

# RITE-WAY INSPECTION SERVICES



The Most Qualified & Experienced Inspector In Town

Commercial & Residential Inspections  
Since 1976

## INVESTOR INSPECTIONS

This inspection covers only the following items related to Health, Life & Safety

### ELECTRICAL:

- Main & sub panel wiring
- Accessible wall outlets & switches
- Test for lack of ground, reverse polarity and any unsafe wiring that our circuit tester is able to reveal
- Check for proper GFCI function & placement.
- Check for sub-standard aluminum wiring, faulty breakers and double lugging
- Overhead power line conformance
- Check for smoke alarms and their proper operation & placement
- Check for proper carbon monoxide protection.

### PLUMBING:

- Report on any gas leaks at the meter or any gas operated appliances
- Water heater safety items:
  - TPR valve
  - Exhaust flue piping
  - Safety Strapping
- Hot/cold reversals at fixtures
- Leaking/broken sewer pipes (where accessible)
- Make sure that gas appliances have been safely converted to LP (where applicable)
- Report on any visible sewer/drain line leaks under the home (when applicable)

### FIRE SAFETY:

- Fire wall and ceiling separations where required
- Report on fire safety doors between the house and garage and their self closing operation

### MISCELLANEOUS:

- Check for handrail and step safety, and proper riser and spacing distances for stairs
- Check for anti-tip out devices for gas ranges
- Report on any moisture related conditions that could produce mold
- Report on acoustical ceilings that may have asbestos
- Report on creosote build-up in fireplace flues
- Report on the proper installation of gas fireplaces and proper flue venting
- Report on any unsafe gas furnaces or unsafe installation
- Report on any rodent activity within the structure of the home that could create an unhealthy environment
- Report on any untemperd glass where it is required
- Report on the proper operation of garage doors and their auto reverse function

### POOL/SPA:

- Alarms, fencing & self-closing gates per existing safety regulations
- Spa covers
- Suction device (anti-hair entanglement) safety requirement
- Electrical bonding/grounding of equipment to prevent shock hazards
- Proper GFCI outlet function
- Tripping concerns on decking surrounding pool, and diving board & attachment safety