



Inspect It Right, LLC

INSPECTION SERVICES

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You're not just a Customer, You're our Neighbor

CERTIFIED INSPECTION REPORT FOR NEW HOME OWNER 1234 AMERICAN WAY SOMEWHERE, FLORIDA



Inspector(s): David Semmel Date: 1/01/2310 Age of House: 1986 Weather: Pt. Cloudy

Inspection #: A-010110 Temp: 85° Time In: 9:30 AM Time Out: 12:15 AM

NOTE: THE INSPECTION WHICH RESULTED IN THIS REPORT WAS PERFORMED FOR THE CLIENT NAMED ON THIS REPORT AND IS NOT TRANSFERABLE TO ANY OTHER PERSON OR ENTITY.

Congratulations on buying your new home.

The process can be stressful. A home inspection is supposed to give you peace of mind, 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 GFCI-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. Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

INTRODUCTION:

The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the National Association of Certified Home Inspectors. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and it is part of the report. The cost estimates and video are not part of the bargained-for report.

SCOPE:

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee, or insurance by INSPECT IT RIGHT, LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

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. We recommend 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 HVAC professionals, electricians, engineers, or roofers.

TO BE CONCISE, the following phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property:

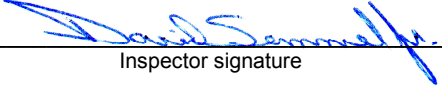
NOT INSPECTED / N/A: Denotes that the system was not present in the home at the time of the inspection or that the system could not be inspected due to no power or water to the home or system was not properly installed.

NEEDS REPAIR OR MAINTIANENCE: Denotes a system or component that should receive normal maintenance, repair, or adjustment in order to function properly.

NEED REPLACEMENT: Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

By signing below you agree that you have read and understand the terms and limitations of the visual home inspection. And that we do not portray ourselves as an expert in any field, but we give an overall general condition of the home at the time of the inspection.

Client signature



Inspector signature

Invoice

ORDER	<u>Inspect It Right, LLC</u> PAYMENT INVOICE	FEES
	HOME INSPECTION:	
	DISCOUNT	
	TOTAL	
Inspection Fee of \$ 179.00 was paid by <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Credit Card		

Not Inspected-
N/A
Needs
Replacement
Needs Repair
or Maintenance
Performing
Intended Function

PLUMBING (Exposed)

*We are not professional plumbers. Feel free to hire one prior to closing.
All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 5 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.*

			X	BATH & KITCHEN SINKS	
		X		BATH TUBS/SHOWER	Type: <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other
		X		CABINETS	
		X		We recommend that buyer determine whether property is on septic or sewer system.	
		X		DRAINAGE Type: PVC	Any visible leaks <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		X		DISTRIBUTION Type: COPPER	Any visible leaks <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
			X	WATER PRESSURE	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
X				EXTERIOR FAUCETS	
			X	MAIN SHUT OFF VALVE	Location: Front yard / Garage wall

1.) Leak at the drain pipe under the kitchen sink. This leak is located at the wall connection and could have possibly allowed water to get behind the cabinet wall as well as the water damage along the base of the cabinet.



2.) Water damage with possible visual evidence of mold along the base of the kitchen sink cabinet. This is caused by the leak from the drainage pipe.



3.) Trash can holder is causing minor damage to the base of the kitchen cabinet left of the stove.

4.) Minor delaminating of the north kitchen wall cabinet.



5.) Marble countertop along the kitchen bar is not properly secured with supports underneath. Countertop is only secured along the top of cabinet and has started to lean due to not being properly supported.

- 6.) Commode is loose to the floor in the hall bathroom. There is also a leak around the base of the commode when flushed.
- 7.) Tiles along the step-up on the right wall of the shower in the hall bathroom are loose.



- 8.) Minor water damage to the base of the hall bathroom cabinet. This is due to the active leak from the base of the commode when flushing.
- 9.) Commode in the master bathroom is loose to the floor.
- 10.) Minor delaminating along the front of the master bathroom countertop. This is located along the front of the countertop.
- 11.) There appears to be a distribution leak under the floor of the garage. After turning on the water for about an hour a puddle of water appeared along the floor of the garage and along the east exterior wall of the garage(along sidewalk to front door). These leaks stopped after turning off the water supply at the garage shut off valve. Pictures below will indicate the areas water where leaking but are not limited to these areas only.



From below step-up in garage



from behind the wall of water heater



Along wall behind washer



Along the East exterior wall

Note: Due to the water leak on the distribution side of the plumbing system I could not complete the plumbing inspection in the master bathroom. This includes the commode, both sinks, shower and Jacuzzi tub.

Note: The grout and/or caulking for the shower, bath tub and countertops should be monitored to make sure it does not crack and/or pull loose in areas. Maintaining shower, tubs and countertops is all part of normal home maintenance.

Not Inspected-
N/A
Needs
Replacement
Needs Repair
or Maintenance
Performing
Intended Function

APPLIANCES

We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles.

Appliances break. We assume no responsibility for future problems with the appliances. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

		X		DISHWASHER	Mfg. GE			
		X		RANGE/OVEN	Mfg. GE	Type: <input type="checkbox"/> Built-In	<input checked="" type="checkbox"/> Free Stand	Fuel: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
			X	VENTHOOD	Mfg. GE (Combo unit with range)		Type: <input checked="" type="checkbox"/> Recirculating	<input type="checkbox"/> Vented
			X	REFRIGERATOR	Mfg. GE	Freezer Temp. 9°	Refrigerator Temp. 40°	
			X	DISPOSAL				
X				CLOTHES WASHER		<input checked="" type="checkbox"/> Washer hookups	<input checked="" type="checkbox"/> Drain	
X				CLOTHES DRYER		<input checked="" type="checkbox"/> Dryer vent	<input checked="" type="checkbox"/> Dryer plug	
X				Inspection requires filling with several gallons of water.				
				WHIRLPOOL/JET TUB	GFI Installed	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Motor accessible? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
			X	WATER HEATER	Hot water temp: 123°	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	Capacity: 40 Gal.

Water Heaters Estimated Age: 10 yrs old (2000)

Estimated remaining age: If properly maintained water heaters typically last 8-12 years.

- 1.) Dishwasher is not properly secured to the cabinet. This causes the unit to be loose and move inside the cabinet area.
 - 2.) The microwave does not work in the combination unit of the range/microwave. The stove, range top and venthood all work properly on combo unit.
 - 3.) Refrigerator light is not working. (Possible blown bulb)
 - 4.) Kitchen sink disposal works properly but unit does have debris inside the unit. Recommend having unit cleaned.
- Note: Dryer was unplugged at the time of the inspection and was not inspected.
 Note: Washer and Jacuzzi tub could not be inspected due to distribution leak at the garage floor.

Not Inspected-
 N/A
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ELECTRICAL

*We are not electricians. Feel free to hire an electrician prior to closing.
 If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.*

Circuit Breakers Fuse Amp: 200 Voltage: 240

			X	PANEL BOX Service line: <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Aluminum Distribution wires: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum
			X	EXTERIOR SERVICE DROP Underground: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		X		We do not check exterior landscape lighting. SWITCHES AND FIXTURES
		X		We only check accessible interior and exterior outlets. OUTLETS GFI Installed Kitchen: Yes Bathrooms: Yes Garage: Yes Exterior: No
		X		WIRING
			X	EXHAUST FANS
N/A				WHOLE HOUSE FAN PANEL BOX BRAND: General Electric

Location Main Disconnect: East exterior wall of garage Location Sub Panel: Garage wall

1.) Exposed capped wires are not secured in a junction box at the disposal under the kitchen sink.



- 2.) Rear patio exterior light is not working. (Possible blown bulb)
- 3.) Rear patio outlet does not trip when tested. All exterior outlets are required to be installed on a GFCI circuit.
- 4.) East hallway ceiling light is not working. (Possible blown bulb)
- 5.) Scattered outlets through out the interior of the home have missing cover plates.
- 6.) Master bedroom closet ceiling light is not working. (Possible blown bulb)
- 7.) Both GFCI outlets on the garage wall do not trip when tested.
- 8.) Exposed wires along the west exterior wall of the rear patio. All exposed wires should be protected with conduit line and wires should be capped and secured in a junction box.



Not Inspected-
 N/A
 Needs
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 Intended Function

WINDOWS / DOORS / WALL / CEILINGS

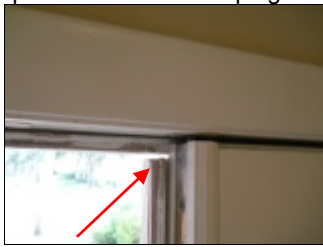
We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

We are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.com.

θ Property full of furniture and personal items.

		X	WINDOWS	Type: <input checked="" type="checkbox"/> Single Hung <input checked="" type="checkbox"/> Sliding θ Double Pane <input checked="" type="checkbox"/> Removable Sash
		X	DOORS	Type: θ Solid Core <input checked="" type="checkbox"/> Hollow Core Exterior Door: Steel
		X	DOOR BELL	
		X	Flooring material not inspected WALLS / CEILING	<input checked="" type="checkbox"/> Water marks <input checked="" type="checkbox"/> Typical settling cracks θ Major structural cracks
		X	FIREPLACE : Gas Starter / Damper (Draft not checked) / Fire Box / Chimney / Mantle / Hearth	
		X	Smoke detectors not inspected in condos. SMOKE DETECTORS	Manual test only. We recommend at least one smoke detector per floor.

- 1.) Cracked upper pane at the window in the northeast bedroom.
- 2.) Scattered windows through out the interior of the house can not open the removable sash guides due to alarm boxes blocking the window frame. Opening the removable sash guides allow you to clean the exterior of the windows without removing screening.
- 3.) Door jamb at the rear sliding glass door in the kitchen area is loose to the door frame.
- 4.) Broken screen door lock at the sliding glass door of the kitchen area.
- 5.) Small gaps in the weather stripping of the front exterior door is causing light to enter through the door jamb.



- 6.) Water staining along the base boards of the wall behind the commode in the hall bathroom. This staining is dry at the time of the inspection but after flushing commode it appears staining is from an active leak at the base of the commode.



- 7.) Damage to the garage wall behind the washer. It appears that part of the wall has been cut out to access the area behind the wall.



Continue to next page*

Note: There are cosmetic deficiencies inside the home (typical). Cosmetic deficiencies are not included inside the inspection report. Cosmetic deficiencies are things like but not limited to missing and/or poorly installed trim, minor damage to walls and/or doors, poorly painted areas and minor damages to flooring materials.



Corner bead of west living room window



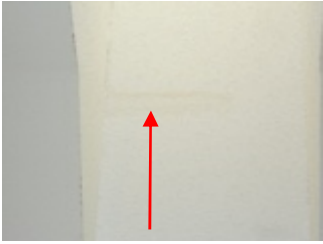
Corner bead along skylight



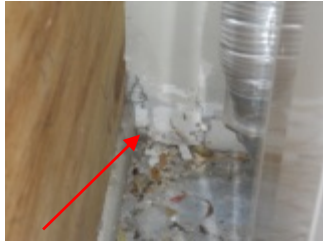
Seam pulling loose along ceiling



patched area on wall of master bathroom



Water mark in master bathroom skylight



Minor damage along garage wall



Minor damage along garage wall

Not Inspected-
N/A
Needs
Replacement
Needs Repair
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Performing
Intended Function

AIR CONDITIONING / HEATING

*We are not HVAC professionals. Feel free to hire one prior to closing.
We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine cooling supply adequacy or distribution balance. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.
Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.*

Type: Gas Electric Central Heat Pump Zoned

		X	Note: We do not operate air conditioning systems when outside temperature is below 60°F. CONDENSER/COMPRESSOR Cool air temp. 58° Return air temp. 72°
		X	Note: We do not operate heating systems when outside temperature is over 80°F. AIR HANDLER <input checked="" type="checkbox"/> Clean or replace dirty filter
		X	THERMOSTAT
		X	CONDENSATE DRAIN
		X	AIR FLOW / DUCTS

Estimated Age: Compressor - 14 yrs old (1996) Air Handler - 1 yr old (2009)

Estimated Remaining Age: If properly maintained split package units typically last 10-15 yrs

- 1.) Insulation along the low pressure line is missing in areas along the exterior compressor.
- 2.) Seams along the top of the air handler are pulling loose. Recommend resealing seams to help prevent energy lose.



- 3.) Base box for the air handler is not properly sealed in. Gaps along the wall and corners of the box can allow air from the garage area to enter the house through these gaps.



- 4.) Water stains along the base of the air handler. These stains to appear to be from the old unit.
- 5.) Currently there is only a 14 degree difference between the return air temperature and the cold air temperature. A minimal of 16 degrees is recommended for a system of this age. An inspection by a licensed A/C professional is recommended before closing.

2.) Minor damage to the enclosed patio siding and window panel.



Base of west panel wall



Southwest window pane

Note: The grade at the exterior below the valleys and eaves in areas is slightly eroded due to roof water run off . This may allow water to collect against the foundation at these areas. Recommend adjusting the landscaping so that it drains water away from the foundation to at least 4 feet and considering installing a gutter system.

Note: The exterior stucco and/or block has typical type cracks in areas. Any cracks or exterior penetrations should be thoroughly sealed as a part of normal home maintenance.

Not Inspected-
N/A
Needs
Replacement
Needs Repair
or Maintenance
Performing
Intended Function

ATTIC

The inspector shall inspect all visible insulation and vapor retarders in unfinished spaces. The inspector will also inspect all visible and accessible ventilation of attics and mechanical ventilation systems. Inspector will comment on visible and accessible areas of absence of insulation in unfinished spaces at conditioned surfaces.

The inspector is NOT required to disturb insulation. Attic access can be limited by excessive insulation covering rafters or if inspector deems accessing the attic to be unsafe.

How Inspected: Entered From opening Partially accessible Not accessible

			X	INSULATION	Type: <input checked="" type="checkbox"/> Blown <input type="checkbox"/> Batt <input type="checkbox"/> Other
			X	ROOF INTERIOR	Visible Water Stains <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
			X	ROOF VENTS	Type: <input checked="" type="checkbox"/> Soffit <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Off Ridge <input type="checkbox"/> Gable <input type="checkbox"/> Power <input type="checkbox"/> Other

1.) Water stain along the east soffit area of the attic. Area was not accessible to test for moisture with a moisture meter.



Not Inspected-
N/A
Needs
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ROOF

We are not professional roofers. Feel free to hire one prior to closing.
We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Type: Composition Built-up Tile Other

			X	How inspected: <input checked="" type="checkbox"/> Walked on roof <input type="checkbox"/> From ground level <input type="checkbox"/> At the eaves with a ladder ROOF EXTERIOR Roof Design: Gable design Roof surface: Architectural shingles
			X	FLASHINGS
		X		GUTTERS
		X		FASCIA/TRIM

Estimated Age: 3-5 yrs old

Estimated Remaining Age: With proper maintenance asphalt shingles typically last 25-30 yrs

1.) Scattered areas of wood rot along the fascia boards on the exterior of the home.



Northwest corner of garage



Northeast corner of garage



West corner of entryway roof



Southwest corner by patio



West exterior fascia



South exterior fascia

2.) Gutters are full of debris and recommend cleaning.

2.) Soffit area above the garage roof has been pulled loose. This allows access into the attic area for flying insects and bugs.



Not Inspected-
 N/A
 Needs
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PARKING
We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall. We do not pressure test the garage door openers.

			X	Most driveways have minor cracks. These are not reported. DRIVEWAY	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Other
			X	PARKING	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Other
			X	GARAGE DOOR(S)	Garage door type: <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Fiberglass
			X	Checked manual operation only; remote control not checked. GARAGE DOOR OPENER(S)	Safety switch needs adjustment: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

REPORT CONCLUSION & WALK-THROUGH

CONCLUSION:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases INSPECT IT RIGHT, LLC of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

Sincerely,


 David Semmel, Owner/Lead Inspector

GLOSSARY OF TERMS

- 4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
- 4.2. Activate: To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
- 4.3. Adversely Affect: To constitute, or potentially constitute, a negative or destructive impact.
- 4.4. Alarm System: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- 4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- 4.6. Architectural Service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- 4.7. Component: A permanently installed or attached fixture, element or part of a system.
- 4.8. Condition: The visible and conspicuous state of being of an object.
- 4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- 4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.
- 4.11. Describe: To report in writing a system or component by its type, or other observed characteristics to distinguish it from other components used for the same purpose.
- 4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.
- 4.13. Dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- 4.14. Engineering Service: Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.
- 4.15. Enter: To go into an area to observe visible components.
- 4.16. Evaluate: To assess the systems, structures or components of a dwelling.
- 4.17. Examine: To visually look. See Inspect.
- 4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
- 4.19. Function: The action for which an item, component, or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
- 4.20. Functional: Performing, or able to perform, a function.
- 4.21. Home Inspection: The process by which an inspector visually examines the readily accessible systems and components of a home, and operates those systems and components utilizing these Standards of Practice as a guideline.
- 4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
- 4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls, and accessing readily accessible panels and areas in accordance with these Standards of Practice.
- 4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
- 4.25. Inspector: One who performs a real estate inspection.
- 4.26. Installed: Attached or connected such that the installed item requires a tool for removal.
- 4.27. Material Defect: A condition of a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.
- 4.28. Normal Operating Controls: Devices, such as thermostats, that would be operated by ordinary occupants which require no
- 4.29. Observe: To see through visually directed attention.
- 4.30. Operate: To cause systems to function or turn on with normal operating controls.
- 4.31. Readily Accessible: An item or component that is, in the judgment of the inspector, capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- 4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
- 4.33. Report: A written communication (possibly including images) of any material defects observed during the inspection.
- 4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.

- 4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.
- 4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.
- 4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- 4.38. System: An assembly of various components which function as a whole.
- 4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.
- 4.40. Unsafe: A condition in a system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
- 4.41. Verify: To confirm or substantiate.

Standards of Practice

2.1. Roof

I. The inspector shall inspect from ground level or eaves:

A. the roof covering; B. the gutters; C. the downspouts; D. the vents, flashings, 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 is not required to:

A. walk on any pitched 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, lightning arresters, de-icing equipment, or similar attachments; G. walk on any roof areas that appear, in the opinion of the inspector, to be unsafe; H. walk on any roof areas if it might, in the opinion of the inspector, cause damage; I. perform a water test; J. warrant or certify the roof; K. confirm proper fastening.

2.2. Exterior

I. The inspector shall inspect:

A. the siding, flashing and trim; B. all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias; C. and report as in need of repair any spacing's between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than 4 inches in diameter; D. a representative number of windows; E. the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure; F. and describe the exterior wall covering.

II. The inspector is not required to:

A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting; B. inspect items, including window and door flashings, which are not visible or readily accessible from the ground; C. inspect geological, geotechnical, hydrological and/or soil conditions; D. inspect recreational facilities or playground equipment; E. inspect Seawalls, break-walls and docks; F. inspect erosion control and 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 septic systems or cesspools; N. inspect sprinkler systems; O. inspect drain fields or drywells; P. determine the integrity of the thermal window seals or damaged glass; Q. inspect any damaged glass.

2.3. Basement, Foundation & Crawlspace

I. The inspector shall inspect:

A. the basement; B. the foundation; C. the crawlspace; D. the visible structural components; E. and report on the location of under-floor access openings; F. and report any present conditions or clear indications of active water penetration observed by the inspector; G. for wood in contact or near soil; H. and report any general indications of foundation movement that are observed by the inspector, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, or floor slopes; I. and report on any cutting, notching and boring of framing members which may present a structural or safety concern.

II. The inspector is not required to:

A. enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector; B. move stored items or debris; C. operate sump pumps with inaccessible floats; D. identify size, spacing, span, location or determine 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.

2.4. Heating

I. The inspector shall inspect:

A. the heating systems using normal operating controls, and describe the energy source and heating method; B. and report as in need of repair heating systems which do not operate; C. and report if the heating systems are deemed inaccessible.

II. The inspector is not required to:

A. inspect or evaluate interiors 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.

2.5. Cooling

I. The inspector shall inspect:

A. the central cooling equipment using normal operating controls.

II. 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 window units, through-wall units, or electronic air filters; C. operate equipment or systems if exterior temperature is below 60 degrees 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.

2.6. Plumbing

I. The inspector shall:

A. inspect and determine if the water supply is public or private; B. verify the presence of and identify the location of the main water shut-off valve; C. inspect the water heating equipment, including venting, connections, energy source supply system, and seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves; D. flush toilets; E. water-test sinks, tubs and showers for functional drainage; F. inspect the interior water supply, including all fixtures and faucets; G. inspect the drain, waste and vent systems, including all fixtures; H. describe any visible fuel storage systems; I. inspect the drainage sump pumps and test pumps with accessible floats; J. inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves; K. inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; L. inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets; M. inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs; and N. inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

A. light or ignite pilot flames; B. determine the size, temperature, age, life expectancy or adequacy of the water heater; C. inspect interiors of flues or chimneys, combustion air systems, water softening 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 or portability or the reliability of the water supply or source; F. open sealed plumbing access panels; G. inspect clothes washing machines or their connections; H. operate any main, branch or fixture valve; I. test shower pans, tub and shower surrounds or enclosures for leakage; J. evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping; K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices; L. determine whether there are sufficient clean-outs for effective cleaning of drains; M. evaluate gas, liquid propane or oil storage tanks; N. inspect any underground or concealed fuel supply systems; O. inspect any private sewage waste disposal system or component thereof; P. inspect water treatment systems or water filters; Q. inspect water storage tanks, pressure pumps or bladder tanks; R. evaluate wait-time to obtain hot water at fixtures, or perform testing of any kind to water heater elements; S. evaluate or determine the adequacy of combustion air; T. test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves; U. examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation; V. determine the existence or condition of Polybutylene plumbing.

2.7. Electrical

I. The inspector shall inspect:

A. the service drop/lateral; B. the meter socket enclosures; C. the means for disconnecting the service main; D. and describe the service disconnect amperage rating, if labeled; E. panel boards and over current devices (breakers and fuses); F. and report on any unused circuit breaker panel openings that are not filled; G. the service grounding and bonding; H. a representative number of switches, lighting fixtures, and receptacles, including receptacles observed and deemed to be AFCI-protected during the inspection using the AFCI test button, where possible; I. and test all Ground Fault Circuit Interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs during the inspection using a GFCI tester, where possible; J. and report the presence of solid conductor aluminum branch circuit wiring, if readily visible; K. and report on any tested receptacles in which power was not present, polarity is incorrect, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, evidence of arcing or excessive heat is present, or where the receptacle is not grounded or is not secured

to the wall; L. the service entrance conductors and the condition of the conductor insulation; M. and report the absence of smoke detectors; and N. service entrance cables, and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weather heads and clearances from grade or rooftops.

II. The inspector is not required to:

A. insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures; B. operate electrical systems that are shut down; C. remove panel board cabinet covers or dead front covers, if they are not readily accessible; D. operate or reset over current protection devices or overload devices; E. operate non-accessible smoke detectors; F. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled; G. inspect the fire or alarm system and components; H. inspect the ancillary wiring or remote control devices; I. activate any electrical systems or branch circuits which are not energized; J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled 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; and Q. inspect exterior accent lighting.

2.8. Fireplace

I. The inspector shall inspect:

A. the fireplace, and open and close the damper door, if readily accessible and operable; B. hearth extensions and other permanently installed components; C. and report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including fireplace opening clearance from visible combustible materials.

II. The inspector is not required to:

A. inspect the flue or vent system; B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels; C. determine the need for a chimney sweep; D. operate gas fireplace inserts; E. light pilot flames; F. determine the appropriateness of any installation; G. inspect automatic fuel-feed devices; H. inspect combustion and/or make-up air devices; I. inspect heat distribution assists, whether gravity controlled or fan-assisted; J. ignite or extinguish fires; K. determine adequacy of draft or draft characteristics; L. move fireplace inserts, stoves, or firebox contents; M. perform a smoke test; N. dismantle or remove any component; O. perform a National Fire Prevention Association (NFPA)-style inspection; and P. perform a Phase I fireplace and chimney inspection.

2.9. Attic, Ventilation & Insulation

I. The inspector shall inspect:

A. the insulation in unfinished spaces; B. the ventilation of attic spaces; C. mechanical ventilation systems; D. and report on the general absence or lack of insulation in unfinished spaces.

II. 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 pose a safety hazard to the inspector, in his or her opinion; B. to move, touch, or disturb insulation; C. to move, touch or disturb vapor retarders; D. break or otherwise damage the surface finish or weather seal on or around access panels and covers; E. identify the composition or exact 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 and wiring; and H. determine the adequacy of ventilation.

2.10. Doors, Windows & Interior

I. The inspector shall:

A. open and close a representative number of doors and windows; B. inspect the walls, ceilings, steps, stairways and railings; C. and report as in need of repair any spacing between intermediate balusters, spindles or rails for steps, stairways and railings that permit the passage of an object greater than 4 inches in diameter; D. inspect garage doors and garage door openers by operating first by remote (if available), and then by the installed automatic door control; E. and report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door; F. and report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use; and G. and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

A. inspect paint, wallpaper, window treatments or finish treatments; B. inspect central vacuum systems; C. inspect safety glazing; D. inspect security systems or components; E. evaluate the fastening of countertops, cabinets, sink tops or fixtures; F. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure; G. move drop-ceiling tiles; H. inspect or move any household appliances; I. inspect or operate equipment housed in the garage, except as otherwise noted; J. verify or certify safe operation of any auto-reverse or related safety function of a garage door; K. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards; L. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices; M. operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights; N. inspect microwave ovens or test leakage from microwave ovens; O. operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices; P. inspect elevators; Q. inspect remote controls; R. inspect appliances; S. inspect items not permanently installed; T. discover firewall compromises; U. examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment; V. come into contact with any pool or spa water in order to determine the system structure or components; W. determine the adequacy of spa jet water force or bubble effect; and X. determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. Limitations:

- I. An inspection is not technically exhaustive; II. An inspection will not identify concealed or latent defects; III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc; IV. An inspection will not determine the suitability of the property for any use; V. An inspection does not determine the market value of the property or its marketability; VI. An inspection does not determine the insurability of the property; VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property; VIII. An inspection does not determine the life expectancy of the property or any components or systems therein; IX. An inspection does not include items not permanently installed; X. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:

I. The inspectors are not required to determine:

A. property boundary lines or encroachments; B. the condition of any component or system that is not readily accessible; C. the service life expectancy of any component or system; D. the size, capacity, BTU, performance, or efficiency of any component or system; E. the cause or reason of any condition; F. the cause for the need of repair or replacement of any system or component; G. future conditions; H. compliance with codes or regulations; I. the presence of evidence of rodents, animals or insects; J. the presence of mold, mildew or fungus; K. the presence of air-borne hazards; L. the presence of birds; M. the presence of other flora or fauna; N. the air quality; O. the existence of asbestos; P. the existence of environmental hazards; Q. the existence of electro-magnetic fields; R. the presence of hazardous materials including, but not limited to, the presence of lead in paint; S. any hazardous waste conditions; T. any manufacturer's recalls or conformance with manufacturer installation, or any information included for consumer protection purposes; U. operating costs of systems; V. replacement or repair cost estimates; W. the acoustical properties of any systems; and X. estimates of the cost to operating any given system.

II. The inspectors are not required to operate:

A. any system that is shut down; B. any system that does not function properly; C. or evaluate low-voltage electrical systems such as, but not limited to: 1. phone lines; 2. cable lines; 3. antennae; 4. lights; or 5. remote controls; D. any system that does not turn on with the use of normal operating controls; E. any shut-off valves or manual stop valves; F. any electrical disconnect or over current protection devices; and G. any alarm systems; H. moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

A. move any personal items or other obstructions, such as, but not limited to: 1. throw rugs; 2. furniture; 3. floor or wall coverings; 4. ceiling tiles; 5. window coverings; 6. equipment; 7. plants; 8. ice; 9. debris; 10. snow; 11. water; 12. dirt; 13. foliage; or 14. pets; B. dismantle, open, or uncover any system or component; C. enter or access any area which may, in the opinion of the inspector, be unsafe; D. enter crawlspaces or other areas that are unsafe or not readily accessible; E. inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used; F. do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets; G. inspect decorative items; H. inspect common elements or areas in multi-unit housing; I. inspect intercoms, speaker systems, radio-controlled security devices, or lawn irrigation systems; J. offer guarantees or warranties; K. offer or perform any engineering services; L. offer or perform any trade or professional service other than home inspection; M. research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy; N. determine the age of construction or installation of any system structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements; O. determine the insurability of a property; P. perform or offer Phase 1 environmental audits; and Q. inspect on any system or component which is not included in these standards.

The aforementioned terms are found within the Standards of Practice. [Visit InterNACHI's full Glossary.](#)

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