

Florida Central Home Inspections

PO Box 1790
Mount Dora FL 32756-1790
Inspector: Kenneth Wild



Property Inspection Report

Client(s): **Michele Sample**
Property address: **8001 Leopard Trail**
Winter Springs, FL 32708
Inspection date: **Saturday, June 15, 2013**

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WHAT REALLY MATTERS IN A HOME INSPECTION

The process of buying a new home can be very 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 International 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.

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 3D Home Inspections 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.

HOME INSPECTOR COMPLIANCE STATEMENT:

I represent that I am a Licensed Home Inspector in the state of Florida (Florida Home Inspector License #2865 and full member in good standing of the International Association of Certified Home Inspectors (InterNACHI), www.nachi.org. Member #NACHI11020701. I will conduct a home inspection of the previously mentioned property in accordance with the InterNACHI Code of Ethics and Standards of Practice and the Home Inspection Agreement. I carry all the state-required insurance.










Kenneth Wild, Florida Central Home Inspections

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

How to Read this Report



This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporthost.com/glossary.asp>

Exterior

Footing material: Poured in place concrete
Foundation material: Poured in place concrete
Apparent wall structure: Concrete block
Wall covering: Stuccopainted block
Driveway material: Poured in place concrete
Sidewalk material: Poured in place concrete

1)   When purchasing a new home all locks should be re-keyed or replaced. While you get keys from the owner, others may still have a key.

The remotes for the garage door should be reprogrammed. This includes the remote keypad that allows access without an opener.



Photo 9



Photo 31


2)  One or more soffit vent screens are missing and/or deteriorated. Birds and vermin may enter the attic because of this. Screens should be replaced or repaired where necessary, or installed where missing. All of the soffit vent screens need to be replaced.



Photo 5




3)    Minor cracks were found in the driveway. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons. I would recommend filling the cracks with a silicone based driveway crack filler which can be purchased at any hardware store.



Photo 18

4) **i** The following were inspected and found to be acceptable, unless noted elsewhere in this section:

- All exterior walls, trim & flashing
 - Exterior doors, decks, stoops, steps, stairs, porches & railings
 - Eaves, soffits & facias
 - A representative number of windows
 - Vegetation, surface drainage & retaining walls
-

5) **i** Elevation photos of home from all sides.



Photo 1
Front



Photo 2
Left



Photo 3
Rear



Photo 4
Right

Roof

Roof inspection method: Viewed from eaves on ladder

Roof type: Gable

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: 20

Roof ventilation: Adequate



- 6)  The roof surface material is beyond or at the end of its service life and needs replacing now. The client (s) should consult with a qualified roofing contractor to determine replacement options and costs. No insurance carrier in the state of Florida will write a homeowners policy until these shingles are replaced.



Photo 16



Photo 17

- 7)  The following were inspected and found to be in acceptable condition unless otherwise noted in this section:
- Shingles, Tiles or other roofing material
 - Flashings
 - Gutters & downspouts
 - All vents, skylights, chimneys or other roof penetrations

Garage


- 8)  The garage-house door poses a fire risk because a pet door has been installed in it, eliminating its fire rating. A qualified contractor should replace this door with a fire-rated door.




Photo 20

- 9)  In front left corner of garage someone has stepped through the ceiling. This damage needs to be repaired before the drywall ceiling collapses into the garage.



Photo 19

10)  The following were inspected and found to be in acceptable condition unless otherwise noted in this section:

- garage door
- garage door opener & related safety features
- required auto-close garage to house feature
- check for properly functioning seals around garage door

Attic

Inspection method: Traversed
Roof structure type: Trusses
Ceiling structure: Trusses
Insulation material: Fiberglass loose fill



11)  The ceiling insulation's R rating is significantly less than what's recommended for this area. Recommend having a qualified contractor install additional insulation as per standard building practices for better energy efficiency.






Photo 32

12)  The following were inspected and found to be in acceptable condition unless otherwise noted in this section:

- Check for damage in trusses or rafters or roof decking
- Check for evidence of active or prior leaking
- Check for adequate insulation
- Check for any unsafe wiring
- Check for adequate ventilation
- Check for signs of rodent infestation
- Check for evidence of Wood Destroying Organisms

Electric service

Primary service type: Underground
Primary service overload protection type: Circuit breakers
Service amperage (amps): 150
System ground: Ground rod(s) in soil
Branch circuit wiring type: Copper
Smoke detectors present: Yes

13)    This property has one or more Federal Pacific Electric brand main service or sub panels that use "Stab-Lok" circuit breakers. Both double and single pole versions of these circuit breakers are known to fail by not tripping when they are supposed to. This is a potential but serious fire hazard. Recommend having a qualified electrician replace any and all Federal Pacific panels. For more information, visit:

<http://www.inspect-ny.com/fpe/fpepanel.htm>

No insurance carrier in the state of Florida will write a homeowners insurance policy until the interior and exterior electric panels are replaced.



Photo 8
Exterior electric service panel into house



Photo 15
Main electric panel in garage

Water heater

Estimated age: 10

Type: Tank

Energy source: Electricity



14)  Water heater appears in good condition. Expected remaining life is 7 to 10 years. The TPR (temperature pressure relief) valve is installed properly.



Photo 12
Water heater in garage



Photo 13
Water heater Temperature Pressure Relief Valve

15)  The following were inspected and found to be in acceptable condition unless otherwise noted in this section:

- Check for properly installed TPR (Temperature Pressure Relief) Valve
- Test for hot water & recovery time
- Check for leaks or improper wiring

Heating and cooling


Primary heating system energy source: Electric


Primary heat system type: Heat pump

Primary A/C energy source: Electric

Primary Air conditioning type: Heat pump

Distribution system: Flexible ducts

16)  The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed annually in the future.

17)  The following were inspected and found to be in acceptable condition unless otherwise noted in this section:

- the heating & cooling systems are to be inspected using normal operating controls
- inspection of ducts in the attic
- last service date within a year
- age & condition of all components
- check for proper draining of air handler condensate line



Photo 6
Heat Pump Compressor



Photo 7
Heat Pump Compressor
manufacturer's label



Photo 14
Air Handler in garage

Plumbing and laundry

Location of main water shut-off valve: front left of lawn by sidewalk

Water service: Public

Service pipe material: Polyethelene

Supply pipe material: CPVC

Drain pipe material: Plastic

Waste pipe material: Plastic


18)  Washing machine machine water supply lines need to be regularly replaced. Rubber ones every 5 years, metal clad ones every 10 years.



Photo 11


19)  Active leaks were found under all sinks. Repairs need to be made.



Photo 21
Under kitchen sink




Photo 26
Under bathroom sink 1



Photo 29
Under master bath sink



Photo 30
Under leaking trap in master bath sink was a pot full of water from continual long-term leaking

20)  The following were inspected and found to be in acceptable condition unless otherwise noted in this section:

- Sinks, tubs, toilets & showers tested & drain properly
- Check for proper caulking & grouting in showers & tubs
- check under all sinks for shut-off valves
- make sure no plumbing fixtures are leaking


21)  Water conditioning has not been used in years & was not tested.



Photo 10
Water conditioning system

Kitchen

- 22) 🛠️ Dishwasher door is broken & dishwasher appears to be beyond it's useful life.



Photo 22

- 23) ⓘ The following were inspected and found to be in acceptable condition unless otherwise noted in this section:


- Range, oven & stovetop
- Microwave Oven
- Refrigerator
- Dishwasher
- Any additional appliances
- GFCI receptacles

Bathrooms

- 24) 🛠️🔍 One or more toilets are loose. A qualified contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking. This is in bathroom 1.



Photo 27

25)  Water damage was found in the shelving or cabinet components below one or more sinks. A qualified contractor should evaluate and make repairs as necessary.


26)  Caulk is missing or deteriorated above one or more bathtubs, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure. An attempt to repair this was done in bathroom 1, but needs to be redone.



Photo 25


27)  Caulk is missing or deteriorated along the base of one or more showers, where flooring meets the shower. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure. An attempt in the past to repair this was improperly done & needs to be redone in master bath shower.



Photo 28



28)  All bathroom GFCI receptacles tested & functioning properly.





Photo 33



29)  The following were inspected and found to be in acceptable condition unless otherwise noted in this section:

- See plumbing section with respect to toilets, sinks, tubs & showers
- Check to make sure exhaust fans working properly
- Test all GFCI receptacle to insure they are functioning properly
- Check towel bars & handicap bars for proper attachment

Interior rooms

30)   Based on the age of this structure and the appearance of existing smoke alarms, the alarms may be older than 10 years old. According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:

<http://www.google.com/search?q=old+smoke+alarms>

31)   One or more smoke alarms are damaged or missing from their mounting brackets, and an insufficient number of smoke alarms are installed. Damaged and/or missing smoke alarms should be replaced as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information, visit:

<http://www.cpsc.gov/cpscpub/pubs/5077.html>



Photo 24



32)  Closet doors are missing in two of the bedrooms & need to be replaced.



Photo 23

33)  The following were inspected and found to be in acceptable condition unless otherwise noted in this section:

- Check a representative number of windows for functionality
- Check windows for proper locking mechanisms
- Check doors to insure they are closing properly
- Check door knobs & locks for proper functionality
- Check a representative number of electrical outlets for proper grounding & polarity
- Check all lighting & fans
- Check all walls, ceilings & floors for signs of cracking
- Check that all floors are level
- Check ceilings, floors & walls for signs of current or past water damage
- Check steps, rails & spindles to insure they are proper & not loose

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.

Home inspections by nature focus on defects and may seem negative in tone. Some features of this property may be in excellent condition and of high quality but have not been mentioned, or been deemed adequate in the report. This is not meant to downplay this property's assets, but to focus on alerting you to potentially expensive problems. Bear in mind that all homes, regardless of their age, have some number of defects.

This report has been produced in accordance with the AGREEMENT, and is subject to the terms and conditions agreed upon therein.

The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or Representative.

If you have any questions at all please don't hesitate to call me anytime.

Kenneth Wid
Florida Central Home Inspections
(443) 996-1423
Florida License# HI2865

InterNACHI - NACHI11020701

Standards of Practice

1. Definitions and Scope

1.1. A Home Inspection is a non-invasive, visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

III. A home inspection can include a survey and/or analysis of energy flows and usage in a residential property if the client requests it. 1.2. A Material Defect is 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.

1.3. An Inspection Report shall describe and identify, in written format, the inspected systems, structures, and components of the dwelling, and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. 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 spacings 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 potability 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. panelboards and overcurrent 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 an AFCI tester, 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 weatherheads and clearances from grade or rooftops.

II. 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 front covers, if they are not readily accessible.

D. operate or reset overcurrent 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. 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. 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. 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; 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. 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. 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. 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.

Q. inspect on any system or component which is not included in these standards.

4. 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 specialized skill or knowledge.
- 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.