

**Attic Limitations**

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Bathroom Limitations**

The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, radiant flooring. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. Determination of proper flow out of faucets, tubs, showers is up to the sole discretion of the inspector and is not a determination of the client's personal taste or needs. The inspector is not liable for determining if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances. Areas and components obscured by household items are excluded from this inspection.

**Crawlspace Limitations**

The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

**Electric Limitations**

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors; general accent or strung lighting as these items typically leave with the homeowner upon move out, landscape lighting, and lighting that may be on timers or sensors that need to be manually adjusted that is out of a position greater than arm's reach. Any comments made regarding these items are as a courtesy only. The inspector does not determine the future capacity of the system based on the client's future needs. Any comments regarding this are a courtesy only based on the inspector's judgement. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector attempts to evaluate readily accessible switches and receptacles. Fixtures with burnt bulbs may not respond to switch operation. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt 3 prong configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels can sometimes be concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. Any repairs recommended should be made by a licensed electrician. Older wiring pre-dating modern pvc plasticized sheathed Romex is not evaluated as a majority of these systems lie within walls or beneath insulation in the attic. Older homes typically have older wiring and may need upgrading.

**Exterior Limitations**

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Integrity and moisture content of framing, sheathing, and older exterior finishes that have been encapsulated by finished coverings are not visible and beyond the scope of this inspection. The lack of proper installation techniques resulting in water entrapment within walls and subsequent damages such as rot, microbial growth, wdo, and structural damage are not inspected. Determining proper installation techniques requires destructive testing not permitted during a limited visual inspection.

**Fireplace Limitations**

The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Foundation Limitations**

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation.

**Grounds Limitations**

The following items and any related equipment are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks, boatlifts, and boathouses; retractable awnings. Structural, geological soil, wave action or hydrological stability, soil and earth measurements and stability, landslide, hydrologic measurements or activity, landslide, survey, engineer analysis, architectural,

seismic safety, code and zoning items, underground utilities, sinkhole, and flood plain activity. Any comments made regarding these items are as a courtesy to the client only.

#### **HVAC Limitations**

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit. Inspector does not determine continuity or performance of condensate drainage systems or devices or overflow protection devices. Inspector attempts to determine the btu capacity of units per manufacturer labels, however, in some instances, these capacities are not readily available and involve calls to manufacturers or specific trade knowledge. Any comments relating to these items are offered as a courtesy only. In instances where the manufacture date is not readily listed on the label, the inspection company utilizes a 3rd party website, Building Intelligence Center, to decode the age of components by their serial number. In some rare instances, this information has been found to be incorrect. The inspector's estimated age is just that, an estimate, based on information available to us. Client should follow up with selling party for any disclosures as to the age of components. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Client should have the HVAC system fully serviced at their expense during their inspection contingency period to determine if greater issues such as refrigerant leaks, worn out capacitors or fan motors, relays, pumps, etc exist. The inspection tests basic functionality only.

#### **Interior Limitations**

The following items are not included in this inspection: security, intercom and sound systems; communications wiring and equipment, cable/fiber optic wiring and equipment, central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, seam joints, scuff marks, dents, dings, stains, cracks, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; pet stains or pet odors of any kind, deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The inspector does not note adjustment issues such as out of track closet doors, loose door hardware, or missing components. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

#### **Kitchen Limitations**

The following items are not included in this inspection: household appliances such as griddles, broilers, trash compactors, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls in this report. Inspector does not test every feature of appliances. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection. Areas and components obscured by household items are excluded from this inspection. Kitchen ranges now come with anti-tip brackets but are never installed. Client should determine if an anti-tip bracket is warranted for their use/occupancy.

#### **Plumbing Limitations**

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks. Landscaping sprinkler systems are tested only for visible areas and included as a courtesy only. Underground pipes, drip irrigation, microspray irrigation, or any areas that cannot be readily visibly inspected are not included in this test.

#### **Pool Limitations**

The following items are not included in this inspection: swimming pool bodies; equipment on timers, remote controls or sensors; underground or concealed piping; motorized covers; waterfalls and related equipment; Ozone generators; ultraviolet light systems; filter backflushing mechanisms, evaluation of solar heating systems, chlorine generators. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level.

#### **Roof Limitations**

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life of the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur at any point in the future past the date of inspection. The inspector does not provide ages of roofs or roofing components. The inspector does not issue 'passing' or 'failing' grades of the roof surface as it relates to the actual inspection. Regarding the roof drainage system, the inspector is unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

**Water Heater Limitations**

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit. In instances where the manufacture date is not readily listed on the label, the inspection company utilizes a 3rd party website, Building Intelligence Center, to decode the age of components by their serial number. In some rare instances, this information has been found to be incorrect. The inspector's estimated age is just that, an estimate, based on information available to us.