



NPI MISSOURI INC

636-940-1005

rgould@npimo.com

<http://www.npimo.com>



RESIDENTIAL REPORT

501 4th St W
Hermann, MO 65041

Gary Leabman Marsha Nyberg

06/26/2025



Inspector

Robert Gould

ASHI #205896, Qualified MO Septic

Inspector #50581

636-940-1005

rgould@npimo.com



Agent

Eric Merchant

Trophy Properties & Auction

TABLE OF CONTENTS

1: Inspection Details	4
2: Structural Components	7
3: Exterior	9
4: Roofing	17
5: Electrical	21
6: Plumbing	23
7: HVAC	27
8: Interiors	29
9: Built-in Appliances	30
10: Insulation and Ventilation	31
11: Fireplaces and Fuel-Burning Appliances	32
Standards of Practice	34

SUMMARY



OBSERVATIONS



RECOMMENDATIONS



SAFETY HAZARDS

- ⊖ 2.1.1 Structural Components - Foundation, Basement & Crawlspace: Limited visibility
- ⊖ 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Deteriorated Components
- ⚠ 3.5.2 Exterior - Decks, Balconies, Porches & Steps: Deck- Safety
- 🔧 3.5.3 Exterior - Decks, Balconies, Porches & Steps: Limited visibility
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Trim Vegetation
- 🔧 3.7.1 Exterior - Walkways, Patios & Driveways: Cracking (Typical)
- ⊖ 4.1.1 Roofing - Coverings: Beyond Design Life
- ⊖ 4.3.1 Roofing - Flashings: Replace
- ⊖ 4.4.1 Roofing - Skylights, Chimneys & Roof Penetrations: Chimney Cap Missing
- ⊖ 4.4.2 Roofing - Skylights, Chimneys & Roof Penetrations: Loose Brick/Mortar
- ⊖ 5.6.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 6.2.1 Plumbing - Drain, Waste, & Vent Systems: Seepage
- ⊖ 6.2.2 Plumbing - Drain, Waste, & Vent Systems: Improper Installation - S-Trap
- ⊖ 6.4.1 Plumbing - Water Heater: Beyond Design Life
- ⊖ 10.1.1 Insulation and Ventilation - Attic Insulation: Uneven distribution
- ⊖ 11.2.1 Fireplaces and Fuel-Burning Appliances - Chimney & Vent Systems: Cleaning
- ⊖ 11.2.2 Fireplaces and Fuel-Burning Appliances - Chimney & Vent Systems: Level II Inspection

1: INSPECTION DETAILS

Information

Occupied Occupied	Style Ranch	Temperature (approximate) 85 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 a 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 item.



3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			
3.2	Eaves, Soffits & Fascia	X			
3.3	Windows	X			
3.4	Exterior Doors	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

Windows: Window Type
Thermal, Vinyl

Decks, Balconies, Porches & Steps:
Deck with Steps, Balcony

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

Walkways, Patios & Driveways: Flatwork Material
Concrete

Siding, Flashing & Trim: Siding Material
Wood, Metal



Exterior Doors: Exterior Entry Door
Steel, Glass, Vinyl



Observations

3.5.1 Decks, Balconies, Porches & Steps

DECK - DETERIORATED COMPONENTS

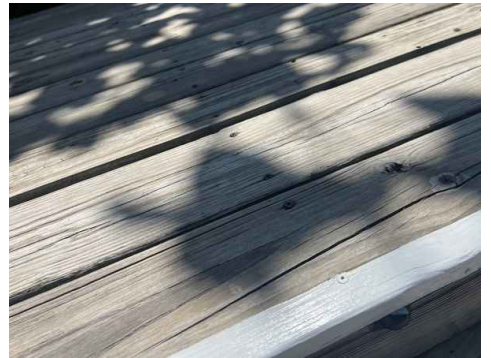
DECK, BALCONY, RAISED WALKWAY

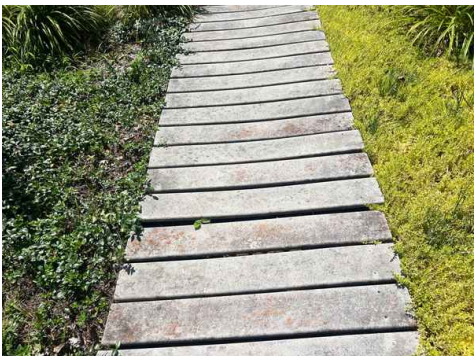
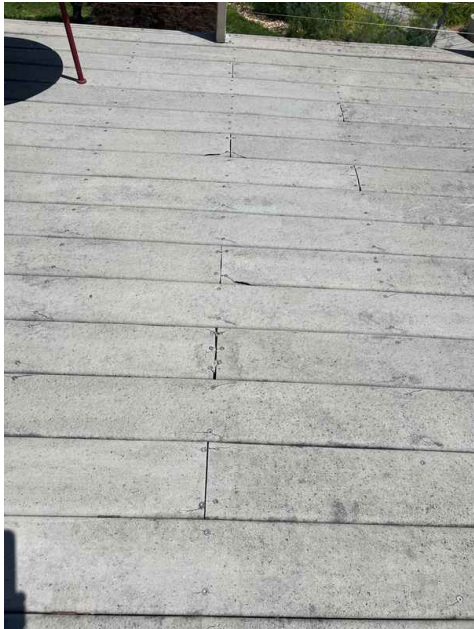
General deterioration and previous repairs are present in the floor boards and rail components, fasteners are protruding in several areas, and poor wood to earth clearance is present in several areas.

Recommend further evaluation by a qualified contractor and maintenance or replacement where required, for safety purposes.

Recommendation

Contact a qualified general contractor.







3.5.2 Decks, Balconies, Porches & Steps

DECK- SAFETY

DECKS AND BALCONY

Horizontally run wire used for rail material poses a child safety hazard. Recommend replacing for safety purposes.

Recommendation

Contact a qualified professional.



Safety Hazards





3.5.3 Decks, Balconies, Porches & Steps

LIMITED VISIBILITY

View of the deck framing was extremely limited due finish materials.

Observations



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

TRIM VEGETATION

EXTERIOR

Trim vegetation off and away from the exterior walls.

Recommendation

Contact a handyman or DIY project

Recommendations

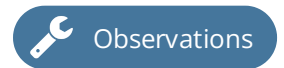


3.7.1 Walkways, Patios & Driveways

CRACKING (TYPICAL)

DRIVEWAY

Typical cracking is present in the concrete flatwork.



4: ROOFING

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

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

Information

Inspection Method

Ground, Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt Shingles, Metal

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum, Metal

Skylights, Chimneys & Roof Penetrations: Brick Chase

Observations

4.1.1 Coverings

BEYOND DESIGN LIFE

ROOF COVERING

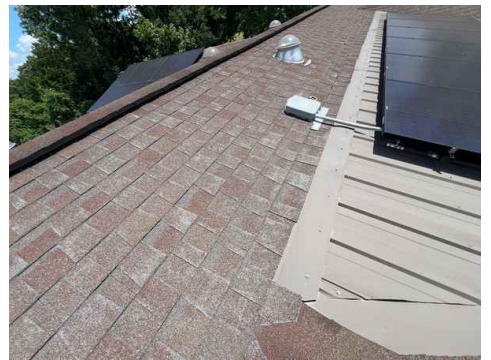
Excessive granular loss, exposed fibers, damaged shingles and previous repairs indicates the asphalt shingle roof coverings is beyond design. Recommend removal of all existing shingles and replacement by a qualified contractor.

Recommendation

Contact a qualified roofing professional.

 Recommendations





4.3.1 Flashings

REPLACE

ROOF

Recommend all flashing be replaced when new roof is installed.

Recommendation

Contact a qualified roofing professional.



Recommendations



4.4.1 Skylights, Chimneys & Roof Penetrations

CHIMNEY CAP MISSING

ROOF

No chimney caps was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.



4.4.2 Skylights, Chimneys & Roof Penetrations

LOOSE BRICK/MORTAR

ROOF

Recommend maintenance to the loose, deteriorated, and missing mortar.

Recommendation

Contact a qualified 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			
5.4	Connected Devices and Fixtures	X			
5.5	Polarity and Grounding of Receptacles	X			
5.6	GFCI & AFCI	X			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 Locations

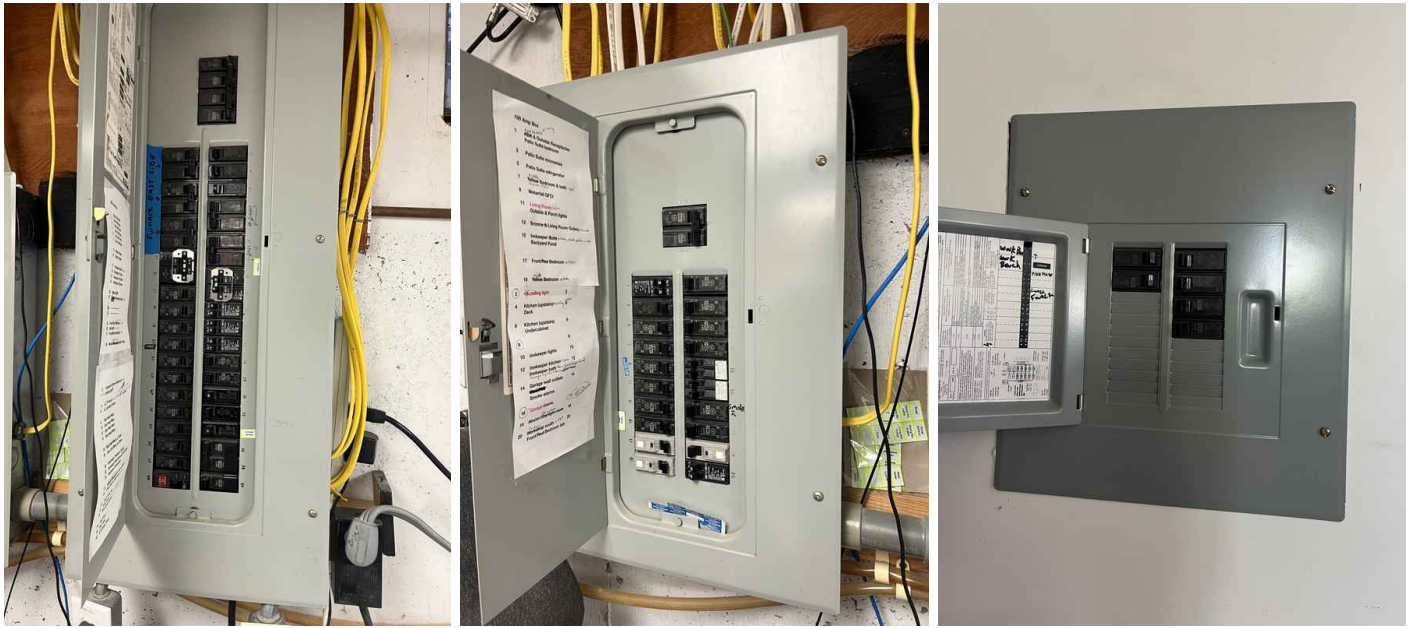
Basement

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

Circuit Breaker

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

200 AMP



Limitations

Smoke Detectors

OPERATION

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

Observations

5.6.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

BASEMENT KITCHEN

GFCI protection is not present in all required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all required locations.

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

Recommendation

Contact a qualified electrical contractor.



Recommendations



6: PLUMBING

		IN	NI	NP	O
6.1	Fixtures / Faucets	X			
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Water distribution	X			
6.4	Water Heater	X			X
6.5	Vents, Flues, & Chimneys	X			

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

Information

Filters

Whole house conditioner



Material - Distribution

Copper, Pex

Water Heater: Capacity

40 40 Gallons

Water Heater: Power Source

Gas

Main Fuel Shut-Off (Location)

Electrical Panel, Basement, Gas
Meter, Exterior



Material - Water Supply

Copper

Water Heater: Location

Basement

Main Water Shut-Off Device (Location)

Basement



Source

Public

Water Heater: Manufacturer

Navian, Ruud

Drain, Waste, & Vent Systems: Material PVC



Observations

6.2.1 Drain, Waste, & Vent Systems

SEEPAGE

BATHROOMS

Evidence of seepage is present at the drain connections. Recommend maintenance to prevent leaking.

Recommendation

Contact a qualified plumbing contractor.





6.2.2 Drain, Waste, & Vent Systems

IMPROPER INSTALLATION - S-TRAP

BASEMENT BATHROOM

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

Recommendation

Contact a qualified plumbing contractor.



6.4.1 Water Heater

BEYOND DESIGN LIFE

BASEMENT

Units are in working order but beyond design life. Recommend upgrading for efficiency purposes.



Recommendation
Contact a qualified plumbing contractor.



7: HVAC

		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: Energy Source Geothermal, Electric	Heating Equipment: Filter Type Disposable	Heating Equipment: Heat Type Forced Air
Distribution Systems: Ductwork Non-insulated		

Heating Equipment: Brand
GeoMax



HEAT CONTROLLER, INC.
Jackson, Michigan 49203

Model HTV036A1C01ARK				Serial M14535718	
CK Box	Heater Model	Supply Circuit	kW	Min CKT AMP	Max Fuse/BKR
	HGL15A	SINGLE	10.8/14.4	65.0/75.0	70/80
		Dual L1/L2	7.2/9.6	43.4/50	45/50
	HGL10A	SINGLE	7.2/9.6	43.4/50	45/50
		Dual L3/L4	3.6/4.8	21.6/25	25/25

Combustible Clearance (IN)
Unit 0 & Duct 0
For FT 0
Max Ext. Static Pres. (in water) .6

HEAT CONTROLLER, INC.
Jackson, Michigan 49203

Model HTV036A1C01ARK				Serial M14535718	
Electrical Service		Current(Amps)		Fuse/Circuit Breaker Size	
208/230 V	60 Hz	Min CKT Ampacity	30.0A	Max Time Delay Fuse	45A
1 Ph	197 Min V	Branch CKT Selection Current	NA	Max HACR CKT. BKR-UL	45A
		Total Amps	NA	Max CKT. BKR-UL	45A

Factory Charged		Compressor(EA)		Blower Motor(EA)	
Refrigerant	R410A	RLA	17.0	HP	1/2
	75	LRA	87.0	FLA	4.3
		QTY	1	QTY	1

Unit Pump Max		ISO Capacity Ratings	
	12.0A	Cooling	Heating
		A27-A200W 150/25	A27-A200W 150/25
		110/115	130/140

Max Ext. Static Pressure (in water) .6



HEAT CONTROLLER, INC.
Jackson, Michigan 49203

Model HTV036A1C01ARK				Serial M14535715	
Electrical Service		Current(Amps)		Fuse/Circuit Breaker Size	
208/230 V	60 Hz	Min CKT Ampacity	30.0A	Max Time Delay Fuse	45A
1 Ph	197 Min V	Branch CKT Selection Current	NA	Max HACR CKT. BKR-UL	45A
		Total Amps	NA	Max CKT. BKR-UL	45A

Combustible Clearance (IN)
Unit 0 & Duct 0
For FT 0
Max Ext. Static Pres. (in water) .6

HEAT CONTROLLER, INC.
Jackson, Michigan 49203

Model HTV036A1C01ARK				Serial M14535715	
CK Box	Heater Model	Supply Circuit	kW	Min CKT AMP	Max Fuse/BKR
	HGL15A	SINGLE	10.8/14.4	65.0/75.0	70/80
		Dual L1/L2	7.2/9.6	43.4/50	45/50
	HGL10A	SINGLE	7.2/9.6	43.4/50	45/50
		Dual L3/L4	3.6/4.8	21.6/25	25/25

Combustible Clearance (IN)
Unit 0 & Duct 0
For FT 0
Max Ext. Static Pres. (in water) .6

Heating Equipment: Limitations

Systems were cycled in cool mode only due to outside ambient air temperature.

8: INTERIORS

		IN	NI	NP	O
8.1	Walls	X			
8.2	Ceilings	X			
8.3	Floors	X			
8.4	Steps, Stairways & Railings	X			
8.5	Countertops & Cabinets	X			
8.6	Doors	X			
8.7	Windows	X			
8.8	Garage Door	X			
8.9	Shower Enclosures	X			

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

Information

Walls: Finish Material
Drywall

Ceilings: Ceiling Material
Drywall

Windows: Window Type
Double-hung, Thermal, Vinyl

Garage Door: Type
Up-and-Over

Garage Door: Material
Metal



Limitations

General

LIMITED VISIBILITY AND ACCESS

Limited visibility due to personal belongings.

9: BUILT-IN APPLIANCES

		IN	NI	NP	O
9.1	Dishwasher	X			
9.2	Refrigerator	X			
9.3	Range/Oven/Cooktop	X			
9.4	Garbage Disposal	X			
9.5	Design Life	X			
9.6	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

10: INSULATION AND VENTILATION

		IN	NI	NP	O
10.1	Attic Insulation	X			X
10.2	Ventilation	X			
10.3	Exhaust Systems	X			

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

Information

Dryer Power Source 220 Electric	Attic Insulation: Insulation Type Blown, Fiberglass, Batt	Ventilation: Ventilation Type Gable Vents, Soffit Vents
Exhaust Systems: Exhaust Fans Fan with Light		

Observations

10.1.1 Attic Insulation

UNEVEN DISTRIBUTION

ATTIC

Insulation is unevenly distributed, matted due to storage and foot traffic, and missing in areas. Recommend removal of all foreign debris and additional insulation for efficiency purposes.

Recommendation

Contact a qualified insulation contractor.

Recommendations



11: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
11.1	Fireplaces, Stoves & Inserts	X			
11.2	Chimney & Vent Systems	X			X

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

Information

Type
Masonry, Metal, Wood Burning

Observations

11.2.1 Chimney & Vent Systems

CLEANING

LOWER LEVEL

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

Recommendation

Contact a qualified professional.

Recommendations



11.2.2 Chimney & Vent Systems

LEVEL II INSPECTION

MAIN FLOOR

Highly recommend a Level II inspection be performed before using.
View of the components is extremely limited.

Recommendations

Recommendation

Contact a qualified professional.



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.

HVAC

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.

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.