I. Structural Systems

(a) Foundations. The inspector shall:
(1) render a written opinion as to the performance of the foundation; and
(2) report:
(A) the type of foundations;
(B) the vantage point from which the crawl space was inspected;
(3) generally report present and visible indications used to render the opinion of adverse performance, such as:
(A) binding, out-of-square, non-latching doors;
(B) framing or frieze board separations;
(C) sloping floors;
(D) window, wall, floor, or ceiling cracks or separations; and
(E) rotating, buckling, cracking, or deflecting masonry cladding.
(4) report as Deficient:
(A) deteriorated materials;
(B) deficiencies in foundation components such as; beams, joists, bridging, blocking, piers, posts, pilings, columns, sills or subfloor;
(C) deficiencies in retaining walls related to foundation performance;
(D) exposed or damaged reinforcement;
(E) crawl space ventilation that is not performing; and
(F) crawl space drainage that is not performing.

(b) Grading and drainage. The inspector shall:
(1) report as Deficient:
(A) drainage around the foundation that is not performing;
(B) deficiencies in grade levels around the foundation; and
(C) deficiencies in installed gutter and downspout systems.

(c) Roof covering materials. The inspector shall:
(1) inspect the roof covering materials from the surface of the roof;
(2) report:
(A) type of roof coverings;
(B) vantage point from where the roof was inspected;
(C) evidence of water penetration;
(D) evidence of previous repairs to the roof covering material, flashing details, skylights and other roof penetrations; and
(3) report as Deficient deficiencies in:
(A) fasteners;
(B) adhesion;
(C) roof covering materials;
(D) flashing details;
(E) skylights; and
(F) other roof penetrations.

(d) Roof structures and attics. The inspector shall:

(1) report:

(A) the vantage point from which the attic space was inspected;

(B) approximate average depth of attic insulation;

(C) evidence of water penetration;

(2) report as Deficient:

(A) attic space ventilation that is not performing;

(B) deflections or depressions in the roof surface as related to adverse performance of the framing and decking;

(C) missing insulation;

(D) deficiencies in

(i) installed framing members and decking;

(ii) attic access ladders and access openings; and

(iii) attic ventilators.

(e) Interior walls, ceilings, floors, and doors. The inspector shall:

(1) report evidence of water penetration;

(2) report as Deficient:

(A) deficiencies in the condition and performance of doors and hardware;

(B) deficiencies related to structural performance or water penetration; and

(C) the absence of or deficiencies in fire separation between the garage and the living space and between the garage and its attic.

(f) Exterior walls, doors, and windows. The inspector shall:

(1) report evidence of water penetration;

(2) report as Deficient:

(A) the absence of performing emergency escape and rescue openings in all sleeping rooms;

(B) a solid wood door less than 1-3/8 inches in thickness, a solid or honeycomb core steel door less than 1-3/8 inches thick, or a 20-minute fire-rated door between the residence and an attached garage;

(C) missing or damaged screens;

(D) deficiencies related to structural performance or water penetration;

(E) deficiencies in:

(i) weather stripping, gaskets or other air barrier materials;

(ii) claddings;

(iii) water resistant materials and coatings;

(iv) flashing details and terminations;

(v) the condition and performance of exterior doors, garage doors and hardware; and

(vi) the condition and performance of windows and components.

(g) Exterior and interior glazing. The inspector shall:

(1) report as Deficient:

(A) insulated windows that are obviously fogged or display other evidence of broken seals;

(B) deficiencies in glazing, weather stripping and glazing compound in windows and doors; and

(C) the absence of safety glass in hazardous locations.

(h) Interior and exterior stairways. The inspector shall:

(1) report as Deficient:

(A) spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit passage of an object greater than 4 inches in diameter, except that on the open side of the staircase treads, spheres less than 4-3/8 inches in diameter may pass through the guard rail balusters or spindles; and

(B) deficiencies in steps, stairways, landings, guardrails, and handrails.

(i) Fireplaces and chimneys. The inspector shall:

(1) report as Deficient:

(A) built-up creosote in accessible areas of the firebox and flue;

(B) the presence of combustible materials in near proximity to the firebox opening;

(C) the absence of fireblocking at the attic penetration of the chimney flue, where accessible; and

(D) deficiencies in the:

(i) damper;

(ii) lintel, hearth, hearth extension, and firebox;

(iii) gas valve and location;

(iv) circulating fan;

(v) combustion air vents; and

(vi) chimney structure, termination, coping, crown, caps, and spark arrestor.

(j) Porches, Balconies, Decks, and Carports. The inspector shall:

(1) inspect:

(A) attached balconies, carports, and porches;

(B) abutting porches, decks, and balconies that are used for ingress and egress; and

(2) report as Deficient:

(A) on decks 30 inches or higher above the adjacent grade, spacings between intermediate balusters, spindles, or rails that permit passage of an object greater than four inches in diameter; and

(B) deficiencies in accessible components.

II. Electrical Systems

(a) Service entrance and panels. The inspector shall:

(1) report as Deficient:

(A) a drop, weatherhead or mast that is not securely fastened to the building;

(B) the absence of or deficiencies in the grounding electrode system;

(C) missing or damaged dead fronts or covers plates;

(D) conductors not protected from the edges of electrical cabinets, gutters, or cutout boxes;

(E) electrical cabinets and panel boards not appropriate for their location; such as a clothes closet, bathrooms or where they are exposed to physical damage;

(F) electrical cabinets and panel boards that are not accessible or do not have a minimum of 36-inches of clearance in front of them;

(G) deficiencies in:

(i) electrical cabinets, gutters, cutout boxes, and panel boards;

(ii) the insulation of the service entrance conductors, drip loop, separation of conductors at weatherheads, and clearances;

(iii) the compatibility of overcurrent devices and conductors;

(iv) the overcurrent device and circuit for labeled and listed 240 volt appliances;

(v) bonding and grounding;

(vi) conductors;

(vii) the operation of installed ground-fault or arc-fault circuit interrupter devices; and

(H) the absence of:

(i) trip ties on 240 volt overcurrent devices or multi-wire branch circuit;

(ii) appropriate connections;

(iii) anti-oxidants on aluminum conductor terminations;

(iv) a main disconnecting means.

(b) Branch circuits, connected devices, and fixtures. The inspector shall:

(1) manually test the installed and accessible smoke and carbon monoxide alarms;
(2) report the type of branch circuit conductors;
(3) report as Deficient:
(A) the absence of ground-fault circuit interrupter protection in all:
(i) bathroom receptacles;
(ii) garage receptacles;
(iii) outdoor receptacles;
(iv) crawl space receptacles;
(v) unfinished basement receptacles;
(vi) kitchen countertop receptacles; and
(vii) receptacles that are located within six feet of the outside edge of a sink;
(B) the failure of operation of ground-fault circuit interrupter protection devices;
(C) missing or damaged receptacle, switch or junction box covers;
(D) the absence of:
(i) equipment disconnects;
(ii) appropriate connections, such as copper/aluminum approved devices, if branch circuit aluminum conductors are discovered in the main or sub-panel based on a random sampling of accessible receptacles and switches;
(E) deficiencies in:
(i) receptacles;
(ii) switches;
(iii) bonding or grounding;
(iv) wiring, wiring terminations, junction boxes, devices, and fixtures, including improper location;
(v) doorbell and chime components;
(vi) smoke and carbon monoxide alarms;
(F) improper use of extension cords;
(G) deficiencies in or absences of conduit, where applicable; and
(H) the absence of smoke alarms:
(i) in each sleeping room;
(ii) outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and
(iii) in the living space of each story of the dwelling.

III. Heating, Ventilation, and Air Conditioning Systems

(a) Heating equipment. The inspector shall:

(1) report:
(A) the type of heating systems;
(B) the energy sources;
(2) report as Deficient:
(A) inoperative units;
(B) deficiencies in the thermostats;
(C) inappropriate location;
(D) the lack of protection from physical damage;
(E) burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation;
(F) the absence of an opening that would allow access to equipment for inspection, service, repair or

replacement without removing permanent construction or building finish;
(G) when applicable; a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement;
(H) deficiencies in mounting and performance of window and wall units;
(I) in electric units, deficiencies in:
(i) performance of heat pumps;
(ii) performance of heating elements; and
(iii) condition of conductors; and
(J) in gas units:
(i) gas leaks;
(ii) flame impingement, uplifting flame, improper flame color, or excessive scale buildup;
(iii) the absence of a gas shut-off valve within six feet of the appliance;
(iv) the absence of a gas appliance connector or one that exceeds six feet in length;
(v) gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings; and
(vi) deficiencies in:
(I) combustion, and dilution air;
(II) gas shut-off valves;
(III) access to a gas shutoff valves that prohibits full operation;
(IV) gas appliance connector materials; and
(V) the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances; and

(b) Cooling equipment other than evaporative coolers. The inspector shall:
(1) report the type of systems;
(2) report as Deficient:
(A) inoperative units;
(B) inadequate cooling as demonstrated by its performance;
(C) the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish;
(D) when applicable; a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement;
(E) noticeable vibration of blowers or fans;
(F) water in the auxiliary/secondary drain pan;
(G) a primary drain pipe that discharges in a sewer vent;
(H) missing or deficient refrigerant pipe insulation;
(I) dirty coils, where accessible;
(J) condensing units lacking adequate clearances or air circulation or that has deficiencies in the fins, location, levelness, or elevation above grade surfaces;
(K) deficiencies in:
(i) the condensate drain and auxiliary/secondary pan and drain system;
(ii) mounting and performance of window or wall units; and
(iii) thermostats.

(c) Evaporative coolers. The inspector shall:
(1) report:
(A) type of systems;
(B) the type of water supply line;
(2) report as Deficient:
(A) inoperative units;

(B) inadequate access and clearances;
(C) deficiencies in performance or mounting;
(D) missing or damaged components;
(E) the presence of active water leaks; and
(F) the absence of backflow prevention.

(d) Duct systems, chases, and vents. The inspector shall report as Deficient:
(1) damaged duct systems or improper material;
(2) damaged or missing duct insulation;
(3) the absence of air flow at accessible supply registers;
(4) the presence of gas piping and sewer vents concealed in ducts, plenums and chases;
(5) ducts or plenums in contact with earth; and
(6) deficiencies in:
(A) filters;
(B) grills or registers; and
(C) the location of return air openings.

IV. Plumbing Systems

(a) Plumbing systems. The inspector shall:
(1) report:
(A) location of water meter;
(B) location of homeowners main water supply shutoff valve; and
(C) static water pressure;
(2) report as Deficient:
(A) the presence of active leaks;
(B) the lack of a pressure reducing valve when the water pressure exceeds 80 PSI;
(C) the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system;
(D) the absence of:
(i) fixture shut-off valves;
(ii) dielectric unions, when applicable;
(iii) back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures; and
(E) deficiencies in:
(i) water supply pipes and waste pipes;
(ii) the installation and termination of the vent system;
(iii) the performance of fixtures and faucets not connected to an appliance;
(iv) water supply, as determined by viewing functional flow in two fixtures operated simultaneously;
(v) fixture drain performance;
(vi) orientation of hot and cold faucets;
(vii) installed mechanical drain stops;
(viii) commodes, fixtures, showers, tubs, and enclosures; and
(ix) the condition of the gas distribution system.

(b) Water heaters. The inspector shall:
(1) report:
(A) the energy source;
(B) the capacity of the units;
(2) report as Deficient:

(A) inoperative units;
(B) leaking or corroded fittings or tanks;
(C) damaged or missing components;
(D) the absence of a cold water shut-off valve;
(E) if applicable, the absence of a pan or a pan drain system that does not terminate over a waste receptor or to the exterior of the building above the ground surface;
(F) inappropriate locations;
(G) the lack of protection from physical damage;
(H) burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation;
(I) the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish;
(J) when applicable; a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement;
(K) the absence of or deficiencies in the temperature and pressure relief valve and discharge piping;
(L) a temperature and pressure relief valve that failed to operate, when tested manually;
(M) in electric units, deficiencies in:
(i) performance of heating elements; and
(ii) condition of conductors; and
(N) in gas units:
(i) gas leaks;
(ii) flame impingement, uplifting flame, improper flame color, or excessive scale build-up;
(iii) the absence of a gas shut-off valve within six feet of the appliance;
(iv) the absence of a gas appliance connector or one that exceeds six feet in length;
(v) gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings;
(vi) deficiencies in:
(I) combustion and dilution air;
(II) gas shut-off valves;
(III) access to a gas shutoff valves that prohibit full operation;
(IV) gas appliance connector materials; and
(V) vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

(c) Hydro-massage therapy equipment. The inspector shall:
(1) report as Deficient:
(A) inoperative units;
(B) the presence of active leaks;
(C) deficiencies in components and performance;
(D) missing and damaged components;
(E) the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish; and
(F) the absence or failure of operation of ground-fault circuit interrupter protection devices; and

V. Appliances

(a) Dishwashers. The inspector shall report as Deficient:
(1) inoperative units;
(2) deficiencies in performance or mounting;
(3) rusted, missing or damaged components;

(4) the presence of active water leaks; and
(5) the absence of backflow prevention.

(b) Food waste disposers. The inspector shall report as Deficient:
(1) inoperative units;
(2) deficiencies in performance or mounting;
(3) missing or damaged components; and
(4) the presence of active water leaks.

(c) Range hoods and exhaust systems. The inspector shall report as Deficient:
(1) inoperative units;
(2) deficiencies in performance or mounting;
(3) missing or damaged components;
(4) ducts that do not terminate outside the building, if the unit is not of a re-circulating type or configuration; and
(5) improper duct material.

(d) Electric or gas ranges, cooktops, and ovens. The inspector shall report as Deficient:
(1) inoperative units;
(2) missing or damaged components;
(3) combustible material within thirty inches above the cook top burners;
(4) absence of an anti-tip device, if applicable;
(5) gas leaks;
(6) the absence of a gas shutoff valve within six feet of the appliance;
(7) the absence of a gas appliance connector or one that exceeds six feet in length;
(8) gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings;
(9) deficiencies in:
(A) thermostat accuracy (within 25 degrees at a setting of 350° F);
(B) mounting and performance;
(C) gas shut-off valves;
(D) access to a gas shutoff valves that prohibits full operation; and
(E) gas appliance connector materials.

(e) Microwave ovens. The inspector shall inspect built-in units and report as Deficient:
(1) inoperative units;
(2) deficiencies in performance or mounting; and
(3) missing or damaged components.

(f) Mechanical exhaust systems and bathroom heaters. The inspector shall report as Deficient:
(1) inoperative units;
(2) deficiencies in performance or mounting;
(3) missing or damaged components;
(4) ducts that do not terminate outside the building; and
(5) a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type.

(g) Garage door operators. The inspector shall report as Deficient:
(1) inoperative units;
(2) deficiencies in performance or mounting;
(3) missing or damaged components;

(4) installed photoelectric sensors located more than six inches above the garage floor; and
(5) door locks or side ropes that have not been removed or disabled.

(h) Dryer exhaust systems. The inspector shall report as Deficient:
(1) missing or damaged components;
(2) the absence of a dryer exhaust system when provisions are present for a dryer;
(3) ducts that do not terminate to the outside of the building;
(4) screened terminations; and
(5) ducts that are not made of metal with a smooth interior finish.