



NPI MISSOURI INC

636-940-1005

[clientcare@npimo.com](mailto:clientcare@npimo.com)

<http://www.npimo.com>



## RESIDENTIAL REPORT

11821 Co Rd 3410  
Saint James MO 65559

Trophy Properties  
JUNE 24, 2021



Inspector

**Robert Gould**

ASHI #205896, Qualified MO Septic

Inspector #50581

636-940-1005

[clientcare@npimo.com](mailto:clientcare@npimo.com)



Agent

**Phil Brown**

Trophy PA--Ballwin

(314) 753-7444

[philbrown@trophy.com](mailto:philbrown@trophy.com)

---

# TABLE OF CONTENTS

1: Inspection Details	5
2: Structural Components	6
3: Exterior	10
4: Roofing	15
5: Plumbing	20
6: Electrical	24
7: Heating	27
8: Air Conditioning	28
9: Interiors	30
10: Built-in Appliances	34
11: Insulation and Ventilation	35
12: Fireplaces and Fuel-Burning Appliances	36
13: Swimming Pool	37
Standard of Practice	39

# SUMMARY

25

RECOMMENDATIONS

3

SAFETY HAZARDS

- ⊖ 2.1.1 Structural Components - Foundation, Basement & Crawlspaces: Limited visibility
- ⊖ 2.1.2 Structural Components - Foundation, Basement & Crawlspaces: Water Intrusion
- ⊖ 2.2.1 Structural Components - Floor Structure: Termite Intrusion
- ⊖ 2.2.2 Structural Components - Floor Structure: Improper Installation
- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Wood to Earth Clearance
- ⊖ 3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- ⊖ 3.5.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Trim Vegetation
- ⊖ 3.6.1 Exterior - Walkways, Patios & Driveways: General Deterioration-Asphalt
- ⊖ 3.6.2 Exterior - Walkways, Patios & Driveways: Cracking and Settling
- ⊖ 4.1.1 Roofing - Coverings: Beyond Design Life
- ⊖ 4.2.1 Roofing - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 4.2.2 Roofing - Roof Drainage Systems: Damaged/Filled with Debris
- ⊖ 4.2.3 Roofing - Roof Drainage Systems: Damaged downspout
- ⊖ 4.3.1 Roofing - Flashings: Replace
- ⊖ 5.2.1 Plumbing - Drain, Waste, & Vent Systems: Improper Installation - S-Trap
- ⊖ 5.2.2 Plumbing - Drain, Waste, & Vent Systems: Leaks
- ⊖ 5.4.1 Plumbing - Water Heater: Improper Installation
- ⚠ 6.3.1 Electrical - Sub-Panel: Panel Location
- ⊖ 6.4.1 Electrical - Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Exposed Ends & Splices
- ⊖ 6.4.2 Electrical - Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Loose Wiring
- ⊖ 6.7.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 8.1.1 Air Conditioning - Cooling Equipment: Insulation missing or damaged
- ⚠ 9.1.1 Interiors - Walls: Damaged Fire Barrier
- ⚠ 9.1.2 Interiors - Walls: Visible Mold
- ⊖ 9.1.3 Interiors - Walls: Improper material
- ⊖ 11.3.1 Insulation and Ventilation - Exhaust Systems: Dryer Vents Into Attic

- 
- ⊖ 12.2.1 Fireplaces and Fuel-Burning Appliances - Chimney & Vent Systems: Cleaning
  - ⊖ 13.1.1 Swimming Pool - Pool Maintenance: Required Pool Maintenance

# 1: INSPECTION DETAILS

## Information

<b>Occupied</b> Occupied, Furnished	<b>Style</b> Ranch	<b>Temperature (approximate)</b> 72 Fahrenheit (F)
<b>Type of Building</b> Single Family	<b>Weather Conditions</b> Dry, Cloudy	

2: STRUCTURAL COMPONENTS

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

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

Information

**Foundation, Basement & Crawlspace: Foundation**  
Concrete

**Floor Structure: Basement/Crawlspace Floor**  
Concrete

**Floor Structure: Material**  
Dimensional Lumber

**Floor Structure: Sub-floor**  
Plywood

**Wall Structure: Material**  
Wood

**Ceiling Structure: Material**  
Wood

**Roof Structure & Attic: Type**  
Gable

**Roof Structure & Attic: Material**  
Plywood



Observations

2.1.1 Foundation, Basement & Crawlspace

LIMITED VISIBILITY

BASEMENT

Visibility of foundation was extremely limited due to finish material.

 Recommendations



### 2.1.2 Foundation, Basement & Crawlspaces

#### **WATER INTRUSION**

##### NORTHWEST CORNER

Water intrusion is evident in the foundation wall at the Northwest corner. Recommend further evaluation by a waterproofing contractor.

Recommendation

Contact a qualified professional.



### 2.2.1 Floor Structure

#### **TERMITE INTRUSION**

##### BASEMENT

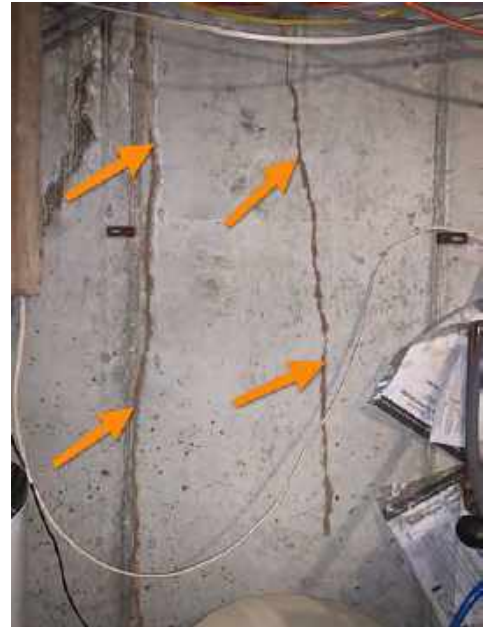




Evidence of termite intrusion is present at the rear wall. No visible damage was present at the time of the inspection. See separate termite report for recommended treatment.

Recommendation

Contact a qualified professional.



## 2.2.2 Floor Structure

### **IMPROPER INSTALLATION**

#### SUPPORT POST

Support posts for the central beam are not on footings and not secured to the beam.

Recommendation

Contact a qualified professional.







3: EXTERIOR

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

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

Information

**Inspection Method**  
Visual, Attic Access

**Exterior Doors: Exterior Entry Door**  
Steel

**Decks, Balconies, Porches & Steps: Material**  
Wood

**Walkways, Patios & Driveways:**  
**Flatwork Material**  
Concrete, Asphalt

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



## Decks, Balconies, Porches & Steps: Appurtenance

### Deck



## Observations

### 3.4.1 Decks, Balconies, Porches & Steps

#### WOOD TO EARTH CLEARANCE

##### DECK

Poor wood to earth clearance is present at several deck components. Recommend removing high soils to prevent deterioration.

##### Recommendation

Contact a qualified professional.



Recommendations



### 3.5.1 Vegetation, Grading, Drainage & Retaining Walls

#### TREE OVERHANG

##### ROOF

Trees observed overhanging and in contact with the roof in several areas. Conditions may result in damaged roof components.



Recommendations





### 3.5.2 Vegetation, Grading, Drainage & Retaining Walls



Recommendations

#### TRIM VEGETATION

##### EXTERIOR

Trim vegetation away from the exterior walls.



### 3.6.1 Walkways, Patios & Driveways

#### GENERAL DETERIORATION-ASPHALT

Keep cracks filled and surface sealed to prevent further deterioration.



Recommendations

## Recommendation

Contact a qualified professional.



## 3.6.2 Walkways, Patios &amp; Driveways

**CRACKING AND SETTLING**

SIDEWALKS, GARAGE FLOOR, POOL APRON

Typical cracking and settling are present in the concrete flatwork.

## Recommendation

Contact a qualified professional.









4: ROOFING

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

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

Information

<b>Inspection Method</b> Ground, Roof	<b>Roof Type/Style</b> Gable	<b>Coverings: Material</b> Asphalt
<b>Roof Drainage Systems: Gutter Material</b> Aluminum	<b>Flashings: Material</b> Aluminum, Plastic, Metal	

Observations

4.1.1 Coverings  
**BEYOND DESIGN LIFE**  
ROOF COVERING

 Recommendations

Roof is well beyond designed life with several damaged and missing shingles. Recommend removal of existing coverings and replacement.





#### 4.2.1 Roof Drainage Systems

### **DOWNSPOUTS DRAIN NEAR HOUSE**

#### DOWNSPOUTS

One or more downspouts drain too close to the home's 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.







#### 4.2.2 Roof Drainage Systems

##### **DAMAGED/FILLED WITH DEBRIS**

###### EXTERIOR

Gutter are filled with debris.

Recommendation

Contact a qualified professional.



#### 4.2.3 Roof Drainage Systems

##### **DAMAGED DOWNSPOUT**

###### FRONT PORCH

Replacement required to the section of damaged downspout.

Recommendation

Contact a qualified professional.





#### 4.3.1 Flashings

##### **REPLACE**

##### ROOF

Recommend all flashing be replaced when roof is installed. Flashing is raised and damaged in several areas.

Recommendation

Contact a qualified professional.







## 5: PLUMBING

		IN	NI	NP	O
5.1	Fixtures / Faucets	X			
5.2	Drain, Waste, & Vent Systems	X			X
5.3	Water distribution	X			
5.4	Water Heater	X			X
5.5	Vents, Flues, & Chimneys	X			
5.6	Sump Pumps / Sewage Ejectors	X			
5.7	Septic System		X		

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

### Information

#### Filters

None

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

Electrical Panel, Basement

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

Basement

#### Material - Distribution

Copper

#### Material - Water Supply

Copper

#### Source

Public

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

PVC

#### Water Heater: Capacity

50 40 Gallons

#### Water Heater: Location

Basement



#### Water Heater: Power Source

Electric



Water Heater: Manufacturer  
Whirlpool



Limitations

Septic System

SCOPE OF WORK

Septic system and well components are not included in this report. See separate septic and well inspection provided by a state certified septic inspector.

Observations

5.2.1 Drain, Waste, & Vent Systems

IMPROPER INSTALLATION - S-TRAP

MASTER SINKS, HALL SINK

S-trap configuration observed. Recommend evaluation and repair by a qualified professional.

Recommendation

Contact a qualified professional.

 Recommendations



### 5.2.2 Drain, Waste, & Vent Systems

#### LEAKS

##### BASEMENT

Active leak is present at the drain connection in the basement. Recommend further evaluation by a qualified professional.

Recommendation

Contact a qualified professional.



### 5.4.1 Water Heater

#### IMPROPER INSTALLATION

##### BASEMENT



Electrical wiring is not properly run in secured conduit and relief extensions have not been installed on both units. Recommend qualified plumber evaluate & repair.



6: ELECTRICAL

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

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

Information

<b>Branch Wire 15 and 20 AMP</b> Copper	<b>Wiring Method</b> Romex	<b>Service Entrance Conductors:</b> <b>Electrical Service Conductors</b> Below Ground, Aluminum
<b>Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity</b> 200 AMP	<b>Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations</b> Basement	<b>Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type</b> Circuit Breaker
<b>Sub-Panel: Panel Capacity</b> 100 AMP	<b>Sub-Panel: Panel Locations</b> Basement, Outbuilding	<b>Sub-Panel: Panel Type</b> Circuit Breaker

Limitations

Smoke Detectors

**OPERATION**

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

Observations

6.3.1 Sub-Panel


**PANEL LOCATION**

OUTBUILDING

Panel located in the outbuilding bathroom is severe safety hazard. Recommend panel be isolated or moved by a qualified professional for safety purposes.

Recommendation

Contact a qualified professional.

 Safety Hazards





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



### **EXPOSED ENDS & SPLICES**

#### ATTIC OVER GARAGE

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



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



### **LOOSE WIRING**

#### BASEMENT

Maintenance recommended to all loose, unsecured, and hanging electrical wires for safety purposes.



#### 6.7.1 GFCI & AFCI

### **NO GFCI PROTECTION INSTALLED**

GARAGE, KITCHEN, FRONT PORCH, HALL BATHROOM

No GFCI protection present in all required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.





## 7: HEATING

		IN	NI	NP	O
7.1	Heating Equipment	X			
7.2	Distribution Systems	X			

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

## Information

### Heating Equipment: Brand

HVAC

Carrier



### Heating Equipment: Energy Source

Electric

### Heating Equipment: Filter Type

Disposable

### Heating Equipment: Heat Type

Forced Air

## Distribution Systems: Ductwork

Non-insulated

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  
Carrier



Observations

8.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

EXTERIOR

Replacement required to the damaged and missing line insulation.

Recommendations



# 9: INTERIORS

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

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

## Information

**Ceilings: Ceiling Material**  
Drywall

**Countertops & Cabinets:**  
**Cabinetry**  
Wood

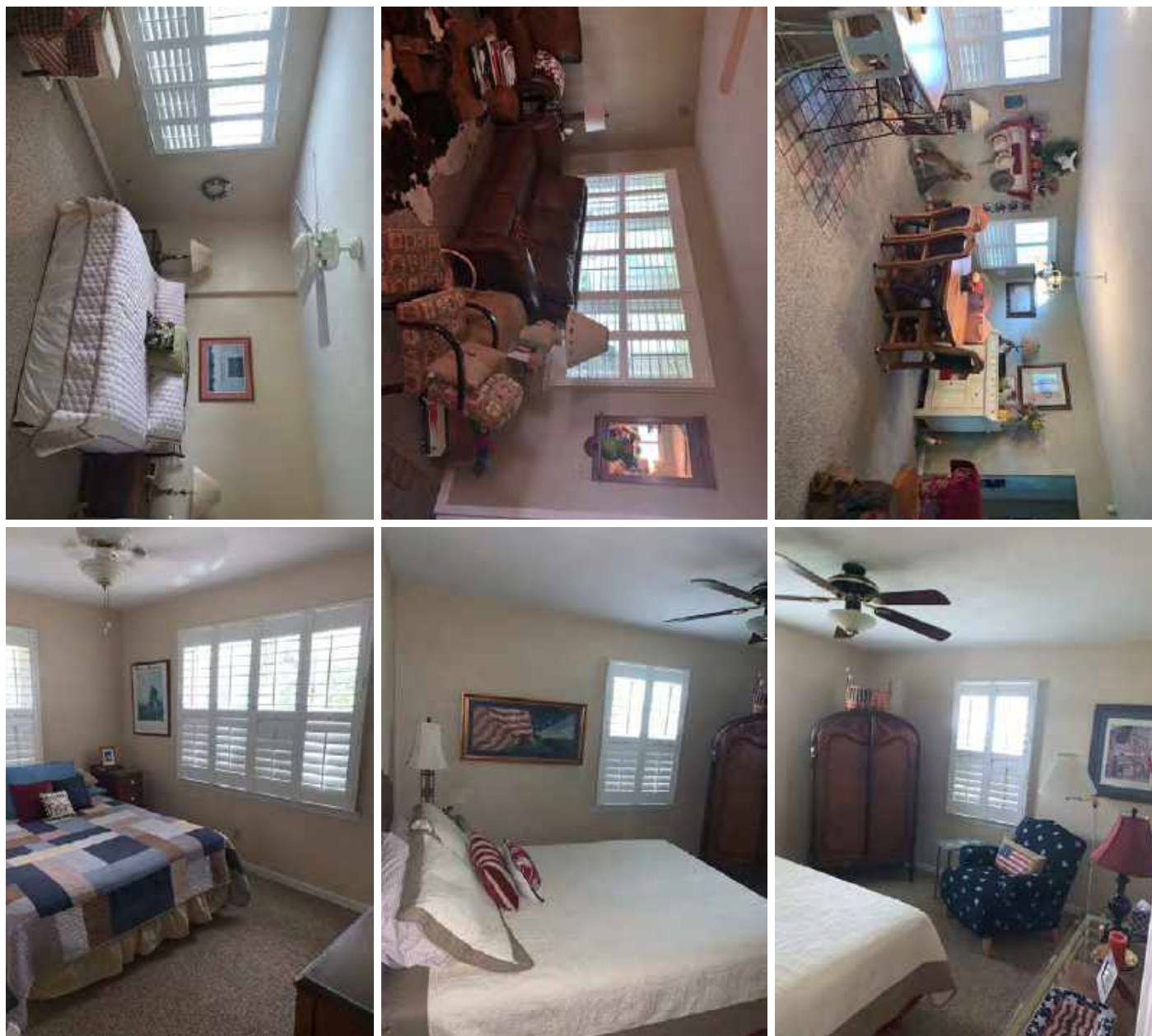
**Windows: Window Type**  
Double-hung, Thermal, Vinyl

**Garage Door: Material**  
Aluminum

**Garage Door: Type**  
Up-and-Over

**Walls: Wall Material**

Drywall

**Observations**

## 9.1.1 Walls

**DAMAGED FIRE BARRIER**

## GARAGE

Fire barriers on the garage walls and ceiling have been breached. Fire rated material is not present at the laundry access, drywall has been removed and replaced with plywood, and fire collars or fire caulk is not present at the utility protrusions. Damaged fire barriers are a safety hazard and should be properly secured by a qualified professional.

**Safety Hazards**



### 9.1.2 Walls

#### **VISIBLE MOLD**

##### GARAGE

Mold is present on finish material in the garage due to high moisture content created by water intrusion. Suspect conditions are due to the downspout discharging at the exterior wall. Recommend removal or treatment by qualified professional for health and safety purposes.

##### Recommendation

Contact a qualified professional.



Safety Hazards





## 9.1.3 Walls

**IMPROPER MATERIAL**

## BASEMENT BATHROOM

Properly rated drywall (green board) has not been installed in the hall bathroom.

## Recommendation

Contact a qualified professional.



## Recommendations



# 10: BUILT-IN APPLIANCES

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

11: INSULATION AND VENTILATION

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

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

Information

**Dryer Power Source**  
220 Electric

**Dryer Vent**  
Metal (Flex), Rigid PVC

**Ventilation: Ventilation Type**  
Gable Vents, Soffit Vents

**Exhaust Systems: Exhaust Fans**  
Fan with Light

**Attic Insulation: Insulation Type**  
Blown, Fiberglass



Observations

11.3.1 Exhaust Systems

**DRYER VENTS INTO ATTIC**

ATTIC

 Recommendations

Dryer vents into the attic, which can cause moisture and mold. Recommend vent terminate at the exterior.



# 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  
Woodstove, Wood

## Observations

12.2.1 Chimney & Vent Systems  
**CLEANING**  
FAMILY ROOM  
Have stove, flue and chimney cleaned.  
Recommendation  
Contact a qualified professional.

 Recommendations





13: SWIMMING POOL

		IN	NI	NP	O
13.1	Pool Maintenance	X			X

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

Observations

13.1.1 Pool Maintenance

REQUIRED POOL MAINTENANCE

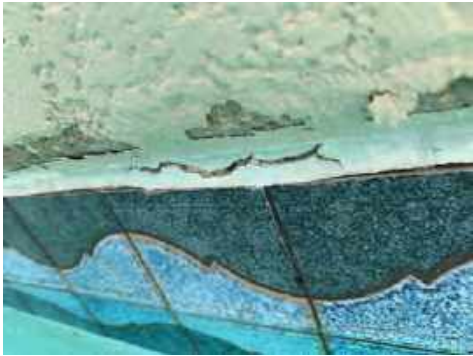
SWIMMING POOL

 Recommendations

The following items require maintenance, repairs, or replacement. Tiles at the top of walls are deteriorated and missing in several areas, typical cracks are present in the concrete apron, apron coating is delaminating at the corner cracks, and the ladder is excessively rusted. Proper grounding is not present at the pump, heater and gas line. Heater was not operational at the time of the inspection. Recommend removing the unused diving board bolts anchored in the apron for safety purposes. Recommend all repairs be performed by a professional pool contractor.

Recommendation  
Contact a qualified professional.





# STANDARDS OF PRACTICE

## Structural Components

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

## Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

## Roofing

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

## Plumbing

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

## Electrical

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

## Heating

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

## Air Conditioning

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

### **Interiors**

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

### **Built-in Appliances**

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

### **Insulation and Ventilation**

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

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

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in 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.