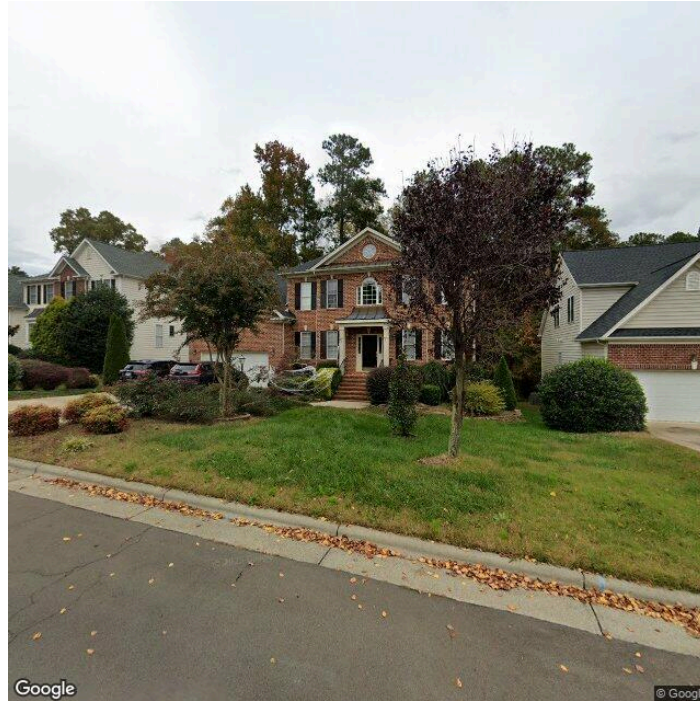




THIRD EYE HOME INSPECTIONS

919-597-9347

Stephen@ThirdEyeHome.com



RESIDENTIAL REPORT

205 Palafox Dr
Chapel Hill, NC 27516

Hui Yang

08/21/2026



Inspector

Stephen Hren

919-597-9347

stephen@thirdeyehome.com



Agent

Jodi Bakst

Real Estate Experts

919-697-5014

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MAINTENANCE ITEM



COMMON DEFECT



MAJOR CONCERN

SUMMARY

- ⊖ 3.2.1 Exterior - Siding, Flashing & Trim: Deterioration
- 🔧 3.3.1 Exterior - Eaves, Soffits & Fascia: Gap
- 🔧 3.3.2 Exterior - Eaves, Soffits & Fascia: Loose Component
- ⊖ 3.4.1 Exterior - Exterior Doors: Rot Along Bottom of Door
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- 🔧 3.7.1 Exterior - Walkways, Patios & Driveways: Typical Driveway Cracking
- 🔧 4.1.1 Interior - Interior Doors: Door Doesn't Latch
- 🔧 4.2.1 Interior - Interior of Windows: Operation
- ⊖ 4.2.2 Interior - Interior of Windows: Failed Seal
- 🔧 4.3.1 Interior - Floors: Soft Area of Flooring
- ⊖ 4.4.1 Interior - Walls and Ceilings: Water Stains
- ⚠️ 6.3.1 Garage - Overhead Door: Operation
- ⊖ 6.3.2 Garage - Overhead Door: Panel Damage
- ⚠️ 7.1.1 Attic - Attic Framing: Truss Damage
- ⊖ 8.1.1 Foundation - Foundation: Vapor Barrier in Poor Repair
- ⊖ 8.1.2 Foundation - Foundation: Water Intrusion Through Crawlspace Wall
- ⊖ 8.1.3 Foundation - Foundation: Possible Termite Activity
- 🔧 8.2.1 Foundation - Floor Framing: Floor Insulation Falling Down
- 🔧 9.4.1 Heating/Venting/Air Conditioning (HVAC) - Vent Systems: Dryer Vent Needs Cleaning
- 🔧 10.3.1 Electrical - Lighting and Receptacles: Multiple Lights Inoperable
- ⊖ 10.4.1 Electrical - Detectors: Defective

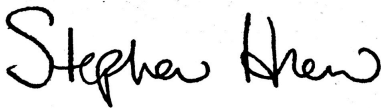
1: INSPECTION DETAILS

Information

Age of Home
26

In Attendance
Appraiser, Inspector

Inspector Signature and License Information



This home inspection was performed by Stephen Anthony Hren, License NC#3487, granted December 2014. Email is stephen@thirdeyehome.com. Phone is 919-597-9347.

Occupancy
Furnished, Occupied

Soil Conditions
Dry

Temperature Approximate
80 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Cloudy

Limitations

General

OCCUPIED

Stored personal belongings limit the view of the home, and can possibly hide defects from the inspector.



Example of stored items

2: ROOF

Information

Inspection Method

Binoculars, Drone, Visual from Ground, Visual from Window

Roof Photos

Photos of the roof from the drone flight are included here for informational purposes.



Roof Type/Style

Combination, Gable, Hip

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter

Material

Aluminum

Flashings: Material

Aluminum

3: EXTERIOR

Information

General: Inspection Method Visual, Probe, Camera, Thermal Imager, Binoculars	Siding, Flashing & Trim: Siding Material Brick Veneer, Vinyl	Exterior Doors: Exterior Entry Door Fiberglass
Decks, Balconies, Porches & Steps: Material Wood	Walkways, Patios & Driveways: Driveway Material Concrete	

Deficiencies

3.2.1 Siding, Flashing & Trim

DETERIORATION

 Common Defect

Areas of siding and/or trim were noted to be deteriorated. This can allow moisture intrusion into the walls of the home. Recommend having the areas evaluated for repair by a siding contractor.

Recommendation
Contact a qualified siding specialist.



Rot at right front porch post on back side

3.3.1 Eaves, Soffits & Fascia

GAP

 Maintenance Item

There is a gap between trim materials in the eaves. This can allow in water and is an aesthetic concern. Consult a carpenter or roofing for further evaluation and repair.

Recommendation
Contact a qualified siding specialist.



Multiple gaps noted in trim work

3.3.2 Eaves, Soffits & Fascia

LOOSE COMPONENT



Maintenance Item

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



Loose piece at front right corner



Location shot



Several shutters appear loose and need securing

3.4.1 Exterior Doors

ROT ALONG BOTTOM OF DOOR



Common Defect

Rot was noted on the bottom of an exterior door. This can inhibit function and is an aesthetic concern. Consult a carpenter or contractor for evaluation.

Recommendation

Contact a qualified carpenter.



Exterior doors and trim had noticeable amounts of rot along bottom

3.5.1 Exterior of Windows

SCREENS DAMAGED/MISSING

Common Defect

Several screens were noted to be damaged and/or missing at the exterior of the home. This may inhibit function or be an aesthetic concern. Consult a windows contractor for evaluation.

Recommendation

Contact a qualified window repair/installation contractor.



Example of torn screen



Example of missing Screen

3.6.1 Decks, Balconies, Porches & Steps

DETERIORATION

Major Concern

Deteriorated wood was noted in the deck. This can present structural issues and be a safety concern. Further evaluation by a deck contractor or general contractor is recommended.

Recommendation

Contact a qualified deck contractor.



Several deck posts have significant deterioration at grade level



Exterior band member that supports stairs is cracked and needs review

3.7.1 Walkways, Patios & Driveways



Maintenance Item

TYPICAL DRIVEWAY CRACKING

Typical cracking was noted in parts of the driveway slab. This is common with most homes. Cracks can be caulked to help prevent water intrusion and extend the life of the driveway. Consult a handyman or driveway specialist.



Typical slab cracks noted in driveway

4: INTERIOR

Information

Interior of Windows: Window Type Double-hung	Floors: Floor Coverings Hardwood	Walls and Ceilings: Wall Material Drywall
--	--	---

Deficiencies

4.1.1 Interior Doors

DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

 Maintenance Item



Multiple doors throughout the home do not latch and need adjustment

4.2.1 Interior of Windows

OPERATION

One or more windows did not operate as expected. As windows age, they often suffer minor flaws, such as not staying open, being difficult to lock, or having the top sash drop down. Consult a handyman for maintenance and/or a window professional for a quote for replacement.

Recommendation

Contact a qualified window repair/installation contractor.

 Maintenance Item



Several windows did not stay open

4.2.2 Interior of Windows

FAILED SEAL



Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.



At least two sashes showed evidence of fogging



4.3.1 Floors

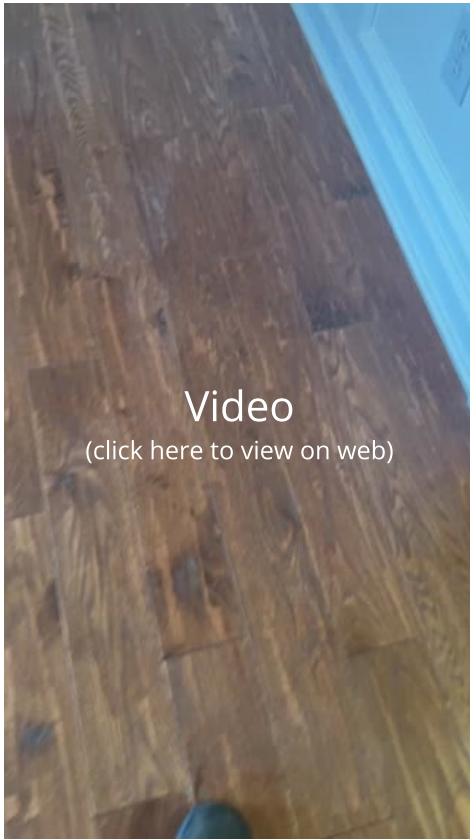
SOFT AREA OF FLOORING



An area of bouncy or soft flooring was noted. This is often from missing nails or poorly secured subfloor. Recommend evaluation by a flooring contractor.

Recommendation

Contact a qualified flooring contractor



Video
(click here to view on web)

Some areas of hardwood flooring popped when walked upon

4.4.1 Walls and Ceilings

WATER STAINS

 Common Defect

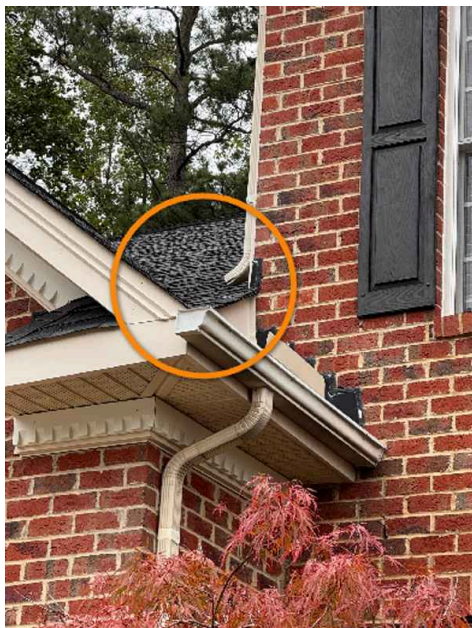
Water stains were noted in an area of the ceilings and/or walls of the home. This can have numerous sources such as possible roof leaks, water leaks, condensate overflow from air handler pans, condensation on ductwork or plumbing vents, or other sources.

Recommendation

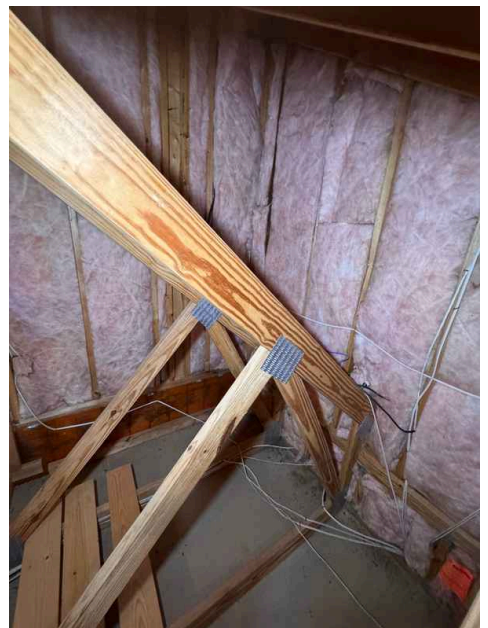
Contact a qualified roofing professional.



Water stain in garage ceiling at right middle



Area roughly corresponds to gutter downspout above



The corresponding area of the attic did not show any visible staining or damage

5: APPLIANCES

Information

Dishwasher: Operated at time of inspection

The dishwasher was operated, with no deficiencies noted at time of inspection

Range/Oven/Cooktop: Exhaust Hood Type

Exterior Vented

Range/Oven/Cooktop: Oven Energy Source

Electric

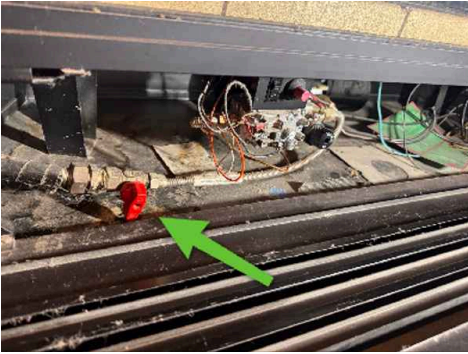
Range/Oven/Cooktop: Stovetop Energy Source

Electric

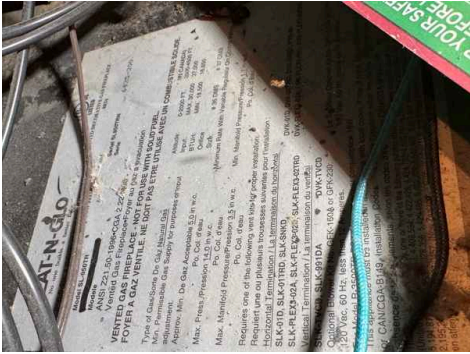
Garbage Disposal: Operated Successfully

Fireplace: Type of Fireplace

Natural Gas Fireplace



The gas to the fireplace was off, and it could not be tested



Other Appliances: Additional Conveying Appliances Available at Time of Inspection

Refrigerator, Washer, Dryer

Other Appliances: No Visual Defects Noted

Limitations

Other Appliances

NOT PART OF STANDARDS OF PRACTICE

Although not typically part of a home inspection, appliances were present at the time of inspection and are therefore considered likely to convey to the buyer, such as washer/dryer, refrigerator, etc. Therefore, observations about possible deficiencies have been included in this section for the benefit of the client.

6: GARAGE

Information

Walls and Ceilings: Drywall Present on Garage Walls?	Walls and Ceilings: Systems Present in Garage Water Heater, Primary Electrical Panel	Overhead Door: Number of Overhead Doors Installed 1
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Overhead Door: Overhead Door Operated Successfully?

Overhead door opened and closed using button on the wall. Photo sensor and resistance sensor both opened the door when tested.

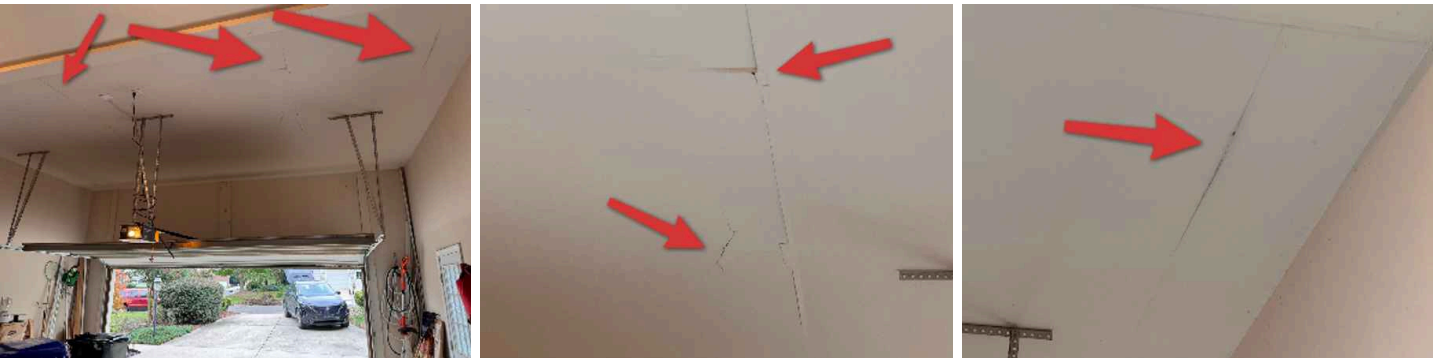
Deficiencies

6.3.1 Overhead Door

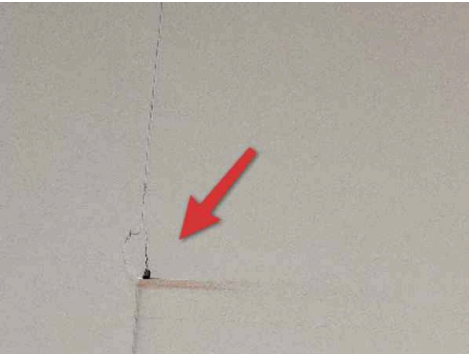
 Major Concern

OPERATION

The overhead door is causing the garage ceiling to crack. This is a safety hazard as it could result in failure. Consult a garage door specialist for further evaluation.



Garage door is causing ceiling drywall to crack and separate indicating poor support



6.3.2 Overhead Door

 Common Defect

PANEL DAMAGE

Garage door panel is damaged. This can create a dangerous situation during operation. Recommend a qualified garage door contractor evaluate.



Dented area of bottom panel on left side

7: ATTIC

Information

Attic Framing: Method of Inspection Flashlight, Probe, Camera, Moisture Meter, Partially Accessible	Attic Framing: Systems Present in Attic Air Handler	Attic Framing: Type of Framing Truss
	Attic Ventilation: Ventilation Type Ridge Vent, Soffit Vent	Attic Framing: Type of Sheathing Plywood
		Attic Insulation: Attic Insulation Type Batt, Loose Fill

Limitations

Attic Framing

ALL AREAS OF THE ATTIC NOT ACCESSIBLE

Only areas of the attic where the inspector can safely stand on secured walkboards or ladders are visible for inspection. During almost all inspections, there are areas of the attic that do not meet this qualification and cannot be safely inspected.

Deficiencies

7.1.1 Attic Framing

 Major Concern

TRUSS DAMAGE

A truss was noted to be damaged in the attic. This can lead to roof failure under conditions of high winds and/or snow. Trusses are an engineered system, and any repair must be at the direction of a structural engineer to ensure it is adequate.

Recommendation

Contact a qualified structural engineer.



A truss at the center of the attic is damaged and the repair may be inadequate. Consult the sellers for any information on the repair and/or consult a structural engineer

8: FOUNDATION

Information

Foundation: Foundation Material Brick, Concrete Block	Foundation: Types of Foundation Present Crawlspace	Floor Framing: Type of Floor Framing 2"x4" Truss Joist
Floor Framing: Type of Floor Sheathing OSB	Systems: Types of Systems Present in the Crawlspace/Basement Electrical, Ductwork, Plumbing Supply, Plumbing Drains, Gas Systems, Air Handler	

Limitations

Floor Framing

INSULATION PRESENT

The floor system for the home is insulated. This limits the inspection to the visible floor framing, except around plumbing penetrations in the floor and under exterior doors, where the insulation is moved aside to ensure there are no leaks.

Deficiencies

8.1.1 Foundation

Common Defect

VAPOR BARRIER IN POOR REPAIR

The vapor barrier is in poor repair and/or missing in parts of the crawlspace. This can allow unwanted moisture buildup that can lead to organic growth and/or termite infestation. Consult a foundation contractor for evaluation.

Recommendation
Contact a foundation contractor.



Vapor barrier bunched in multiple spots

8.1.2 Foundation

WATER INTRUSION THROUGH CRAWLSPACE WALL

Common Defect

Water intrusion was evident on the surface of the floor slab or in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.



Evidence of water intrusion at the front center of the crawlspace

8.1.3 Foundation

POSSIBLE TERMITE ACTIVITY

Common Defect

An area of possible wood-destroying insect activity was noted. It appeared to be inactive, however, it is always prudent to have regular pest inspections performed by a professional.

Recommendation

Contact a qualified pest control specialist.



Possible termite tube at front center of the crawlspace. Drill marks for treatment were also noted.

8.2.1 Floor Framing

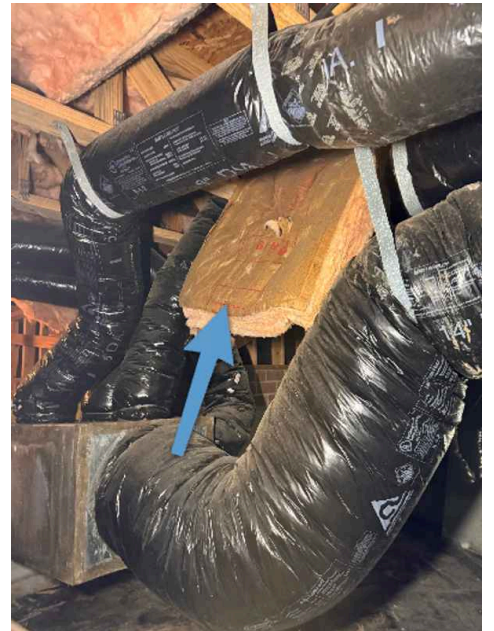
FLOOR INSUALTION FALLING DOWN

Maintenance Item

Insulation was falling down in several areas of the crawlspace. Consult a handyman or insulation contractor for repair.

Recommendation

Contact a qualified insulation contractor.



Several pieces of insulation have fallen down in the crawlspace

9: HEATING/VENTING/AIR CONDITIONING (HVAC)

Information

Cooling Equipment: Equipment Type

AC Compressor

Cooling Equipment: Inspection Method

Operated Unit, Thermal Imaging, Visual Evaluation



First floor supply temperature



First floor return temperature

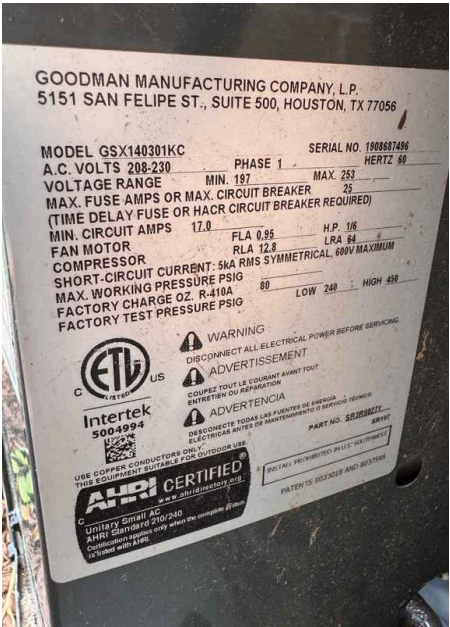
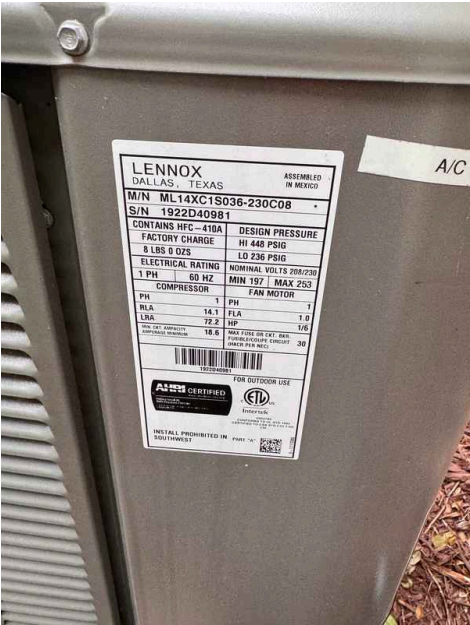


Second floor supply temperature



Second floor return temperature

Cooling Equipment: Manufacturer



Heating Equipment: Energy Source

Natural Gas

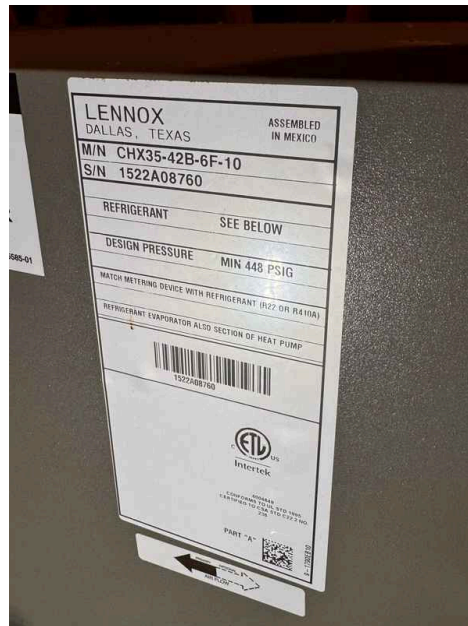
Heating Equipment: Inspection Method

Visual Only, Front Panel Removed

Heating Equipment: Manufacturer



Lennox



Carrier

Distribution Systems: Ductwork

Insulated, Flexible

Deficiencies

9.4.1 Vent Systems



Maintenance Item

DRYER VENT NEEDS CLEANING

Recommend cleaning lint buildup at dryer vent for fire safety reasons.

Recommendation

Contact a handyman or DIY project



Lint buildup at exterior dryer vent

10: ELECTRICAL

Information

Electrical Entrance Materials and Equipment: Electrical Service
Conductors

Below Ground, 220 Volts,
Aluminum

Electrical Panels: Main Panel Location
Garage



Electrical Panels: Panel Capacity
200 Amps Assumed

Electrical Panels: Panel
Manufacturer
Cutler Hammer

Electrical Panels: Panel Type
Circuit Breaker

Electrical Panels: Sub Panel
Locations
Attic, Crawlspace

Limitations

Electrical Panels
PANEL COULD NOT BE ACCESSED



Exterior panel access is blocked by vegetation

Deficiencies

10.3.1 Lighting and Receptacles

MULTIPLE LIGHTS INOPERABLE



Several lights are not operating. Most likely this indicates the need for replacement bulbs, but improper wiring can sometimes be the cause when multiple fixtures do not function. Recommend further evaluation by a licensed electrician.



Multiple lights throughout the home did not come on and probably need new bulbs

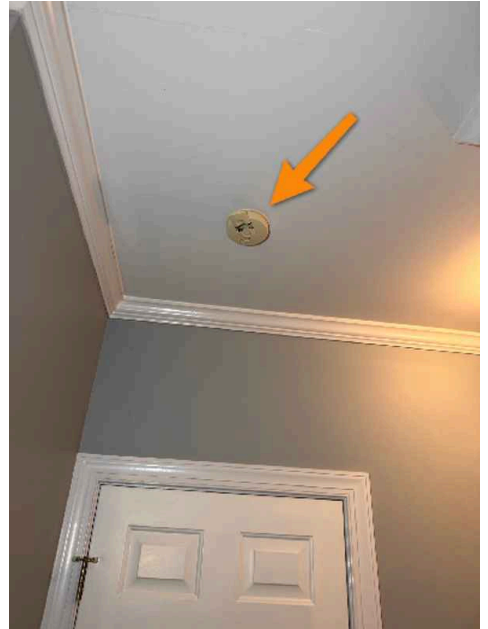


The front yard light did not come on and the cap is very loose

10.4.1 Detectors

DEFECTIVE

Detectors are present but not functioning properly. Recommend evaluation by a licensed electrician.

**Common Defect**

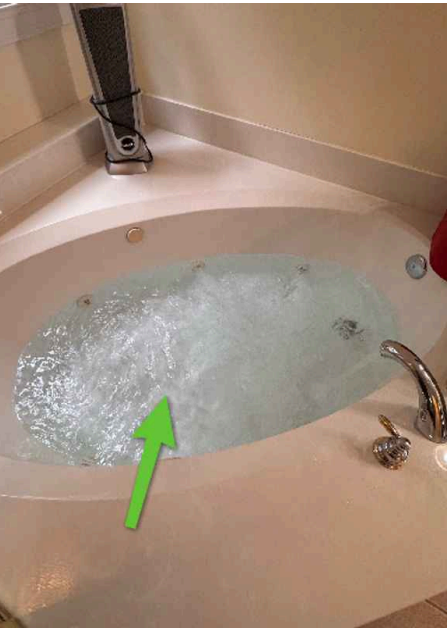
Multiple detectors are missing batteries and are also aged and yellowed

11: PLUMBING

Information

Main Water Shut-off Location:	Water Supply and Fixtures: Water Supply Material	Water Supply and Fixtures: Water Supply Source
Location of Main Shutoff		
Could not be located	PVC	City/County

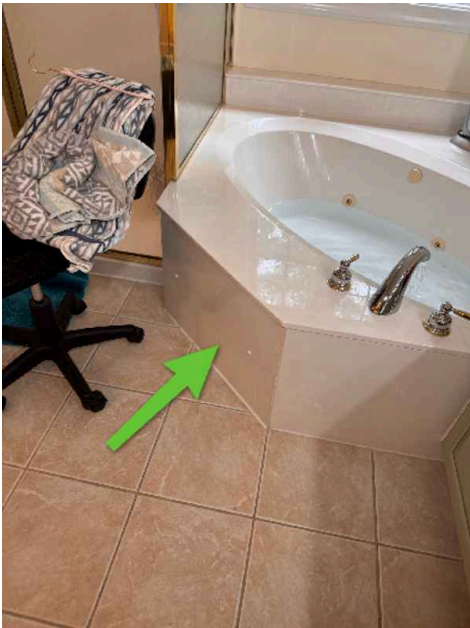
Water Supply and Fixtures: Jacuzzi Tub Present



Operated



GFI present

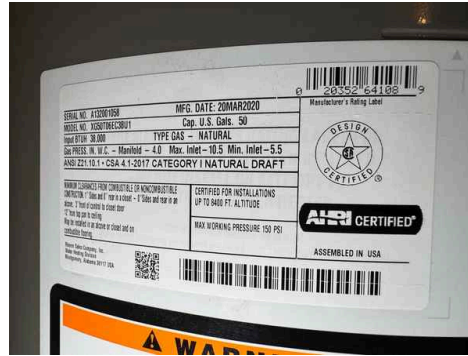


Access panel caulked shut and not accessible

Drain Lines and Plumbing Vents:
Material
PVC

Hot Water Systems: Capacity

50 gallons



Hot Water Systems: Location

Garage

Hot Water Systems: 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.](#)

Hot Water Systems: Manufacturing Date

March 20, 2020

Hot Water Systems: Power Source/Type

Gas

Hot Water Systems: Thermal Imaging



Typical hot water temperature

12: GAS

Information

Type of Gas Present

Natural Gas



STANDARDS OF PRACTICE

Inspection Details

Roof

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.

Exterior

I. 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.

II. 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.

Interior

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, steam-generating 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

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.

Foundation

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.

Electrical

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 service entrance 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.

Plumbing

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.