



NPI MISSOURI INC

636-940-1005

rgould@npimo.com

<http://www.npimo.com>



RESIDENTIAL REPORT

10550 Hwy A
Higbee, MO 65257

Robert Berendzen

04/17/2025



Inspector

Robert Gould

ASHI #205896, Qualified MO Septic

Inspector #50581

636-940-1005

rgould@npimo.com



Inspector

Will Gould

636-940-1005

rgould@npimo.com



Agent

Mike Meagher

Trophy Properties & Auction

TABLE OF CONTENTS

1: Inspection Details	5
2: Structural Components	8
3: Exterior	10
4: Roofing	19
5: Electrical	21
6: Plumbing	24
7: Heating	28
8: Air Conditioning	29
9: Interiors	31
10: Built-in Appliances	35
11: Insulation and Ventilation	36
12: Fireplaces and Fuel-Burning Appliances	38
Standards of Practice	39

SUMMARY



OBSERVATIONS



RECOMMENDATIONS

SAFETY HAZARDS

- ⊖ 2.1.1 Structural Components - Foundation, Basement & Crawlspace: Limited visibility
 - 🔧 2.1.2 Structural Components - Foundation, Basement & Crawlspace: Typical cracking
 - ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Paint Needed
 - ⊖ 3.4.1 Exterior - Exterior Doors: Weatherstripping Damaged or Not Present
 - ⊖ 3.4.2 Exterior - Exterior Doors: General Deterioration
 - ⊖ 3.4.3 Exterior - Exterior Doors: Damaged surface
 - ⚠️ 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Improper Deck Construction Practices
 - ⊖ 3.5.2 Exterior - Decks, Balconies, Porches & Steps: Missing Safety Straps
 - ⊖ 3.5.3 Exterior - Decks, Balconies, Porches & Steps: Stairs - Deteriorated
 - ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Erosion
 - 🔧 3.7.1 Exterior - Walkways, Patios & Driveways: Cracking (Typical)
 - ⊖ 4.2.1 Roofing - Roof Drainage Systems: Downspouts Drain Near House
 - ⊖ 4.2.2 Roofing - Roof Drainage Systems: Loose Hangers
 - ⊖ 5.3.1 Electrical - Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Improper Wiring
 - ⊖ 5.4.1 Electrical - Connected Devices and Fixtures: Cover Plates Missing
 - ⊖ 6.1.1 Plumbing - Fixtures / Faucets: Toilet Loose
 - ⊖ 6.1.2 Plumbing - Fixtures / Faucets: Loose Pedestal
 - ⊖ 6.7.1 Plumbing - Septic System: Septic System Deficiencies
 - ⊖ 7.1.1 Heating - Heating Equipment: Needs Servicing/Cleaning
 - ⊖ 7.1.2 Heating - Heating Equipment: Not Inspected
 - ⊖ 8.1.1 Air Conditioning - Cooling Equipment: Maintenance and Cleaning
 - ⊖ 9.2.1 Interiors - Ceilings: Water staining/damage
 - ⚠️ 9.2.2 Interiors - Ceilings: Fire Barrier
 - ⊖ 9.6.1 Interiors - Doors: Door Doesn't Latch
 - ⊖ 9.6.2 Interiors - Doors: Loose Door knob
 - ⊖ 9.8.1 Interiors - Shower Enclosures: Previous Repairs
 - ⊖ 10.1.1 Built-in Appliances - Dishwasher: Inoperable
-

- ⊖ 11.2.1 [Insulation and Ventilation - Ventilation: Damaged Cover](#)
- ⊖ 12.2.1 [Fireplaces and Fuel-Burning Appliances - Chimney & Vent Systems: Cleaning](#)

1: INSPECTION DETAILS

Information

Occupied Occupied	Style Ranch	Temperature (approximate) 62 Fahrenheit (F)
Type of Building Single Family	Weather Conditions Clear, Dry	

Report Info

Home

CATEGORIES:

This report divides deficiencies into three categories; Maintenance Items (colored in **BLUE**), Recommendations (in **ORANGE**), and MAJOR CONCERN/SAFETY (in **RED**).

MAINTENANCE ITEMS: Include components that were found to be in need of recurring or basic general maintenance to protect either the component or the occupants. Also included in this section are items that were beginning to show signs of wear, but were, in the opinion of the inspector, still functional at the time of inspection. Typically these items are considered to represent a less significant immediate cost than those listed in the following two categories.

RECOMMENDATIONS/REPAIR: Include comments of a deficiency, a latent defect or a suggested improvement of a system which may have appeared functional at the time of inspection, however some benefit may be achieved by adhering to the recommendation.

MAJOR CONCERN/SAFETY: Will denote a brief comment of a significantly deficient component or a condition, which may require a relatively expensive correction and/or replacement or a Safety Item, which may not be severe, but we want you to know its in need of more immediate attention. These will typically fall into one of the following four categories:

1. Major defects. An example of this would be a structural failure, roof replacement etc..
2. Items costing over \$1000 or for repair/replacement.
3. Safety hazards - such as an exposed wire, or double taps at main etc...

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects not repaired in a reasonable amount of time, can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

The report lists deficiencies visible at the time of inspection. The inspector is not required to move furniture, appliances, storage, or disassemble components beyond normal user controls nor perform destructive testing. National Property Inspections does not accept responsibility for hidden or latent defects discovered upon occupancy or during remodeling after the date of inspection. Please note that our inspection is thorough but not technically exhaustive. The intent of this inspection is to discover significant defects as it is not possible to detect every maintenance or minor repair item. Most homes continue to be occupied after our inspections, thus we do not warrant 100% discovery of all maintenance or minor repair items such as drippy faucets, isolated wood damage, light switch functionality, etc. We do not inspect for county or municipal code compliance as the St. Louis Metro area and adjacent counties have many jurisdictions, thus codes are interpreted and enforced differently. National Property Inspections has no legal authority to mandate compliance to the municipal codes and ordinances. This report does not list municipal or county code infractions.

Use of Report

Our inspection report is for the use of our client(s). This report is only for the benefit of the person(s) listed on this report unless specifically agreed to otherwise in writing.

The summary section pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

NOT A GUARANTEE

National Property Inspections does not guarantee future performance or provide a warranty, expressed or implied, regarding the inspected property after or during the date of inspection. Warranty policies are readily available for purchase. We are not liable for defects covered by the homeowner's hazard insurance policy or items covered by a warranty program. Should you discover a defect for which you think National Property Inspections may be liable, you must notify us within 24 hours and provide a reasonable opportunity of 2 to 5 business days to reinspect the property before the defect is repaired. If National Property Inspections is not given the opportunity to review an alleged liability, we do not accept any responsibility for the claim. Even properties vacant between the time of inspection and closing can develop mechanical, electrical or plumbing defects. The purchaser's pre-closing final walk through is extremely important to confirm that all systems are operable, that maintenance or repair issues have not developed since the

inspection and any requested repairs have been completed to your satisfaction. National Property Inspections accepts no responsibility for defects that could have been observed during the final walk through, provided by the St. Louis Association of Realtors Residential Sales Contract.

Information in this report is based on a limited visual examination given the current conditions at the time of the inspection. This information can help you understand the risks of owning this property but it cannot eliminate those risks, nor can it specifically predict future performance. We help you assess these risks; we do not assume them for you.

Code and Environmental Issues Excluded

We do not include inspection for "code" compliance. As contractors make repairs or do maintenance to the home, you should expect the need to update items to meet current code requirements. This may substantially increase cost of the repairs.

We do not include inspection or testing for EPA listed or any other environmental hazards or materials such as asbestos, mold, lead paint, underground storage tank or other environmentally related items, unless ordered and paid for at the time of the inspection.

We do not inspect for termites or other vermin unless ordered and paid for during this inspection.

Photograph Info

Photos are inserted throughout the report and are intended to be used to help further explain the conditions described. The photographs are an example of the condition described and may not show the entire deficiency or all occurrences of the same deficiency.

2: STRUCTURAL COMPONENTS

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Foundation, Basement & Crawlspaces: Foundation
Concrete, Basement

Floor Structure: Sub-floor
Floors
Plywood

Roof Structure & Attic: Material
Plywood

Floor Structure: Basement/Crawlspace Floor
Concrete

Wall Structure: Material
Wood

Floor Structure: Material
Floor Framing
Dimensional Lumber

Ceiling Structure: Material
Attic
Wood



Observations

2.1.1 Foundation, Basement & Crawlspaces
LIMITED VISIBILITY
BASEMENT

 Recommendations

View of the foundation was limited due to finish materials and stored items.



2.1.2 Foundation, Basement & Crawlspaces

TYPICAL CRACKING

BASEMENT

Typical cracking is present in the foundation walls.



3: EXTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method
Attic Access, Visual

Siding, Flashing & Trim: Siding Material
Metal, Wood, Stone Veneer, Fiber Cement

Windows: Window Type
Thermal, Vinyl

Exterior Doors: Exterior Entry Door
Steel, Wood

Decks, Balconies, Porches & Steps:
Deck with Steps, Deck, Front Porch, Rear Steps

Decks, Balconies, Porches & Steps: Material
Wood

Walkways, Patios & Driveways: Flatwork Material
Concrete, Gravel



Observations

3.1.1 Siding, Flashing & Trim

PAINT NEEDED

SHUTTERS

Wood trim components were worn and in need of maintenance. Recommend maintenance to prevent further deterioration.

Recommendation

Contact a handyman or DIY project



3.4.1 Exterior Doors

WEATHERSTRIPPING DAMAGED OR NOT PRESENT

ENTRY DOORS

Weather stripping is damaged or missing. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

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

Recommendation

Contact a handyman or DIY project





3.4.2 Exterior Doors

GENERAL DETERIORATION

ENTRY DOORS

Weather damage and deterioration are present in the frame(s). Recommend maintenance or replacement to prevent further deterioration.

Recommendation

Contact a qualified general contractor.





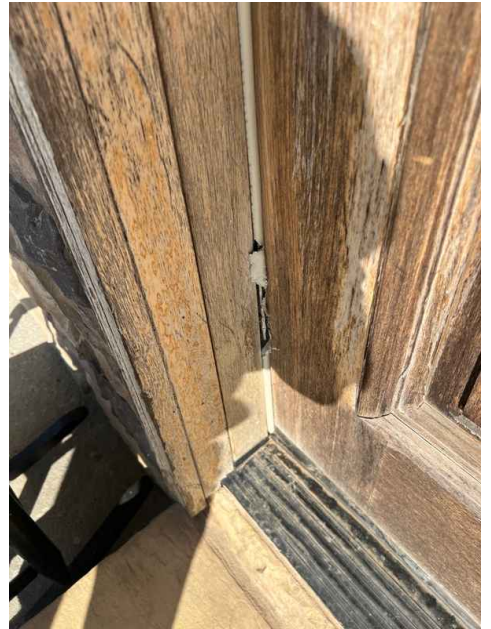
3.4.3 Exterior Doors

DAMAGED SURFACE

FRONT ENTRY

Surface damage is present to the main entry door. Recommend maintenance to prevent future deterioration.





3.5.1 Decks, Balconies, Porches & Steps

IMPROPER DECK CONSTRUCTION PRACTICES

DECKS

Deck ledgers are not bolted to the house, framing is not bolted to the support posts, rail assembly is not properly secured to the framing, poor wood to earth clearance is present at the stairs, and several fasteners are protruding from the deteriorated floor boards ends. Recommend further evaluation and repairs or replacement for safety purposes.

Recommendation

Contact a qualified professional.



Safety Hazards





3.5.2 Decks, Balconies, Porches & Steps

MISSING SAFETY STRAPS

Recommend safety straps be installed on stair stringers.

Recommendation

Contact a handyman or DIY project



3.5.3 Decks, Balconies, Porches & Steps

STAIRS - DETERIORATED

SIDE ENTRY

Recommend replacement of the deteriorated wooden stair assembly for safety purposes.

Recommendation

Contact a qualified professional.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

EROSION

BOTH SIDES

Erosion is present due to water channeling along the low areas next to the foundation of the home. Conditions can lead to water intrusion. Recommend maintenance/repairs.





3.7.1 Walkways, Patios & Driveways

CRACKING (TYPICAL)

FRONT PORCH

Typical cracking is present in the concrete flatwork.

 Observations



4: ROOFING

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

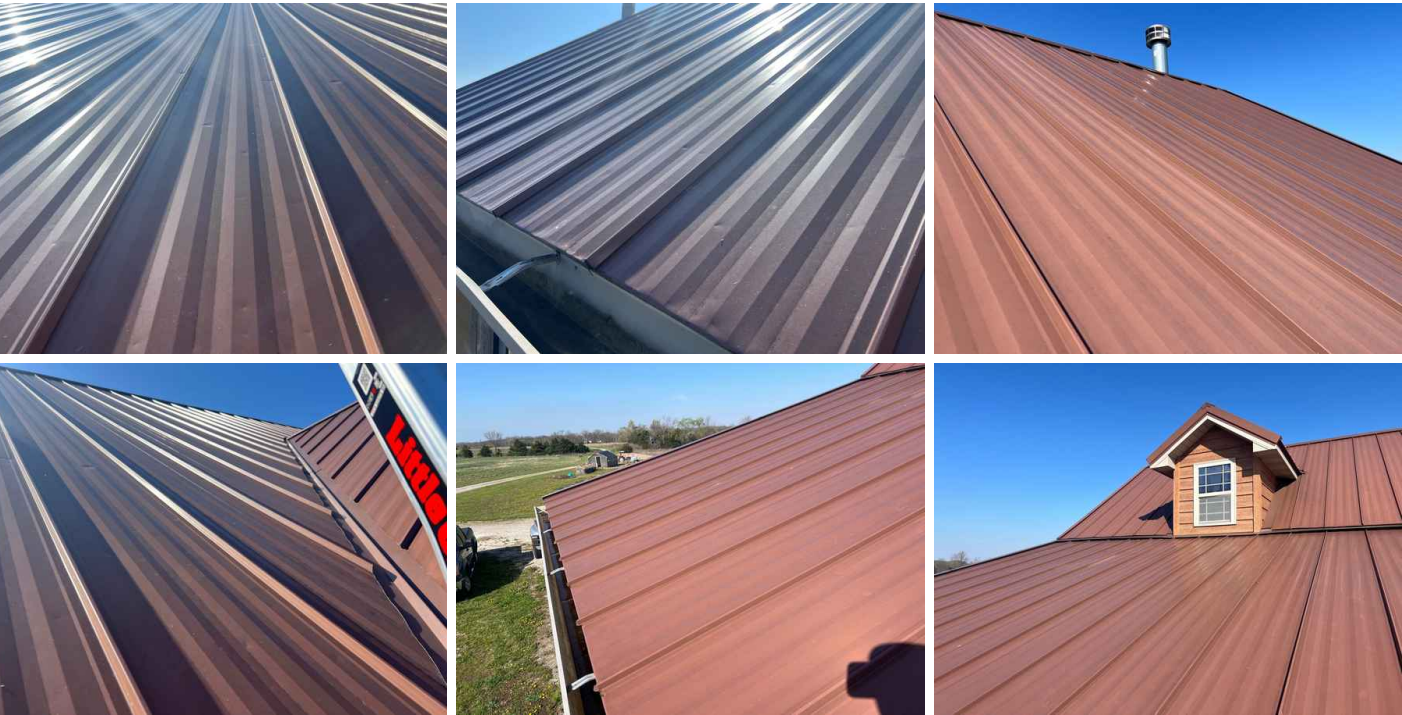
Inspection Method
Ground, Ladder

Roof Type/Style
Gable

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Coverings: Material
Metal



Observations

4.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

Recommendations

One or more downspouts drain too close to the foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend adding downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



4.2.2 Roof Drainage Systems

LOOSE HANGERS

Rear gutters are filled with water, pulling away from the house, and leaking at the seams due damaged brackets. Recommend maintenance or replacement.

Recommendation

Contact a qualified roofing professional.



5: ELECTRICAL

		IN	NI	NP	O
5.1	Service Entrance Conductors	X			
5.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
5.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			X
5.4	Connected Devices and Fixtures	X			X
5.5	Polarity and Grounding of Receptacles	X			
5.6	GFCI & AFCI	X			
5.7	Smoke Detectors		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Branch Wire 15 and 20 AMP

Copper

Wiring Method

Romex

Service Entrance Conductors:

Electrical Service Conductors

Below Ground, Aluminum

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

Basement

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

Circuit Breaker

Limitations

Smoke Detectors

OPERATION

Recommend all detectors be tested and replaced as required upon occupancy.

Observations

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

IMPROPER WIRING

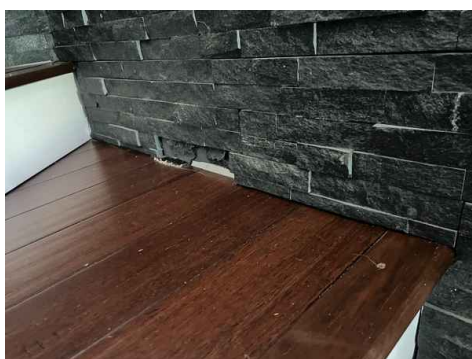
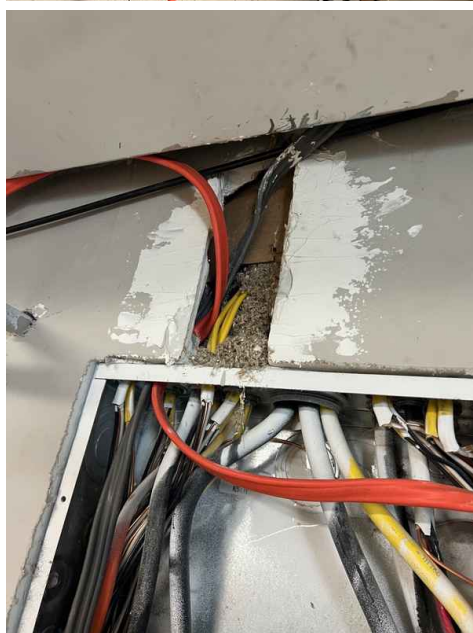
BASEMENT GARAGE

Recommend maintenance to the improperly run and unsecured wiring.

Recommendation

Contact a qualified electrical contractor.





5.4.1 Connected Devices and Fixtures

COVER PLATES MISSING

BASEMENT

Receptacles(s)/Switch(s) are missing a cover plate(s). Open wiring is a shock risk. Recommend installation of cover plates for safety purposes.



Recommendation

Contact a handyman or DIY project



6: PLUMBING

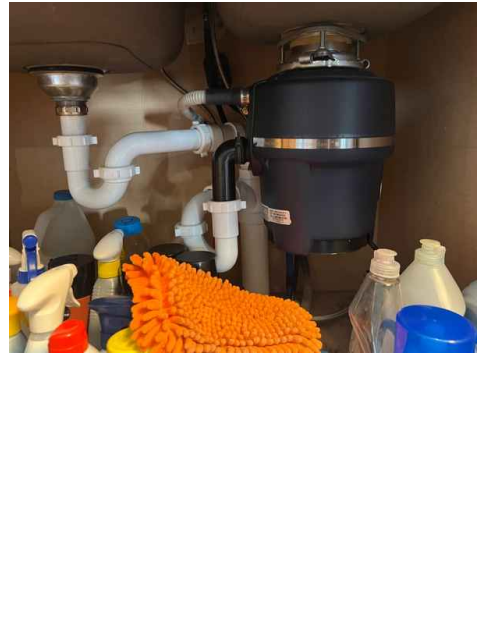
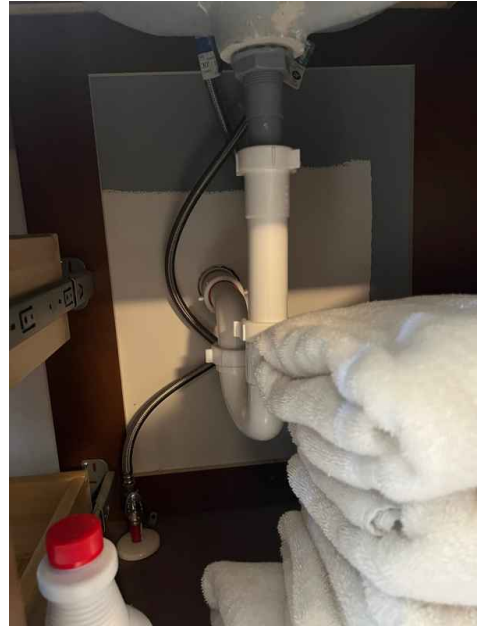
		IN	NI	NP	O
6.1	Fixtures / Faucets	X			X
6.2	Drain, Waste, & Vent Systems	X			
6.3	Water distribution	X			
6.4	Water Heater	X			
6.5	Vents, Flues, & Chimneys	X			
6.6	Fuel Storage & Distribution Systems	X			
6.7	Septic System	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Filters None	Main Fuel Shut-Off (Location) Propane Storage Tank, Electrical Panel, Basement, Exterior	Main Water Shut-Off Device (Location) Basement
Material - Distribution Copper	Material - Water Supply Copper	Source Public
Water Heater: Capacity 50 40 Gallons	Water Heater: Location Basement	Water Heater: Power Source Gas

Drain, Waste, & Vent Systems: Material PVC



Water Heater: Manufacturer
AO Smith



Observations

6.1.1 Fixtures / Faucets

TOILET LOOSE

1ST FLOOR BATHROOM

Toilet(s) are loose on the floor. Recommend maintenance to prevent possible water damage.

Recommendation

Contact a handyman or DIY project

Recommendations



6.1.2 Fixtures / Faucets

LOOSE PEDESTAL

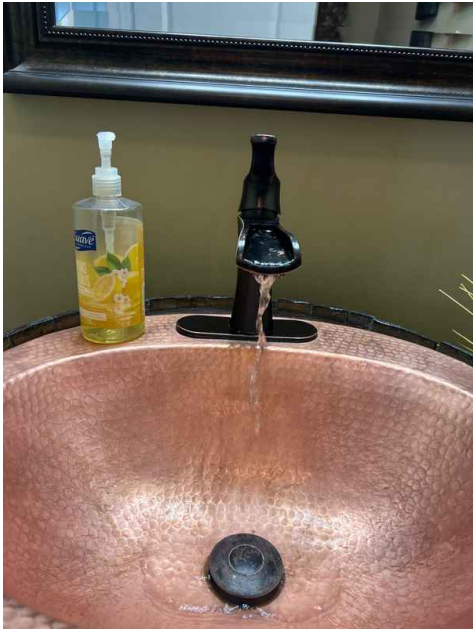
HALF BATH

Pedestal and sink are damaged and not secured.

Recommendation

Contact a qualified professional.

Recommendations



6.7.1 Septic System

SEPTIC SYSTEM DEFICIENCIES

System does not meet minimum state requirements. See separate septic report for details.

Recommendation

Contact a qualified professional.

 Recommendations



7: HEATING

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heating Equipment: Brand Goodman	Heating Equipment: Energy Source Gas	Heating Equipment: Filter Type Disposable
Heating Equipment: Heat Type Forced Air	Distribution Systems: Ductwork Non-insulated	

Observations

7.1.1 Heating Equipment

Recommendations

NEEDS SERVICING/CLEANING

HVAC systems should be cleaned and serviced by a qualified professional.

Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



7.1.2 Heating Equipment

Recommendations

NOT INSPECTED

Auxiliary wood burning furnace was not inspected. Recommend further evaluation and cleaning by a qualified professional before using.

Recommendation

Contact a qualified professional.



8: AIR CONDITIONING

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Cooling Equipment: Energy Source/Type
Electric

Distribution System: Configuration
Split

Cooling Equipment: Brand
Goodman



Observations

8.1.1 Cooling Equipment

MAINTENANCE AND CLEANING

System is in need of maintenance and cleaning. Exterior section coils are extremely dirty.

Recommendation

Contact a qualified HVAC professional.

Recommendations



9: INTERIORS

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walls: Finish Material
Drywall

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets:
Cabinetry
Wood

Windows: Window Type
Double-hung, Thermal, Vinyl

Observations

9.2.1 Ceilings

WATER STAINING/DAMAGE

BASEMENT

Damaged, water stained, and previously repaired drywall are present on the basement ceiling. Suspect conditions are due to the damaged and repaired shower enclosure.

Recommendation
Recommend monitoring.

 Recommendations



9.2.2 Ceilings

FIRE BARRIER

BASEMENT GARAGE

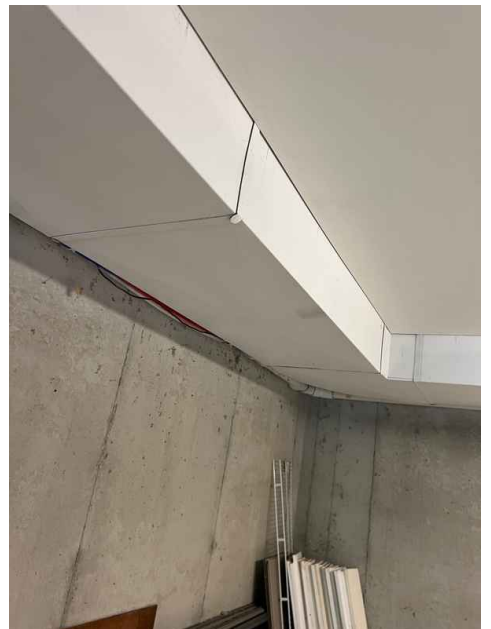
Exposed HVAC ductwork and missing drywall in the garage are a fire breach. Recommend properly enclosing the ductwork and installing missing drywall for safety purposes.

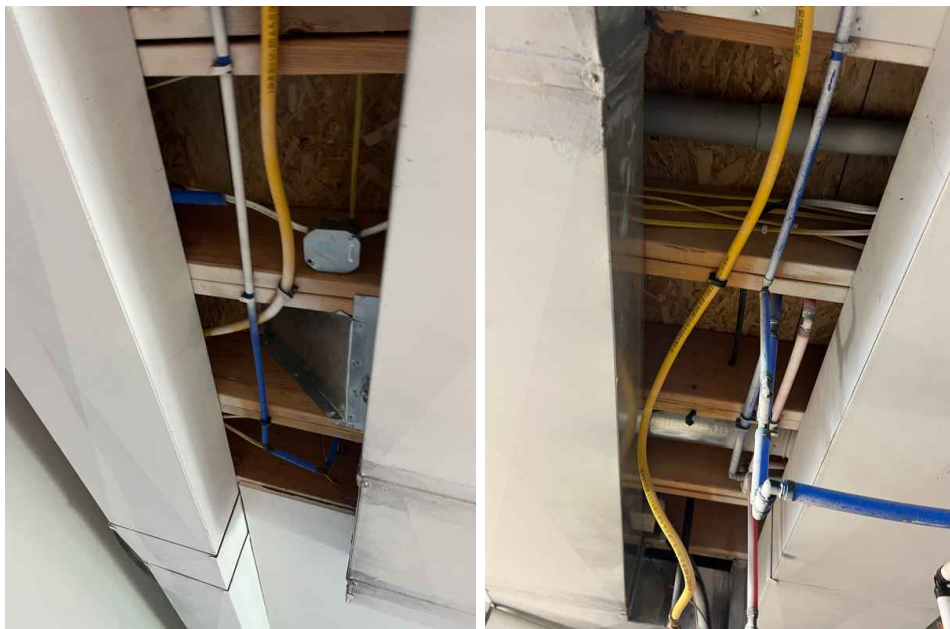
Recommendation

Contact a qualified professional.



Safety Hazards





9.6.1 Doors

DOOR DOESN'T LATCH

BASEMENT CLOSET

Doors do not properly close and latch.

Recommendation

Contact a handyman or DIY project



Recommendations



9.6.2 Doors

LOOSE DOOR KNOB

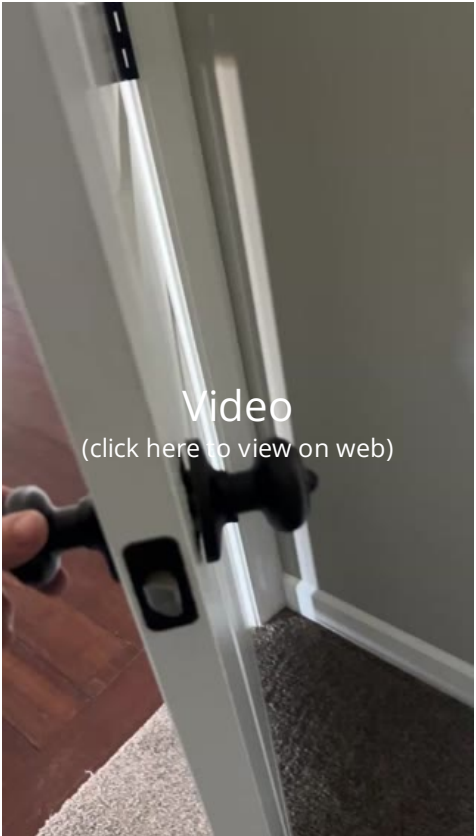
BASEMENT BEDROOM

Maintenance required to loose door knobs.



Recommendations

Recommendation
Contact a handyman or DIY project



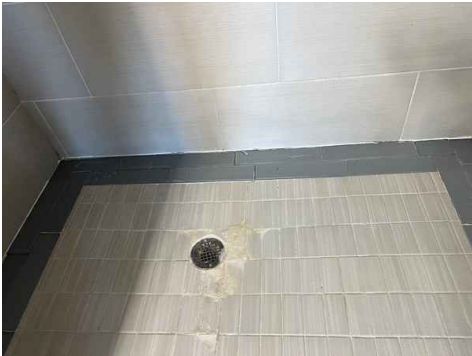
9.8.1 Shower Enclosures

PREVIOUS REPAIRS

BATHROOM

Damaged, deterioration, previous repairs and evidence of leaking are present at the tile shower enclosure. Recommend further evaluation and repairs by qualified contractor.

Recommendation
Contact a qualified professional.



10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			X
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			
10.5	Design Life	X			
10.6	Microwave	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Observations

10.1.1 Dishwasher

 Recommendations

INOPERABLE

Dishwasher is beyond design and did not cycle at inspection. Recommend further evaluation and repair or replacement.



11: INSULATION AND VENTILATION

		IN	NI	NP	O
11.1	Attic Insulation	X			
11.2	Ventilation	X			X
11.3	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ventilation: Ventilation Type
Gable Vents, Soffit Vents, Whole House Fan

Exhaust Systems: Exhaust Fans
Fan with Light



Attic Insulation: Insulation Type
Blown, Fiberglass, Cellulose



Observations

11.2.1 Ventilation
DAMAGED COVER
EAST SIDE

Replacement required to the damaged exterior vent cover to eliminate animal intrusion.

Recommendation
Contact a qualified professional.

 Recommendations



12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
12.1	Fireplaces, Stoves & Inserts	X			
12.2	Chimney & Vent Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Type
Wood Burning, Insert



Observations

12.2.1 Chimney & Vent Systems

CLEANING

Recommend fireplace, flue, and chimney be cleaned and inspected before use.

Recommendation

Contact a qualified professional.

 Recommendations



STANDARDS OF PRACTICE

Inspection Details

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.

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.

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.

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 replaces. 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.