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## RESIDENTIAL REPORT

2631 Lee Rd 61  
Auburn, AL 36832

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MARCH 10, 2025



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# SUMMARY



MAINTENANCE ITEM



RECOMMENDATION

- ⊖ 2.1.1 Structural Components - Foundation, Basement & Crawlspace: Standing Water
- ⊖ 2.5.1 Structural Components - Roof Structure & Attic: Sheathing Stains
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Damage
- ⊖ 3.2.1 Exterior - Decks, Balconies, Porches & Steps: Handrails Loose
- ⊖ 3.2.2 Exterior - Decks, Balconies, Porches & Steps: Damage
- ⊖ 3.3.1 Exterior - Exterior Doors: Weatherstripping Insufficient
- ⊖ 4.1.1 Roofing - Coverings: Shingles Missing
- ⊖ 5.1.1 Plumbing - Fixtures / Faucets: Drain Stop Ineffective
- ⊖ 5.1.2 Plumbing - Fixtures / Faucets: Toilet loose
- ⊖ 5.1.3 Plumbing - Fixtures / Faucets: Leak
- ⊖ 5.2.1 Plumbing - Drain, Waste, & Vent Systems: Poor/Slow Drainage
- ⊖ 5.2.2 Plumbing - Drain, Waste, & Vent Systems: Leak
- ⊖ 5.3.1 Plumbing - Water Heater: Past Life Expectancy
- ⊖ 6.1.1 Electrical - Service Entrance Conductors: Straps Missing
- ⊖ 6.3.1 Electrical - Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Exposed Ends & Splices
- ⊖ 6.4.1 Electrical - Connected Devices and Fixtures: Light Damaged/ Inoperable
- ⊖ 6.4.2 Electrical - Connected Devices and Fixtures: Fixture loose
- ⊖ 6.5.1 Electrical - Polarity and Grounding of Receptacles: Inoperable
- 🔧 7.1.1 Heating - Heating Equipment: Recommend Servicing/Cleaning
- 🔧 8.1.1 Air Conditioning - Cooling Equipment: Recommend Servicing
- ⊖ 9.3.1 Interiors - Floors: Loose
- ⊖ 9.6.1 Interiors - Doors: Damage
- ⊖ 9.6.2 Interiors - Doors: Hardware missing
- ⊖ 9.6.3 Interiors - Doors: Racked
- ⊖ 11.5.1 Insulation and Ventilation - Basement/Crawlspace Insulation: Damage
- ⊖ 12.1.1 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Firewall Cracked

# 1: INSPECTION DETAILS

## Information

<b>In Attendance</b> Client, Property owner	<b>Occupancy</b> Furnished, Occupied	<b>Temperature (approximate)</b> 50 Fahrenheit (F)
<b>Type of Building</b> Detached, Single Family	<b>Weather Conditions</b> Cloudy, Light Rain, Recent Rain	



## 2: STRUCTURAL COMPONENTS

		IN	NI	NP	D
2.1	Foundation, Basement & Crawlspaces	X			
2.2	Floor Structure	X			
2.3	Wall Structure	X			
2.4	Ceiling Structure	X			
2.5	Roof Structure & Attic	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

### Information

#### Inspection Method

Crawlspace Access, Attic Access,  
Visual

#### Floor Structure:

**Basement/Crawlspace Floor**  
Dirt

#### Floor Structure: Material

Wood I-Joists

#### Floor Structure: Sub-floor

Wood

#### Wall Structure: Material

Wood

#### Ceiling Structure: Material

Wood

#### Roof Structure & Attic: Material

OSB

#### Roof Structure & Attic: Type

Combination

#### Foundation, Basement & Crawlspaces: Material

Masonry Block



### Observations

#### 2.1.1 Foundation, Basement & Crawlspaces

#### STANDING WATER

Observed signs that standing water may have been present in the crawlspace. Recommend a qualified contractor evaluate and find potential source of moisture and provide solutions.

Recommendation

Contact a foundation contractor.



Crawlspace



Crawlspace



Crawlspace



Crawlspace

### 2.5.1 Roof Structure & Attic

#### **SHEATHING STAINS**

Areas of the sheathing have been stained from roof leaking. Recommend a licensed roofing contractor evaluate and replace all effected areas and seal and repair any active leaking roofing systems.

Recommendation

Contact a qualified roofing professional.





### 3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			
3.2	Decks, Balconies, Porches & Steps	X			
3.3	Exterior Doors	X			
3.4	Eaves, Soffits & Fascia	X			
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			
3.6	Walkways, Patios & Driveways	X			
3.7	Fencing	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

### Information

#### Inspection Method

Attic Access, Crawlspace Access,  
Visual

#### Decks, Balconies, Porches & Steps: Material

Wood

#### Siding, Flashing & Trim: Siding Style

Combination

#### Exterior Doors: Exterior Entry Door

Fiberglass, Glass, Wood

#### Decks, Balconies, Porches & Steps: Appurtenance

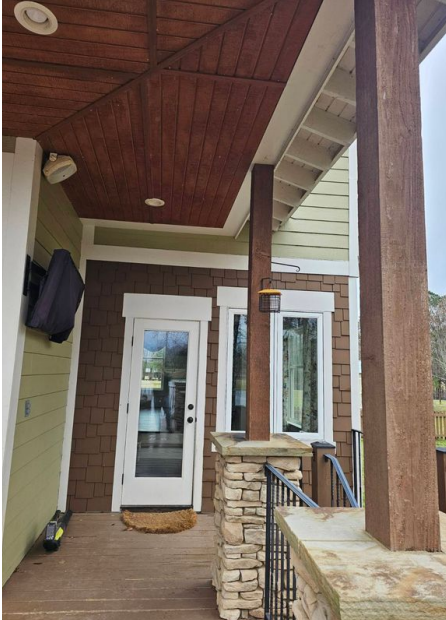
Front Porch, Deck

#### Walkways, Patios & Driveways: Driveway Material

Gravel

## Siding, Flashing & Trim: Siding Material

Stone Veneer, Hard Board



## Observations

### 3.1.1 Siding, Flashing & Trim

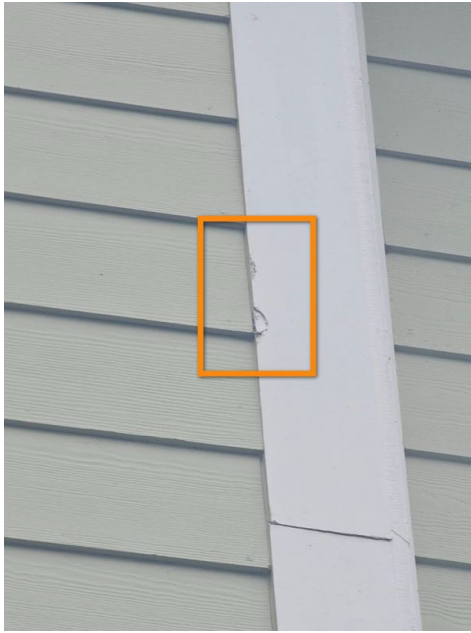
#### **DAMAGE**

Mechanical damage noted on some of the siding. This is common and should be replaced.

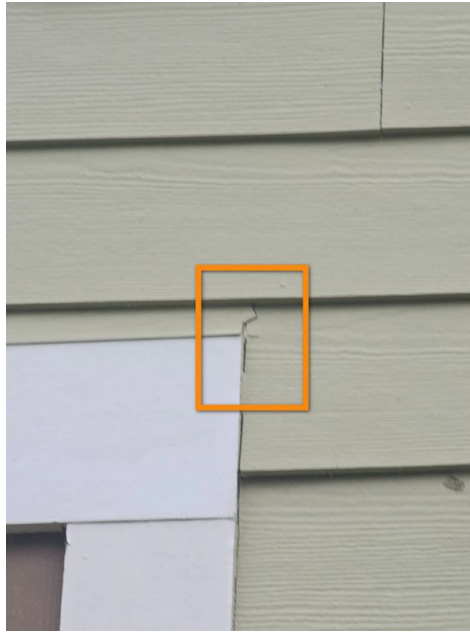
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Recommendation

Contact a qualified siding specialist.



South



South

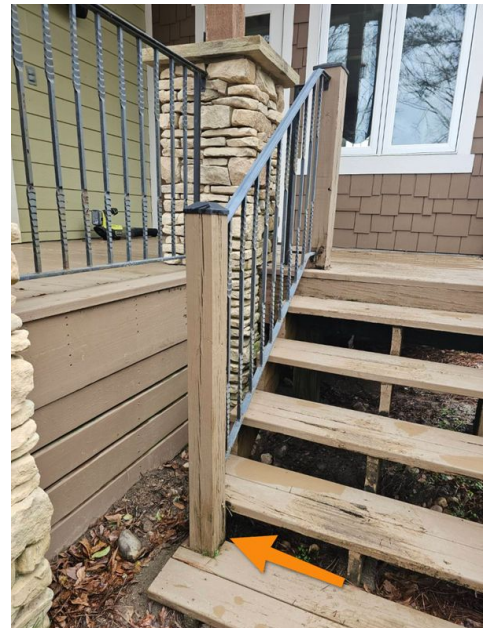
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3.2.1 Decks, Balconies, Porches & Steps**HANDRAILS LOOSE**

One or more areas of the handrails are loose. Recommend checking and properly securing all handrails.

## Recommendation

Contact a qualified general contractor.



South

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3.2.2 Decks, Balconies, Porches & Steps**DAMAGE**

General damage and/or material deterioration noticed. Recommend a licensed contractor evaluate and replace all damaged wood

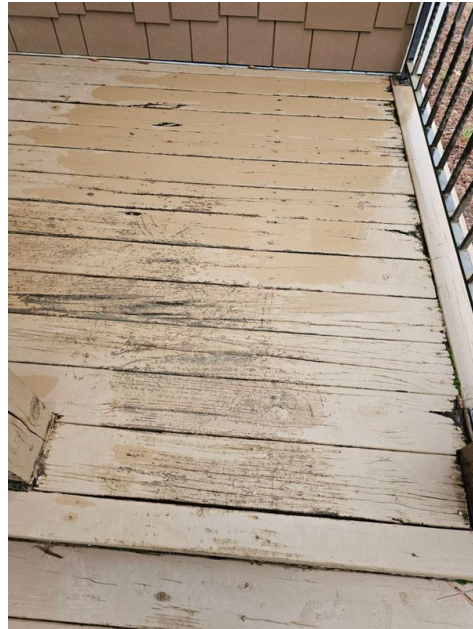
## Recommendation

Contact a qualified general contractor.





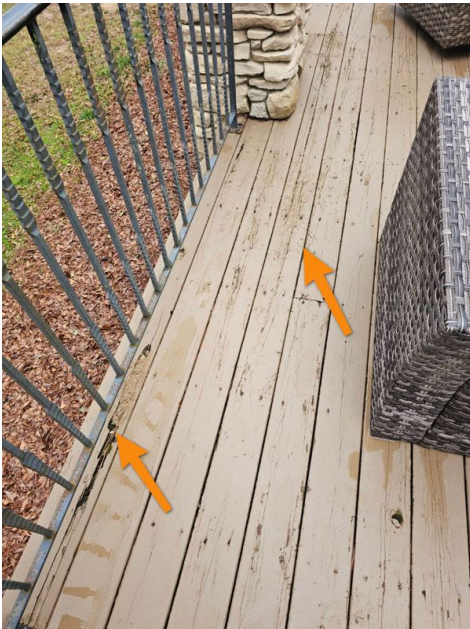
South



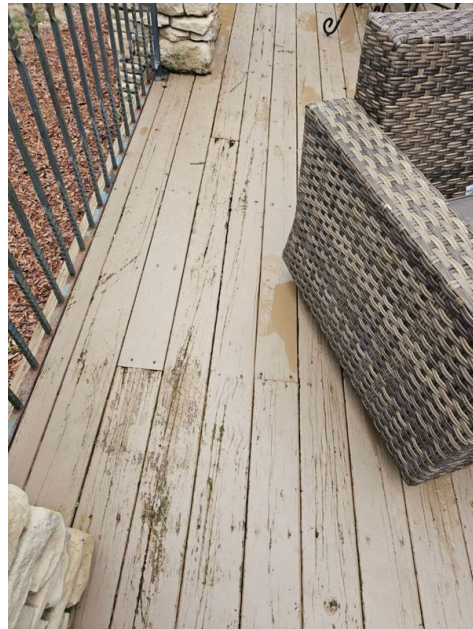
South



East



East



East

### 3.3.1 Exterior Doors

#### **WEATHERSTRIPPING INSUFFICIENT**

Door has damaged/missing standard weatherstripping. This can result in energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)

Recommendation

Contact a qualified handyman.



Northeast



4: ROOFING

		IN	NI	NP	D
4.1	Coverings	X			
4.2	Roof Drainage Systems			X	
4.3	Flashings	X			
4.4	Skylights, Chimneys & Roof Penetrations	X			

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

<b>Inspection Method</b> Ground, 2nd Floor Windows	<b>Roof Type/Style</b> Combination	<b>Roof Drainage Systems: Gutter Material</b> NP
<b>Flashings: Material</b> Aluminum		
<b>Coverings: Material</b> Asphalt		



Limitations

Coverings  
**TOO STEEP**  
The pitch of the roof was too steep to walk on and to fully access. The inspection was completed from 2nd floor window, ground, and roof edge via a ladder.

Coverings

**RAIN**

## Observations

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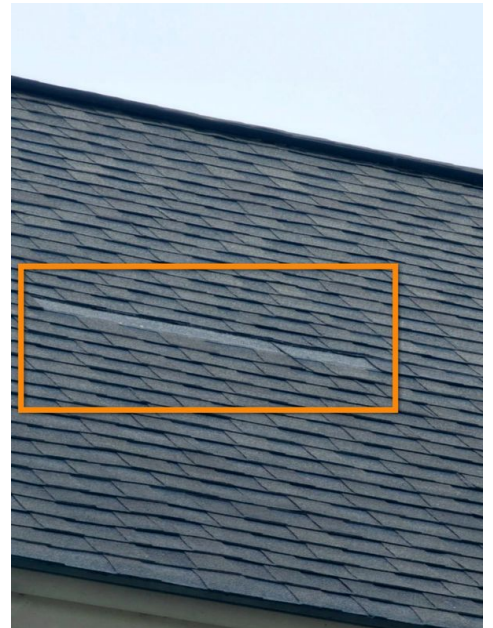
4.1.1 Coverings

### **SHINGLES MISSING**

Observed areas that appeared to be missing sufficient coverings.  
Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.



## 5: PLUMBING

		IN	NI	NP	D
5.1	Fixtures / Faucets	X			
5.2	Drain, Waste, & Vent Systems	X			
5.3	Water Heater	X			
5.4	Vents, Flues, & Chimneys	X			
5.5	Sump Pumps / Sewage Ejectors			X	
5.6	Fuel Storage & Distribution Systems	X			
5.7	Well Pump			X	

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### Information

#### Filters

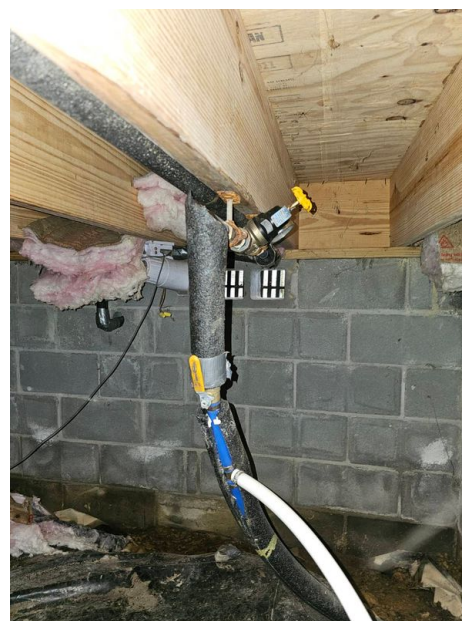
Unknown

#### Main Fuel Shut-Off (Location)

Electrical Panel

#### Main Water Shut-Off Device (Location)

Crawlspace



#### Material - Distribution

Pex

#### Material - Water Supply

Pex

#### Drain, Waste, & Vent Systems:

##### Material

PVC

#### Water Heater: Capacity

50 Gallons

#### Source

Unknown

#### Water Heater: Location

Crawlspace

#### Water Heater: Power Source

Electric

## Fuel Storage & Distribution Systems: Gas Tank

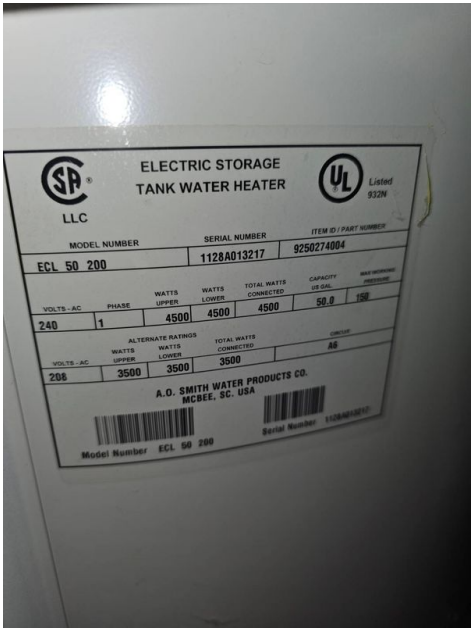




Drain, Waste, & Vent Systems: Drain Size  
2"



**Water Heater: Manufacturer**  
AO Smith  
MFD 2011



Limitations

Fuel Storage & Distribution Systems

**UNDERGROUND TANKS**

Fuel storage items buried are not included as a part of the inspection. Recommend a licensed professional evaluate prior to filling tank.



Observations

5.1.1 Fixtures / Faucets

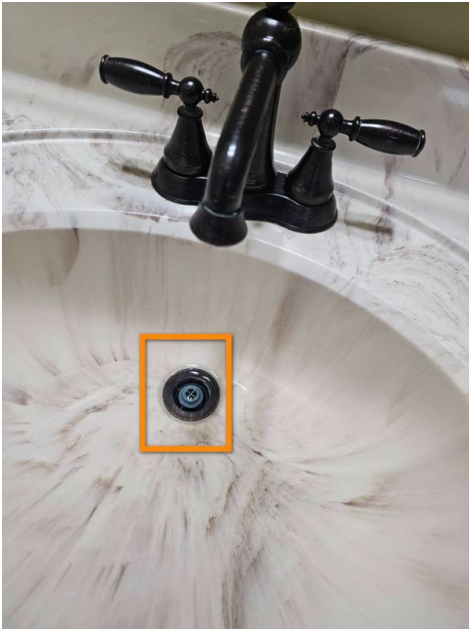
**DRAIN STOP INEFFECTIVE**

Drain stops are provided as a way to fully utilize the tub/sink. Having an inoperable drain stop will limit capabilities. Recommend repairing or replacing.

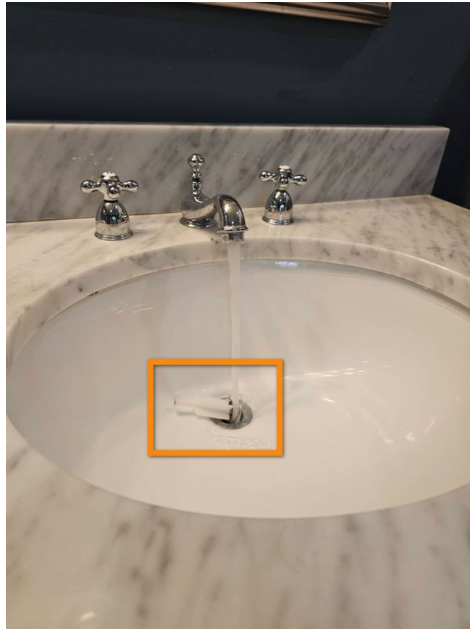
Recommendation

Contact a qualified plumbing contractor.





2nd Floor Jack n Jill Bathroom



Master Bathroom

### 5.1.2 Fixtures / Faucets

#### **TOILET LOOSE**

Toilet not adequately secured to the floor causing it to rock. Recommend a licensed plumber repair.

Recommendation

Contact a qualified plumbing contractor.



1st Floor Hall Bathroom



2nd Floor Master Bathroom

### 5.1.3 Fixtures / Faucets

#### **LEAK**

Leaks noticed during the operation of the fixture(s). Recommend a licensed professional evaluate and repair.

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**Recommendation**

Contact a qualified plumbing contractor.



1st Floor Hall

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**5.2.1 Drain, Waste, & Vent Systems****POOR/SLOW DRAINAGE**

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

**Recommendation**

Contact a qualified plumbing contractor.



2nd Floor Master Bathroom

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**5.2.2 Drain, Waste, & Vent Systems****LEAK**

A leak was observed on the interior drain system at the time of the inspection. This will cause damage to interior finishes such as cabinets and flooring. Recommend a licensed plumber repair.

**Recommendation**

Contact a qualified plumbing contractor.





Master Bathroom

5.3.1 Water Heater

**PAST LIFE EXPECTANCY**

The unit was functional however it was past its life expectancy. This may cause it to fail without warning.

Recommendation

Contact a qualified plumbing contractor.



Crawlspace

6: ELECTRICAL

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
6.4	Connected Devices and Fixtures	X			
6.5	Polarity and Grounding of Receptacles	X			
6.6	GFCI & AFCI	X			
6.7	Smoke Detectors	X			
6.8	Carbon Monoxide Detectors	X			

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Information

**Branch Wire 15 and 20 AMP**  
Copper

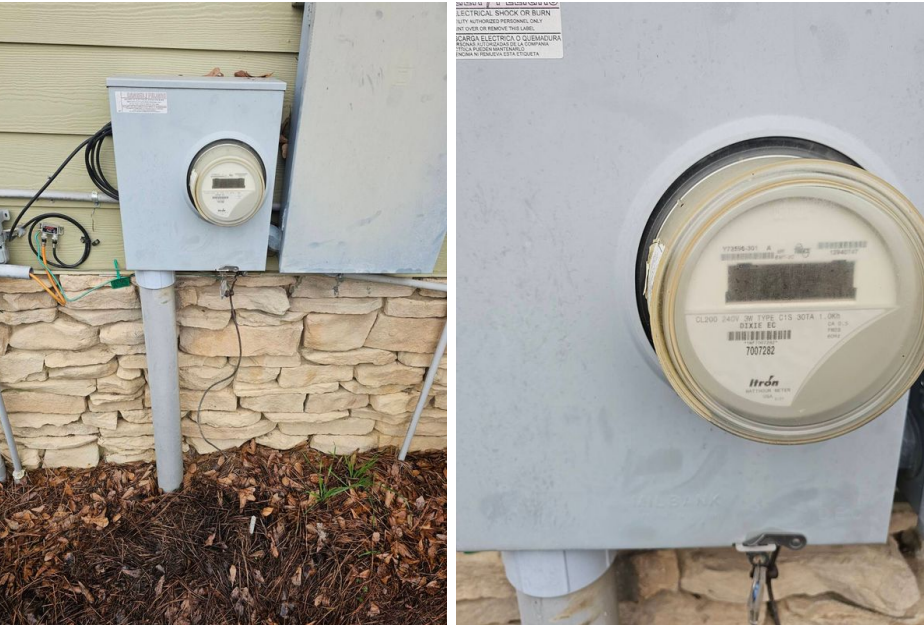
**Wiring Method**  
Romex

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity**  
200 AMP

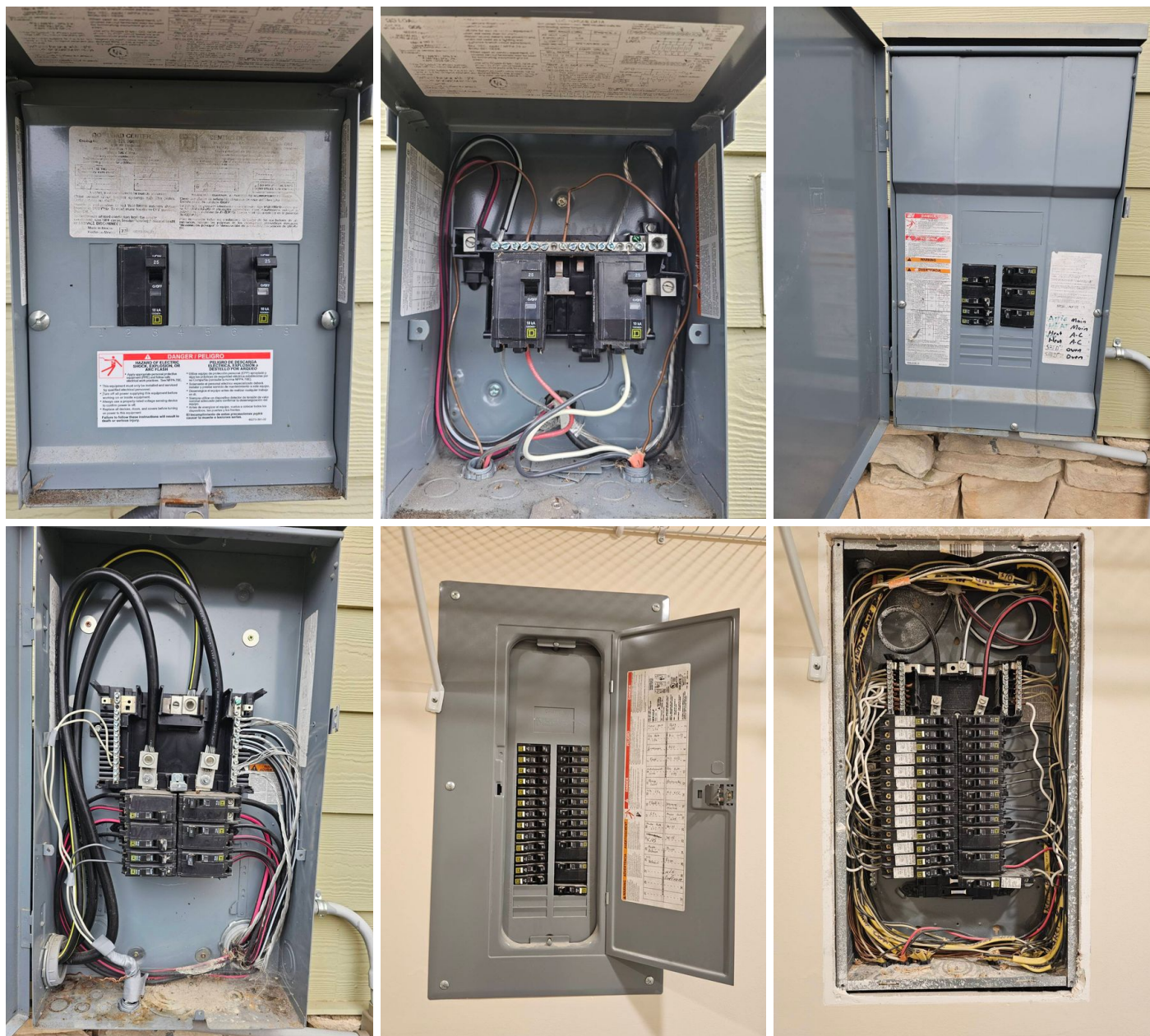
**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations**  
Laundry Room, Exterior

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type**  
Circuit Breaker

**Service Entrance Conductors: Electrical Service Conductors**  
Below Ground, Aluminum, 120 Volts, 220 Volts



## Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer Square D



## Observations

### 6.1.1 Service Entrance Conductors

#### **STRAPS MISSING**

Recommend securing the conduit with a straps to prevent movement of the pipe.

Recommendation

Contact a qualified electrical contractor.





West

6.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

### **EXPOSED ENDS & SPLICES**

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation

Contact a qualified electrical contractor.



Kitchen

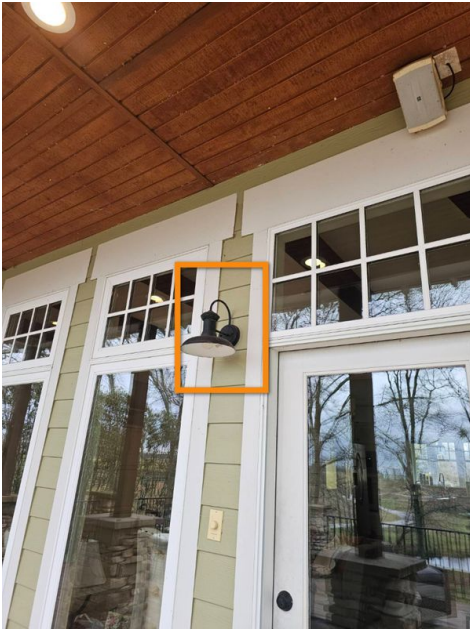
6.4.1 Connected Devices and Fixtures

### **LIGHT DAMAGED/ INOPERABLE**

One or more lights are not operating and/or damaged. New light bulb possibly needed in some and some need to be replaced. Recommend a licensed Electrician evaluate and repair or replace.

Recommendation

Contact a qualified electrical contractor.



East



Southwest

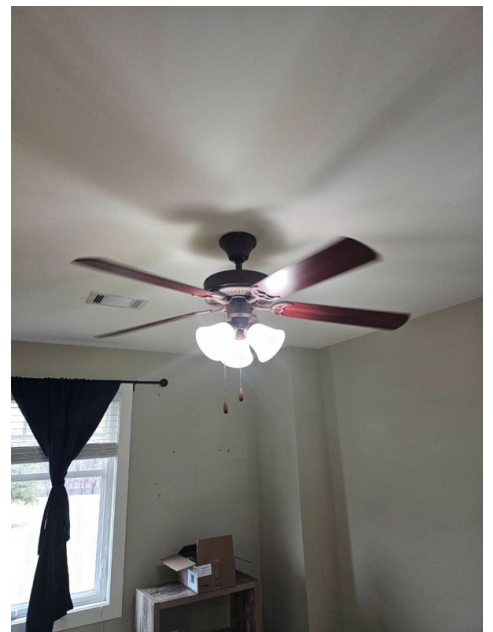
#### 6.4.2 Connected Devices and Fixtures

##### **FIXTURE LOOSE**

The cieling fan was loose. Recommend securing properly.

Recommendation

Contact a qualified electrical contractor.



2nd Floor North Bedroom

#### 6.5.1 Polarity and Grounding of Receptacles

##### **INOPERABLE**

Receptacle was inoperable. Recommend a licensed electrician evaluate.

Recommendation

Contact a qualified electrical contractor.



West

# 7: HEATING

		IN	NI	NP	D
7.1	Heating Equipment	X			
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys			X	

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## Information

<b>Heating Equipment: Energy Source</b> Electric	<b>Heating Equipment: Filter Size</b> 14x30	<b>Heating Equipment: Heat Type</b> Heat Pump
<b>Distribution Systems: Ductwork</b> Insulated		



Heating Equipment: Brand  
Lennox, Rheem  
MFD 2011 Rheem 1st Floor  
MFD 2019 Lennox 2nd Floor



1st Floor



Heating Equipment: Filter Type  
Disposable





Heating Equipment: Thermostat



1st Floor

Observations

7.1.1 Heating Equipment

RECOMMEND SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

# 8: AIR CONDITIONING

		IN	NI	NP	D
8.1	Cooling Equipment	X			
8.2	Distribution System	X			

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## Information

<b>Type</b> Heat Pump	<b>Cooling Equipment: Energy Source/Type</b> Heat Pump	<b>Cooling Equipment: Location</b> Exterior West
<b>Cooling Equipment: Unit Capacity</b> 2.5T, 2T	<b>Distribution System: Configuration</b> Central	

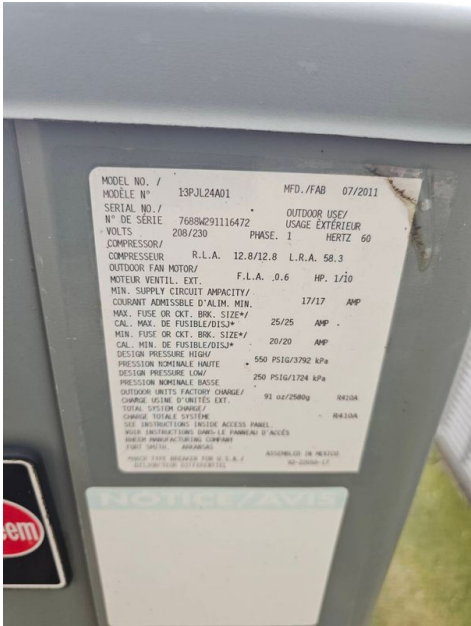
Cooling Equipment: Brand  
Lennox  
MFD 2011 Rheem 1st Floor  
MFD 2019 Lennox 2nd Floor



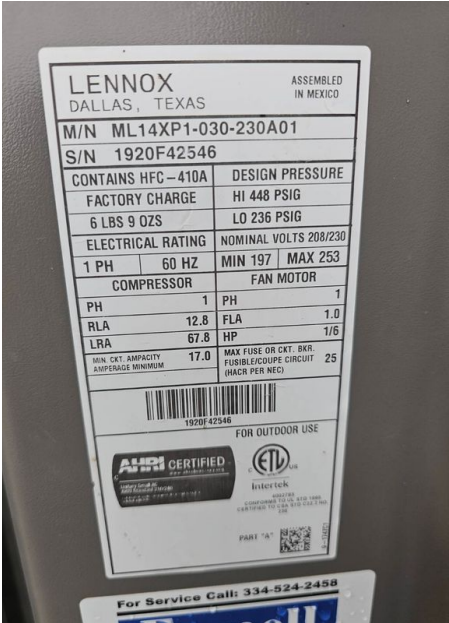
1st Floor



2nd Floor



1st Floor



2nd Floor



1st Floor



2nd Floor

Observations

8.1.1 Cooling Equipment  
**RECOMMEND SERVICING**

The unit was functioning however all units should be serviced. Recommend unit be serviced annually by a licensed HVAC technician.

Recommendation  
Contact a qualified HVAC professional.



## 9: INTERIORS

		IN	NI	NP	D
9.1	Walls	X			
9.2	Ceilings	X			
9.3	Floors	X			
9.4	Steps, Stairways & Railings	X			
9.5	Countertops & Cabinets	X			
9.6	Doors	X			
9.7	Windows	X			
9.8	Garage Door			X	

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### Information

#### Walls: Wall Material

Drywall

#### Ceilings: Ceiling Material

Drywall, Wood

#### Floors: Floor Coverings

Carpet, Hardwood

#### Countertops & Cabinets:

##### Countertop Material

Granite

#### Windows: Window Manufacturer

Unknown

#### Windows: Window Type

Single-hung, Storm, Casement, Other

#### Garage Door: Material

NP

#### Garage Door: Type

NP

#### Countertops & Cabinets: Cabinetry

Wood



### Observations

#### 9.3.1 Floors

##### LOOSE

Carpet was loose and will need re-stretching or replacement.

Recommendation

Contact a qualified flooring contractor



Stairs Closet

#### 9.6.1 Doors

##### **DAMAGE**

Interior doors had minor damage at the time of the inspection. Recommend repairing or replacing.

Recommendation

Contact a qualified carpenter.



2nd Floor North Bedroom Closet

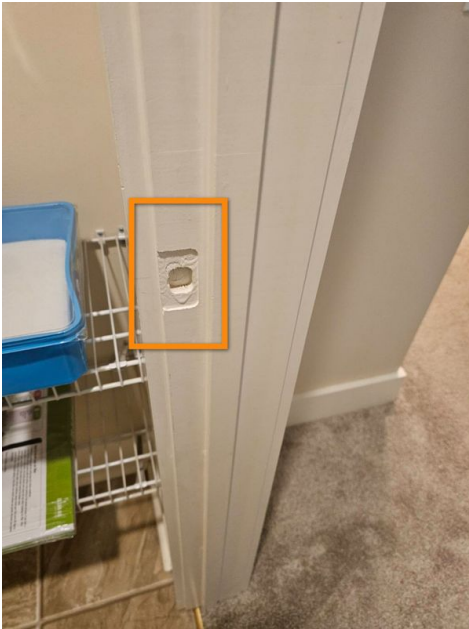
#### 9.6.2 Doors

##### **HARDWARE MISSING**

Hardware missing can effect the functionality and shorten life expectancy of materials. Recommend replacing all missing/damaged hardware.

Recommendation

Contact a qualified handyman.



2nd Floor Laundry Area

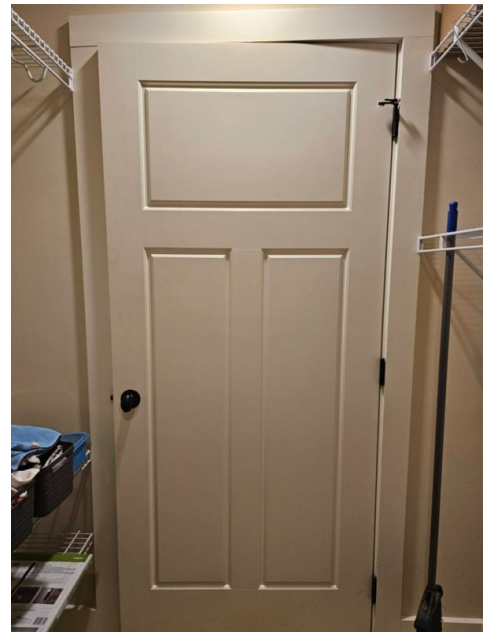
### 9.6.3 Doors

#### **RACKED**

The door was not square. This is not allowing it to properly close. Recommend a licensed professional evaluate and correct.

Recommendation

Contact a qualified carpenter.



2nd Floor Laundry Area

10: BUILT-IN APPLIANCES

		IN	NI	NP	D
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal			X	

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

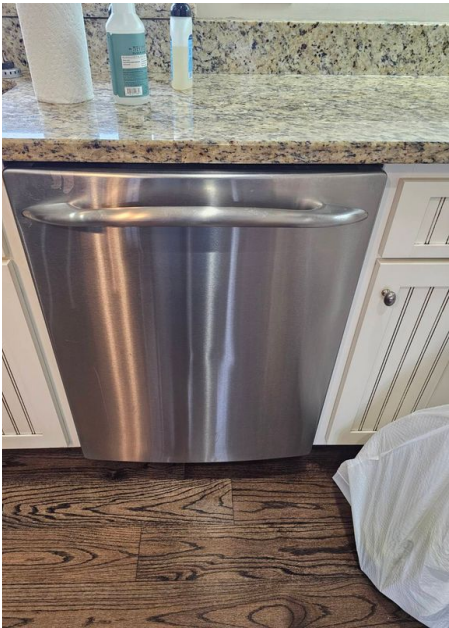
Range/Oven/Cooktop: Exhaust Hood Type  
Vented



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

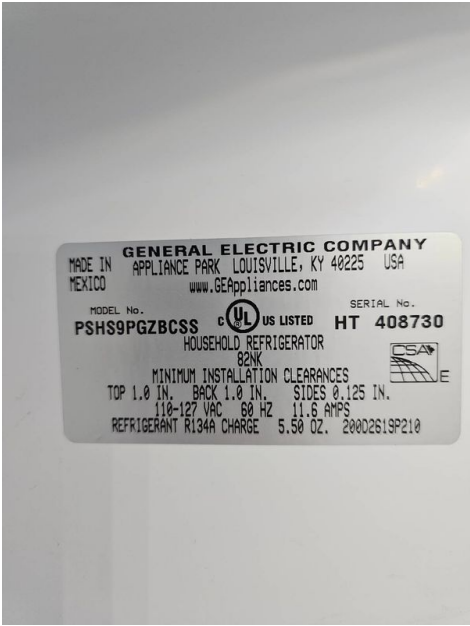
Dishwasher: Brand  
GE

The unit was tested and functioning properly at the time of the inspection.



Refrigerator: Brand  
GE

The unit was tested and functioning properly at the time of the inspection.





**Range/Oven/Cooktop: Range/Oven Brand**  
General Electric

The unit was tested and functioning properly at the time of the inspection.



# 11: INSULATION AND VENTILATION

		IN	NI	NP	D
11.1	Attic Insulation	X			
11.2	Vapor Retarders	X			
11.3	Ventilation	X			
11.4	Exhaust Systems	X			
11.5	Basement/Crawlspace Insulation	X			

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## Information

### Dryer Power Source

220 Electric

### Dryer Vent

Metal

### Flooring Insulation

Fiberglass

### Ventilation: Ventilation Type

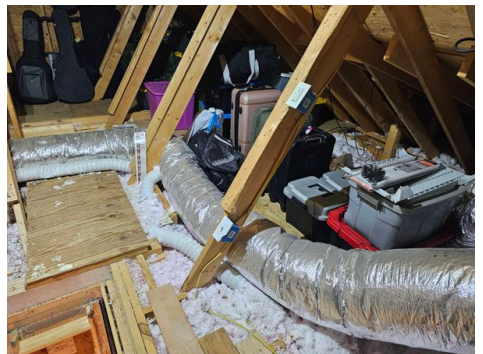
Passive

### Exhaust Systems: Exhaust Fans

Fan Only

### Attic Insulation: Insulation Type

Blown



## Observations

### 11.5.1 Basement/Crawlspace Insulation

#### DAMAGE

Areas of the insulation in the crawlspace are falling and/or damaged. Recommend repairing and securing all insulation to reduce heating and cooling costs.

#### Recommendation

Contact a qualified insulation contractor.



Crawlspace



Crawlspace



# 12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	D
12.1	Fireplaces, Stoves & Inserts	X			
12.2	Fuel-buring Accessories				
12.3	Chimney & Vent Systems	X			

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## Information

Type  
Wood, Insert



## Limitations

Fuel-buring Accessories  
**NOT TESTED**  
The gas logs were not tested at the time of the inspection.  
Recommend seller provide operating instructions prior to close.



Living Room

### Chimney & Vent Systems

## **VENTS, FLUES, & CHIMNEYS: OUTSIDE THE SCOPE OF THIS INSPECTION**

The internal inspection of chimneys, vents, and flues is outside the scope of this inspection. Recommend a Licensed Professional evaluate prior to use.



## **Observations**

### 12.1.1 Fireplaces, Stoves & Inserts

## **FIREWALL CRACKED**

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

### Recommendation

Contact a qualified fireplace contractor.



Living Room

# STANDARDS OF PRACTICE

## Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

## Exterior

4.1 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. 4.2 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.

## Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

## Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

## Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

## Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

## Air Conditioning



9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

### **Interiors**

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

### **Built-in Appliances**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

### **Insulation and Ventilation**

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

### **Fireplaces and Fuel-Burning Appliances**

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in fireplaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.