



SAFE LIVING INSPECTIONS

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PRE- PURCHASE RESIDENTIAL INSPECTION

1234 Main Street
Adelaide, SA

Buyer Name

18/09/2026 9:00AM

Inspector

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Surveying

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LOW PRIORITY



MEDIUM PRIORITY

SUMMARY

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1: INSPECTION DETAILS

Information

Disclaimer & Terms of Use

This report represents the professional opinion of Safe Living Inspections and is based upon a visual inspection of the residential dwelling at the specified address, a review of provided documentation, and the application of the inspector's knowledge, training, and experience.

1. Nature of Opinion

The opinions and findings contained within this report are provided in good faith and with all reasonable care. However, this document is an opinion and not a guarantee or warranty, either expressed or implied, regarding the present or future condition of the property. Latent or concealed defects may not be identified in a visual inspection.

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Inspection Key

Safe Living Inspections adheres to the Australian Standard for pre-purchase residential building inspections, AS 4349.1. The scope and guidelines of the standard can be referenced via Standards Australia at <https://www.standards.org.au>.

During a property inspection, findings are typically categorized into three levels of severity: Low, Medium, and High. These categories help prioritize issues based on their impact on safety, functionality, and overall property condition.

LOW PRIORITY:



Low priority items are minor issues that usually do not affect the immediate safety or functionality of the property but may require attention to prevent further deterioration or to maintain aesthetics.

Examples:

- Minor cosmetic damage, such as small paint chips or scratches on walls.
- Slightly worn weather stripping on doors or windows.
- Loose or missing caulk around sinks or bathtubs.
- Nail pops in drywall.
- Minor grout cracks in tiled areas.

MEDIUM PRIORITY:



Medium priority items are issues that may affect the property's functionality or lead to more significant problems if not addressed in a timely manner. These items often require moderate repairs or adjustments.

Examples:

- Damaged or cracked tile flooring.
- Windows that do not open or close properly.
- Moderate water stains on ceilings or walls indicating past leaks.
- Missing or damaged door trim.
- Improperly installed or damaged attic insulation.

HIGH PRIORITY:



High priority items are serious issues that can impact the safety, structural integrity, or critical systems of the property. These items require immediate attention and repairs to prevent potential hazards or significant damage.

Examples:

- Active water leaks or significant water damage.
- Electrical hazards, such as exposed wiring or faulty outlets.
- Structural issues, such as foundation cracks or sagging beams.
- HVAC system failures or significant malfunctions.
- Roof damage, such as missing shingles or significant leaks.

Understanding these categories helps property owners and potential buyers prioritize repairs and maintenance, ensuring that critical issues are addressed promptly while planning for less urgent repairs over time.

In Attendance

Client, Listing Agent

Occupancy

Furnished

Style

Modern

Temperature

18 Celsius (C)

Type of Building

Single Family

Weather Conditions

Recent Rain

Construction Type

Steel Frame, Brick Veneer, Stone

Construction type refers to the primary structural system and materials used in building a home. Common types include wood frame, masonry, concrete block, steel frame, and log construction. Understanding the construction type helps identify maintenance needs, potential vulnerabilities to weather and pests, and the expected lifespan of structural components.

Termite Treatment Notice

No termite control or treatment notice was located in the meter box during inspection. In many areas, pest control treatment records or notices are typically maintained in accessible locations like the meter box for reference by homeowners and inspectors. The absence of such documentation may indicate no recent professional termite treatment has been performed on the property.

Services : Utility Services Connected

Electric Connected, Gas Connected, Water Connected, Sewer Connected, nbn - Connected

Utility services refer to the essential infrastructure systems that supply water, electricity, gas, and sewer/septic connections to a property. These connections enable the home's major systems to function and are typically established by municipal utilities or private providers. Verification of active utility connections is important for understanding the property's operational status and service availability.

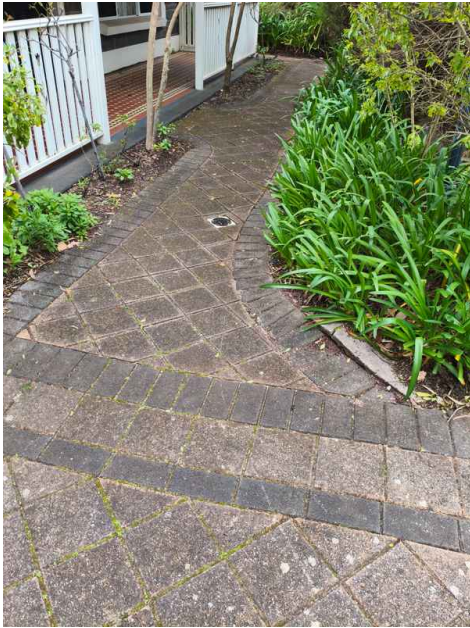




2: EXTERIOR

Information

General: Inspection Method
Visual, Attic Access



Siding, Flashing & Trim: Siding Material

Brick Veneer, Brick

Exterior Doors: Exterior Entry Door

Wood

Vegetation, Grading, Drainage & Retaining Walls: Landscaping Maintenance

The landscaping around the property is being maintained properly. Regular maintenance of vegetation, grading, and drainage helps prevent water intrusion issues, foundation problems, and pest entry while preserving the property's appearance and value.

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

Concrete, Pavers

Rainwater tanks : Rainwater Tank Plumbing Leakage

Rainwater tanks are systems designed to collect and store rainfall for reuse in irrigation, toilet flushing, or other non-potable applications. Minor leakages in the plumbing connections indicate wear on seals, fittings were found during inspection.



Deficiencies

2.2.1 Siding, Flashing & Trim

MINOR CRACKS IN SIDING

Minor cracks were observed in the front elevation siding during inspection. These cracks are likely caused by normal expansion and contraction of the frame and structural components due to temperature and humidity changes. While minor cracks are typically not a structural concern, monitor them periodically to ensure they do not widen or allow water infiltration.



LOW PRIORITY



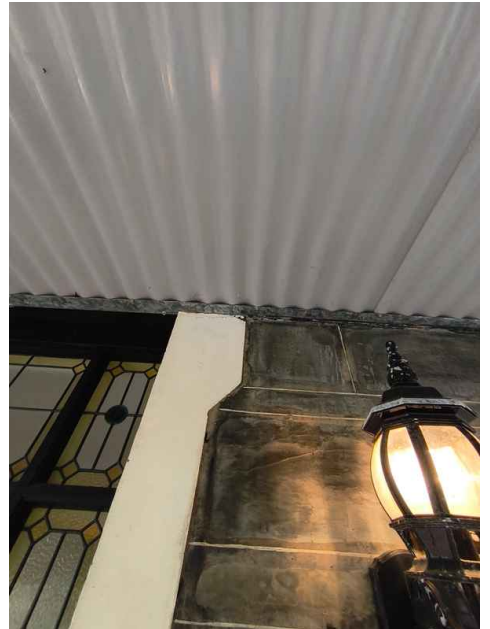
2.4.1 Eaves, Soffits & Fascia



MEDIUM PRIORITY

WATER INTRUSION IN VERANDAH

Minor water intrusion was observed in the front verandah area. Traces of water ingress were noted during the inspection.



2.5.1 Vegetation, Grading, Drainage & Retaining Walls



MEDIUM PRIORITY

EXTERIOR PAVERS & SLAB MOISTURE

Pavers in the exterior area were found to have poor moisture management measures, which can contribute to raised moisture levels in the slab over time. This phenomenon was evident during the inspection, with clear signs of water intrusion and elevated moisture levels observed in the garage floor.



2.5.2 Vegetation, Grading, Drainage & Retaining Walls

 MEDIUM PRIORITY

STORMWATER PLUMBING

The overall stormwater plumbing design was found to be poor. The inspector recommends installing a properly designed stormwater system around the full perimeter of the house, incorporating drains and directing roof water to be collected in rainwater tanks. Overflow from the tanks should be linked to discharge to the street, and connections should be installed to allow tank water to be used for the toilets within the house.

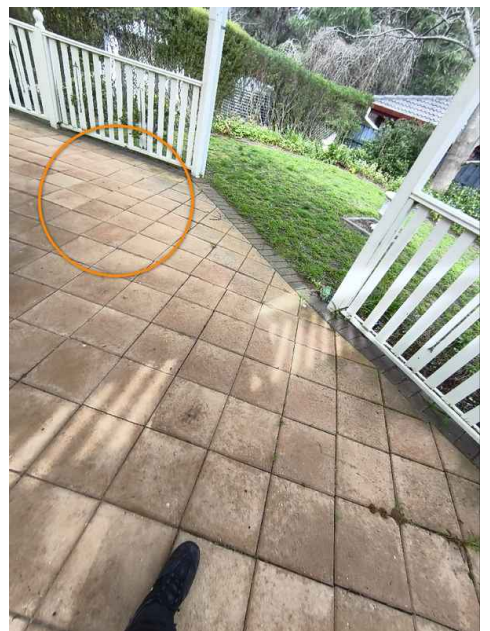
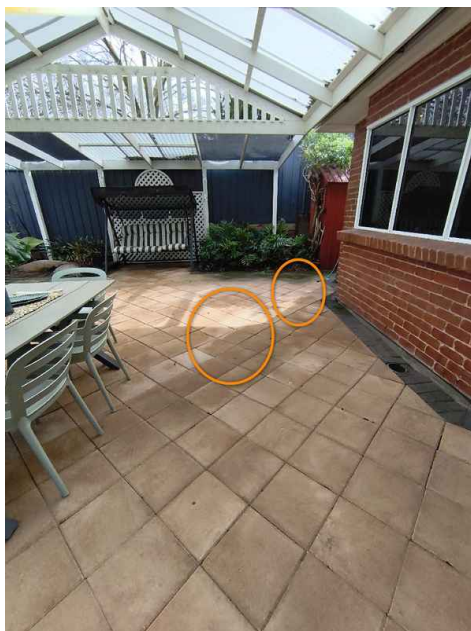
2.6.1 Walkways, Patios & Driveways

 MEDIUM PRIORITY

UNEVEN PAVERS IN DRIVEWAY

Uneven pavers were observed throughout the driveway, including areas near the pergola, property perimeter, shed and other areas. Uneven surfaces create trip hazards for pedestrians and can lead to water pooling and accelerated deterioration.

Buyer may need to invest on fixing uneven pavers in near future.





3: ROOF

Information

Inspection Method

Ground, Roof, Drone





Roof Type/Style Gable	Coverings: Material Solar, Metal	Roof Drainage Systems: Gutter Material Steel
Flashings: Material Metal		

Deficiencies

3.2.1 Roof Drainage Systems

VEGETATION AND DEBRIS IN GUTTERS

Vegetation and debris were observed accumulated in the gutters during inspection. Clogged gutters prevent proper water drainage from the roof, which can lead to water overflow, foundation damage, and premature deterioration of fascia and soffits. Clear the gutters of all debris and consider installing gutter guards to prevent future accumulation.

—

MEDIUM PRIORITY



3.5.1 Fence/Retaining walls

DETERIORATED FENCE

The fence shows significant deterioration due to the age of the property. A fence contractor should evaluate the structure to determine whether repairs or replacement is necessary.

—

MEDIUM PRIORITY



3.5.2 Fence/Retaining walls

MISSING RETAINING WALL SYSTEM



No retaining wall system was observed at the property boundary line. Exposed soil on the higher elevation adjacent to the fence creates conditions conducive to rust and deterioration of the fence structure. Purchaser might have to invest in retaining wall installation in future to prevent further fence damage and soil erosion.

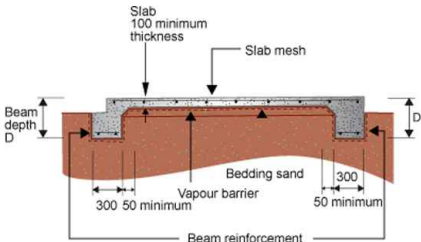


4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Foundation: Material
Concrete



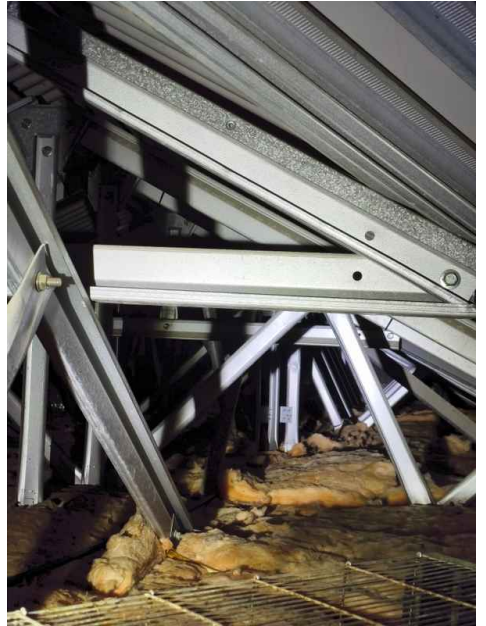
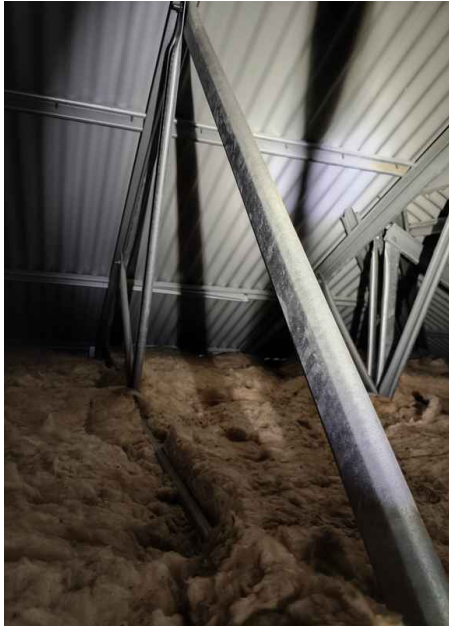
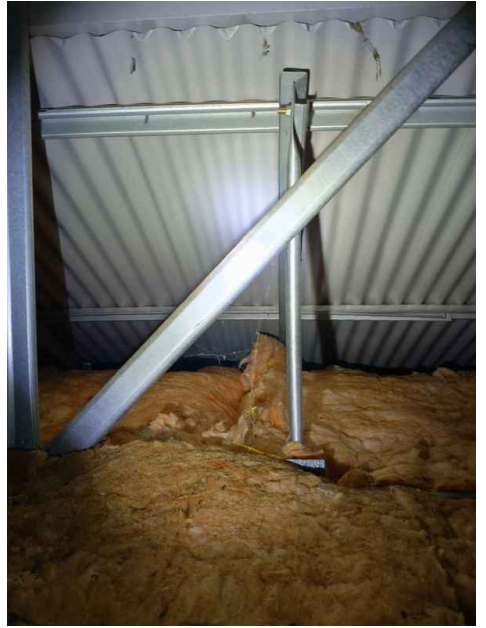
Foundation: Slab Movement test

The inspector conducted a slab movement test using a Nivcomp (level) instrument and found no slab movement had occurred. The maximum level difference measured from the front to the back of the slab was 33mm, which is considered acceptable.



Ceiling Structure: Steel Frame Structure

Steel frame construction uses steel beams and columns as the primary structural support system for the building. This type of framing provides excellent strength-to-weight ratio and is commonly used in basement and foundation systems. Steel frames are durable and resistant to many environmental factors.





Ceiling Structure: Possum Trap in Attic Void Space

A possum trap was discovered in the void attic space during inspection. This indicates that pest activity or control measures have been implemented in the property. The presence of traps suggests prior or ongoing wildlife concerns that warrant further investigation.



Deficiencies

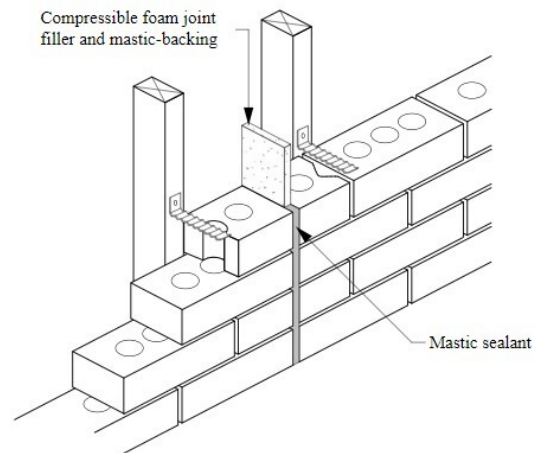
4.2.1 Wall Structure

MISSING MASTIC SEALANT IN EXPANSION JOINTS

 LOW PRIORITY

Figure 3.3.5.5 Vertical articulation joint details

Diagram a. Articulation joint with compressible foam and sealant



No mastic sealant was observed in the expansion joints of the wall structure. Expansion joints allow for natural movement and settling of the foundation; without proper sealant, these joints are vulnerable to water infiltration, which can lead to moisture damage, efflorescence, and potential structural concerns over time.



5: COOLING

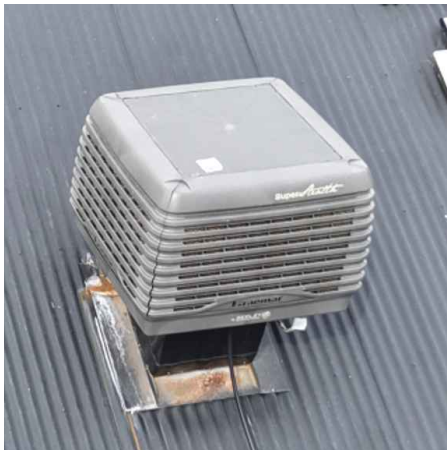
Information

Cooling Equipment: Brand

Dakin

Cooling Equipment: Energy Source/Type

A roof-mounted ducted evaporative cooler, Dakin split system unit - Working - with remote

**Cooling Equipment: Location**

Roof

Normal Operating Controls: Wall-Mounted Touch Screen Control

The cooling system is equipped with a wall-mounted touch screen control interface. This type of control allows homeowners to adjust temperature settings, operating modes, and system scheduling through a digital display rather than traditional mechanical thermostats.



Distribution System: Configuration

Central, Split

6: PLUMBING

Information

Filters

None

Water Source

Public

Plumbing Inspection

The inspector conducted a thorough check of all plumbing throughout the property, including taps, showers, and the drain system. All fixtures appear to be functioning as they should, with acceptable performance across the board. No major leaks were identified during the inspection, indicating the plumbing system is in generally good working condition.

**Main Water Shut-off Device:****Location**

Front Yard

Water Supply, Distribution Systems & Fixtures: Water Supply and Distribution System

The water supply and distribution systems are functioning properly. This includes the main water line, branch lines delivering water throughout the home, and all fixtures tested during inspection. Regular maintenance and monitoring will help ensure continued reliable operation.

Hot Water Systems, Controls, Flues & Vents: Location

Exterior wall mounted

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rinnai

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

[Here is a nice maintenance guide from Lowe's to help.](#)



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

Gas

Hot Water Systems, Controls, Flues & Vents: Hot Water System Operational

The hot water system, including controls is functioning properly. All components are operating as designed and no deficiencies were noted during inspection.

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

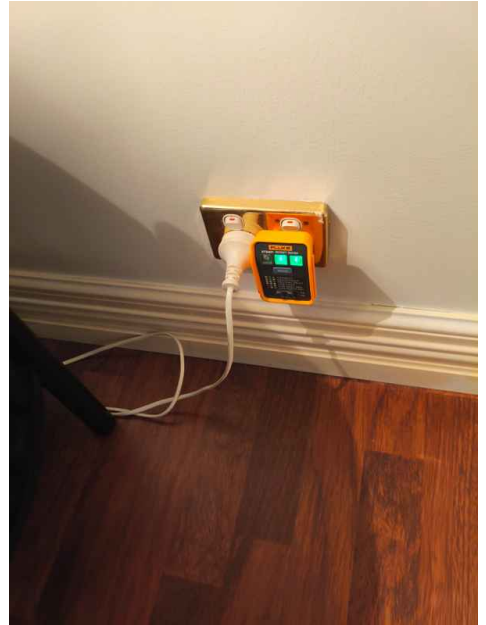
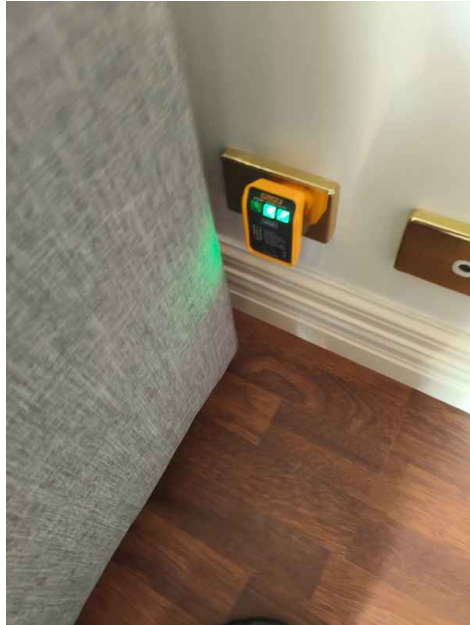
Gas Meter

7: ELECTRICAL

Information

Electrical Inspection

The inspector carried out a check of the electrical system throughout the property. Power supplies and wiring were tested and found to be correctly wired. Lighting fixtures and smoke detectors were also checked and found to be in working order, with performance considered acceptable overall.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Right



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

Solar: Solar System

A basic solar system was found installed at the property. Given its apparent age, buyers should not expect strong performance from this system. The inverter display screen was faded and not legible, so the inspector was unable to comment on electricity output or generation figures. However, the inspector can confirm the system was in working condition at the time of inspection.



8: ATTIC, INSULATION & VENTILATION

Information

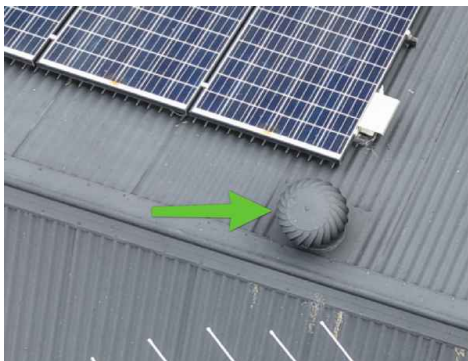
Attic Insulation: Insulation Type

Batt



Ventilation: Ventilation Type

Ridge Vents, Whirly bird



Exhaust Systems: Exhaust Fans

Fan/Heat/Light

9: DOORS, WINDOWS & INTERIOR

Information

Moisture Levels in Walls and Wet Areas

Moisture readings were taken throughout the property in walls and wet areas (bathrooms, kitchens, laundry spaces). All measurements were within acceptable tolerance limits at the time of inspection, indicating no active moisture intrusion or elevated humidity concerns in these common problem areas. - Minor elevated moisture level in common shower area outer hallway wall - defect raised



Doors: Doors

The inspector checked all doors throughout the property, including entry, interior, and sliding doors where applicable.

Windows: Windows

All windows were inspected for proper operation, including opening, closing, and locking mechanisms.

**Floors: Floor Coverings**

Carpet, Engineered Wood, Tile

Floors: Floors

The inspector checked the flooring throughout the property, including surfaces in all major areas. No major damage, warping, or signs of significant wear were identified, and the flooring was found to be securely laid and in acceptable overall condition.

Walls: Wall Material

Brick, Drywall

Walls: Walls

The inspector examined the walls throughout the property for signs of cracking, water damage, or other structural concerns.

Ceilings: Ceiling Material

Gypsum Board

Ceilings: Ceilings

Ceilings were checked for signs of water staining, cracking, sagging, or other visible damage. No major issues were identified, and the ceilings appear to be in acceptable condition throughout the inspected areas.

Countertops & Cabinets: Counters Tops

The inspector checked all countertops throughout the property. Overall condition was found to be satisfactory for the age of the property, with some minor damage visible consistent with normal wear and tear over time. No major defects were identified.

Deficiencies

9.4.1 Walls

 MEDIUM PRIORITY

ELEVATED MOISTURE LEVEL IN WALL

Minor elevated moisture detected in the wall of the shower area during inspection. Elevated moisture in shower walls can indicate inadequate ventilation, plumbing leaks, or water intrusion from the shower enclosure. This condition should be monitored and addressed to prevent mold growth, structural damage, and deterioration of wall materials.



9.6.1 Countertops & Cabinets

 LOW PRIORITY

CABINETS

Cabinets throughout the property were inspected, including doors, drawers, hinges, and handles. Minor operational issues were noted throughout, such as sticking drawers, loose hinges, or handles requiring adjustment. Overall, the cabinetry remains functional but would benefit from minor repairs and maintenance.



10: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Fisher and Paykel , Working

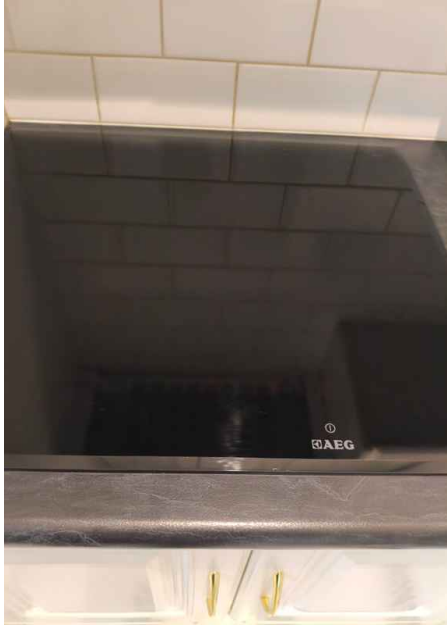


Range/Oven/Cooktop: Oven Brand
Chef - fan forced - working

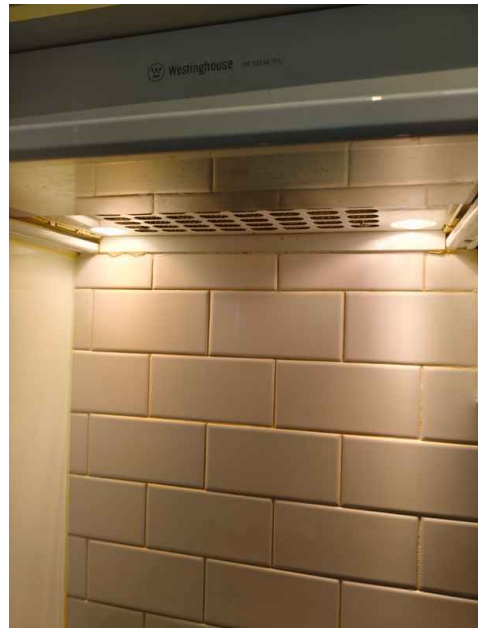
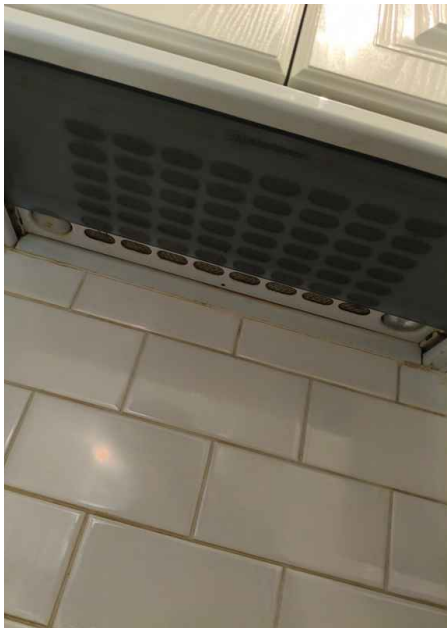


Range/Oven/Cooktop: Cooktop

AEG, Induction, working

**Range/Oven/Cooktop: Rangehood**

Westinghouse, working



11: GARAGE

Information

Garage Door: Material	Garage Door: Type
Metal	Roll-Up

Deficiencies

11.1.1 Wall/ Ceiling

 MEDIUM PRIORITY

ELEVATED MOISTURE LEVELS IN WALLS AND CEILING

Elevated moisture levels were detected in the garage walls and ceiling, with visible swelling observed in the skirting. Moisture intrusion in this area can lead to wood rot, mold growth, and structural deterioration if not addressed.



11.2.1 Floor

 MEDIUM PRIORITY

ELEVATED MOISTURE IN FLOOR SLAB

Major elevated moisture levels were detected in the garage floor slab during inspection. Excess moisture in concrete can lead to mold growth, deterioration of the slab, and damage to stored items or vehicles.



11.3.1 Garage Door

GARAGE DOOR NEEDS SERVICING

 MEDIUM PRIORITY

Both garage doors were found to be operational and working during testing; however, they produced poor greasing and obstruction-related sounds, which do not indicate normal operation. Additionally, one exposed wire joint was noted on one of the garage door motors and requires attention. The garage doors require professional servicing to address these operational issues — a qualified technician should inspect and service the door mechanism, springs, cables, and hardware to restore proper function and ensure safe operation.



11.4.1 Garage Door Opener

MISSING GARAGE DOOR OPENER REMOTE CONTROLS

 MEDIUM PRIORITY

The garage door opener remote controls are not currently available at the property. The purchaser will need to obtain these controls from the seller at closing or handover to operate the garage door opener system.

STANDARDS OF PRACTICE

Inspection Details

Exterior

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

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

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Basement, Foundation, Crawlspce & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

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

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

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

Cooling

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

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

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

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

Plumbing

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

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

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

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

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

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

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

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

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine

any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.