FIRST DEFENSE BUILDING INSPECTION
(520) 505-1423
FirstDefenseInspection@gmail.com
https://FirstDefenseBuildingInspection.com



AZ HOME RESIDENTIAL REPORT

Sample Property, Tucson, AZ

Sample Client
Sample Report

Inspector
Kief Manning
Certified Az BTR Inspector
(520) 505-1423
firstdefenseinspection@gmail.com

TABLE OF CONTENTS

1: GENERAL INSPECTION DETAILS 7
2: STRUCTURAL COMPONENTS 8
3: EXTERIOR 9
4: ROOFING SYSTEM 24
5: PLUMBING SYSTEM 26
6: ELECTRICAL SYSTEM 31
7: HEATING 36
8: COOLING 37
9: BATHROOM 40
10: INTERIORS 42
11: Laundry Room 51
12: Attic, Insulation & Ventilation 52
13: KITCHEN/APPLIANCES 53
Standards of Practice 56

This Inspection Report is based on a visual, non-intrusive inspection. While every effort is made to identify and report all current or potential issues with a home, please understand that there are simply areas that cannot be seen- such as within the wall structure, etc. An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an Electrical, Plumbing, or Roofing contractor.

The report includes Informational data on various components of the home, Limitations that affected the ability to inspect certain items/areas, and Recommendations for items that require immediate or future attention.

The condition of each item will be reported on based on the Arizona standards. When "serviceable" is selected, this means that the item, system, or component was generally functional, allowing for normal wear and tear. When "Serviceable with recommendations" is selected, the item, component or system was generally functional at the time of inspection, but there was also relative defects observed. When "see recommendations" is selected, the item, component or system was not in functional condition at the time of inspection and the client should refer to the color coded comment for condition and recommendations for repair. When "not observed" is selected, the item, component or system was not observed at this property during the inspection.

Observations and Recommendations are organized into three categories by level of severity:

1) Minor/Maintenance Issues - Primarily comprised of small cosmetic items and simple Handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item. A Summary Report can be created should you choose to view a report without these minor items or informational data.

2) Moderate Recommendations - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace, but the cost is somewhat reasonable.

3) Significant and/or Safety Concerns - This category is composed of immediate safety concerns or items that could represent a significant expense to repair/replace. In addition to the findings reflected in this inspection report regarding the specific item or system, further evaluation / inspection with repairs as needed by a qualified contractor who specializes in this system or component is recommended.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-

appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

Please note that sample photo(s) in this report are offered as a representation of common, recurring defects and/or concerns observed at the time of the inspection. If remediation is requested, the contractor and/or specialty tradesman conducting the work should identify and further evaluate any system-related defects in addition to the sample photos and / or examples offered in this report. The sample photos may not represent all defects or concerns contained within the report, therefore reviewing the report in its entirety is strongly encouraged.

Remember, a home inspection report is based on the condition of the home as the inspector viewed it during the time of the inspection. There may be a significant amount of time that passes between the time of inspection, and the time the buyers move in. Because of this, we always recommend a long and thorough final walk through of the property prior to closing. An inspector can be present at this walk through for a re-inspection fee.



ITEMS INSPECTED



MINOR/MAINTENANCE ISSUES



MODERATE RECOMMENDATIONS



SIGNIFICANT AND/OR SAFETY HAZARD

- 2.4.1 STRUCTURAL COMPONENTS - COLUMNS : Crack
- 3.1.1 EXTERIOR - WALL CLADDING : HOLE
- 3.1.2 EXTERIOR - WALL CLADDING : Some areas need repainting (NOTE
- 3.1.3 EXTERIOR - WALL CLADDING : Stucco clearance
- 3.1.4 EXTERIOR - WALL CLADDING : Exposed lath
- 3.1.5 EXTERIOR - WALL CLADDING : Inconsistencies in stucco
- 3.1.6 EXTERIOR - WALL CLADDING : Exposed nails
- 3.3.1 EXTERIOR - ENTRYWAY DOORS : DRAGS JAMB
- 3.3.2 EXTERIOR - ENTRYWAY DOORS : Paint touch ups recommended
- 3.3.3 EXTERIOR - ENTRYWAY DOORS : Trim damaged
- 3.3.4 EXTERIOR - ENTRYWAY DOORS : Hinge painted
- 3.4.1 EXTERIOR - WINDOWS : Caulking
- 3.4.2 EXTERIOR - WINDOWS : Weep hole
- 3.8.1 EXTERIOR - EAVES, SOFFITS and FASCIA : Parapet stucco cracked.
- 3.8.2 EXTERIOR - EAVES, SOFFITS and FASCIA : Holes in parapet
- 3.8.3 EXTERIOR - EAVES, SOFFITS and FASCIA : Exposed lath
- 3.11.1 EXTERIOR - PATIOS, WALKS and DRIVEWAYS : Typical cracking
- 4.4.1 ROOFING SYSTEM - FLASHINGS, ROOF PENETRATIONS, SKYLIGHTS and CHIMNEYS : Gapped.
- 4.4.2 ROOFING SYSTEM - FLASHINGS, ROOF PENETRATIONS, SKYLIGHTS and CHIMNEYS : Not painted
- 5.3.1 PLUMBING SYSTEM - SUPPORTS and INSULATION : No insulation
- 5.7.1 PLUMBING SYSTEM - CROSS CONNECTIONS : No antisiphon
- 5.11.1 PLUMBING SYSTEM - WATER HEATER : TERM 6"
- 5.14.1 PLUMBING SYSTEM - MAIN WATER SHUT OFF VALVE: Seal
- 6.7.1 ELECTRICAL SYSTEM - LIGHTS AND SWITCHES : Loose
- 6.7.2 ELECTRICAL SYSTEM - LIGHTS AND SWITCHES : Unable to determine function
- 6.8.1 ELECTRICAL SYSTEM - RECEPTICLES : Cover Plates Missing
- 6.8.2 ELECTRICAL SYSTEM - RECEPTICLES : Loose outlet
- 9.6.1 BATHROOM - TUB/SHOWER: SHOWER PAN GAPS
- 9.7.1 BATHROOM - VANITIES/CABINETS: Gapped at wall
- 10.1.1 INTERIORS - CEILINGS, WALLS and FLOORS : GENERAL PAINT TOUCH UP

- 10.1.2 INTERIORS - CEILINGS, WALLS and FLOORS : Nail pops
- 10.1.3 INTERIORS - CEILINGS, WALLS and FLOORS : Hole
- 10.1.4 INTERIORS - CEILINGS, WALLS and FLOORS : Not painted
- 10.1.5 INTERIORS - CEILINGS, WALLS and FLOORS : Paint dripping
- 10.4.1 INTERIORS - DOORS : DOOR DAMAGED
- 10.4.2 INTERIORS - DOORS : Paint touch up recommended
- 10.4.3 INTERIORS - DOORS : Trim damaged
- 10.4.4 INTERIORS - DOORS : Gapped at trim
- 10.4.5 INTERIORS - DOORS : Paint drips
- 10.4.6 INTERIORS - DOORS : Trim damaged
- 10.5.1 INTERIORS - FIRE SEPARATION WALLS and CEILINGS : Holes
- 10.7.1 INTERIORS - FIRE SEPARATION DOORS : Not self closing/latching
- 13.4.1 KITCHEN/APPLIANCES - REFRIGERATOR: Water inop ATOI
- 13.9.1 KITCHEN/APPLIANCES - CABINETS: Trim dented
- 13.9.2 KITCHEN/APPLIANCES - CABINETS: Drawers need adjusted

1: GENERAL INSPECTION DETAILS

Information

In Attendance
Inspector

Utilities
All Utilities on

Occupancy
Vacant

Year Built
2025

Style / Type
Single Family Detatched, 1 Story

Building Faces
East

Temperature
80° - 90°

Weather Conditions
Clear

INTRODUCTION

The following comments and pages make up your inspection report. The Standards contain certain and very important limitations, expectations and exclusions to the inspection.

Your inspector may bring to your attention and discuss certain Recommended Upgrades of original and functioning installations and assemblies of Systems and Components that you may wish to consider implementing as part of upgrading the property. These Recommended Upgrades may exceed some of the building and construction standards that applied at the time of the original construction of the property. The differences between any such original building and construction standards and current standards do not constitute "*deficiencies*" in the subject property. Recommended Upgrades should be performed only by Qualified parties in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.

We recommend that client check with the Building and Planning Department to see if there are any "open" or previous permits on a property they are considering purchasing. An "*open*" permit could prevent another permit from being issued for the property and there could be some outstanding issues that need to be addressed

Any oral statements made by the inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the Home Inspection Agreement and/or Standards of Practice.

Use of photos and video: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

ORIENTATION

For the purpose of this report, all directional references (Left, Right, Front, Rear) are based on when facing the front of the structure as depicted in the cover image above. Abbreviations for North, South, East and West will also be used. (N,S,E,W)

2: STRUCTURAL COMPONENTS

Information

FOUNDATION : Condition
Serviceable

FOUNDATION : Styles and Materials
Reinforced Concrete

FLOOR SYSTEM : Condition
Serviceable

FLOOR SYSTEM : Styles and Materials
Concrete Slab on Grade

WALL STRUCTURE : Condition
Serviceable

WALL STRUCTURE : Styles and Materials
Wood Frame

COLUMNS : Condition
See Recommendations

COLUMNS : Styles and Materials
Rear Porch, Front Porch, Stucco

UNDERFLOOR CRAWL SPACE : Condition
Not Observed

UNDERFLOOR CRAWL SPACE : Signs of Leaking
None

UNDERFLOOR CRAWL SPACE : Observation Method
N/A

Recommendations

2.4.1 COLUMNS

CRACK

Stucco cracked rear porch

Moderate Recommendations



3: EXTERIOR

		IN	NI	NP	R
3.1	WALL CLADDING	X			
3.2	FLASHING and TRIM	X			
3.3	ENTRYWAY DOORS	X			
3.4	WINDOWS	X			
3.5	GARAGE DOOR(S) and OPENER(S)	X			
3.6	DECKS, BALCONIES and STEPS		X	X	
3.7	PORCH, AREAWAYS and RAILINGS	X			
3.8	EAVES, SOFFITS and FASCIA	X			
3.9	VEGETATION	X			
3.10	GRADING and DRAINAGE	X			
3.11	PATIOS, WALKS and DRIVEWAYS	X			
3.12	RETAINING WALLS		X	X	
3.13	FENCES/GATES		X	X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

WALL CLADDING : Condition
See Recommendations

WALL CLADDING : Styles and Materials
Stucco

FLASHING and TRIM : Condition
Serviceable

FLASHING and TRIM : Styles and Materials
Metal, Stucco

ENTRYWAY DOORS : Condition
See Recommendations

ENTRYWAY DOORS : Styles and Materials
Wood, Glass, Fiberglass

WINDOWS : Condition
See Recommendations

WINDOWS : Window Manufacturer
Solar ind.

WINDOWS : Styles and Materials
Single-hung

GARAGE DOOR(S) and OPENER(S) : Condition
Serviceable

GARAGE DOOR(S) and OPENER(S) : Styles and Materials
Metal, Non-insulated

GARAGE DOOR(S) and OPENER(S) : Safety Features
Operational

DECKS, BALCONIES and STEPS : Condition
Not Observed

DECKS, BALCONIES and STEPS : Styles and Materials
N/A

PORCH, AREAWAYS and RAILINGS : Condition
Serviceable

PORCH, AREAWAYS and RAILINGS : RAILINGS
N/A

EAVES, SOFFITS and FASCIA : Condition
See Recommendations

EAVES, SOFFITS and FASCIA : Styles and Materials
Stucco

VEGETATION : Condition
Serviceable

GRADING and DRAINAGE : Condition
Serviceable

PATIOS, WALKS and DRIVEWAYS : Condition
See Recommendations

PATIOS, WALKS and DRIVEWAYS : **Styles and Materials**
Concrete, Gravel

RETAINING WALLS : Condition
Not Observed

FENCES/GATES: None present

Recommendations

3.1.1 WALL CLADDING

Moderate Recommendations

HOLE

The hole in the stucco should be repaired to help prevent water from leaking behind the stucco.

Recommendation

Contact a qualified professional.



South

3.1.2 WALL CLADDING

Moderate Recommendations

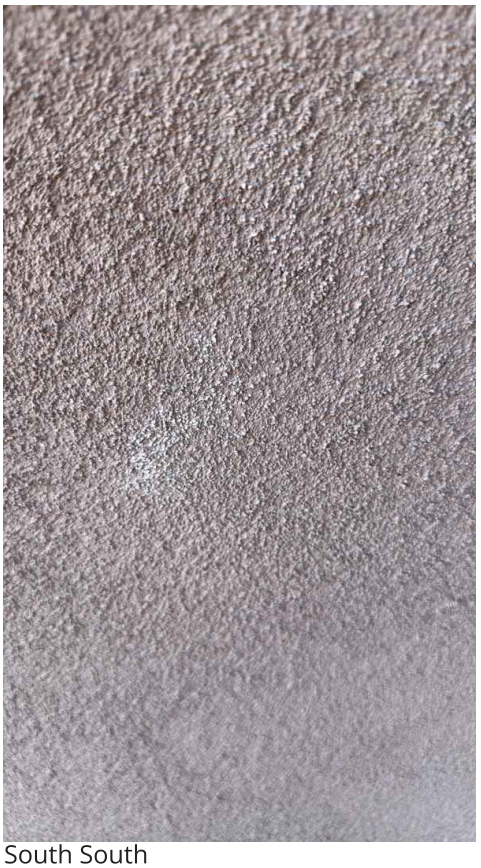
SOME AREAS NEED REPAINTING (NOTE

Many houses built before 1978 have lead-based paint).

Recommendation

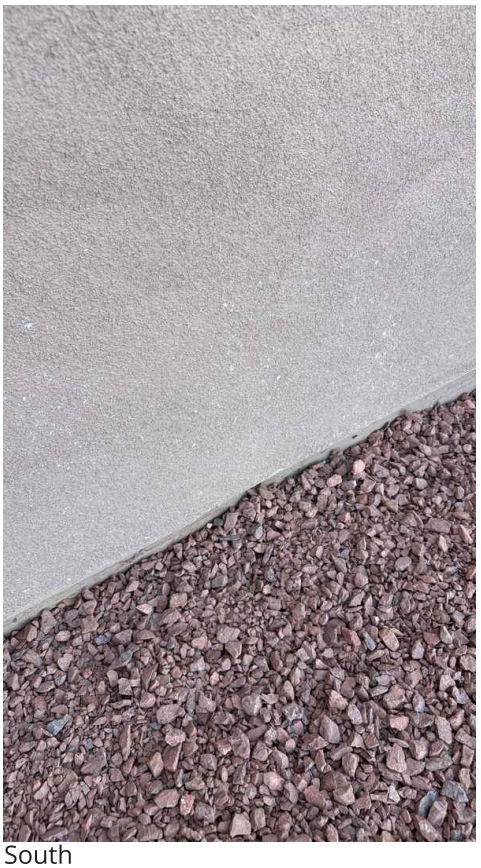
Contact a qualified professional.

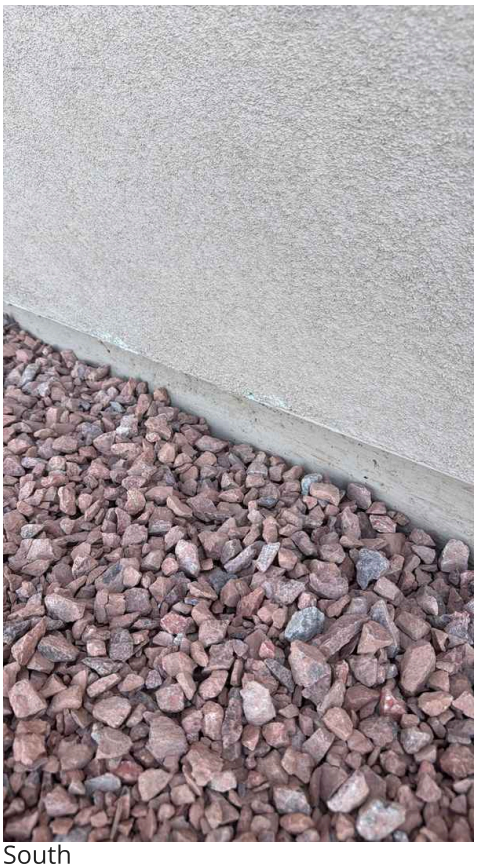

South


South South


South


South


South


South

3.1.3 WALL CLADDING

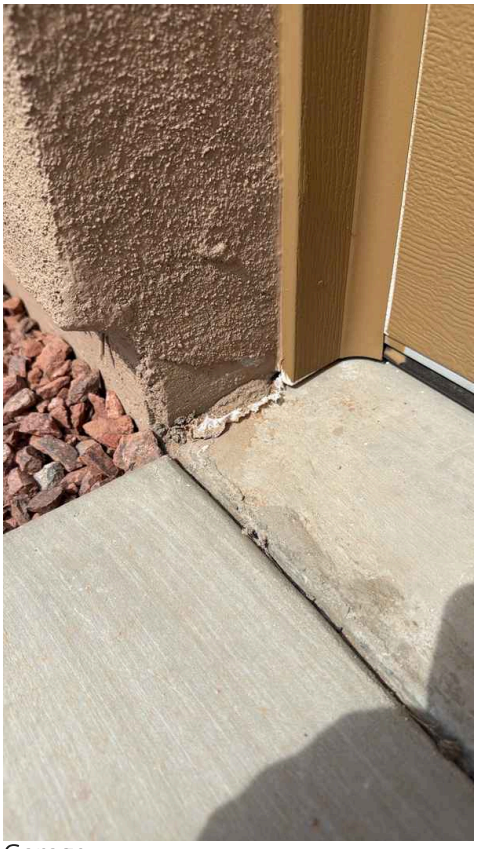
STUCCO CLEARANCE

Moderate Recommendations

2” clearance needed between stucco and hard surfaces

Recommendation

Contact a qualified professional.



Garage



Garage

3.1.4 WALL CLADDING

Moderate Recommendations

EXPOSED LATH

This will rust and lead to further deterioration of stucco. Advise repair

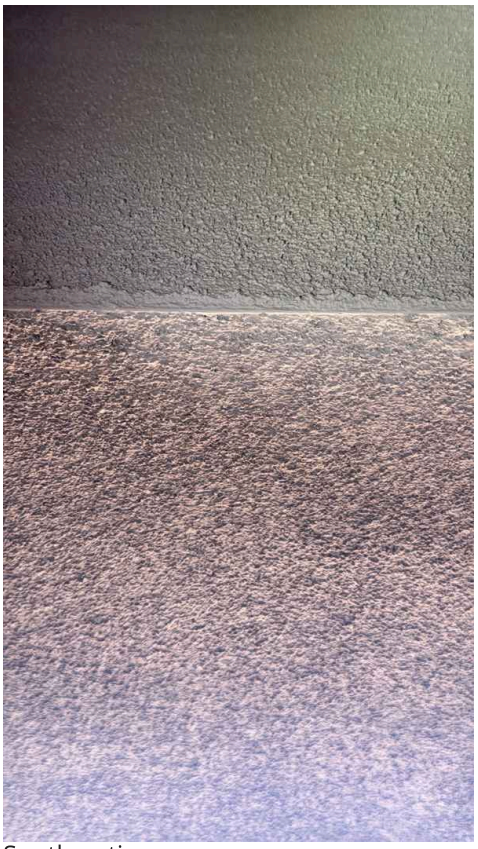
Recommendation

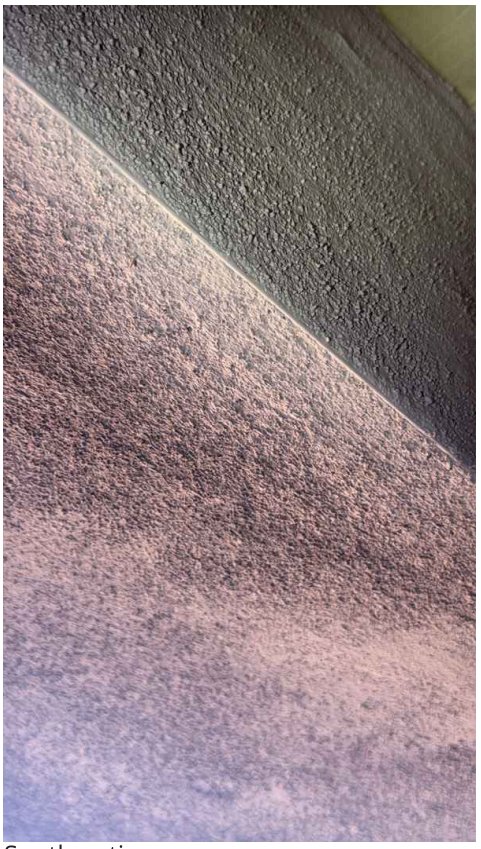
Contact a qualified professional.


Rear column Southwest


Rear column

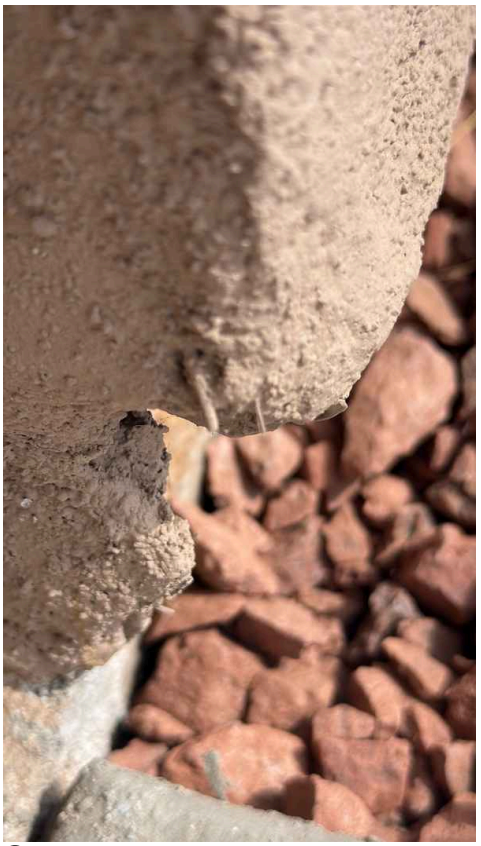

Southwest rear column

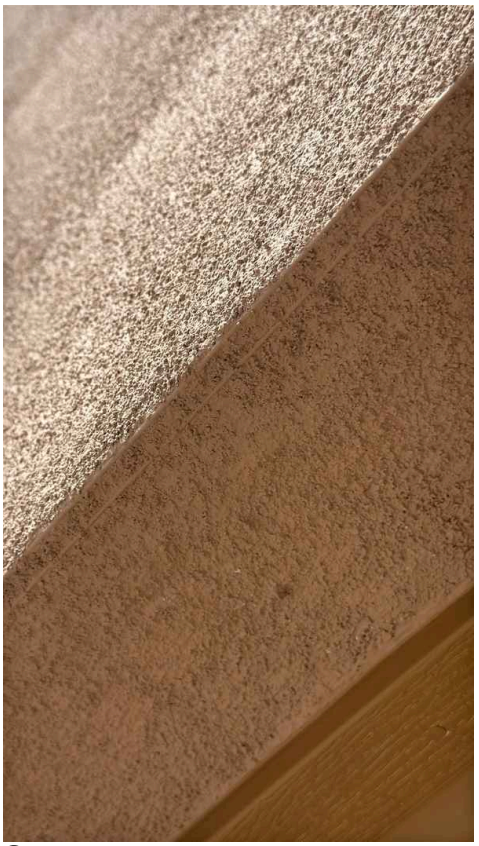

South patio


South patio


South patio


Northwest column


Garage

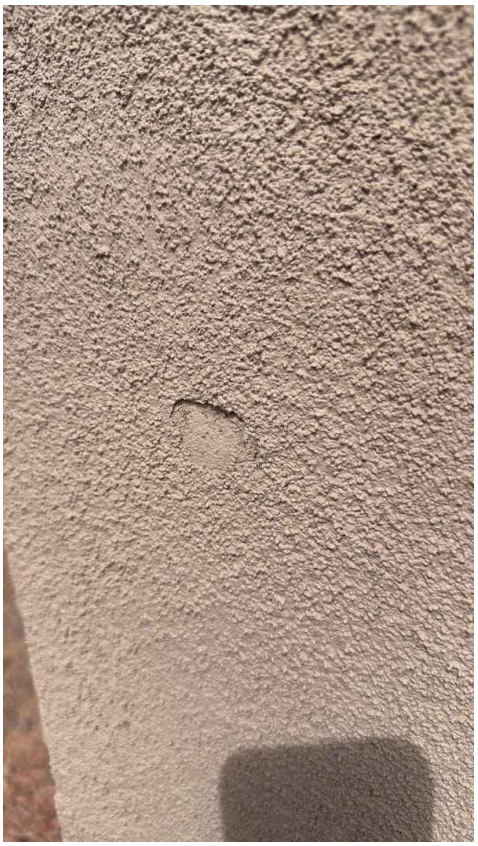

Garage


Front entry

3.1.5 WALL CLADDING

INCONSISTENCIES IN STUCCO

Moderate Recommendations




3.1.6 WALL CLADDING

EXPOSED NAILS

Moderate Recommendations

These can rust and damage the concrete or wall cladding



3.3.1 ENTRYWAY DOORS

DRAGS JAMB

Moderate Recommendations

The exterior door drags the jamb at garage

Recommendation

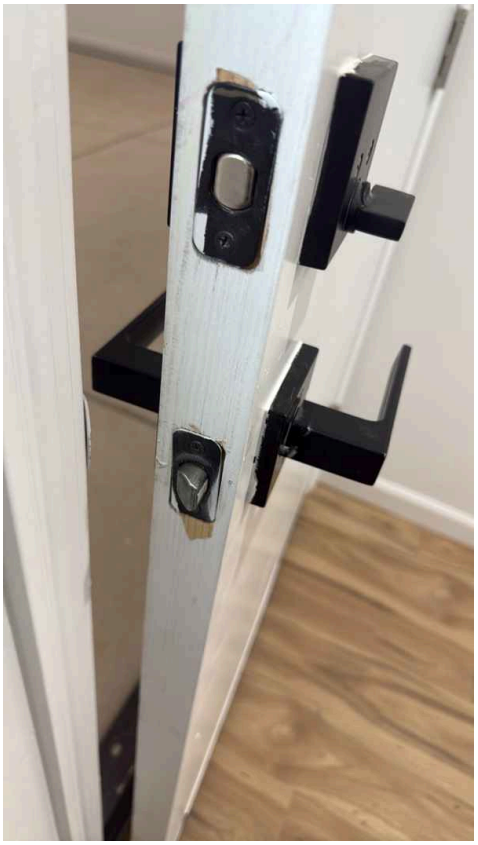
Contact a qualified professional.

3.3.2 ENTRYWAY DOORS

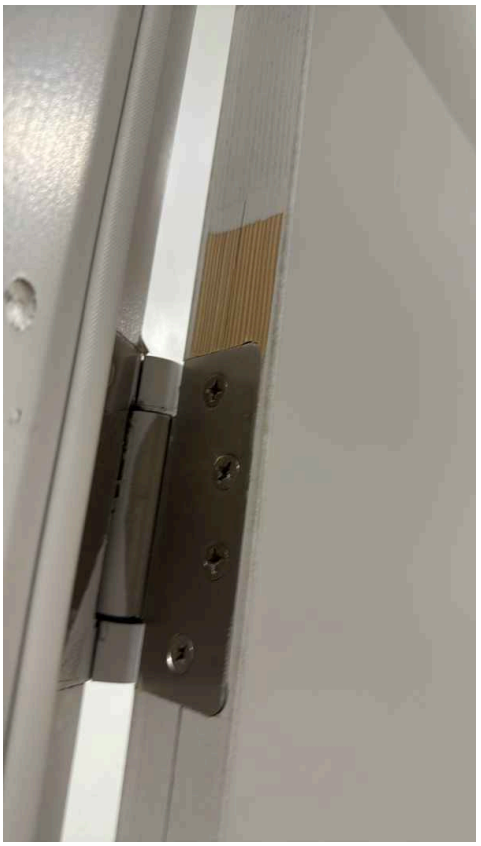
PAINT TOUCH UPS RECOMMENDED

Moderate Recommendations

Garage entry



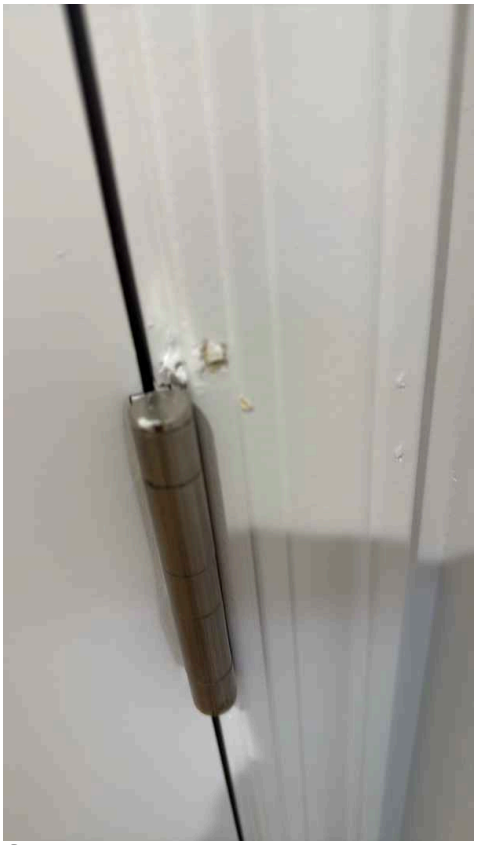


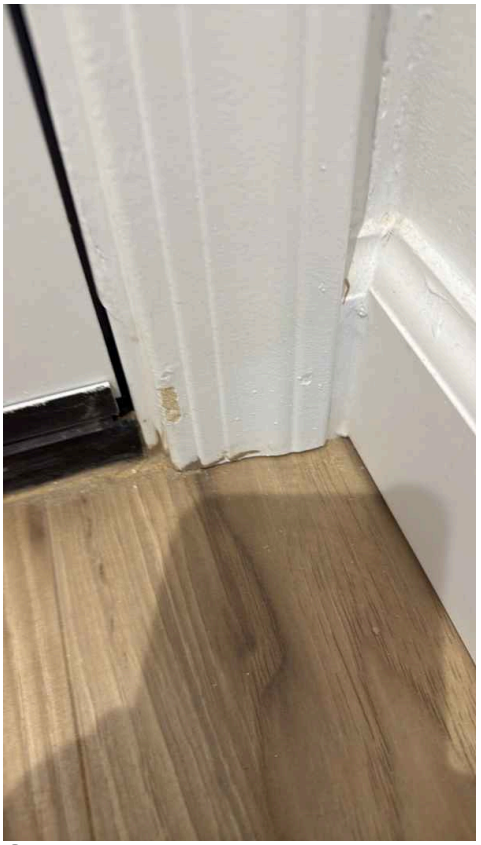




3.3.3 ENTRYWAY DOORS

TRIM DAMAGED

Moderate Recommendations


Garage


Garage

3.3.4 ENTRYWAY DOORS

HINGE PAINTED

Moderate Recommendations



Garage

3.4.1 WINDOWS

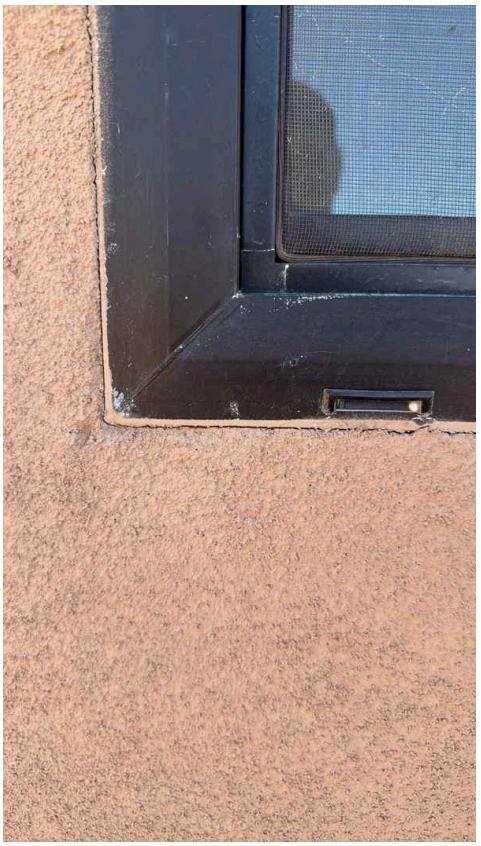
CAULKING

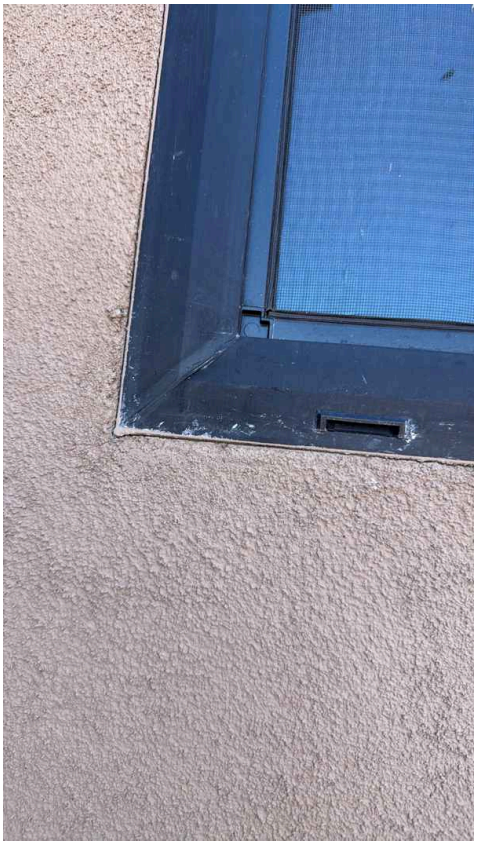
Moderate Recommendations

Recommend sealing cracks around windows to avoid water intrusion.

Recommendation

Contact a qualified professional.



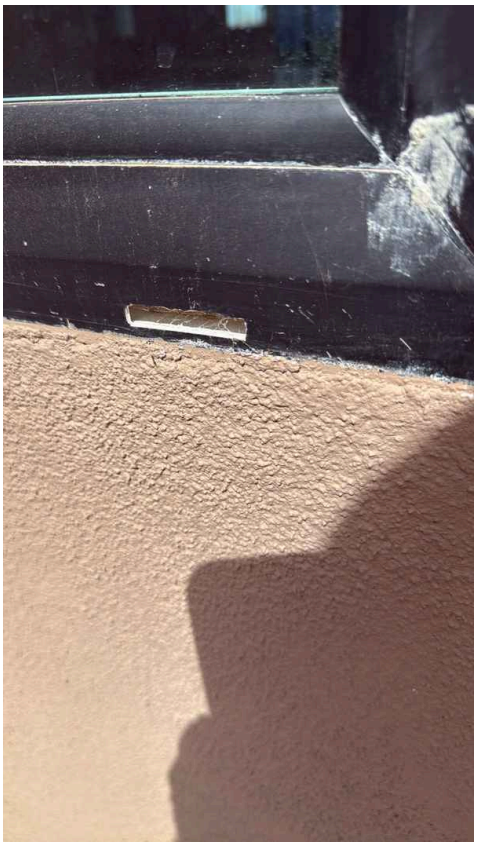


3.4.2 WINDOWS

WEEP HOLE

Moderate Recommendations

Weephole is missing trim at front enterance



3.8.1 EAVES, SOFFITS and FASCIA

PARAPET STUCCO CRACKED.

Moderate Recommendations

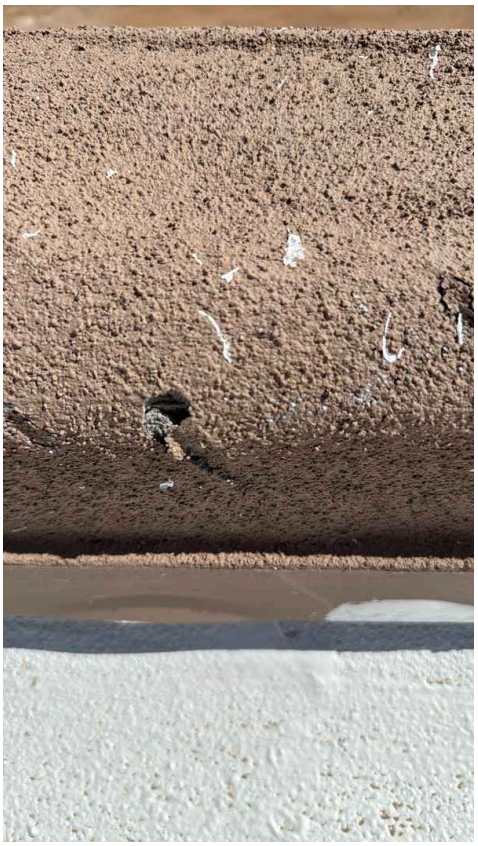


Front entry

3.8.2 EAVES, SOFFITS and FASCIA

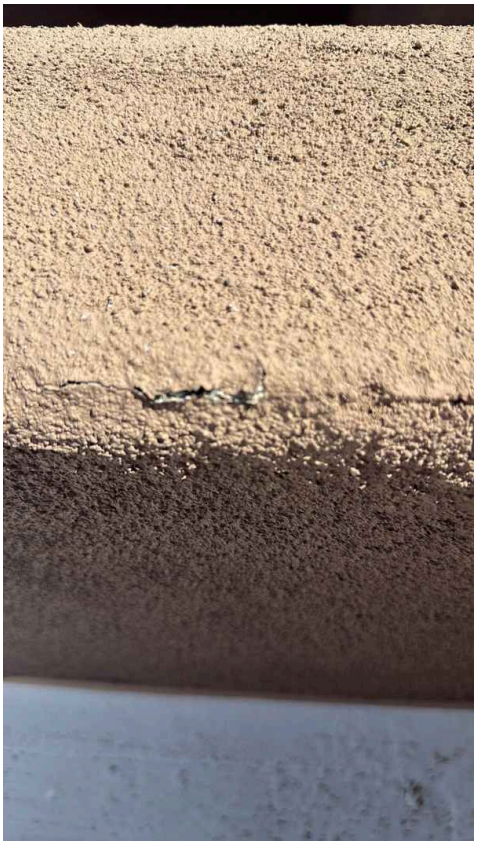
HOLES IN PARAPET

Moderate Recommendations

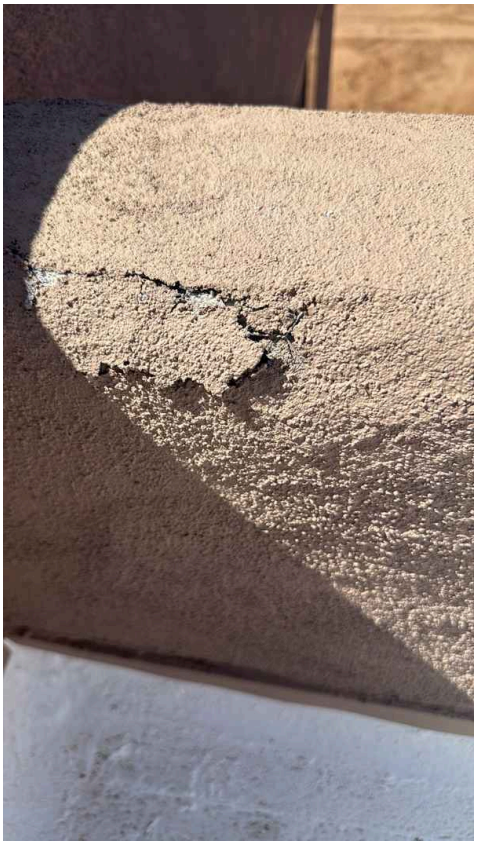














3.8.3 EAVES, SOFFITS and FASCIA

EXPOSED LATH

Moderate Recommendations

Parapet wall south

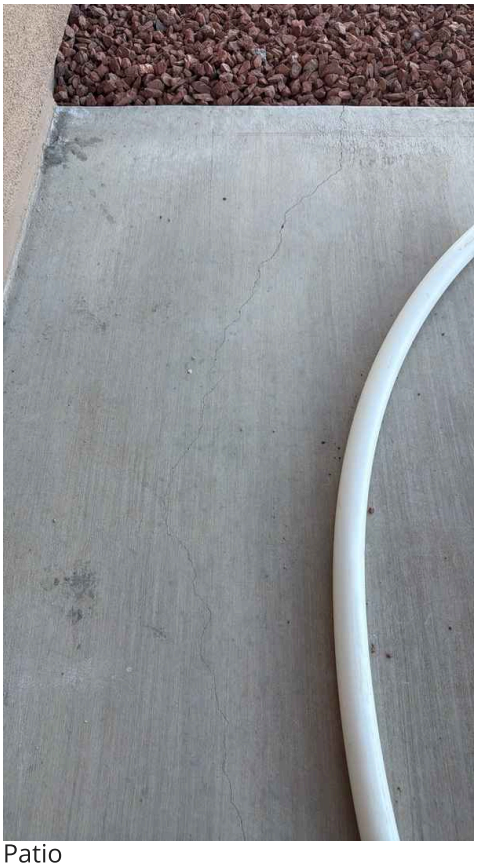




3.11.1 PATIOS, WALKS and DRIVEWAYS

TYPICAL CRACKING

Moderate Recommendations



Patio

4: ROOFING SYSTEM

Information

Inspection Method
Walked roof

Styles and Materials
Flat

ROOF COVERINGS : Condition
Serviceable

ROOF COVERINGS : Styles and Materials (Primary)
Rolled, membrane

ROOF COVERINGS : Styles and Materials (Secondary)
N/A

GUTTERS and DRAINAGE SYSTEMS : Condition
Serviceable

GUTTERS and DRAINAGE SYSTEMS : Styles and Materials
Metal, Scupper

EVIDENCE of LEAKING : Signs of Leaking
Not Observed

FLASHINGS, ROOF PENETRATIONS, SKYLIGHTS and CHIMNEYS : Condition
See Recommendations

FLASHINGS, ROOF PENETRATIONS, SKYLIGHTS and CHIMNEYS : Styles and Materials
Metal, Mortar, Mineral

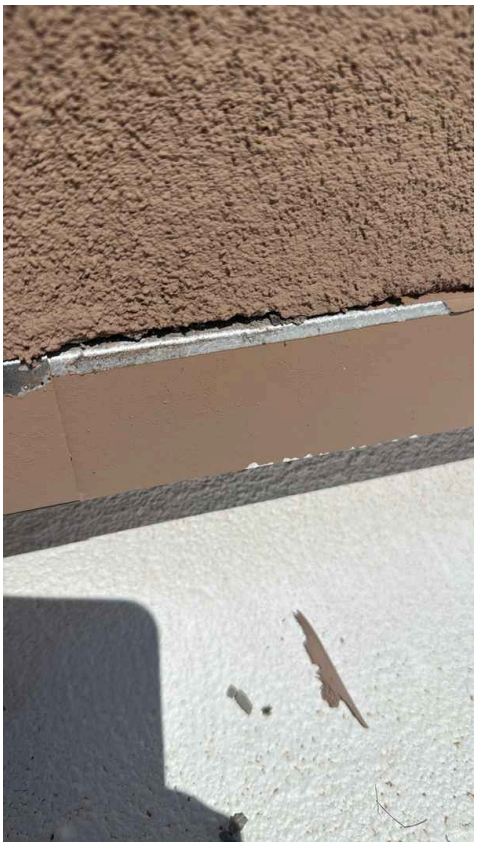
Recommendations

4.4.1 FLASHINGS, ROOF PENETRATIONS, SKYLIGHTS and CHIMNEYS

Moderate Recommendations

GAPPED.

The trim is tapped at rear patio and should be sealed to prevent moisture intrusion



4.4.2 FLASHINGS, ROOF PENETRATIONS, SKYLIGHTS and CHIMNEYS

Moderate Recommendations

NOT PAINTED

Rear patio



5: PLUMBING SYSTEM

Information

INTERIOR SUPPLY / DISTRIBUTION PIPING : Condition
Serviceable

INTERIOR SUPPLY / DISTRIBUTION PIPING : Styles and Materials (Distribution)
Copper

INTERIOR SUPPLY / DISTRIBUTION PIPING : Styles and Materials (Supply)
Copper

FIRE SPRINKLER SUPPLY/DISTRIBUTION MATERIAL: Condition
Present

FIRE SPRINKLER SUPPLY/DISTRIBUTION MATERIAL: Styles and Materials
Not Visible

SUPPORTS and INSULATION : Condition
See Recommendations

FIXTURES and FAUCETS : Condition
Serviceable

FUNCTIONAL FLOW : Condition
Serviceable

WATER SUPPLY LEAKS : Condition
Serviceable, Not Observed

CROSS CONNECTIONS : Condition
See Recommendations

WASTE and VENT PIPING : Condition
Serviceable

WASTE and VENT PIPING : Styles and Materials
ABS

WASTE and VENT PIPING : Drain Size
2"

DRAIN LEAKS : Condition
Serviceable

FUNCTIONAL DRAINAGE : Condition
Serviceable

WATER HEATER : Condition
See Recommendations

WATER HEATER : Capacity
40 gallons

WATER HEATER : Power Source/Type
Electric

WATER HEATER : Location
Garage

WATER HEATER : Automatic safety device
See Recommendations

FLUES and COMBUSTION AIR VENTS : Condition
Serviceable

FUEL DISTRIBUTION SYSTEM and SUPPORTS: Condition
Not Observed

MAIN WATER SHUT OFF VALVE: Condition
See Recommendations

MAIN WATER SHUT OFF VALVE: Location
Exterior, South

MAIN WATER SHUT OFF VALVE: Main Supply Size
1 1/4"

WATER PRESSURE : Condition
Serviceable

WATER PRESSURE : Pressure Reading
40psi - 80psi Normal



SUMP/WASTE PUMP: Condition
Not Observed

SUMP/WASTE PUMP: Location
N/A

GAS SUPPLY: Condition
Not Observed

GAS SUPPLY: Main Gas Shut-off Location
N/A

GAS APPLIANCE VALVES : Condition
Not Observed

GAS APPLIANCE VALVES : Valve locations
N/A

WATER TREATMENT SYSTEM: Condition
Not Observed

WATER TREATMENT SYSTEM: Filters
None

R.O. SYSTEM: Condition
Not Observed

WATER HEATER : Manufacturer
Rheem

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

Here is a nice maintenance guide from Lowe's to help.

WATER HEATER : Power/Fuel Shut Off At Tank
Present

An electrical/fuel shut off switch/valve is recommended near tank for ease of future maintenance and safety in case of emergency.

Limitations

FIRE SPRINKLER SUPPLY/DISTRIBUTION MATERIAL

LIMITED INSPECTION

Fire sprinklers are beyond the scope of the inspection SOP. Recommend regular inspection by qualified professional.

WATER HEATER

WATER HEATER OFF ATOI

The water heater was off at time of inspection. Unable to determine functionality



Recommendations

5.3.1 SUPPORTS and INSULATION

Moderate Recommendations

NO INSULATION

No insulation at main shut off



5.7.1 CROSS CONNECTIONS

Moderate Recommendations

NO ANTISIPHON

No anti-siphon devices were observed at exterior hose bibs

Recommendation

Contact a qualified professional.

5.11.1 WATER HEATER

Significant and/or Safety Hazard

TERM 6"

The water heater temperature/pressure relief valve discharge does not terminate within 6" of the ground or floor.

Recommendation

Contact a qualified professional.

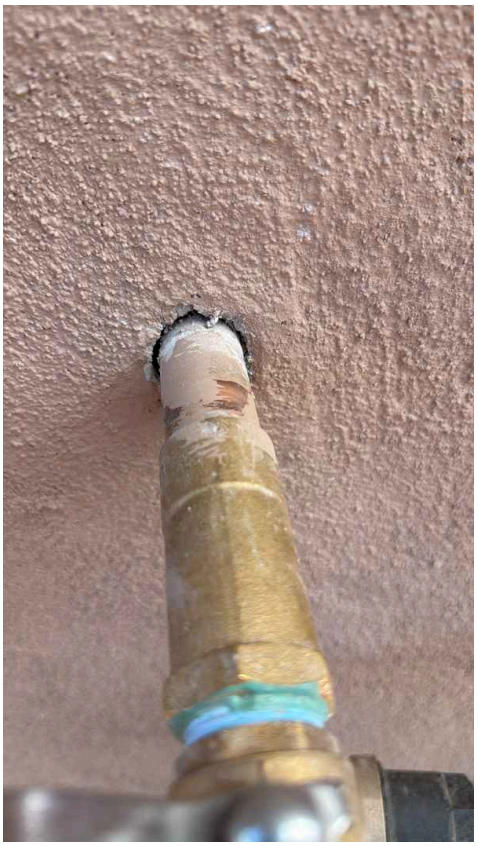


5.14.1 MAIN WATER SHUT OFF VALVE

Moderate Recommendations

SEAL

The wall penetration should be sealed to prevent moisture intrusion



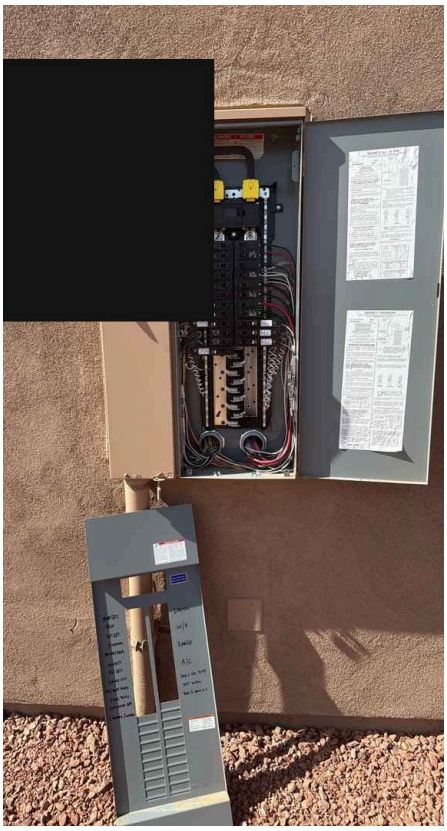
6: ELECTRICAL SYSTEM

Information

MAIN DISTRIBUTION and SUB PANELS : Condition
Serviceable

MAIN DISTRIBUTION and SUB PANELS : Main Panel Location
Exterior, North

MAIN DISTRIBUTION and SUB PANELS : Sub Panel Location
N/A



MAIN DISTRIBUTION and SUB PANELS : Panel Manufacturer
Square D

MAIN DISTRIBUTION and SUB PANELS : Panel Capacity
200 AMP

MAIN DISTRIBUTION and SUB PANELS : Panel Type
Circuit Breaker

SERVICE CONDUCTOR and MAIN OVER CURRENT PROTECTION DEVICE : Condition
Serviceable

SERVICE CONDUCTOR and MAIN OVER CURRENT PROTECTION DEVICE : Service Type
Below Ground

SERVICE CONDUCTOR and MAIN OVER CURRENT PROTECTION DEVICE : Styles and Materials (Service Conductor)
Aluminum Bars

SERVICE CONDUCTOR and MAIN OVER CURRENT PROTECTION DEVICE : Service Amperage Voltage
120/240 Volt, 200Amp

OVER CURRENT PROTECTION DEVICES and BRANCH CIRCUIT CONDUCTORS : Condition
Serviceable

OVER CURRENT PROTECTION DEVICES and BRANCH CIRCUIT CONDUCTORS : Overcurrent Type
Breakers

PRESENCE OF ALUMINUM BRANCH CIRCUIT WIRING ON 15/20 AMP CIRCUITS : Condition
Serviceable, Not Observed

PRESENCE OF ALUMINUM BRANCH CIRCUIT WIRING ON 15/20 AMP CIRCUITS : Branch Wire 15 and 20 AMP
Copper

PRESENCE OF ALUMINUM BRANCH CIRCUIT WIRING ON 15/20 AMP CIRCUITS : Wiring Method
Conduit, Romex

SERVICE GROUNDING EQUIPMENT : Condition
Serviceable

COMPATIBILITY : Condition
Serviceable

LIGHTS AND SWITCHES : Condition
See Recommendations

RECEPTICLES : Condition
See Recommendations

GFCI & AFCI : Condition
Serviceable

SMOKE DETECTORS : Condition
Serviceable

CARBON MONOXIDE DETECTORS: Condition
Serviceable

Door Bell: Condition
Serviceable

Solar Equipment: Condition
Not Observed

GFCI & AFCI : GFCI Education

How is a GFCI different from a regular circuit breaker or fuse?

too much electricity flows through a wire, it will get hot. Sometimes it can get hot enough to start a fire inside the walls of a house. Traditional circuit breakers protect your house from fires by shutting off the flow of electricity to a wire when there is too much demand for electricity. This can happen when too may items are plugged into a circuit. That's why a power strip can be dangerous if there are too many electric items plugged into it. Circuit breakers do not protect people from electrocution. Their purpose is to protect you from a fire.

When and where are GFCI receptacles required? receptacles were required in houses starting in 1971. Originally they were only required at the exterior of the house and by swimming pool equipment. Over the years, GFCI receptacles have been required in more locations such as garages, bathrooms, kitchens, etc. The following table applies to most municipalities, but some local codes may be different. Please check with your local building department.

an older home, there may be no requirement for GFCI's to be installed. The seller is not required to upgrade the receptacles unless the electrical system has been modified. So if the kitchen in a 1950's house has been remodeled, and receptacles have been added or moved, they must be upgraded to GFCI receptacles if they are within 6 feet of a plumbing fixture. This applies to bathrooms too. So when your home inspector suggests upgrading certain receptacles to GFCI receptacles, please know that he has your safety in mind. The seller may not have to upgrade the receptacles, but you should do it for your family's safety.: The refrigerator receptacle should not be a GFCI receptacle.

GFCI & AFCI : AFCI Education

The service panel contained Arc Fault Circuit Interrupter (GFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction.

SMOKE DETECTORS : Smoke/Co2

Condition of batteries Unknown. New batteries should be placed in all smoke and carbon monoxide detectors upon move in and replaced again according to manufactures recommendations. Without working smoke detectors in your home you have no first alert to a possible fire.

SMOKE DETECTORS : Safety Tips

Smoke alarms are powered by battery or by your home's electrical system. If the smoke alarm is powered by battery, it runs on either a disposable nine-volt battery or a non-replaceable 10-year lithium (long-life) battery. Alarms that get power from your home's electrical system, or hardwired, usually have a back-up battery that will need to be replaced once a year. A closed door may slow the spread of smoke, heat and fire. Install smoke alarms in every sleeping room and outside each separate sleeping area. Install alarms on every level of the home. Install alarms in the basement. Smoke alarms should be interconnected. When one sounds, they all should sound. Large homes may need extra smoke alarms. Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working. There are two kinds of alarms. Ionization smoke alarms are quicker to warn about flaming fires. Photoelectric alarms are quicker to warn about smoldering fires. It is best to use of both types of alarms in the home. A smoke alarm should be on the ceiling or high on a wall. Keep smoke alarms away from the kitchen to reduce false alarms. They should be at least 10 feet (3 meters) from the stove. People who are hard-of-hearing or deaf can use special alarms. These alarms have strobe lights and bed shakers. Replace all smoke alarms when they are 10 years old. Smoke alarms are an important part of a home fire escape plan.

CARBON MONOXIDE DETECTORS: Safety Tips

Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process and also by a stove top/oven. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon Monoxide detectors are inexpensive and installing one in a home with a furnace, gas appliances or fireplace is recommended. Detectors should not be placed next to heating appliances, but should be placed to protect living and sleeping areas. Any home that has a fireplace should have a CO detector in the same room as the fireplace.

Recommendations

6.7.1 LIGHTS AND SWITCHES

LOOSE

Moderate Recommendations

Recommendation

Contact a qualified professional.



Front entry

6.7.2 LIGHTS AND SWITCHES

UNABLE TO DETERMINE FUNCTION

Minor/Maintenance Issues


Hall Bathroom

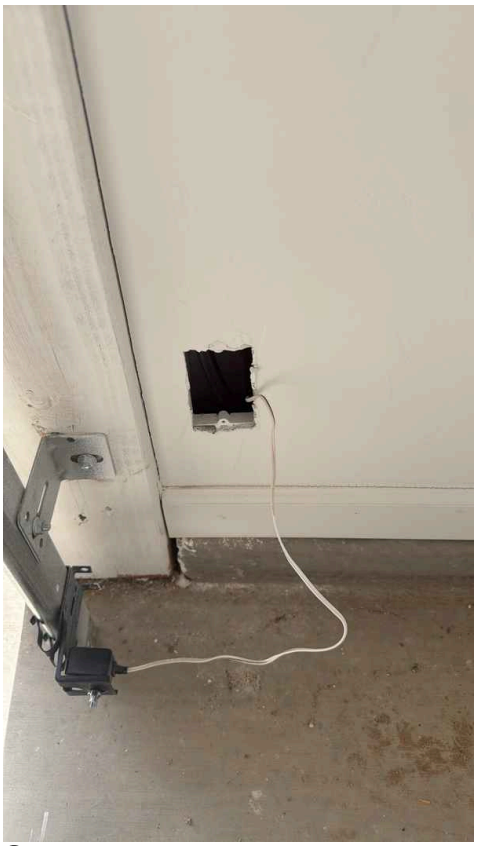

South Bathroom

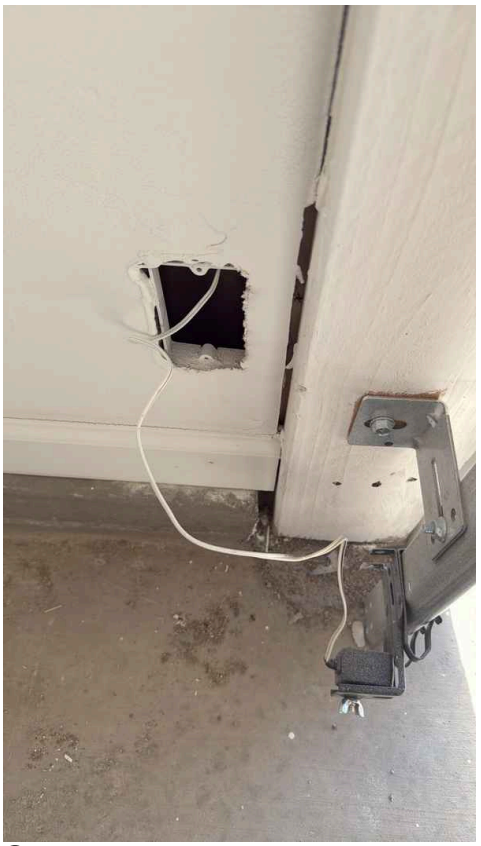
6.8.1 RECEPTICLES

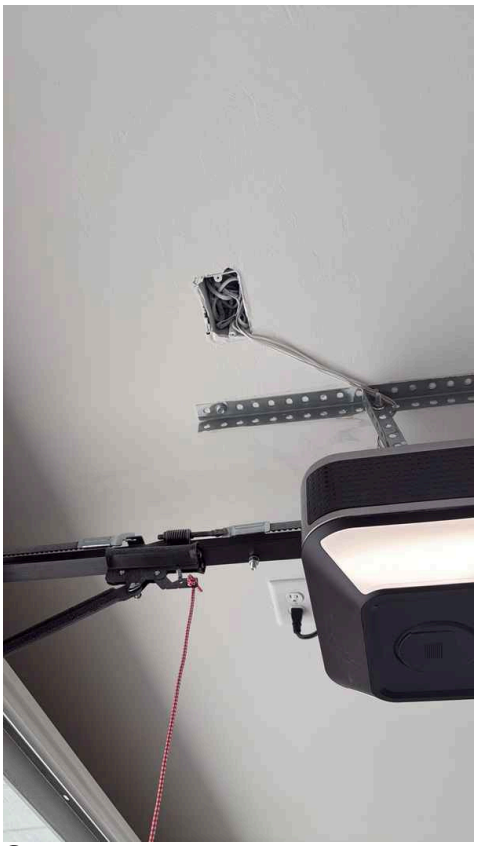
Moderate Recommendations

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.


Garage

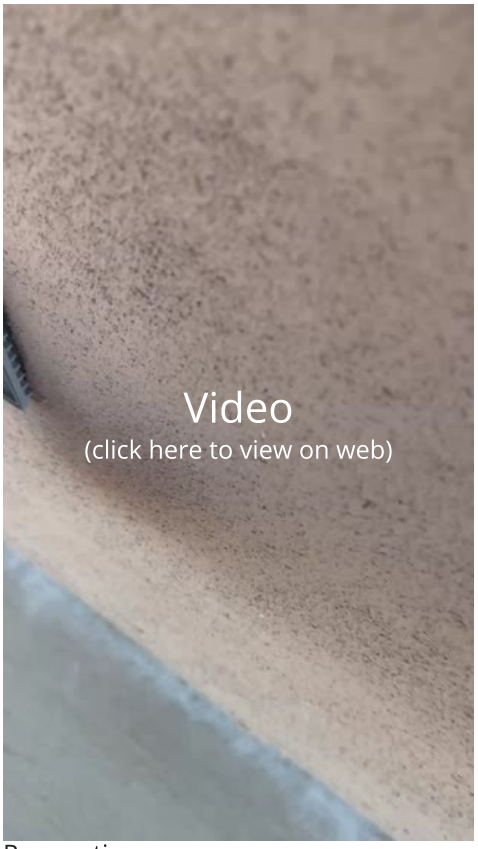

Garage


Garage

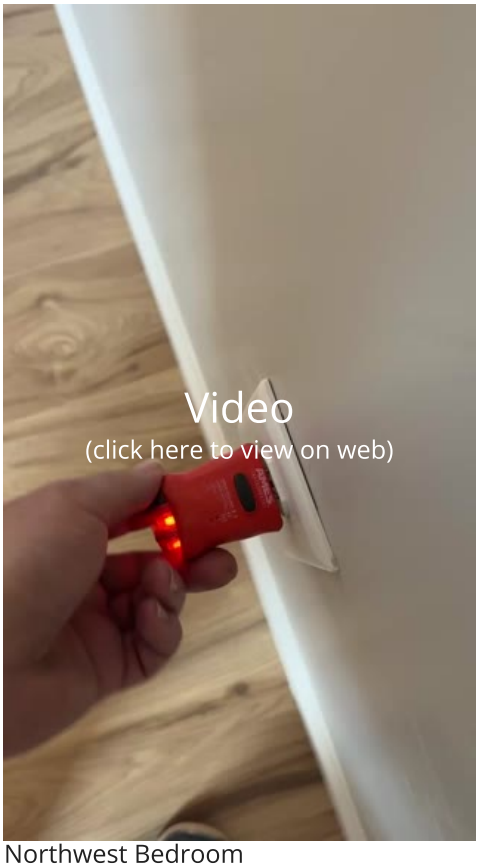
6.8.2 RECEPTICLES

LOOSE OUTLET

Moderate Recommendations



Rear patio



Northwest Bedroom

7: HEATING

Information

HEATING EQUIPMENT : Condition
Serviceable

HEATING EQUIPMENT : Heat Type
Heat Pump

HEATING EQUIPMENT : Brand
Goodman

HEATING EQUIPMENT : Energy Source
Electric

HEATING EQUIPMENT : Location
Roof

HEATING EQUIPMENT : Age
1 Years

AUTOMATIC SAFETY CONTROLS : Condition
Serviceable

CHIMNEYS, FLUES and VENTS (FURNACE): Condition
Not Observed

CHIMNEYS, FLUES and VENTS (FURNACE): Styles and Materials
None present - Heat pump

Presence of Installed Cooling/Heat Source in Each Room: Presence Observed
Yes

SOLID FUEL HEATING DEVICES (FIREPLACE) : Condition
Not Observed

SOLID FUEL HEATING DEVICES (FIREPLACE) : Type
N/A

HEAT DISTRIBUTION SYSTEM : Condition
Serviceable

HEAT DISTRIBUTION SYSTEM : Ductwork
N/a

AIR FILTERS : Condition
Recommend Replacement

Recommend changing air filters regularly to ensure proper function.

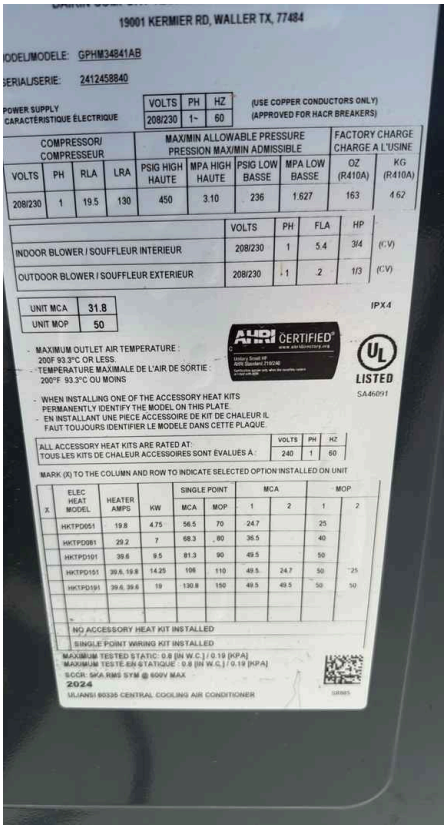
8: COOLING

Information

COOLING EQUIPMENT : Condition
Serviceable

COOLING EQUIPMENT : Brand
Goodman

COOLING EQUIPMENT : Energy Source/Type
Electric



COOLING EQUIPMENT : Location
Roof

COOLING EQUIPMENT : Age
1 Years Old



OPERATING CONTROLS (THERMOSTAT) : Condition
Serviceable

OPERATING CONTROLS (THERMOSTAT) : Styles and Materials
Digital

DISTRIBUTION SYSTEM : Condition
Serviceable

DISTRIBUTION SYSTEM : Configuration
Central

Presence of Installed Cooling/Heat Source in Each Room: Presence Observed
Yes

RETURN AIR LOCATION (NOT ALLOWED FROM KITCHEN, BATH, GARAGE, CLOSET OR MECHANICAL ROOM): Condition
Serviceable

RETURN AIR LOCATION (NOT ALLOWED FROM KITCHEN, BATH, GARAGE, CLOSET OR MECHANICAL ROOM): Styles and Materials
In approved location

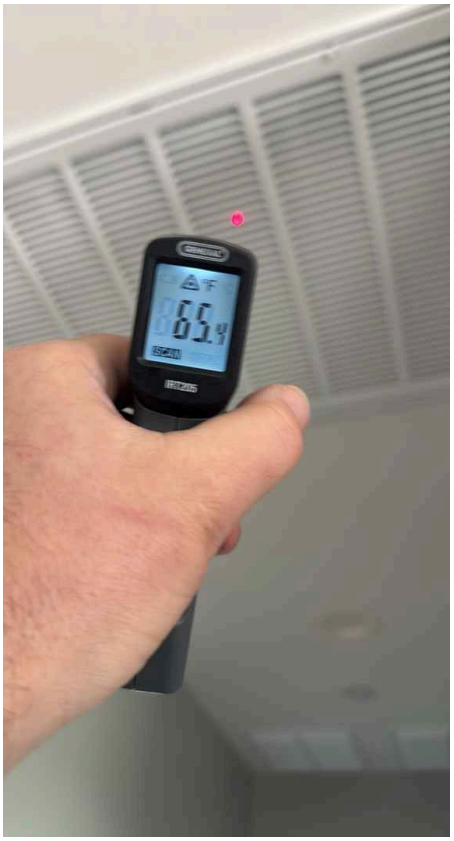
EVAPORATIVE SYSTEM: Condition
Not Observed

PRIMARY AND/OR SECONDARY DRAIN LINE LOCATIONS: Condition
Not Observed

PRIMARY AND/OR SECONDARY DRAIN LINE LOCATIONS: Location
N/A

TEMPERATURE DIFFERENTIALS: Differential Results

Within normal range (18°-24°)





9: BATHROOM

		IN	NI	NP	R
9.1	General	X			
9.2	COUNTERTOPS	X			
9.3	SINK(S)	X			
9.4	TOILET(S)/BIDET(S)	X			
9.5	TOWEL RACKS/HOLDERS/BARS		X	X	
9.6	TUB/SHOWER	X			
9.7	VANITIES/CABINETS	X			
9.8	VENTILATION	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: COUNTERTOPS
[[*]]Natural stone/Quartz (engineered stone)

General: SURROUND/ENCLOSURE
[[*]]Tile (all types)

General: TOILET/BIDET
[[*]]Down-flush toilet

General: TUB/SHOWER FLOOR
Tile

General: TYPE/MATERIAL:
Ceramic

General: VENTILATION
[[*]]Exhaust fan, Openable window

COUNTERTOPS: Condition
Serviceable

SINK(S): Condition
Serviceable

TOILET(S)/BIDET(S): Condition
Serviceable

TOWEL RACKS/HOLDERS/BARS: Condition
Not Observed

TUB/SHOWER: Condition
See Recommendations

VANITIES/CABINETS: Condition
See Recommendations

VENTILATION: Condition
Serviceable

VENTILATION: Type of Ventilation
Fan

Recommendations

9.6.1 TUB/SHOWER

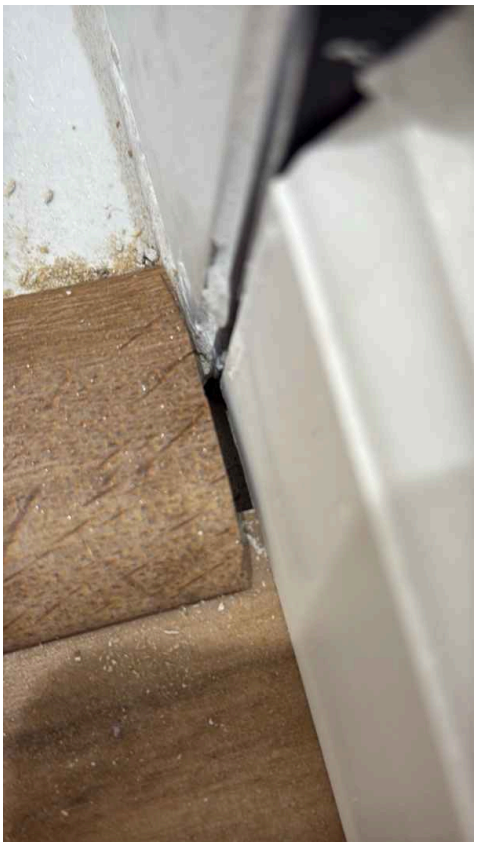
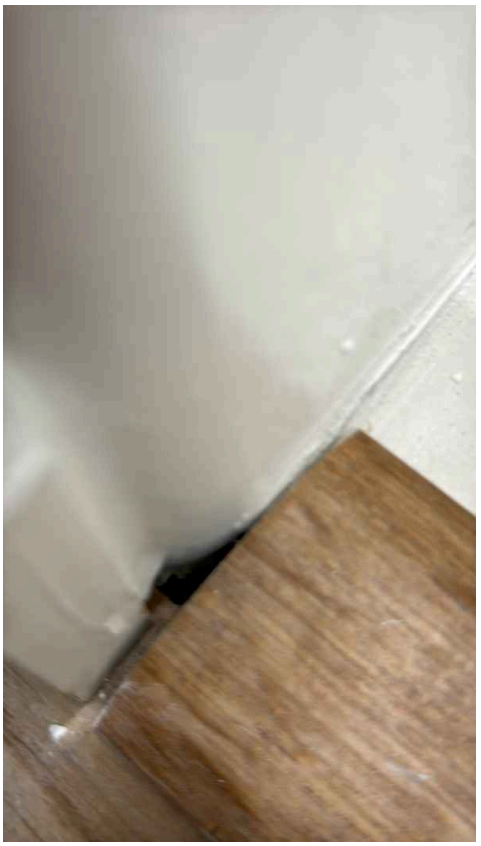
Moderate Recommendations

SHOWER PAN GAPS

Advise sealing grout/caulking separations in shower pan in the <NW bath>. And hall

Recommendation

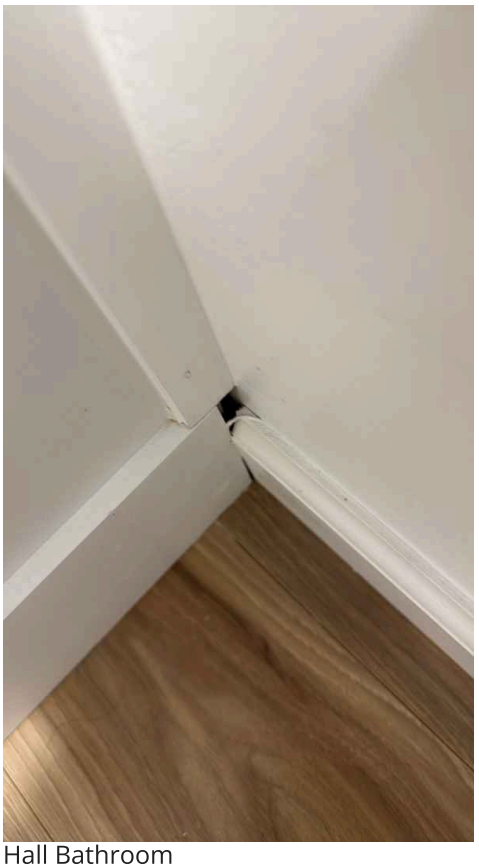
Contact a qualified professional.


9.7.1 VANITIES/CABINETS

GAPPED AT WALL

Moderate Recommendations


Hall Bathroom

10: INTERIORS

Information

CEILINGS, WALLS and FLOORS : Condition
See Recommendations

CEILINGS, WALLS and FLOORS : Ceiling Material
drywall

CEILINGS, WALLS and FLOORS : Wall Material
Drywall

CEILINGS, WALLS and FLOORS : Floor Material
Laminate

STEPS/STAIRWAYS/RAILINGS: Condition
Not Observed

COUNTERS and CABINETRY : Condition
Serviceable

COUNTERS and CABINETRY : Cabinetry
Wood

COUNTERS and CABINETRY : Countertop Material
Quartz

DOORS : Condition
See Recommendations

FIRE SEPARATION WALLS and CEILINGS : Condition
See Recommendations

FIRE EGRESS: Fire Egress
Present

FIRE SEPARATION DOORS : Condition
See Recommendations

Recommendations

10.1.1 CEILINGS, WALLS and FLOORS

Moderate Recommendations

GENERAL PAINT TOUCH UP

General paint touch up is advised at wall areas.

Recommendation

Contact a qualified professional.


Living Room


Hallway


Northwest Bedroom

10.1.2 CEILINGS, WALLS and FLOORS

Moderate Recommendations

NAIL POPS

Recommendation

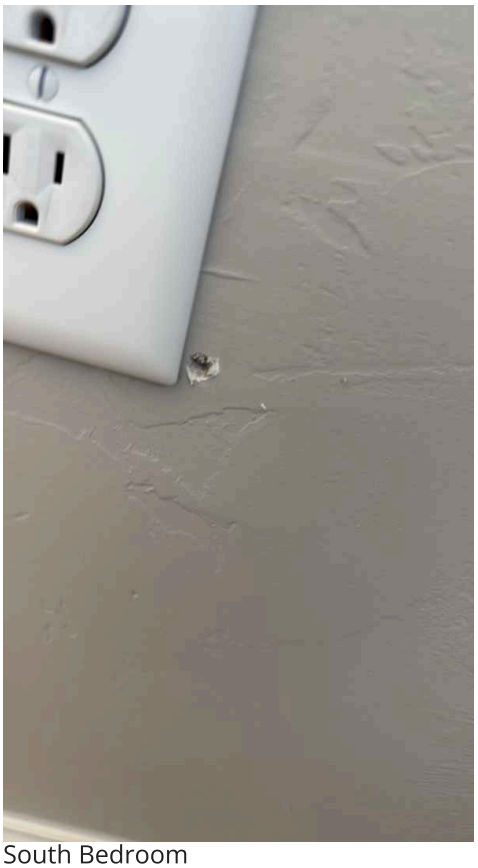
Contact a qualified professional.


Living Room

10.1.3 CEILINGS, WALLS and FLOORS

Moderate Recommendations

HOLE



South Bedroom

10.1.4 CEILINGS, WALLS and FLOORS

Moderate Recommendations

NOT PAINTED

Sections of panty appear unpainted



10.1.5 CEILINGS, WALLS and FLOORS

Moderate Recommendations

PAINT DRIPPING

Pantry



10.4.1 DOORS

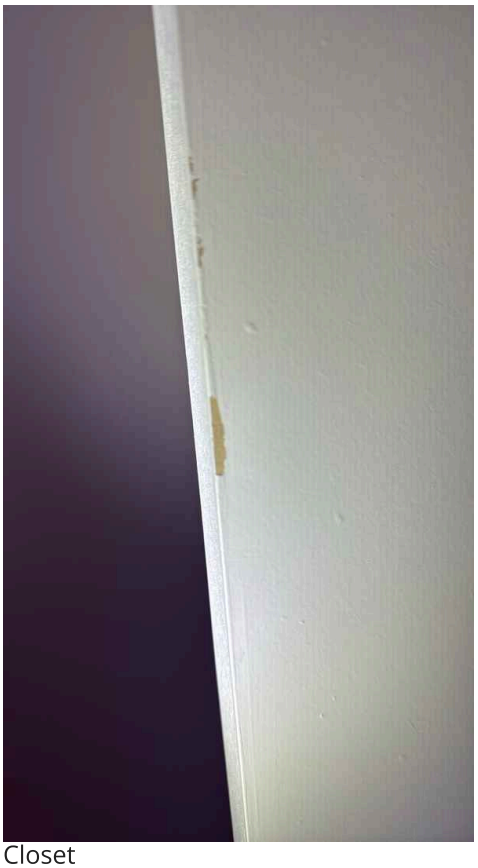
Moderate Recommendations

DOOR DAMAGED

Door damaged at NW bed

Recommendation

Contact a qualified professional.


Closet


Bathroom

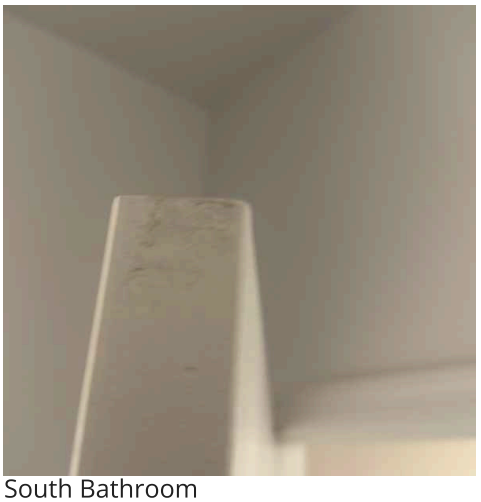

Laundry


Laundry trim


South Bedroom


Laundry trim

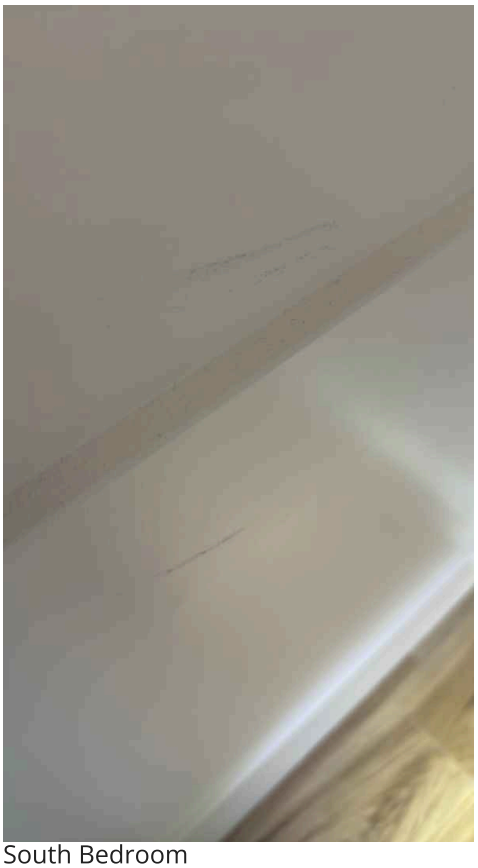
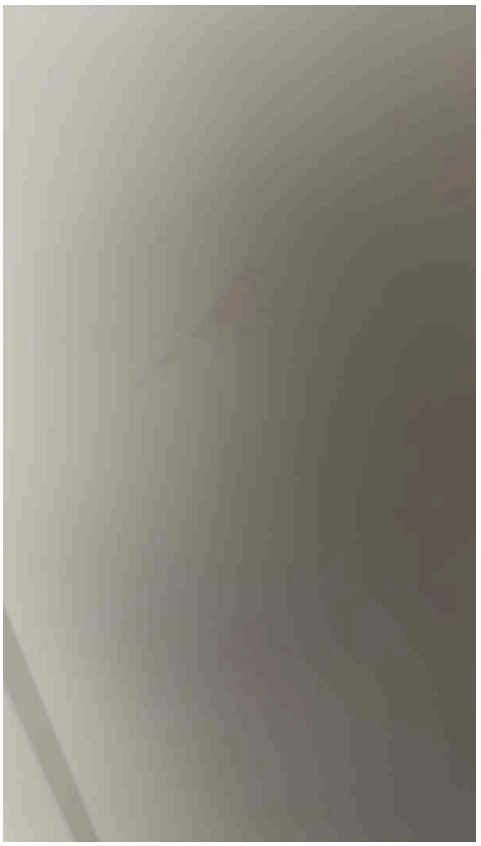

South Bathroom


South Bathroom

10.4.2 DOORS

PAINT TOUCH UP RECOMMENDED

Moderate Recommendations



South Bedroom

10.4.3 DOORS

TRIM DAMAGED

Moderate Recommendations


Northwest Bedroom


Northeast Bedroom

10.4.4 DOORS

GAPPED AT TRIM

Moderate Recommendations



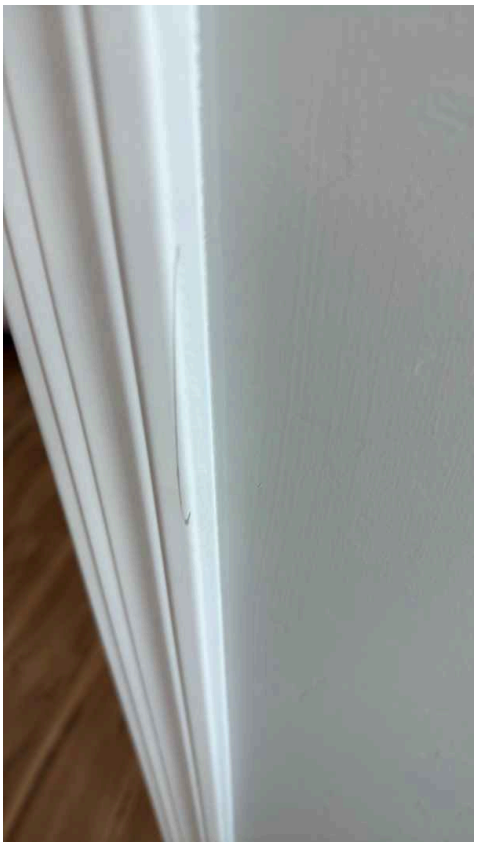
Northeast Bedroom

10.4.5 DOORS

PAINT DRIPS

Moderate Recommendations

NW bed bathroom



10.4.6 DOORS

TRIM DAMAGED

Pantry

Moderate Recommendations

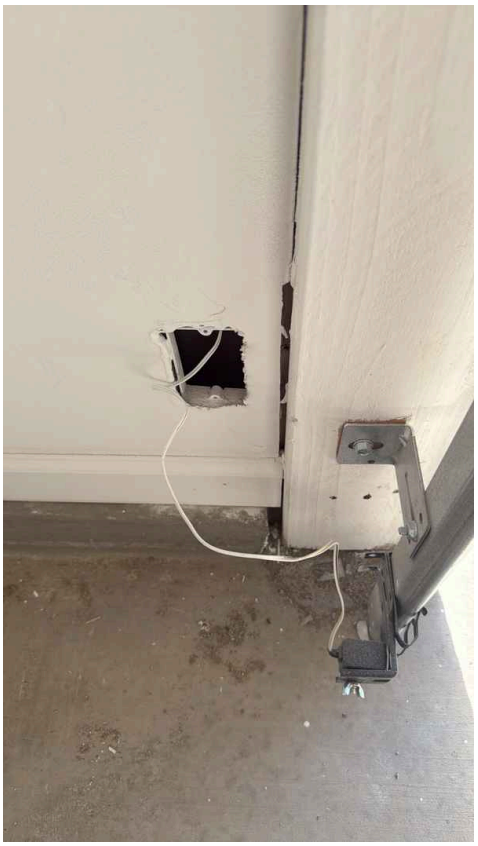


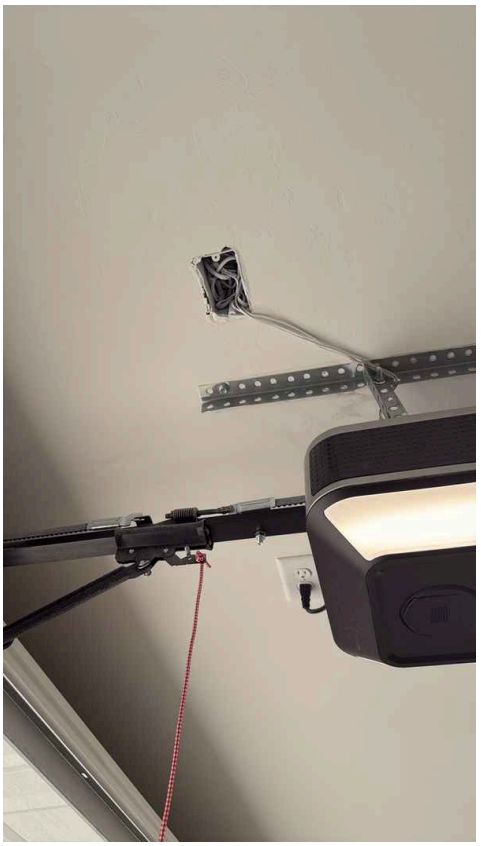
10.5.1 FIRE SEPARATION WALLS and CEILINGS

HOLES

Holes in fire separation walls

Moderate Recommendations



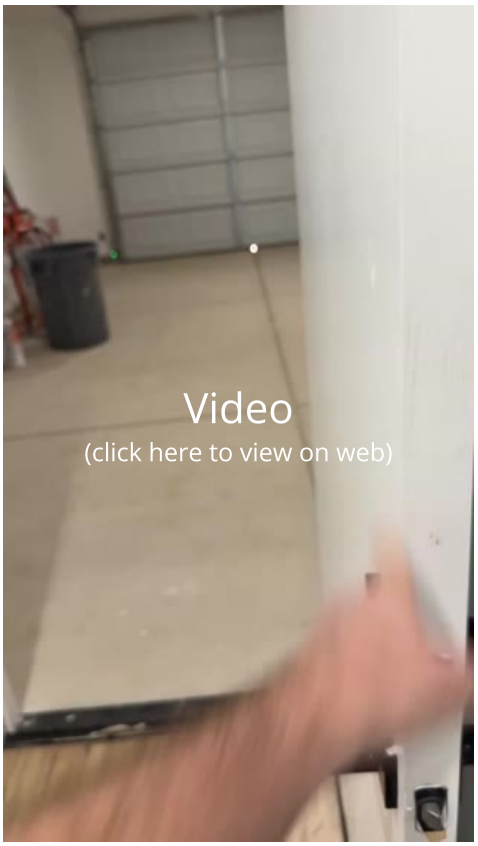


10.7.1 FIRE SEPARATION DOORS

NOT SELF CLOSING/LATCHING

Garage

Moderate Recommendations


Video
(click here to view on web)

11: LAUNDRY ROOM

Information

General: Washer Brand/Condition
N/a

General: Dryer Brand/Condition
N/a

General: Dryer Power Source
220 Electric

LAUNDRY VENTILATION DRYER VENT : Condition
Serviceable

LAUNDRY VENTILATION DRYER VENT : Dryer Vent
Metal

LAUNDRY VENTILATION ROOM VENT : Condition
Serviceable

Limitations

General

POWER OFF TO DRYER ATOI

12: ATTIC, INSULATION & VENTILATION

Information

General: **Dryer Power Source**
220 Electric

General: **Dryer Vent**
Metal

General: **Flooring Insulation**
None

Attic Insulation: **Insulation Type**
Batt

Attic Insulation: **Insulation Type**
Fiberglass

Attic Insulation: **R-value**
36

Ventilation: **Ventilation Type**
Passive

Exhaust Systems: **Exhaust Fans**
None, Passive

Roof/ Ceiling Structure: **Type**
Truss System

Roof/ Ceiling Structure: **Condition**
Good/ Appears Serviceable

13: KITCHEN/APPLIANCES

Information

DISHWASHER: Condition
Serviceable

DISHWASHER: Brand
GE

GARBAGE DISPOSAL: Condition
Serviceable

RANGES/OVENS/COOKTOPS: Condition
Serviceable

RANGES/OVENS/COOKTOPS: Exhaust Hood Type
Re-circulate

RANGES/OVENS/COOKTOPS: Range/Oven Brand
GE

RANGES/OVENS/COOKTOPS: Range/Oven Energy Source
Electric

REFRIGERATOR: Condition
See Recommendations

REFRIGERATOR: Brand
GE

REVERSE OSMOSIS: Condition
Not Observed

TRASH COMPACTOR: Condition
Not Observed

WARMING DRAWER: Condition
Serviceable

INSTANT HOT/COLD WATER SYSTEM: Condition
Not Observed

CABINETS: Condition
See Recommendations

COUNTERTOPS: Condition
Serviceable

COUNTERTOPS: COUNTERS
[[*]]Natural stone/Quartz (engineered stone)

SINK: Condition
Serviceable

VENTILATION: Condition
Serviceable

VENTILATION: Exhaust Hood Type
Re-circulate

Recommendations

13.4.1 REFRIGERATOR

WATER INOP ATOI

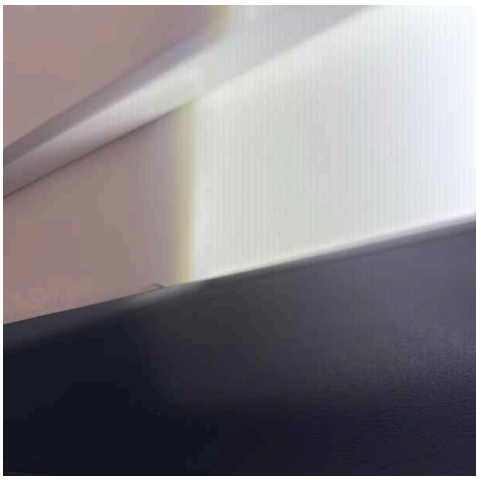
Moderate Recommendations

13.9.1 CABINETS

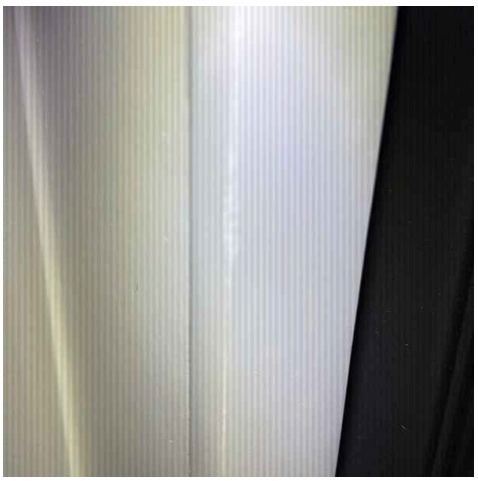
TRIM DENTED

Moderate Recommendations

Around refrigerator



13.9.2 CABINETS

DRAWERS NEED ADJUSTED

Moderate Recommendations





STANDARDS OF PRACTICE

GENERAL INSPECTION DETAILS

STRUCTURAL COMPONENTS
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

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 SYSTEM
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

PLUMBING SYSTEM
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or

auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

ELECTRICAL SYSTEM
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

HEATING
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

COOLING
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

INTERIORS
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N.

operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.