

# Inspection Report

## Original Modified Town Home

**Property Address:**  
Original Factory Building  
Atlanta GA 12345



Front Elevation

[Common Cents Home Inspection Services](#)

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**IRC Code Certified # 5188601**

**Georgia Association of Home Inspectors # 03012**

## Table of Contents

<u>Cover Page .....</u>	<u>1</u>
<u>Table of Contents .....</u>	<u>2</u>
<u>Intro Page .....</u>	<u>3</u>
<u>Summary .....</u>	<u>4</u>
<u>1 Exterior .....</u>	<u>15</u>
<u>2 Interior System .....</u>	<u>18</u>
<u>3 Appliance Description .....</u>	<u>19</u>
<u>4 Plumbing System .....</u>	<u>20</u>
<u>6 Cooling System .....</u>	<u>24</u>
<u>7 Heating System .....</u>	<u>26</u>

# Common Cents Inc, Home Inspection Services

<b>Date:</b> 8/5/2020	<b>Time:</b> 7:49:08 AM	<b>Report ID:</b> Town Home Modified Original
<b>Property:</b> Original Factory Building Atlanta GA 12345	<b>Customer:</b> Original Modified Town Home	<b>Real Estate Professional:</b>

## Glossary of Terms

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

**Inspected (IN):** Item, component, or unit was observed and if no other comments were made then it appeared to be functioning as intended.

**Safety Issues/Concerns (1):** A violation of regionally established safety standard and should be corrected prior to occupying the residence.

**Action Required (2):** Refers to an excessively worn, non-functioning, or missing component of a system. Generally, corrective action is required to assure proper functioning and improve system reliability. This may affect the length of useful life.

**Service - Repair ( General Comment)** Suggestions and observations are included. Items require attention. This may also include further evaluation by a licensed professional. This includes general comments concerning items or materials that could be beneficial for future home project planning.

*Common Cents Inc, Home Inspection Services Inc, reminds you, every property requires a certain amount of ongoing maintenance, such as, unclogging drains, servicing of furnaces, air conditioners, water heaters gutter maintenance etc. **This property will be no exception.** All systems in your home have a useful life. It is suggested that you budget for regular maintenance and repairs and any system where the aging process will require replacement. This process and budgeting should be established at the time of purchase. All items of concern should be discussed with your home inspector prior to closing.*

This home is new construction. Please review this report closely to determine if any item or component was not inspected due to incomplete work or no utilities. It is common that a new home can need painting or caulking again within the first 5 years due to normal shrinkage and new material. Settlement cracks found in homes usually occur within the first three years. Most builders give a one year warranty on materials and labor. For this reason, please consider another inspection within one year to get the most out of your warranty with your builder.

**In Attendance:**

Purchaser and their agent

**Type of building:**

Condominium, Single Family, Townhome

**Approximate age of building:**

82 Years - Conversion

**Style of Home:**

Conversion

**Utility Services::**

All utilities were on at the time of the inspection.

**Orientation:**

All reference to orientation such as left, right, front and rear are given as if a person is facing the house from the street.

**Climatic Conditions::**

Heavy Rain

**Ground/Soil surface condition:**

Active rain at the time of the inspection

**Rain in last 72 hours:**

Yes

# Summary

## 1. Exterior

### Safety Concerns

#### 1.0 Deck, Porches, Patios:

##### Safety Issue/Concern

The more than 7 feet privacy fence around the perimeter of the deck has substantial lateral movement on all sides. This creates an unsafe condition.

Further evaluation of the Railing post to the deck band indicates the attachment is secure by two nails.

The railing post closest to the wall are not secured.

It could not be determined if this is the responsibility of the Home Owners Association.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)

### Service Repair



# Common Cents Inc, Home Inspection Services

## 1.1 Exterior Entry Doors / Steps /Porch

### Service-Repair

Note: For added security it is recommended to have all door locks re keyed prior to occupancy.

## 1.4 Exterior Weather Sealants

### Service-Repair

Seal all dissimilar material.

The main difference between a caulk and a sealant is elasticity. Caulks are fairly rigid when dry, and are intended for use in areas with minimal expansion and contraction. Sealants are made from flexible material--most commonly silicone--making them ideal for areas prone to expansion and contraction.

Material to consider for sealing. Elastomeric caulk such a silicone, latex and/or acrylic for cracks less than 1/2 in width. Long lasting type is preferred. High temperature caulk around chimney and furnaces flues should be confirmed.

Spray foam for cracks from 1/2" to 3" (urathane or latex) . Verify application. Spray foam is not UV rated and requires addittional protection.



1.4 Item 1(Picture) Deck Outler



1.4 Item 2(Picture)

## 2. Interior System

### Service Repair

#### 2.4 Laundry

### Service-Repair

Electric dryer booster fan in place. Function not verified. Dryer booster fans help boost airflow through the dryer duct. ... A pressure switch senses pressure in the dryer duct run and allows power to flow to the fan. A current sensing relay senses electricity flowing to the dryer and as a result - it allows power to flow to the fan.

FUNCTION NOT VERIFIED - Unit is displaced.



2.4 Item 1(Picture)

### **3. Appliance Description**

#### **Action Items**

##### **3.5 Fire Extinguisher- Kitchen**

###### **Action Required**

No, recommended for permanent storage under the kitchen sink in a visible secured location.

### **4. Plumbing System**

#### **Action Items**

##### **4.5 Water Heater**

###### **Action Required**

Water heater has been removed due to a leak. Water damage to the flooring extends from the hall utility closet and hall.

Replacement and repairs are pending.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

**🏠 Service Repair**

**4.1 Water Pressure**

**Service-Repair**

unknown

# Common Cents Inc, Home Inspection Services

## 4.2 Water Meter

### Service-Repair

Central to building.

It could be beneficial to establish where the main shut off is located.

## 4.3 Main Water Shut-off Device (Location)

### Service-Repair

Central to building.

It could be beneficial to establish where the main shut off is located.

## 4.4 Gas Distribution

### Service-Repair

Gas meters are individual to the each unit. Right end of the building.



4.4 Item 1(Picture)

## 4.6 Toilet Bowl and tank operation

### Service-Repair

Master Bath,  
Half Bath

1.6 gpf (gallons per flush)

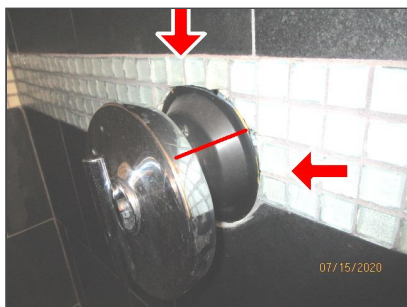
Note: Toilet bowl tank is loose- Half Bath

Note: Toilet is loose at the base. Master bath. The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. Seal toilet at base to prevent water intrusion from entering the floor line in the event of overflow.

## 4.8 Showers- Stalls

### Service-Repair

Seal edges and master bathroom shower diverter. Resecure the covering.



4.8 Item 1(Picture)

## 4.9 Bathtubs

### Service-Repair



# Common Cents Inc, Home Inspection Services

Hot water service not available.



4.9 Item 1(Picture)

## 6. Cooling System

### Service Repair

#### 6.1 Compressor Age

##### **Service-Repair**

12 to 16 years is average useful life for the compressor. Annual service and check at a minimum can improve the useful life of your equipment. 15 years

#### 6.2 Cooling and Air Handler Equipment

##### **Service-Repair**

The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause heat gain and energy loss and condensation.

Piping and fittings for refrigerant vapor (suction) lines shall be insulated with insulation having a thermal resistivity of at least R-4. (Armor Flex- trade name)



6.2 Item 1(Picture)

## **7. Heating System**

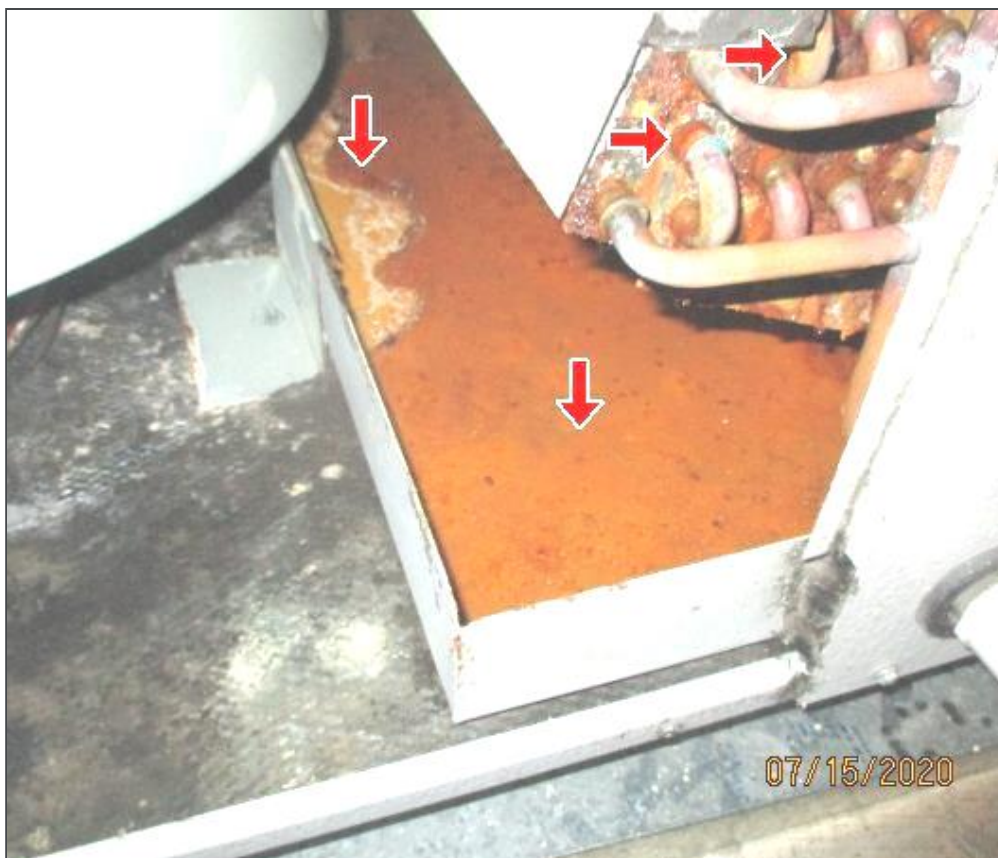
### **Action Items**

#### **7.0 Heating Equipment**

##### **Action Required**

- (1) FIRST COMPANY M# 36HB0B
- (2) Interior coil appears to be failing. Rusting may indicate the condensation discharge line is clogged.

Evaluation by a licensed HVAC technician is recommended.



7.0 Item 1(Picture) Drain Pan



7.0 Item 2(Picture)

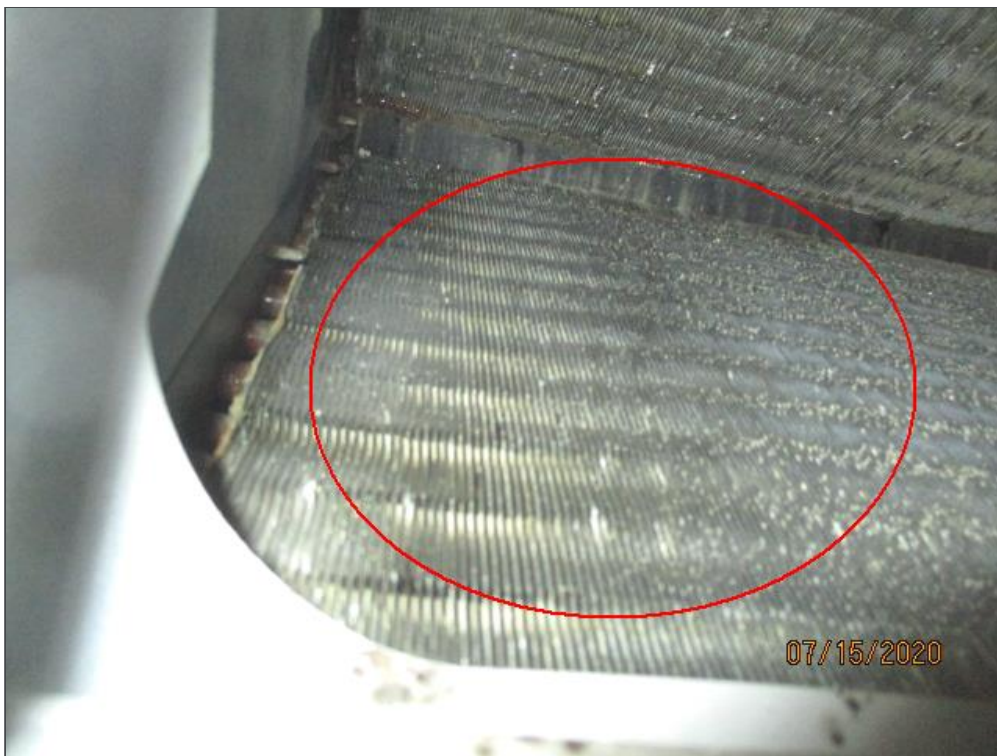
(3) Interior side of the coil is clogged more than 65% . This suggest that the unit has been operated at some point in the history without a filter.



Note: Given the location of the filter regular maintenance is difficult.



7.0 Item 3(Picture)



7.0 Item 4(Picture)

**🏠 Service Repair**

**7.2 Filtration**

## Common Cents Inc, Home Inspection Services

### Service-Repair

Filter is dirty and should be replaced soon. Filter is not sized. The filter wrack cover is in the area.

A better quality improves performance and quality of air cleaning. Good choices include a one inch pleated filter or larger media filter that provide more surface area. Look for filters with a higher micro particle performance rating.( 800 and up.)



7.2 Item 1(Picture)





7.2 Item 2(Picture) Filter Size



7.2 Item 3(Picture)

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Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Terry Roberts

**1. Exterior**

**SCOPE OF THE EXTERIOR INSPECTION**

- This inspection is visual only. Representative samples of exterior components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. The inspection should not be considered a guarantee or warranty of any kind.
- Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
- Common Cents Inc, Home Inspections, recommends that licensed exterior contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.



		IN	1	2	3
<b>1.0</b>	<b>Deck, Porches, Patios:</b>		●		
<b>1.1</b>	<b>Exterior Entry Doors / Steps /Porch</b>				●
<b>1.4</b>	<b>Exterior Weather Sealants</b>				●

**Styles & Materials**

**Foundation:**  
Concrete Slab  
Original

**Deck:**  
NO Selant applied for UV protection  
Does not meet minimum construction standards

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair

IN 1 2 3

**1.0** The more than 7 feet privacy fence around the perimeter of the deck has substantial lateral movement on all sides. This creates an unsafe condition.

Further evaluation of the Railing post to the deck band indicates the attachment is secure by two nails.

The railing post closest to the wall are not secured.

It could not be determined if this is the responsibility of the Home Owners Association.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)

**1.1** Note: For added security it is recommended to have all door locks re keyed prior to occupancy.

**1.4** Seal all dissimilar material.

The main difference between a caulk and a sealant is elasticity. Caulks are fairly rigid when dry, and are intended for use in areas with minimal expansion and contraction. Sealants are made from flexible material-- most commonly silicone--making them ideal for areas prone to expansion and contraction.

Material to consider for sealing. Elastomeric caulk such a silicone, latex and/or acrylic for cracks less than 1/2 in width. Long lasting type is preferred. High temperature caulk around chimney and furnaces flues should be confirmed.

Spray foam for cracks from 1/2" to 3" (urathane or latex) . Verify application. Spray foam is not UV rated and requires addittional protection.



1.4 Item 1(Picture) Deck Outler



1.4 Item 2(Picture)

## **LIMITATIONS ON THE EXTERIOR INSPECTION**


As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions.

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Pressure treated lumber is often used in the construction of decks, porches and other outdoor structures; it is also often used for the bottom plates of walls and sill plates of floor systems. The chemicals used to make pressure treated lumber have recently been changed; beginning January 1, 2004 chromated copper arsenate (CCA) went out of use as a lumber preservative treatment due to the suspected cancer risk the chemical poses. A variety of new chemicals have been introduced to replace CCA. Several of the new chemicals used to preserve lumber are highly corrosive and can cause significant damage to nails, other fasteners, and metal connectors commonly used to construct building and outdoor structures. Positive identification of the chemicals used to treat lumber and the corrosion preventative properties of nails, other fasteners and metal connectors used with such treated lumber is beyond the scope this inspection. All areas where preservative treated lumber.

## 2. Interior System



		IN	1	2	3	<b>Styles &amp; Materials</b>
<b>2.4</b>	<b>Laundry</b>				●	<b>Floor Surface:</b> Hardwood Ceramic Tile or similar material <b>Interior Doors:</b> Hollow core <b>Wall Covering:</b> Wall Paper Plaster Drywall
IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair		<b>IN</b>	<b>1</b>	<b>2</b>	<b>3</b>	

 **2.4** Electric dryer booster fan in place. Function not verified. Dryer booster fans help boost airflow through the dryer duct. ... A pressure switch senses pressure in the dryer duct run and allows power to flow to the fan. A current sensing relay senses electricity flowing to the dryer and as a result - it allows power to flow to the fan.

FUNCTION NOT VERIFIED - Unit is displaced.



2.4 Item 1(Picture)



### 3. Appliance Description



	IN	1	2	3
<b>3.5 Fire Extinguisher- Kitchen</b>			●	

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Preventative / Comment

**IN 1 2 3** Styles & Materials

**Appliance**

**Disposal:**  
Disposal Functioning

**Kitchen Exhaust:**  
RE-CIRCULATE

**Range/Oven:**  
Drop In Unit

**Dishwasher:**  
Aged Appliance

**Microwave:**  
Built In

**Door Bell:**  
No

**3.5** No, recommended for permanent storage under the kitchen sink in a visible secured location.

**LIMITATIONS ON THE APPLIANCE INSPECTION** As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- Only accessible smoke detectors will be tested. It should be understood that testing smoke detectors by pressing the test button only proves the alarm will work, it does not prove the detector will actually detect smoke as intended. It is recommended that all smoke detectors be replaced every ten years or as the manufacture suggest.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

## 4. Plumbing System

**SCOPE OF THE PLUMBING INSPECTION**

- All plumbing components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
- This inspection is visual only. Representative samples of plumbing components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of plumbing components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
- Not all code related issues can or will be disclosed in this report. If a plumbing code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
- Common CENTS Inc Home Inspection Services recommends that licensed plumbing contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.




		IN	1	2	3	
<b>4.1</b>	<b>Water Pressure</b>				●	<b>Water Heater</b>
<b>4.2</b>	<b>Water Meter</b>				●	<b>Location:</b> Washer Dryer Room
<b>4.3</b>	<b>Main Water Shut-off Device (Location)</b>				●	<b>Plumbing Water</b>
<b>4.4</b>	<b>Gas Distribution</b>				●	<b>Distribution</b> <b>(inside home):</b> Copper
<b>4.5</b>	<b>Water Heater</b>			●		<b>Water Source:</b> Municipal Service
<b>4.6</b>	<b>Toilet Bowl and tank operation</b>				●	<b>Plumbing Waste</b>
<b>4.8</b>	<b>Showers- Stalls</b>				●	<b>Material:</b> PVC Cast iron
<b>4.9</b>	<b>Bathtubs</b>				●	<b>Water Heating</b>

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair

**IN 1 2 3**  
**Water Heating**  
**Source:**  
 Gas  
**Water Heater**  
**Capacity:**  
 Unknown  
**Kitchen Sink:**  
 Double Bowl

## Common Cents Inc, Home Inspection Services


 **4.1** unknown

 **4.2** Central to building.

It could be beneficial to establish where the main shut off is located.

 **4.3** Central to building.

It could be beneficial to establish where the main shut off is located.

 **4.4** Gas meters are individual to the each unit. Right end of the building.



4.4 Item 1(Picture)

## Common Cents Inc, Home Inspection Services

4.5 Water heater has been removed due to a leak. Water damage to the flooring extends from the hall utility closet and hall.

Replacement and repairs are pending.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

# Common Cents Inc, Home Inspection Services

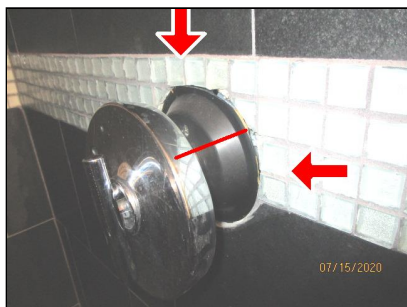
## 4.6 Master Bath, Half Bath

1.6 gpf (gallons per flush)

Note: Toilet bowl tank is loose- Half Bath

Note: Toilet is loose at the base. Master bath. The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. Seal toilet at base to prevent water intrusion from entering the floor line in the event of overflow.

## 4.8 Seal edges and master bathroom shower diverter. Resecure the covering.



4.8 Item 1(Picture)

## 4.9 Hot water service not available.



4.9 Item 1(Picture)

### LIMITATIONS ON THE PLUMBING INSPECTION

Comments: **It is possible that latent plumbing defects could exist that may not be readily apparent during this inspection. Some defects could only become apparent during normal (daily) use where some/all of the plumbing system is used in its designed capacity. This normally occurs during consistent maximum occupancy.**

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surfaces are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Shutoff Valves: Valves that are not used on a regular basis by the building owner are not operated during the inspection because they can break, leak or fail to reopen after being operated. If you want to verify their proper operation prior to closing, you should have the building owner, or a licensed plumber operate the valves to insure they are leak free, and they fully cycle to both the open and close positions.
- Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection.



## 6. Cooling System

### THE SCOPE OF THE COOLING INSPECTION

- All cooling components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
- This inspection is visual only. Representative samples of cooling components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated.

**Special Note: The cooling supply adequacy or distribution and balance are not inspected.** The inspection should not be considered a guarantee or warranty of any kind.

• Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.

• Common Cents Home Inspections, Inc recommends that **licensed cooling contractors** complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.



		IN	1	2	3
<b>6.1</b>	<b>Compressor Age</b>				●
<b>6.2</b>	<b>Cooling and Air Handler Equipment</b>				●

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair

### IN 1 2 3 Styles & Materials

**System:**

Electric - 240 Volt  
Power Supply

**Cooling**

**Equipment Type:**

Compressor Cycle  
R-22 , No longer  
being  
manufactured.

**Number of AC**

**Only Units:**

One

## Common Cents Inc, Home Inspection Services

🏠 **6.1** 12 to 16 years is average useful life for the compressor. Annual service and check at a minimum can improve the useful life of your equipment. 15 years

🏠 **6.2** The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause heat gain and energy loss and condensation. Piping and fittings for refrigerant vapor (suction) lines shall be insulated with insulation having a thermal resistivity of at least R-4. (Armor Flex- trade name)



6.2 Item 1(Picture)

## 7. Heating System

**SCOPE OF THE STRUCTURAL INSPECTION**

- All structural components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
- This inspection is visual only. Representative samples of structural components are viewed in areas that are **accessible** at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
- Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
- Common Cents Inc, Home Inspections recommends that **licensed structural contractors** complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.



		IN	1	2	3	<b>Styles &amp; Materials</b>
<b>7.0</b>	<b>Heating Equipment</b>			●		<b>Equipment</b>
<b>7.2</b>	<b>Filtration</b>				●	<b>Location(s):</b> Elevated area
						<b>Heating Type:</b> Forced Air
						<b>Number of Heat Systems (excluding wood):</b> One
						<b>Thermostat-Controllers:</b> Nest Controller

IN= Inspected, 1= Safety Issue/Concern, 2= Action Required, 3= Service-Repair

## Common Cents Inc, Home Inspection Services

7.0 (1) FIRST COMPANY M# 36HB0B

(2) Interior coil appears to be failing. Rusting may indicate the condensation discharge line is clogged.

Evaluation by a licensed HVAC technician is recommended.



7.0 Item 1(Picture) Drain Pan



7.0 Item 2(Picture)



## Common Cents Inc, Home Inspection Services

(3) Interior side of the coil is clogged more than 65% . This suggest that the unit has been operated at some point in the history without a filter.

Note: Given the location of the filter regular maintenance is difficult.



7.0 Item 3(Picture)



7.0 Item 4(Picture)



## Common Cents Inc, Home Inspection Services

 **7.2** Filter is dirty and should be replaced soon. Filter is not sized. The filter wrack cover is in the area.

A better quality improves performance and quality of air cleaning. Good choices include a one inch pleated filter or larger media filter that provide more surface area. Look for filters with a higher micro particle performance rating. ( 800 and up.)



7.2 Item 1(Picture)



7.2 Item 2(Picture) Filter Size



7.2 Item 3(Picture)

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**LIMITATIONS ON THE HEATING INSPECTION**

Comments: As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interiors of flues or chimneys, which are not readily accessible, are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.