

# STANDARDS OF PRACTICE

## STRUCTURAL SYSTEMS

### FOUNDATIONS:

- Report type of foundation\_\_\_\_\_.
- Inspect foundation\_\_\_\_\_.
- Inspect crawl space; general condition\_\_\_\_\_, report method used to inspect if did not enter because of inaccessibility\_\_\_\_\_, hazardous conditions\_\_\_\_\_, limited visibility\_\_\_\_\_.
- Written opinion as to performance of foundation\_\_\_\_\_.
- Report indications of foundation movement; sheetrock cracks\_\_\_\_\_, brick cracks\_\_\_\_\_, out-of-square door frames\_\_\_\_\_, floor slopes\_\_\_\_\_.
- Post tension cable ends not protected\_\_\_\_\_.
- Crawl space not adequately vented\_\_\_\_\_.
- Conditions that possibility of water penetration; improper grading around foundation\_\_\_\_\_, walls\_\_\_\_\_, plumbing leaks\_\_\_\_\_.
- Conditions that may adversely affect foundation performance; erosion\_\_\_\_\_, water ponding\_\_\_\_\_.

### INSPECTORS ARE NOT REQUIRED TO:

- Enter a crawl space with headroom less than 18 inches or with access opening less than 24 inches wide or where inspector believes conditions or materials are hazardous to health/safety of inspector.

### INTERIOR WALLS, DOORS, CEILINGS, AND FLOORS:

- Deficiencies related to structural performance\_\_\_\_\_, water penetration\_\_\_\_\_.
- Doors that do not operate properly\_\_\_\_\_. (exclude locks and latches)
- Deficiencies in steps\_\_\_\_\_, stairways\_\_\_\_\_, balconies\_\_\_\_\_, railings\_\_\_\_\_.
- Spacings between intermediate balusters\_\_\_\_\_, spindles\_\_\_\_\_, rails\_\_\_\_\_, for steps\_\_\_\_\_, stairways\_\_\_\_\_, balconies\_\_\_\_\_, railings\_\_\_\_\_, that permit passage of an object greater than 4 inches in diameter.
- Safety glass missing in hazardous locations\_\_\_\_\_.

### THE INSPECTOR IS NOT REQUIRED TO:

- Determine conditions of interior surfaces unless they affect structural performance or indicate water penetration.
- Report obvious damage to floor, wall or ceiling coverings.
- Determine conditions of paints, stains, and other surface coatings.
- Determine conditions of cabinets.

### EXTERIOR WALLS, DOORS, WINDOWS, DOOR GLAZING:

- Deficiencies related to structural performance\_\_\_\_\_, water penetration\_\_\_\_\_.
- Condition\_\_\_\_\_, operation\_\_\_\_\_of exterior doors\_\_\_\_\_, garage doors\_\_\_\_\_ including door locks\_\_\_\_\_, latches\_\_\_\_\_.
- Damaged glazing in windows\_\_\_\_\_, exterior doors\_\_\_\_\_.
- Insulated windows obviously fogged\_\_\_\_\_, evidence of broken seals\_\_\_\_\_.
- Absence of safety glass in hazardous areas\_\_\_\_\_.
- Damaged or missing window screens\_\_\_\_\_, door screens\_\_\_\_\_.
- If burglar bars installed, absence of functional keyless bars in appropriate locations\_\_\_\_\_.
- Inoperable windows at burglar bar locations of sleeping rooms\_\_\_\_\_, egress areas\_\_\_\_\_, any inoperable windows at other burglar bar locations\_\_\_\_\_.
- Excessive spacing between intermediate balusters\_\_\_\_\_, spindles\_\_\_\_\_, rails\_\_\_\_\_, that permit passage of objects greater than 4 inches in diameter.

### THE INSPECTOR IS NOT REQUIRED TO:

- Report condition or presence of storm windows, storm doors, awnings, shutters, or security devices or systems.
- Determine condition of paints, stains, or other surface coatings.
- Determine presence of/or extent or type of insulation or vapor barriers in exterior walls.

## **FIREPLACE AND CHIMNEY:**

- Deficiencies in components \_\_\_\_\_, structure \_\_\_\_\_ of chimney \_\_\_\_\_, fireplace \_\_\_\_\_.
- Inspect interior of firebox \_\_\_\_\_, visible flue area \_\_\_\_\_ for built up creosote.
- Damper operation \_\_\_\_\_.
- Absence of non-combustible hearth extension \_\_\_\_\_.
- Deficiencies in lintel \_\_\_\_\_, hearth \_\_\_\_\_, material surrounding firebox \_\_\_\_\_, clearances from combustible materials \_\_\_\_\_.
- Absence of firestopping at the attic penetration of chimney flue \_\_\_\_\_.
- Gas log lighter valves function \_\_\_\_\_, gas leak \_\_\_\_\_.
- Circulating fan that does not operate \_\_\_\_\_.
- Deficiencies in combustion air vent \_\_\_\_\_.
- Deficiencies in chimney coping \_\_\_\_\_, chimney crown \_\_\_\_\_, caps \_\_\_\_\_, spark arrestor \_\_\_\_\_ (from ground level as a minimum).

## **ROOF, ROOF STRUCTURE AND ATTIC:**

- Report type of roof covering \_\_\_\_\_.
- Roof covering not appropriate to slope of roof \_\_\_\_\_.
- Fasteners not present \_\_\_\_\_, or not appropriate \_\_\_\_\_.
- Roofjacks \_\_\_\_\_, flashing \_\_\_\_\_, counter flashing \_\_\_\_\_ not present \_\_\_\_\_ or not properly installed \_\_\_\_\_.
- Report evidence of previous repairs to flashings \_\_\_\_\_, skylights \_\_\_\_\_, other roof penetrations \_\_\_\_\_.
- Inadequate attic space ventilation \_\_\_\_\_.
- Deficiencies in roof covering \_\_\_\_\_, structure \_\_\_\_\_, sheathing \_\_\_\_\_.
- Evidence of moisture penetration \_\_\_\_\_.
- Lack of or improper installation of purlins \_\_\_\_\_, struts \_\_\_\_\_, collar ties \_\_\_\_\_, rafter ties \_\_\_\_\_.
- Excessive depressions or deflections in roof surface relating to performance of framing \_\_\_\_\_, roof deck \_\_\_\_\_.
- Enter and inspect attic unless inadequate access \_\_\_\_\_ or hazardous conditions \_\_\_\_\_.
- Method of inspecting roof if inspection done from other than roof level \_\_\_\_\_.
- Presence of and depth of insulation \_\_\_\_\_.
- Presence \_\_\_\_\_ gutter and downspout system \_\_\_\_\_.

## **THE INSPECTOR IS NOT REQUIRED TO:**

- Determine remaining life expectancy of roof covering.
- Inspect from roof level if unsafe or if damage to roof would result from walking on it.

## **PORCHES AND DECKS:**

- Structural deficiencies in porches \_\_\_\_\_, decks \_\_\_\_\_, steps \_\_\_\_\_, balconies \_\_\_\_\_, and carports \_\_\_\_\_ as to footings \_\_\_\_\_, joists \_\_\_\_\_, deckings \_\_\_\_\_, railings \_\_\_\_\_, and attachment points \_\_\_\_\_.
- Spacings between intermediate balusters \_\_\_\_\_, spindles \_\_\_\_\_, rails \_\_\_\_\_ for decks higher than 30 inches.

## **THE INSPECTOR IS NOT REQUIRED TO:**

- Inspect detached structures, waterfront structures and equipment such as docks or piers.

## **MECHANICALS SYSTEMS**

### **DISH WASHER:**

- Door gasket \_\_\_\_\_, control knobs \_\_\_\_\_, interior parts including: dish tray \_\_\_\_\_, rollers \_\_\_\_\_, spray arms \_\_\_\_\_, soap dispenser \_\_\_\_\_.
- interior signs of rust \_\_\_\_\_.
- Operation of door spring \_\_\_\_\_.
- Discharge hose or piping \_\_\_\_\_, back flow prevention \_\_\_\_\_.
- Secure mounting \_\_\_\_\_.
- Water leaks \_\_\_\_\_.

- Operation in normal mode with soap dispenser closed\_\_\_\_\_.
- Spray arms turn\_\_\_\_\_, soap dispenser opens on operation\_\_\_\_\_, drying elements operate\_\_\_\_\_.

**FOOD/WASTE DISPOSER:**

- Splash guard\_\_\_\_\_, grinding components\_\_\_\_\_, wiring\_\_\_\_\_, exterior\_\_\_\_\_.
- Secure mounting\_\_\_\_\_.
- Unusual noise\_\_\_\_\_, vibration\_\_\_\_\_, leaks\_\_\_\_\_.

**RANGE EXHAUST VENT:**

- Filter\_\_\_\_\_, vent pipe\_\_\_\_\_, light\_\_\_\_\_, switches\_\_\_\_\_.
- Blower operation at all speeds\_\_\_\_\_, blower vibration\_\_\_\_\_.
- Blower type\_\_\_\_\_, vents outside if not "recirculation type"\_\_\_\_\_.
- Vent pipe material adequate\_\_\_\_\_.
- Presence of range exhaust vent\_\_\_\_\_.

**ELECTRIC OR GAS RANGES:**

- Broken or missing knobs\_\_\_\_\_, broken elements\_\_\_\_\_, broken drip pans\_\_\_\_\_, clearance from combustible materials\_\_\_\_\_, anti-tip device\_\_\_\_\_.
- Signal lights operation\_\_\_\_\_, burners operate at high\_\_\_\_\_, burners operate at low\_\_\_\_\_.
- Gas branch line material\_\_\_\_\_, gas branch line length\_\_\_\_\_.
- Gas shut-off valve\_\_\_\_\_, valve not properly located\_\_\_\_\_, gas shut-off accessible\_\_\_\_\_, gas shut-off valve leaks\_\_\_\_\_.

**ELECTRIC OR GAS OVENS:**

- Knobs\_\_\_\_\_, handles\_\_\_\_\_, glass panels\_\_\_\_\_, hinges\_\_\_\_\_, lights\_\_\_\_\_, light covers\_\_\_\_\_, clearance from combustible material\_\_\_\_\_.
- Door gasket\_\_\_\_\_, tightness of closure\_\_\_\_\_, operation of latch\_\_\_\_\_.
- Secure mounting\_\_\_\_\_.
- Heating element mounting\_\_\_\_\_, thermostat sensing elements supported\_\_\_\_\_.
- Heating element operation\_\_\_\_\_, light operation\_\_\_\_\_, operation/condition of flame\_\_\_\_\_.
- Clock and timer operation\_\_\_\_\_, thermostat operation\_\_\_\_\_, door spring operation\_\_\_\_\_.
- Thermostat set at 350 degrees; actual temperature measured\_\_\_\_\_ (+1- 25 degrees).

**MICROWAVE OPERATION:**

- Knobs\_\_\_\_\_, handles\_\_\_\_\_, glass panels\_\_\_\_\_, securely mounted\_\_\_\_\_.
- Door and seal\_\_\_\_\_( no radiation check required).
- Heating a container of water\_\_\_\_\_.
- Operation of light\_\_\_\_\_.

**TRASH COMPACTOR:**

- Overall condition of unit\_\_\_\_\_.
- Operation of unit\_\_\_\_\_, noise\_\_\_\_\_, vibration\_\_\_\_\_.
- Secure mounting\_\_\_\_\_.

**OTHER BUILT-IN APPLIANCES:**

- Condition\_\_\_\_\_, operation\_\_\_\_\_.

**BATHROOM EXHAUST VENTS AND ELECTRIC HEATERS:**

- Operates properly\_\_\_\_\_, unusual sounds\_\_\_\_\_, vent pipe termination outside structure\_\_\_\_\_.

**WHOLE HOUSE VACUUM SYSTEMS:**

- Condition of main unit\_\_\_\_\_.
- Operation of unit\_\_\_\_\_.
- Operation from all accessible outlets\_\_\_\_\_.

### **WATER HEATERS:**

- Report energy source\_\_\_\_\_.
- Fittings corroded\_\_\_\_\_.
- I & P valve lacks gravity drainage\_\_\_\_\_, improperly sized\_\_\_\_\_, correct material\_\_\_\_\_, termination\_\_\_\_\_.
- Operation of I & P\_\_\_\_\_, (don't operate if anything is wrong or you can't determine or see the drain termination when tripping).
- Broken \_\_\_\_\_,missing parts\_\_\_\_\_, covers\_\_\_\_\_, controls\_\_\_\_\_.
- Burner operation\_\_\_\_\_, flame and burner compartment\_\_\_\_\_, operation of heating elements\_\_\_\_\_, condition of wiring\_\_\_\_\_.
- Gas branch line correct material\_\_\_\_\_, gas shut-off valve\_\_\_\_\_, location of gas shut-off valve\_\_\_\_\_, gas leaks\_\_\_\_\_, accessibility of gas shut-off valve\_\_\_\_\_.
- Vent pipe\_\_\_\_\_, draft diverter\_\_\_\_\_, draft hood\_\_\_\_\_, proximity to combustibles\_\_\_\_\_, vent termination point\_\_\_\_\_, adequate combustion air\_\_\_\_\_, adequate draft air\_\_\_\_\_.
- Safety pan\_\_\_\_\_, pan drain\_\_\_\_\_. where applicable.
- Location is safe\_\_\_\_\_, installation is safe\_\_\_\_\_.
- For garage installations & units in rooms/enclosures opening into a garage: Physical protection from damage\_\_\_\_\_, ignition devices at least 18 inches above lowest garage floor elevation\_\_\_\_\_.

### **DOORBELL AND CHIMES:**

- Doorbell operation\_\_\_\_\_.
- Deficiencies in visible and accessible parts\_\_\_\_\_.

### **ATTIC POWER VENTS:**

- Operates properly\_\_\_\_\_, installation of wiring properly\_\_\_\_\_, mounting of thermostat control\_\_\_\_\_.
- Unusual sounds\_\_\_\_\_, vibration\_\_\_\_\_, speeds\_\_\_\_\_.

### **GARAGE DOOR OPERATOR:**

- Installation\_\_\_\_\_, condition\_\_\_\_\_,operation\_\_\_\_\_.
- Manual operation\_\_\_\_\_, remote operation\_\_\_\_\_.
- Automatic reversal; by hand resistance\_\_\_\_\_, electronic sensor reversal\_\_\_\_\_, height of electronic sensors\_\_\_\_\_.
- Locks & side ropes removed for power operated doors\_\_\_\_\_.

### **HYDROTHERAPY/WHIRLPOOL EQUIPMENT:**

- Operation\_\_\_\_\_, leaks\_\_\_\_\_, accessibility\_\_\_\_\_.
- Presence of GFCI\_\_\_\_\_, function of GFCI\_\_\_\_\_.
- Switches in safe location\_\_\_\_\_, switches operate\_\_\_\_\_.
- Leaks under tub, if accessible\_\_\_\_\_ (not required to determine adequacy of draining features).
- Deficiencies in ports\_\_\_\_\_, valves\_\_\_\_\_, grates\_\_\_\_\_, covers\_\_\_\_\_.

**NOT REQUIRED:** Operation of auxiliary components of inspected items or self-cleaning functions.

### **COOLING SYSTEMS (OTHER THAN EVAPORATIVE COOLERS)**

- Report type of system\_\_\_\_\_ and location\_\_\_\_\_.
- Operation under normal control\_\_\_\_\_ (outside temp. must be less than 60 degrees F.).
- Temperature difference, supply air to return air\_\_\_\_\_, vibration\_\_\_\_\_.
- Drainage\_\_\_\_\_, condensate drain line\_\_\_\_\_, adequacy of drain pipes material\_\_\_\_\_.
- Primary drain line not terminated into sewer vent\_\_\_\_\_ if visible.
- Safety pan not appropriately sized\_\_\_\_\_ free of water or debris\_\_\_\_\_.
- Return chase/plenum free of hazardous conditions; gas pipes\_\_\_\_\_, sewer vents\_\_\_\_\_, refrigerant piping\_\_\_\_\_, electrical wiring\_\_\_\_\_.
- Insulation on refrigerant pipes\_\_\_\_\_ and the primary condensate drain pipe\_\_\_\_\_.
- Condensing unit has adequate clearances\_\_\_\_\_,air circulation\_\_\_\_\_. Condition of fins\_\_\_\_\_, location of unit\_\_\_\_\_, levelness\_\_\_\_\_, elevation above ground\_\_\_\_\_.
- Conductor sizing\_\_\_\_\_, over-current protective devices properly sized\_\_\_\_\_.

### EVAPORATIVE COOLERS:

- Operate motor\_\_\_\_\_. one speed\_\_\_\_\_ or two speed\_\_\_\_\_.
- Condition of electrical pigtail connection at motor\_\_\_\_\_.
- Inspect power source in unit\_\_\_\_\_.
- Pump function\_\_\_\_\_, spider tubes\_\_\_\_\_, tube clips\_\_\_\_\_, bleeder system\_\_\_\_\_.
- Water supply\_\_\_\_\_, float brackets\_\_\_\_\_.
- One inch air gap between water discharge at float and water level\_\_\_\_\_.
- Blower fan\_\_\_\_\_, squirrel cage\_\_\_\_\_. Rust build-up\_\_\_\_\_, deterioration\_\_\_\_\_, corrosion\_\_\_\_\_.
- Fan belt\_\_\_\_\_, pulleys\_\_\_\_\_.
- Housing side panels\_\_\_\_\_, water trays\_\_\_\_\_, exterior housing\_\_\_\_\_, roof frame\_\_\_\_\_.
- Roofjack or other mounting point\_\_\_\_\_, location of seasonal damper\_\_\_\_\_.
- interior registers\_\_\_\_\_, supply duct\_\_\_\_\_.

### NOT REQUIRED ON COOLING SYSTEMS:

- Coolant pressure or leaks
- Program digital-type thermostats
- Operate setback features on thermostats.

### HEATING SYSTEMS:

- Type of system\_\_\_\_\_, location\_\_\_\_\_.
- Operation under normal control\_\_\_\_\_.
- Controls\_\_\_\_\_, accessible components\_\_\_\_\_.
- In gas units; burner\_\_\_\_\_, burner compartment\_\_\_\_\_, burner type\_\_\_\_\_, burner condition\_\_\_\_\_, draft\_\_\_\_\_, termination of vent pipes\_\_\_\_\_, proximity of vent pipes to combustibles\_\_\_\_\_, lack of combustion air\_\_\_\_\_, lack of draft air\_\_\_\_\_, inappropriate location of combustion/draft air\_\_\_\_\_, lack of forced air in burner compartment\_\_\_\_\_.
- Flame impingement\_\_\_\_\_, uplifting flame\_\_\_\_\_, improper flame color\_\_\_\_\_, excessive scale build-up\_\_\_\_\_.
- Improper materials for the gas branch line\_\_\_\_\_, and connection to appliance\_\_\_\_\_.
- Absence of gas shut-off valve\_\_\_\_\_, valve not properly located\_\_\_\_\_, valve inaccessible\_\_\_\_\_, leaks\_\_\_\_\_.
- Elements in electric furnace that do not work\_\_\_\_\_.
- Return chase or plenum not free of improper/hazardous conditions; gas pipes\_\_\_\_\_, sewer vents\_\_\_\_\_, refrigerant piping\_\_\_\_\_, electrical wiring\_\_\_\_\_.
- Furnace accessible\_\_\_\_\_.

### INSPECTORS ARE NOT REQUIRED TO:

- Inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves.
- Determine efficiency or adequacy of a system.
- Program digital-type thermostats or controls.
- Operate radiant heaters, steam heat systems or unvented gas-fired heating appliances.

### DUCTS, VENTS AND FLUES: (Including dryer vents)

- Damaged ducting\_\_\_\_\_, damaged insulation\_\_\_\_\_, improper material\_\_\_\_\_, improper routing of ducts\_\_\_\_\_.
- Absence of air flow at all registers\_\_\_\_\_.
- Duct fans\_\_\_\_\_, filters\_\_\_\_\_.
- Installation deficiencies; gas piping\_\_\_\_\_, sewer vents\_\_\_\_\_. electrical wiring\_\_\_\_\_, junction boxes\_\_\_\_\_ in the plenum\_\_\_\_\_, returns\_\_\_\_\_, or chases\_\_\_\_\_. Improper sealing\_\_\_\_\_.
- Flue system components\_\_\_\_\_.
- Termination of flue\_\_\_\_\_, vent pipe\_\_\_\_\_.
- Venting system materials\_\_\_\_\_.

### INSPECTORS ARE NOT REQUIRED TO:

- Determine the efficiency, adequacy or capacity of systems.
- Determine uniformity of conditioned air supply to various parts of structure.

- Determine types of materials in insulation, wrapping of pipes, ducts, jackets, boilers and wiring.
- Operate systems if inspector feels conditions are not conducive to safe operation without damage to the equipment.
- Operate units outside normal operating ranges.

### **PLUMBING SYSTEMS:**

- Deficiencies in type and condition of all accessible and visible water supply pipes\_\_\_\_\_, waste water pipes\_\_\_\_\_, vent pipes\_\_\_\_\_.
- Operation of all fixtures\_\_\_\_\_ (where flow end is not connected to an appliance.)
- Lack of back-flow devices\_\_\_\_\_, anti-siphon devices/systems\_\_\_\_\_, air gaps\_\_\_\_\_.
- Incompatible materials in connecting devices between differing metals in supply system\_\_\_\_\_.
- Water supply functional flow\_\_\_\_\_ (two fixtures operating simultaneously)
- Functional drainage\_\_\_\_\_ at accessible plumbing fixtures.
- Installation\_\_\_\_\_ and identification\_\_\_\_\_ of hot and cold faucets.
- Missing mechanical drainstops\_\_\_\_\_. inoperable drain stops\_\_\_\_\_ in sinks\_\_\_\_\_, lavatories\_\_\_\_\_ and tubs\_\_\_\_\_.
- Commodes; cracks in ceramic \_\_\_\_\_, improperly mounted\_\_\_\_\_, leak\_\_\_\_\_, inoperable tank components\_\_\_\_\_.
- Leaks in accessible supply pipes\_\_\_\_\_, drain pipes\_\_\_\_\_.
- Visible vent pipe system to exterior of structure\_\_\_\_\_, termination of vent piping\_\_\_\_\_, routing of vent piping\_\_\_\_\_.
- Shower enclosure leaks\_\_\_\_\_.
- Exterior faucets attached to house functioning properly\_\_\_\_\_.

### **INSPECTORS ARE NOT REQUIRED TO:**

- Operate main, branch or shut-off valves.
- Inspect any system that has been shut down.
- Inspect components that are not visible or accessible.
- Inspect exterior plumbing components such as water mains, private sewer systems, water wells, sprinkler systems or swimming pools.
- Inspect fire sprinkler systems.
- Inspect or operate drain pumps or waste ejector pumps.
- Inspect the quality or volume of well water.
- Determine potability of any water supply
- Inspect water-conditioning equipment, such as water softeners or filter systems.
- Inspect solar water heating systems.
- Determine effectiveness of anti-siphon devices.
- Operate free-standing appliances.
- Inspect private water supply systems, swimming pools, or pressure tanks.
- Inspect the gas supply system for leaks.
- Inspect for sewer clean-outs.

## **ELECTRICAL SYSTEMS**

### **SERVICE ENTRANCE AND PANELS:**

- SERVICE ENTRANCE CABLES - insulation\_\_\_\_\_, drip loop\_\_\_\_\_, separation of conductors at weatherhead\_\_\_\_\_, clearances\_\_\_\_\_.
- MOUNTING - Drop\_\_\_\_\_, weatherhead\_\_\_\_\_, or mast\_\_\_\_\_ that is not securely fastened.
- GROUNDING - Grounding electrode conductor\_\_\_\_\_ or lack of secure connection to grounding electrode\_\_\_\_\_ or grounding system\_\_\_\_\_.
- MAIN PANEL - Secured to structure\_\_\_\_\_, appropriate for location (weathertight if exposed)\_\_\_\_\_, clearances\_\_\_\_\_, accessibility\_\_\_\_\_, dead fronts\_\_\_\_\_, conductors protected from panel edges\_\_\_\_\_, trip-ties\_\_\_\_\_, proper fasteners\_\_\_\_\_, knockouts filled\_\_\_\_\_.
- SUBPANELS - Secured to structure\_\_\_\_\_, appropriate for location (weathertight if exposed)\_\_\_\_\_, clearances\_\_\_\_\_, accessibility\_\_\_\_\_, dead fronts\_\_\_\_\_, conductors protected from panel edges\_\_\_\_\_, trip-ties\_\_\_\_\_, proper fasteners\_\_\_\_\_, knockouts filled\_\_\_\_\_.

- PANEL INTERIORS - Type and condition of wiring\_\_\_\_\_, compatability of breakers vs. conductor sizing\_\_\_\_\_, sizing of conductorsibreakers for listed equipment being protected\_\_\_\_\_ if breakers are labeled & power requirements for listed equipment are available. Breakers properly labeled\_\_\_\_\_.
- PANEL LOCATIONS - Panel installed in hazardous location such as closet\_\_\_\_\_.
- APPROPR CONNECTIONS - Copper/Aluminum approved devices\_\_\_\_\_, pig-tailed connections\_\_\_\_\_, crimp connections\_\_\_\_\_, anti-oxidents on Aluminum conductor terminations\_\_\_\_\_.
- MAIN DISCONNECT - Presence of main disconnect\_\_\_\_\_.

### **BRANCH CIRCUITS, CONNECTED DEVICES AND FIXTURES:**

- WIRING - Report type of branch circuit wiring\_\_\_\_\_
- ALL ACCESSIBLE RECEPTACLES - Power is present\_\_\_\_\_, polarity\_\_\_\_\_, grounded, if applicable\_\_\_\_\_, evidence of arcing/excessive heat\_\_\_\_\_, unit secured to wall\_\_\_\_\_, cover in place\_\_\_\_\_, GFCIs installed as required\_\_\_\_\_, GFCIs function properly\_\_\_\_\_.
- SWITCHES - Switch operation\_\_\_\_\_, switch damage\_\_\_\_\_, evidence of arcing/excessive heat\_\_\_\_\_, secure fastening\_\_\_\_\_, cover in place\_\_\_\_\_.
- LIGHTING DEVICES/CEILING FANS – Operation\_\_\_\_\_ missing\_\_\_\_\_.
- WIRING & CONNECTIONS - Deficiencies in exposed wiring\_\_\_\_\_, wiring terminations\_\_\_\_\_, junctions\_\_\_\_\_, junction boxes\_\_\_\_\_.
- CONDUIT - Appropriate locations\_\_\_\_\_, terminated securely\_\_\_\_\_.
- BONDING - Appliances\_\_\_\_\_, electrical gutters\_\_\_\_\_, sub-panels\_\_\_\_\_.
- DISCONNECTS - Appropriate locations\_\_\_\_\_, functional\_\_\_\_\_.
- ALUMINUM WIRING - (RANDOM SAMPLING) - Connections inside receptacles have: approved CO/ALR markings\_\_\_\_\_, pig-tailed connections\_\_\_\_\_. crimped connections\_\_\_\_\_.
- EXTENSION CORDS - Improper use of\_\_\_\_\_.
- SMOKE/FIRE DETECTORS – Locations\_\_\_\_\_, operation\_\_\_\_\_.

### **INSPECTORS DO NOT NEED TO:**

- Determine service capacity amperage.
- Determine voltage or capacity of electrical system relative to present or future use.
- Determine insurability of the property.
- Conduct voltage drop calculations.
- Determine accuracy of breaker labeling.

## **OPTIONAL SYSTEMS**

### **GAS LINES:**

- Condition\_\_\_\_\_ and type\_\_\_\_\_ of accessible gas piping.
- Test gas lines using local\_\_\_\_\_ or industry accepted standards\_\_\_\_\_.

### **THE INSPECTOR IS NOT REQUIRED TO:**

- Inspect sacrificial anode bonding or for its existence.

### **OUTBUILDINGS:**

- Deficiencies in structural performance\_\_\_\_\_, or water penetration\_\_\_\_\_.
- Deficiencies in plumbing\_\_\_\_\_, heating\_\_\_\_\_, ventilation\_\_\_\_\_, air-conditioning systems\_\_\_\_\_, that the inspector would inspect in the main structure.

### **OUTDOOR COOKING EQUIPMENT:**

- Report energy source\_\_\_\_\_, operate the unit\_\_\_\_\_.
- Deficiencies in operation\_\_\_\_\_, control knobs\_\_\_\_\_,handles\_\_\_\_\_, burner bars\_\_\_\_\_, grills\_\_\_\_\_, box\_\_\_\_\_, rotisserie\_\_\_\_\_, heat diffusion material\_\_\_\_\_.
- Unit or pedestal that is not stable\_\_\_\_\_.
- Gas units that use improper materials for gas branch line\_\_\_\_\_, connection to appliance\_\_\_\_\_.
- Gas unit that has no shut-off valve\_\_\_\_\_, inaccessible valve\_\_\_\_\_, leaky valve\_\_\_\_\_.

### **LAWN AND GARDEN SPRINKLER SYSTEM:**

- Operate all zones or stations manually\_\_\_\_\_.
- Deficiencies in water flow\_\_\_\_\_,pressure\_\_\_\_\_ at the circuit heads.
- Report surface water leaks\_\_\_\_\_, absence of proper anti-syphon valve\_\_\_\_\_, backflow preventer\_\_\_\_\_ or absence of shut-off valves.
- Condition\_\_\_\_\_ and mounting\_\_\_\_\_ of control box\_\_\_\_\_ and visible wiring\_\_\_\_\_.
- Deficiencies in operation of each zone and associated valves\_\_\_\_\_, spray head patterns\_\_\_\_\_, and areas of non-coverage within the zone\_\_\_\_\_.

### **THE INSPECTOR IS NOT REQUIRED TO:**

- Inspect automatic function of timer or control box, rain sensor or effectiveness and sizing of anti- siphon valves or backflow preventers.

### **PRIVATE WATER WELLS:**

- Operate at least two fixtures simultaneously\_\_\_\_\_.
- Report type of pump\_\_\_\_\_, type of storage equipment\_\_\_\_\_.
- Deficiencies in water pressure\_\_\_\_\_, flow\_\_\_\_\_, operation of pressure switches\_\_\_\_\_.
- Deficiencies in condition of equipment\_\_\_\_\_ and components\_\_\_\_\_.
- Wiring that has improper circuit protection\_\_\_\_\_ or lacks circuit protection\_\_\_\_\_.
- Deficiencies in well head\_\_\_\_\_ including site drainage\_\_\_\_\_.
- Recommend or arrange for a coliform analysis\_\_\_\_\_.
- Report proximity of any known septic system\_\_\_\_\_.

### **THE INSPECTOR IS NOT REQUIRED TO:**

- Open, uncover or remove the pump, heads, screens, lines or other component parts of the system.
- Determine water quality or potability or reliability of water supply or source.
- Locate or verify underground leaks.

### **SEPTIC SEWAGE SYSTEMS:**

- Deficiencies in visible or accessible components\_\_\_\_\_.
- Operate plumbing fixtures\_\_\_\_\_, report deficiencies in functional flow\_\_\_\_\_.
- Walk over area of tanks\_\_\_\_\_ and fields\_\_\_\_\_; report odors which evidence effluent seepage\_\_\_\_\_ or flow at the surface of the ground\_\_\_\_\_.
- Report areas of inadequate site drainage around the system\_\_\_\_\_.
- Report proximity of known water wells\_\_\_\_\_, underground cisterns\_\_\_\_\_, water supply lines\_\_\_\_\_, streams\_\_\_\_\_, ponds\_\_\_\_\_, lakes\_\_\_\_\_, sharp slopes\_\_\_\_\_ or breaks\_\_\_\_\_, easement lines\_\_\_\_\_, property lines\_\_\_\_\_, soil absorption systems\_\_\_\_\_, swimming pools\_\_\_\_\_, or sprinkler systems\_\_\_\_\_.
- Operation of system\_\_\_\_\_.
- Lack of visible access to tanks\_\_\_\_\_.
- Report type of system, if possible\_\_\_\_\_, location of drainfield\_\_\_\_\_.
- Aerators\_\_\_\_\_ or dosing pumps\_\_\_\_\_ that do not operate\_\_\_\_\_ or are improperly wired\_\_\_\_\_.

### **THE INSPECTOR IS NOT REQUIRED TO:**

- Excavate or uncover the system to determine size, adequacy or efficiency.
- Determine type of construction unless readily known.

### **SWIMMING POOLS, SPAS, HOT TUBS:**

- Report type of pool construction\_\_\_\_\_.
- Deficiencies in pool surfaces\_\_\_\_\_.
- Deficiencies in tiles\_\_\_\_\_, copings\_\_\_\_\_, decks\_\_\_\_\_.
- Deficiencies in slides\_\_\_\_\_, steps\_\_\_\_\_, diving boards\_\_\_\_\_, and other equipment\_\_\_\_\_.
- Deficiencies in drains\_\_\_\_\_, skimmers\_\_\_\_\_, valves\_\_\_\_\_.
- Pool lights missing\_\_\_\_\_, don't function\_\_\_\_\_, lack GFCI protection\_\_\_\_\_.
- Function\_\_\_\_\_, lack of proper wiring\_\_\_\_\_, lack of proper circuit protection for pump motors\_\_\_\_\_, controls\_\_\_\_\_, sweeps\_\_\_\_\_.
- Report heater deficiencies that inspector would report on the home heating system\_\_\_\_\_.

- Gas heaters that use improper materials for branch line\_\_\_\_\_, connection to appliance\_\_\_\_\_.
- Gas unit has no shut-off valve\_\_\_\_\_, inaccessible valve\_\_\_\_\_, leaking valve\_\_\_\_\_.
- Pump motor\_\_\_\_\_, blower\_\_\_\_\_, other electrical equipment\_\_\_\_\_ that lacks external grounding.
- Above ground water leaks\_\_\_\_\_, deficiencies in filter tank\_\_\_\_\_, pressure gauge\_\_\_\_\_.
- Absence or deficiencies in fences\_\_\_\_\_, gates\_\_\_\_\_, or enclosures\_\_\_\_\_.

**THE INSPECTOR IS NOT REQUIRED TO:**

- Dismantle or otherwise open any components or lines.
- Uncover or excavate lines to find leaks.
- Fill the pool, spa, or hot tub.
- Determine presence of underground water tables.
- Inspect ancillary equipment such as computer controls, covers, chlorinators/other chemical dispensers, water ionization devices or conditioners.