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RESIDENTIAL REPORT

3515 Primrose Dr
Augusta, GA 30906

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09/12/2025

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SUMMARY

1: INSPECTION DETAILS

Information

In Attendance
Tenant

Occupancy
Furnished, Occupied

Style
Rambler

Temperature (approximate)
89 Fahrenheit (F)

Ground/Soil Surface Condition
Dry

Type of Building
Single Family

Weather Conditions
Clear

Inspection Categories

Explanation of Ratings

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

I= Inspected. This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home.

L = Limitations. This indicates that at least part of a system or component could not be inspected or inspected thoroughly.

NP = Not Present. This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

O = Observation. This indicates that an action is recommended. Observations are color-coded to indicate the importance of the observation.

MAINTENANCE ITEMS

Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Prioritized Observations or Immediate Concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy.

PRIORITIZED OBSERVATIONS

A functional component that is not operating as intended or defective. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

IMMEDIATE CONCERN

A specific issue with a system or component that may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often imminent or may be very difficult or expensive to remedy.

The Home Inspection is not a Mold Inspection, Termite Inspection, Lead-Paint Inspection, Asbestos Inspection or Code Inspection.

2: ROOF

Information

Inspection Method
Drone

Roof Type/Style
Hip

Coverings: Material
Asphalt

Coverings: Roof Covering
3 Tab

Deficiencies

2.1.1 Coverings

Repair Recommended

UPLIFTED SHINGLES

At time of inspection there were uplifted shingles, have further evaluated and corrected by qualified professional.

Recommendation

Contact a qualified professional.



2.3.1 Skylights, Chimneys & Other Roof Penetrations

Repair Recommended

RUSTED FLASHING

At time of inspection there were signs of rusted metal flashing. Have further evaluated and corrected by qualified professional.

Recommendation

Contact a qualified professional.


3: EXTERIOR

Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Brick Veneer

Walkways, Patios & Driveways: Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch, Covered Porch

Decks, Balconies, Porches & Steps: Material of Decks, Balconies, Porches & Steps
Concrete

Overview of Exterior



Decks, Balconies, Porches & Steps: Overview of Decks, Balconies, Porches & Steps


Deficiencies

3.1.1 Eaves, Soffits & Fascia

Repair Recommended

FASCIA - LOOSE

One or more sections of the fascia are loose. Recommend qualified roofer evaluate & repair.

3.2.1 Siding, Flashing & Trim

Repair Recommended

BUILDING MATERIAL EXPOSED

At time of inspection the exterior siding was out of place and had building material exposed which appeared to be deteriorated. Have further evaluated and corrected to prevent moisture intrusion.

Recommendation

Contact a qualified professional.

3.5.1 Exterior Doors

Repair Recommended

HARDWARE MISSING

Door is missing one or more pieces of hardware. Recommend replacing or upgrading.

4: ATTIC, INSULATION & VENTILATION

Information

Attic/Basement Insulation: Insulation Type
Fiberglass, Loose-fill

Exhaust Systems (Kitchen, Bath, Laundry): Exhaust Fans
Fan Only

Attic/Basement Insulation: Overview of Attic



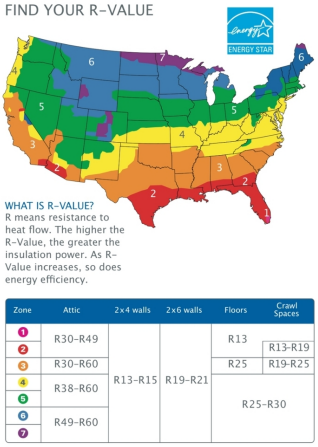

Deficiencies

4.1.1 Attic/Basement Insulation

Repair Recommended

INSUFFICIENT INSULATION

Insulation was insufficient in areas throughout attic. Recommended R value for attic is R30 (at minimal insulation should cover ceiling joist). Recommend a qualified attic insulation contractor install additional insulation.



Zone	Attic	2x4 walls	2x6 walls	Floors	Crawl Spaces
1	R30-R49	R13-R15	R19-R21	R13	R13-R19
2					
3	R30-R60			R25	R19-R25
4	R38-R60			R25-R30	
5					
6	R49-R60				
7					

4.3.1 Exhaust Systems (Kitchen, Bath, Laundry)

Repair Recommended

BATHROOM EXHAUST FAN INOPERABLE

Exhaust fan was inoperable at time of inspection. Exhaust fans rid the bathroom air of excess moisture, humidity, odors and other pollutants.

Recommendation

Contact a qualified professional.

5: STRUCTURAL COMPONENTS

Information

Inspection Method
Attic Access, Visual

Roof Structure & Attic: Method used to observe attic
From entry

Roof Structure & Attic: Material
OSB, Plywood, Wood

Roof Structure & Attic: Roof Structure
2x6 Rafters, 2x8 Rafters

Roof Structure & Attic: Type
Hip

Roof Structure & Attic: Attic Info
Scuttle Hole

Foundation: Material
Slab on Grade

6: INTERIORS

Information

Ceilings: Ceiling Material
Gypsum Board

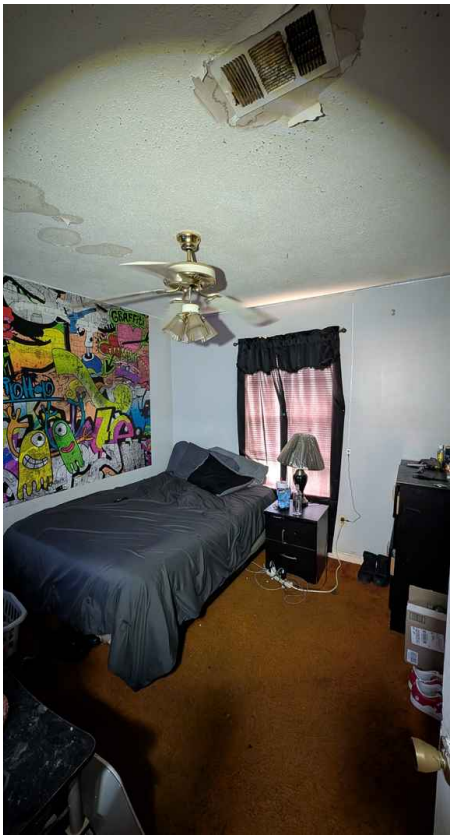
Walls: Wall Material
Gypsum Board

Windows: Window Type
Single-hung, Single Pane

Overview Pictures of Interior : Overview Pictures of Interior







Deficiencies

6.2.1 Ceilings

Repair Recommended

WATER STAINING

At time of inspection water staining was observed, no active leaks were observed. Have area refinished by qualified professional.

Recommendation

Contact a qualified professional.

6.2.2 Ceilings

Repair Recommended

PEELING CEILING

At time of inspection there were areas in home that shown signs of peeling. Have further evaluated and repaired or replaced as needed.

Recommendation

Contact a qualified professional.




6.4.1 Windows

DATED WINDOWS

Repair Recommended

At time of inspection all windows on structure appear dated with some broken. Single pane windows have a maximum lifespan of 15-30 years. Recommend having replaced to more energy efficient double pane windows.

Recommendation

Contact a qualified professional.




6.5.1 Countertops & Cabinets

VANITY LOOSE

Repair Recommended

Vanity was improperly installed and not secured. Recommend qualified contractor secure vanity properly.

6.8.1 Floors

Repair Recommended

DAMAGED (GENERAL)

The flooring throughout the home had general moderate damage visible at the time of the inspection. Recommend replacement by qualified contractor.

7: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
150 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Crouse-Hinds

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

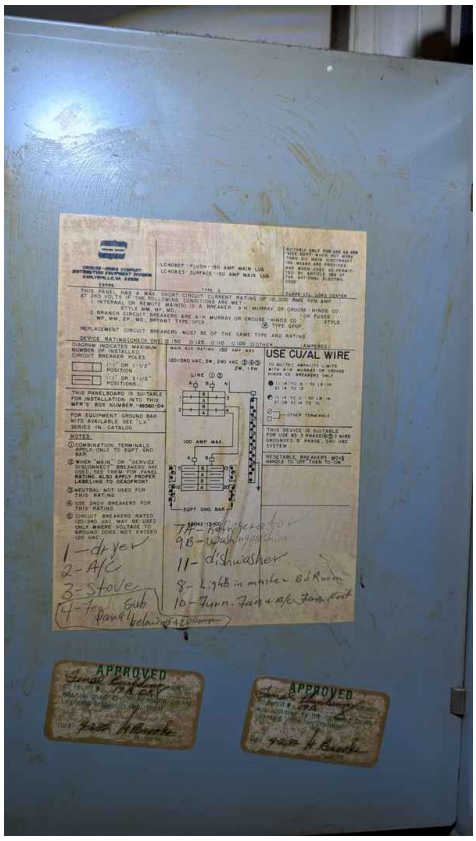
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

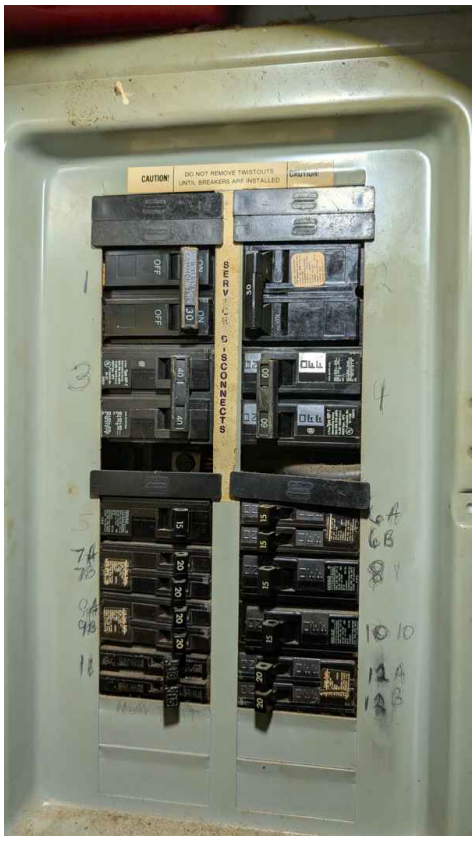
Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

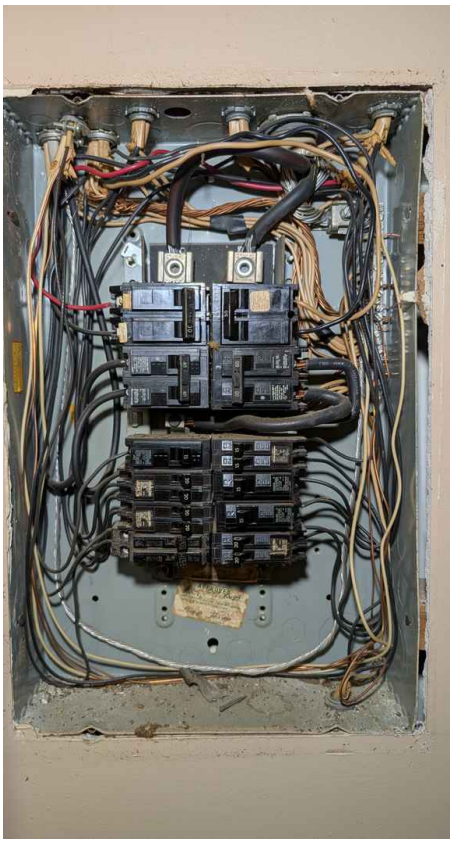
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Master Bedroom

Main shut off power







Deficiencies

7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Repair Recommended

PANEL MISSING SCREWS

An electrical panel should have all screws on the dead front cover. The use of blunt-tipped screws on the cover prevents accidental contact with live wires inside the panel. This minimizes the risk of electrical shock by ensuring no sharp points can puncture wire insulation when the cover is removed or installed. This is a crucial safety feature as the "dead front" is designed to keep live parts inaccessible to users.

Recommendation

Contact a qualified professional.

7.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

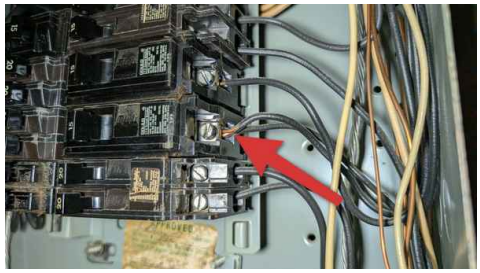
Significant Repair/Safety Hazard

DOUBLE TAPPED

One or more breakers are double tapped which is a safety concern for loose wires that could arc, causing an electrical fire or shock hazard. Recommend evaluation/repair as needed by a certified electrician.

Recommendation

Contact a qualified electrical contractor.



7.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Repair Recommended

INCORRECT PANEL SCREWS

At the time of inspection panel box had incorrect screws (sharp ends). These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws.

Recommendation

Contact a qualified professional.

7.2.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Significant Repair/Safety Hazard

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

7.4.1 Lighting Fixtures, Switches & Receptacles

Significant Repair/Safety Hazard

UNGROUNDED RECEPTACLE

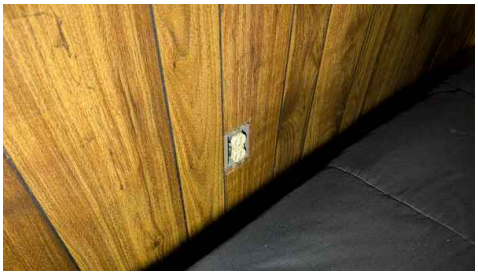
Receptacle shown was ungrounded. To eliminate safety hazards, all receptacles should be grounded.

7.4.2 Lighting Fixtures, Switches & Receptacles

Repair Recommended

COVER PLATES MISSING

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



7.4.3 Lighting Fixtures, Switches & Receptacles

Repair Recommended

CEILING FAN INOPERABLE

At time of inspection multiple ceiling fans were inoperable (fan and or light), have further evaluated.

Recommendation

Contact a qualified professional.




7.4.4 Lighting Fixtures, Switches & Receptacles

Repair Recommended

CEILING FAN - OUTDOOR RATED

Ceiling fan shown isn't rated for outdoor use, have correct fan installed to prevent fan from sagging.

Recommendation

Contact a qualified professional.

7.4.5 Lighting Fixtures, Switches & Receptacles

Repair Recommended

DAMAGED LIGHT FIXTURE

Light fixture was loose at time of inspection, have resecured to ceiling by qualified professional.

Recommendation

Contact a qualified professional.


7.5.1 GFCI & AFCI

Significant Repair/Safety Hazard

GFCI PROTECTION- INCORRECT

GFCI protection wasn't present or installed incorrectly (didn't trip) in pictured areas. Recommend licensed electrician repair/install ground fault receptacles in all needed locations.

General guidelines for GFCI-protected receptacles include the following locations:

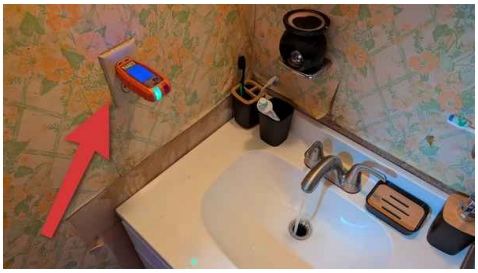
- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.






7.6.1 Smoke Detectors

Significant Repair/Safety Hazard

NO BATTERIES/LOW BATTERIES

Smoke detector failed to respond when tested. Recommend battery be replaced, install new batteries in all smoke detectors throughout home.

Guidelines to follow on Smoke alarm locations:

- Outside each sleeping area
- Inside any bedroom where the door is typically shut (recommended)
- On every story of the house, including the basement.

8: HEATING & COOLING

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Cooling Equipment Age
21-25 years

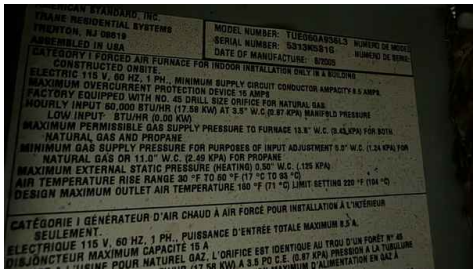
Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Heat Type
Gas-Fired Heat

Heating Equipment: Heating Equipment Age
16-20 years

Cooling Equipment: Brand
Trane

Heating Equipment: Brand
Trane



Deficiencies

8.1.1 Cooling Equipment

UNIT NOT LEVEL

Repair Recommended

Pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

8.1.2 Cooling Equipment

NEAR END OF LIFE

Significant Repair/Safety Hazard

The condenser was operable at the time of the inspection but didn't produce cold air. The unit is 21 years old and has gone past its normal lifespan (15-20 years) and may require repair or replacement in the near future. Recommend monitoring to have further evaluated by licensed technician to determine remaining life on condenser.

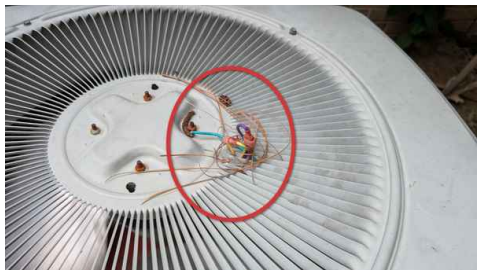
Recommendation

Contact a qualified professional.

8.1.3 Cooling Equipment

EXPOSED WIRING (ROTATION LEADS)

Significant Repair/Safety Hazard



The rotation lead wires were found to be exposed on the exterior of the unit, which is a safety concern. This is a common issue caused by technicians failing to properly conceal the wires below the grill after fan motor replacements, often for convenience. These wires are live in most cases, even when the air conditioner is not running, posing a significant electrical hazard. Recommend having licensed HVAC technician to further evaluate.

Recommendation

Contact a qualified professional.

8.2.1 Heating Equipment

NEAR END OF LIFE

Significant Repair/Safety Hazard

The furnace was operable at the time of the inspection. The unit is 20 years old and is at the end of its normal lifespan (15-20 years) and may require repair or replacement in the near future. Recommend to have further evaluated by licensed technician to determine remaining life on furnace/air handler.

Recommendation

Contact a qualified professional.

9: PLUMBING

Information

Filters
None

Water Source
Public

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter

Hot Water Systems, Controls, Flues & Vents: Water Heater Age
6-10 years

Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Location
Laundry Room

Hot Water Systems, Controls, Flues & Vents: Heating Properly

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Hot Water Systems, Controls, Flues & Vents: 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. Tank units on average have a lifespan of 8-12 years with tankless units around 15-20 years.

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

Deficiencies

9.3.1 Hot Water Systems, Controls, Flues & Vents

Repair Recommended

NEAR END OF LIFE

The water heater was operable at the time of inspection. The unit is 9 years old, nearing the end of its expected lifespan (8-12 years), and may require repair or replacement in the near future.

9.3.2 Hot Water Systems, Controls, Flues & Vents

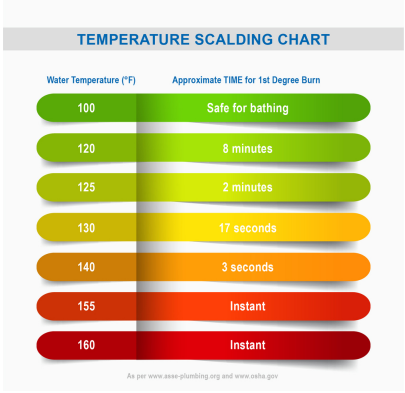
Repair Recommended

HOT WATER OVER 120 DEGREES

120 degrees Fahrenheit is the safety recommendation against scalding, anything below 120 degrees creates a risk for bacteria to develop inside your water heater from stagnant water. Inspector recommends having temperature turned down at water heater.

Recommendation

Contact a qualified professional.



9.4.1 Water Supply, Distribution Systems & Fixtures

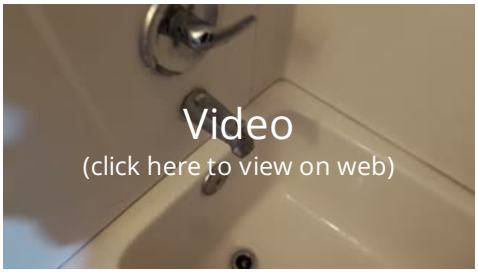
Repair Recommended

LOOSE FAUCET TUB/SINK

At the time of inspection the tub faucet was loose. Have tighten by qualified professional.

Recommendation

Contact a qualified professional.



9.4.2 Water Supply, Distribution Systems & Fixtures

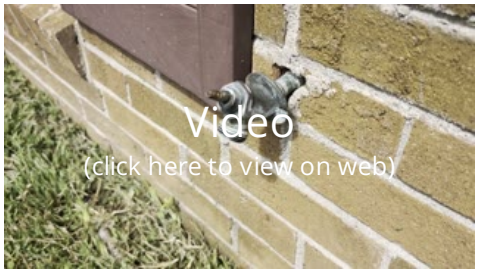
Repair Recommended

HOSE BIB LEAK

At time of inspection the hose bib shown was missing a handle and leaking. Have further evaluated and corrected.

Recommendation

Contact a qualified professional.



9.4.3 Water Supply, Distribution Systems & Fixtures

Repair Recommended

HANDLE MISSING/INOPERABLE

At time of inspection handle shown was missing/inoperable.

Recommendation

Contact a qualified professional.

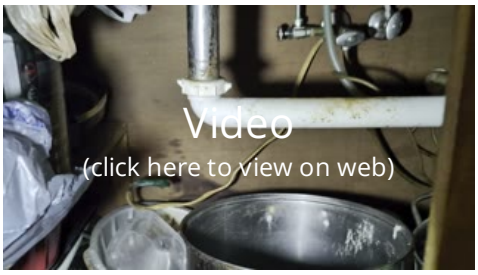

9.5.1 Drain, Waste, & Vent Systems

Significant Repair/Safety Hazard

LEAKING PIPE

KITCHEN

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

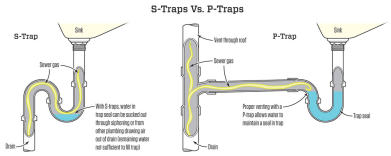


9.5.2 Drain, Waste, & Vent Systems

Significant Repair/Safety Hazard

NO P-TRAP

Every drain must have P-Trap according to plumbing code (current set up had flex drain pipe that was leaking). Have corrected by qualified professional.



Recommendation

Contact a qualified professional.


10: BUILT-IN APPLIANCES

Information

Garbage Disposal: Brand
Badger

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

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

Range/Oven/Cooktop: Working Properly
Stovetop and Oven are working properly

Dishwasher: Brand
GE

Refrigerator: Brand

Vitara

Refrigerator: Working Properly

The ideal refrigerator temperature is around 40 degrees Fahrenheit or below, according to the Food and Drug Administration (FDA). These temperatures inhibit the growth of microorganisms like salmonella, E. coli, and listeria, which can cause foodborne illnesses.

Freezer temperature should be around 0 degrees or below.

Deficiencies

10.3.1 Dishwasher

Repair Recommended

INOPERABLE

Dishwasher was inoperable using standard controls. Recommend a qualified professional evaluate.

10.5.1 Range/Oven/Cooktop

Repair Recommended

EXHAUST FAN INOPERABLE

Exhaust fan was inoperable. Recommend a qualified contractor repair.

11: FIREPLACE

Information

Type
Wood

Deficiencies

11.1.1 Vents, Flues & Chimneys

Repair Recommended

SERVICED

The National Fire Protection Association Standard 211 says, "Chimneys, fireplaces, and vents shall be inspected at least once a year for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if necessary.

The Chimney Safety Institute of America recommended that a level 2 inspection be completed on the fireplace and chimney upon the sale or transfer of a property. Have the fireplace and chimney further evaluated and cleaned by a qualified professional. http://www.csia.org/homeowner-resources/chimney_inspections.aspx

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Inspection Details

Roof
The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Exterior
The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door
operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Attic, Insulation & Ventilation
The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Structural Components
The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Interiors
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Electrical
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the

dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Heating & Cooling
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Plumbing
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Built-in Appliances
The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.