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FULL HOME INSPECTION

1234 Main St.
Miami Florida 33183

Buyer Name
01/30/2019 9:00AM

Inspector
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1: INSPECTION DETAILS

Information

In Attendance
Client, Listing Agent

Occupancy
Vacant

Temperature (approximate)
70 Fahrenheit (F)

Weather Conditions
Cloudy

Type of Building
Single Family

General Introduction

Introduction: The following numbered and attached pages are your home inspection report. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of FABI. The Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available prior to, during and after the inspection and it is part of the report.

Pre-Closing Walk Thru
Final walk-through inspections are typically performed shortly before closing and are to be accomplished by the prospective buyer to confirm acceptable and unaltered condition of the property and should include retesting all appliances and fixtures. Very often these inspections are performed after some time has passed after your home inspection.

If the home was furnished at the time of inspection numerous counter, under sink, closet, window, wall, floor, and/or ceiling surfaces may be obscured by personal effects, window coverings, rugs, carpets, collectibles, furniture and other items, limiting the inspection of some areas. We highly recommend once the seller has all

possessions out of the home the client completes a full walk through for a final inspection before close of escrow Particular attention should be payed to areas that were concealed during your inspection. Be sure to bring a flashlight to your walk-through to check under the sinks and other dimly lit areas to include viewing all ceiling/wall areas for staining.

It is recommended that all such work be documented by work orders, invoices, or receipts from the individuals or companies which performed the work as well as by copies of all signed off building permits and lien releases from contractors and their employees,other workers, and material suppliers.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Inside & Out Property Inspectors, Inc recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

Your Inspector may bring: to your attention and discuss certain Recommended Upgrades of original and functioning installations and assemblies of Systems and Components that you may wish to consider implementing as part of upgrading your home. These Recommended Upgrades may exceed some of the building and construction standards that applied at the time of the original construction of the home. The differences between any such original building and construction standards and current standards do not constitute "deficiencies" in the subject property. Recommended Upgrades should be performed only by Qualified parties in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.

We recommend that client check with the Building and Planning Department to see if there are any "open" or previous permits on a property they are considering purchasing. An "open" permit could prevent another permit from being issued for the property and there could be some outstanding issues that need to be addressed. We will provide permits and a BuildFax Report when available in the report.

Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice."

Use of photos and video: Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

Thermal Scans: Infrared/Thermal cameras or other specialty equipment may be used just like any other tool in our tool bag for portions of the inspection process as determined by the inspector in his sole discretion and is always a "limited scan" as part of a home inspection and not to be construed as a thermal scan of entire home and it's contents. Additional services are available at additional costs and would be supplemented by additional agreement/addendum.

What really matters in a home inspection: The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			
2.3	Ventilation	X			
2.4	Flashings	X			
2.5	Eaves, Soffits & Fascia	X			X
2.6	Skylights, Chimneys & Other Roof Penetrations			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Roof

Roof Type/Style
Non-Hip, Flat

Coverings: Roof Permit Application Date
12/15/1995

Coverings: Roof Permit Number
1996027714

Roof Drainage Systems: Gutter Material
Aluminum

Ventilation: Ventilation Type
Soffit Vents

Flashings: Material
Metal

Coverings: Material
Asphalt Shingle, Rolled Roofing

Limitations

Deficiencies

2.1.1 Coverings

Recommendation

REPLACEMENT RECOMMENDED

Roof is damaged and deteriorated; replacement recommended. Roof is 24 years old, shingles are deteriorating, leaks observed, improper patching, and flat roof seems to have been replaced without a permit.

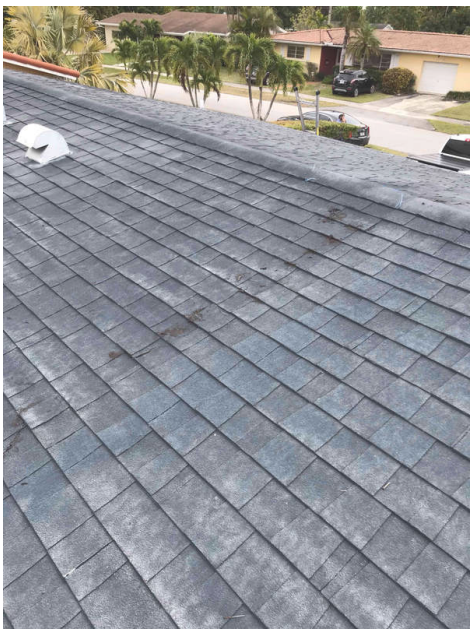
Recommendation

Contact a qualified roofing professional.

Estimated Cost
$10,000









2.5.1 Eaves, Soffits & Fascia

Recommendation

EAVES - DAMAGED

One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified general contractor.

2.5.2 Eaves, Soffits & Fascia

Recommendation

FASCIA - DAMAGED

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified general contractor.

Estimated Cost

$400 - $900

3: EXTERIOR

		IN	NI	NP	D
3.1	Exterior Doors	X			
3.2	Siding, Flashing & Trim	X			X
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			
3.6	Fences	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Exterior Doors: Type Of Door
Metal

Siding, Flashing & Trim: Siding Material
Stucco

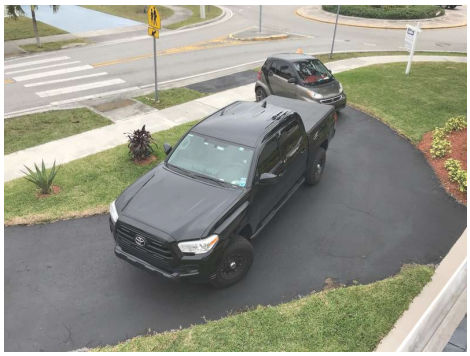
Siding, Flashing & Trim: Siding Style
Plaster

Decks, Balconies, Porches & Steps: Appurtenance
Screen Enclosure

Decks, Balconies, Porches & Steps: Material
Metal

Fences: Fence Construction
Metal, Wood

Walkways, Patios & Driveways: Driveway Material
Asphalt



Deficiencies

3.2.1 Siding, Flashing & Trim

Recommendation

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Contact a qualified general contractor.

3.4.1 Decks, Balconies, Porches & Steps

Recommendation

SCREEN ENCLOSURE

Screen enclosure is damaged; repairs/replacement recommended.

Recommendation

Contact a qualified professional.

Estimated Cost

$10 - $200

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			
4.2	Basements & Crawlspaces			X	
4.3	Floor Structure	X			
4.4	Wall Structure	X			X
4.5	Wood Destroying Organisms	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Visual

Foundation: Material
Slab on Grade

Floor Structure: Crawlspace
Not Present

Floor Structure: Floor Material
Concrete

Floor Structure: Sub-floor
Inaccessible, Plywood

Wall Structure: Wall Construction
Masonry, Wood

Wood Destroying Organisms: Evidence Observed
Wood Damage, Pellets

Wood Destroying Organisms: Location
Attic, Exterior

Limitations

Deficiencies

4.4.1 Wall Structure

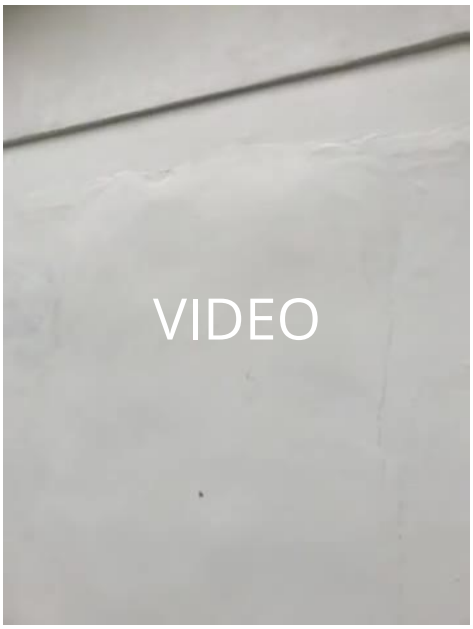
Recommendation

IMPROPER CONSTRUCTION

Exterior door on right elevation was closed using wood frame and not concrete. Also, patchwork observed was sub-par.

Recommendation

Contact a qualified general contractor.



4.5.1 Wood Destroying Organisms

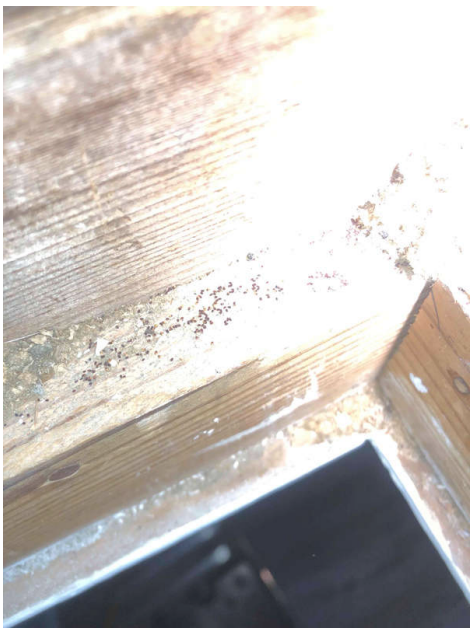
Recommendation

VISIBLE EVIDENCE

Wood destroying organisms evidence observed at the property. Treatment is recommended.

Recommendation

Contact a qualified pest control specialist.



5: HEATING

		IN	NI	NP	D
5.1	Vents, Flues & Chimneys			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Limitations

6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			X
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Air Handler Age
2005

Cooling Equipment: Air Handler Size
4 Ton

Cooling Equipment: Condensate Drainage
Exterior

Cooling Equipment: Condenser Age
2011

Cooling Equipment: Condenser Size
4 Ton

Distribution System: Configuration
Central

Cooling Equipment: **Brand**
Rheem



Deficiencies

6.1.1 Cooling Equipment

Recommendation

INSULATION MISSING OR DAMAGED

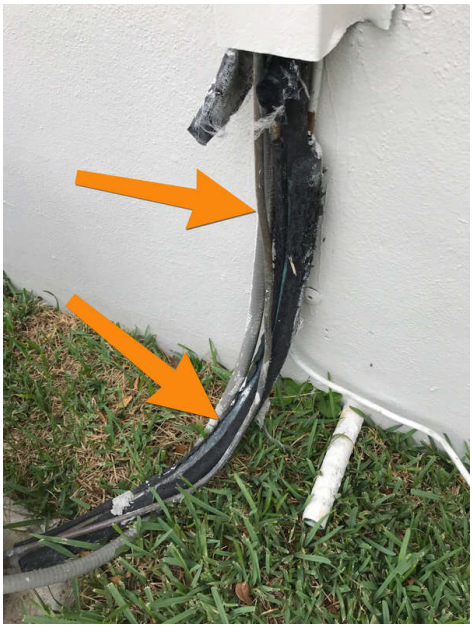
Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

$10 - $200



6.1.2 Cooling Equipment

Recommendation

UNIT PAST LIFE EXPECTANCY; REPLACEMENT ANTICIPATED

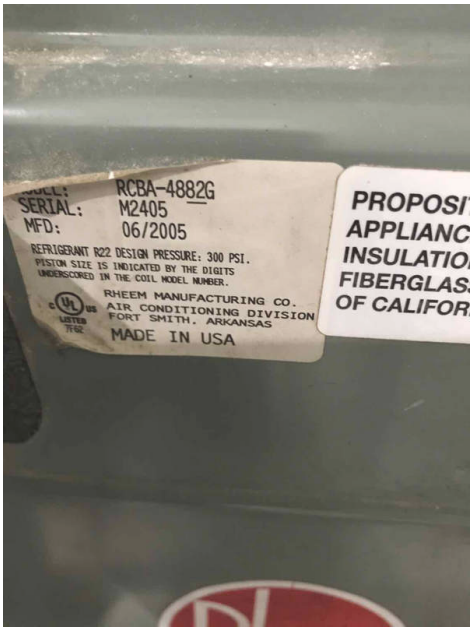
Unit has exceeded it's life expectancy and replacement should be anticipated.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

$2,000 - $2,500



7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			X
7.3	Water Supply, Distribution Systems & Fixtures	X			X
7.4	Hot Water Systems, Controls, Flues & Vents	X			X
7.5	Fuel Storage & Distribution Systems		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
At Meter

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Hot Water Systems, Controls, Flues & Vents: Age Of Water Heater
2001 Year

Drain, Waste, & Vent Systems: Material
Cast Iron

It is recommended that all properties with cast iron have a sewer scope inspection performed by a plumber.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Kenmore

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Limitations

Deficiencies

7.2.1 Drain, Waste, & Vent Systems

Recommendation

REPLACEMENT RECOMMENDED

Upon using sewer camera to inspect drain lines, the inspector observed damaged pipes; replacement recommended. Please see video attached separately to this report.

Recommendation

Contact a qualified plumbing contractor.

7.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

IMPROPER INSTALLATION

Distribution pipes were installed in a sub-standard way. Recommend a qualified plumber evaluate and properly fit and install pipes.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

$400 - $800

7.3.2 Water Supply, Distribution Systems & Fixtures

Recommendation

POOR WATER PRESSURE

Property has poor water pressure. A licensed plumber is recommended for further evaluation.

Recommendation

Contact a qualified plumbing contractor.

7.3.3 Water Supply, Distribution Systems & Fixtures

Recommendation

NO WATER PRESSURE

Faucet located on front elevation has no water pressure.

Recommendation

Contact a qualified plumbing contractor.

7.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NO HOT WATER

There was no hot water at the time of inspection. Water heater must be evaluated by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			X
8.4	Lighting Fixtures, Switches & Receptacles	X			
8.5	GFCI & AFCI	X			
8.6	Smoke Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Interior

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
150 AMP

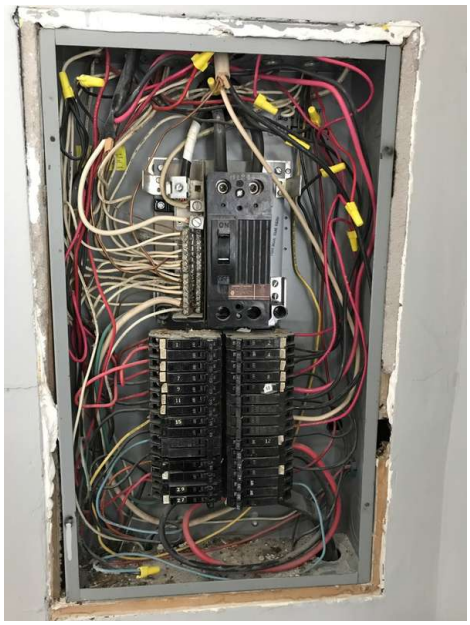
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Not Present

Branch Wiring Circuits, Breakers & Fuses: Branch Wire
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

Deficiencies

8.3.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation

IMPROPER WIRING

Wires not installed up to code. A licensed electrician needs to be hired in order to make proper repairs.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

$100 - $200


8.6.1 Smoke Detectors

Recommendation

NOT PRESENT

Smoke detectors are not present.

Recommendation

Contact a qualified fire suppression contractor.

Estimated Cost

$10 - $200

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation	X			
9.2	Attic Entry	X			
9.3	Roof Deck	X			
9.4	Roof Framing	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attic Insulation: Insulation Type
Cellulose

Attic Insulation: R-value
11

Attic Entry: Location
Bedroom

Roof Deck: Material
Plywood

Roof Framing: Material
Wood Trusses

Limitations

General

LIMITED ACCESS

Every area of the attic was not inspected due to obstruction from a low rise, insulation, air ducts, etc.




10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			X
10.6	Steps, Stairways & Railings			X	
10.7	Baseboards	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Type
Sliders

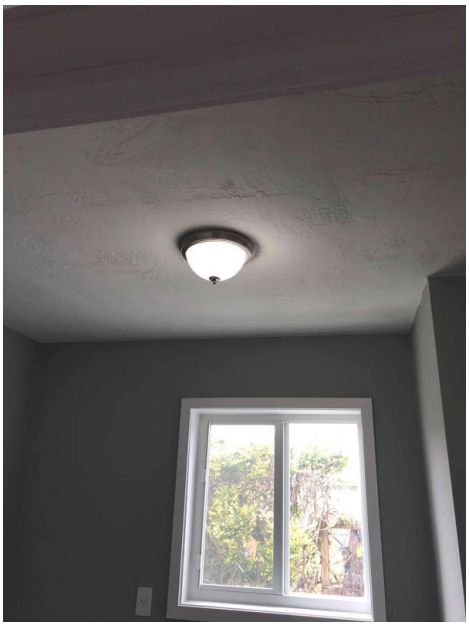
Floors: Floor Coverings
Wood Laminate

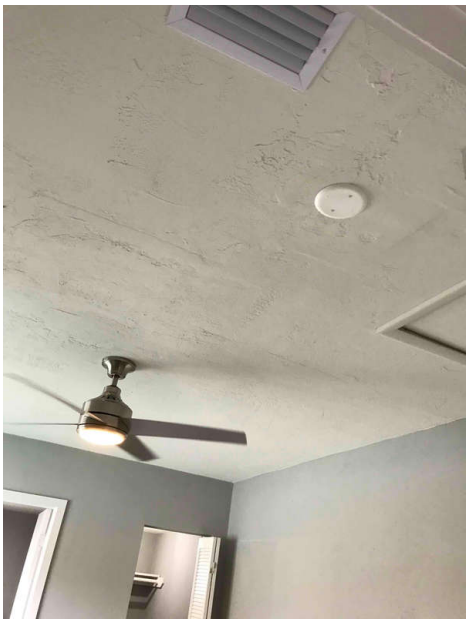
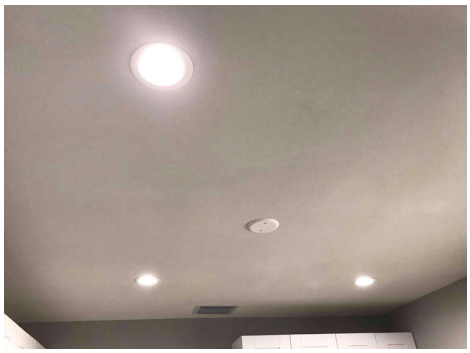
Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

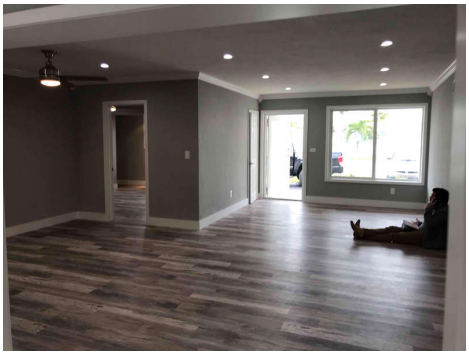
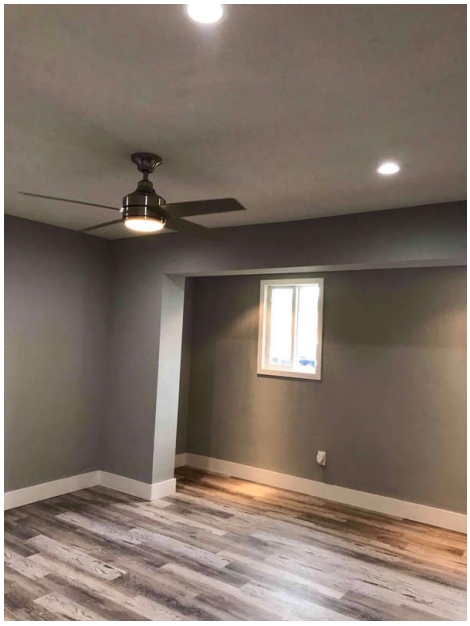
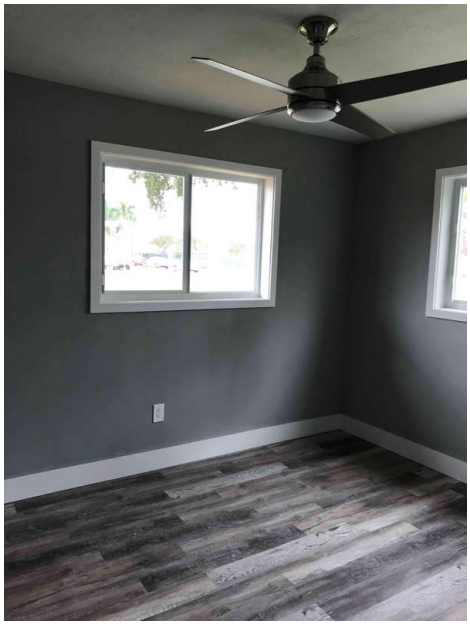
Baseboards: Material
Wood

Interior Photos





Limitations

Deficiencies

10.5.1 Ceilings

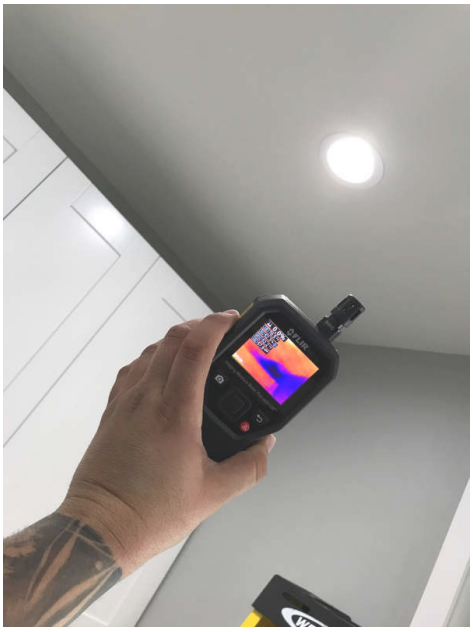
Recommendation

RECENT ROOF LEAK DAMAGE

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.

Recommendation

Contact a qualified roofing professional.



11: KITCHEN

		IN	NI	NP	D
11.1	Countertops & Cabinets	X			
11.2	Sink	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Countertops & Cabinets:
Countertop Material
Granite

Countertops & Cabinets: Cabinetry
Laminate, Wood

12: BUILT-IN APPLIANCES

		IN	NI	NP	D
12.1	Dishwasher			X	
12.2	Refrigerator	X			
12.3	Range/Oven/Cooktop	X			
12.4	Garbage Disposal			X	
12.5	Built-in Microwave	X			
12.6	Dryer	X			X
12.7	Washer			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Range/Oven/Cooktop: Exhaust Hood Type
None

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

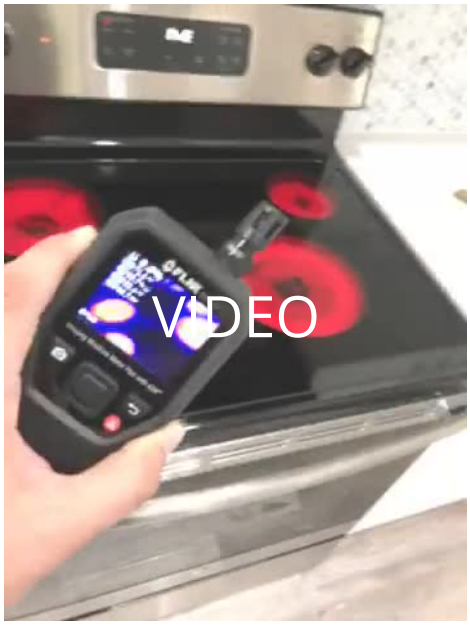
Dryer: Brand
None

Refrigerator: **Brand**

GE

Range/Oven/Cooktop: **Range/Oven Brand**

GE



Built-in Microwave: **Brand**
GE

Limitations

Deficiencies

12.6.1 Dryer

Recommendation

VENT IS DAMAGED

Observed damaged dryer vent. Dryer must properly vent in order to avoid a fire.

Recommendation

Contact a qualified appliance repair professional.

Estimated Cost

$10 - $100

13: BATHROOM 1

		IN	NI	NP	D
13.1	Toilet	X			
13.2	Bathtub			X	
13.3	Shower	X			
13.4	GFCI & AFCI	X			
13.5	Lighting Fixtures, Switches & Receptacles	X			
13.6	Sink	X			
13.7	Towel/Soap/Toilet Paper Holder	X			
13.8	Ventilator			X	
13.9	General	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Sink : Sink Type
Single Vanity

General : Bathroom 1

Limitations

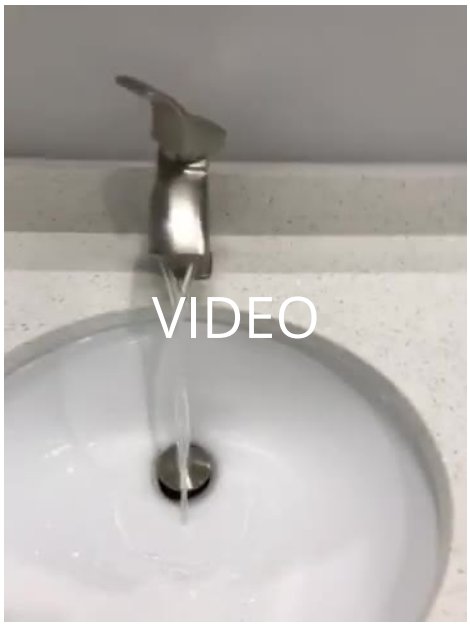
14: BATHROOM 2

		IN	NI	NP	D
14.1	General	X			
14.2	Toilet	X			
14.3	Bathtub			X	
14.4	Shower	X			
14.5	GFCI & AFCI	X			
14.6	Lighting Fixtures, Switches & Receptacles	X			
14.7	Sink	X			
14.8	Towel/Soap/Toilet Paper Holder	X			
14.9	Ventilator			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: **Bathroom 2**



Sink : Sink Type
Single Vanity

Limitations

15: BATHROOM 3

		IN	NI	NP	D
15.1	General	X			
15.2	Toilet	X			
15.3	Bathtub			X	
15.4	Shower	X			
15.5	GFCI & AFCI	X			
15.6	Lighting Fixtures, Switches & Receptacles	X			
15.7	Sink	X			
15.8	Towel/Soap/Toilet Paper Holder	X			
15.9	Ventilator	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: **Bathroom 3**

Sink : Sink Type
Single Vanity


Limitations

16: POOL/SPA

		IN	NI	NP	D
16.1	Installed Equipment	X			X
16.2	Interior Finish	X			
16.3	Pool Deck	X			
16.4	Pool Light	X			
16.5	Type Of Barrier			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type
In Ground

Interior Finish: Type
Aggregate

Pool Deck: Pool Deck Type
Concrete

Pool Light : Type
Halogen

Installed Equipment: **Equipment Installed**
Pump, Filter

Limitations

Deficiencies

16.1.1 Installed Equipment

Recommendation

IMPROPER ELECTRICAL CONNECTIONS

Pool equipment electrical connections are not up to code and must be brought up to standard.

Recommendation

Contact a qualified professional.

Estimated Cost

$100 - $200

16.1.2 Installed Equipment

Safety Hazard

NOT BONDED

Pool is not bonded.

Recommendation

Contact a qualified Swimming Pool Contractor

16.1.3 Installed Equipment

Recommendation

DAMAGED TIMER

Pool equipment timer box is damaged and replacement is recommended.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

$100 - $200

STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

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 con rm the operation of every control and feature of an inspected appliance.

Pool/Spa
Pools and spas may leak. This may become apparent from secondary evidence during our inspection, but the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geophone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the pool or spa does not leak, request to review the water bills fora twelve month period, or obtain comprehensive insurance to cover such an eventuality. However, there are other equally significant issues regarding pools and spas, and particularly those having to do with electricity.Electrical standards governing pools and spas vary, and have changed significantly through time. Regardless, because of the dangers inherent in the proximity of water to electricity, we recommend that all metal equipment in the vicinity of the pool or spa, including fences and post straps, be bonded and that pool and spa lights should not be used unless they are confirmed to have ground fault protection. Pool and spa enclosures are an equally important safety feature that are not necessarily uniform. However, we recommend that any pool or spa property should have a fifty four inch enclosure, measured on the side facing away from the water, and that all access gates should self close and include a latch at fifty four inches. Ideally, all such gates should open away from the pool or spa so that a child cannot simply push them open if they should happen to be unlatched.However, standards in some regions are even more stringent, and require that the doors on residences be equipped with an automatic alarm. Nevertheless, it would be prudent for you to review the pool safety regulations in this community,and to conform to that standard or to whatever personal standard suits your needs.