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## RESIDENTIAL REPORT

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De Soto, MO 63020

Trophy Properties & Auction  
02/24/2026



Inspector

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OBSERVATIONS



RECOMMENDATIONS



SAFETY HAZARDS

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## SUMMARY

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- ⊖ 2.1.1 Structural Components - Foundation, Basement & Crawlspace: Limited visibility
- ⊖ 3.4.1 Exterior - Exterior Doors: Not Safety Rated
- ⊖ 3.4.2 Exterior - Exterior Doors: Non Fire Rated
- 🔧 3.7.1 Exterior - Walkways, Patios & Driveways: Cracking (Typical)
- ⊖ 4.2.1 Roofing - Roof Drainage Systems: Misaligned Extension
- ⊖ 4.4.1 Roofing - Skylights, Chimneys & Roof Penetrations: Required Maintenance
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- ⊖ 5.5.1 Electrical - Polarity and Grounding of Receptacles: Outlet(s) Not Grounded
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- ⊖ 6.2.1 Plumbing - Drain, Waste, & Vent Systems: Flex Drain
- ⊖ 6.4.1 Plumbing - Water Heater: Beyond Design Life
- ⊖ 7.1.1 Heating - Heating Equipment: Not Inspected
- ⊖ 8.1.1 Air Conditioning - Cooling Equipment: Unit Not Cycled
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# 1: INSPECTION DETAILS

## Information

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**Occupied**

Furnished

**Style**

Ranch

**Temperature (approximate)**

38 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

**Roof Structure & Attic: Material**

Plywood

**Floor Structure: Basement/Crawlspace Floor**

Concrete

**Wall Structure: Material**

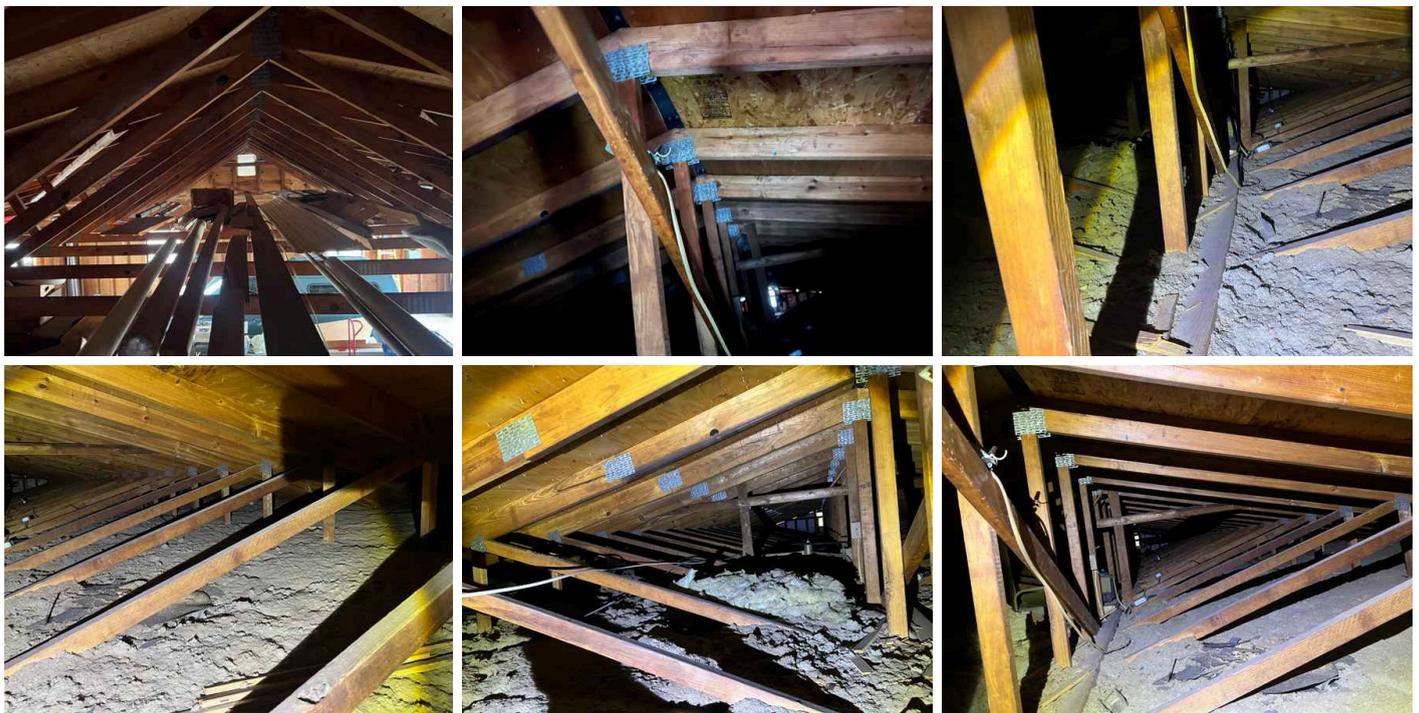
Wood

**Floor Structure: Material**

Floor Framing  
Dimensional Lumber

**Ceiling Structure: Material**

Attic  
Wood



### Observations

2.1.1 Foundation, Basement & Crawlspace

**LIMITED VISIBILITY**

BASEMENT



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



## 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			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			
3.7	Walkways, Patios & Driveways	X			X

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### Information

#### Inspection Method

Attic Access, Visual

#### Windows: Window Type

Thermal, Vinyl

#### Decks, Balconies, Porches & Steps: Material

Concrete

### Siding, Flashing & Trim: Siding Material

Vinyl, Metal



### Exterior Doors: Exterior Entry Door

Steel, Wood



### Decks, Balconies, Porches & Steps:

Covered Porch



### Walkways, Patios & Driveways: Flatwork Material

Concrete, Gravel



## Observations

### 3.4.1 Exterior Doors

**NOT SAFETY RATED**

BASEMENT

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

Recommendation

Contact a qualified professional.





3.4.2 Exterior Doors

**NON FIRE RATED**

BASEMENT

Recommend upgrading garage pedestrian door to a fire-rated door.

Recommendation

Contact a qualified professional.

 Recommendations



3.7.1 Walkways, Patios & Driveways

**CRACKING (TYPICAL)**

DRIVEWAY, PORCH, PARTY

Typical cracking is present in the concrete flatwork.

 Observations



# 4: ROOFING

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

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## Information

### Inspection Method

Roof

### Roof Type/Style

Gable

### Roof Drainage Systems: Gutter Material

Aluminum

### Flashings: Material

Lead, Metal

### Skylights, Chimneys & Roof Penetrations: Brick Chase

### Skylights, Chimneys & Roof Penetrations: Cupola

### Coverings: Material

Asphalt Shingles



## Observations

### 4.2.1 Roof Drainage Systems

#### MISALIGNED EXTENSION

Maintenance recommended to the misaligned downspout extension to allow water to properly carry away from the foundation.



Recommendation

Contact a handyman or DIY project



#### 4.4.1 Skylights, Chimneys & Roof Penetrations

### REQUIRED MAINTENANCE

#### BRICK CHIMNEY CHASES

Maintenance required to the deteriorated/missing brick and mortar. Several cracks and deteriorated previous repairs are present in the concrete caps and flue covers are not present.

Recommendation

Contact a qualified professional.





#### 4.4.2 Skylights, Chimneys & Roof Penetrations

### **DETERIORATED MATERIAL**

#### ROOF

Maintenance or replacement required to the deteriorated wood material on the cupola to prevent further deterioration.

#### 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			X
5.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			X
5.4	Connected Devices and Fixtures	X			
5.5	Polarity and Grounding of Receptacles	X			X
5.6	GFCI & AFCI	X			X
5.7	Smoke Detectors		X		

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## Information

### Branch Wire 15 and 20 AMP

Copper

### Wiring Method

Romex

### 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

5.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

 Safety Hazards

### **OBSOLETE AND DEFECTIVE PANELS**

Replacement required to the Federal Pacific electric panels for safety purposes due to several documented failures associated with the panels.

Recommendation

Contact a qualified electrical contractor.



5.2.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

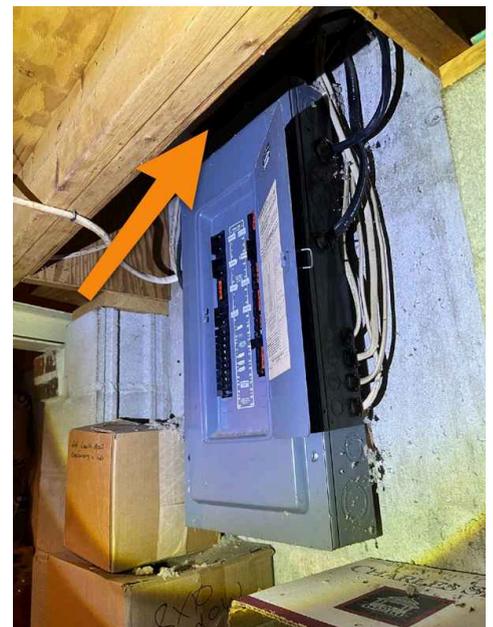
 Recommendations

### **PANEL CLEARANCE**

Insufficient clearance is present at the panel. Panel requires 36" of clearance from top of panel to floor for safety purposes.

Recommendation

Contact a handyman or DIY project



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

 Recommendations

### **IMPROPER WIRING**

BASEMENT

Improperly run and unsecured wiring, open splices and loose fixtures are present in the basement wiring. Recommend repairs by a qualified electrical contractor for safety purposes.

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, BATHROOMS, GARAGE

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

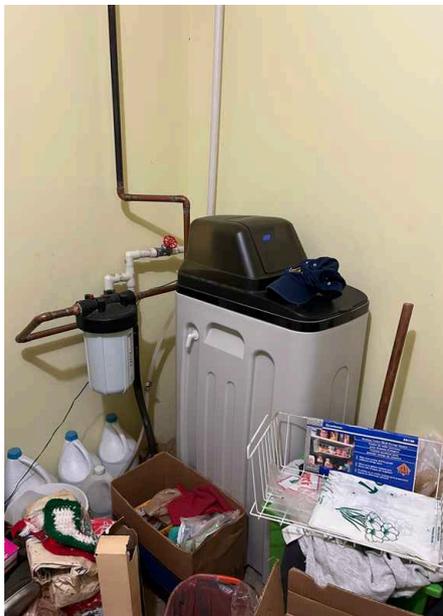
		IN	NI	NP	O
6.1	Fixtures / Faucets	X			X
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Water distribution	X			
6.4	Water Heater	X			X
6.5	Septic System		X		

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## Information

### Filters

None, Whole house conditioner



### Material - Distribution

Copper

### Water Heater: Location

Basement

### Main Fuel Shut-Off (Location)

Basement, Electrical Panel

### Material - Water Supply

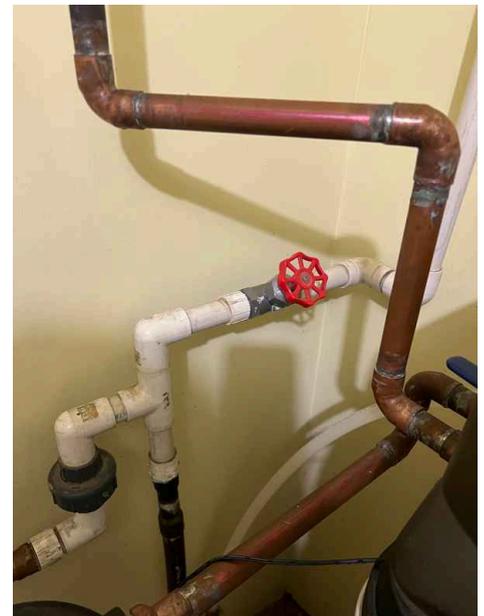
Copper, PVC

### Water Heater: Manufacturer

Richmond

### Main Water Shut-Off Device (Location)

Basement



### Water Heater: Capacity

40 40 Gallons

### Water Heater: Power Source

Electric

### Source

Well



### Drain, Waste, & Vent Systems: Material

PVC



### Limitations

Septic System

#### SCOPE OF WORK

Septic system is not included in this report. See separate septic inspection provided by a state certified septic inspector.

### Observations

6.2.1 Drain, Waste, & Vent Systems

Recommendations

**FLEX DRAIN**

**BATHROOM**

Recommend removal and replacement of all flex drains with solid pvc pipe to prevent leaking and water damage.

Recommendation

Contact a qualified plumbing contractor.



6.4.1 Water Heater

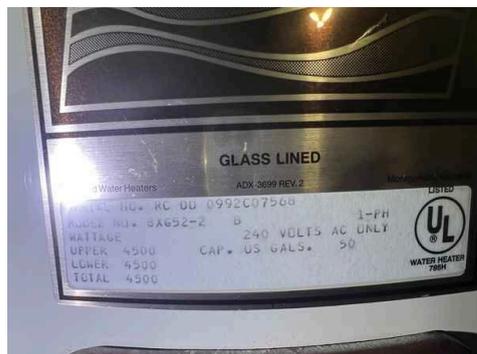
**BEYOND DESIGN LIFE**

Recommendations

Unit is in working order but beyond design life.

Recommendation

Contact a qualified plumbing contractor.



# 7: HEATING

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

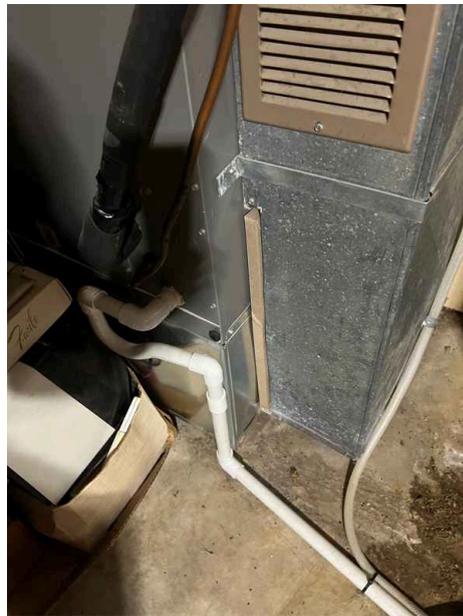
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## Information

**Heating Equipment: Energy Source**  
Electric

**Heating Equipment: Filter Type**  
Disposable

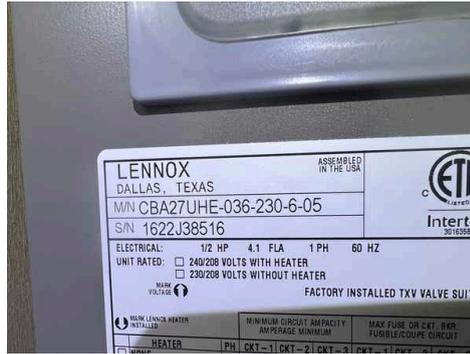
**Heating Equipment: Heat Type**  
Forced Air



**Distribution Systems: Ductwork**  
Non-insulated

### Heating Equipment: Brand

Lennox



### Observations

#### 7.1.1 Heating Equipment

**NOT INSPECTED**

GARAGE, BASEMENT

Recommendations

Auxiliary wood burning furnace was not inspected. Recommend system be cleaned and inspected before use.

Recommendation

Contact a qualified heating and cooling contractor



# 8: AIR CONDITIONING

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

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## Information

### Cooling Equipment: Energy

Source/Type

Electric

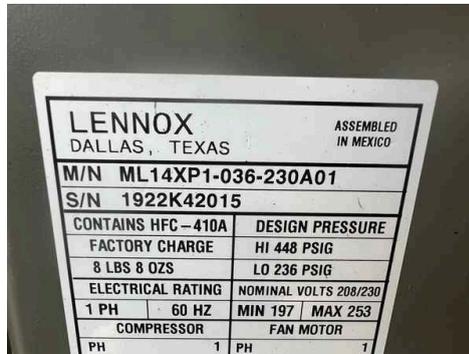
### Distribution System:

Configuration

Split

### Cooling Equipment: Brand

Lennox



## Observations

### 8.1.1 Cooling Equipment

#### **UNIT NOT CYCLED**

Recommendations

Outside air temperature too low to cycle the unit(s). System(s) was visually inspected only. See separate HVAC report for conditions.

# 9: INTERIORS

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

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## Information

**Walls: Finish Material**

Drywall

**Ceilings: Ceiling Material**

Drywall, Unfinished, Ceiling Tiles

**Countertops & Cabinets:**

**Cabinetry**  
Wood

**Windows: Window Type**

Double-hung, Thermal, Vinyl, Metal

**Garage Door: Type**

Up-and-Over

**Garage Door: Material**

Metal



## Limitations

General

**LIMITED VISIBILITY AND ACCESS**

Limited visibility due to personal belongings.

## Observations

## 9.1.1 Walls

**DAMAGED FIRE BARRIER**

Proper fire barrier is not present on the garage wall. Drywall seams are not properly taped, fire collars or caulk is not present at the utility protrusions and improper openings are present. Recommend repairs for safety purposes.

Recommendation

Contact a qualified professional.



## 9.3.1 Floors

**BUCKLED CARPET**

Maintenance or replacement recommended to all buckled carpet to eliminate trip hazards.

Recommendation

Contact a qualified professional.



9.7.1 Windows

**FAILED SEAL(S)**

GARAGE

Panes are fogged due to failed seals in the original metal frame windows.

Recommendation

Contact a qualified professional.





# 10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			X
10.2	Design Life	X			X

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

## Observations

### 10.1.1 Dishwasher

#### UNIT NOT CYCLED

KITCHEN

Dishwasher is in the process of being replaced; therefore, was not cycled.

Recommendation

Contact a handyman or DIY project

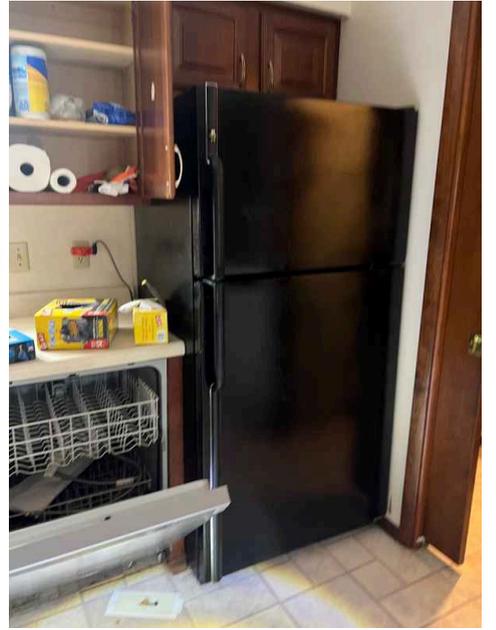


### 10.2.1 Design Life

#### BEYOND DESIGN LIFE

Appliances are beyond design life. Appliances were cycled and the operational at the time of inspection.





# 11: INSULATION AND VENTILATION

		IN	NI	NP	O
11.1	Attic Insulation	X			
11.2	Ventilation	X			
11.3	Exhaust Systems	X			X

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

## Information

### Dryer Power Source

220 Electric

### Dryer Vent

Metal (Flex)

### Exhaust Systems: Exhaust Fans

Fan with Light

### Attic Insulation: Insulation Type

Blown, Fiberglass, Batt, Cellulose



### Ventilation: Ventilation Type

Gable Vents, Soffit Vents, Whole House Fan



## Observations

### 11.3.1 Exhaust Systems

#### EXHAUST FAN - VIBRATION/NOISE

HALL BATHROOM

Excessive vibration and noise observed from exhaust fans. Recommend repair or replace.

Recommendation

Contact a handyman or DIY project





# 12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
12.1	Fireplaces, Woodburning Stoves & Inserts	X			
12.2	Chimney & Vent Systems	X			X

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

## Information

### Type

Masonry, Wood Burning

## Observations

### 12.2.1 Chimney & Vent Systems

#### LEVEL II INSPECTION

##### FIREPLACES

Highly recommend a Level II inspection be performed before using. Mortar is missing and deteriorated. 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.

**Built-in Appliances**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

**Insulation and Ventilation**

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

**Fireplaces and Fuel-Burning Appliances**

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