

Reubens Building & Inspections

Pre-sale Inspections
Building Maintenance
Building Inspections
General Pest Treatments
Pest Inspections

Reubens Building Inspections
I look good...For you!
0402 948 268

Reubensbuilding@gmail.com

REUBENS BUILDING AND INSPECTIONS

0402 948 268

reubensbuilding@gmail.com

<https://reubens-building-inspections.business.site/>



RESIDENTIAL REPORT

36 Ebony St, Stretton
4116

Kim(Eddie) Shing

OCTOBER 5, 2018



Inspector

Reuben Williams

QBCC 745257 Pest Technition Lic. PMT1007

0402 948 268

reubensbuilding@gmail.com



Agent

Lewis Yap

RE/MAX

04151006700

lewisyp@remax.com.au

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	4
2: EXTERIOR	6
Fences and boundaries	9
3: ROOF	13
4: ELECTRICAL	14
5: GARAGE	16
WHY GARAGE FLOORS CRACK	17
6: WATER HEATER	18
7: PLUMBING	19
8: INTERIOR	20
9: BUILT-IN APPLIANCES	24
10: MOISTURE	25
11: TERMITES	26
STANDARDS OF PRACTICE	28

SUMMARY

- 🔧 2.1.1 Exterior - External Cladding: Cracking - Minor cracking to Render
- 🔧 2.4.1 Exterior - Fence, Drainage & Retaining Walls: Fence - Cracks appearing
- 🔧 2.4.2 Exterior - Fence, Drainage & Retaining Walls: Air conditioner drain not connected to stormwater
- 🔧 5.1.1 Garage - Floor: Cracking
- 🚫 8.2.1 Interior - Walls, Ceilings and Fixtures: Ceiling - Dry stains, monitor
- 🔧 10.2.1 Moisture - Previous Moisture: Previous moisture was evident

1: INSPECTION DETAILS

Information

General: Age Source

Inspector's estimate

General: In Attendance

Home Owner

General: Occupancy

Furnished, Occupied

General: Type of Building

Single Family

General: Style

Low set

General: Weather Conditions

Cloudy, Light Rain

**General: Temperature
(approximate)**

19 Celsius (C)

General: Overview

Inspection Overview

Thank You for choosing Reubens Building & Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. We endeavour to perform all inspections in substantial compliance with InterNACHI s Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. **NOTE: This is not an electrical inspection! We do however look for any obvious defects in some of the electrical components, and by the Australian standards inspect for trip switches and any obvious tampering with the meters. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient or unsafe. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behaviour, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Reubens Building & Inspections express written permission. Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

General: Perspective

Locations

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

General: Use Of Photos

Photos

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

General: Definitions**Explained**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "Safety / Major" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or system is not in this home or building.

Observations (O) = The item, component or system was inspected and a concern, observation and/or deficiency was found.

2: EXTERIOR

Information

Condition Appeared serviceable	External Cladding: Condition Appeared serviceable	External Cladding: Good Articulation Joins 
External Cladding: Good vertical lines next to windows and doors	External Cladding: No evidence of Gross building movement	Decks, Balconies, Porches & Steps: Material Wood

Fence, Drainage & Retaining Walls: Drainage grates are provided

Recommend installing a grate on drains to prevent trips and falls.

**Fence, Drainage & Retaining Walls: Retaining wall - Has no affect on the structural integrity of the dwelling****External Cladding: Cladding Material**

Brick Rendered

Helpful tips

It is important to ensure that all external painted surfaces are kept well sealed/painted to minimize damage from the elements. When repainting it is recommended that brand name range of paints such as Dulux Weathershield or Wattyl Solarguard or comparison brands be used to maximise the benefit of repainting.

Walkways, Patios & Driveways: Driveway Material

Exposed Aggregate

When minor cracking occurs in the driveway, these cracks are due to product shrinkage or poor sub grade preparation. Further cracking is not expected.

Walkways, Patios & Driveways: Walkway Material

Exposed aggregate

When cracking occurs in the path, these cracks are due to product shrinkage or poor sub grade preparation. Further cracking is not expected.

**Decks, Balconies, Porches & Steps: Feature**

Pergola

Keep all decking, veranda and stair timbers well sealed and/ or painted to protect against rot



Fence, Drainage & Retaining Walls: Fences

Treated Timber, Metal

Fences and boundaries

It is normal practice when using a fence to mark a boundary to place the outer face of the fence along the boundary, so that the posts stand on the land of the of the fence's owner.

There is an enormous variety of styles of fence, and the positionining of the fence relative to the boundary will depend on the style.

- post & wire fence: if the posts are of metal or concrete then it is usual for the outer face of the post to be placed against the boundary and for the wires to be threaded through the centre of the posts;
- post & wire fence: if the posts are round timber then it is usual for the outer face of the post to be placed against the boundary and for the wires to be stapled to the outer face of the wooden post;
- with wooden panel fences and close board fences where the panels/boards are wholly contained between the fence posts, it is usual to place the outer face of the posts to be placed against the boundary;
- some close board fences have flat rails attached to the face of the posts and the boards attached to the face of the flat rails: in this case it is usually the outer face of the boards that is placed against the boundary.

If a fence post requires a footing, for example of concrete, to secure it into the ground then it is normal to allow the footing to lie partly beneath the adjoining land. In keeping with the [Party Wall etc. Act 1996](#), this does not give the neighbouring landowner the grounds for a claim of encroachment.

If the description of the boundaries in the parcels clause of the conveyance, or on the conveyance plan or transfer plan, is so poor that you have difficulty in interpreting the boundary's position on the ground then it is tempting to use the position of the fence as an indicator of the true position of the boundary. If you are confident that you are dealing with the same fence that was in place at the time of the original conveyance, or at least with a fence more than twelve years old, then you could fall back on the self evident truth that the boundary follows the outer face of the fence (see the list above), but this is not necessarily conclusive.



Fence, Drainage & Retaining Walls: Retaining walls

Masonry block

Retaining walls occur where there is a change of ground level between the land on either side of the wall. A retaining wall must have greater strength than a normal wall in order to support the weight of the land retained on the higher side of the wall. The requirement for this extra strength makes them more expensive to build and more expensive to repair. Problems can arise when a retaining wall is located on a boundary. There are two circumstances to consider:

1. a landowner who owns a retaining wall that supports his neighbour's higher land is subject to an implied (unless it is expressly stated in a deed) [easement](#) and owes a duty of support to his neighbour's land;
2. a landowner who owns a retaining wall that supports his own land is under a general [duty of care](#) to maintain the wall in such a condition that his land is prevented from collapsing onto his neighbour's lower land.

It is usually when a retaining wall (on a boundary) falls into disrepair that its ownership comes into question. Neither landowner wants to go to the expense of repairing the wall and each sees an opportunity to force his neighbour to undertake the work. The situation should not arise if the deeds of one or both properties are specific as to ownership of the retaining wall. It is when the deeds are silent that an investigation of the position of the boundary is needed.

An investigation can only succeed if the deeds contain a particularly clear and accurate description of the boundaries. Often the deed and plan are so imprecise that it is possible to determine the position of the boundary to only a decimetre (100 mm). This may be enough to ascertain that the wall is on the boundary but insufficient to ascertain on which side of the boundary it stands.



Observations

2.1.1 External Cladding

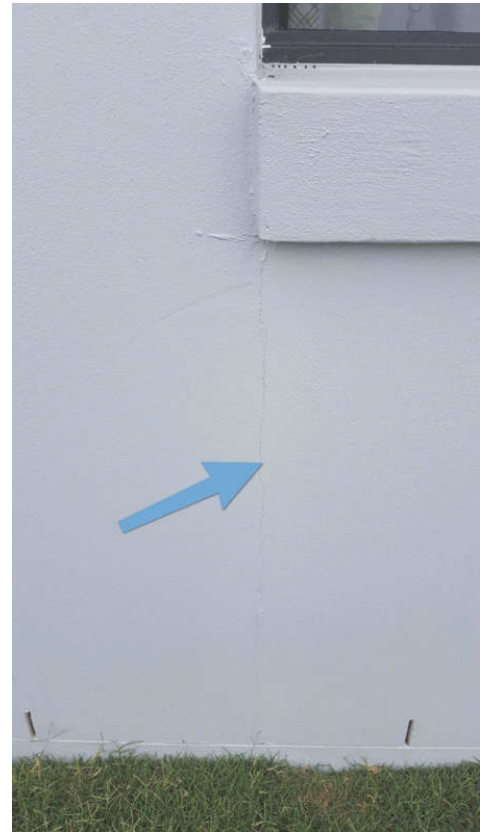
CRACKING - MINOR CRACKING TO RENDER

Recommendation

Recommended DIY Project



Maintenance Items



2.4.1 Fence, Drainage & Retaining Walls

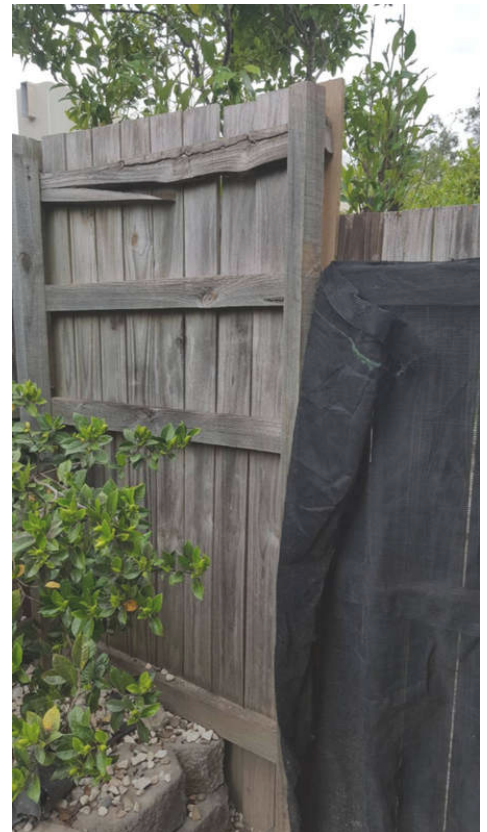
FENCE - CRACKS APPEARING

Recommendation

Contact a qualified professional.



Maintenance Items



2.4.2 Fence, Drainage & Retaining Walls

AIR CONDITIONER DRAIN NOT CONNECTED TO STORMWATER

Recommendation

Contact a qualified professional.



Maintenance Items



3: ROOF

Information

Condition Appeared serviceable	Inspection Method Ground	Roof Type/Style Truss
Coverings: Material Concrete Tiles	Coverings: Recently repointed	Flashings: Material Lead
Roof Drainage Systems: Gutter Material Metal It is good practice to keep gutters clean of all debris to ensure no rusting or overflowing damages are caused by this.		
Cavity: Access Roof cavity inspected, External top plates will have no physical access, It is physically impossible to gain access to all areas in a roof cavity		



Insulation: Insulation Type Sisalation When sarking is installed to the underside of the roofing material it will aid towards insulating the property and dispersing condensation and water penetration from the roof.

Limitations

Cavity

RESTRICTED ACCESS DUE TO INSULATION

Where access is restricted and the purchaser requires a full inspection of the roof cavity, a special purpose inspection and report is available and recommended. Permission from the owner is required to complete this inspection as sections of the roof may require removal.

4: ELECTRICAL

Information

Condition

Appeared serviceable

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Meterbox Location

Right

By law we are required to check if there is a safety switch and nothing else. We do however look to make sure the wiring we can see is insulated and no wires are exposed. We recommend a Fully licenced electrician do an inspection of the electrical systems to ensure they are working correctly as we only are doing a visual defect report and the electrical system is beyond the scope of our reporting.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Safety Switch Location

In Meterbox

By law we are required to check if there is a safety switch and nothing else. We do however look to make sure the wiring we can see is insulated and no wires are exposed. We recommend a Fully licenced electrician do an inspection of the electrical systems to ensure they are working correctly as we only are doing a visual defect report and the electrical system is beyond the scope of our reporting.



Smoke Detectors: Smoke detectors present

New and substantially renovated homes are now required to have interconnected Australian Standard (AS) 3786-2014 photoelectric smoke alarms in all bedrooms, in hallways where bedrooms are connected, and on each and every level of the residence. This applies to homes where building applications were lodged after 1 January 2017.

Requirements for other homes will be phased in over 10 years. Interconnected AS 3786-2014 photoelectric smoke alarms will be required from:

- 1 January 2022 in all homes leased and sold
- 1 January 2027 in all other homes.

To comply with the new laws homeowners can install either hardwired 240V smoke alarms or non-removable 10-year battery smoke alarms. However, any existing hardwired 240V smoke alarm must be replaced with a hardwired 240V photoelectric smoke alarm. The installation of hardwired 240V smoke alarms must be performed by a licenced electrician. In existing homes, it is possible to have a combination of smoke alarms, which can be 240V or battery operated and interconnectivity which can be both wired and wireless.

Further information is available here:

<https://www.worksafe.qld.gov.au/forms-and-resources/newsletter/esafe-newsletters/esafe-editions/esafe-electrical/2017-bulletins/new-smoke-alarm-laws-now-apply-in-queensland>

This is not a fire safety audit, however the following comments are offered:
Smoke detector is present but no testing was done to ensure its functionality.

Installation of additional smoke detectors to conform with the new and upcoming laws is highly recommended.

Limitations

General

ELECTRICAL SYSTEM

Inspection of electrical systems is outside the scope of this report. Courtesy comments are forming part of the property description. We recommend getting an electrician to test all electrical work.

5: GARAGE

Information

Condition

Appeared serviceable

Garage Door Opener: Remote control

Worked at time of inspection.

Garage Type

Under Main Roofline of Dwelling, Carport

**Garage Door: Type**

Automatic, Panel Lift



Limitations

Garage Door Opener

MANUAL OPENER

Observations

5.1.1 Floor



Maintenance Items

CRACKING

Cracking visible in the garage floor and is typical in most dwellings. Many variables cause cracking including natural subsidence of soils after construction, Horizontal movement of soils and I recommend a structural engineer evaluate.



WHY GARAGE FLOORS CRACK

Garage floors crack period. Concrete is not a ductile material, meaning that it neither stretches nor bends without breaking. It does shrink and expand with temperature, however, and as a result it cracks.

Most floors have **contraction joints** built into the slab that allow for this cracking. These are usually those deep grooves or saw cut joints that you see in the concrete that appear to divide a typical two-car garage into four separate slabs. These grooves create a weakened line in the concrete that encourages cracks to follow the groove instead of wondering across the surface.

As well as contraction joints work though, you still can get cracks in other parts of the concrete due to the settling of the earth underneath the slab, curing issues, or other variables beyond your control. The good news is that the majority of cracks are cosmetic and not structural in nature. This means that they can be repaired to accept most any **garage flooring**.

Recommendation

Contact a qualified structural engineer.

6: WATER HEATER

Information

General: Condition

Appeared serviceable

General: Energy source

Electricity

General: Type

Tank



General: Estimated Age

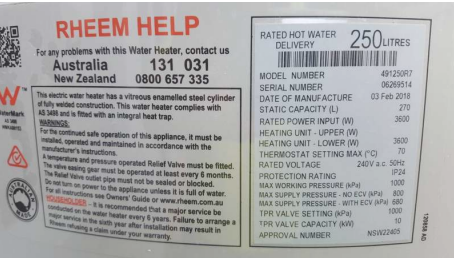
02/03/2018

General: Capacity

250

General: Location

Outside



General: TPR valve

Yes

Temp: Good

7: PLUMBING

Information

Condition Appeared serviceable	Water Source Public	Drain, Waste, & Vent Systems: Material PVC
Drain, Waste, & Vent Systems: No high moisture to walls	Drain, Waste, & Vent Systems: No evidence of internal plumbing leaks	
Drain, Waste, & Vent Systems: Drainage Floor drains in wet areas Internal drainage - ie - under sinks and back of toilet. Floor drains in wet areas.		

8: INTERIOR

Information

General: Condition Appeared serviceable	General: Recently repainted	Walls, Ceilings and Fixtures: Condition Appeared serviceable
Walls, Ceilings and Fixtures: Ceiling type or covering Plaster	Walls, Ceilings and Fixtures: Wall type or covering Plaster	Exterior Doors: Condition Appeared serviceable
Exterior Doors: Exterior door material Wood, Sliding glass	Interior Doors: Condition Appeared serviceable	Floors: Condition Appeared serviceable
Floors: Concrete slab condition Appeared serviceable	Floors: Type or covering Wood or wood products, Tile	Windows & Skylights: Condition Appeared serviceable
Windows & Skylights: Window Type Sliding	Bathrooms: Condition Appeared serviceable	Bathrooms: Cabinetry Laminate
Kitchen: Condition Appeared serviceable	Kitchen: Countertop Material Ceasarstone	Laundry: Condition Appeared serviceable

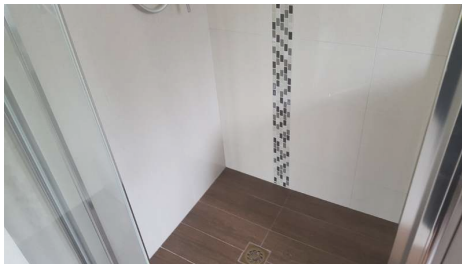


General: Limitation

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Bathrooms: Exhaust Fans

Fan Only, Bathroom 1, Ensuite





Kitchen: Cabinetry
Two pak high gloss



Limitations

General
STORED ITEMS RESTRICTED INSPECTION

Observations

8.2.1 Walls, Ceilings and Fixtures
CEILING - DRY STAINS, MONITOR

 Repairs

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks.Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.



Master

Recommendation

Contact a qualified professional.

9: BUILT-IN APPLIANCES

Information

General: Condition Appeared serviceable	Dishwasher: Brand Bosch	Range/Oven/Cooktop: Range/Oven Energy Source Electric
Range/Oven/Cooktop: Range/Oven Brand Kitchenaid	Range/Oven/Cooktop: Exhaust Hood Type Vented	



10: MOISTURE

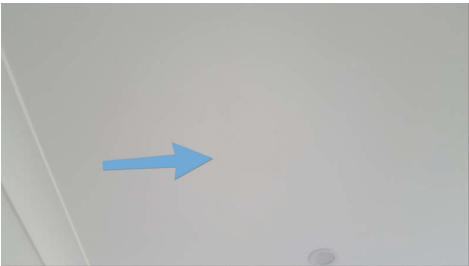
Information

Moisture test results: No high moisture found at time of inspection

Observations

10.2.1 Previous Moisture
PREVIOUS MOISTURE WAS EVIDENT
Recommendation
Contact a qualified professional.

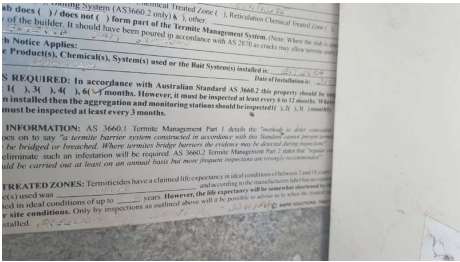
 Maintenance Items



11: TERMITES

Information

Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected.	Termite shields: Barrier/shield type Chemical Barrier, Consult vendor for barrier details	Previous activity: Previous Activity location Inside None found
---	---	---



Previous activity: Previous Activity location Yard
None found

Termites

No Live Termites were found on Property, No Live Termites were found in Dwelling

It is recommended that unless the owner can provide evidence of treatment in accordance with Australian Standard AS3660, a perimeter treatment be undertaken. This will minimise the chance of termite infestations internally, which has the potential to cause extensive damage. we would recommend that if required, a quote be obtained from a termite specialist.

Yearly pest inspections are recommended in accordance with Australian Standards AS439.1-995. Termite Scan and Structuralscan, Infrared Thermal imaging inspection is recommended to see concealed areas, especially when previous activity or damage is found.

Source Documents

- Australian Standards (AS4349.1-1995)
- Building Code of Australia

Relative Timber Pest risk

Normal

The overall risk is assessed by the Timber Pest Inspector based on the location, build and any conducive conditions. The assessment will be based on the risk relative to nearby, similar properties. Risk levels are subjective and are used as a general guide. Structures of normal risk are often attacked by Timber Pests. The risk levels are:

Extreme: Used where a property has active pest problems and/or is in disrepair such that conducive conditions abound.

High: It is important to note that in many areas, all houses will be subject to a high relative risk.

Moderate: Most properties are expected to fall into this category. It does not mean that they will not suffer Timber Pest damage, just that the chances of such damage are in the normal range of expectation for similar properties in that area.

Normal: An exceptionally well constructed and maintained property may be assessed as having below average risk. Ongoing maintenance and regular inspections are still required to keep the risks at this lower level.

Termites: Termites

No Live Termites were found on Property, No Live Termites were found in Dwelling

It is recommended that unless the owner can provide evidence of treatment in accordance with Australian Standard AS3660, a perimeter treatment be undertaken. This will minimise the chance of termite infestations internally, which has the potential to cause extensive damage. we would recommend that if required, a quote be obtained from a termite specialist.

Yearly pest inspections are recommended in accordance with Australian Standards AS439.1-995. Termite Scan and Structuralscan, Infrared Thermal imaging inspection is recommended to see concealed areas, especially when previous activity or damage is found.

Source Documents

- Australian Standards (AS4349.1-1995)
- Building Code of Australia

Termite damage: Termite Damage

No - Termite Damage noted at time of inspection

A Pest Report does not quantify termite damage, only an indication of the damage is provided. A Building Report conducted by a professional will clarify the damage

Termite damage: Termite Damage (Interior)

No - Termite Damage noted at time of inspection

A Pest Report does not quantify termite damage, only an indication of the damage is provided. A Building Report conducted by a professional will clarify the damage

Limitations

General

STORED ITEMS AGAINST DWELLING

There are often limitations which impact the scope of the inspection. Such limitations may be inherent, foreseeable or unexpected issues which arise and interfere with the inspection process and will be reported.

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

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.

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 serviceentrance 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.

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.

Interior

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.