 20, 2026



Inspector

John Cook

NV Certified Inspector of Structures

775-781-7536

johncook.onpoint@gmail.com

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MAINTENANCE ITEM



RECOMMENDATION

SUMMARY

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- ⊖ 3.1.1 Exterior - Driveways and Concrete Flatwork: Concrete Flatworks Heaving or Setting
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- ⊖ 4.2.1 Doors, Windows & Interior - Windows: Broken Latch
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- ⊖ 4.3.1 Doors, Windows & Interior - Countertops & Cabinets: Under Sink Cabinet Floor
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- ⊖ 6.5.1 Plumbing - Plumbing Fixtures: Loose Toilet(s)
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- ⊖ 7.6.1 Electrical - Smoke Detectors: Replace Detectors
- ⊖ 10.5.1 Garage - Walls & Firewalls: Gaps and Cracks
- ⊖ 11.2.1 Attic, Insulation & Ventilation - Dryer Connections: Dryer Vent Loose /Disconnected
- ⊖ 11.4.1 Attic, Insulation & Ventilation - Sub Area Insulation: Insulation Down
- ⊖ 11.6.1 Attic, Insulation & Ventilation - Roof Structure & Attic: Dark Stains
- ⊖ 12.4.1 Foundation, Sub Area & Structure - Floor Structure: Black Stains

1: INSPECTION DETAILS

Information

In Attendance Client's Agent	Occupancy Vacant	Style Ranch
Temperature (approximate) 80 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Clear

2: ROOF

		IN	NI	NP	O	NO
2.1	Gutters and Roof Drainage	X				
2.2	Roofing, Roof Covering	X			X	
2.3	Flashing	X				
2.4	Roof Penetrations, Vents and Skylights	X				

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Information

Inspection Method
Ladder



Roof Type/Style
Gable



Gutters and Roof Drainage:
Gutter Material
Vinyl



Gutters and Roof Drainage: Downspouts
Downspouts



Roofing, Roof Covering: Material
Asphalt Composition



Flashing: Material
Metal, Aluminum



Roof Penetrations, Vents and Skylights: Penetrations

The penetrations appeared in good working order unless otherwise noted.



Observations

2.2.1 Roofing, Roof Covering

WORN & DAMAGED ROOFING

ROOFING

The roofing was worn on some pitches of the roof. There was a loss of granules, and the underlying fiberglass was showing through in some spots. There were several damaged shingle tabs. I recommend evaluating and repairing the roof as needed.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

		IN	NI	NP	O	NO
3.1	Driveways and Concrete Flatwork	X			X	
3.2	Eaves, Soffits & Fascia	X				
3.3	Siding & Trim	X			X	
3.4	Decks, Balconies, Steps & Railings	X			X	
3.5	Vegetation, Grading, Drainage & Retaining Walls	X				

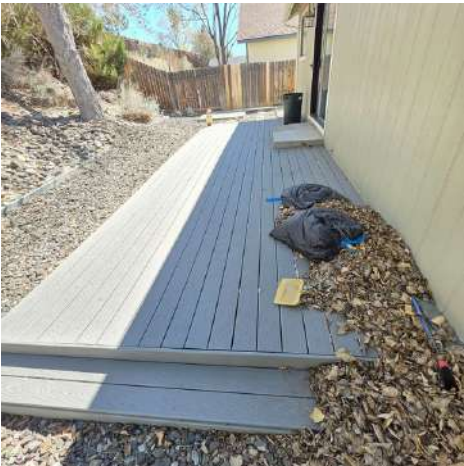
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Information

Driveways and Concrete Flatwork: Driveway Material
Concrete



Decks, Balconies, Steps & Railings: Appurtenance
Composite Deck



Decks, Balconies, Steps & Railings: Material
Composite



Inspection Method
Attic Access, Crawlspace Access



Eaves, Soffits & Fascia: Eaves and Soffit

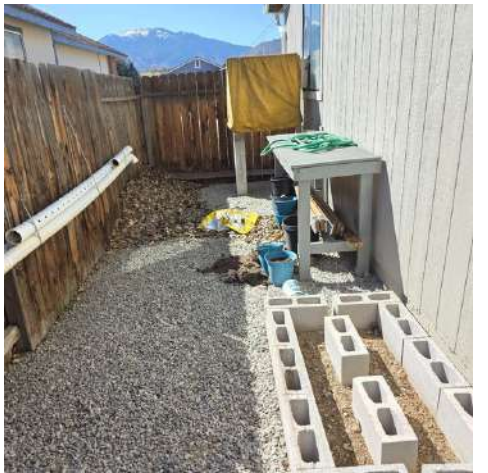


Siding & Trim: Siding Material
Vertical Sheet Siding, Stone Veneer, Fiber Cement





Vegetation, Grading, Drainage & Retaining Walls: Perimeter Grade
Flat, Slightly Sloped, Gravel Beds



Limitations

Decks, Balconies, Steps & Railings

LOW DECK PREVENTS INSPECTION

BACK DECK

The deck was low to the ground which prevented inspection of the framing.



Observations

3.1.1 Driveways and Concrete Flatwork

CONCRETE FLATWORKS HEAVING OR SETTING

FRONT AND BACK

The concrete flatwork appeared to be heaving in some areas. This means the concrete is rising due to the underlying ground conditions. The concrete was functional although there may be a concern for tripping over uneven surfaces. I recommend monitoring or evaluation by a concrete contractor.

Recommendation

Contact a qualified concrete contractor.

 Recommendation



Front



Patio Steps

3.3.1 Siding & Trim

SIDING BOWED OUT OR BUCKLING

LOWER SIDING

There were signs of buckling and bowing in the sheet siding. Because these points were not near any high moisture areas, this is most likely due to settling in the framing which may be compressing the siding. I recommend evaluation and repair as needed.

Recommendation

Contact a qualified siding specialist.



Recommendation



Left



Back

3.3.2 Siding & Trim

DAMAGED STONE VENEER

FRONT

The stone veneer on the front of the house was damaged. There was a stone(s) missing and multiple cracks. I recommend further evaluation and repair wherever necessary.

Recommendation

Contact a qualified siding specialist.



Recommendation



Front



Front



Front

3.4.1 Decks, Balconies, Steps & Railings

EVALUATE DECK**BACK DECK**

The composite decking is wavy. That is to say the framing or underlying material may be uneven or damaged. Due to the low placement of the deck the framing could not be observed. I recommend further evaluation and repair of the deck and supporting components.

Recommendation

Contact a qualified deck repair professional



Recommendation



Back



Back



Back

4: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O	NO
4.1	Floors	X			X	
4.2	Windows	X			X	
4.3	Countertops & Cabinets	X			X	
4.4	Exterior Doors	X			X	
4.5	Doors	X				
4.6	Walls	X			X	
4.7	Ceilings	X				

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Information

Walls: Wall Material

Drywall



Ceilings: Ceiling Material

Drywall, Vaulted



Floors: Floor Coverings

Carpet, Vinyl



Windows: Window Type

Sliders, Fixed, Dual Pane, Aluminum



Countertops & Cabinets: Cabinetry

Laminate, Wood, With Panels



Countertops & Cabinets: Countertop Material

Granite / Quartz



Exterior Doors: Exterior Entry Door

Sliding Glass Door, Wood, Screen Door



Doors: Interior Doors

Hollow Core, Bypass Doors, Mirror, Bifold Doors



Observations

4.1.1 Floors

WORN OR DAMAGED

FLOORING

The floors were all worn and damaged with stains and cracks. These were all normal signs of heavy use. I recommend replacement of the flooring as needed.

Recommendation

Contact a qualified flooring contractor



Recommendation



Living Room



Kitchen



4.2.1 Windows

BROKEN LATCH

WINDOW(S)

One or more latches or locks were damaged or missing. I recommend evaluating and replacing the latches if they are available. A stick or board may provide the necessary back-up security in the window track.

Recommendation

Contact a qualified window & glass company



Recommendation



Kitchen



4.2.2 Windows

FOGGED WINDOWS

LIVING ROOM

One or more windows appeared to have moisture stains, condensation or fog between the windowpanes. There may be other windows that did not exhibit detectable fog or condensation at the time of inspection. This was a good indication of failed seals around the glass panels. This is a cosmetic defect that obscures the glass. Replacing the glass panes would be necessary.

Recommendation

Contact a qualified window & glass company



Recommendation



Living Room

4.2.3 Windows

MISSING WINDOW

LIVING ROOM

The window where the evaporative cooler was located had been taken out to fit the cooler. The operating portion of the window was not present.

Recommendation

Contact a qualified window & glass company



Recommendation



Living Room

4.3.1 Countertops & Cabinets

UNDER SINK CABINET FLOOR

KITCHEN SINK CABINET

The cabinet floor under the kitchen sink was replaced. This is a common fix for moisture damage on the original cabinet floor. The condition of the underlying material was not determined.

Recommendation

Recommend monitoring.



Recommendation



4.4.1 Exterior Doors

WEATHER STRIP DETERATION

FRONT DOOR

The weather protection on the exterior door was deteriorating and showing signs of weather damage. I recommend evaluating and repairing or replacing the gaskets if necessary.

Recommendation

Contact a qualified handyman.



Maintenance Item



4.4.2 Exterior Doors

EVALUATE SLIDING DOOR

BACK DOOR

The sliding door sticks in certain places along the track. This most likely means the rollers or track need to be adjusted and lubricated. I recommend adjusting or repairing the door hardware as needed.

Recommendation

Contact a qualified window & glass company



Maintenance Item



4.6.1 Walls

CRACKS IN WALLS AND CEILINGS

CEILING AND WALLS

There were cracks in the drywall. These appeared to be the result of settling or stress in the wall and drywall. Based on the observations, this appeared to be cosmetic damage and not necessarily a structural concern. If the cracks return, change or grow further evaluation may be necessary. I recommend replacing/repairing cracked drywall wherever necessary.

Recommendation

Contact a qualified drywall repair professional



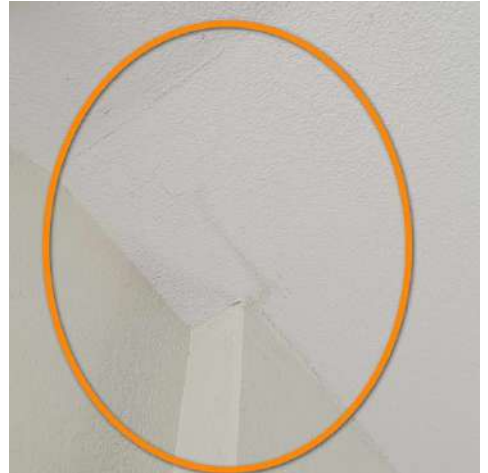
Recommendation



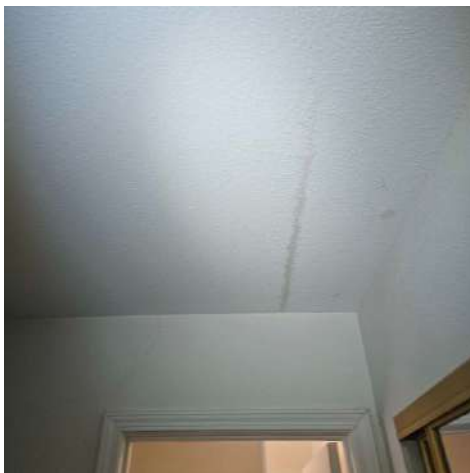
Kitchen



Dining Room



Living Room Dining Room



Master Bedroom



Living Room

5: BUILT-IN APPLIANCES

		IN	NI	NP	O	NO
5.1	Dishwasher	X				
5.2	Refrigerator	X				
5.3	Range/Oven/Cooktop	X			X	
5.4	Garbage Disposal	X			X	

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Information

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



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



Garbage Disposal: Disposal



Dishwasher: Brand
Frigidaire



Refrigerator: Brand
Frigidaire



Range/Oven/Cooktop: Range/Oven Brand
Amana



Observations

5.3.1 Range/Oven/Cooktop

MICROWAVE DID NOT OPERATE PROPERLY

KITCHEN

The microwave was not operating correctly at the time of inspection. the microwave was operated but turned off after a few seconds. The door handle was also broken. Replacement will likely be necessary.

Recommendation

Contact a qualified appliance sales & service



Recommendation



Stopped after 5 seconds



Broken handle

5.4.1 Garbage Disposal

DISPOSAL JAMMED

KITCHEN

The disposal appeared to be jammed or broken. Most disposal can be unjammed by turning the shaft backward from underneath. Evaluate and unjam or repair the disposal as needed.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



6: PLUMBING

		IN	NI	NP	O	NO
6.1	Main Water Shut-off Location	X				
6.2	Drain, Waste, & Vent Systems	X			X	
6.3	Water Supply & Distribution System	X				
6.4	Hot Water Systems	X			X	
6.5	Plumbing Fixtures	X			X	
6.6	Gas Distribution System	X				

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Information

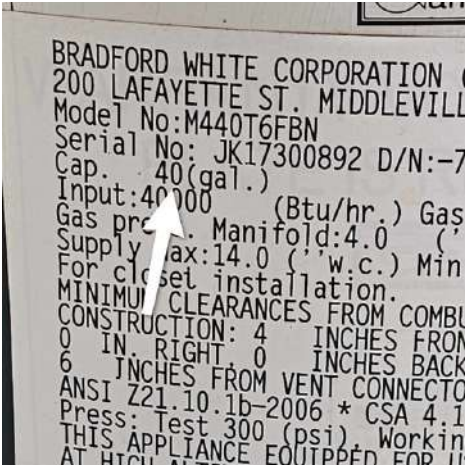
Drain, Waste, & Vent Systems:
Sewer Cleanout Location



Water Supply & Distribution
System : Distribution Material
Copper



Hot Water Systems: Capacity
40 Gallons



Hot Water Systems: Location
Garage



Hot Water Systems: Power
Source/Type
Gas



Gas Distribution System: Main
Gas Shut-off Location
Gas Meter, Front, Left



Main Water Shut-off Location: Location
Front

It is important to note that the main water shut off is observed to the best of the inspector's ability. The shut off can not always be located. There may be multiple shut offs that will need to be defined.

Also the shut off is never operated or exercised. The inspection should not be considered a functional test of the shut off.



Drain, Waste, & Vent Systems: Drain Size

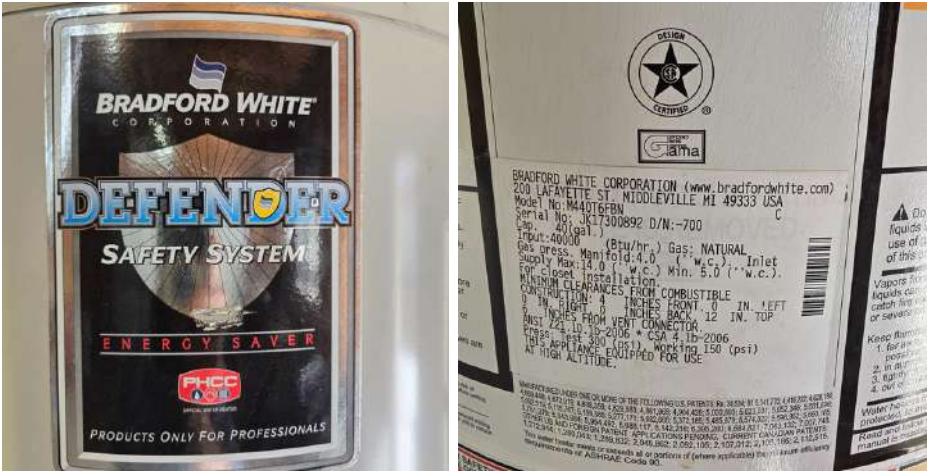
1 1/2", 2", 3", ABS



Drain, Waste, & Vent Systems: Undersink Drains



Hot Water Systems: Manufacturer
Bradford & White



Observations

6.2.1 Drain, Waste, & Vent Systems

TUB DRAIN LEAK

CRAWLSPACE BATHROOM TUB

The tub drain was dripping. I recommend evaluating and sealing or repairing the drain as needed.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



6.4.1 Hot Water Systems

NO EXPANSION TANK

WATER HEATER

It should be noted that no expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for newer water heaters. I recommend a qualified plumber to evaluate and install the tank if necessary.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



6.5.1 Plumbing Fixtures

LOOSE TOILET(S)

PRIMARY BATHROOM

The toilet was loose at the closet flange. The bolts may need to be tightened or repaired. Evaluate the bolts, closet flange and gasket and repair or secure the toilet as needed.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Primary Bathroom

6.5.2 Plumbing Fixtures

TOILET TANK LEAK

HALL BATHROOM

The toilet was leaking from the upper tank. This could be related to the rubber seal between the tank and the bowl. Have a certified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Hall Bathroom

7: ELECTRICAL

		IN	NI	NP	O	NO
7.1	Service Entrance Conductors	X				
7.2	Main Service Disconnect & Sub Panels	X				
7.3	Branch Circuits & Connections	X				
7.4	Electric Fixtures, Switches & Receptacles	X				
7.5	GFCI Protection	X				
7.6	Smoke Detectors	X			X	
7.7	Carbon Monoxide Detectors	X				

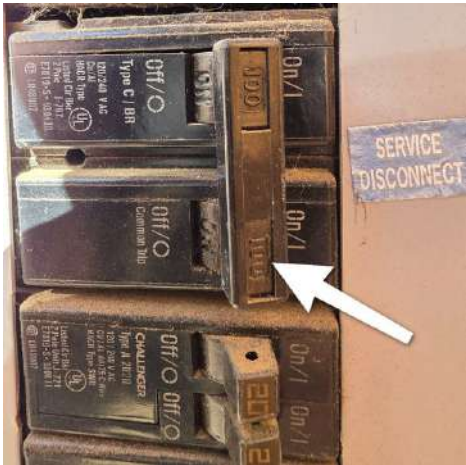
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Information

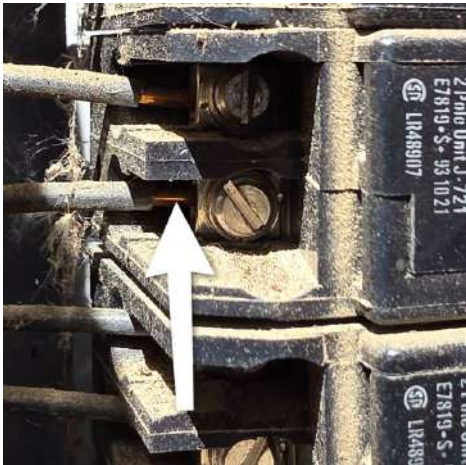
Main Service Disconnect & Sub Panels: Main Panel Location
Left, Front



Main Service Disconnect & Sub Panels: Panel Capacity
100 AMP



Branch Circuits & Connections: Branch Wire 15 and 20 AMP
Copper



Branch Circuits & Connections: Wiring Method
Romex



Carbon Monoxide Detectors: CO Detector



Hall

Service Entrance Conductors: Electrical Service Conductors
Below Ground Not Observed

The inspection of the service conductors should be considered locating the power supply. In general these conductors are hidden in conduit and the distribution panel. This subsection provides an opportunity to note defects but it should be noted that no specific test or evaluation is done on the service entrance.



Main Service Disconnect & Sub Panels: Panel Type Circuit Breaker



GFCI Protection: Protected Areas Exterior





Smoke Detectors: Evaluate Old Smoke Detectors.

We recommend that you evaluate old smoke detectors at the time of occupancy. Place detectors in all sleeping rooms and the hallway. Follow the manufactures instruction for locations and installation.



Observations

7.6.1 Smoke Detectors

REPLACE DETECTORS

OLD SMOKE DETECTORS

The smoke detectors were beeping and discolored. I recommend evaluating and replacing any detectors that are over 5 years old.

Recommendation

Contact a qualified handyman.



Recommendation



8: HEATING

		IN	NI	NP	O	NO
8.1	Normal Operating Controls	X				
8.2	Equipment	X				
8.3	Distribution Systems	X				
8.4	Vents, Flues & Chimneys	X				

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Information

Normal Operating Controls:
Thermostat



Equipment: Energy Source
Gas



Equipment: Heat Type
Forced Air



Garage

Vents, Flues & Chimneys: Flue



AFUE Rating

80

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.



Equipment: Brand
Bryant



Distribution Systems: Distribution method
Insulated



9: COOLING

		IN	NI	NP	O	NO
9.1	Normal Operating Controls					X
9.2	Distribution Equipment					X

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Information

Normal Operating Controls:
Cooler Controls



Distribution Equipment :
Evaporative Cooler



Limitations

General
SWAMP COOLER WINTERIZED

The swamp cooler was not connected. The unit could not be operated.



10: GARAGE

		IN	NI	NP	O	NO
10.1	Garage Door	X				
10.2	Ceiling	X				
10.3	Garage Door Opener	X				
10.4	Floor	X				
10.5	Walls & Firewalls	X			X	
10.6	Bottom Rubber	X				
10.7	Occupant Door (From garage to inside of home)	X				

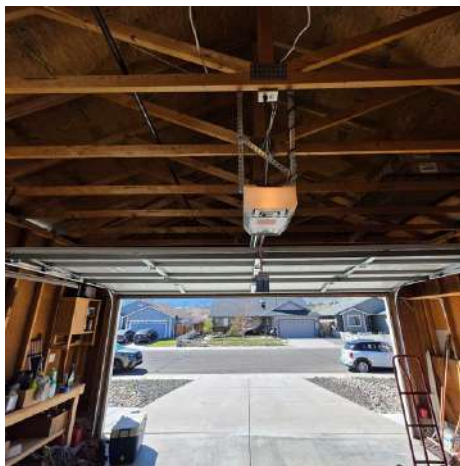
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Information

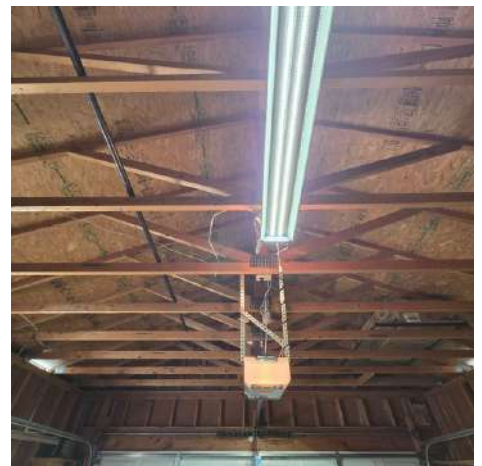
Garage Door: Material
Metal, Aluminum



Garage Door: Type
Up-and-Over



Ceiling: Unfinished Ceiling



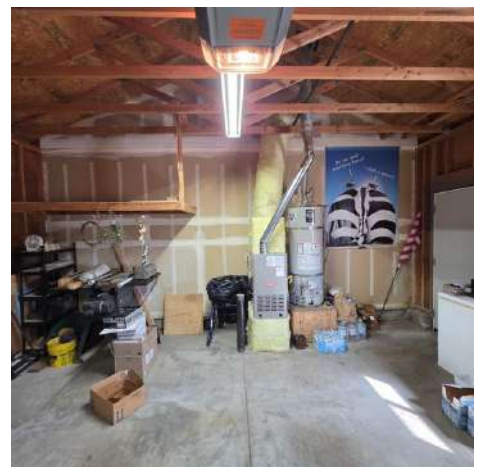
Garage Door Opener: Automatic Opener



Floor: Floor



Walls & Firewalls: Walls



Bottom Rubber: Door Gasket

Occupant Door (From garage to inside of home): Garage Entrance



Walls & Firewalls: Unfinished Garage Walls Typical



Observations

10.5.1 Walls & Firewalls

GAPS AND CRACKS

GARAGE

There were minor cracks or defects in the drywall. The wall between the home and garage should be considered a fire barrier. The gaps and cracks in the drywall may diminish the fire resistance of the wall system.

Recommendation

Contact a qualified drywall repair professional



Recommendation



Garage

11: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O	NO
11.1	Attic Insulation	X				
11.2	Dryer Connections	X			X	
11.3	Exhaust Systems	X				
11.4	Sub Area Insulation	X			X	
11.5	Ventilation	X				
11.6	Roof Structure & Attic	X			X	

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Information

Inspection Method

Attic Hatch, Hall



Attic Insulation: R-value

19



Dryer Connections: Dryer Duct

Metal



Dryer Connections: Dryer Power Source

220 Electric



Sub Area Insulation: Crawlspace Insulation Type

Fiberglass, Batts, Perimeter Walls



Attic Insulation: Insulation Type

Blown



Exhaust Systems: Exhaust Fans

Fan Only, Laundry Exhaust Fan, Bath Fans



Ventilation: Ventilation Type

Gable Vents, Soffit Vents, Foundation Vents





Roof Structure & Attic: Material Manufacturer trusses



Observations

11.2.1 Dryer Connections

DRYER VENT LOOSE /DISCONNECTED

CRAWLSPACE

The dryer vent may be loose or disconnected. There was excessive lint in the crawlspace. Consider clearing the lint if possible. I recommend evaluating and securing the duct as needed.

Recommendation

Contact a qualified handyman.



Recommendation



11.4.1 Sub Area Insulation

INSULATION DOWN

CRAWLSPACE

The insulation had fallen down in several spots. Remove and replace any insulation that has been wet. Otherwise secure the insulation back in place where possible and make repairs as needed.

Recommendation

Contact a qualified handyman.



Recommendation



Crawlspace Primary Bedroom

11.6.1 Roof Structure & Attic

DARK STAINS

ATTIC

There were dark stains on the roof deck and trusses. This appeared to be the result of high levels of heat and perhaps condensation. These are symptoms of poor ventilation in the attic space. The older home may need additional vents installed but the cause of the stains could not be definitively determined. Consider installing new roof vents when the roofing is repaired or replaced. Monitor the attic space and seek further evaluation by a pest inspector to determine if there is any need for treatment.

Recommendation

Contact a qualified pest inspector



Recommendation



12: FOUNDATION, SUB AREA & STRUCTURE

		IN	NI	NP	O	NO
12.1	Basements & Crawlspaces	X				
12.2	Vapor Retarders	X				
12.3	Foundation	X				
12.4	Floor Structure	X			X	
12.5	Wall Structure	X				
12.6	Ceiling Structure	X				

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Information

Inspection Method Crawlspace Access

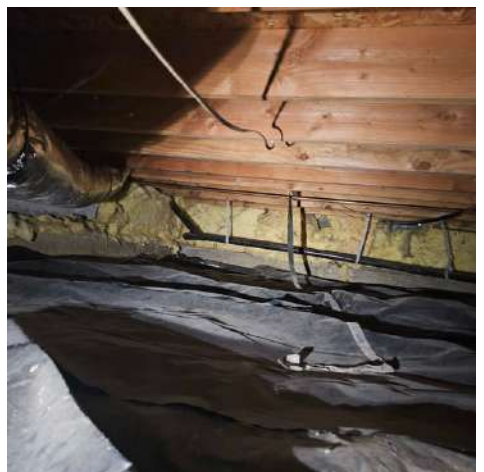


Primary Bedroom

Vapor Retarders : Vapor Retarder Floor Structure: Sub-floor OSB



Basements & Crawlspaces: Crawlspace Images





Foundation: Material
Concrete



Floor Structure: Material
Wood Beams, Wood Floor Joist



Observations

12.4.1 Floor Structure

BLACK STAINS

RIM JOISTS AND SUB FLOOR - BACK OF HOME

There were stains noted on the rim joists and wood components in the crawlspace. This appeared to be related to moisture or condensation trapped behind the insulation. The darkened areas may have organic growth, but the nature of the stains could not be determined during the home inspection.

It is important to note that the home inspector is not certified to identify or qualify any type of organic growth, whether active or inactive. This should be considered a visual observation of the conditions that existed at the time of inspection.

Further examination of the crawlspace should be undertaken by a Pest Control Pro and or Remediation Company. A qualified professional can help determine the nature of the stains and whether treatment or repair is necessary.

Recommendation

Contact a qualified pest inspector



Recommendation



Crawlspace Primary Bathroom



Crawlspace Primary Bathroom

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Doors, Windows & Interior

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

Built-in Appliances

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

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.

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.

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.

Foundation, Sub Area & 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.