



PLX PROPERTY INSPECTIONS LLC

3302890021

plxpropertyinspections@gmail.com



SAMPLE #2

1234 Main Street
Akron, OH 44319

Buyer Name
10/11/2022 9:00AM



Inspector
Dillon Shammo
CPI
3302890021
dshamm1618@gmail.com



Agent
Agent Name
555-555-5555
agent@spectora.com

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SUMMARY










MAINTENANCE ITEM



REPAIR NEEDED



IMMEDIATE ACTION
NEEDED

-  2.4.1 Exterior - Walkways, Patios & Driveways: Driveway Heaving
-  2.4.2 Exterior - Walkways, Patios & Driveways: Walkway Heaving
-  2.5.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Rotted Boards
-  2.5.2 Exterior - Decks, Balconies, Porches & Steps: Railing Unsafe
-  2.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Landscaping close to property
-  2.8.1 Exterior - Attached garage: GFCI outlet in garage
-  4.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
-  4.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Wiring
-  5.3.1 Kitchen - Range/Oven/Cooktop: Burner Not Lighting
-  6.7.1 Master Bedroom - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
-  8.5.1 Bedroom 2 - Walls: Paint Cracking
-  9.7.1 Bedroom 3 - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
-  10.3.1 Bathroom 1 - GFCI & AFCI: GFCI does not work
-  11.3.1 Bathroom 2 - GFCI & AFCI: Improper Installation
-  15.2.1 Misc. Interior - Steps, Stairways & Railings: No balusters

1: ROOF

		IN	NI	NP	D
1.1	Coverings	X			
1.2	Roof Drainage Systems	X			
1.3	Flashings	X			
1.4	Skylights, Chimneys & Other Roof Penetrations	X			

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

Information

Inspection Method

Binoculars, Ground, Ladder,
Camera extension pole

Roof Type/Style

Gable

**Roof Drainage Systems: Gutter
Material**

Aluminum

Coverings: Material

Asphalt



Flashings: Material

Aluminum



2: EXTERIOR

		IN	NI	NP	D
2.1	Foundation	X			
2.2	Siding, Flashing & Trim	X			
2.3	Exterior Doors	X			
2.4	Walkways, Patios & Driveways	X			X
2.5	Decks, Balconies, Porches & Steps	X			X
2.6	Eaves, Soffits & Fascia	X			
2.7	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.8	Attached garage	X			X

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Information

Inspection Method

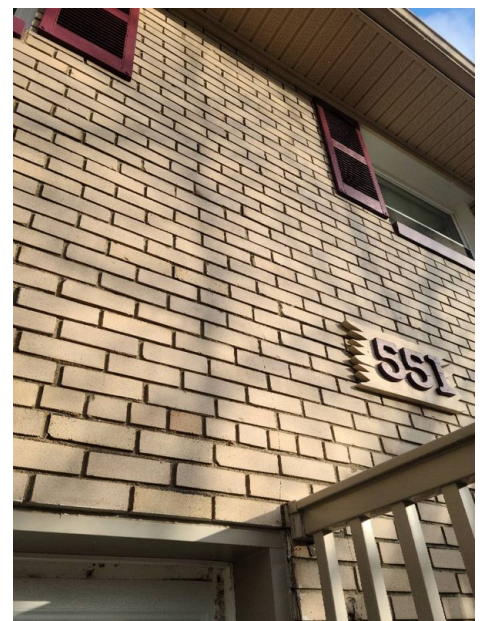
Visual

Foundation: Material

Masonry Block

Siding, Flashing & Trim: Siding Material

Brick Veneer



Siding, Flashing & Trim: Siding Style

Brick Veneer

Walkways, Patios & Driveways: Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Material

Composite, Wood

Exterior Doors: Exterior Entry Door

Steel



Front entry door



Side entry door



Back deck sliding glass doors

Decks, Balconies, Porches & Steps: Deck/Porch/Patio

Deck, Covered Porch, Deck with Steps



Eaves, Soffits & Fascia: Eaves/Soffit/Fascia



Vegetation, Grading, Drainage & Retaining Walls: Landscaping



Observations

2.4.1 Walkways, Patios & Driveways

DRIVEWAY HEAVING

Driveway is heaving. This is a trip hazard. Recommend a reputable contractor.

Recommendation

Contact a qualified concrete contractor.



Immediate Action Needed



2.4.2 Walkways, Patios & Driveways

WALKWAY HEAVING

Walkway is heaving. This is a trip hazard. Recommend reputable contractor.

Recommendation

Contact a qualified concrete contractor.



Immediate Action Needed



2.5.1 Decks, Balconies, Porches & Steps

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot and water penetration. Recommend a reputable contractor.

Recommendation

Contact a qualified deck contractor.



Repair Needed



2.5.2 Decks, Balconies, Porches & Steps

 Immediate Action Needed

RAILING UNSAFE

There is no handrails or balusters on the side entry stairs. This is a fall hazard. Recommend a reputable contractor.

Recommendation

Contact a qualified deck contractor.



2.7.1 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

LANDSCAPING CLOSE TO PROPERTY

There is vegetation growing against the property. This can allow for pest infestation. Recommend trimming back 2-3'. Recommend a reputable contractor.

Recommendation

Contact a qualified landscaping contractor

2.8.1 Attached garage

 Immediate Action Needed

GFCI OUTLET IN GARAGE

GARAGE

Outlets in garage are not GFCI protected. This will allow for shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



3: BASEMENT, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
3.1	Floor Structure	X			
3.2	Sump Pump			X	

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Information

Inspection Method

Visual

Floor Structure: Material

Steel I-Beams

Floor Structure:

Basement/Crawlspace Floor

Concrete

Sump Pump: Location

No sump pump present

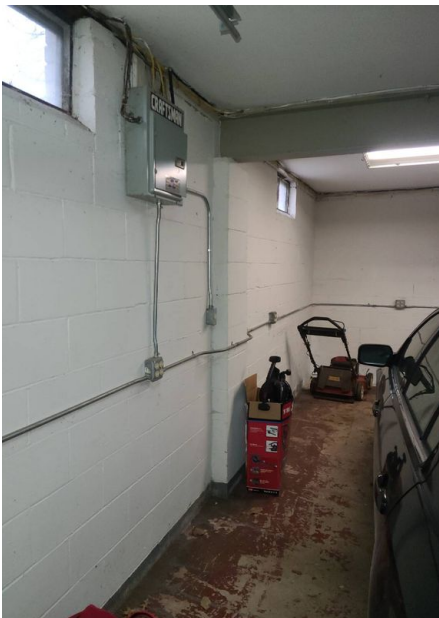
4: ELECTRICAL

		IN	NI	NP	D
4.1	Service Entrance Conductors	X			
4.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
4.3	Branch Wiring Circuits, Breakers & Fuses	X			X

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

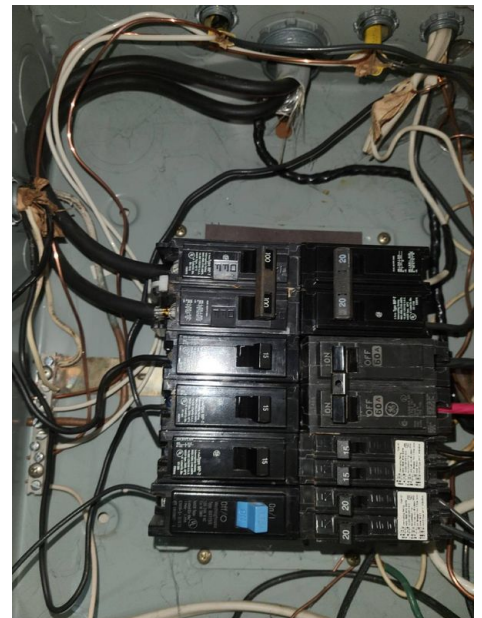
Information

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



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

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



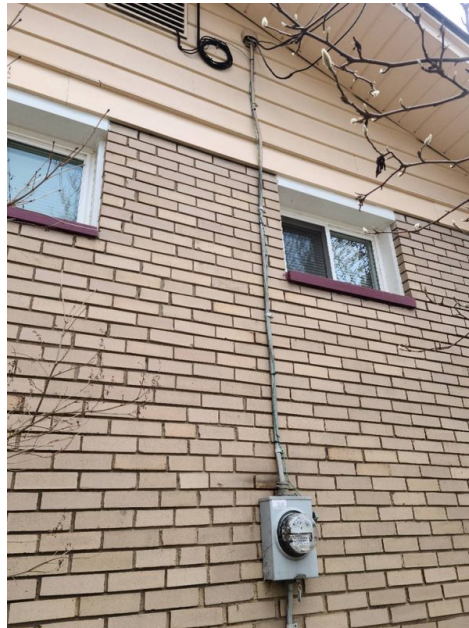
**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**

Surface Mounted Distribution

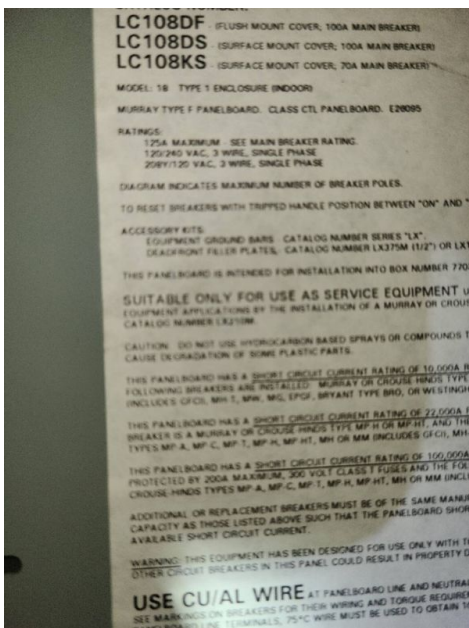
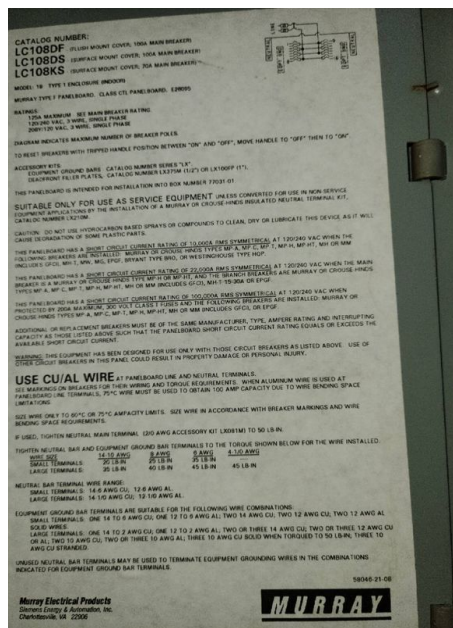


Service Entrance Conductors: Electrical Service Conductors

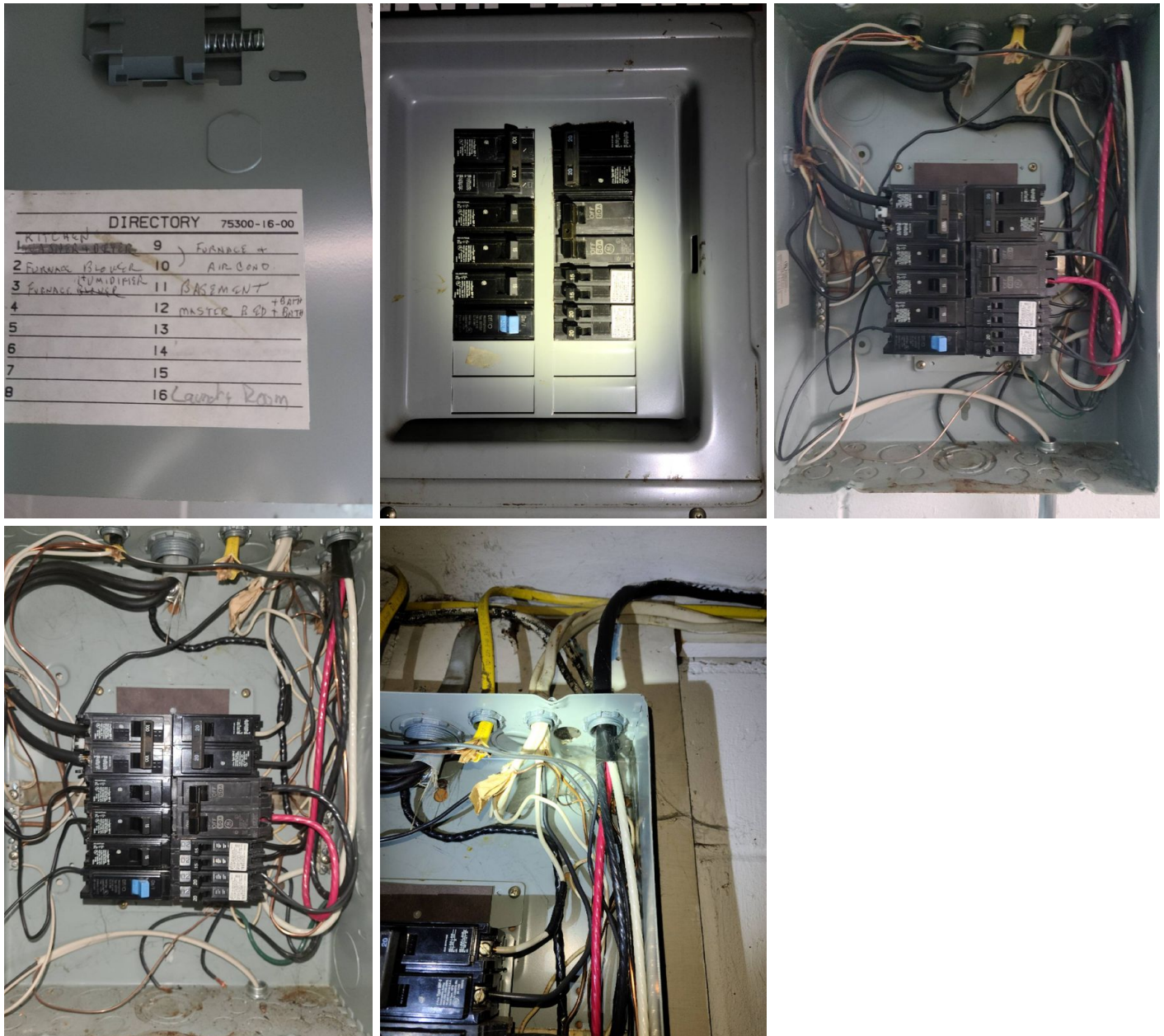
Overhead, 120 Volts



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 125 AMP



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



Observations

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



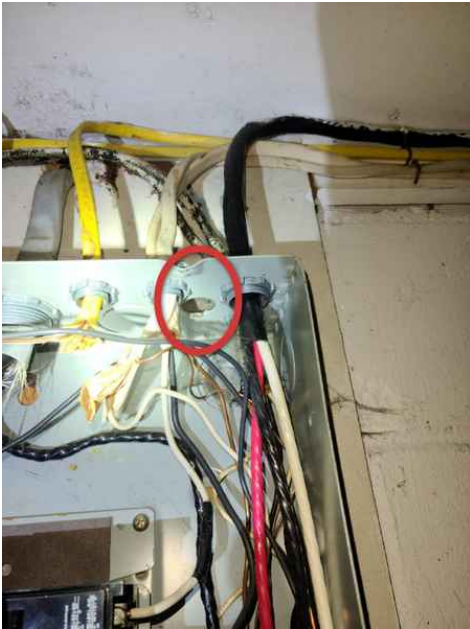
Immediate Action Needed

KNOCKOUTS MISSING

There is a knockout missing at the top of the service panel. This will allow for shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



4.3.1 Branch Wiring Circuits, Breakers & Fuses

 Immediate Action Needed

IMPROPER WIRING

There is multiple open leads at the bottom of the service panel. This will allow for shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



5: KITCHEN

		IN	NI	NP	D
5.1	Dishwasher	X			
5.2	Refrigerator	X			
5.3	Range/Oven/Cooktop	X			X
5.4	Garbage Disposal			X	

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Information

Refrigerator: Brand
Whirlpool



Range/Oven/Cooktop: Range/Oven Brand
Kenmore



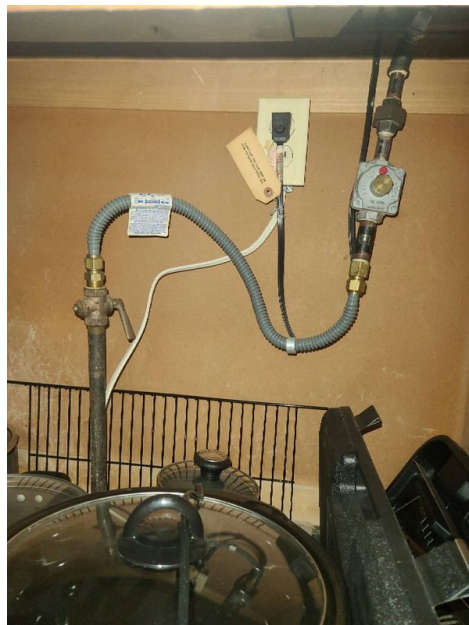
Range/Oven/Cooktop: Exhaust Hood Type
Vented



Dishwasher: Brand
Whirlpool



Range/Oven/Cooktop: Range/Oven Energy Source
Gas



Observations

5.3.1 Range/Oven/Cooktop

BURNER NOT LIGHTING

Top right burner does not work. Recommend a reputable contractor.

Recommendation

Contact a qualified general contractor.

 Repair Needed

6: MASTER BEDROOM

		IN	NI	NP	D
6.1	General	X			
6.2	Doors	X			
6.3	Windows	X			
6.4	Floors	X			
6.5	Walls	X			
6.6	Ceilings	X			
6.7	Lighting Fixtures, Switches & Receptacles	X			X
6.8	GFCI & AFCI			X	
6.9	Smoke Detectors	X			
6.10	Carbon Monoxide Detectors			X	

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

Information

Doors: Door

Windows: Window Type

Windows: Window Manufacturer

Single-hung

Unknown

Floors: Floor Coverings

Walls: Wall Material

Ceilings: Ceiling Material

Carpet

Drywall

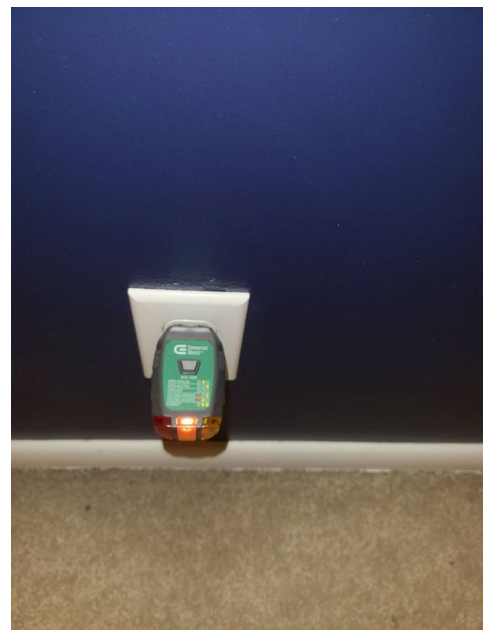
Drywall

Observations

6.7.1 Lighting Fixtures, Switches & Receptacles

UNGROUND RECEPTACLE

One or more receptacles are ungrounded. This home has no grounds. This is grandfathered in.



7: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Furnished, Occupied

Style

Multi-level



Temperature (approximate)

24 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Snow

8: BEDROOM 2

		IN	NI	NP	D
8.1	General	X			
8.2	Doors	X			
8.3	Windows	X			
8.4	Floors	X			
8.5	Walls	X			X
8.6	Ceilings	X			
8.7	Lighting Fixtures, Switches & Receptacles	X			X
8.8	GFCI & AFCI			X	
8.9	Smoke Detectors	X			
8.10	Carbon Monoxide Detectors			X	

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

Information

Windows: Window Type

Single-hung, Sliders

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Observations

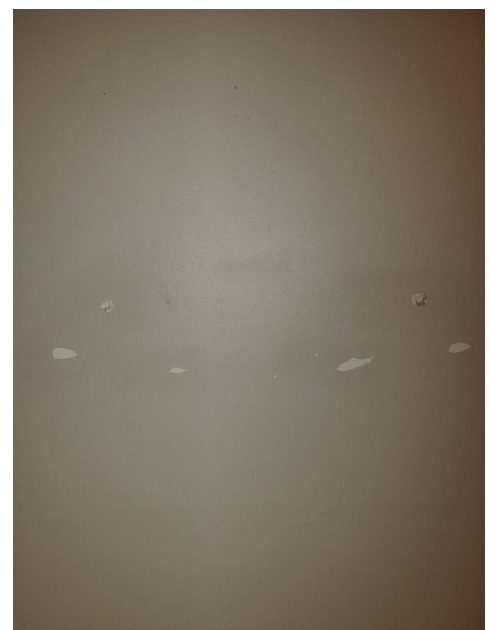
8.5.1 Walls

PAINT CRACKING

Paint was cracking in the bedroom above garage. Recommend repainting.

Recommendation

Contact a qualified painting contractor.



9: BEDROOM 3

		IN	NI	NP	D
9.1	General	X			
9.2	Doors	X			
9.3	Windows	X			
9.4	Floors	X			
9.5	Walls	X			
9.6	Ceilings	X			
9.7	Lighting Fixtures, Switches & Receptacles	X			X
9.8	GFCI & AFCI			X	
9.9	Smoke Detectors	X			
9.10	Carbon Monoxide Detectors			X	

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

Information

Windows: Window Type

Single-hung

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

drywall

Observations

9.7.1 Lighting Fixtures, Switches & Receptacles

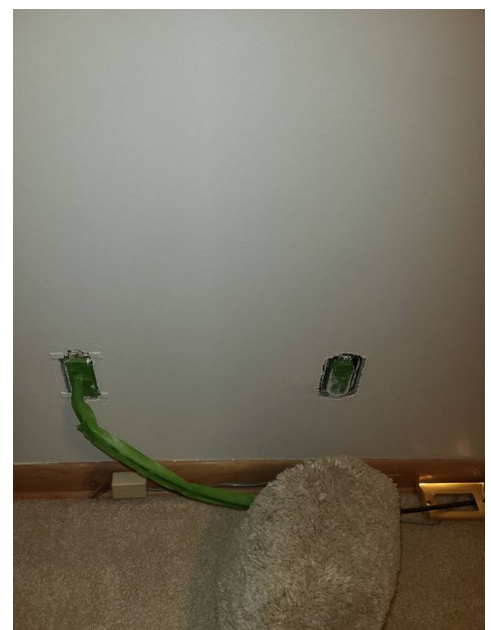
 Immediate Action Needed

COVER PLATES MISSING

The bedroom being used as an office is missing cover plates. This will allow for shock or worse. Recommend installation of cover plates.

Recommendation

Contact a qualified electrical contractor.



10: BATHROOM 1

		IN	NI	NP	D
10.1	Toilet	X			
10.2	Shower	X			
10.3	GFCI & AFCI	X			X
10.4	Water Supply, Distribution Systems & Fixtures	X			
10.5	Lighting Fixtures, Switches & Receptacles	X			

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

Information

Toilet: Toilet

Shower: Shower

GFCI & AFCI: GFCI



Water Supply, Distribution Systems & Fixtures: Distribution Material
Hose

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

Observations

10.3.1 GFCI & AFCI

GFCI DOES NOT WORK

FULL BATHROOM

 **Immediate Action Needed**

GFCI does not work in lead bathroom. This will allow for shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



11: BATHROOM 2

		IN	NI	NP	D
11.1	General	X			
11.2	Lighting Fixtures, Switches & Receptacles	X			
11.3	GFCI & AFCI	X			X
11.4	Shower			X	
11.5	Toilet	X			

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

Information

Toilet: Toilet

Observations

11.3.1 GFCI & AFCI

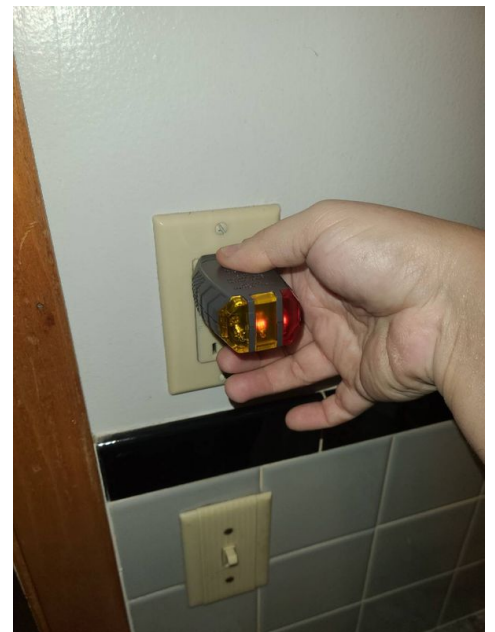


IMPROPER INSTALLATION

GFCI does not work in half bathroom. This will allow for shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



12: LIVING ROOM

		IN	NI	NP	D
12.1	Doors	X			
12.2	Windows	X			
12.3	Floors	X			
12.4	Walls	X			
12.5	Ceilings	X			
12.6	Thermostat Controls	X			
12.7	Lighting Fixtures, Switches & Receptacles	X			
12.8	GFCI & AFCI			X	

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

Information

Doors: Entry door into living room

Windows: Window Type
Sliders

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
drywall

Thermostat Controls: Thermostat

Thermostat functioned during inspection of furnace. Air conditioning was not operated during inspection due to outside temperature.



13: LAUNDRY ROOM

		IN	NI	NP	D
13.1	Main Water Shut-off Device	X			
13.2	Drain, Waste, & Vent Systems	X			
13.3	Exhaust Systems	X			
13.4	Hot Water Systems, Controls, Flues & Vents	X			
13.5	Fuel Storage & Distribution Systems	X			

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

Information

Filters

Whole house conditioner

Dryer Vent

Metal (Flex)

Drain, Waste, & Vent Systems:

Material

Iron, PVC

Hot Water Systems, Controls, Flues & Vents: Location

Basement, Washer/Dryer Area

Water Source

Public

Main Water Shut-off Device:

Location

Basement

Exhaust Systems: Exhaust Fans

None

Hot Water Systems, Controls, Flues & Vents: Condition of unit



Dryer Power Source

110 Volt

Drain, Waste, & Vent Systems:

Drain Size

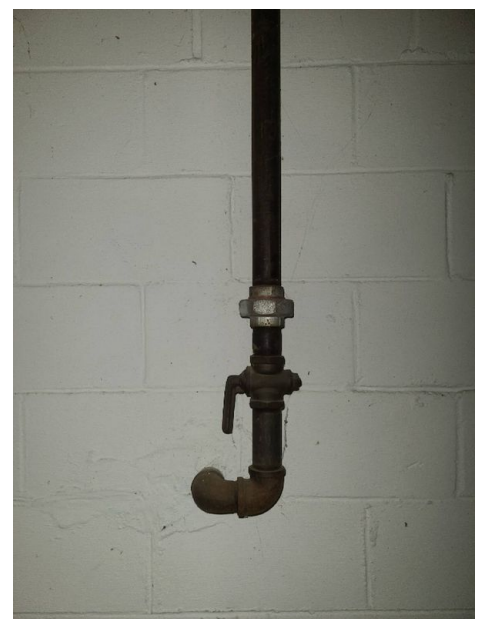
1 1/2"

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

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

Basement, Garage

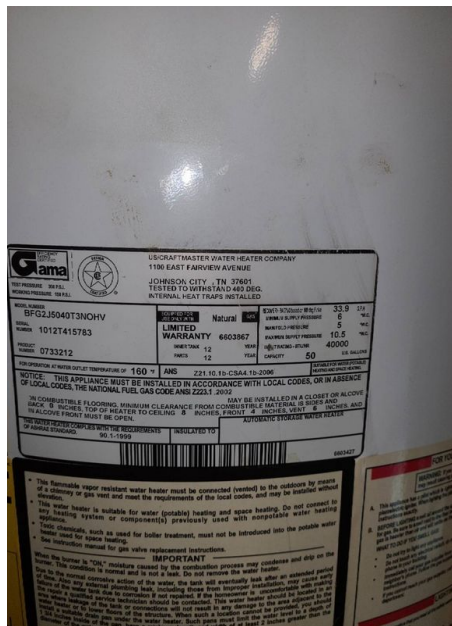


Hot Water Systems, Controls, Flues & Vents: Manufacturer

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

Gas



14: UTILITY ROOM

		IN	NI	NP	D
14.1	Cooling Equipment		X		
14.2	Heating Equipment	X			
14.3	Distribution System	X			

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Information

Cooling Equipment: Brand
Unknown

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Exterior Rear of house

Heating Equipment: Energy Source
Gas

Heating Equipment: Heat Type
Forced Air

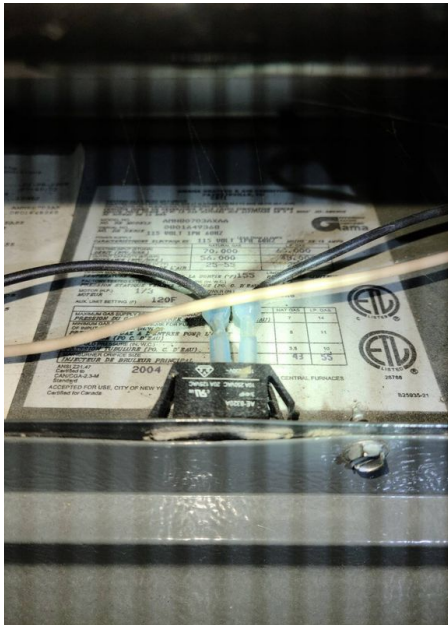
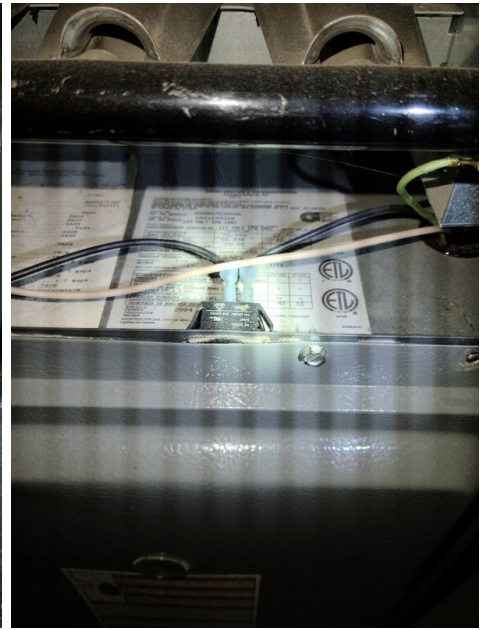
Distribution System: Ductwork
Non-insulated

Distribution System: Configuration
Central

Heating Equipment: Brand

Amana

Manufacturer date of March 2004 (unable to capture a clear picture)

**Limitations**

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature.

Cooling Equipment

AIR CONDITIONER WAS COVERED FOR THE WINTER.

15: MISC. INTERIOR

		IN	NI	NP	D
15.1	Smoke Detectors	X			X
15.2	Steps, Stairways & Railings	X			X
15.3	Countertops & Cabinets	X			

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Information

Countertops & Cabinets:
Countertop Material
 Laminate

Countertops & Cabinets:
Cabinetry
 Wood

Observations

15.2.1 Steps, Stairways & Railings

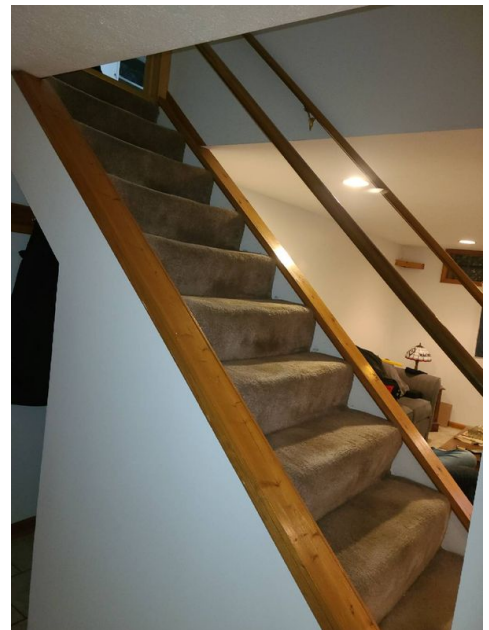
 **Immediate Action Needed**

NO BALUSTERS

There are no balusters leading to the basement. This is a fall hazard. Recommend a reputable contractor.

Recommendation

Contact a qualified handyman.



16: ATTIC

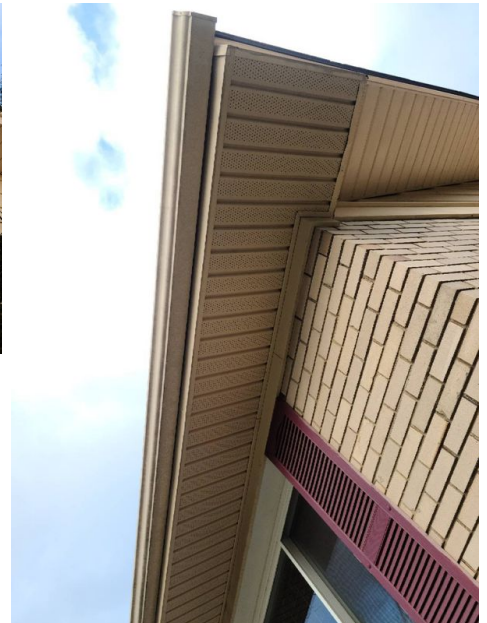
		IN	NI	NP	D
16.1	Attic Insulation		X		
16.2	Ventilation	X	X		

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Information

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents



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.

Basement, Crawlpace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlpace; 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 crawlpace 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.

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.

Kitchen

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.

Misc. 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.

Attic

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.