



TRUVIEW INSPECTIONS

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<http://truviewinspections.com/>



FULL HOME INSPECTION

1234 Main St.
Miami Florida 33183

Buyer Name

02/17/2019 9:00AM



Inspector
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Agent

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1: INSPECTION DETAILS

Information

In Attendance
Listing Agent, Client's Agent, Client

Occupancy
Furnished

Temperature (approximate)
89 Fahrenheit (F)

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 paid 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.

Weather Conditions

Hot

Limitations

General

FURNISHED HOME

The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector(s) do not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you or the inspector inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact our office immediately if any adverse conditions are observed that were not commented on in your inspection report. We will be happy to assist you if needed.

2: ROOF

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

Flat

Coverings: Material

Rolled Roofing



Coverings: Roof Permit Application Date

12/22/2016

Coverings: Roof Permit Number

BD14-011815-006-BR001

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material
Metal

Limitations

3: EXTERIOR

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

IN = Inspected

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NP = Not Present

D = Deficiencies

Information

Exterior Doors: Type Of Door

Metal, Sliding

Siding, Flashing & Trim: Siding Material

Stucco

Siding, Flashing & Trim: Siding Style

Plaster

Walkways, Patios & Driveways: Driveway Material

Pavers



Decks, Balconies, Porches & Steps: Appurtenance

Balcony

Decks, Balconies, Porches & Steps: Material

Concrete

Fences: Fence Construction

Metal, Wood

Deficiencies

3.1.1 Exterior Doors

DOOR LATCH ALIGNMENT

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Recommendation
Contact a qualified handyman.



3.1.2 Exterior Doors
DAMAGED EXTERIOR DOORS

Scratches, excess paint, dents, etc observed on exterior doors.

Recommendation
Contact a qualified professional.

 Recommendation





3.1.3 Exterior Doors

NOT PAINTED

Garage side access door is not painted.

Recommendation
Contact a qualified painter.

Recommendation



3.2.1 Siding, Flashing & Trim

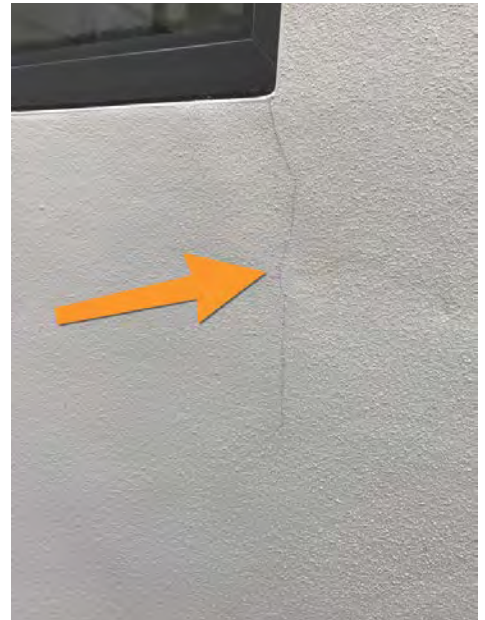
CRACKING - MINOR

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

Recommendation

Contact a qualified general contractor.



3.2.2 Siding, Flashing & Trim



Recommendation

MILDEW/ALGAE

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation

Contact a qualified environmental contractor



Left Elevation

3.2.3 Siding, Flashing & Trim



Recommendation

WARPING/BUCKLING

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards too tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified general contractor.



Front Elevation

3.2.4 Siding, Flashing & Trim

DAMAGED

Damaged stucco observed at the property. Repairs are recommended.

Recommendation

Contact a qualified siding specialist.

 Recommendation



Right Elevation



Front Elevation

3.2.5 Siding, Flashing & Trim

EXCESS PAINT

When wood siding was stained the walls also were stained.

Recommendation

Contact a qualified professional.

 Recommendation



3.2.6 Siding, Flashing & Trim
DAMAGED WOOD SIDING
Damaged board observed.
Recommendation
Contact a qualified professional.

 Recommendation



3.3.1 Walkways, Patios & Driveways
EXCESS STUCCO
Excess stucco observed on pavers.
Recommendation
Contact a qualified professional.

 Recommendation



3.4.1 Decks, Balconies, Porches & Steps

DAMAGED RAILINGS

Damaged balcony railings observed at the property.

Recommendation

Contact a qualified professional.

 Recommendation



3.4.2 Decks, Balconies, Porches & Steps

EXCESS PAINT TERRACE CEILING

Excess paint observed on terrace ceiling.

Recommendation

Contact a qualified cleaning service.

 Recommendation



3.4.3 Decks, Balconies, Porches & Steps

MISISNG PAINT

Terrace ceiling has sections where paint/stain is missing or uneven.

Recommendation

Contact a qualified professional.



Recommendation



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

TREES/BRUSH

Trees coming in contact with property structure must be trimmed.

Recommendation

Contact a handyman or DIY project



Recommendation



3.6.1 Fences

LOOSE FENCE SIDING

Observed loose grass panel on fence.

Recommendation

Contact a qualified professional.

 Recommendation



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			
4.5	Wood Destroying Organisms			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

Concrete

Wall Structure: Wall Construction

Concrete

Limitations

5: HEATING

		IN	NI	NP	D
5.1	Vents, Flues & Chimneys			X	

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Limitations

6: PLUMBING

		IN	NI	NP	D
6.1	Main Water Shut-off Device	X			
6.2	Drain, Waste, & Vent Systems	X			
6.3	Water Supply, Distribution Systems & Fixtures	X			X
6.4	Hot Water Systems, Controls, Flues & Vents	X			
6.5	Fuel Storage & Distribution Systems			X	

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiencies

Information

Filters

None

Water Source

Public

Main Water Shut-off Device: Location

At Meter

Drain, Waste, & Vent Systems: Material

PVC

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

Water Supply, Distribution Systems & Fixtures: Water Supply Material

CPVC

Hot Water Systems, Controls, Flues & Vents: Capacity

110 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Garage

Hot Water Systems, Controls, Flues & Vents: Manufacturer

HTP

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.](#)



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

Electric

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

2017 Year

Limitations

7: COOLING 2

		IN	NI	NP	D
7.1	Cooling Equipment	X			X
7.2	Normal Operating Controls	X			X
7.3	Distribution System	X			
7.4	Presence of Installed Cooling Source in Each Room	X			

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

Information

Cooling Equipment: Brand
Goodman



Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Air Handler Age
2017

Cooling Equipment: Air Handler Size
5 Ton

Cooling Equipment: Condensate Drainage
Exterior

Cooling Equipment: Condenser Age
2017

Cooling Equipment: Condenser Size
5 Ton

Distribution System: Configuration
Central

Deficiencies

7.1.1 Cooling Equipment

AIR HANDLER COILS ARE DIRTY

Air handler coils are dirty and unit needs servicing.

Recommendation

Contact a qualified heating and cooling contractor



7.1.2 Cooling Equipment

CONDENSER COILS ARE DAMAGED

Condenser coils have visible damage/deterioration; evaluation recommended.

Recommendation

Contact a qualified heating and cooling contractor





7.2.1 Normal Operating Controls

LOW BATTERIES

Recommendation

Contact a handyman or DIY project

 Recommendation



8: COOLING

		IN	NI	NP	D
8.1	Cooling Equipment	X			X
8.2	Normal Operating Controls	X			
8.3	Distribution System	X			
8.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Cooling Equipment: Brand
Goodman



Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Air Handler Age
2017

Cooling Equipment: Air Handler Size
5 Ton

Cooling Equipment: Condensate Drainage
Exterior

Cooling Equipment: Condenser Age
2017

Cooling Equipment: Condenser Size
5 Ton

Distribution System: Configuration
Central

Deficiencies

8.1.1 Cooling Equipment

AIR HANDLER COILS ARE DIRTY

Air handler coils are dirty and unit needs servicing.

Recommendation

Contact a qualified heating and cooling contractor



8.1.2 Cooling Equipment

CONDENSER COILS ARE DAMAGED

Condenser coils have visible damage/deterioration; evaluation recommended.

Recommendation

Contact a qualified heating and cooling contractor





9: ELECTRICAL

		IN	NI	NP	D
9.1	Service Entrance Conductors	X			
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
9.3	Branch Wiring Circuits, Breakers & Fuses	X			
9.4	Lighting Fixtures, Switches & Receptacles	X			X
9.5	GFCI & AFCI	X			
9.6	Smoke Detectors	X			

IN = Inspected

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NP = Not Present

D = Deficiencies

Information

Service Entrance Conductors: Electrical Service Conductors

Below Ground

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

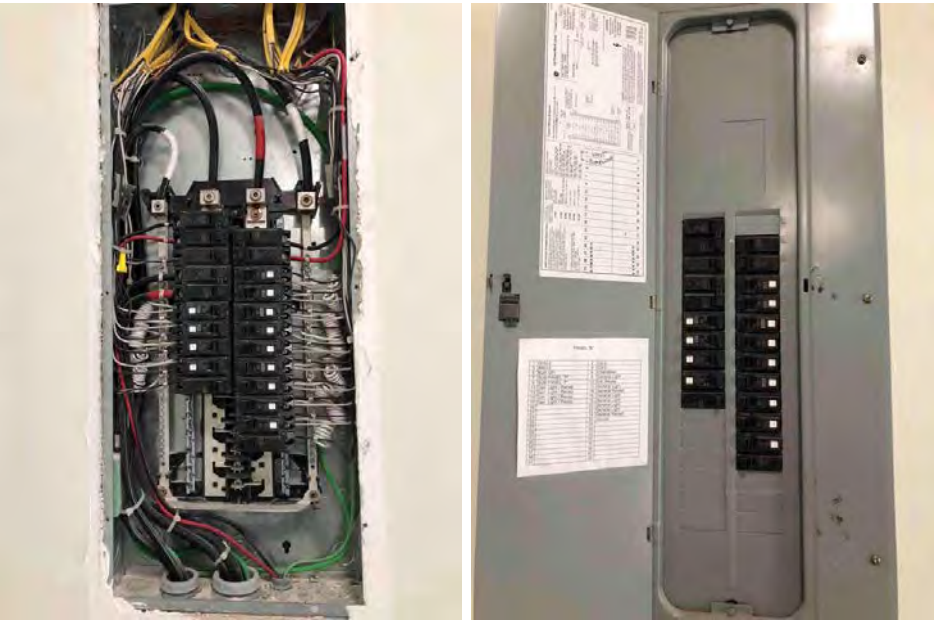
Garage

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

400 AMP

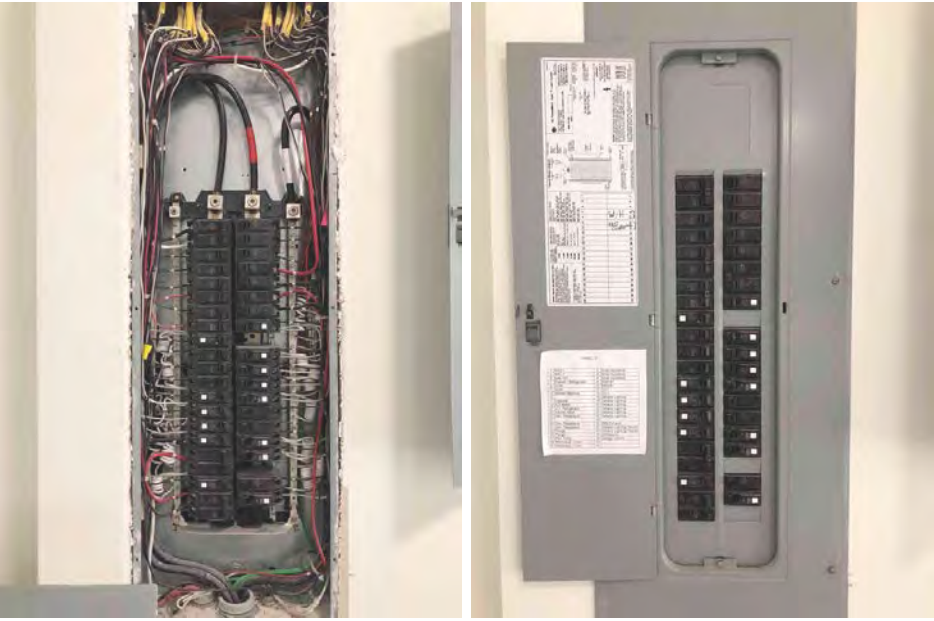


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric



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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage



Branch Wiring Circuits, Breakers & Fuses: Branch Wire
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Deficiencies

9.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

 Recommendation

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

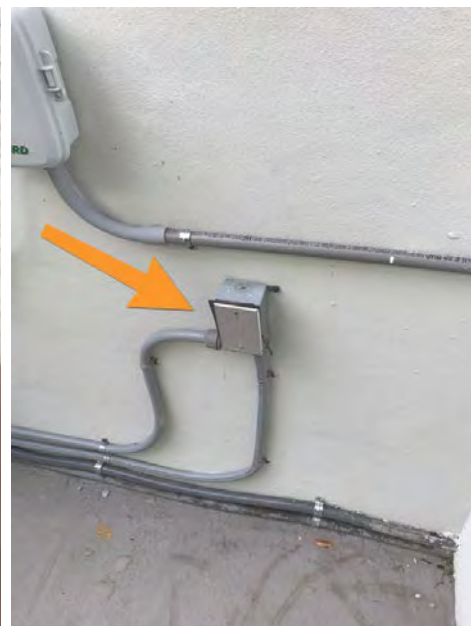
Contact a handyman or DIY project



Right Elevation



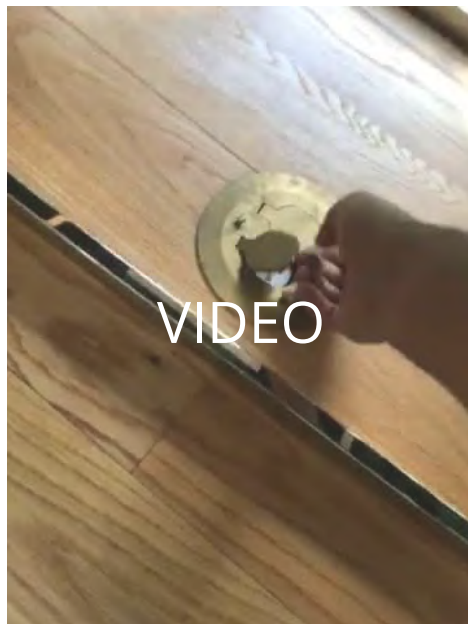
VIDEO



Left Elevation



VIDEO



VIDEO

9.4.2 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

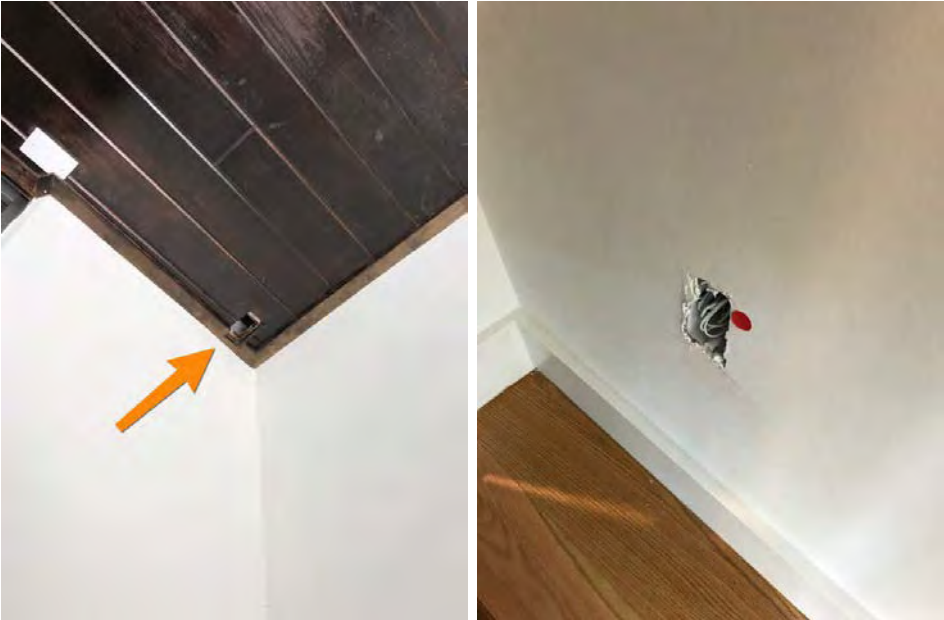
One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a handyman or DIY project



Recommendation



9.4.3 Lighting Fixtures, Switches & Receptacles

 Recommendation

NO POWER

One or more outlets do not have power. A licensed electrician should be hired to make proper repairs.

Recommendation

Contact a qualified electrical contractor.



Bathroom 2

9.4.4 Lighting Fixtures, Switches & Receptacles

 Recommendation

EXTERIOR LIGHT NOT FUNCTIONAL

Observed one or more exterior lights that are not functional.

Recommendation

Contact a qualified electrical contractor.



Rear Elevation



Left Elevation



Front Elevation



Right Elevation

10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
10.1	Attic Insulation		X		
10.2	Attic Entry		X		
10.3	Roof Deck		X		
10.4	Roof Framing		X		

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Limitations

General

NO ATTIC ACCESS

Attic was not inspected due to property not having an attic access.

11: DOORS, WINDOWS & INTERIOR

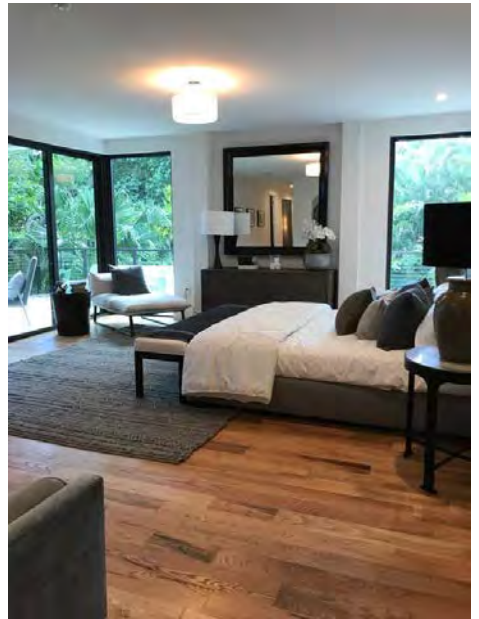
		IN	NI	NP	D
11.1	Doors	X			X
11.2	Windows	X			X
11.3	Floors	X			X
11.4	Walls	X			X
11.5	Ceilings	X			X
11.6	Steps, Stairways & Railings	X			X
11.7	Countertops & Cabinets	X			X
11.8	Baseboards	X			X

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

Information

Interior Photos



**Windows: Window Type**

Casement, Jalousie

Floors: Floor Coverings

Stone

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Plaster

Countertops & Cabinets: Cabinetry

Wood



Countertops & Cabinets: Countertop Material

Granite

Baseboards: Material

Wood

Deficiencies

11.1.1 Doors

DOOR LATCH ALIGNMENT

Recommendation

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation
Contact a qualified handyman.



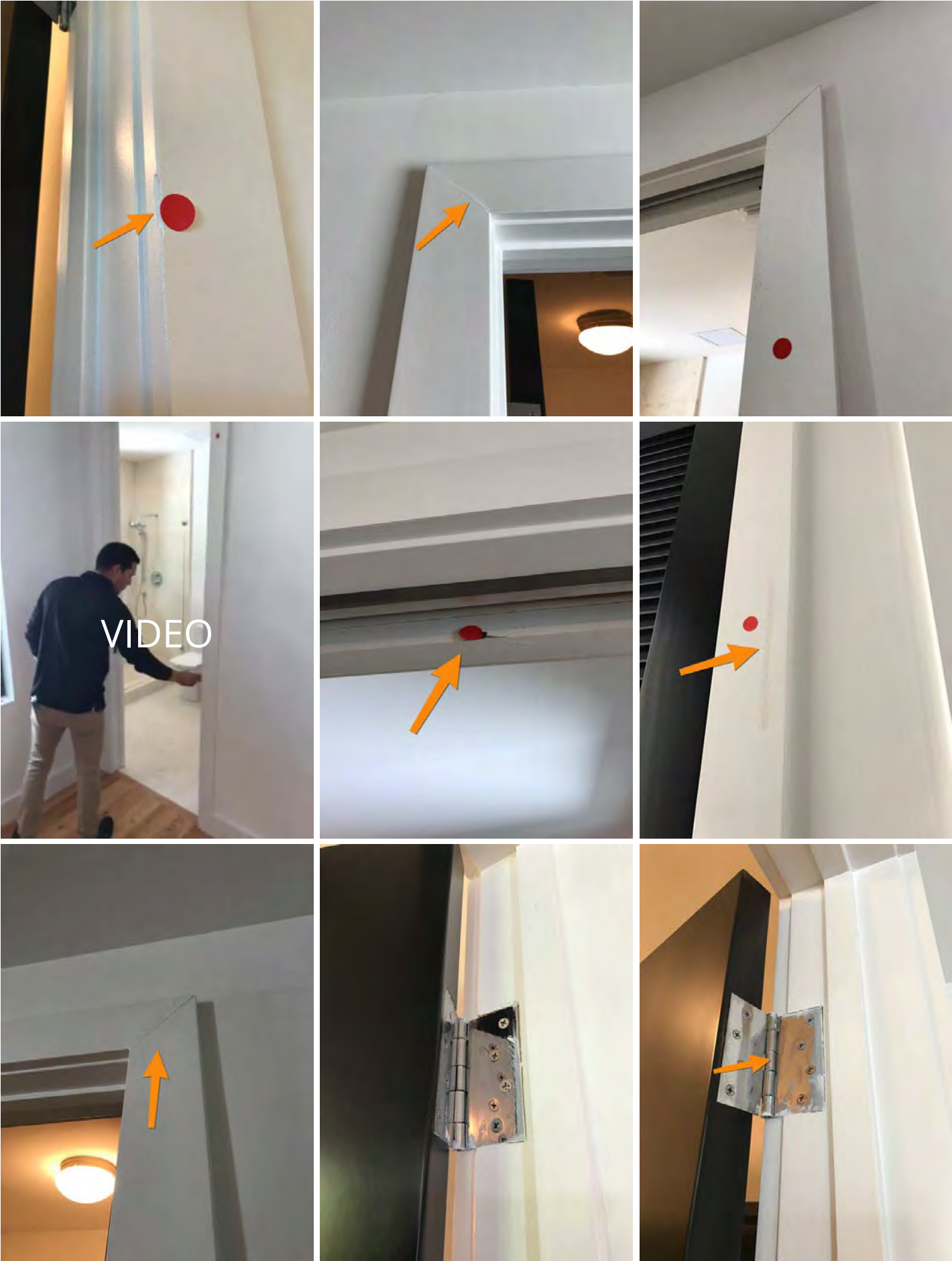
11.1.2 Doors

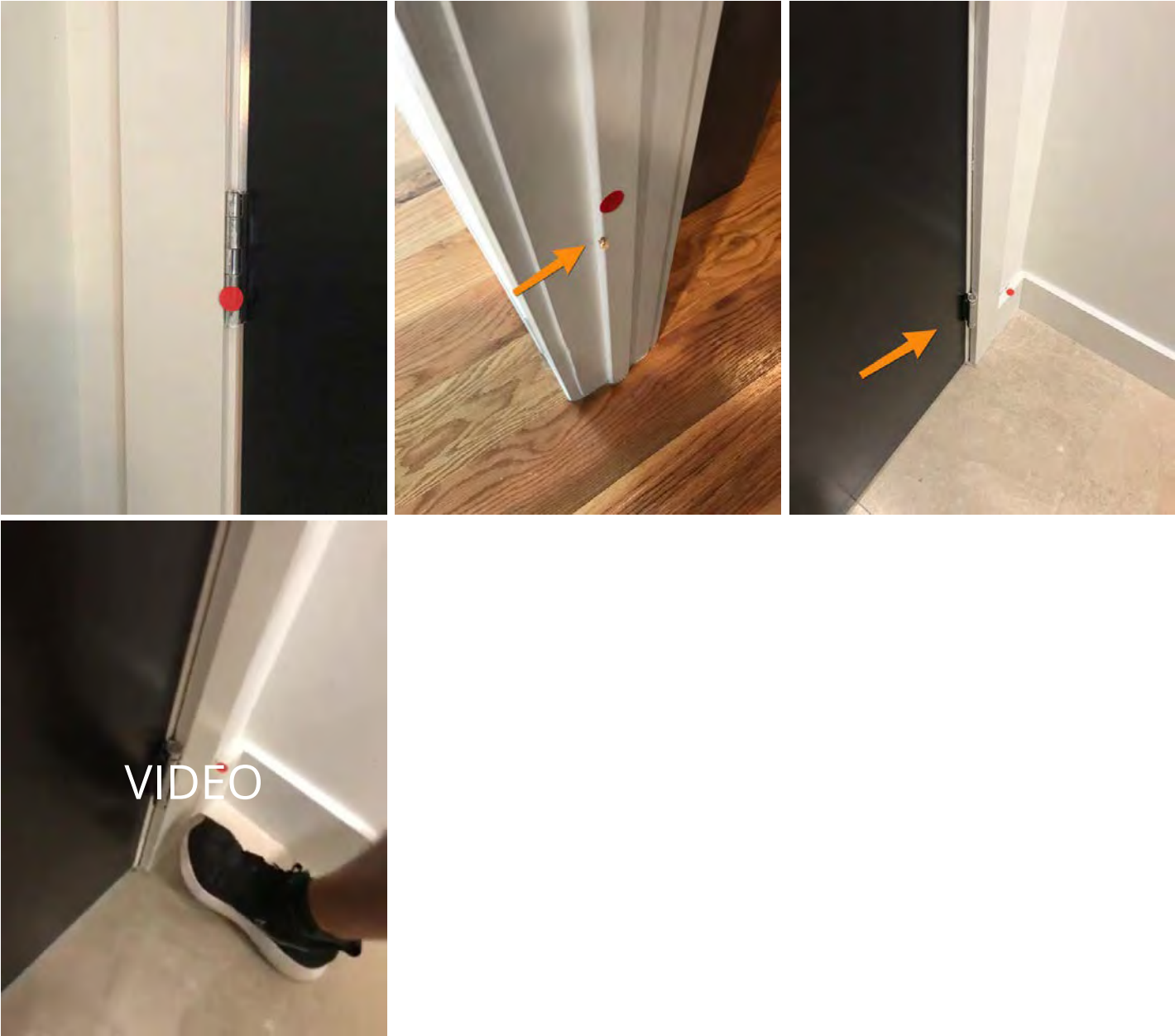
DAMAGED

Recommendation

Observed one or more damaged interior doors.

Recommendation
Contact a qualified door repair/installation contractor.





11.2.1 Windows

FAILED SEAL

Observed windows through the exterior that are not sealed correctly.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



Left Elevation



Left Elevation



11.2.2 Windows

EXCESS PAINT

Observed on windows.

Recommendation

Contact a qualified professional.

 Recommendation



Front Elevation





11.3.1 Floors

PAINT STAINS

Paint stains observed on flooring.

Recommendation

Contact a qualified professional.

Recommendation

11.3.2 Floors

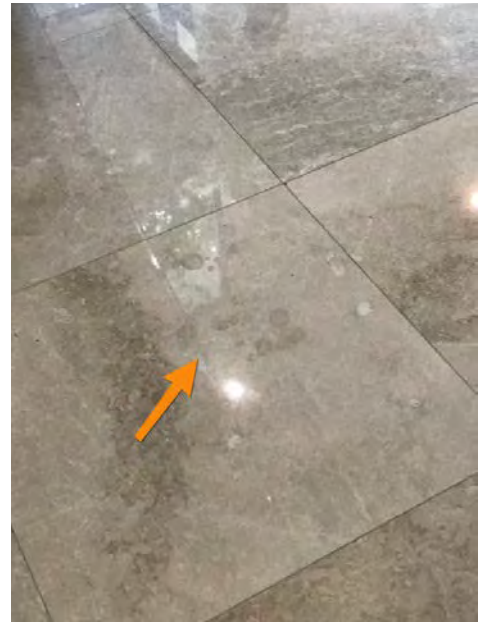
FLOOR STAINS

Water stains observed on flooring.

Recommendation

Contact a qualified professional.

Recommendation



11.4.1 Walls

DAMAGE

Damage observed on interior walls. It is recommended that a handyman/painter repair walls.

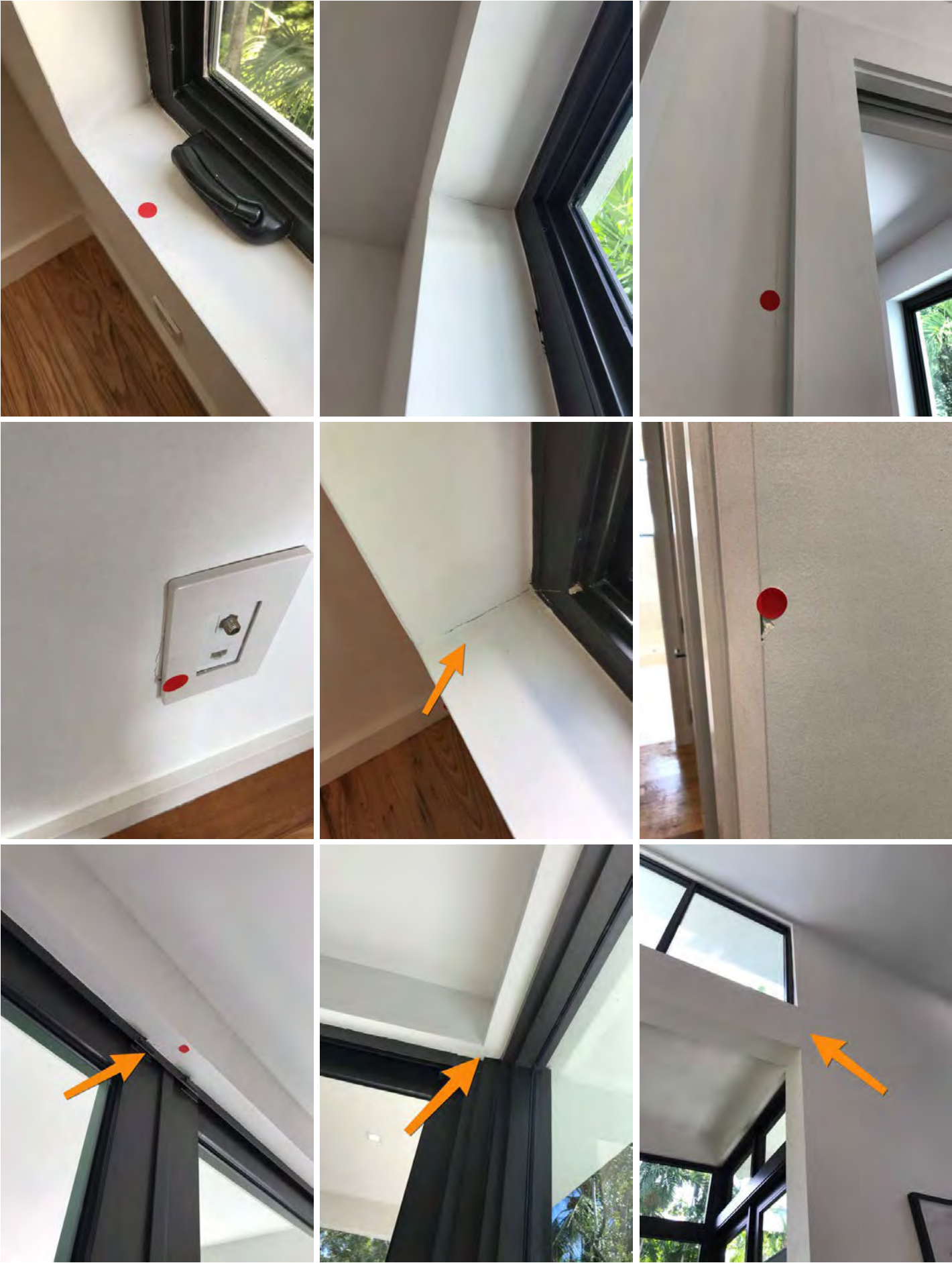
Recommendation

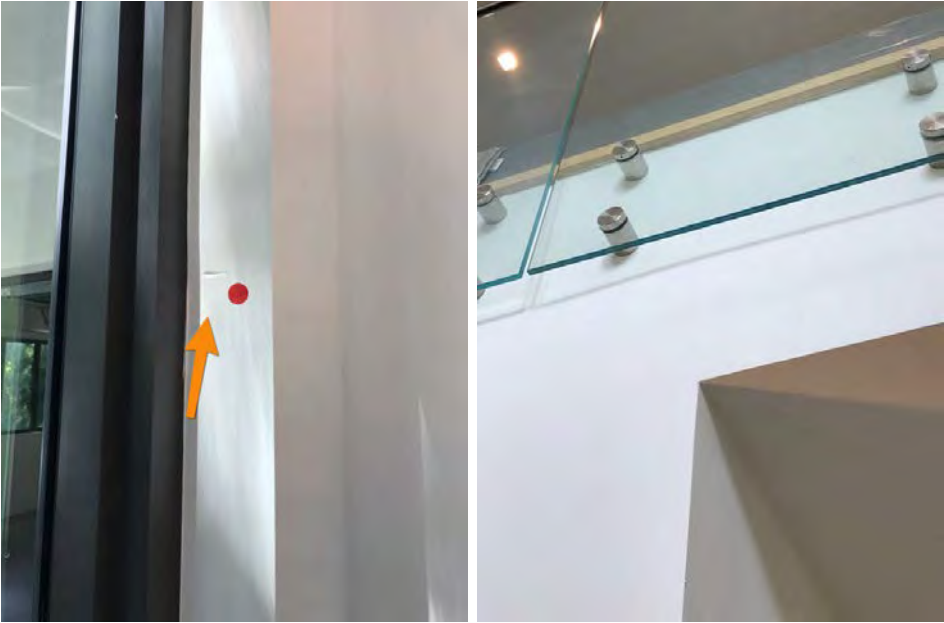
Contact a qualified handyman.



Recommendation







11.5.1 Ceilings
MINOR DAMAGE

 Recommendation

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation
Contact a qualified handyman.





11.6.1 Steps, Stairways & Railings

STAINS

Stains observed on stair railing

Recommendation

Contact a qualified professional.

 Recommendation

11.7.1 Countertops & Cabinets

CABINET TRIM NEEDED

Trim is needed where cabinet meets wall.

Recommendation

Contact a qualified cabinet contractor.

 Recommendation



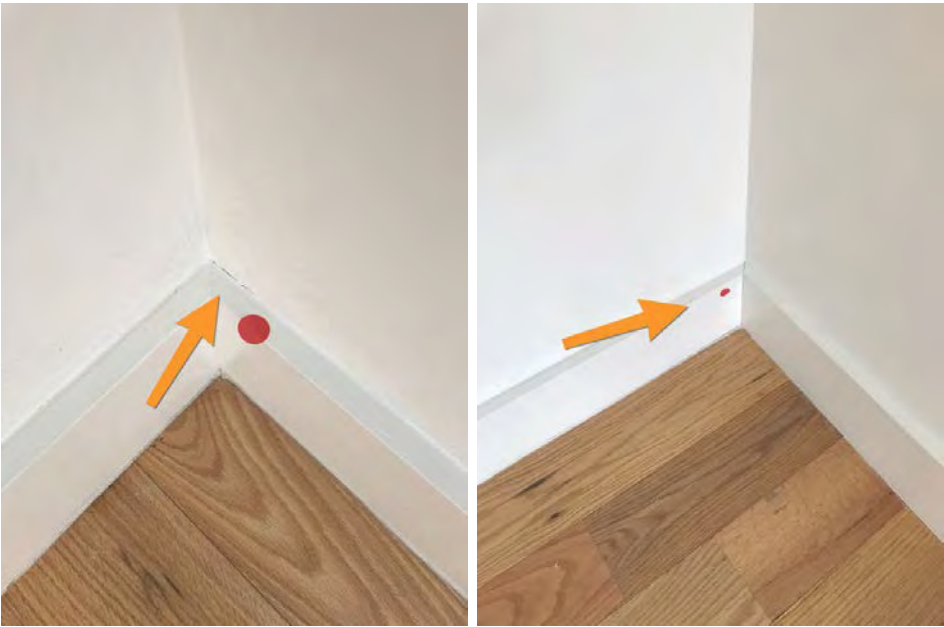
Laundry Room

11.8.1 Baseboards
IMPROPERLY CAULKED

Observed baseboards that were not caulked correctly and missing caulk.

Recommendation
Contact a qualified handyman.

 Recommendation



11.8.2 Baseboards
MISSING BASEBOARDS

Missing baseboards observed at the property.

Recommendation
Contact a qualified handyman.

 Recommendation



A/C 1 Closet



Hallway Closet

12: KITCHEN

		IN	NI	NP	D
12.1	Countertops & Cabinets	X			X
12.2	Sink	X			X

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

Information

Countertops & Cabinets: Cabinetry
Wood



Countertops & Cabinets: Countertop Material
Marble

Deficiencies

12.1.1 Countertops & Cabinets

POOR/MISSING CAULK

 Recommendation

Kitchen cabinets/countertops was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Contact a qualified cabinet contractor.



12.1.2 Countertops & Cabinets

HINGES NEED ADJUSTMENT

Cabinet hinges need adjustment.

Recommendation

Contact a qualified cabinet contractor.

 Recommendation



12.2.1 Sink

LOOSE FAUCETS

Observed kitchen sink faucets are loose. Repairs are recommended.

 Recommendation

Recommendation
Contact a qualified plumbing contractor.



13: BUILT-IN APPLIANCES

		IN	NI	NP	D
13.1	Dishwasher	X			
13.2	Refrigerator	X			
13.3	Range/Oven/Cooktop	X			
13.4	Garbage Disposal			X	
13.5	Built-in Microwave	X			
13.6	Dryer	X			
13.7	Washer	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Dishwasher: Brand
Thermador



Refrigerator: Brand
Thermador



Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
Thermador



Range/Oven/Cooktop: Range/Oven Energy Source
Gas

Built-in Microwave: Brand
Thermador



Dryer: Brand
Kenmore



Washer: Brand
Kenmore



Limitations

14: GARAGE

		IN	NI	NP	D
14.1	Ceiling	X			
14.2	Floor	X			X
14.3	Walls & Firewalls	X			
14.4	Garage Door	X			
14.5	Garage Door Opener	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Garage Door: Material
Impact Rated



Garage Door: Type
2 Car

Garage Door Opener: Opener Type
Chain Drive



Deficiencies

14.2.1 Floor

PEELING PAINT

Observed garage floor paint peeling.

Recommendation

Contact a qualified professional.



15: BATHROOM 1

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

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Sink : Sink Type
Single Vanity



General : Bathroom 1 (Pool)



Limitations

Deficiencies

15.1.1 Toilet

NOT INSTALLED CORRECTLY

Toilet is installed crooked and not properly.

Recommendation

Contact a qualified plumbing contractor.

Recommendation



15.8.1 Ventilator

DAMAGED VENT

Ventilator vent screen has excess stucco.

Recommendation

Contact a qualified professional.



Recommendation



16: BATHROOM 2

		IN	NI	NP	D
16.1	General	X			
16.2	Toilet	X			
16.3	Bathtub			X	
16.4	Shower	X			
16.5	GFCI & AFCI	X			
16.6	Lighting Fixtures, Switches & Receptacles	X			
16.7	Sink	X			X
16.8	Towel/Soap/Toilet Paper Holder			X	
16.9	Ventilator	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

General: Bathroom 2



Sink : Sink Type
Single Vanity

Limitations

Deficiencies

16.6.1 Lighting Fixtures, Switches & Receptacles

INSTALLED IMPROPERLY

One or more switches are installed improperly. Recommend licensed electrician repair or replace.

Recommendation

Contact a qualified electrical contractor.

Recommendation

16.7.1 Sink

HINGES NEED ADJUSTMENT

Bathroom vanity hinges need adjustment.

Recommendation

Contact a qualified cabinet contractor.



17: BATHROOM 3

		IN	NI	NP	D
17.1	General	X			
17.2	Toilet	X			X
17.3	Bathtub			X	
17.4	Shower	X			
17.5	GFCI & AFCI	X			
17.6	Lighting Fixtures, Switches & Receptacles	X			
17.7	Sink	X			
17.8	Towel/Soap/Toilet Paper Holder			X	
17.9	Ventilator	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

General: Bathroom 3



Sink : Sink Type
Single Vanity

Limitations

Deficiencies

17.2.1 Toilet

DIRTY

Toilet needs cleaning.

Recommendation

Recommendation

Contact a qualified cleaning service.



18: BATHROOM 4

		IN	NI	NP	D
18.1	General	X			
18.2	Toilet	X			
18.3	Bathtub	X			
18.4	Shower	X			X
18.5	GFCI & AFCI	X			
18.6	Lighting Fixtures, Switches & Receptacles	X			X
18.7	Sink	X			
18.8	Towel/Soap/Toilet Paper Holder			X	
18.9	Ventilator	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

General: Bathroom 3



Sink : Sink Type
Vessel Bowl, Double Vanity



Limitations

Deficiencies

18.4.1 Shower

 Recommendation

CHIPPED STONES

Shower has one or more chipped stones. Recommend a bathroom contractor or handyman repair or replace.

Recommendation
Contact a qualified handyman.



18.4.2 Shower

 Recommendation

SHOWER DOORS

Shower doors are loose

Recommendation
Contact a qualified handyman.



18.4.3 Shower

Recommendation

NOT PROPERLY SEALED

Shower walls are not properly sealed. Grout & silicone should be used to prevent a leak.

Recommendation
Contact a handyman or DIY project



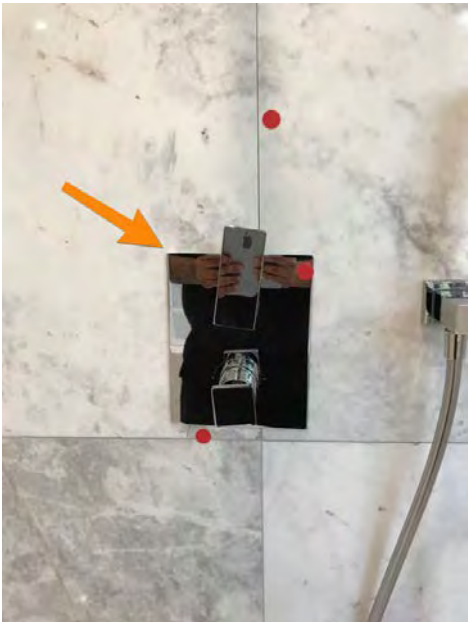
18.4.4 Shower

Recommendation

FIXTURES NOT LEVEL

Shower fixture back plate is not level.

Recommendation
Contact a qualified professional.



18.6.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



19: BATHROOM 5

		IN	NI	NP	D
19.1	General	X			
19.2	Toilet			X	
19.3	Bathtub			X	
19.4	Shower			X	
19.5	GFCI & AFCI			X	
19.6	Lighting Fixtures, Switches & Receptacles	X			
19.7	Sink	X			X
19.8	Towel/Soap/Toilet Paper Holder			X	
19.9	Ventilator	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

General: Bathroom 5



Sink : Sink Type
Single Vanity

Limitations

Deficiencies

19.7.1 Sink
LOOSE VANITY
Wall mounted vanity is loose and needs repair.

Recommendation

Recommendation
Contact a qualified cabinet contractor.



20: BATHROOM 6

		IN	NI	NP	D
20.1	General	X			
20.2	Toilet	X			
20.3	Bathtub			X	
20.4	Shower	X			X
20.5	GFCI & AFCI	X			
20.6	Lighting Fixtures, Switches & Receptacles	X			
20.7	Sink	X			
20.8	Towel/Soap/Toilet Paper Holder			X	
20.9	Ventilator	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

General: Bathroom 6



Sink : Sink Type
Single Vanity

Limitations

Deficiencies

20.4.1 Shower
EXCESS PAINT
Bullnose.

Recommendation

Recommendation

Contact a qualified professional.



21: BATHROOM 7

		IN	NI	NP	D
21.1	General	X			
21.2	Toilet	X			X
21.3	Bathtub			X	
21.4	Shower	X			X
21.5	GFCI & AFCI			X	
21.6	Lighting Fixtures, Switches & Receptacles	X			
21.7	Sink	X			
21.8	Towel/Soap/Toilet Paper Holder			X	
21.9	Ventilator	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

General: Bathroom 7



Sink : Sink Type

Single Vanity



Limitations

Deficiencies

21.2.1 Toilet

NOT INSTALLED CORRECTLY

Toilet is crooked and not properly installed.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



21.4.1 Shower

NOT PROPERLY SEALED

Shower walls are not properly sealed. Grout & silicone should be used to prevent a leak.

Recommendation

Contact a handyman or DIY project



22: BATHROOM 8

		IN	NI	NP	D
22.1	General	X			
22.2	Toilet	X			
22.3	Bathtub	X			
22.4	Shower	X			
22.5	GFCI & AFCI	X			
22.6	Lighting Fixtures, Switches & Receptacles	X			
22.7	Sink	X			
22.8	Towel/Soap/Toilet Paper Holder			X	
22.9	Ventilator	X			

IN = Inspected

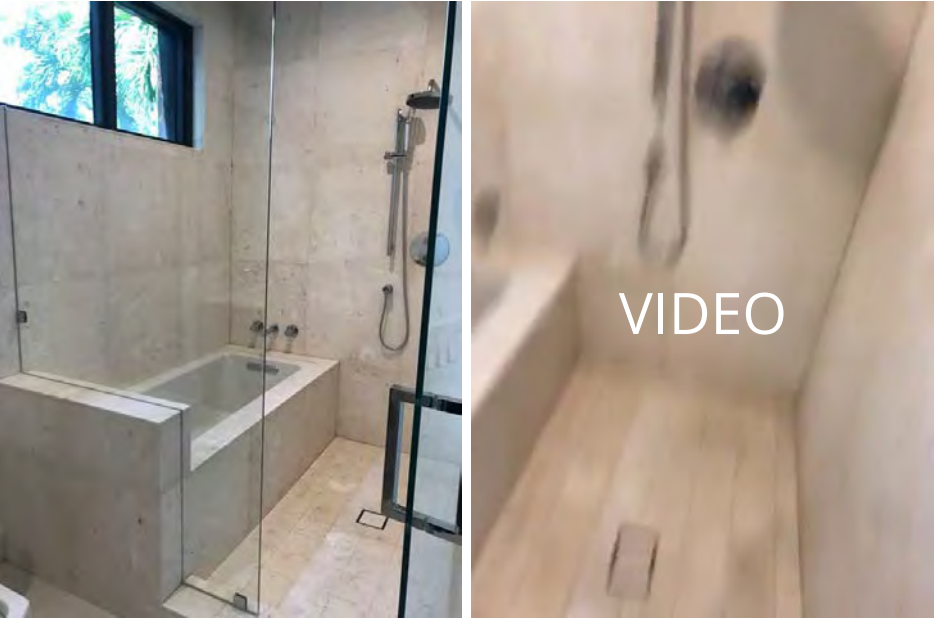
NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

General: Bathroom 8



Sink : Sink Type

Single Vanity

Limitations

23: POOL/SPA

		IN	NI	NP	D
23.1	Installed Equipment	X			X
23.2	Interior Finish	X			X
23.3	Pool Deck	X			
23.4	Pool Light	X			
23.5	Type Of Barrier	X			

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

Information

Type
In Ground



Installed Equipment: Equipment Installed
Pump, Filter



Interior Finish: Type
Aggregate

Pool Deck: Pool Deck Type

Stone



Pool Light : Type

Halogen



Type Of Barrier: Barrier Material

Fence

Deficiencies

23.1.1 Installed Equipment

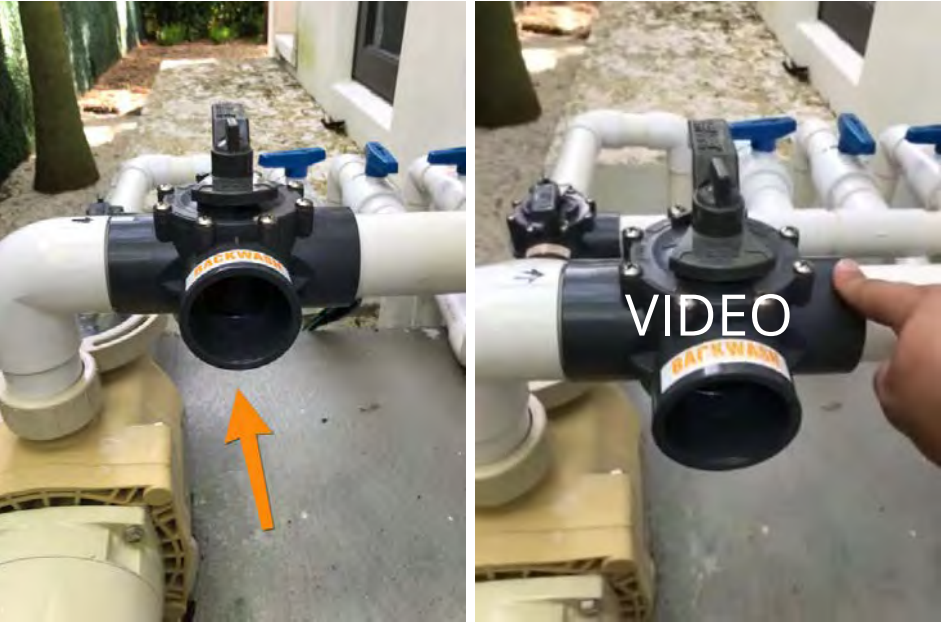
BACKWASH VALVE LEAK

Observed backwash valve leaking. Repairs are recommended.

Recommendation

Contact a qualified Swimming Pool Contractor

 Recommendation



23.2.1 Interior Finish

COPING DAMAGED

Observed damaged pool coping.

Recommendation

Contact a qualified Swimming Pool Contractor



23.2.2 Interior Finish

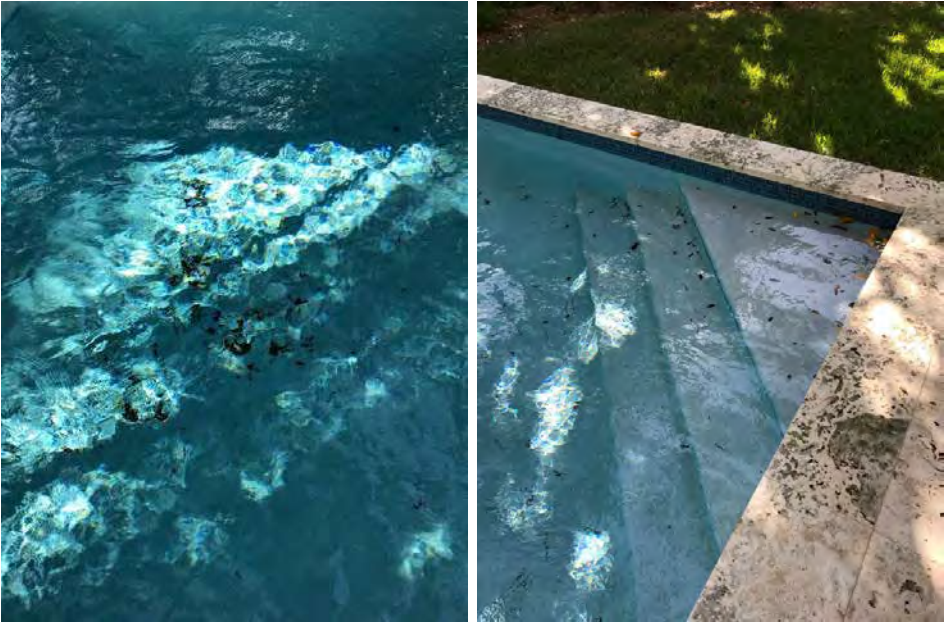
DIRTY

Leaves observed inside pool. Cleaning is recommended.

Recommendation

Contact a qualified Swimming Pool Contractor





24: SPRINKLER SYSTEM

		IN	NI	NP	D
24.1	Electrical Connections	X			
24.2	Pipes	X			
24.3	Pump	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Water Supply
Unknown

Pipes: Material
PVC

Deficiencies

24.3.1 Pump

 Recommendation

NOT FUNCTIONAL

Sprinkler pump is not functional; replacement recommended.

Recommendation

Contact a qualified professional.



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.

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.

Cooling 2

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.

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.

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 confirm 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 for a 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.

Sprinkler System

Sprinkler system is inspected by basic function and operation. Inspector is not documenting damaged sprinkler heads.