



NPI MISSOURI INC

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RESIDENTIAL REPORT

2126 Krenning Rd
Beaufort, MO 63013

Job # Welling, LLC
05/11/2026



Inspector

Robert Gould

ASHI #205896, Qualified MO Septic

Inspector #50581

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RECOMMENDATIONS



SAFETY HAZARDS

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1: INSPECTION DETAILS

Information

Occupied

Furnished, Vacant

Style

Ranch

Temperature (approximate)

64 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Dry

Report Info

Home

CATEGORIES:

This report divides deficiencies into three categories; Maintenance Items (colored in **BLUE**), Recommendations (in **ORANGE**), and MAJOR CONCERN/SAFETY (in **RED**).

MAINTENANCE ITEMS: Include components that were found to be in need of recurring or basic general maintenance to protect either a the component or the occupants. Also included in this section are items that were beginning to show signs of wear, but were, in the opinion of the inspector, still functional at the time of inspection. Typically these items are considered to represent a less significant immediate cost than those listed in the following two categories.

RECOMMENDATIONS/REPAIR: Include comments of a deficiency, a latent defect or a suggested improvement of a system which may have appeared functional at the time of inspection, however some benefit may be achieved by adhering to the recommendation.

MAJOR CONCERN/SAFETY: Will denote a brief comment of a significantly deficient component or a condition, which may require a relatively expensive correction and/or replacement or a Safety Item, which may not be severe, but we want you to know its in need of more immediate attention. These will typically fall into one of the following four categories:

1. Major defects. An example of this would be a structural failure, roof replacement etc..
2. Items costing over \$1000 or for repair/replacement.
3. Safety hazards - such as an exposed wire, or double taps at main etc...

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects not repaired in a reasonable amount of time, can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

The report lists deficiencies visible at the time of inspection. The inspector is not required to move furniture, appliances, storage, or disassemble components beyond normal user controls nor perform destructive testing. National Property Inspections does not accept responsibility for hidden or latent defects discovered upon occupancy or during remodeling after the date of inspection. Please note that our inspection is thorough but not technically exhaustive. The intent of this inspection is to discover significant defects as it is not possible to detect every maintenance or minor repair item.

Most homes continue to be occupied after our inspections, thus we do not warrant 100% discovery of all maintenance or minor repair items such as drippy faucets, isolated wood damage, light switch functionality, etc. We do not inspect for county or municipal code compliance as the St. Louis Metro area and adjacent counties have many jurisdictions, thus codes are interpreted and enforced differently. National Property Inspections has no legal authority to mandate compliance to the municipal codes and ordinances. This report does not list municipal or county code infractions.

Use of Report

Our inspection report is for the use of our client(s). This report is only for the benefit of the person(s) listed on this report unless specifically agreed to otherwise in writing.

The summary section pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

NOT A GUARANTEE

National Property Inspections does not guarantee future performance or provide a warranty, expressed or implied, regarding the inspected property after or during the date of inspection. Warranty policies are readily available for purchase. We are not liable for defects covered by the homeowner's hazard insurance policy or items covered by a warranty program. Should you discover a defect for which you think National Property Inspections may be liable, you must notify us within 24 hours and provide a reasonable opportunity of 2 to 5 business days to reinspect the property before the defect is repaired. If National Property Inspections is not given the opportunity to review an alleged liability, we do not accept any responsibility for the claim. Even properties vacant between the time of inspection and closing can develop mechanical, electrical or plumbing defects. The purchaser's pre-closing final walk through is extremely important to confirm that all systems are operable, that maintenance or repair issues have not developed since the inspection and any requested repairs have been completed to your satisfaction. National Property Inspections accepts

no responsibility for defects that could have been observed during the final walk through, provided by the St. Louis Association of Realtors Residential Sales Contract.

Information in this report is based on a limited visual examination given the current conditions at the time of the inspection. This information can help you understand the risks of owning this property but it cannot eliminate those risks, nor can it specifically predict future performance. We help you assess these risks; we do not assume them for you.

Code and Environmental Issues Excluded

We do not include inspection for "code" compliance. As contractors make repairs or do maintenance to the home, you should expect the need to update items to meet current code requirements. This may substantially increase cost of the repairs.

We do not include inspection or testing for EPA listed or any other environmental hazards or materials such as asbestos, mold, lead paint, underground storage tank or other environmentally related items, unless ordered and paid for at the time of the inspection.

We do not inspect for termites or other vermin unless ordered and paid for during this inspection.

Photograph Info

Photos are inserted throughout the report and are intended to be used to help further explain the conditions described. The photographs are an example of the condition described and may not show the entire deficiency or all occurrences of the same deficiency.

2: STRUCTURAL COMPONENTS

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

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

Information

Foundation, Basement & Crawlspace: Foundation

Concrete, Basement

Floor Structure: Sub-floor

Floors

Plywood

Floor Structure:

Basement/Crawlspace Floor

Concrete

Wall Structure: Material

Wood

Floor Structure: Material

Floor Framing

Dimensional Lumber

Ceiling Structure: Material

Attic

Wood

Roof Structure & Attic: Material Plywood



Observations

2.1.1 Foundation, Basement & Crawlspace

LIMITED VISIBILITY

BASEMENT

View of the foundation was limited due to finish materials and stored items.





3: EXTERIOR

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

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

Information

Inspection Method

Attic Access, Visual

Windows: Window Type

Thermal, Vinyl

Exterior Doors: Exterior Entry Door

Steel, Wood

Decks, Balconies, Porches & Steps: Material

Concrete

Walkways, Patios & Driveways:

Flatwork Material

Concrete, Gravel

Siding, Flashing & Trim: Siding Material

Brick Veneer



Decks, Balconies, Porches & Steps:

Front Porch, Covered Porch



Observations

3.4.1 Exterior Doors

NOT SAFETY RATED

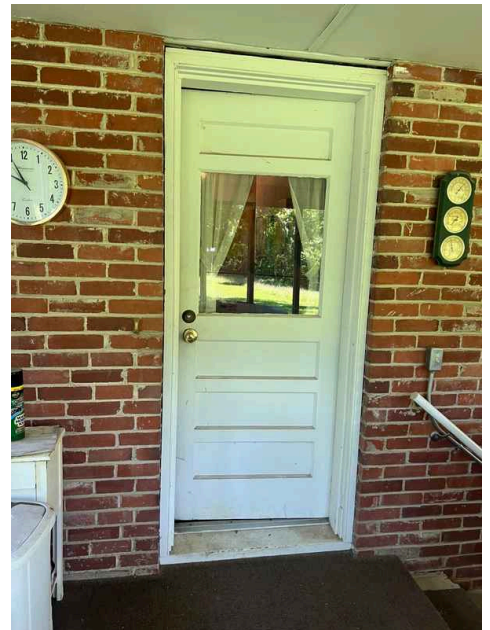
REAR

Recommend upgrading the non-security rated entry door(s) for safety purposes.

Recommendation

Contact a qualified professional.

 Recommendations



3.4.2 Exterior Doors

KEYED DEADBOLT(S)

REAR ENTRY

Recommend replacing all interior keyed deadbolts for safety purposes.

Recommendation

Contact a handyman or DIY project

 Recommendations



3.5.1 Decks, Balconies, Porches & Steps

CRACKING AND SETTLING

REAR PORCH

Cracking and settling are present in the concrete.

 Recommendations



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

EAST SIDE

Negative grade is present. Conditions may result in poor drainage and water intrusion.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor

 Recommendations



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

TRIM VEGETATION

Trim vegetation off and away from the exterior walls.

Recommendation

Contact a handyman or DIY project





3.7.1 Walkways, Patios & Driveways

CRACKING/SETTLING/TRIP HAZARDS

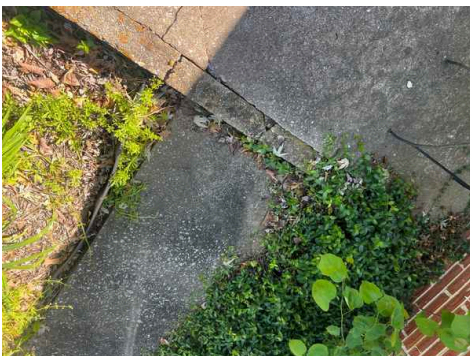
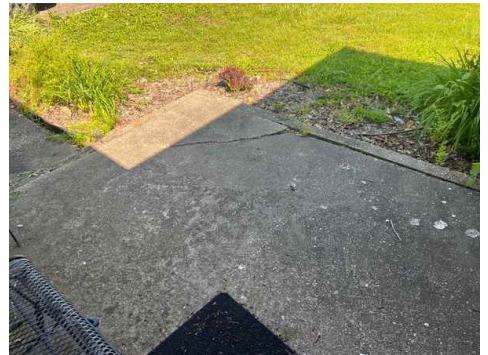


DRIVEWAY, SIDEWALK, PORCH

General deterioration, cracking, settling, and trip hazards are present in the concrete flatwork.

Recommendation

Contact a qualified concrete contractor.



4: ROOFING

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

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

Information

Inspection Method

Ground, Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt Shingles

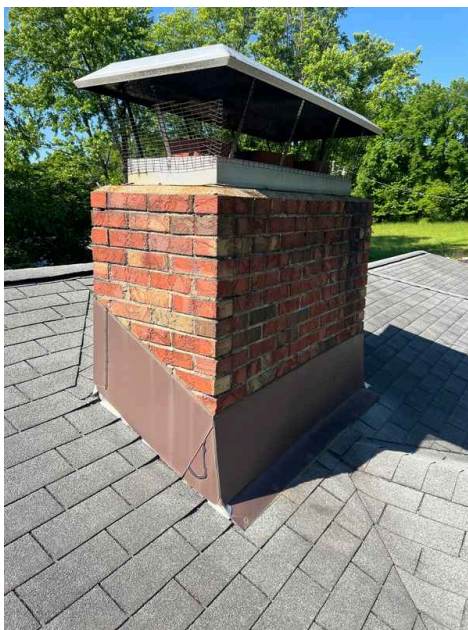
Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum

Skylights, Chimneys & Roof Penetrations: Brick Chase



Observations

4.1.1 Coverings

BEYOND DESIGN LIFE

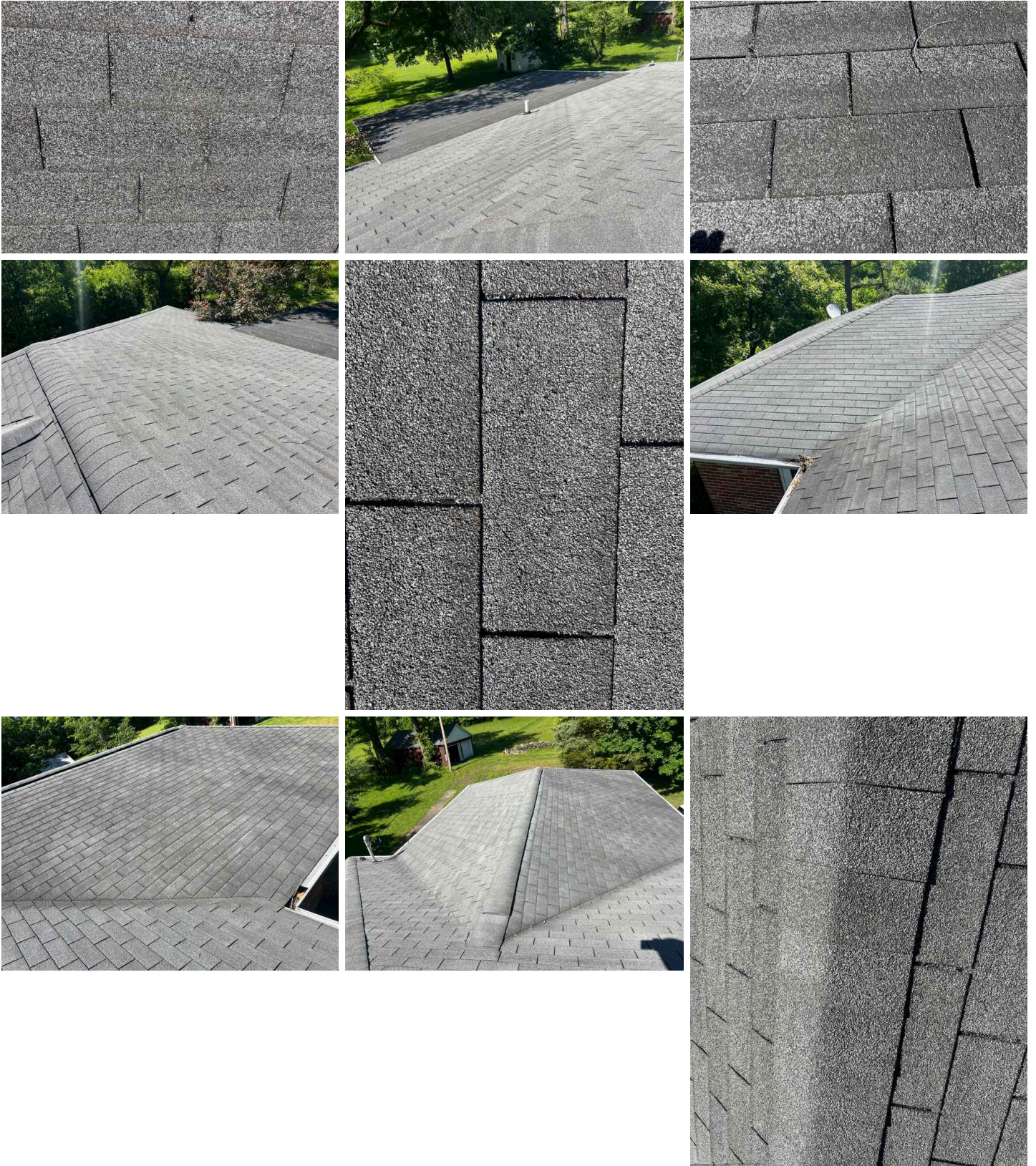
ROOF COVERING

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

Recommendation

Contact a qualified roofing professional.





4.2.1 Roof Drainage Systems

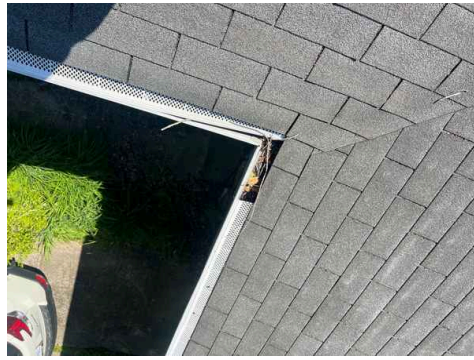
DAMAGED GUTTER GUARDS

Gutter guards are damaged, have fallen into the gutters in several areas and do not perform as intended. Recommend replacement.

Recommendation

Contact a qualified professional.





5: ELECTRICAL

		IN	NI	NP	O
5.1	Service Entrance Conductors	X			
5.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
5.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			X
5.4	Connected Devices and Fixtures	X			X
5.5	Polarity and Grounding of Receptacles	X			X
5.6	GFCI & AFCI	X			X
5.7	Smoke Detectors		X		

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

Information

Branch Wire 15 and 20 AMP

Copper

Wiring Method

Romex, Conduit

Service Entrance Conductors:

Electrical Service Conductors

Aluminum, Overhead



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

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

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



Limitations

Smoke Detectors

OPERATION

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

Observations

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

EXPOSED ENDS & SPLICES

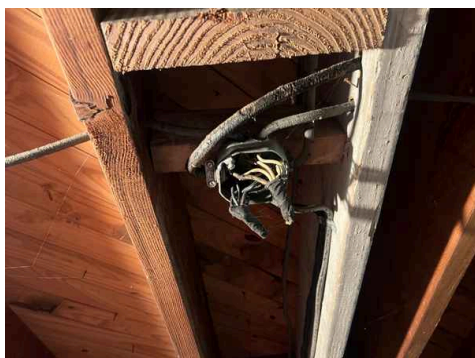
BASEMENT

Enclosure required to the all open wire splices and junction boxes.

Recommendation

Contact a qualified electrical contractor.





5.5.1 Polarity and Grounding of Receptacles

OUTLET(S) NOT GROUNDED

 Recommendations

Ungrounded outlets are present throughout the house. Ungrounded outlets will not provide equipment protection.

Recommendation

Contact a qualified electrical contractor.



5.6.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

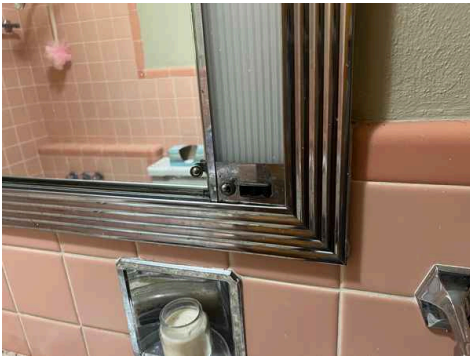
KITCHEN, BATHROOM

GFI protection is not present at all required locations. Recommend qualified electrical contractor install GFI protection for safety purposes

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

Recommendation

Contact a qualified electrical contractor.



6: PLUMBING

		IN	NI	NP	O
6.1	Fixtures / Faucets	X			X
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Water distribution	X			X
6.4	Water Heater	X			X
6.5	Vents, Flues, & Chimneys	X			
6.6	Fuel Storage & Distribution Systems		X		
6.7	Septic System	X			X

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

Information

Filters

Whole house conditioner

Main Fuel Shut-Off (Location)

Basement, Electrical Panel,
Propane Storage Tank

Main Water Shut-Off Device (Location)

Basement



Material - Distribution

Copper

Material - Water Supply

Copper

Source

Public

Water Heater: Capacity

40 40 Gallons

Water Heater: Location

Basement

Water Heater: Manufacturer

Rheem

Water Heater: Power Source

Electric

Drain, Waste, & Vent Systems: Material

PVC, Iron, Steel



Limitations

Fuel Storage & Distribution Systems

SEE SEPARATE GAS INSPECTION

Observations

6.1.1 Fixtures / Faucets

DAMAGED TUB

BATHROOM

Rust is present at the drain. Monitor for leaking or replace.

Recommendation

Contact a qualified general contractor.

 Recommendations



6.2.1 Drain, Waste, & Vent Systems

CAST IRON DRAINS

DRAIN LINES

 Recommendations

Recommend replacing all cast iron drains due to age, rust, and evidence of previous leaking.

Recommendation

Contact a qualified plumbing contractor.



6.3.1 Water distribution

ACTIVE LEAKS

SHOWER SUPPLY LINE

Active leaking is present in the supply line(s).

Recommendation

Contact a qualified plumbing contractor.

Recommendations

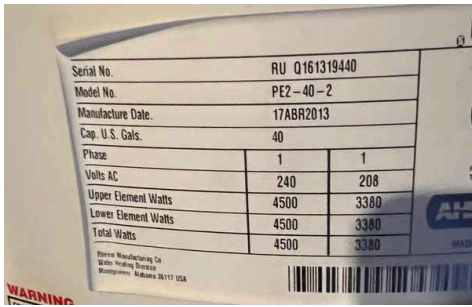


6.4.1 Water Heater

AT OR NEAR DESIGN LIFE

Recommendations

Unit is in working order but at or near design life.



Serial No.	RU Q161319440	
Model No.	PE2-40-2	
Manufacture Date:	17ABR2013	
Cap. U.S. Gals.	40	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3360
Lower Element Watts	4500	3360
Total Watts	4500	3360

Energy Guide
\$598
4773



6.7.1 Septic System

SEPTIC SYSTEM DEFICIENCIES

Recommendations

EXTERIOR

System does not meet minimum state requirements. See separate septic report for details.

Recommendation

Contact a qualified professional.

7: HEATING

		IN	NI	NP	O
7.1	Heating Equipment	X			X
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

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

Information

Heating Equipment: Brand
Conquest, Amana

Heating Equipment: Energy Source
Gas

Heating Equipment: Filter Type
Cartridge



Heating Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Non-insulated

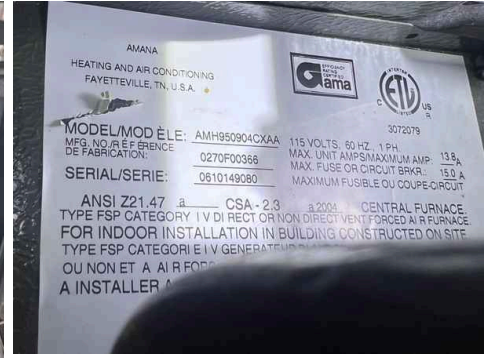
Observations

7.1.1 Heating Equipment

NEAR DESIGN LIFE

Recommendations

Unit(s) is in working order but at or near design life. Recommend upgrading for efficiency purposes.



8: AIR CONDITIONING

		IN	NI	NP	O
8.1	Cooling Equipment	X			X
8.2	Distribution System	X			

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

Information

Cooling Equipment: Brand
Goodman

Cooling Equipment: Energy Source/Type
Electric

Distribution System: Configuration
Split

Observations

8.1.1 Cooling Equipment

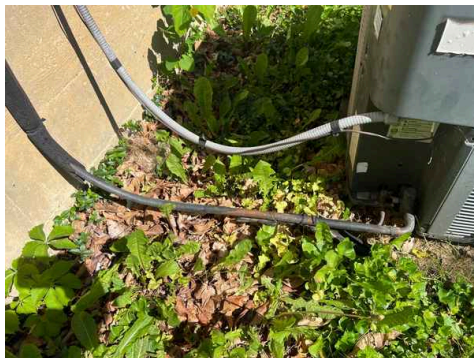
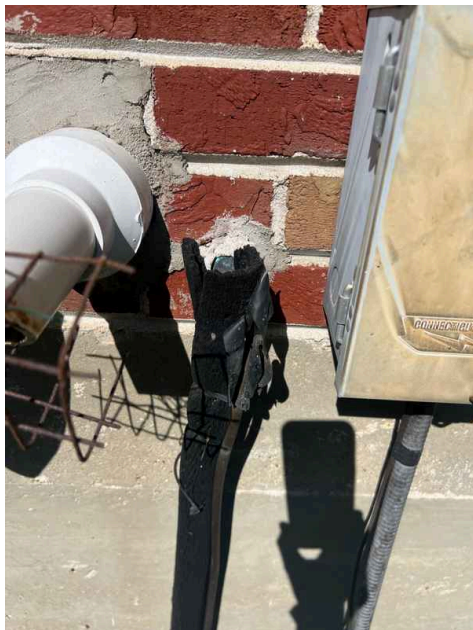
 Recommendations

INSULATION MISSING OR DAMAGED

Recommend replacing the deteriorated/missing line insulation and sealing the entry area for efficiency purposes.

Recommendation

Contact a handyman or DIY project



8.1.2 Cooling Equipment

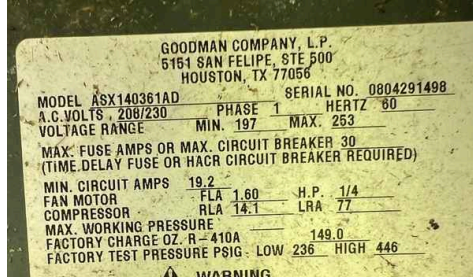
 Recommendations

BEYOND DESIGN LIFE

System is in working order but beyond design life. Recommend upgrading for efficiency purposes.

Recommendation

Contact a qualified HVAC professional.



9: INTERIORS

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

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Information

Walls: Finish Material

Drywall

Ceilings: Ceiling Material

Drywall

Countertops & Cabinets:

Cabinetry

Wood

Windows: Window Type

Double-hung, Thermal, Vinyl

Garage Door: Material

Aluminum

Garage Door: Type

Up-and-Over



Limitations

General

LIMITED VISIBILITY AND ACCESS

Limited visibility due to personal belongings.

Observations

9.1.1 Walls

VISIBLE MOLD

BASEMENT



Visible mold is present on the drywall. Suspect high moisture conditions are being created by water intrusion at the floor to wall seam. Recommend removal and treatment of all molded materials for health and safety purposes. All sources of moisture should be eliminated to prevent further mold issues.

Recommendation

Contact a qualified professional.



9.5.1 Countertops & Cabinets

VISIBLE MOLD

BATHROOM

Mold is present in the cabinet. Recommend removal or treatment by qualified professional for health and safety purposes.

Recommendation

Contact a qualified professional.



10: INSULATION AND VENTILATION

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

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Information

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Attic Insulation: Insulation Type

Fiberglass, Batt

Ventilation: Ventilation Type

Gable Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan with Light

Observations

10.1.1 Attic Insulation

INSUFFICIENT

ATTIC



Insulation is matted and sparse due to typical settling and deterioration. Recommend additional insulation for efficiency purposes.

Recommendation

Contact a qualified insulation contractor.



11: FIREPLACES AND FUEL-BURNING APPLIANCES

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

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

Information

Type

Masonry, Wood Burning

Observations

11.2.1 Chimney & Vent Systems

LEVEL II INSPECTION

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

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Inspection Details

Structural Components

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

Exterior

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

Roofing

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

Electrical

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

Plumbing

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

Heating

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

Air Conditioning

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

Interiors

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

Insulation and Ventilation

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

Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.