



BLUEBIRD HOME INSPECTIONS, LLC

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BLUEBIRD HOME INSPECTIONS COPY

1234 Main St. Saint Augustine FL 32086

Buyer Name

04/23/2020 9:00AM



Inspector

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Agent

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## TABLE OF CONTENTS

|  |    |
|--|----|
| 1: General Information                           | 5  |
| 2: Roof Systems                                  | 8  |
| 3: Exterior                                      | 11 |
| 4: Structure, Attic, Foundation                  | 17 |
| 5: Insulation                                    | 19 |
| 6: Plumbing Systems                              | 20 |
| 7: Electrical System                             | 25 |
| 8: HVAC System                                   | 31 |
| 9: Gas Systems                                   | 35 |
| 10: Fireplaces and Solid Fuel Burning Appliances | 36 |
| 11: Interior                                     | 38 |
| 12: Bathrooms                                    | 42 |
| 13: Appliances                                   | 44 |
| 14: Garage                                       | 47 |
| 15: Pools and Spas                               | 50 |
| 16: Florida Maintenance Checklist                | 57 |
| 17: Courtesy Photos                              | 59 |
| 18: Obstructed Views                             | 61 |
| Standard of Practice                             | 62 |

# SUMMARY

121

ITEMS INSPECTED

13

MAINTENANCE ITEM

27

RECOMMENDATION

3

SAFETY HAZARD

- [-] 2.1.1 Roof Systems - Coverings: Tree Contact
- [-] 2.1.2 Roof Systems - Coverings: Debris On Roof
- [?] 2.3.1 Roof Systems - Roof Drainage Systems: Debris
- [?] 3.3.1 Exterior - Brick: Minor Cracks
- [-] 3.5.1 Exterior - Windows Exterior: Damaged Window Screens
- [-] 3.5.2 Exterior - Windows Exterior: Missing Screens
- [?] 3.7.1 Exterior - Porches, Patios & Decks: Damaged Screens
- [?] 3.9.1 Exterior - Driveway: Driveway Cracking - Minor
- [-] 3.9.2 Exterior - Driveway: Driveway Settling
- [-] 3.10.1 Exterior - Vegetation: Vines and Vegetation Removal
- [?] 6.3.1 Plumbing Systems - Drain, Waste, & Vent Systems: Missing Drain Stopper
- [-] 6.4.1 Plumbing Systems - Water Supply & Fixtures: Toilet Loose
- [-] 6.4.2 Plumbing Systems - Water Supply & Fixtures: Corroded Valves
- [?] 6.4.3 Plumbing Systems - Water Supply & Fixtures: Missing Plumbing Fixture
- [-] 6.5.1 Plumbing Systems - Water Heater: Old But Functional
- [-] 6.5.2 Plumbing Systems - Water Heater: Rust On Water Heater
- [-] 6.6.1 Plumbing Systems - Water Temperature: High Water Temperature
- [-] 7.2.1 Electrical System - Main Disconnect: Double Tapped Neutrals
- [-] 7.4.1 Electrical System - Circuits, Breakers & Fuses: Misidentified Wire
- [!] 7.5.1 Electrical System - Operation of GFCI & AFCI: GFCI Does Not Trip
- [!] 7.6.1 Electrical System - Polarity Of Outlets: Open Grounds
- [?] 7.8.1 Electrical System - Switches & Receptacles: Loose Outlet
- [-] 7.9.1 Electrical System - Electrical Fixtures: Loose Electrical Fixture
- [-] 7.10.1 Electrical System - Smoke Detectors: Add Smoke Detectors
- [-] 7.11.1 Electrical System - Carbon Monoxide Detectors: No Carbon Monoxide Detector
- [-] 8.2.1 HVAC System - Cooling System: Old But Functional
- [-] 8.5.1 HVAC System - Automatic Safety Controls: No Safety Switch
- [-] 8.7.1 HVAC System - Distribution System: Coils Dirty
- [-] 8.7.2 HVAC System - Distribution System: Water Stains Around Vents

- ⌚ 10.1.1 Fireplaces and Solid Fuel Burning Appliances - Chimney: Metal Chimney Rust
- ⌚ 10.1.2 Fireplaces and Solid Fuel Burning Appliances - Chimney: Mildew
- ⌚ 11.4.1 Interior - Windows: Fogged Moisture
- ⌚ 11.4.2 Interior - Windows: Hard To Open
- ⌚ 11.6.1 Interior - Doors: Door Doesn't Latch
- ⌚ 11.7.1 Interior - Countertops & Cabinets: Poor/Missing Caulk
- ⌚ 12.1.1 Bathrooms - Showers and Tubs: Re-Calk/Grout Shower
- ⌚ 12.1.2 Bathrooms - Showers and Tubs: Cracked Grout Around Tub/Shower
- ⌚ 13.5.1 Appliances - Range/Oven/Cooktop: Gas Burner/Ignitor
- ⌚ 14.7.1 Garage - Garage Door Operation: Sensor Height
- ⌚ 14.7.2 Garage - Garage Door Operation: Delayed Wall Switch
- ⚠ 15.3.1 Pools and Spas - Electrical Components: GFCI Does Not Trip
- ⌚ 15.7.1 Pools and Spas - Pumps: Pump At/Near The End Of It's Life
- ⌚ 15.11.1 Pools and Spas - Filters: Damaged Gauges

# 1: GENERAL INFORMATION

## Information

|   |   |  |
|---|---|--|
| <b>Date Of Inspection</b><br>06-11-2019                     | <b>Owner/Clients Name</b><br>John Doe                       | <b>Address</b><br>1234 Main St.                              |
| <b>City And Zip Code</b><br>Saint Augustine, 32086          | <b>County</b><br>FL   | <b>Number Of Stories</b><br>1                                |
| <b>Type of Building</b><br>Single Family                    | <b>Inspection Details: Time Of Inspection</b><br>12:30-2:30 | <b>Inspection Details: In Attendance</b><br>Client           |
| <b>Inspection Details: Occupancy</b><br>Furnished, Occupied | <b>Inspection Details: Home Faces</b><br>West               | <b>Inspection Details: Outside Temperature</b><br>88 Degrees |
| <b>Inspection Details: Inside Temperature</b><br>74 Degrees | <b>Inspection Details: Weather Conditions</b><br>Cloudy     | <b>Inspection Details: Ground Surface</b><br>Damp            |

## Introduction: General Introduction

### Overview:

A home inspection is not a pass or fail type of inspection. It is only a visual evaluation of the conditions, the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure cannot be foreseen or reported on. Components that are not readily accessible cannot be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, missing trim, paint and finish flaws). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions, and conditions with the property are subject to change the moment we leave the premises.

The following numbered and attached pages are your home inspection report. This information was performed in accordance with the current Standards of Practice and Code of Ethics of InterNACHI.

### Final Walk Thru:

A final walk thru may be performed shortly before closing to confirm to acceptable conditions of the home. This should include retesting all of the appliances and fixtures. If the home was occupied at the time of the inspection, many areas of the home were limited and could not be seen. We recommend to complete a walk thru after the occupant or seller has removed these items to pay attention to the areas that were concealed.

[Bluebird Home Inspections LLC](#) recommends that the qualified person making repairs should inspect the property further in order to discover and repair any related problems that were not observed or reported at the time of the inspection.

We may bring to your attention certain recommendations to upgrade from the original functioning features that may be considered to upgrade your home. Some of these upgrades may not have been require when the home was built. They do not constitute a deficiency in the property. Recommend upgrades to the home should be performed by a qualified person or company in accordance with the industry standards, government requirements pertaining to permits, codes, and regulations.

Any statements made verbally by [Bluebird Home Inspections LLC](#) in pertaining to upgrades or any inclusion in the inspection report of information regarding recommended upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the **Home Inspection Agreement and Standards of practice**.

### Comment Key & Definitions

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items listed in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure at the time of the inspection.

 Maintenance Item = Typically these are defined as general upkeep items or maintenance, DIY projects or recommended upgrades. If left unattended, or neglected, they could potentially lead to moderate or even major repairs.

 Recommendation = Most items will fall into this "recommendation" category. These are items which are in need of repair or replacement which will be followed by a recommended repair technician.

 Safety Item = These items are a fire, life, or safety issue. These could be directed to CO alarms, or smoke alarms, egress, voids in firewalls, railings on decks or stairs electrical, etc.

### Code Compliance:

**We as home inspectors are NOT "code" inspectors. Codes change from city to city, county to county, and from year to year. Typically they are a minimum standard. We report on fire, life, and safety issues. We also do not report on ADA compliance. This too has tiered guidelines and codes which fall outside the scope of our inspection.**

## Notice to Third Parties

Notice to Third Parties: This report is the property of [Bluebird Home Inspections LLC](#) and the Client(s) named herein have been named as licensee(s) of this document. This document is non-transferable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Remember no home is perfect. Bluebird Home Inspections LLC wants to ensure happiness in your dream home for years to come.

### Introduction: Old Home

20

This home is older and the home inspector considers this while inspection. It is common to have areas that no longer comply with current code. This is not a new home and cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in workmanlike manner. Some areas may appear to be less than standard. This inspection looks for items that are functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed parts or mixed materials. Sometimes water signs in crawlspaces could be years old from a problem that no longer exists. It may still need further attention and repair. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer recalls on components that could be in the home. Always consider hiring the appropriate expert for any repairs or further inspection.

### Introduction: Septic

Your home is serviced by an on-site waste system (septic system).

Septic systems are outside the scope of a home inspection. This is for informational purposes.

## 2: ROOF SYSTEMS

|     |  | IN | NI | NP | O |
|-----|--|----|----|----|---|
| 2.1 | Coverings                                    | X  |    |    | X |
| 2.2 | Vents, Skylights and Other Roof Penetrations | X  |    |    |   |
| 2.3 | Roof Drainage Systems                        | X  |    |    | X |
| 2.4 | Flashings                                    | X  |    |    |   |
| 2.5 | Ventilation                                  | X  |    |    |   |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

### Information

**Inspection Method**

Walked Roof

**Roof Type/Style**

Hip

**Roof Drainage Systems: Gutter Material**

Aluminum

**Ventilation: Ventilation Type**

Off Ridge

**Coverings: Material**

Architectural



## Coverings: Satellite

There is a Satellite dish mounted to the roof. Routine maintenance is required for the anchor bolts to make sure they are sealed properly to prevent and leaks.



## Vents, Skylights and Other Roof Penetrations: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed.

## Roof Drainage Systems: Aluminum Gutters

The aluminum gutters were seamless type with gutter seams at the corners only. The seams are weak points in gutters and are typically where they will fail first. This is for your information

## Roof Drainage Systems: Gutter Tips

During rainstorms, gutters will route runoff from surfaces of the roof to where it can drain away from the house. It can also protect the siding, windows, doors and the foundation from water damage.

## Flashings: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were noted to the visible areas.

## Observations

### 2.1.1 Coverings

#### TREE CONTACT

Tree Limbs are in contact with the roof or hanging near the roof. These should be trimmed to prevent damage to the house and shingles. We recommend to trim these areas as needed to protect the roof covering.

Recommendation

Contact a qualified professional.



Recommendation



Front Middle



Left Front

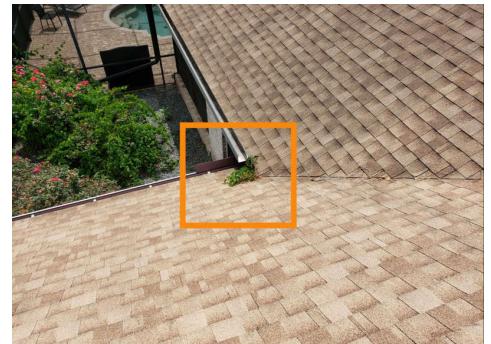
## 2.1.2 Coverings

**DEBRIS ON ROOF**

The shingles have debris/leaves in some areas that need removal. Debris can also conceal hidden damage, hold moisture and can be conducive to wood destroying insects and organisms. We recommend cleaning the shingles and evaluate for any deterioration.

Recommendation

Contact a qualified professional.

 Recommendation

Left Rear

## 2.3.1 Roof Drainage Systems

**DEBRIS**

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Recommended DIY Project

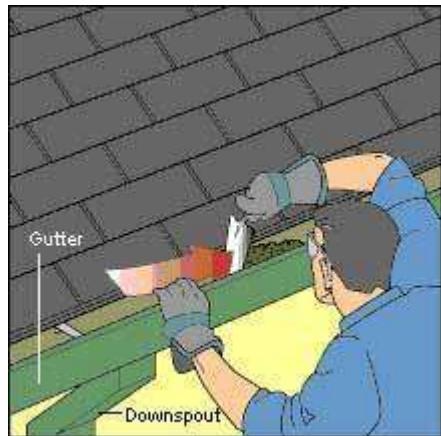
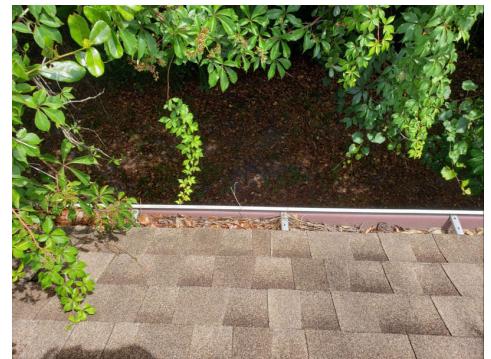
 Maintenance Item

Fig. 1, Scooping Out Gutter



Fig. 2, Flushing Gutters



Left Side

### 3: EXTERIOR

|      |                              | IN | NI | NP | O |
|------|------------------------------|----|----|----|---|
| 3.1  | Exterior Maintenance         | X  |    |    |   |
| 3.2  | Exterior Cladding            | X  |    |    |   |
| 3.3  | Brick                        | X  |    |    | X |
| 3.4  | Eaves, Soffits & Fascia      | X  |    |    |   |
| 3.5  | Windows Exterior             | X  |    |    | X |
| 3.6  | Exterior Doors               | X  |    |    |   |
| 3.7  | Porches, Patios & Decks      | X  |    |    | X |
| 3.8  | Sidewalks and Stoops         | X  |    |    |   |
| 3.9  | Driveway                     | X  |    |    | X |
| 3.10 | Vegetation                   | X  |    |    | X |
| 3.11 | Drainage and Retention Walls | X  |    |    |   |

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#### Information

**Appurtenance**

Covered Entry, Screened Enclosure

**Siding Style**

Lap, Brick, Vinyl Diding

**Siding Material**

Vinyl, Brick

**Driveway**

Concrete

**Exterior Entry Doors**

Metal, Fiberglass

## Exterior Maintenance : Tips

Regular home maintenance is an important part of keeping up the value of your home and avoiding expensive repairs. Harsh climates can present unique requirements for the proper care of the exterior of your home during hot and humid summer months in St. Johns, Duval, and Flagler county areas.

Seal the outside of your home. The hot and humid summer weather can corrode the weather stripping around your homes doors and windows. On your homes exterior walls, look for gaps and holes around your doors, windows, light fixtures electrical outlets and plumbing.

Inspect window screens. The cooler the weather inevitably means you will be opening your window more often. So check the screens on each window and make sure there are no large holes that will let insects into your home.

Clean gutters. Although October through May is dry season in St. Johns, Duval, Flagler county, we still get rain. For proper drainage and to avoid water damage, it is important to keep the gutters free of leaves and other debris.

Termites. With Florida homes, it is important to have your home tested for termites regularly. These wood destroying insects can cause untold damage before you are even aware that they exist. A reputable Pest Control Company will let you know if you have active or past damage and will be able to set you up on a maintenance program to keep the pests at bay.

Accomplishing regular home maintenance tasks like these will not only help keep your homes value, but also saves you thousands in home repairs over the years.



## Exterior Cladding: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Brick: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Eaves, Soffits & Fascia: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Windows Exterior: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Exterior Doors: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Porches, Patios & Decks: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Sidewalks and Stoops: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Driveway: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Vegetation: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Drainage and Retention Walls: General Grading Good

The general grading of the perimeter around the house's foundation appeared to be functional at the time of the inspection. This is for your information.

## Observations

### 3.3.1 Brick



#### MINOR CRACKS

There were minor cracks observed in areas of the brick at the time of the inspection. We recommend to seal and monitor to prevent moisture intrusion.

Recommendation

Contact a handyman or DIY project



Right Middle



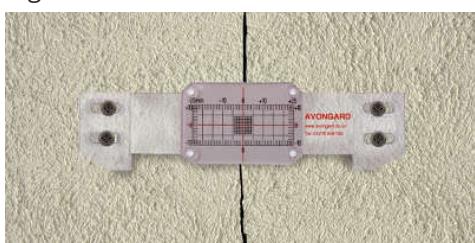
Right Middle



Right Middle



Front Entry



### 3.5.1 Windows Exterior

#### DAMAGED WINDOW SCREENS



There were damaged window screens present at the time of the inspection. We recommend to inspect and repair or replace.

## Recommendation

Contact a qualified handyman.



Left Rear

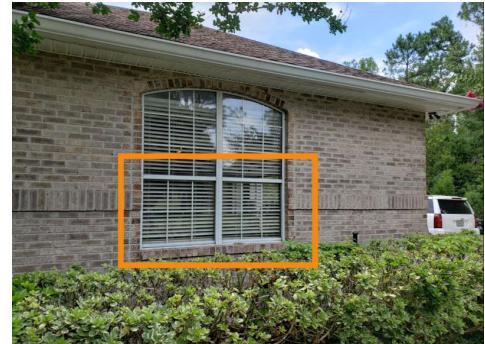
## 3.5.2 Windows Exterior

**MISSING SCREENS**

There were missing screens for the windows at the time of the inspection. We recommend to ask the current home owner where these are located. If not found we recommend to replace.

## Recommendation

Contact a qualified handyman.



Garage

## 3.7.1 Porches, Patios &amp; Decks

**DAMAGED SCREENS**

There was damage to the screens at the time of the inspection. we recommend to inspect and repair.

## Recommendation

Contact a qualified professional.



## 3.9.1 Driveway

**DRIVEWAY CRACKING - MINOR**

Minor cosmetic cracks observed (1/4 or less) at the time of the inspection. Cracks exceeding 1/4" Should be filled with a non-shrink epoxy or grout to avoid continued damage to the driveway substrate from moisture. We recommend to inspect and repair as needed.

## Recommendation

Contact a handyman or DIY project





### 3.9.2 Driveway

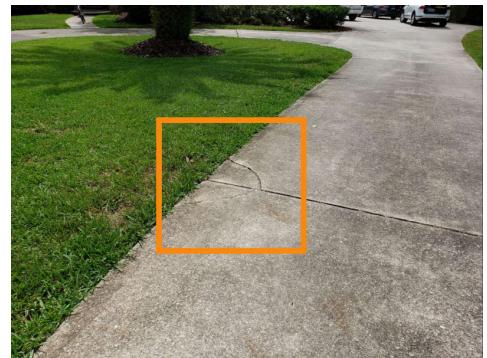
#### DRIVEWAY SETTLING

The driveway had areas of significant settling/cracks visible at the time of the inspection. We recommend to inspect, evaluate and repair if needed.

Recommendation

Contact a qualified professional.

Recommendation



### 3.10.1 Vegetation

#### VINES AND VEGETATION REMOVAL

Vines/Vegetation growing on the exterior walls introduce insects, pests and/or accelerate the deterioration of the exterior covering. We recommend to inspect and remove.

Recommendation

## Recommendation

Contact a qualified lawn care professional.



Left Rear



Left Front



Right Side

## 4: STRUCTURE, ATTIC, FOUNDATION

|     |                   | IN | NI | NP | O |
|-----|-------------------|----|----|----|---|
| 4.1 | Roof Structure    | X  |    |    |   |
| 4.2 | Ceiling Structure | X  |    |    |   |
| 4.3 | Attic             | X  |    |    |   |
| 4.4 | Attic Access      | X  |    |    |   |
| 4.5 | Wall Structure    | X  |    |    |   |
| 4.6 | Slab On Grade     | X  |    |    |   |

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

### Information

**Roof Structure**

Engineered Wood Trusses, OSB, 2X4 Rafters

**Attic Entrance Information**

Pull Down Stairs

**Method used to observe attic**

Walked

**Ceiling Structure**

Engineered Truss System, 2X4

**Wall Structure**

Not Visible

**Floor Structure**

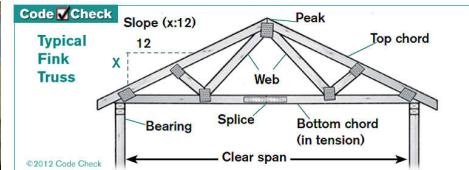
Slab, Not Visible

**Foundation**

Masonry Block

**Roof Structure: Attic Structure**

You have Engineered Trusses for the attic structure. This is for your information.


**Ceiling Structure: Visual Inspection**

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

**Attic: Visual Inspection**

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

**Attic Access: Pull Down With Garage Storage**

You have a pull down staircase with storage located in the garage. This is for your information.

**Attic Access: Attic Access Location.**

The provided picture is the location of the attic access in the home. This is for your information.



Closet Master Bathroom

**Wall Structure: Visual Inspection**

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

**Slab On Grade: Visual Inspection**

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

5: INSULATION

|     |                     | IN | NI | NP | O |
|-----|---------------------|----|----|----|---|
| 5.1 | Attic Insulation    | X  |    |    |   |
| 5.2 | Insulation In Walls | X  |    |    |   |

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## Information

| Insulation Type | R-value | Floor System  |
|-----------------|---------|---------------|
| Batt            | 30      | Slab On Grade |

## Attic Insulation: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## **Attic Insulation: Current Insulation Installed**

The current insulation installed in the attic at the time of the inspection. This is for your information.



## Insulation In Walls: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## 6: PLUMBING SYSTEMS

|     |                              | IN | NI | NP | O |
|-----|------------------------------|----|----|----|---|
| 6.1 | Main Water Shut-off Device   | X  |    |    |   |
| 6.2 | Type Of Septic System        | X  |    |    |   |
| 6.3 | Drain, Waste, & Vent Systems | X  |    |    | X |
| 6.4 | Water Supply & Fixtures      | X  |    |    | X |
| 6.5 | Water Heater                 | X  |    |    | X |
| 6.6 | Water Temperature            | X  |    |    | X |
| 6.7 | Water Pressure               | X  |    |    |   |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

### Information

**Water Meter Location And Shut Off**

At The Well

**Water Shut Off In The Home**

Cold Water Supply On Water Heater

**Sewage Disposal**

Septic System

**Plumbing Waste**

PVC

**Water Source**

Well

**Water Supply Into Home**

Not Visible

**Water Distribution**

CPVC

**Water Pressure**

40Psi

**Water Heater Manufacturer**

A.O. Smith

**Water Heater Power Source**

Electric

**Manufacture Date Of Water Heater**

2005

**Water Heater Capacity**

55 Gallon, 66 Gallon

**Water Heater Location**

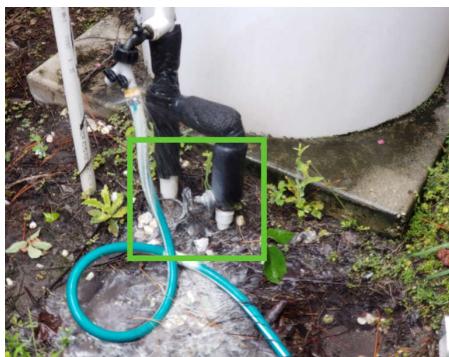
Garage, Bathroom Closet

**Water Filters**

We do not inspect filtration systems

**Main Water Shut-off Device: Water Shut Off Location**

The main water meter current location. Secondary shut off valve if present. Cold water shut off valve location on the water heater. We recommend to learn these areas in case of an emergency. This is for your information.



Cold Water Shutoff

Cold Water Shutoff

**Main Water Shut-off Device: Visual Inspection**

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Type Of Septic System: Septic Tank

Your home is serviced by an onsite waste system (Septic Tank). Septic systems are outside the scope of a home inspection. We Recommend that you should have the septic system inspected by a certified system professional prior to purchasing the home.



## Drain, Waste, & Vent Systems: Visual Inspection

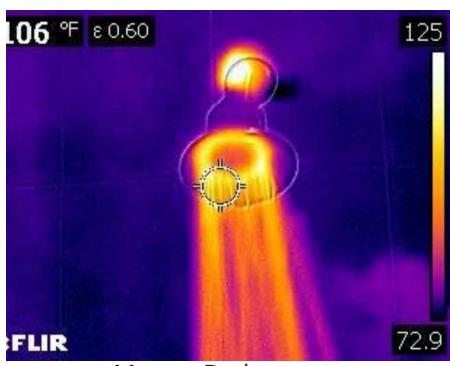
Only the visible areas were inspected at the time of the inspection. No deficiencies noted to the visible areas unless otherwise noted below.

## Water Supply & Fixtures: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies noted to the visible areas unless otherwise noted below.

## Water Temperature: Water Temperature Normal

The hot water temperature was normal and within range at the time of the inspection.



## Water Pressure: Well Pressure Normal

When tested the well pressure was normal. Normal water pressure ranges from 25-50 Psi for home on a well and any pressure over 80 Psi will wear out washers and plumbing fixtures. It may also void manufacturer's warranties on plumbing fixtures. This is for your information.

We only operate the pump to confirm the unit is running and operational for the inspection. We do not test the quality of the water or the other components of the system. If you desire these items be tested, we recommend to contact a qualified well contractor to inspect and evaluate before the end of the inspection deadline.



## Observations

### 6.3.1 Drain, Waste, & Vent Systems

#### MISSING DRAIN STOPPER

The drain stopper was missing at the time of the inspection. We recommend having this installed while a qualified person is at the home performing other work.

Recommendation

Contact a handyman or DIY project



Maintenance Item



Master Bathroom Right Sink



Left Sink Master Bathroom

### 6.4.1 Water Supply & Fixtures

#### TOILET LOOSE

The toilet was loose at the floor connection when tested at the time of the inspection. We recommend to inspect, evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Recommendation

### 6.4.2 Water Supply & Fixtures

#### CORRODED VALVES



Recommendation

Valves were corroded at the time of the inspection. We recommend to inspect and replace.

Recommendation

Contact a qualified plumbing contractor.



Cold Water Shutoff

#### 6.4.3 Water Supply & Fixtures

### MISSING PLUMBING FIXTURE

Plumbing fixtures were missing at the time of the inspection. we recommend to inspect and repair.

Recommendation

Contact a qualified professional.



Master Bathroom

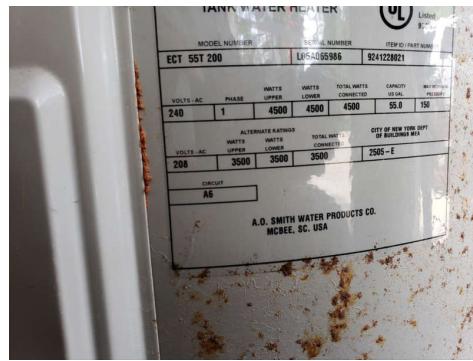
#### 6.5.1 Water Heater

### OLD BUT FUNCTIONAL

Based on the manufacturer's suggested service life, the life expectancy of a water heater is 8 to 12 years. That will vary with the location and design of the unit, quality of installation, maintenance schedule and water quality. Although it was functional at the time of the inspection, we recommend to start budgeting for a new water heater.

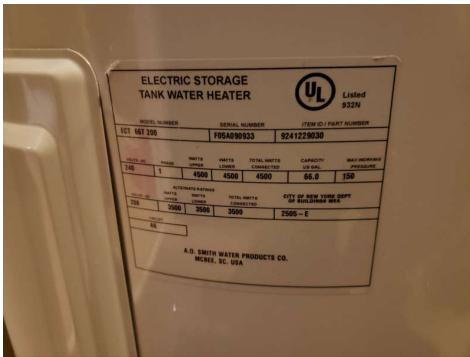
Recommendation

Contact a qualified plumbing contractor.



Data Tag





Data Tag

## 6.5.2 Water Heater

**RUST ON WATER HEATER**

The water heater was starting to show signs of rust/corrosion at the time of the inspection. There was no visible signs of leaks. Although it was functional at the time of the inspection, we recommend to inspect and evaluate.

## Recommendation

Contact a qualified plumbing contractor.



## 6.6.1 Water Temperature

**HIGH WATER TEMPERATURE**

The water temperature range was set too high at the time of the inspection. This can cause scalding or burns and is considered a safety issue. We recommend to adjust the water heater's temperature. The State of Florida Standards of Practice require me to note that the recommended safe water temperature is 120 Degrees F or less. Temperatures set higher than 120 Degrees F can cause 2nd and 3rd degree burns in 10-15 seconds.

## Recommendation

Contact a qualified plumbing contractor.



## 7: ELECTRICAL SYSTEM

|      |                            | IN | NI | NP | O |
|------|----------------------------|----|----|----|---|
| 7.1  | Service Line Entrance      | X  |    |    |   |
| 7.2  | Main Disconnect            | X  |    |    | X |
| 7.3  | Location of Main Panel     | X  |    |    |   |
| 7.4  | Circuits, Breakers & Fuses | X  |    |    | X |
| 7.5  | Operation of GFCI & AFCI   | X  |    |    | X |
| 7.6  | Polarity Of Outlets        | X  |    |    | X |
| 7.7  | GFCI Outlet Location       | X  |    |    |   |
| 7.8  | Switches & Receptacles     | X  |    |    | X |
| 7.9  | Electrical Fixtures        | X  |    |    | X |
| 7.10 | Smoke Detectors            | X  |    |    | X |
| 7.11 | Carbon Monoxide Detectors  | X  |    |    | X |
| 7.12 | Door Bell                  | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**Electrical Service Conductors**

Below Ground, Aluminum,  
240/120 volt

**Electric Panel Manufacturer**

Square D

**Panel Capacity**

200 Amp

**Panel Type**

Circuit Breakers

**Wiring Method**

Romex

**Branch Wire 15 and 20 Amp**

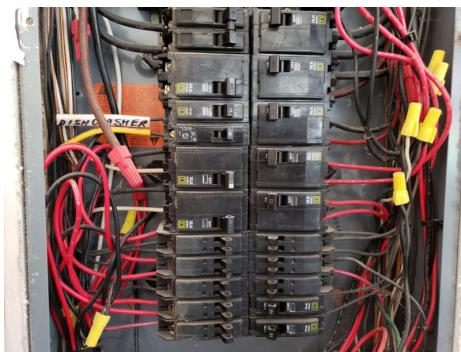
Copper

**Grounding**

Foundation Rebar Ground (Ufer)

**Circuits, Breakers & Fuses:**
**Breaker Information**
**Door Bell: Doorbell Is Operational**

The home is equipped with a  
breaker type main power panel.



## Service Line Entrance: Service Lines

The service lines appeared to be in satisfactory condition at the time of the inspection. This is for your information.



## Location of Main Panel: Main Disconnect and Components

Main Disconnect, Service Ground and Electrical Panel. This is for your information.



## Polarity Of Outlets: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were noted to the visible areas unless otherwise noted below.

## GFCI Outlet Location: Location(s) For Bathroom GFCI

The GFCI reset for the bathroom location(s) for when the device trips and needs to be reset. This for your information.



Master Bathroom

## Switches & Receptacles: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were noted to the visible areas unless otherwise noted below.

## Electrical Fixtures: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were noted to the visible areas unless otherwise noted below.

## Electrical Fixtures: Blown/Missing Bulbs

The light fixture did not function and there was a blown light bulb/missing at the time of the inspection. This is for your information.



Hall Bathroom



Master Bedroom

## Observations

### 7.2.1 Main Disconnect

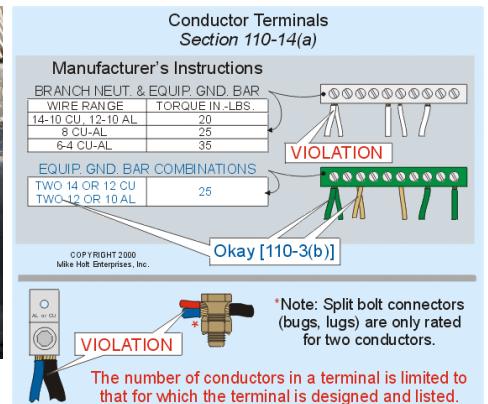
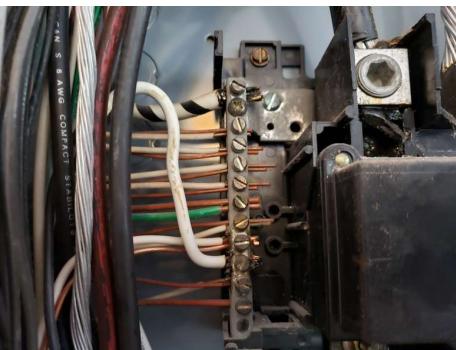
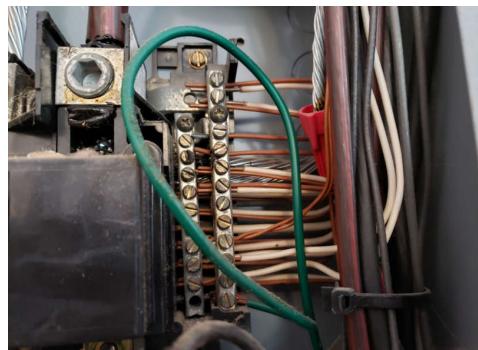
#### DOUBLE TAPPED NEUTRALS

There was more than one grounded conductor (neutral/white) wire per screw on the neutral bus bar. Each grounded conductor is suppose to have it's very own screw on the bus bar. We recommend to inspect and repair.

Recommendation

Contact a qualified electrical contractor.

Recommendation



### 7.4.1 Circuits, Breakers & Fuses

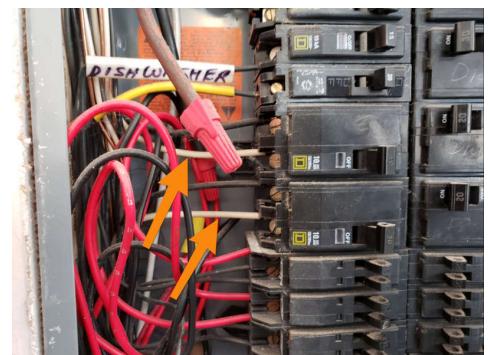
#### MISIDENTIFIED WIRE

There were wires misidentified in the distribution panel at the time of the inspection. We recommend to inspect and repair

Recommendation

Contact a qualified electrical contractor.

Recommendation



## 7.5.1 Operation of GFCI &amp; AFCI

**GFCI DOES NOT TRIP**

The GFCI did not trip at the time of the inspection. We recommend to inspect and replace.

Recommendation

Contact a qualified electrical contractor.



Rear Patio



Front Of House



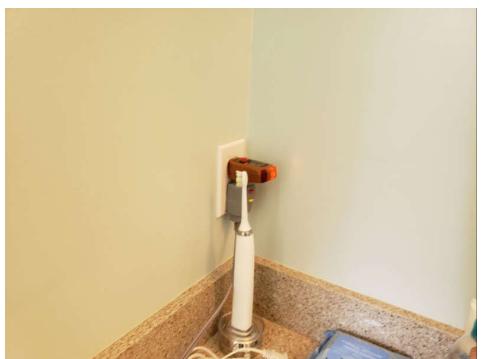
Front Entry



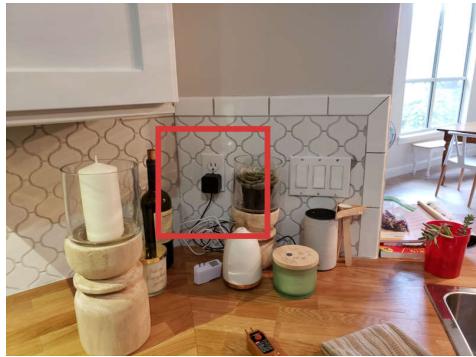
Garage



Hall Bathroom



Master Bathroom Left Side



Kitchen

## 7.6.1 Polarity Of Outlets

**OPEN GROUNDS**

There were open grounds on the outlets at the time of the inspection. We recommend to inspect and repair.

Recommendation

Contact a qualified electrical contractor.



Front Of House

## 7.8.1 Switches &amp; Receptacles

**LOOSE OUTLET**

There was a loose outlet at the time of the inspection. We recommend to inspect and repair.

Recommendation

Contact a handyman or DIY project



Foyer



Living Room



## 7.9.1 Electrical Fixtures

**LOOSE ELECTRICAL FIXTURE**

The fixture was not properly secure at the time of the inspection. We recommend to inspect and repair.

Recommendation

Contact a qualified electrical contractor.



Garage

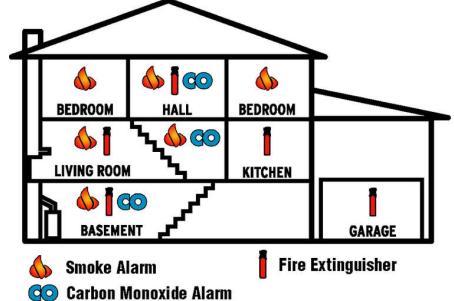
## 7.10.1 Smoke Detectors

**ADD SMOKE DETECTORS**

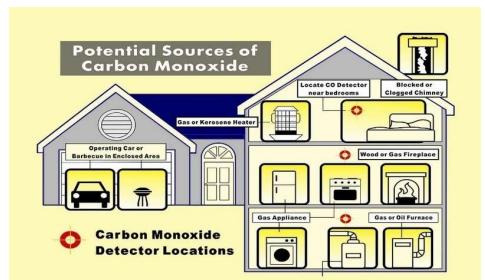
Due to the age of the home, smoke detectors were not in all locations to current standards. We recommend to upgrade to current standards for improved safety.

Recommendation

Contact a handyman or DIY project

**Recommended Locations**

## 7.11.1 Carbon Monoxide Detectors

**NO CARBON MONOXIDE DETECTOR**

---

There was no carbon monoxide detector found in the home near the vicinity of the bedrooms at the time of the inspection. The State of Florida requires carbon monoxide detectors be installed for which a building permit is issued for new construction on or after July 1st 2008 having a fossil fuel burning heater, appliance, fireplace, attached garage, or other feature, fixture, or elements that emit carbon monoxide. Carbon monoxide detectors shall be installed within 10 feet of each room used for sleeping in new building or addition, or at such other location required by the Florida Building Code. We recommend to inspect and install.

Recommendation

Contact a handyman or DIY project

## 8: HVAC SYSTEM

|     |   | IN | NI | NP | O |
|-----|---|----|----|----|---|
| 8.1 | Heating System  |    | X  |    |   |
| 8.2 | Cooling System  | X  |    |    | X |
| 8.3 | Thermostat Current Setting                                | X  |    |    |   |
| 8.4 | Air Filter  | X  |    |    | X |
| 8.5 | Automatic Safety Controls                                 | X  |    |    | X |
| 8.6 | Presence of Installed Cooling/Heating Source in Each Room | X  |    |    |   |
| 8.7 | Distribution System                                       | X  |    |    | X |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**Type of System**

Heat Pump Forced Air

**Date of Manufacture**

2006

**Manufacturer**

Trane

**Energy Source**

Electric

**Number of Systems**

One

**Filter Type**

Cartridge

**Duct Work**

Insulated

**Size of Handler**

4 Ton

**Heat Pump Size**

4 Ton

**Heat Pump Location.**

Right Side of Home

**Thermostat Current Setting:**
**Current Setting**

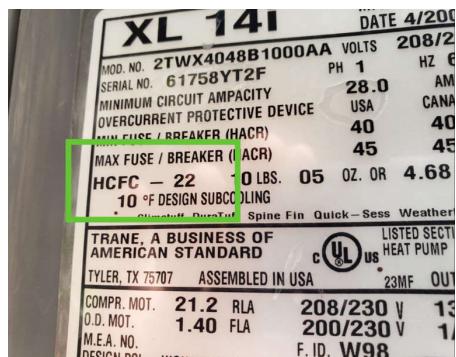

Current Setting 74 Degrees Cool

**Heating System: Heat Temp Mode**

The heating temperature was normal at the time of the inspection. Our inspection of the HVAC system is limited to visible components and their basic functions. A full evaluations is beyond the scope of our inspection. This is for your information. **We recommend to obtain servicing history from the current home owner.**

## Cooling System: R-22

The air conditioning/heat pump system currently uses R-22 type of refrigerant. If the system fails it may be subject to the following. On January 1st 2010, the Environmental Protection Agency placed into effect a ban on the manufacturers on new HVAC systems using R-22 Refrigerant. The general phase out is currently estimated to be complete by the year 2020, at which time manufacturers will no longer be able to produce R-22 to service existing air conditioners or heat pumps. Existing units using R-22 can still be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. The cost per pound for R-22 is around \$165.00 per pound compared to 410-A refrigerant. New high energy efficient systems will utilize new non-ozone depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be used in older systems which previously used R-22 without making some substantial and costly changes to the system components. This is for your information.



## Air Filter: Air Filter Location

One of the most important things you can do to keep your HVAC system working at maximum efficiency, is to change the filter every month depending on the filter used. This is for your information.



## Air Filter: Electronic Air Cleaner

The electronic air cleaner appeared to be operational at the time of the inspection. Further inspection by a licensed HVAC contractor is recommended.



## Presence of Installed Cooling/Heating Source in Each Room: Visual Inspection

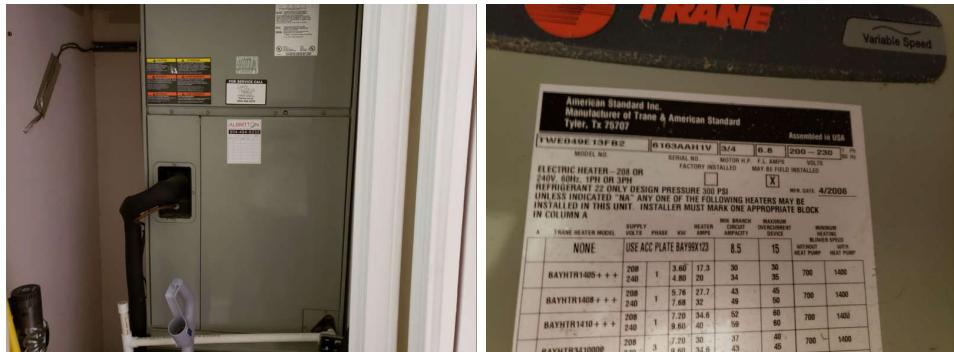
Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Limitations

## Heating System

### NOT INSPECTED

The HVAC System was not inspected in the heat mode at the time of the inspection due to the outside temperature being too high.



## Observations

### 8.2.1 Cooling System

#### OLD BUT FUNCTIONAL

The heat pump/AC was functional at the time of the inspection but was old and past its expected life span. The unit may require more service and repairs may need to be made more often.

**We recommend to have the unit serviced and evaluated due to it's age.**

If replacing the unit in the future is not in the budget, we recommend obtaining a home warranty due to the age of the system.

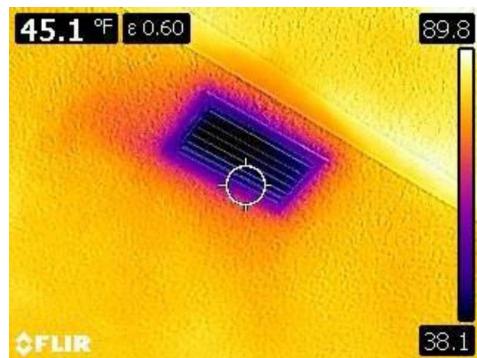
Recommendation

Recommendation

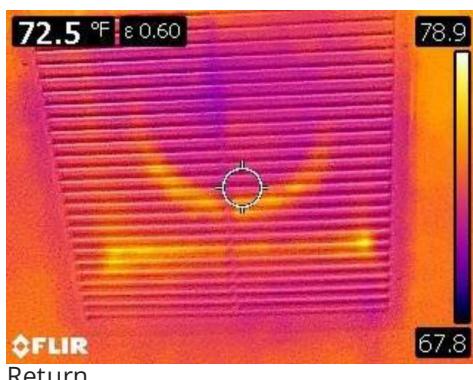
Contact a qualified heating and cooling contractor



Data Tag



Supply



Return

## 8.5.1 Automatic Safety Controls

**NO SAFETY SWITCH**

There was no overflow safety switch install on the air handler at the time of the inspection. Without this switch installed if the line clogs the unit will continue to run and flooding can occur. We recommend to inspect and install.

Recommendation

Contact a qualified heating and cooling contractor



## 8.7.1 Distribution System

**COILS DIRTY**

The coils appear to be dirty at the time of the inspection. We recommend to inspect and service/clean.

Recommendation

Contact a qualified heating and cooling contractor



## 8.7.2 Distribution System

**WATER STAINS AROUND VENTS**

There were visible water stains around the supply vents at the time of the inspection. This generally indicates the lack of insulation or the duct work is not properly sealed. We recommend to inspect, evaluate and repair.

Recommendation

Contact a qualified heating and cooling contractor



Right Rear Guest Bedroom

## 9: GAS SYSTEMS

|     |                         | IN | NI | NP | O |
|-----|-------------------------|----|----|----|---|
| 9.1 | Location Of Gas Storage | X  |    |    |   |
| 9.2 | Gas Shut Off Locations  | X  |    |    |   |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

### Information

#### Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed.

#### Location Of Gas Storage: Photos

The reference pictures show the location and type of storage for the gas system. This is for your information.



Gas Tanks For Logs Starter and Range

#### Gas Shut Off Locations: Shut Off Locations

Reference Pictures show the locations of the gas shut offs locations. This is for your information.



# 10: FIREPLACES AND SOLID FUEL BURNING APPLIANCES

|      |  | IN | NI | NP | O |
|------|--|----|----|----|---|
| 10.1 | Chimney  | X  |    |    |   |
| 10.2 | Solid Fuel Heating Device (Fireplace, Woodstove) | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Type Of Fireplace

Gas Wood Log Starter, Solid Fuel/wood

### Number Of Fireplaces

One

### Chimney Type

Vinyl

### Chimney: Damper

The Damper was operational at the time of the inspection.



### Chimney: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Observations

### 10.1.1 Chimney

#### METAL CHIMNEY RUST

The metal chimney shows evidence of rust and/or rusting. Recommend monitoring the chimney which may have to be replaced at some point.

Recommendation

Contact a qualified chimney contractor.



Recommendation



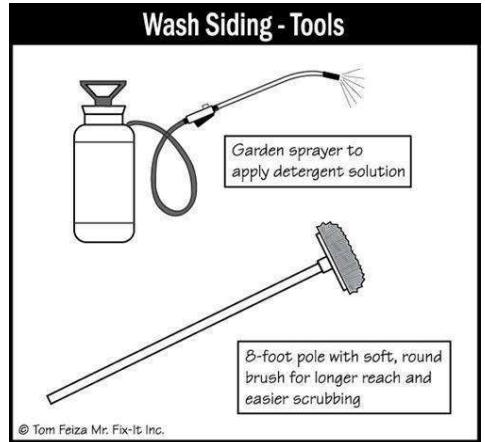
## 10.1.2 Chimney

**MILDEW**

Mildew was observed at the time of the inspection. we recommend to inspect and clean.

Recommendation

Contact a handyman or DIY project



MO41

# 11: INTERIOR

|      |                        | IN | NI | NP | O |
|------|------------------------|----|----|----|---|
| 11.1 | Ceilings               | X  |    |    |   |
| 11.2 | Walls                  | X  |    |    |   |
| 11.3 | Floors                 | X  |    |    |   |
| 11.4 | Windows                | X  |    |    | X |
| 11.5 | Moisture Readings      | X  |    |    |   |
| 11.6 | Doors                  | X  |    |    | X |
| 11.7 | Countertops & Cabinets | X  |    |    | X |
| 11.8 | Closets                | X  |    |    |   |
| 11.9 | Fire Extinguisher      | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Ceiling Materials

Drywall, Knockdown Finish

### Wall Materials

Drywall, Smooth Finish, Wood, Laminate

### Floor Covering

Tile, Carpet, Area Rug

### Window Types

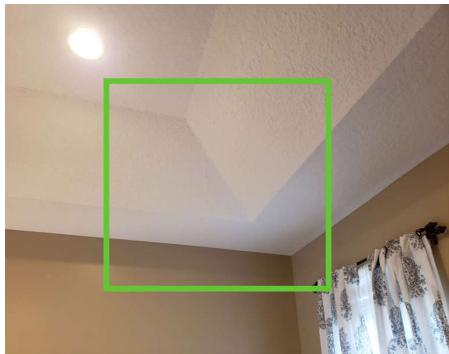
Metal Frame, Single Hung, Fixed, Tilt, Thermal Insulated

### Interior Doors

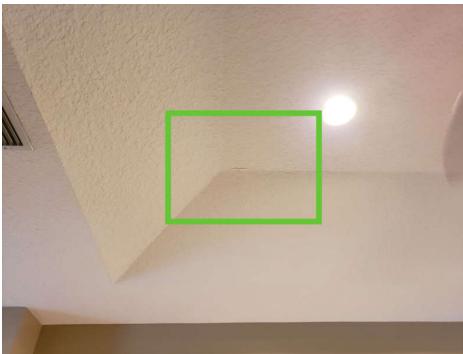
Hollow Core, Raised Panel

### Ceilings: Minor Cracked Sheetrock/Plaster

There were minor cracks in the sheet rock/Plaster at the time of the inspection. They appear to be cracks from expansion/contraction of the materials and are cosmetic in nature. We recommend to monitor and repair if needed.



Master Bedroom



Master Bedroom

### Walls: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

### Floors: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

### Windows: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Windows: Metal Frame Windows

There are metal framed windows installed and these have a tendency to have condensation form on the metal and the window frame. This is for your information.



## Windows: Window Cleaning Tips

How to Clean and Care for your Glass:

Keeping your windows clean will keep them beautiful. And don't forget; insulating, low-e or heat reflective glass requires proper maintenance to continue working effectively.

Glass Cleaning Do's:

- DO clean glass with a mixture of mild dish soap and water.
- DO rinse completely with clear water, then wipe dry with a soft cloth to avoid water spots.
- DO clean screens by first removing, then washing on a flat, clean surface with mild soap and water and a soft brush. Rinse, wipe dry and reinstall.

Glass Clean Don'ts:

- DON'T wash glass in direct sunlight.
- DON'T use petroleum-based cleaners, or caustic chemicals on your glass.
- DON'T use a razor blade, putty knife or abrasive pad to clean the glass.
- DON'T use a high-pressure spray nozzle when rinsing your windows after washing.
- DON'T use abrasive or caustic cleaners because they may cause permanent damage to the finish or the glass



## Moisture Readings: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Doors: Visual Inspection

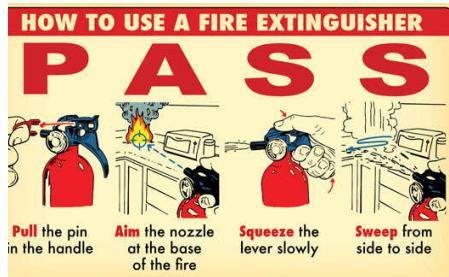
Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Closets: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Fire Extinguisher: Fire Extinguisher

Every home should have at least one fire extinguisher rated for all fire types (A-B-C rated types). Check the indicator periodically to insure it is charged making sure the lock pin is intact and firmly in place. Fire extinguishers that are more than 6 years old should be replaced.



## Observations

### 11.4.1 Windows

#### FOGGED MOISTURE

Observed condensation/staining between the window panes at the time of the inspection, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.



Master Bedroom

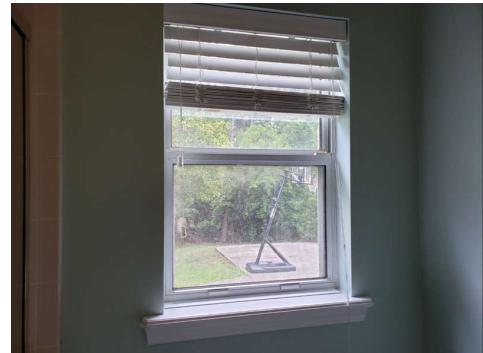
### 11.4.2 Windows

#### HARD TO OPEN

The were windows that were hard to open but functional at the time of the inspection. They may need adjusting, lubrication or servicing. We recommend to service the windows for easier operation especially in the bedrooms in case of an emergency.

Recommendation

Contact a handyman or DIY project



Hall Bathroom

## 11.6.1 Doors

**DOOR DOESN'T LATCH**

Door doesn't latch properly at the time of the inspection. We recommend to inspect and repair.

Recommendation

Contact a handyman or DIY project



Maintenance Item



Hall Bathroom

## 11.7.1 Countertops &amp; Cabinets

**POOR/MISSING CAULK**

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

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

Recommendation

Recommended DIY Project



Maintenance Item



Master Bathroom Right Side

# 12: BATHROOMS

|      |                      | IN | NI | NP | O |
|------|----------------------|----|----|----|---|
| 12.1 | Showers and Tubs     | X  |    |    | X |
| 12.2 | Bathroom Ventilation | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Bathroom Ventilation

Fan with Light

### Showers and Tubs: Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

### Bathroom Ventilation: Visual Inspection

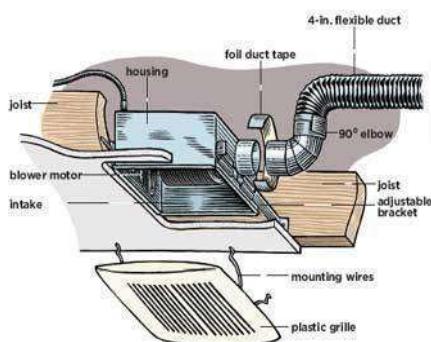
Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

### Bathroom Ventilation: Bathroom Vent Cleaning

Bathroom vent fans serve an important function in your home by removing excessive humidity, which can cause mold and mildew to form. To make sure your fans are in good working order, clean and test them every six months.

To Clean and test a bathroom fan:

1. Turn off the power. Flip the switch that controls the fan or turn off the circuit breaker before cleaning the fan.
2. Remove the cover from the vent fan. Most vent fan covers are removed by pulling the cover down, then squeezing the metal springs on each side of the cover together.
3. Use a vacuum cleaner crevice tool attachment to remove dirt and debris from the inside of the fan housing.
4. Replace the vent fan cover.
5. Turn the power back on.
6. Test the fan



### Bathroom Ventilation: Animal Vents

Small animals and birds are known to nest in exhaust vents. Periodically check for broken or damaged grills that would indicate the presence of animals nesting or blocking the flow of exhaust. This is for your information.

## Observations

## 12.1.1 Showers and Tubs

**RE-CALK/GROUT SHOWER**

The calking/Grout in the shower was cracking in various areas and needs to be caulked/grouted. We recommend to inspect and repair as needed.

Recommendation

Contact a handyman or DIY project



Hall Bathroom



## 12.1.2 Showers and Tubs

**CRACKED GROUT AROUND TUB/SHOWER**

The grout/caulking around the tub/shower was cracking in various areas and need to be re-grouted/caulked. We recommend to inspect and repair.

Recommendation

Contact a handyman or DIY project



## 13: APPLIANCES

|       |                    | IN | NI | NP | O |
|-------|--------------------|----|----|----|---|
| 13.1  | Garbage Disposal   | X  |    |    |   |
| 13.2  | Dishwasher         | X  |    |    |   |
| 13.3  | Microwave          | X  |    |    |   |
| 13.4  | Range Hood         | X  |    |    |   |
| 13.5  | Range/Oven/Cooktop | X  |    |    | X |
| 13.6  | Refrigerator       | X  |    |    |   |
| 13.7  | Washer             | X  |    |    |   |
| 13.8  | Washer Connections | X  |    |    |   |
| 13.9  | Dryer              | X  |    |    |   |
| 13.10 | Dryer Vent         | X  |    |    |   |

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

### Information

#### Exhaust/Range Hood

Recirculated

#### Dryer Vent Piping

Flexible Metal

#### Washer Drain Size

2" Drain Pipe

#### Garbage Disposal: Garbage Disposal Good

The garbage disposal was operation at the time of the inspection.



#### Dryer Power Source

3 Prong, 220 Electric

#### Dishwasher: Dishwasher Good

The dishwasher was operational at the time of the inspection.



#### Microwave: Microwave Good

The microwave was operational at the time of the inspection



#### Range Hood: Range Hood

The range hood was operational at the time of the inspection.



#### Washer: Washing Machine

The washing machine was operational at the time of the inspection.



## Dryer: Dryer Operational

The dryer was operational at the time of the inspection



## Range/Oven/Cooktop: The Range/Oven/Cooktop

The range/oven was operational at the time of the inspection.



## Refrigerator: Refrigerator Operational

The refrigerator was operational at the time of the inspection. **We do not test the ice maker or water dispenser during the inspection. Some times the ice maker is turned off or there is no water line connected. We recommend to ask the current home owner/seller to demonstrate the operation of the ice maker and confirm all the connections and hoses are not loose or damaged before your final walk thru.**



## Washer Connections: Washer Supply Lines

The supply lines for the washing machine were operational and showed no water leaks at the time of the inspection. We recommend to install flood proof hoses. This is for your information.



## Dryer: 3 Prong

The dryer had a 3 prong connection at the time of the inspection. This is for your information.

## Dryer Vent: Dryer Vent Cleaning Tips

Dryer ducts typically need to be cleaned about twice a year. We recommend to ask the current home owner when the dryer vent has been clean and inspected. If more than a year we recommend to inspect and clean prior to moving in. This is for your information.

**Code Check**

**Dryer Exhaust**

If duct length based on manu instructions, copy must be provided to AHJ & duct must be inspected.

NOTICE Concealed duct length 39 ft.

The Consumer Product Safety Commission (CPSC) estimates that up to 16,000 home fires a year originate at clothes dryers. Common causes of these fires are lint buildup from improperly installed or maintained exhaust ducts. Screws should not penetrate to the interior of the duct as they accumulate lint, which leads to blockage.

UMC length 14 ft, up to 2 90° bends, deduct 2 ft. for each additional 90°

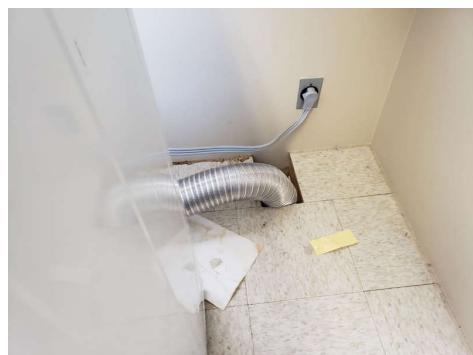
IRC length 25 ft. for electric, 35 ft. for gas or AMI

Deduct for bends T10

Transition ducts metal, L&L & not concealed

Dryers with specific manu instructions are allowed longer lengths than otherwise permitted by code.

©2012 Code Check



## Observations

### 13.5.1 Range/Oven/Cooktop

#### GAS BURNER/IGNITOR

The gas burner and igniter did not operate properly at the time of the inspection. We recommend to inspect and repair.

Recommendation

Contact a qualified appliance repair professional.



Right Front

## 14: GARAGE

|      |                       | IN | NI | NP | O |
|------|-----------------------|----|----|----|---|
| 14.1 | Garage Structure      | X  |    |    |   |
| 14.2 | Garage Ceiling        | X  |    |    | X |
| 14.3 | Garage Walls          | X  |    |    |   |
| 14.4 | Garage Floor          | X  |    |    |   |
| 14.5 | Occupancy Door        | X  |    |    |   |
| 14.6 | Garage Door(s)        | X  |    |    |   |
| 14.7 | Garage Door Operation | X  |    |    | X |
| 14.8 | Garage Door Track     | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**Garage Door Type**

One Automatic

**Garage Door Material**

Metal

**Number Of Spaces**

2

**Garage Structure: Visual Inspection**

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.


**Garage Floor: Visual Inspection**

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

**Occupancy Door: Visual Inspection**

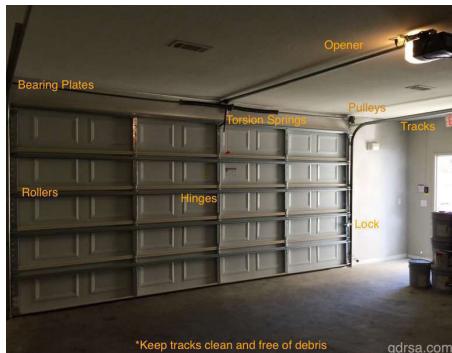
Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

**Garage Door(s): Visual Inspection**

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Garage Door(s): Garage Door Maintenance

All moving parts need to be lubricated to keep them working effectively. The rollers, roller tracks, latches, hinges, pulleys, springs, and bearings should be lubricated as needed with an approved oil. Weather stripping along the sides or base of the garage door should be cleaned to protect them from drying out and cracking.



## Garage Door Track: Visual Inspection

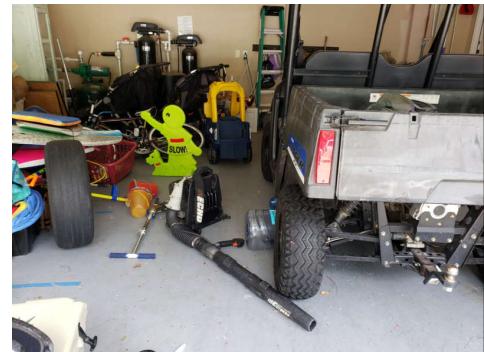
Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Limitations

### Garage Floor

### LIMITED INSPECTION

Some areas of the floor could not be inspected due to the occupant's possessions blocking access.



## Observations

### 14.7.1 Garage Door Operation

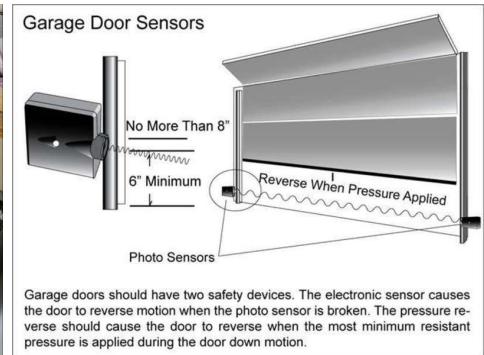
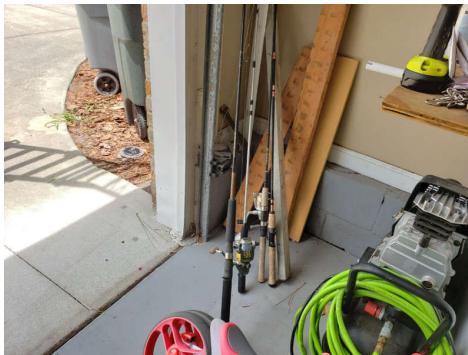


### SENSOR HEIGHT

The photo sensor height was installed at the incorrect height. The recommended height is 6" for safety reasons. We recommend to inspect and repair.

#### Recommendation

Contact a handyman or DIY project





#### 14.7.2 Garage Door Operation

#### **DELAYED WALL SWITCH**

Wall switch needed to be depressed until door was open/closed.  
Recommend a garage door contractor evaluate & repair.

[Here is a DIY resource](#) to troubleshoot first.

Recommendation

Contact a qualified garage door contractor.



## 15: POOLS AND SPAS

|       |                                | IN | NI | NP | O |
|-------|--------------------------------|----|----|----|---|
| 15.1  | Swimming Pool                  | X  |    |    |   |
| 15.2  | Condition Of The Pool          | X  |    |    |   |
| 15.3  | Electrical Components          | X  |    |    | X |
| 15.4  | Pool Deck                      | X  |    |    |   |
| 15.5  | Drainage Away From The Pool    | X  |    |    |   |
| 15.6  | 8' Depth For Diving            | X  |    |    |   |
| 15.7  | Pumps                          | X  |    |    | X |
| 15.8  | Timer                          | X  |    |    |   |
| 15.9  | Chlorinator                    | X  |    |    |   |
| 15.10 | Heaters                        |    |    | X  |   |
| 15.11 | Filters                        | X  |    |    | X |
| 15.12 | Overflow,Skimmers & Drains     | X  |    |    |   |
| 15.13 | Plumbing Assembly              | X  |    |    |   |
| 15.14 | Water Level                    | X  |    |    |   |
| 15.15 | Securely Locked Pool Chemicals | X  |    |    |   |
| 15.16 | Rescue Equipment               | X  |    |    |   |
| 15.17 | Fences and Gates               | X  |    |    |   |
| 15.18 | Any Obstructions               | X  |    |    |   |

IN = Inspected

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NP = Not Present

O = Observations

### Information

**Type**  
Above Ground

**Pool Shape**  
Custom

**Wall Material**  
Gunite

**Heater**  
Not Present

**Filter System**  
Cartridge

**Electrical Components: Visual Inspection**

**Securely Locked Pool Chemicals : Rescue Equipment: Not Present**  
**Present**

Not Present

**Fences and Gates: Screen Enclosure**

Present

There was a Screen Enclosure installed around the pool area.



### Visual Inspection

Only the visible areas were inspected at the time of the inspection. No deficiencies were observed to the visible areas unless otherwise noted below.

## Swimming Pool: Pool Information

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

**A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: <http://www.poolsafely.gov/>**

## Swimming Pool: Pool Maintenance

### MAINTENANCE SCHEDULE FOR CLIENTS:

- Check the water level once a day.
- Check the pH twice a week.
- Check hardness, TDS, and total alkalinity once a month.
- Test for metals once every six months.
- Check the skimmer basket twice a week.
- Check the pump strainer pot once a week.
- Look for leaks every day.
- Vacuum the pool once or twice a week.
- Brush the pool walls and bottom once a week.
- Clean the waterline once a week.
- Clean the solar panels once a month.
- Empty and clean the filter every three months.
- Winterize once a year.

## Condition Of The Pool: Satisfactory Condition

The overall condition of the pool was in satisfactory condition at the time of inspection. This is for your information.



## Electrical Components: Pool Lights Sealed/Operational

The Light was secure and operational at the time of inspection. This is for your information.



## Pool Deck: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

## Pool Deck: Pool Deck Good Condition

The Pool Deck was in good condition at the time of inspection. This is for your information.



## Drainage Away From The Pool: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.



## Pumps: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

## Pumps: Pool Pump Operation

The Pool/Vacuum Pump was operational at the time of inspection. This is for your information.



## Timer: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

## Timer: Mechanical Timer

You have a Mechanical Time Clock Installed. This is for your information.

A time clock is an important part of a pool system. A time clock controls when things turn on and operate during a day, including circulating the water through the filter, heating the water, and turning on lights at night. Many time clocks have 24-hour timers with "on" and "off" trippers. The trippers (also called dogs) are set to the time you want the component to go on and off. Waterproof boxes of metal or plastic are available for housing time clocks and their controls.



## Chlorinator: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

## Chlorinator: Chlorinator

In-line pool chlorinators are part of the pool sanitizing systems that are installed in your pools plumbing system. This type of pool chlorinator system is more common in in-ground pools and is a bit more difficult to install. These pool chlorination systems have a feeder line that provides chlorine to the pool through a feeder line that reaches into the pool water. In-line pool chlorinators are designed based on the size of the pool and water capacity.



## Filters: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

## Filters: Cartridge Filter

You have a Cartridge Filter installed and it was operational at the time of inspection.

Cartridge Filters are energy efficient, cost effective, and readily available. They consist of a filter cartridge which sits in a tank smaller than that of a sand filter and filters water through the large surface area of the filter. The cartridges clarity lands in the middle, filtering down to 5 microns which are picked up through the paper-like material within the cartridge. Because the filter has a large surface area it creates the least resistance and works the best under lower speeds. The cartridge filter can be taken out and sprayed down with a hose for cleaning and doesn't require backwashing.

### Pros:

- No backwashing
- Filters good at lower speeds for energy efficiency
- Greater surface area
- Traps particles as small as 5-10 microns
- Saves water
- Most Economical
- Cartridges are readily available and affordable

### Cons:

- More maintenance than sand filters
- Cartridges need to be replaced more often (every three years or so)
- Have to clean the cartridges once or twice a season



## Overflow, Skimmers & Drains: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

## Overflow, Skimmers & Drains: Pool Drain/Skimmers

The Pool Drains and Skimmer were in satisfactory condition at the time of inspection. This is for your information.



## Plumbing Assembly: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.



## Water Level: Water Level Satisfactory

The Water Level was at the correct level at the time of inspection. We recommend to ask the Current Home Owner how often they need to add or drain water.



## Fences and Gates: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

## Any Obstructions: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

## Observations

### 15.3.1 Electrical Components

#### GFCI DOES NOT TRIP

At the time of inspection the GFCI Receptacles would not trip when tested. The GFCI Receptacles are considered **SAFETY ITEMS** and should function as intended. We recommend to inspect and repair.

Recommendation

Contact a qualified electrical contractor.



### 15.7.1 Pumps

#### PUMP AT/NEAR THE END OF IT'S LIFE



The Pool Pump had visible rust/corrosion at the time of inspection. Although it was operational at the time of inspection, these are visual signs that the pool pump will need to be replaced.

Recommendation

Contact a qualified Swimming Pool Contractor



#### 15.11.1 Filters

### DAMAGED GAUGES

The Pressure Gauges were damaged at the time of inspection. We recommend to inspect and replace.

Recommendation

Contact a qualified Swimming Pool Contractor

 Recommendation



# 16: FLORIDA MAINTENANCE CHECKLIST

|  |  | IN             | NI                 | NP               | O                |
|--|--|----------------|--------------------|------------------|------------------|
|  |  | IN = Inspected | NI = Not Inspected | NP = Not Present | O = Observations |

## Information

## Maintenance Tips

### Florida Maintenance Tips:

Just like owning a vehicle you realize that regular maintenance like oil changes can keep it running well. These things can be easy to ignore or put off, however a well maintained home will save you money from costly repairs in the long run.

Give your home some TLC with these must do maintenance tips.

#### Monthly:

1. Clean or replace air conditioning filters. If you have a small family and pet free, simply inspect the filter and replace it monthly or bi-monthly.
2. Inspect, clean or replace kitchen vent hood filters. Mix a degreaser like Dawn with hot water. Let it soak, then rinse it off.
3. Flush all toilets and run water through all sinks, especially in bathrooms that are not used on a regular basis.
4. Check your water softener. Check the salt level and add some if needed. Read the display to make sure no error codes are displayed. Salt usually needs to be added a few times a year.

#### On a quarterly basis:

1. Check the exterior drainage conditions to ensure that nothing is causing water to stand in puddles for more than 24 hours and that water from any source is not draining toward your foundation.
2. Check your GFCIs (ground fault circuit interrupters) for proper operations by tripping the circuit interrupter buttons and then resetting them. If they will not trip and reset, contact a qualified person for service or information on what to do.
3. Inspect, lubricate and clean all of your exterior vents. Make sure that air flows freely and that each has an operable damper to prevent back flow of outside air and to keep small animals from entering your home.
4. Lubricate all overhead garage door hinges with white lithium spray.
5. Inspect and clean all weep holes for water drainage (windows).

#### Biannually:

1. Replace the batteries in smoke/carbon monoxide detectors. Try and make it a habit to change them when we change our clocks for the daylight savings time.
2. Keep the refrigerator coils clean by vacuuming them and have it run more efficiently.
3. Deep clean. Roll up your sleeves and deep clean appliances, windows, lighting and every crevice and corner. Keeping a clean North Florida home and not letting it build up will help keep it polished.
4. Clean repair gutters. Remove debris that could prevent free flow of water. Make sure you have splash blocks at the base of the downspout to deflect water away from the home and foundation.
5. Service your central air system.

#### On an annual basis:

1. Drain and refill your hot water heater(s). This may be necessary on a more frequent basis if you live in an area with extremely hard water.
2. Check the grout where needed in the bathrooms and kitchen. This will extend the life of tile.
3. Check windows and screens. Clean window wells of dirt and debris.
4. Service your lawn mower and yard equipment (blowers, edgers and trimmers).
5. Clean your faucet aerators and inspect your plumbing for leaks.
6. Clean and sharpen your garbage disposal by running a tray of ice cubes. Adding a few lemons or lime will have it smelling fresh again.
7. Inspect or have tested your home fire extinguishers.
8. Check and clean the clothes dryer vent. While it is running, check the exhaust for a fresh laundry smell. IF the exhaust is marginal or clothes are taking longer than normal to dry, check for blockages. Also vacuum the lint from the dryer hose.
9. Clean and check the garage. Check the garage door sensors to make sure they are performing as intended.

# 17: COURTESY PHOTOS

|  |  |    |    |    |   |
|--|--|----|----|----|---|
|  |  | IN | NI | NP | O |
|--|--|----|----|----|---|

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

## Information

### Exterior Photos



## Interior Photos



## 18: OBSTRUCTED VIEWS

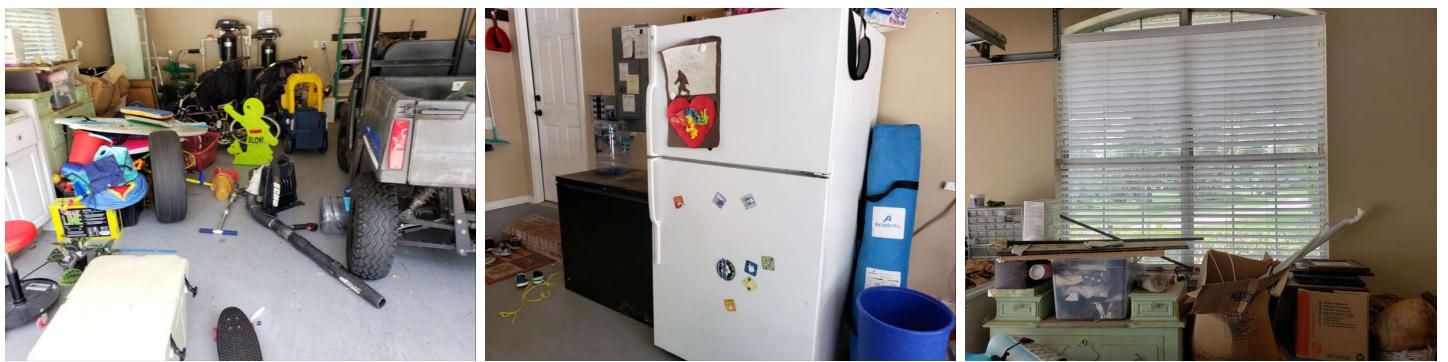
|  |  | IN             | NI                 | NP               | O                |
|--|--|----------------|--------------------|------------------|------------------|
|  |  | IN = Inspected | NI = Not Inspected | NP = Not Present | O = Observations |

### Limitations

General

#### BLOCKED ACCESS

Some areas of the home could not be inspected due to the occupant's possessions blocking access. This is for your information.



# STANDARDS OF PRACTICE

## General Information

### 1. INTRODUCTION

The Florida Association of Building Inspectors(FABI) is a notforprofit professional society established in 1984. Membership in FABI is voluntary and its members include private, fee-paid home inspectors. FABI's objectives include promotion of excellence within the profession through continuing education, member's voluntary adherence to a higher level of inspection standards than that set by the State of Florida for licensing, and continued improvement of its members' skills, integrity, and ethics through education.

### 2. PURPOSE AND SCOPE

#### 2.1

A. The purpose of these Standards of Practice is to establish a higher minimum and uniform standard for private, fee-paid home inspectors who are members of the Florida Association of Building Inspectors. Home Inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

B. These standards shall not be construed as limiting the scope of the inspection process in those areas where the inspector is qualified and/or has special knowledge.

#### 2.2 The inspector shall:

##### A. Inspect:

1. Readily accessible systems and components of homes listed in these Standards of Practice.

2. Installed systems and components of homes listed in these Standards of Practice.

##### B. Describe:

1. Systems and components by their nomenclature, capacity, output rating or other means of descriptive terminology typically used by tradesmen.

##### C. Report:

1. On those systems and components inspected which, in the professional opinion of the inspector, are not functioning properly, are unsafe, are significantly deficient or are near the end of their service lives.

2. A reason why, if not selfevident, the system or component is significantly deficient or near the end of its service life.

3. The inspector's recommendations to correct or monitor the reported deficiency, i.e. needs repair, needs additional evaluation, etc.

4. On any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason why they were not inspected.

#### 2.3 These Standards of Practice are not intended to limit inspectors from:

A. Including other inspection services, systems or components in addition to those required by these Standards of Practice.

B. Specifying repairs, provided the inspector is appropriately qualified and willing to do so.

C. Excluding systems and components from the inspection if requested by the client.

## Roof Systems

### 4.1 The inspector shall:

A. Inspect: (by entering onto and traversing the roof surface if safe to do so and no harm will occur to the roof,

1. The roofing material.

2. The soffits and fascia.

3. The visible flashings and valley components.

4. The skylights, chimneys, and roof penetrations.

##### B. Describe:

1. The roofing material and type.

2. The style of the roof (i.e. gable, hip, mansard, low slope).

##### C. Report:

1. The methods used to inspect the roof.

2. Roofing material failures or damage to the roofing material.

3. Visible signs of leaking in ceilings, walls, roof sheathing, trusses, rafters, joists, soffits and fascia.

4. Unworkmanlike or unconventional repairs and materials.

5. The adequacy of low slope design roofs to properly drain and avoid ponding.

### 4.2 The inspector is NOT required to:

##### A. Inspect:

1. Antenna or other installed accessories.

2. Interiors of flues or chimneys which are not readily accessible.

B. Enter onto or traverse the roof surface when, in the opinion of the inspector, the following conditions exist:

1. The roof slope is excessive to safely enter or traverse.

2. There is no safe access to the roof.

3. The climatic conditions render the roof unsafe to enter or traverse.

4. The condition of the roofing material or roof decking render the roof unsafe to enter or traverse or walking on the roofing material could cause damage.

**Plumbing Systems**

5.1 The inspector shall:

A. Inspect:

1. The interior water supply and distribution systems including all fixtures, faucets, and components not encased in floors, walls, and ceilings, or otherwise hidden from view.
2. The drain, waste and vent systems.
3. The water heating equipment.
4. Shower stalls.
5. The vent systems, flues, and chimneys.
6. The drainage sumps, sump pumps, and related piping.
7. Permanently installed irrigation systems.

B. Describe:

1. The water supply, drain, waste, and vent piping materials.
2. The water heating equipment including the energy source.
3. The location of main water and main fuel shutoff valves.
4. The type of irrigation system (well, municipal source, reclaimed water, etc.)

C. Report:

1. Leaks in supply lines, fixtures, and faucets.
2. Leaks and suspected leaks in shower stalls and the means used to identify leaks (i.e. visual, moisture meter).
3. Low water pressure to one or more fixtures.
4. Leaking, defective or unsafely installed water heaters.
5. Non-functional or clogged drains.
6. On the presence of plumbing pipes or components with a documented history of functional defects.
7. Defective or ineffective pumps and irrigation system component parts (exclusive of wells).

5.2 The inspector is NOT required to:

A. Inspect:

1. Wells or water storage related equipment.
2. Water conditioning systems.
3. Solar water heating systems.
4. Fire sprinkler systems.
5. Private waste disposal systems.

B. Determine:

1. Whether waste disposal systems are public or private.
2. The quantity or quality of the water supply, including the quantity or quality of the irrigation system supply.

C. Operate safety valves or shutoff valves.

**Electrical System**

6.1 The inspector shall:

A. Inspect:

1. The service entry.
2. The service entrance conductors, cables, and raceways.
3. The service equipment and main disconnects.
4. The service grounding.
5. The interior components of service panels and sub panels.
6. The conductors.
7. The overcurrent protection devices.
8. All accessible installed lighting fixtures, switches, and receptacles.
9. The ground fault circuit interrupters and the method used to test.
10. The arc fault circuit interrupters and the method used to test.
11. The installed/mounted smoke detectors and carbon monoxide detectors and the method used to test.

B. Describe:

1. The amperage and voltage rating of the service.
2. The location of main disconnect(s) and sub panels.
3. The manufacturer of service equipment panels
4. The wiring method or type.

C. Report:

1. On the presence of solid conductor aluminum branch circuit wiring.
2. On the presence of electric panels or components with a documented history of functional defects.
3. On the presence of obsolete wiring or components, knob and tube wiring, fused overprotection devices or ungrounded systems, and ungrounded receptacles.
4. On the presence of unrated electrical components.
5. On the presence of undersized wiring conductors, inappropriate double tapping or double lugging of a terminal when it is not approved, improperly routed, protected, or terminated wiring.
6. On the presence of evidence of overheating in electrical components.
7. On the lack of, or improper grounding.
8. On the absence or failure to deenergize or "trip" in the "test" mode of; ground fault circuit interrupters and arc fault interrupters.
9. On the absence of or failure to sound in the "test" mode of; smoke detectors and carbon monoxide detectors.
10. On the mixing of low voltage with high voltage in panels, cabinets, and conduits when visible.

6.2 The inspector is NOT required to:

A. Inspect:

1. Remote control devices unless the device is the only control device.
2. Security alarm systems and components.
3. Low voltage wiring, systems and components, ancillary wiring and systems and components not a part of the primary electrical power distribution system.
- B. Measure amperage, voltage or impedance.

## HVAC System

8.1 The inspector shall:

A. Inspect the installed central and throughwall cooling equipment.

B. Describe:

1. The energy source.

2. The cooling method by its distinguishing characteristics.

3. Permanently installed components intended to improve air quality (i. e. electronic air filters, UV lights) or enhance system function (i. e. zoned systems, programmable thermostats)

C. Report:

1. The condition of the condensing unit.

2. The condition of the evaporator coil (when accessible).

3. The success or failure of the operator controls / thermostat to activate and deactivate the system.

4. The type and condition of the ductwork.

5. The temperature differential achieved by the system.

6. The presence or absence of functional condensate over flow warning/shutoff devices.

7. Systems that are inoperable or fail to operate in the manner which was intended.

8. Conditions that will result in reduced component life expectancy, premature failure, or inefficient system operation.

8.2 The inspector is NOT required to:

A. Inspect:

1. Electronic air filters.

2. Humidistats

B. Determine cooling supply adequacy or distribution balance.

C. Determine indoor air quality.

D. Operate the air conditioning system when ambient temperatures pose the potential for damage to the air conditioning system.

## Fireplaces and Solid Fuel Burning Appliances

9.1 The inspector shall:

A. Inspect:

1. The system components.

2. The vent systems, flues, and chimneys.

3. The mantles and fireplace surrounds.

4. The combustion makeup air source.

B. Describe:

1. The fireplaces and solid fuel burning appliances.

2. The chimneys.

C. Report:

1. The type of fireplace (masonry, insert, free standing, etc.).

2. The condition of the fire brick or refractory panels, flue door, chimney / chimney chase cap, and flue cap.

3. Unsafe conditions including insufficient clearances.

9.2 The inspector is NOT required to:

A. Inspect:

1. The interiors of flues or chimneys.

2. The firescreens and doors, if not permanently attached.

3. The seals and gaskets.

4. The automatic fuel feed devices.

5. The heat distribution assists whether gravity controlled or fan assisted.

B. Ignite or extinguish fires.

C. Determine draft characteristics.

D. Move fireplace inserts or stoves or firebox contents.

## Appliances

11.1 Household appliances to be inspected are limited to the following – Built-in central vacuums, ranges, cooktops, built-in dishwashers, food waste disposers, garage door openers, built-in ovens, built-in microwave ovens, refrigerators, freezers, clothes washers, clothes dryers, built-in trash compactors, ceiling fans or wholehouse fans.

11.2 The inspector shall:

A. Inspect:

1. Household appliances specifically identified to be examined during the inspection.

2. The basic operation of appliances included in the inspection, limited to those items listed above.

B. Describe:

1. The type of appliance and its general function.

C. Report:

1. The completion of a full cycle of the appliances intended use.

2. The adequacy of controls or switches in operating the appliance.

3. Missing or defective components or parts.

4. Failure or stoppage during operation.

5. The presence or absence of necessary safety devices.

6. The success or failure of the appliance to perform in the manner intended.

11.3 The inspector is NOT required to:

A. Activate any system or appliance that is shut down, disconnected, or otherwise rendered inoperable.

B. Operate or evaluate any system, component or appliance that does not respond to normal user controls.

C. Operate any gas appliance that requires the manual lighting of a pilot light or burner device.

D. Operate any system or appliance that requires the use of special codes, keys, combinations, or devices.

E. Operate any system, component, or appliance where in the opinion of the inspector, damage may occur.

F. Determine oven or cook top thermostat(s) calibration, adequacy of heating elements, operate or evaluate self-cleaning oven cycles, indicator lights, timers, clocks or timed features, defrost cycles or frost free features of refrigerators and freezers.

G. Determine leakage from microwaves ovens.

H. Determine the presence or operation of back draft damper devices in exhaust devices.

I. Examine any wine cooler, sauna, steamroom, still or other water producing or purification device, kiln, toaster, icemaker, coffeemaker, canopener, bread warmer, blender, instant hot water dispenser, or any other similar small, ancillary or non built in appliances, including commercial grade kitchen appliances.

## Pools and Spas

12.1 The inspector and the client may agree to the inspection of optional items. When this agreement is made the following standards shall apply:

12.2 The inspector shall:

A. Inspect:

1. Pools, spas, and normally necessary and present equipment such as: pumps, heaters, filters, lights, ladders, railings related mechanical and electrical connections, and safety items such as barriers.

2. Enclosures, fencing, barriers, and related gates.

3. Decks, patios, and adjoining structures and drainage related to the inspected pool or spa.

B. Describe:

1. Type of pool or spa examined (Concrete, Vinyl lined, Fiberglass, Above ground, Inground).

2. Conditions limiting or otherwise inhibiting inspection, such as water clarity.

3. Condition of visible portions of systems, structures, or components.

C. Report:

1. Pool and spa finish condition, including pool shell cracks.

2. Cracked, broken, or missing water line tiles.

3. Defective or unsafe pumps, heaters, filter housings, main drain covers, and related mechanical and electrical connections.

4. Missing or damaged safety barrier components around the pool.

5. Excessive settlement of the pool deck.

6. Inadequate drainage of the pool deck.

12.3. The inspector is NOT required to:

A. Enter the pool or otherwise come into contact with pool or spa water to examine the system, structure or components.

B. Determine adequacy of pool or spa jet water force or bubble effect.

C. Determine structural integrity of the pool or determine or identify leakage of any kind.

D. Evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, chlorine generators, low voltage or computer controls, remote controls, timers, filter medium, sweeps or cleaners, pool or spa covers and related components.

E. Operate or evaluate filter backwash systems.

F. Turn on gas supplies or light pilot lights necessary for the operation of gas fired pool or spa heaters.

G. Examine accessories, such as, but not limited to: Solar heating systems, aerators or air motors / blowers, fiber optic lighting, diving or jump boards, skimmers, waterfalls, slides or steps.