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RESIDENTIAL REPORT

5729 SW 37th Terrace
Topeka, KS 66610

Nitin Kularni
04/20/2026

Inspector
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Certified Master Inspector
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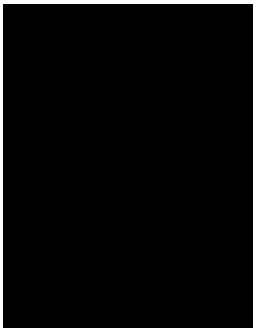

Agent
[redacted]

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MAINTENANCE ITEM

2

RECOMMENDATION

SUMMARY

1: SUMMARY

Information

Costs

Note: All pricing is based on estimates. Final costs may change if a qualified professional conducts a full evaluation.

Electrical System:

Test inoperable GFCI outlet in the garage and associated exterior outlets, and repair or replace as needed: **$250**

Install GFCI outlets in first floor and basement bathrooms: **$75**

Evaluate and test lighting in the first-floor west-side closet: **$75**

Exterior System:

Replace caulking between gutter and fascia area of 2nd floor balcony: **$75**

2: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Vacant

Style
Multi-level

Type of Building
Single Family

Temperature
74 Fahrenheit (F)

Weather Conditions
Clear

3: EXTERIOR

Information

General: Inspection Method
Infrared, Visual

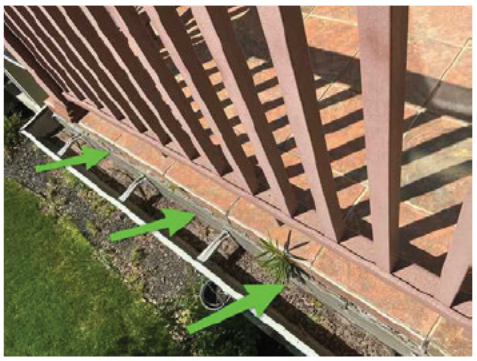
Siding, Flashing & Trim: Siding Material
Stucco, Stone Veneer, EIFS

Exterior Doors: Exterior Entry Door
Glass, Steel, Fiberglass

Decks, Balconies, Porches & Steps: Appurtenance-deck facia
Rear of home
Balcony, Porch

Facia beneath balcony gutter shows some pealing paint and should be repainted to stop further peeling and possible wood rot. Upon further investigation it was noticed that the caulking at the base of the balcony and facia board was coming off and had deteriorated. Recommend removing old caulk and apply new caulk to prevent further peeling paint and water intrunion.





Decks, Balconies, Porches & Steps: Material
Composite, Tile

Walkways, Patios & Driveways: Driveway Material
Concrete

Windows: Front window

Front window sill stucco show signs on water intrusion and cracking recommend sealing and painting.

Deficiencies

3.2.1 Siding, Flashing & Trim

Maintenance Item

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring and painting to prevent water intrusion.


3.3.1 Exterior Doors

Maintenance Item

LOOSE TRIM

Loose trim was observed at the interior porch door, along with peeling paint. It is recommended to secure the trim and address the deteriorated paint as needed.

Recommendation

Contact a handyman or DIY project

3.7.1 Walkways, Patios & Driveways

Maintenance Item

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or hav driveway contractor patch/seal.


3.7.2 Walkways, Patios & Driveways

Maintenance Item

WALKWAY CRACKING - MINOR

FRONT

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Here is a DIY article on repairing cracked sidewalks.

4: DOORS, WINDOWS & INTERIOR

Information

Windows: **Window Manufacturer**
Pella, Pella

Windows: **Window Type**
Casement, Casement, Double-hung

Floors: **Floor Coverings**
Carpet, Tile

Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Gypsum Board

Countertops & Cabinets: **Cabinetry**
Wood

Countertops & Cabinets: **Countertop Material**
Granite, Laminate

5: ROOF

Information

Inspection Method
Ladder, Drone

Roof Type/Style
Gable, Hip

Coverings: Material
Asphalt, Architecturual





Coverings: Roof Material

Impact resistant architectural shingles are premium roofing materials designed to withstand hail, falling debris, and severe weather. These shingles typically feature reinforced construction and meet impact resistance ratings, offering enhanced durability and longevity compared to standard asphalt shingles. They are commonly used in areas prone to severe weather and may qualify for insurance discounts.

Roof Drainage Systems: Gutter Material
Steel

Flashings: Material
Steel

Limitations

General

ROOF SLOPE

Due to the steepness of the roof, images were captured via drone, with additional limited observation from a ladder at the time of inspection.

6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Infrared, Visual

Foundation: Material
Concrete

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Concrete

Floor Structure: Sub-floor
Inaccessible

Ceiling Structure: Previous Water Intrusion
Basement South, 2nd Floor West

The basement ceiling showed signs of a past leak. No active leakage was observed at the time of inspection. Thermal imaging did not indicate any active moisture intrusion. Monitoring is recommended.

7: BUILT-IN APPLIANCES

Information

All Kitchen Appliances Were Tested

Built-in appliances were operated using normal controls to verify basic operational function only. No warranty, express or implied, is provided regarding the continued operation or future performance of the appliances or their component

Dishwasher: Brand
1st Floor Kitchen, Basement
GE, Jenn-Air

Refrigerator: Brand
1st Floor Kitchen, Basement
Frigidaire, LG

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
Jenn-Air

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

Garbage Disposal: Working With No Defects

Deficiencies

7.3.1 Range/Oven/Cooktop

Maintenance Item

OVEN LOW HEAT

1ST FLOOR KITCHEN

The standalone oven was slow to heat during operation. After approximately 10 minutes, the temperature only reached about 135°F. This may indicate a potential issue with the heating element or thermostat. Recommend further evaluation and repair as needed. Built-in oven was tested and appeared to have operated correctly during inspection.

Here is a DIY troubleshooting tip

8: ELECTRICAL

Information

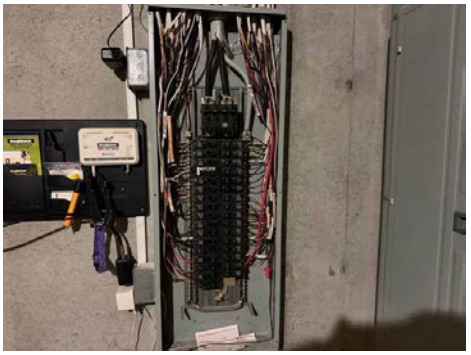
Outlets and Switches

A representative number of readily accessible electrical outlets were tested at the time of the inspection using a receptacle tester to indicate proper functionality and grounding.

Service Entrance Conductors: Electrical Service Conductors
West exterior of home
Below Ground, 220 Volts

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

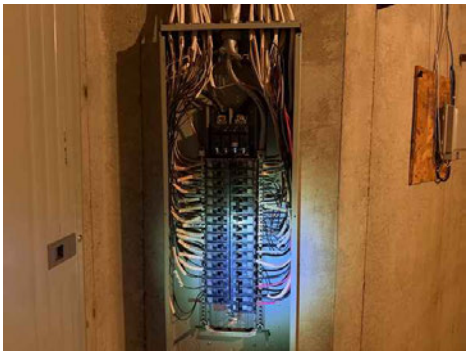
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP



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

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

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



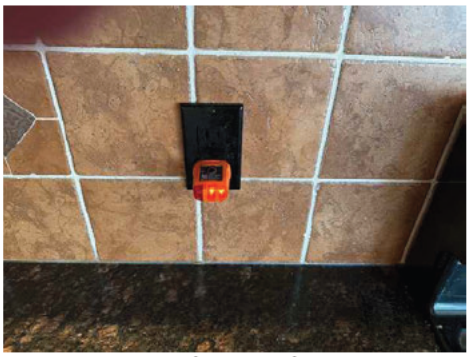
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

GFCI & AFCI: GFCI Outlets



1st Floor Kitchen

Smoke Detectors: General Photo

Basement

One smoke detector perfloor was observed. Recommend installing carbon monoxide detectors and verifying proper detector placement near sleeping areas and fuel-burning appliances.

Deficiencies

8.4.1 Lighting Fixtures, Switches & Receptacles

Maintenance Item

UNGROUNDED RECEPTACLE

1ST FLOOR LIVING ROOM

An ungrounded receptacle was observed. This condition may reduce electrical safety and increase the risk of shock or damage to connected devices.

8.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

NON-FUNCTIONAL RECEPTACLES

GARAGE, EXTERIOR BACKSIDE

The GFCI outlet located on the southeast side of the garage, near the garage bay door, was tested and did not function properly. Additionally, four receptacles on the rear exterior of the home did not show power when tested. These outlets may be connected to the non-functioning GFCI circuit. Recommend further evaluation and repair.

Recommendation

Contact a qualified electrical contractor.

Garage Outlet

8.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

UNLIT LIGHTING

1ST FLOOR CLOSET WEST

Two light fixtures in the walk-in closet did not respond when the switch was operated. It could not be determined whether the issue is related to the bulbs or an electrical fault. Recommend evaluation and repair.

Recommendation

Contact a qualified electrical contractor.

8.5.1 GFCI & AFCI

Maintenance Item

NO GFCI PROTECTION INSTALLED

1ST FLOOR BATHROOM, BASEMENT BATHROOM

No GFCI protection was observed. Recommend licensed electrician upgrade by installing ground fault receptacles in specified locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

8.7.1 Carbon Monoxide Detectors

Maintenance Item

NO C/O DETECTOR

No carbon monoxide detectors were observed on any of the floors during the inspection. It is recommended to install carbon monoxide detectors on each level of the home for safety.

Recommendation

Contact a handyman or DIY project

9: HEATING

Information

AFUE Rating

Grand aire - 80%; 70,000 btu: Rheem 80%; 100,000btu: York 80%; 90,000btu btu

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.

Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy o heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Thermostat

Equipment: Brand

Basement ans upstairs

Rheem, York, Grand Aire

The average service life of an individual gas-fired furnace can vary depending on the quality of the unit and the design o the heat exchanger. A typical service life is approximately 20 years; however, it is not uncommon to find gas-fired furnaces that are 30 years old or older and still functional.

Grand Aire manufacture date Nov 2024

Rheem manufacture date Aug 2025

Upstairs York manufacture around 2000

The upstairs air unit showed some signs of past condensation rust shown in last picture. Recommend monitoring for further issues.

Rheem

Grand Aire

Grand aire

Raheem

Upstairs unit

Upstairs unit

Equipment: Energy Source

Gas

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Non-insulated

10: COOLING

Information

York A/C units

The manufacturer data placards on both York units were sun-bleached to the extent that model and serial numbers were not legible, preventing determination of the manufacturing year.

Cooling Equipment: Brand

Rheem, York

Periodic preventive maintenance is recommended to help keep this unit in good working condition. The average service life of an air-conditioning condenser or heat pump is generally considered to be approximately 18–24 years, although actual lifespan can vary depending on the quality of the system and the workmanship of the installation. This is only an average; some units require earlier replacement, while others may remain functional for 30 years or more.

West unit. Unknown model number

Southeast-Rheem unit

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Exterior East, Exterior West

Cooling Equipment: SEER Rating

Rheem unit- 3-ton, 13SEER, York- unknown Seer

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

Distribution System: Configuration

Central

11: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric


Attic Above Garage


Attic Above Garage


Attic Above Garage


Attic Above 2nd Floor


Attic Above 2nd Floor

Dryer Vent
Metal (Flex)

Flooring Insulation
Batt, Fiberglass, Loose Fill

Attic Insulation: Insulation Type
Batt, Fiberglass, Loose-fill

Attic Insulation: R-value
40, 80

The attic insulation above the garage area was between 14-16 inches in depth, with an estimated R-Value of 40. The average insulation above the second story area was around 30 inches, with an estimated R-Value of 80.

Current energy efficiency standards recommend attic insulation levels of approximately R-38. The “R-value" measures thermal resistance — the higher the number, the better the insulation slows heat transfer. Achieving around R-38 in an attic helps reduce heat loss in the winter, limit heat gain in the summer, improve indoor comfort, and increase overall energy efficiency. Insulation levels below this recommendation may contribute to higher energy costs and uneven interior temperatures.

Ventilation: Ventilation Type
Soffit Vents, Turtle Vents

Exhaust Systems: Exhaust Fans
Fan with Light

12: PLUMBING

Information

Filters
Sediment Filter

Water Source
Public

Water pressure was measured between 40–50 PSI, which is within the recommended range of 40–80 PSI.

Main Water Shut-off Device: Location
Basement
Basement, East

Drain, Waste, & Vent Systems: Drain Size
2"

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Drain, Waste, & Vent Systems: Material
PVC

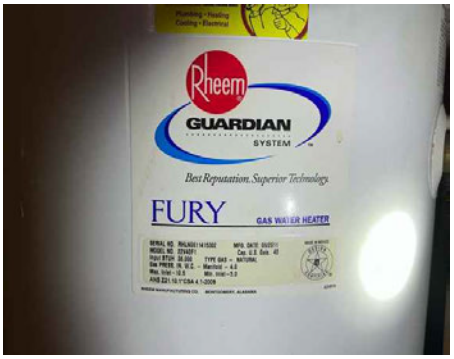
Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Hot Water Systems, Controls, Flues & Vents: Capacity

Basement

3x40gallon tanks Capacity:

The average service life of a water heater is generally considered to be approximately 10–12 years, although this can vary depending on the quality, maintenance, and type of unit. It is not uncommon to encounter water heaters that are 20 years or older and still operational; however, older units are more prone to failure and may not perform as efficiently as newer models.



Hot Water Systems, Controls, Flues & Vents: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith, Rheem

Serial Number:

The manufactured year is ---- according to serial number.

It's recommended to flush & service 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

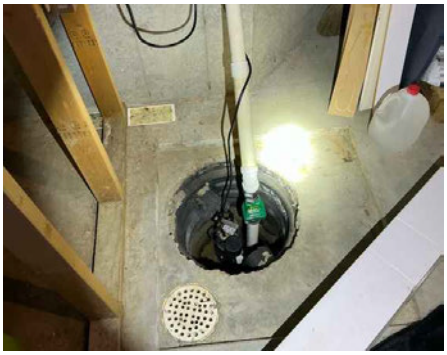
Gas

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

Gas Meter

Sump Pump: **Location**

Basement



13: GARAGE

Information

Description of Inspection

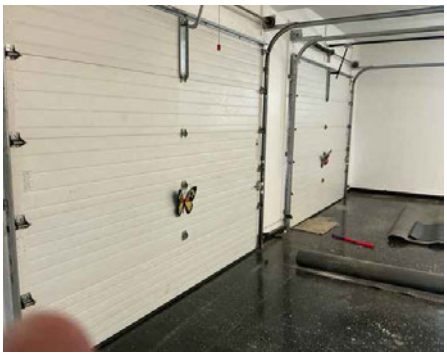
During the garage inspection, structural elements were carefully assessed, such as walls, ceiling, and floor for signs of damage or deterioration. The garage door's mechanics were tested, including the auto-reverse safety mechanisms(if applicable), ensuring they functioned properly. Electrical outlets and fixtures were evaluated for grounding, GFCI protection, and overall condition. Additionally, I looked for ventilation, moisture intrusion, and any safety concerns such as firewalls or exhaust pathways.

Garage Door: Material

Insulated, Aluminum

Garage Door: Type

Roll-Up



14: FIREPLACE

Information

Type
Gas

Limitations

General

LIMITED OBSERVATION

The fireplace fans appeared to be functioning properly; however, the gas supply was not activated for testing in accordance with applicable standards of practice. Therefore, evaluation of fireplace operation was outside the scope of this inspection.

15: GAS METER

Information

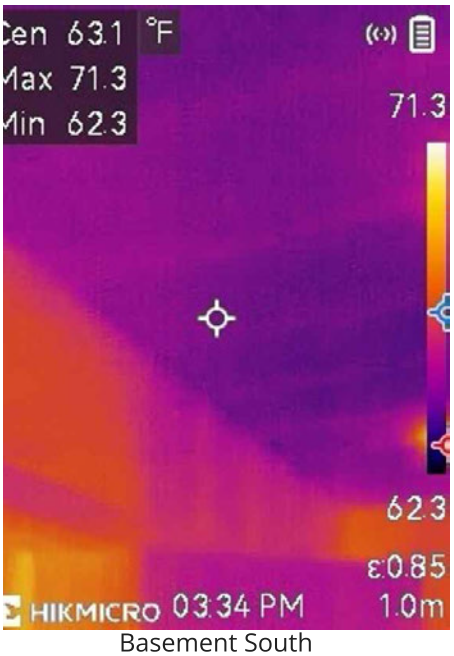
Gas meter
West

16: INFRARED

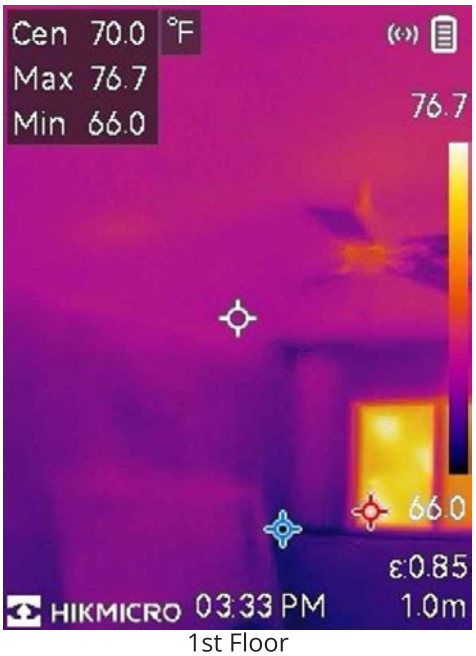
Information

Thermal Imaging

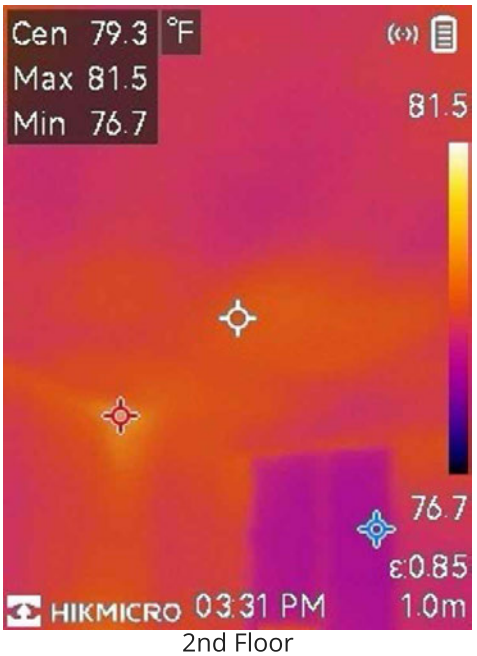
Thermal imaging was used during inspection. Thermal imaging is important because it helps reveal things that aren't visible to the naked eye. It can detect temperature differences, which often highlight hidden issues like moisture intrusion, missing insulation, or electrical hotspots. For example, it can show where cold air is entering or where water leaks might be forming behind walls. By catching these problems early, thermal imaging adds depth to the inspection and gives clients a more complete picture of the home's condition.



Basement South



1st Floor



2nd Floor

STANDARDS OF PRACTICE

Inspection Details

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other th garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

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 a 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 examin any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instan 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.

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 ro 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. wal 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 syste 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 AFC test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded o 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 circui 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 clock

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 i 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 u finished 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 operate 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.

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 21 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets fo 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 circulatio U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

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 cleanou 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.