



UNITY HOME INSPECTIONS

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UNITY HOME INSPECTIONS FULL HOME REPORT



Inspector

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SUMMARY



RECOMMENDATION

- ⊖ 2.4.1 Exterior - Walkways, Patios & Driveways: Wood columns do not have full bearing resting on the poured interior stone pedestal.
- ⊖ 4.9.1 Garage - Garage Electrical: Receptacle wiring not sealed
- ⊖ 6.3.1 Laundry Room - Walls: No doorstop to prevent wall damage.
- ⊖ 7.6.1 Kitchen - Disposal: Noise excessive
- ⊖ 8.5.1 Family Room - Walls: Minor Imperfections in drywall
- ⊖ 11.3.1 Bedroom 3 - Windows: Minor painting flaws
- ⊖ 15.6.1 Bathroom 3 - Shower/ Tub: Caulk/grout maintenance
- ⊖ 15.6.2 Bathroom 3 - Shower/ Tub: Minor tile flaw
- ⊖ 15.8.1 Bathroom 3 - Ceilings: Minor painting flaws
- ⊖ 17.1.1 Plumbing - Water Supply & Distribution: Water supply piping entering the building not fitted correctly.
- ⊖ 19.5.1 Attic - Roof Trusses: Roof Trusses have been spliced and extended.

1: INSPECTION DETAILS

Information

Attendees: Attendees

Buyer's agent

Inspection Conditions: Weather at the Inspection

Sunny

Inspection Conditions:

Approximate Temperature at the Inspection

90s F

Inspection Conditions: Property-related weather condition

Dry

Permits: Permits

0 Inspection(s) Found

mp To:

- Permit Information
- Process Step Information
- Review Comments/Concerns
- Inspection Information
- Fees & Payments
- Attachments
- Contract
- Owner Information
- Licensee Information
- Miscellaneous Fields

Permit Information Back To Top **Amount**
Permit - Sing

| | | | |
|--------------|-------------------------|----------------|-------------------------|
| Number | P24-03-0193 | Category | Single Family Residence |
| Type | Single Family Residence | Status | FINALED |
| Applied Date | 03/28/2024 | Expire Date | 03/03/2025 |
| Issue Date | 04/15/2024 | Finalized Date | 09/04/2024 |

Work Description: New Single Family Home

Stipulations: No Data to Display

Project: JSFR24-0093
[Go to project](#)

Process Step Information

Occupancy: State of Occupancy

Empty- short term

Utilities on/off: Utilities on

Electricity on, Water on

Any utilities that are off during the inspection will limit the inspection of any devices requiring water, gas, or electricity.

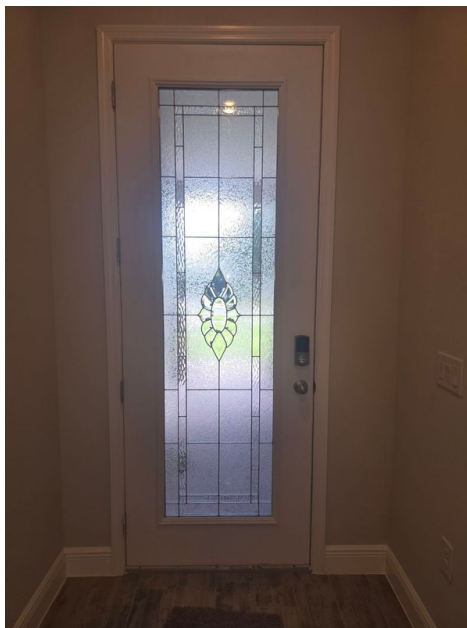
General : Pictures





Door/Window Exteriors: Exterior Entry Door

Sliding Glass Door, Glass



Electrical outlets and lighting: About GFCI protection

Ground Fault Circuit Interrupter (GFCI) are life-safety devices (typically a GFCI circuit breaker or electrical outlet) designed to protect people from electrical shock if they should accidentally become part of an electrical circuit. In most jurisdictions they have been required within 6 feet of a plumbing fixture for many years. Additional locations have been added periodically. As of 2023 the National Electric Code (NEC) required GFCI protection at the following locations:

- Bathrooms;
- Garages, accessory buildings and boat houses;
- Outdoors;
- Crawlspace and Basements;
- Laundry areas;
- Damp or wet locations;
- Within 6 feet of a sink, tub, or shower, and
- At specific appliances: sump pumps, dishwashers, electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers and microwave ovens.

GFCI protection may not have been required at all of these locations when the home was built and homes are not required to be updated when new requirements are enacted. Researching those requirements exceeds the scope of the General Home Inspection.

Limitations

Hose bib/ Sprinkler system

SPRINKLER SYSTEM

There appears to be a sprinkler system present. This is a specialty item. Recommend a qualified plumbing contractor to evaluate and repair if needed.

Observations

2.4.1 Walkways, Patios & Driveways

WOOD COLUMNS DO NOT HAVE FULL BEARING RESTING ON THE POURED INTERIOR. STONE PEDESTAL.

Recommend a qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified general contractor.



3: ROOF

Information

| | | |
|--|--|---|
| Roof Covering: Covering Material Architectural shingle | Roof Configuration: Roof Configuration Hip | General Roof Flashing : Flashing Material Galvanized steel, Not Visible |
|--|--|---|

Roof Drainage: Drainage system materials

None

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

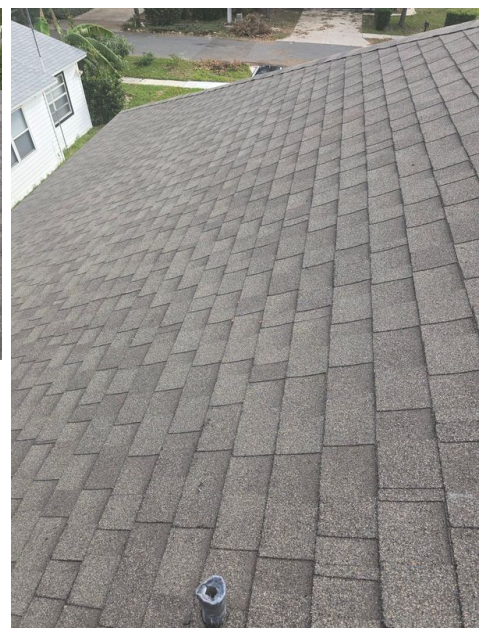
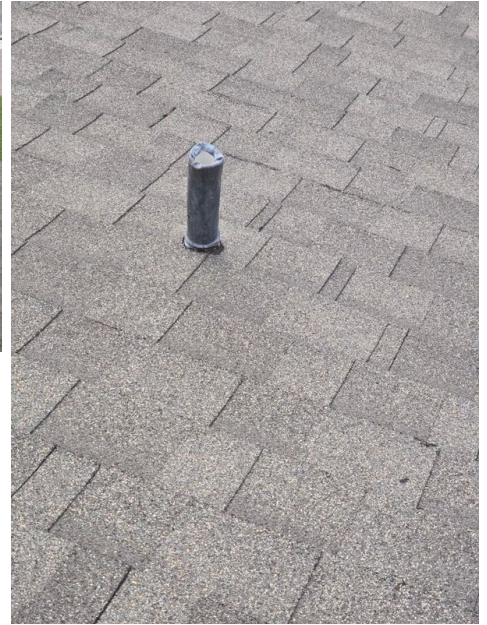
Roof Covering: Roof Was Inspected

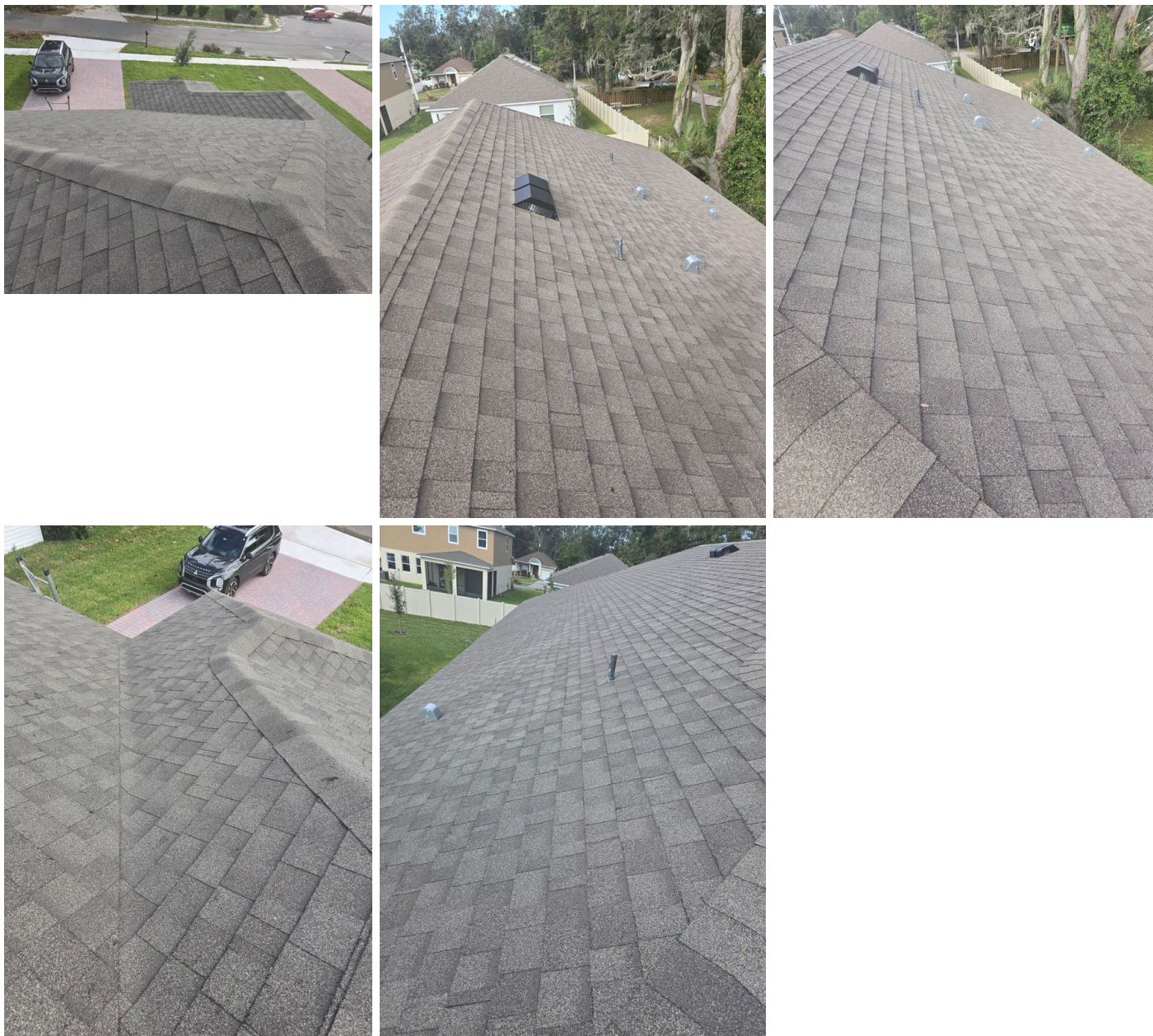
Roof

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Covering: Pictures





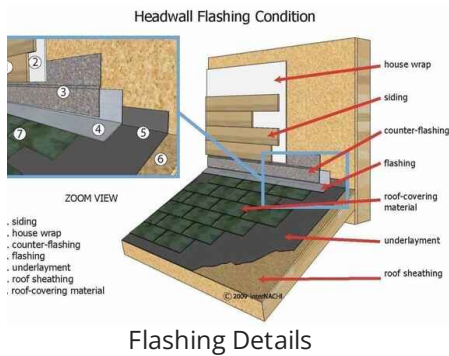
General Roof Flashing : General description *

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:

- Roof penetrations;
- Junctions at which roofs meet walls;
- Roof edges;
- Areas at which roofs change slope;
- Areas at which roof-covering materials change; and
- Areas at which different roof planes meet (such as valleys).

Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



General Roof Flashing : Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Roof Drainage: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Vents on the Roof: Homeowner's Responsibility

Your job is to monitor the flashing around the flue gas vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

General Roof Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

4: GARAGE

Information

Garage Description: Garage Description

Attached, 2-car

Automatic Opener: Garage Door Opener Type

Automatic chain drive

Automatic Opener: Number of Automatic Openers

1

Flooring: Floor Coverings

Concrete

Ceilings: Ceiling Material

Plaster

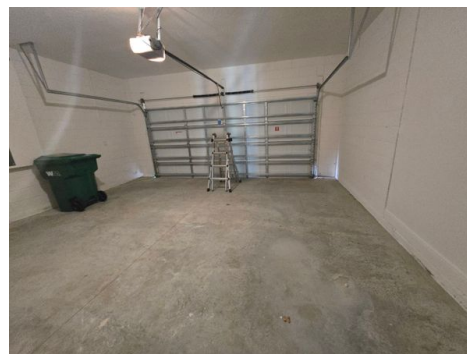
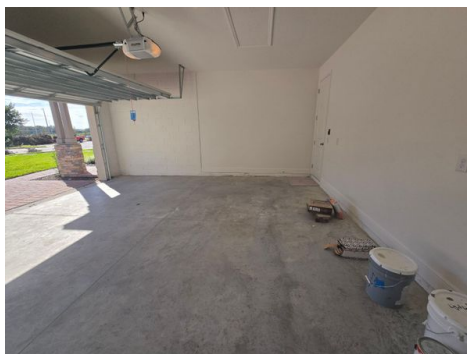
Walls & Firewalls: Wall Material

Drywall

Walls & Firewalls: Firewall Material

Drywall

General: Pictures



Overhead Doors: Automatic opener: manual disconnect, OK

At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

Overhead Doors: Door tracks: OK

The overhead garage door tracks appeared to be correctly installed and stable.

Overhead Doors: Overhead doors: OK

The Inspector observed no deficiencies in the condition of the garage overhead doors.

Overhead Doors: Overhead doors: what's inspected?

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: - door condition; - mounting brackets; - automatic opener; - automatic reverse; - photo sensor; - switch placement; - track & rollers; and - manual disconnect.

Observations

4.9.1 Garage Electrical

RECEPTACLE WIRING NOT SEALED

Recommend qualified professional evaluate and repair.

Recommendation

Contact a qualified professional.



5: HVAC SYSTEM

Information

Cooling Equipment: Energy Source/Type

Electric

Heating Equipment: Energy Source

Electric

Normal Operating Controls: Location

Hallway

Cooling Equipment: AC Brand

Trane

Heating Equipment: Heat Type

Heat Pump, Forced Air

Heating Equipment: Furnace Brand

Trane

Normal Operating Controls: Type

Digital

Heating Equipment: Duct Type

Insulated

Heating Equipment: Furnace Location

Laundry room

Distribution Systems: Ductwork

Insulated

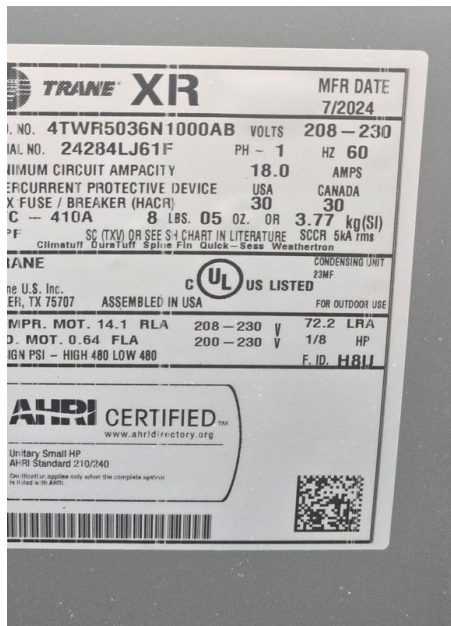


Cooling Equipment: Estimated Year of Manufacture

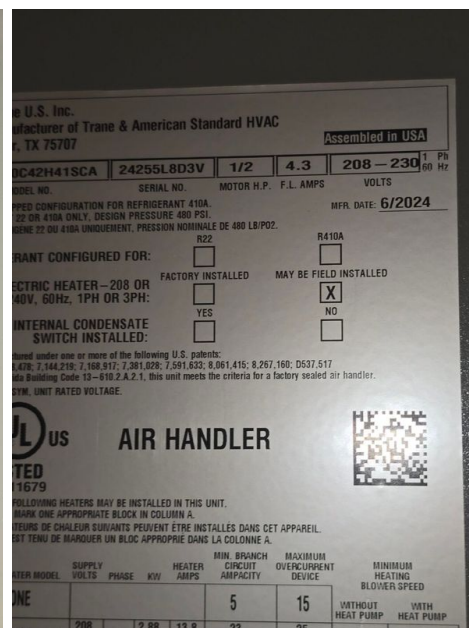
07/18/2024

Estimated Appliance Life Expectancy Chart

(Disclaimer: This chart is strictly an **ESTIMATE** of the life expectancy of appliances. Actual life span will vary depending on manufacturer, preventative maintenance, and usage. These factors can also cause the life span to significantly exceed or be less than estimates. This chart and information does not provide any guarantee or warranty, express or implied. It is strictly for informational purposes to assist with planning for potential future maintenance expenses.)



Heating Equipment: Brand Trane



Return Air: Pictures



6: LAUNDRY ROOM

Information

General: Dryer Power Source

220 Electric

Walls: Wall Material

Drywall

Floors: Floor Coverings

Tile

Ceilings: Ceiling Material

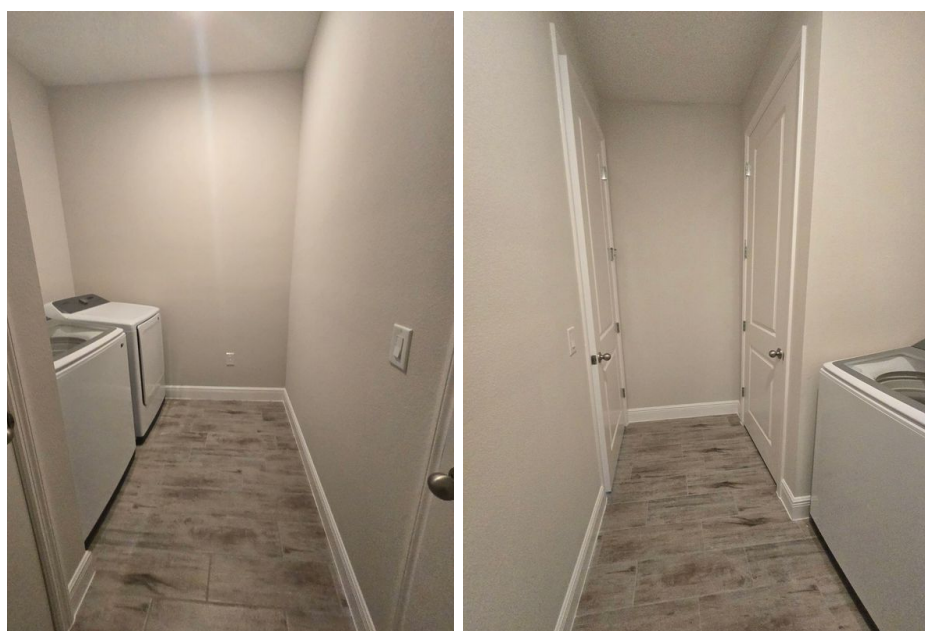
Plaster

Drain, Waste, & Vent Systems:**Drain Size**

2"

Drain, Waste, & Vent Systems:**Material**

PVC

General: Pictures**General: Dryer Vent**

Unknown

There is no visible dryer exhaust vent that discharges to the exterior of the property. Recommend a qualified contractor to evaluate and repair. Potential fire hazard.

Appliances: Appliances

Washer, Dryer, Furnace/Boiler



Limitations

Appliances

NO ACCESS

There is no access to the back of the units as they are not assessable. Recommend a qualified contractor to evaluate and make any necessary repairs.

Observations

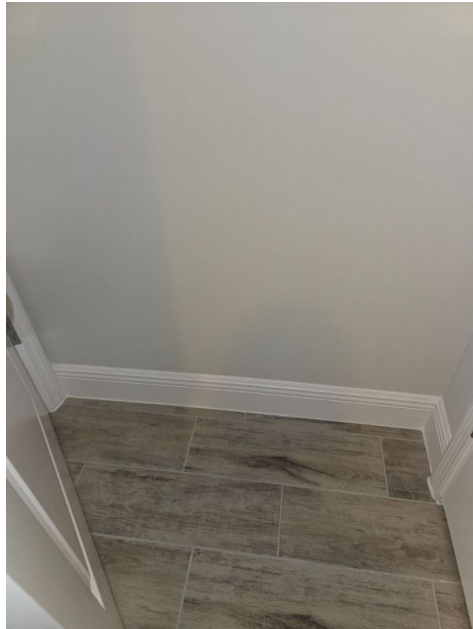
6.3.1 Walls

NO DOORSTOP TO PREVENT WALL DAMAGE.

Recommend qualified professional evaluate and repair.

Recommendation

Contact a qualified professional.



7: KITCHEN

Information

Plumbing: Distribution Material

Pex

Plumbing: Water Supply Material

Braided

Dishwasher: Dishwasher Brand

Samsung

Range: Range/Cooktop Brand

Samsung

Range: Range Hood Type

Vent to exterior

Range: Range Type

Electric range



Built-in Microwave: Built-in microwave oven

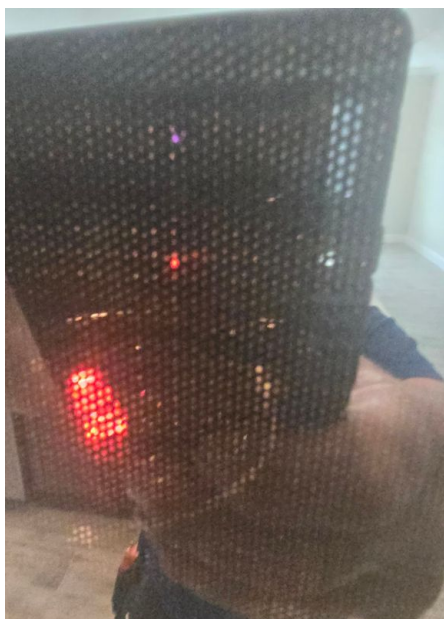
The home had a built-in microwave oven.

Floors: Floor Coverings

Tile

Walls: Wall Material

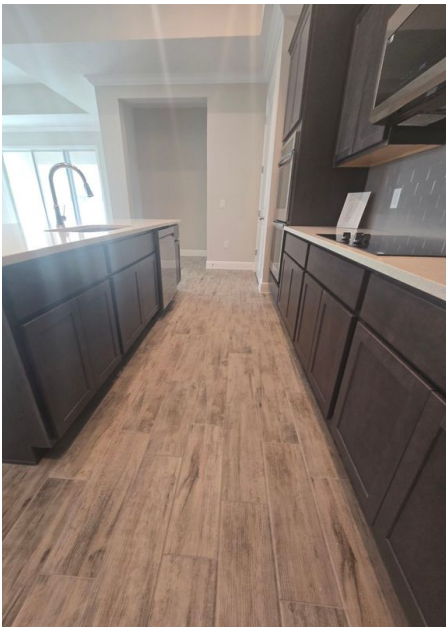
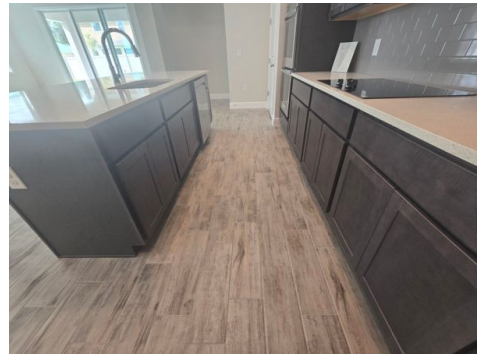
Tile, Drywall



Ceiling: Ceiling Material

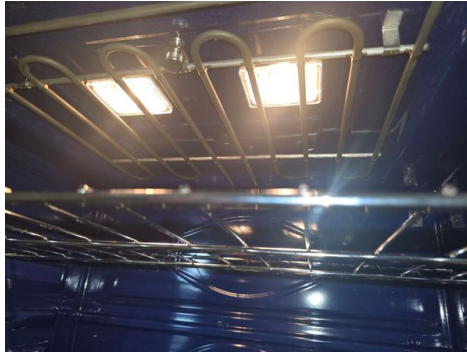
Plaster

General Pictures: General Pictures



Oven: Built-in Oven(s)

Two built-in electric



Refrigerator: Refrigerator Brand:

Samsung

**Observations**

7.6.1 Disposal

NOISE EXCESSIVE

The garbage disposal was excessively noisy. It should be serviced by a qualified technician.

Recommendation

Contact a qualified appliance repair professional.

8: FAMILY ROOM

Information

Doors: Pictures



Windows: Window Type

Double-hung

Floors: Floor Coverings

Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Plaster

Heating source: Heating source

Register

General: Pictures



Observations

8.5.1 Walls

MINOR IMPERFECTIONS IN DRYWALL

Recommend qualified professional evaluate and repair

Recommendation

Contact a qualified professional.



9: MASTER BEDROOM

Information

Windows: Window Type
Double-hung

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Plaster

Heating source: Heating source
Register

General: Pictures



Closet: Pictures



10: BEDROOM 2

Information

Windows: Window Type
Double-hung

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Plaster

Heating source: Heating source
Register

General: Pictures



Closet: Pictures



11: BEDROOM 3

Information

Windows: Window Type

Double-hung

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Walls: Horizontal bar missing on towel rack

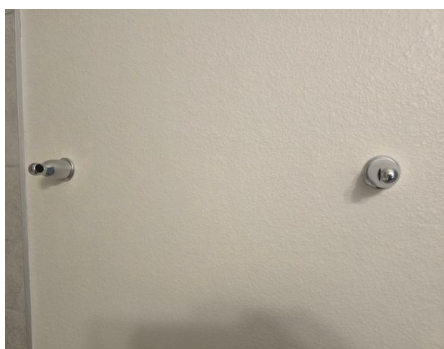
Recommend qualified professional evaluate and repair

Ceilings: Ceiling Material

Plaster

Heating source: Heating source

Register



General: Pictures



Closet: Pictures



Observations

11.3.1 Windows

MINOR PAINTING FLAWS

Recommend qualified professional evaluate and repair.

Recommendation

Contact a qualified professional.



12: BEDROOM 4

Information

Windows: Window Type
Double-hung

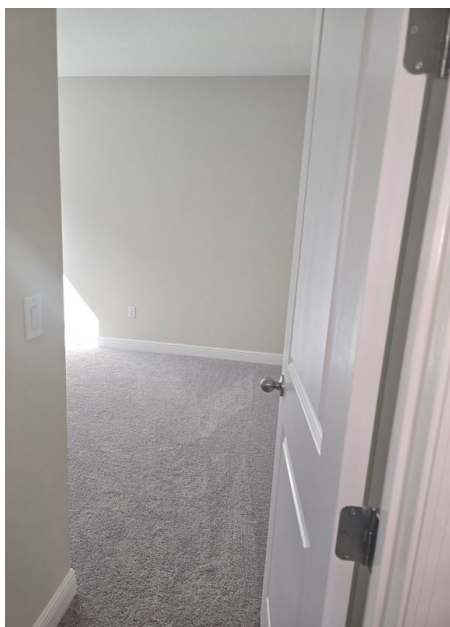
Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Plaster

Heating source: Heating source
Register

General: Pictures



Closet: Pictures



13: MASTER BATH

Information

Vanity/sink: Sink

Satisfactory

Floors: Floor Coverings

Tile

Toilet: Toilet

Operational

Shower/ Tub: Shower/Tub area

Tile

Shower/ Tub: Shower hardware

Satisfactory

Shower/ Tub: Tub hardware

Satisfactory

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Plaster

Heating source: Heating source

Register

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

Pex

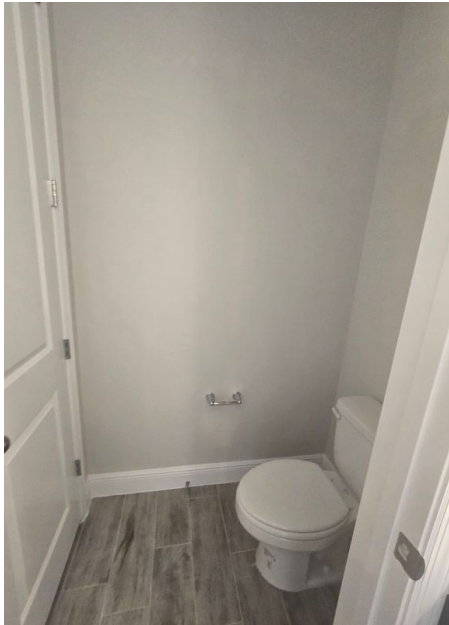
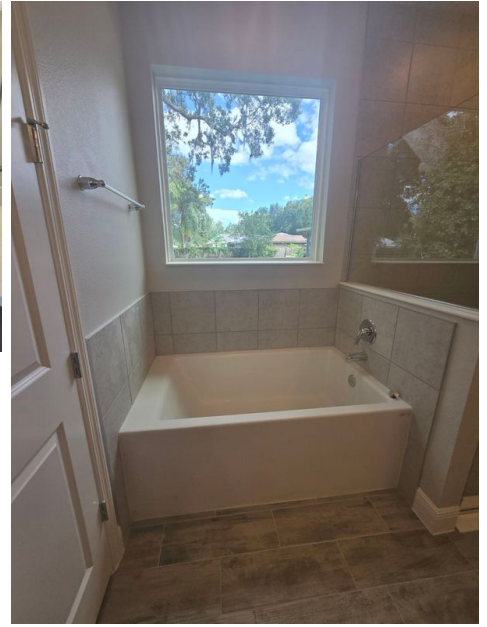
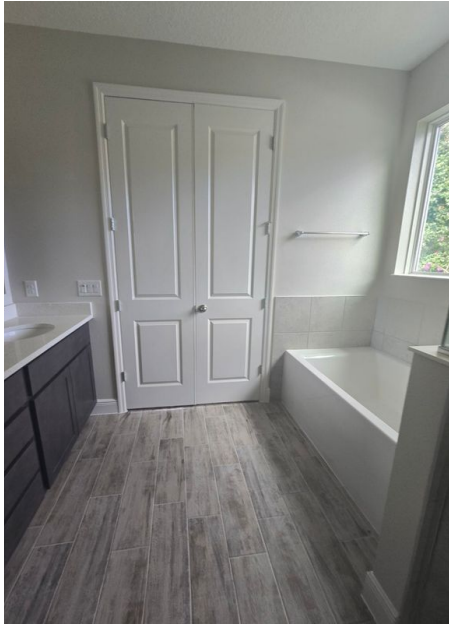
Water Supply, Distribution**Systems & Fixtures: Water Supply****Material**

PVC

Vent: Exhaust Fans

Fan Only

General: Pictures



14: BATHROOM 2

Information

Vanity/sink: Sink
Satisfactory

Floors: Floor Coverings
Tile

Toilet: Toilet
Operational

Shower/ Tub: Shower/Tub area
Tile

Shower/ Tub: Shower hardware
Satisfactory

Shower/ Tub: Tub hardware
N/A

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Plaster

Heating source: Heating source
Register

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
Pex

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
Braided

Vent: Exhaust Fans
Fan Only

General: Pictures



15: BATHROOM 3

Information

Vanity/sink: Sink
Satisfactory



Floors: Floor Coverings
Tile

Toilet: Toilet
Operational

Shower/ Tub: Shower/Tub area
Ceramic/Plastic

Shower/ Tub: Shower hardware
Satisfactory

Shower/ Tub: Tub hardware
Satisfactory

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Plaster

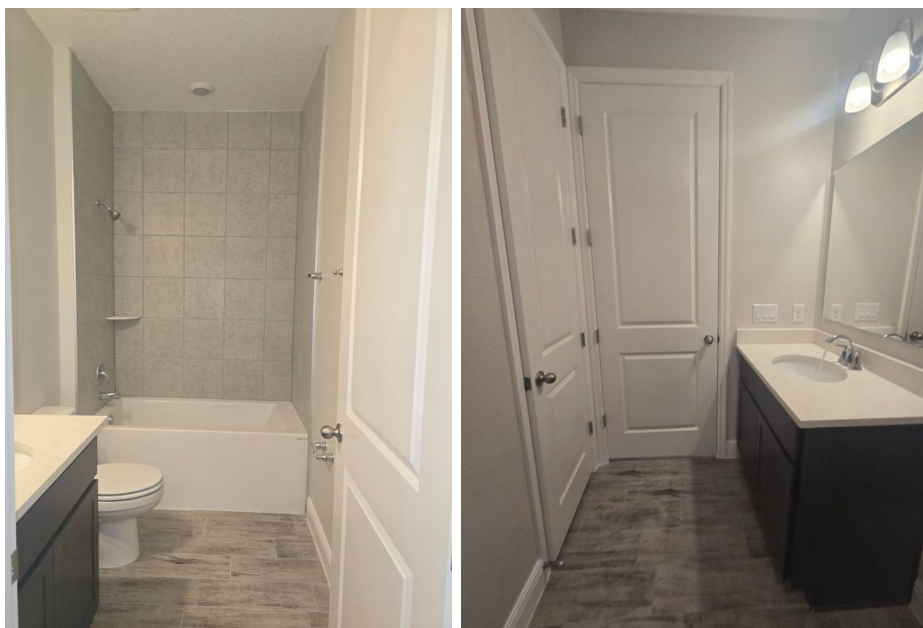
Heating source: Heating source
Register

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
Pex

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
Braided

Vent: Exhaust Fans
Fan Only

General: Pictures



Observations

15.6.1 Shower/ Tub

CAULK/GROUT MAINTENANCE

Caulk/grout maintenance is needed around the tub/shower.

Recommendation

Contact a qualified professional.



15.6.2 Shower/ Tub

MINOR TILE FLAW

Recommend qualified professional evaluate and repair

Recommendation

Contact a qualified professional.



15.8.1 Ceilings

MINOR PAINTING FLAWS

Recommend qualified professional evaluate and repair

Recommendation

Contact a qualified professional.



16: HALL WAY

Information

Floors: Floor Coverings

Tile

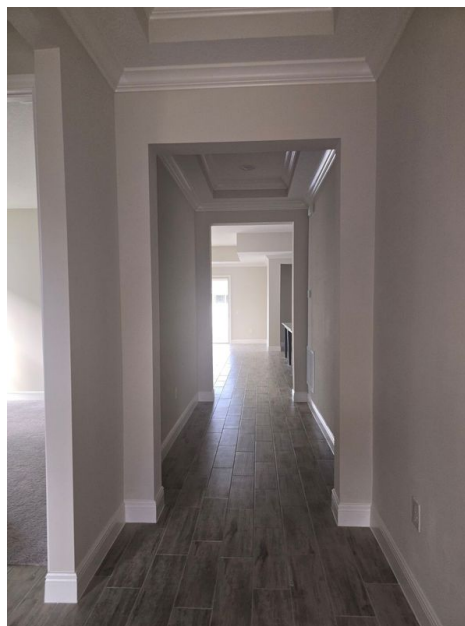
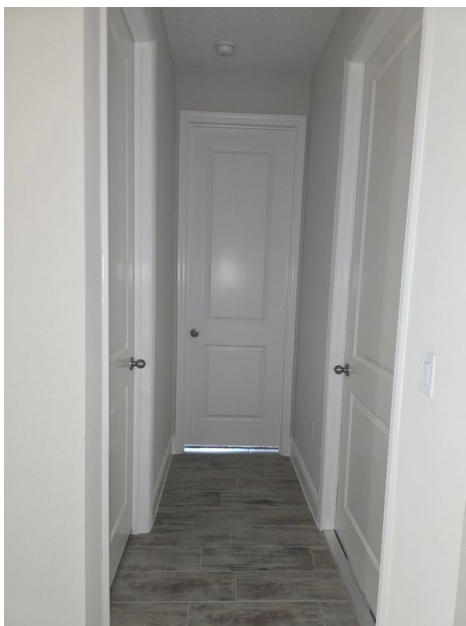
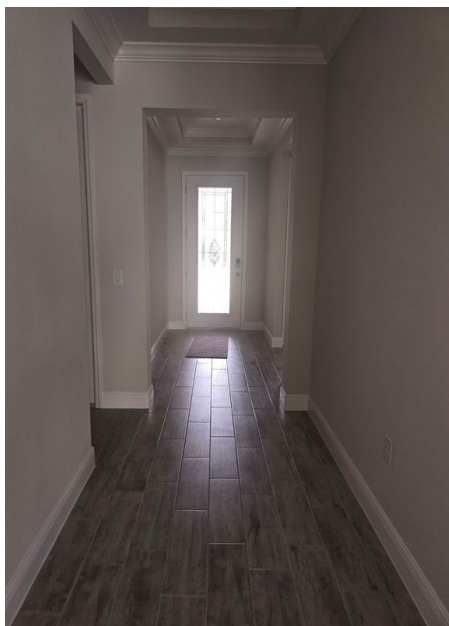
Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Plaster

General: Pictures



17: PLUMBING

Information

Water Supply & Distribution:

Distribution Pipe Material

Crosslinked polyethylene (PEX)

Drain, Waste and Vent (DWV) :

Drain, Waste, & Vent Pipe

Materials

Polyvinyl Chloride (PVC)

Water Heater: Water heater

location

garage

Water Supply & Distribution:

Water Service Pipe Material

CPVC/AL/CPVC, 1-inch

Drain, Waste and Vent (DWV) :

Sewer System

Public

Water Heater: Water Heater Tank

Capacity

50 gallons

Water Supply & Distribution:

Water Source

Public

Water Heater: Water Heater

Brand

A. O. Smith

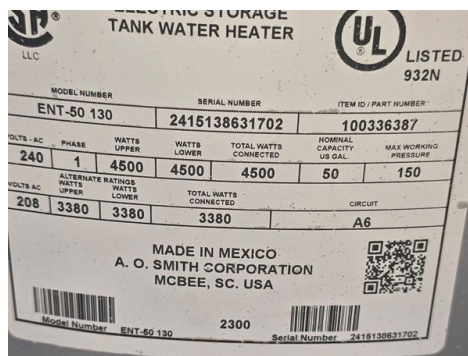
Water Pressure : Water Pressure



55 psi exterior

Water Heater: Water Heater Type

Electric



Cleanouts: Cleanout definition

A Plumbing system "cleanout" is an access opening in a home drainage/waste/sewer pipe system installed for the purpose of removing a clog, blockage, or other obstruction from the pipes. Cleanouts typically have a removable plug that provides easy access without requiring significant disassembly of the plumbing pipe system. Building standards specify locations for clean outs, although these specified locations have varied over the years, with older homes typically having fewer cleanouts.

Limitations

Water Supply & Distribution

WATER SUPPLY PIPES: MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Water Supply & Distribution

WATER SUPPLY SHUT-OFFS, NOT OPERATED

Water supply shut-off valves for the toilets and sinks were not operated but were evaluated visually only.

Water Heater

TPR VALVE: VALVE INSTALLED, NOT TESTED

The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested).

Observations

17.1.1 Water Supply & Distribution

WATER SUPPLY PIPING ENTERING THE BUILDING NOT FITTED CORRECTLY.

Recommend plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



18: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Below Ground

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

Circuit Breaker

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

150 AMP

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

Romex

**Main & Subpanels, Service &
Grounding, Main Overcurrent**

Device: Main wires

Aluminum

**Main & Subpanels, Service &
Grounding, Main Overcurrent**

Device: Main Panel Manufacturer

Square D

**Main & Subpanels, Service &
Grounding, Main Overcurrent**

Device: Sub Panel Manufacturer

Square D

**Main & Subpanels, Service &
Grounding, Main Overcurrent**

Device: Main Panel Capacity

150 AMP

**Main & Subpanels, Service &
Grounding, Main Overcurrent**

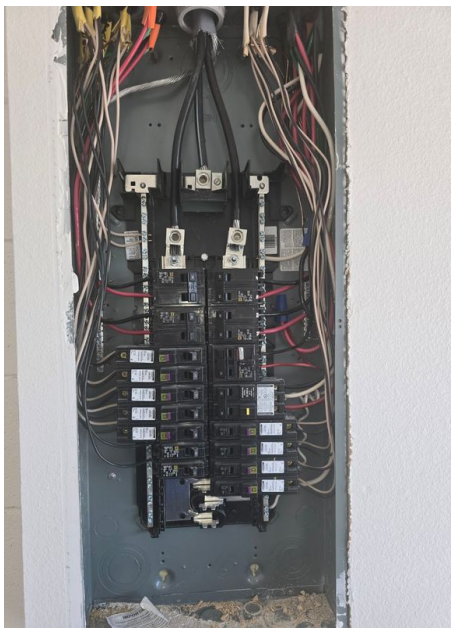
Device: Sub Panel Location

Garage

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

Copper

General: Panel Pictures



19: ATTIC

Information

Attic Access: Access Hatch Location

Garage

Attic/Roof Structure Ventilation: Whole-house Fan Location

None

Roof Sheathing: Roof Sheathing Material

1/2-inch oriented strand board (OSB)

Attic/Roof Structure Ventilation: Attic Ventilation Method

Soffit vents, Roof vents

Thermal Insulation: Application Type

Attic is outside the thermal envelope

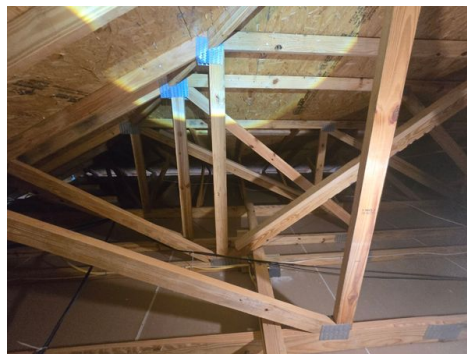
Attic/Roof Structure Ventilation: Roof Structure Ventilation

Soffit vents, Roof vents

Thermal Insulation: Thermal Insulation Type

Blown fiberglass

Attic Conditions: General Pictures



Roof Trusses: Truss roof: don't cut, alter, storage

The roof was framed using manufactured roof trusses. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.



Observations

19.5.1 Roof Trusses

ROOF TRUSSES HAVE BEEN SPLICED AND EXTENDED.

Recommend asking builder for engineering approval.

Recommendation

Contact a qualified structural engineer.



STANDARDS OF PRACTICE

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

HVAC System

The home inspector shall inspect permanently installed heating systems including:

1. Heating equipment;
2. Normal operating controls;
3. Automatic safety controls;
4. Chimneys, flues, and vents, where readily visible;
5. Solid fuel heating devices;
6. Heat distribution systems including fans, pumps, ducts and piping, insulation, air filters, registers, radiators, fan coil units, convectors; and

7. The presence of an installed heat source in each room.

(b) The home inspector shall describe:

1. The energy source for the system; and
2. The heating equipment and distribution type.

(c) The home inspector shall operate the systems using normal operating controls.

(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

(e) The home inspector is not required to:

1. Operate heating systems when weather conditions or other circumstances may cause equipment damage;
2. Operate automatic safety controls;
3. Ignite or extinguish solid fuel fires; or
4. Inspect:
 - (i) The interior of flues;
 - (ii) Fireplace insert flue connections;
 - (iii) Humidifiers;
 - (iv) Electronic air filters; or
 - (v) The uniformity or adequacy of heat supply to the various rooms.

Kitchen

[Kitchen Checklist](#)

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.