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RESIDENTIAL REPORT

1234 Main Street
MARGATE, FL 33063

Buyer Name
10/22/2025 9:00AM



Inspector
Michael Rizzuti
HI12460
rtsinspections@gmail.com



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

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1: INSPECTION DETAILS

Information

In Attendance
Client's Agent










Occupancy
Vacant, Furnished

Type of Building
Single Family

Weather Conditions
Hot, Clear, Humid

Environmental Hazards

Environmental hazards such as lead-based paint, radon, the presence of asbestos or asbestos containing materials, insect infestation, rodents, pesticides, treated lumber, fungus, mercury, carbon monoxide, or other environmental hazards are not reported as part of a standard home inspection.

2: EXTERIOR

Information

General: Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Stucco, Masonry

Exterior Doors: Exterior Entry Door
Steel, Glass

Exterior Doors: No visual defects at time of inspection.

Vegetation, Grading, Drainage & Retaining Walls: No visual defects at time of inspection.

Walkways, Patios & Driveways: Driveway Material
Pavers

Deficiencies

2.2.1 Siding, Flashing & Trim

Recommendation

HAIRLINE CRACKING

Siding showed cracking in one or more places. These are typical for homes with stucco finish. Recommend a licensed contractor evaluate.

Recommendation

Contact a stucco repair contractor



2.2.2 Siding, Flashing & Trim

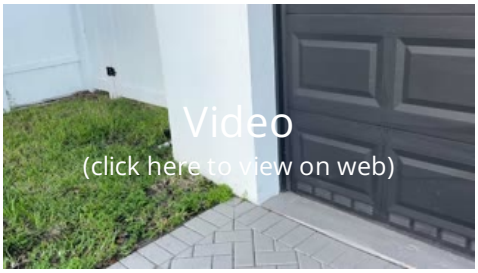
Recommendation

PEELING PAINT

Areas of siding were worn and in need of maintenance. Recommend a qualified painter or siding specialist correct.

Recommendation

Contact a qualified painting contractor.



2.4.1 Eaves, Soffits & Fascia

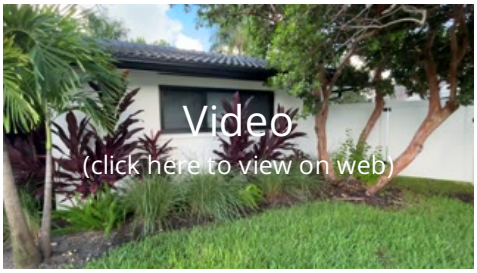
Recommendation

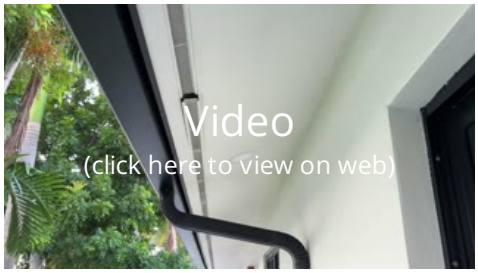
DAMAGED ATTIC SOFFIT VENTS

Soffit attic vent damage noted. Recommend a licensed roof contractor evaluate.

Recommendation

Contact a qualified roofing professional.





2.6.1 Walkways, Patios & Driveways

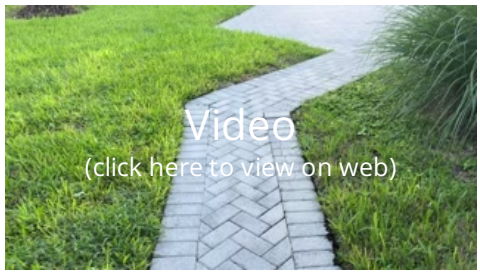
Recommendation

DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend a licensed contractor evaluate.

Recommendation

Contact a qualified driveway contractor.



2.6.2 Walkways, Patios & Driveways

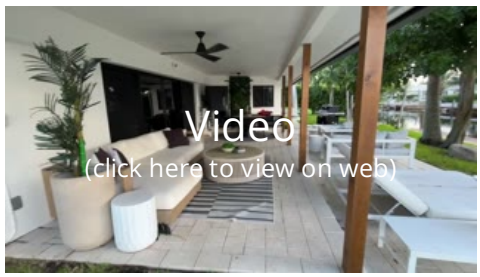
Recommendation

PATIO TILE LIFTING

Back patio tile is lifting it only seems to be this one. Recommend a licensed contractor evaluate.

Recommendation

Contact a qualified general contractor.



2.6.3 Walkways, Patios & Driveways

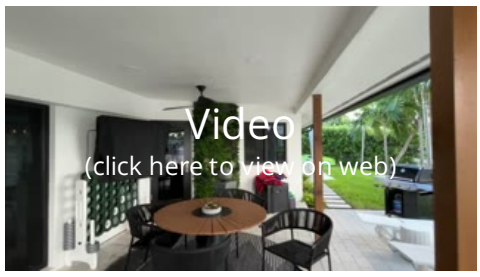
Recommendation

PATIO CEILING ISSUES

I'm noting that some repairs and painting was done on patio ceiling recommend a licensed contractor evaluate.

Recommendation

Contact a qualified drywall contractor.



3: FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Foundation: Material
Slab on Grade, Concrete, Masonry Block

Foundation: No visual defects at time of inspection.

4: SWIMMING POOLS AND SPAS

Information

General: **Type of Pool/Spa:**
Inground Pool

Safety Devices:: **Pool Barriers:**
Pool Area Fenced Off

All pool fencing should be a minimum of 60 inches with the latch a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area.

Pool Area Coping, Tile and Decking:: **Coping Type:**
Tile

Pool Area Coping, Tile and Decking:: **Decking Type:**
Turf

Vessel Surface:: **Interior Finish Material:**
Aggregate (Pebble)

Drains:: **Drain Type(s):**
Anti-Entrapment Drains

Pool Electrical:: **Circuit Breaker Location(s):**
Equipment Area

Pool Electrical:: **Electric Controls:**
Local Subpanel

Pool Electrical:: **Equipment Bonding:**
Pump(s), Heater

Pool Electrical:: **GFCI Protection**
None, No Power at Outlet

No GFI outlet at pool and there was no power at pool electrical outlet. Recommend a license Electrical contractor evaluate.


No power at pool electric outlet

Pool Electrical:: **Wiring Type:**
NM (Romex)

Control Valves:: **Valve Type(s):**
Standard Manual Valves

Filtering/Cleaning Type:: **Filtering Components:**
Skimmer

Filtering/Cleaning Type:: **Filtration Type:**
Cartridge

Filtering/Cleaning Type:: **Water Condition:**
Sanitary

Pool Plumbing:: **Pipes:**
PVC

Pool Plumbing:: **Fill Valve Type:**
Not found

Pumps:: **Pump Types:**
Standard

Heating:: **Heating Type:**
Electric Heater

Heating:: Age of Heater (Approx):

Unknown

3

Deficiencies

4.3.1 Pool Area Coping, Tile and Decking:

Recommendation

CLEANING NEEDED

Observed dirt and mildew oncoping tile. Recommend qualified professional pressure clean.

Recommendation

Contact a qualified professional.



Mildew and dirt noted

4.4.1 Vessel Surface:

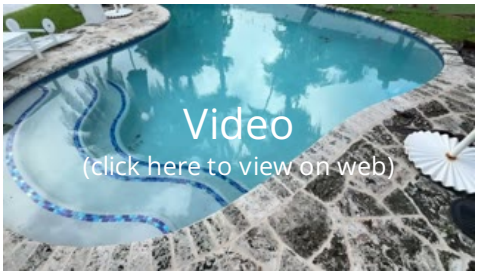
Recommendation

COSMETIC STAINS NOTED.

Staining/discoloration observed. Recommend a licensed contractor evaluate.

Recommendation

Contact a qualified swimming pool contractor



4.11.1 Heating:

Recommendation

THE POOL HEATER IS NOT OPERATIONAL.

The pool heater control display screen did not operate at time of inspection . Recommend a licensed contractor evaluate.

Recommendation

Contact a qualified swimming pool contractor



5: ROOF

Information

Inspection Method
Drone

Roof Drainage Systems: Gutter Material
Aluminum

Roof Type/Style
Hip, Flat

Flashings: Material
Aluminum

Skylights, Chimneys & Other Roof Penetrations: No visual defects at time of inspection.

Coverings: Material
Concrete

Flashings: No visual defects at time of inspection.

Deficiencies

5.1.1 Coverings

Recommendation

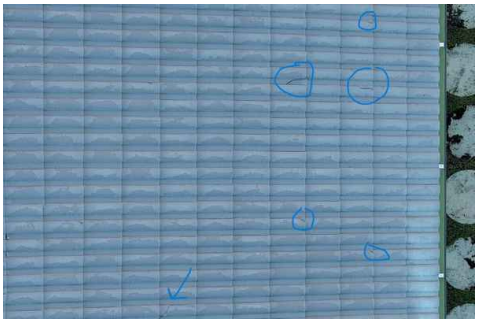
TILES CRACKED/BROKEN

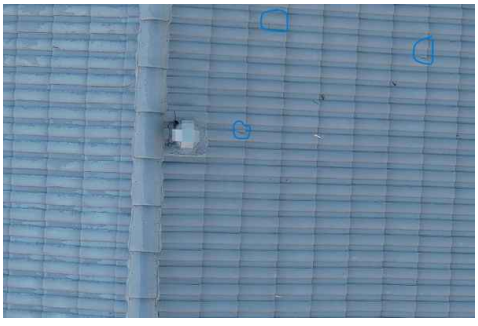
Roof had cracked/broken tiles. Recommend a licensed roof contractor evaluate.

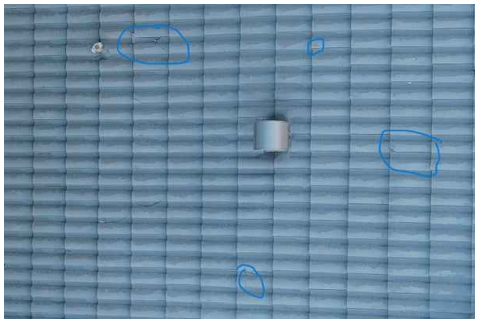
Recommendation

Contact a qualified roofing professional.





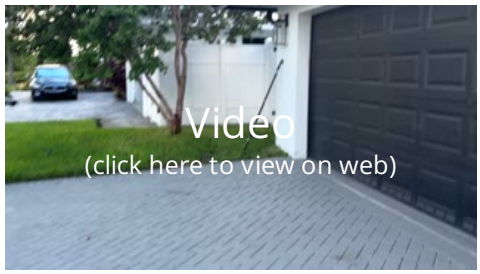

5.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a licensed contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.



Recommendation

Contact a qualified gutter contractor

6: GARAGE

Information

Garage Door: Material
Metal

Garage Door: Type
Automatic

Garage Door Opener: No visual defects at time of inspection.

Walls & Firewalls: No defects found

Ceiling: Nodefects found

Floor: No Defects Noted at Time of Inspection

Deficiencies

6.3.1 Occupant Door (From garage to inside of home)

Recommendation

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link.

Recommendation

Contact a qualified door repair/installation contractor.



No self close hardware

7: ATTIC, INSULATION & VENTILATION

Information

Dryer Vent
Metal

Flooring Insulation
Loose Fill





Attic Structure: Roof Deck and Support Members
Wood Truss Structure













Attic Structure: No visual defects at time of inspection.

Attic Insulation: Insulation Type
Loose-fill

Ventilation: Ventilation Type
Soffit Vents

Exhaust Systems: Exhaust Fans
Fan with Light

8: HEATING

Information

Homeowner's Responsibility

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

Equipment: Brand
Lennox

Equipment: Energy Source
Electric

Equipment: Heat Type
Forced Air

Equipment: No visual defects at time of inspection.

Equipment: Operated at time of inspection

Normal Operating Controls: Operated

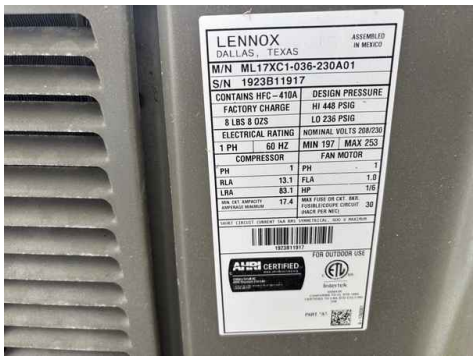
Heat strip operated at time of inspection.

9: COOLING

Information

Cooling Equipment: Brand
Lennox, Daikin









Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior left wall, Utility closet

Normal Operating Controls: No Defects Noted at Time of Inspection.

Cooling Equipment: AC Unit Age 2 yrs

Distribution System: Configuration
Central

Deficiencies

9.1.1 Cooling Equipment

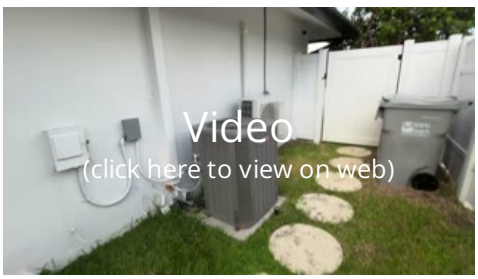
INSULATION MISSING OR DAMAGED

Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend a licensed HVAC contractor evaluate.

Recommendation

Contact a qualified HVAC professional.



9.1.2 Cooling Equipment

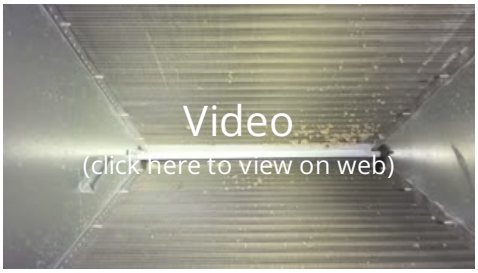
DIRTY EVAPORATOR COIL

Recommendation

Observe dirt buildup and debris on evaporator coil. Recommend a licensed HVAC contractor evaluate.

Recommendation

Contact a qualified HVAC professional.



9.3.1 Distribution System

Recommendation

AC DUCT RESTING ON ATTIC FLOOR

Ducting are not suspended correctly. There is major denting in one or more areas of ductwork restricting air flow. Recommend licensed HVAC contractor repair or replace.

Recommendation

Contact a qualified heating and cooling contractor



10: PLUMBING

Information

Water Source
Public

Main Water Shut-off Device: Location
At exterior wall



Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

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

Hot Water Systems, Controls, Flues & Vents: Capacity 50 gallons
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Garage

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

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

Hot Water Systems, Controls, Flues & Vents: Water heater age: 2 yrs

Hot Water Systems, Controls, Flues & Vents: Hot water temperature

A hot water system for domestic use should ideally deliver water between 120°F (49°C) and 140°F (60°C) in order to kill Microbs. Most experts recommend 120°F (49°C) as a safe and energy-efficient setting, especially in households with children or elderly individuals, to minimize the risk of scalding. Temperature reading was lower than recommend standards. Recommend a licensed plumbing contractor evaluate.

Limitations

General

UNDERGROUND DOMESTIC WATER PIPE

Water supply pipe to main water shut off valve is normally visible, however underground water supply pipe material type cannot be seen and therefore requires a licensed plumbing contractor to evaluate and identify materials.

General

UNDERGROWN DRAIN AND WASTE PIPE

The undergrown drainage and waste pipe is not accessible to the home inspector. If it is desired to know the type and condition of drain pipes we recommend a licensed contractor evaluate.

Deficiencies

10.2.1 Drain, Waste, & Vent Systems

Recommendation

FLEXIBLE, DRAIN PIPE

Flexible, drain pipe noted under sink. Flexible drain pipe connections have been known to develop drain water leaks. This type of drain connection will sometimes cause certain insurance carriers to deny a homeowner's insurance policy unless drain pipes are replaced. Recommend a licensed plumbing contractor evaluate.

Recommendation

Contact a qualified plumbing contractor.





10.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NO HOT WATER

The hot water temperature test resulted in finding a lack of hot water at the faucets and fixtures. There may be several reasons for this. Recommend a licensed plumbing contractor evaluate.

Recommendation

Contact a qualified plumbing contractor.



95 degrees at faucet

11: ELECTRICAL

Information

Service Entrance Conductors: **Electrical Service Conductors**
Overhead

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Main Panel Location**
Left, Exterior wall

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

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

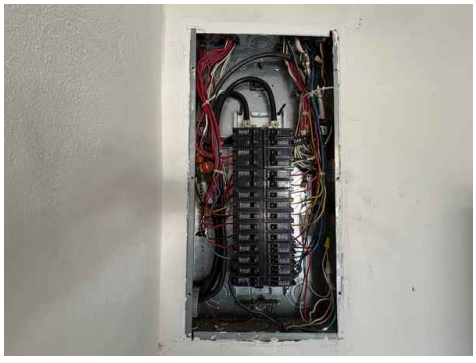
Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Capacity**
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Manufacturer**
Eaton, General Electric







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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Smoke Detectors: Dectectors in place

Lighting Fixtures, Switches & Receptacles: No Defects at Time of Inspection

12: DOORS, WINDOWS & INTERIOR

Information

Doors: Interior Doors No Defects Noted

Floors: Floor Coverings
Tile, Carpet

Walls: No visual defects at time of inspection.

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: No visual defects at time of inspection.

Windows: Window Type
Sliders

Floors: No visual defects at time of inspection.

Ceilings: Ceiling Material
Drywall/Sheetrock

Countertops & Cabinets: No visual defects at time of inspection.

Shower/Tub/Sink: No Defects Noted

Windows: No visual defects at time of inspection.

Walls: Wall Material
Drywall/Sheetrock

Ceilings: No visual defects at time of inspection.

Countertops & Cabinets: Countertop Material
Hard Surface

Limitations

Floors

AREA RUG LIMITATIONS

Flooring conditions under area rugs are sometimes not visible at time of inspection because of furniture placement. Recommend all area rugs be removed for walk-through prior to closing.



13: BUILT-IN APPLIANCES

Information

Built-in Microwave: Brand
Samsung



Built-in Microwave: Operated



Dishwasher: Brand
Samsung

Dishwasher: Operated

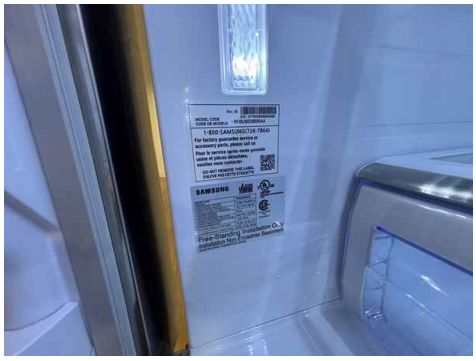




Refrigerator: Brand
Samsung

Refrigerator: Appeared functional at time of inspection





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

Range/Oven/Cooktop:
Range/Oven Brand
Samsung



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

Range/Oven/Cooktop: **Functional at time of inspection**

Garbage Disposal: **Functional at time of inspection**



Washer Machine: **Brand**
LG





Washer Machine: **Operated**

Clothes Dryer: **Brand**
LG





Clothes Dryer: **Operated**

Deficiencies

13.1.1 Built-in Microwave

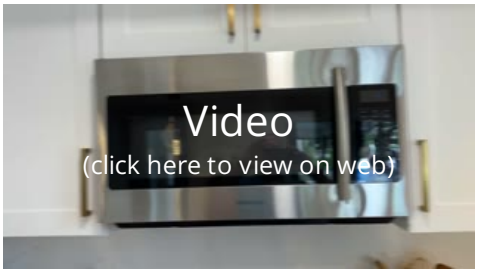
Recommendation

STOVE TOP LIGHT NOT FUNCTIONING

Microwave stove top light feature did not function at time of inspection. Recommend a licensed appliance service contractor evaluate.

Recommendation

Contact a qualified appliance repair professional.



STANDARDS OF PRACTICE

Inspection Details

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

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

Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

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.

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.

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

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

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

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

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

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

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

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

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F.

service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

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

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

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

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.