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ROOM-BY-ROOM RESIDENTIAL

1234 Main St. Homestead Florida 33033

Buyer Name
07/10/2021 9:00AM

Inspector
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SUMMARY

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RECOMMENDATION

1
SAFETY HAZARD

2.1.1 Roof - Coverings: Different Color Shingles
2.1.2 Roof - Coverings: Sateliite Dish/Antenna Installed On Roof
3.2.1 Exterior - Siding, Flashing & Trim: Damage To Siding
3.3.1 Exterior - Exterior Doors: Hardware Missing
7.2.1 Bedroom 3 - Doors: Missing Door
8.2.1 Master Bathroom - Shower: Leaky Shower Head
8.6.1 Master Bathroom - Sink(s): Faulty Sink Stopper
9.6.1 Bathroom 2 - Toilet: Loose Toilet
9.7.1 Bathroom 2 - Sink(s): Faulty Sink Stopper
9.7.2 Bathroom 2 - Sink(s): Hot & Cold Water Valves Reversed
11.2.1 Misc. Interior - Smoke Detectors: Insufficient Number Of Smoke Alarms
12.6.1 Kitchen - Electrical Outlets: Open Ground
13.4.1 Laundry Room - Hot Water Systems, Controls, Flues & Vents: Near End of Life
14.1.1 Utility Room - Cooling Equipment: Coil Cleaning
16.3.1 Basement, Crawlspace & Structure - Strapping: Straps Deteriorated

1: INSPECTION DETAILS

Information

In Attendance
Home Owner

Occupancy
Occupied, Furnished

Style
Mobile Home

Temperature (approximate)
84 Fahrenheit (F)

Type of Building
Mobile Home

Weather Conditions
Cloudy

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			

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

Information

Inspection Method
Drone, Ground

Roof Type/Style
Gable, Flat

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Metal

Coverings: Material

Asphalt Shingle, Modified Bitumen

The average life expectancy of an asphalt shingle roof is approximately 25 years. The last roofing permit pulled at Miami-Dade County is currently unknown. The estimated age of this roof type is approximately years old. The estimated remaining life expectancy of this roof is approximately years.

The average life expectancy of a modified bitumen roof is approximately 15 years. The last roofing permit pulled is currently unknown. The estimated age of this roof is approximately 5 years old. The estimated remaining life expectancy of this roof type is approximately 10 years.





Observations

2.1.1 Coverings

DIFFERENT COLOR SHINGLES

Observed in one or more areas two separate colored shingles. This may be an indication that there was repair work done to the existing roof. Roof appears to have been painted recently. This may be an indication of prior damage. Recommend consulting with a roofing contractor to evaluate repair work.

*Price noted is for evaluation only.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

$150



2.1.2 Coverings

SATELIITE DISH/ANTENNA INSTALLED ON ROOF

Observed a satellite dish/antenna installed on the roof. Roof penetrations are potential areas for water intrusion. Recommend removing dish and re-installing off of the roof. Recommend further evaluation from a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

$300

3: EXTERIOR

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

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

Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Style
Panels

Foundation: Material
Concrete Piers

Observed a representative amount of piers. They were all shimmed and in full contact.



Siding, Flashing & Trim: Siding Material

Vinyl

No issues found at the time of inspection.











Exterior Doors: Exterior Entry Door

Metal


Walkways, Patios & Driveways: Driveway Material

Asphalt, Concrete


Decks, Balconies, Porches & Steps: Appurtenance

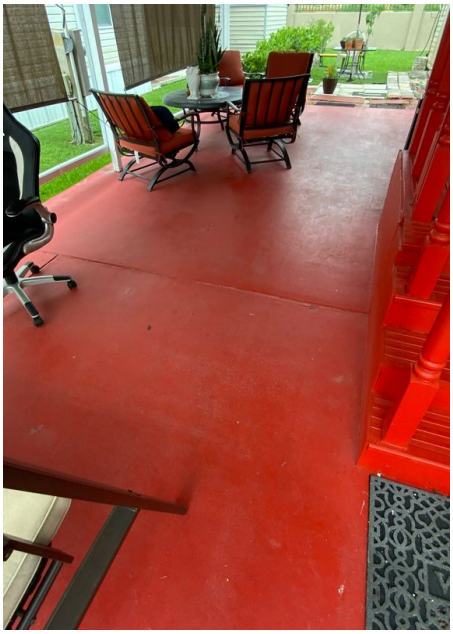
Side Steps, Front Porch





Decks, Balconies, Porches & Steps: Material

Wood, Concrete



Observations

3.2.1 Siding, Flashing & Trim

DAMAGE TO SIDING

Observed one or more areas throughout the house where there was damage to the siding and/or insufficient coverage. Recommend further evaluation from a licensed stucco contractor .

Recommendation

Contact a stucco repair contractor

Estimated Cost

$500 - $600





3.3.1 Exterior Doors

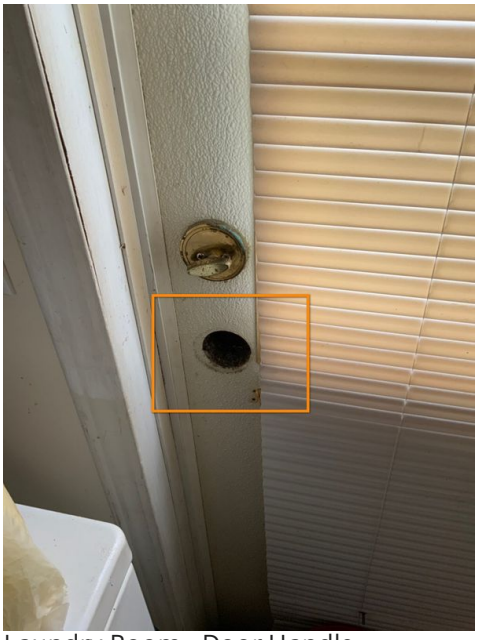
HARDWARE MISSING

Door is missing one or more pieces of hardware. Recommend replacing or upgrading.

Recommendation

Recommended DIY Project

Estimated Cost
$150



Laundry Room - Door Handle

4: WINDOWS

		IN	NI	NP	D

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

Information

No Issues Found

Checked a representative number of windows throughout the home (where accessible) and found all windows that were checked were functioning as they should.

5: MASTER BEDROOM

		IN	NI	NP	D
5.1	General	X			
5.2	Doors	X			
5.3	Floors	X			
5.4	Walls	X			
5.5	Ceilings	X			
5.6	Lighting Fixtures, Switches & Receptacles	X			
5.7	GFCI & AFCI			X	
5.8	Smoke Detectors			X	
5.9	Carbon Monoxide Detectors			X	
5.10	Closet(s)	X			

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Information

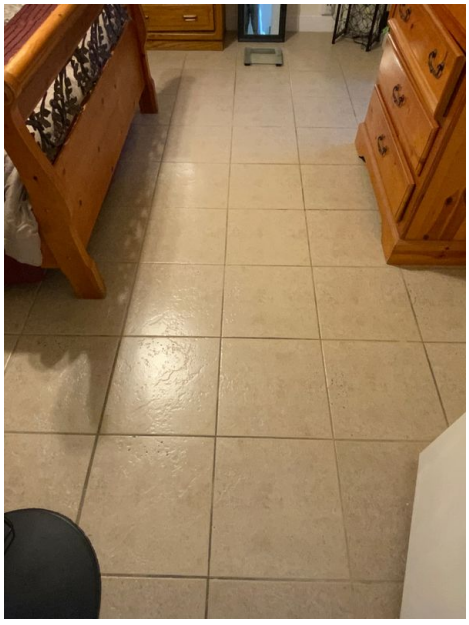
General: Master Bedroom Pictures

Doors: General

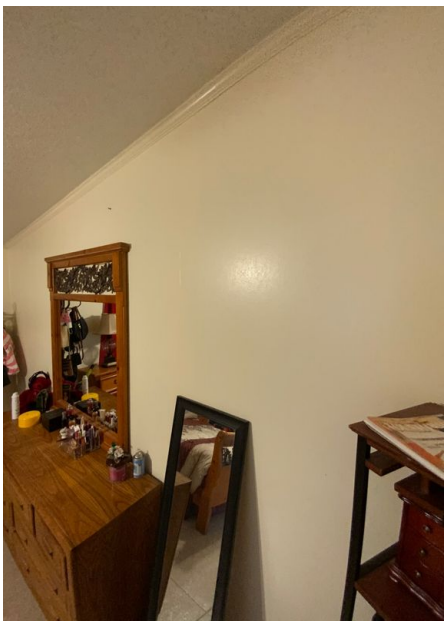
No issues found at the time of inspection.

Floors: Floor Coverings

Tile



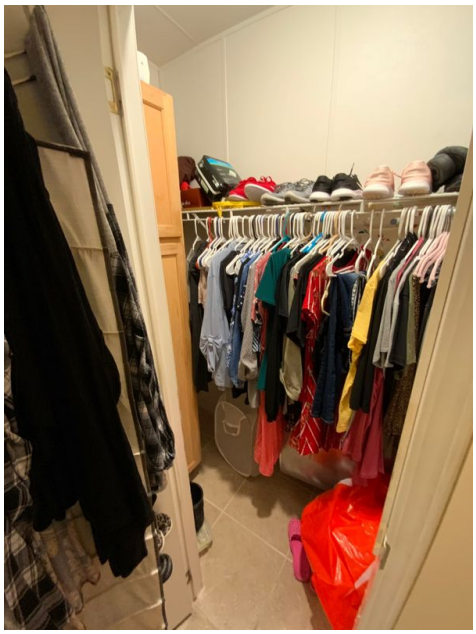
Walls: Wall Material
Paneling



Ceilings: Ceiling Material
Paneling

Closet(s): General

No issues found at the time of inspection.



6: BEDROOM 2

		IN	NI	NP	D
6.1	General	X			
6.2	Doors	X			
6.3	Floors	X			
6.4	Walls	X			
6.5	Ceilings	X			
6.6	Lighting Fixtures, Switches & Receptacles	X			
6.7	GFCI & AFCI			X	
6.8	Smoke Detectors			X	
6.9	Carbon Monoxide Detectors			X	
6.10	Closet(s)	X			

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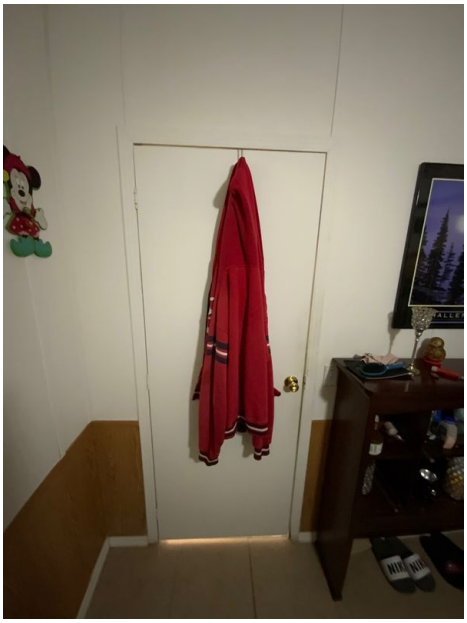
Information

General: Bedroom 2 Pictures

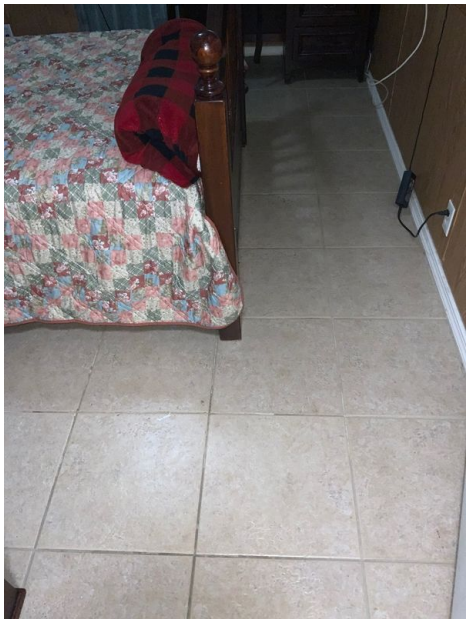
Doors: General

No issues found at the time of inspection.

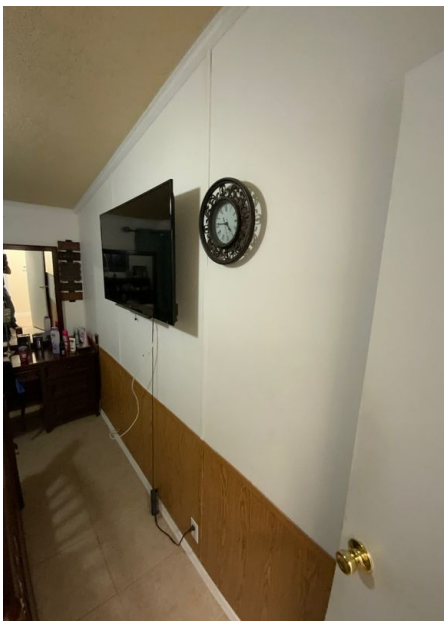


Floors: Floor Coverings

Tile



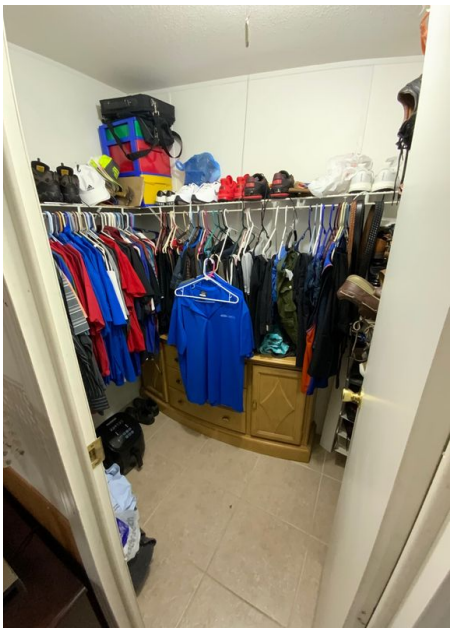
Walls: Wall Material
Paneling

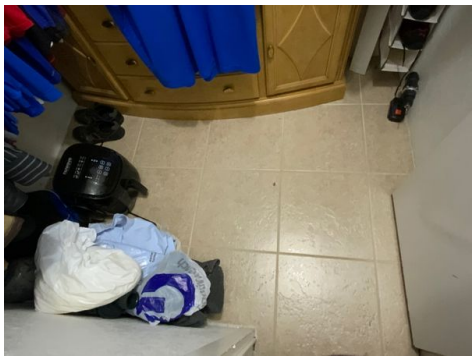


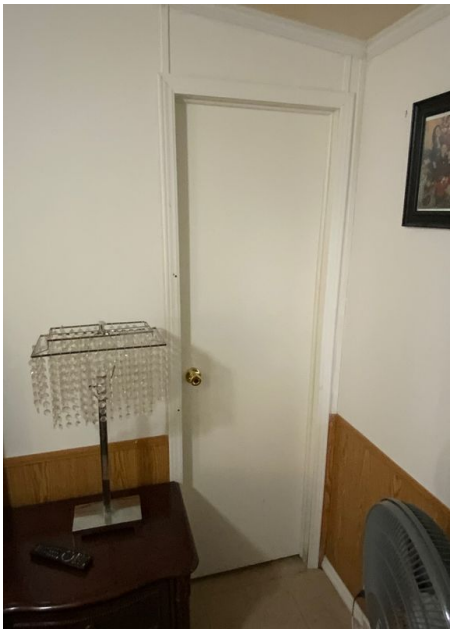
Ceilings: Ceiling Material
Paneling

Closet(s): General

No issues found at the time of inspection.







7: BEDROOM 3

		IN	NI	NP	D
7.1	General	X			
7.2	Doors	X			X
7.3	Floors	X			
7.4	Walls	X			
7.5	Ceilings	X			
7.6	Lighting Fixtures, Switches & Receptacles	X			
7.7	GFCI & AFCI			X	
7.8	Smoke Detectors			X	
7.9	Carbon Monoxide Detectors			X	
7.10	Closet(s)	X			

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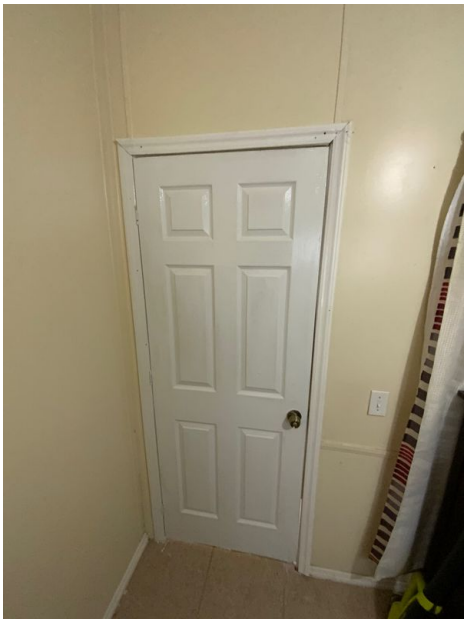
Information

General: Bedroom 3

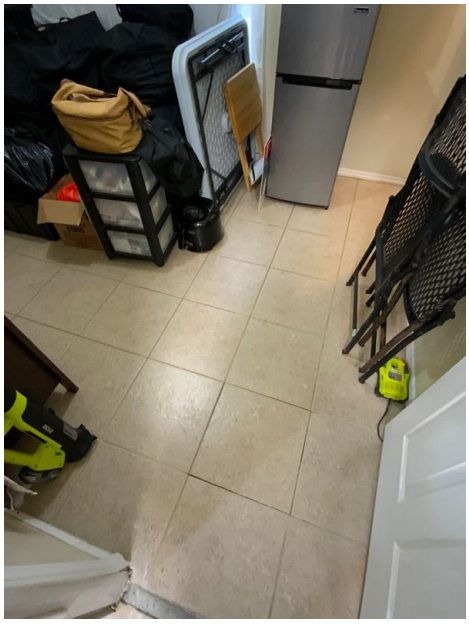
Doors: General

No issues found at the time of inspection.



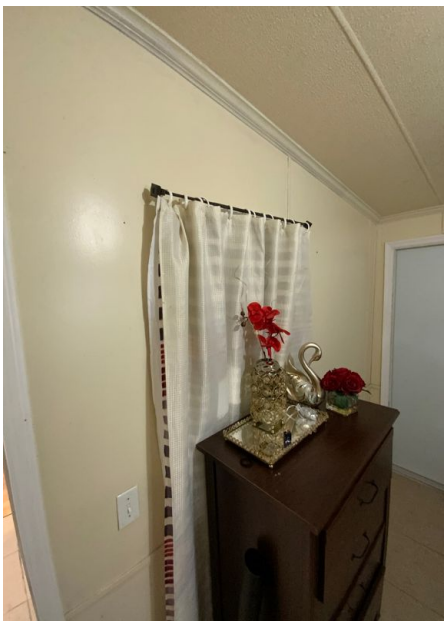
Floors: Floor Coverings

Tile



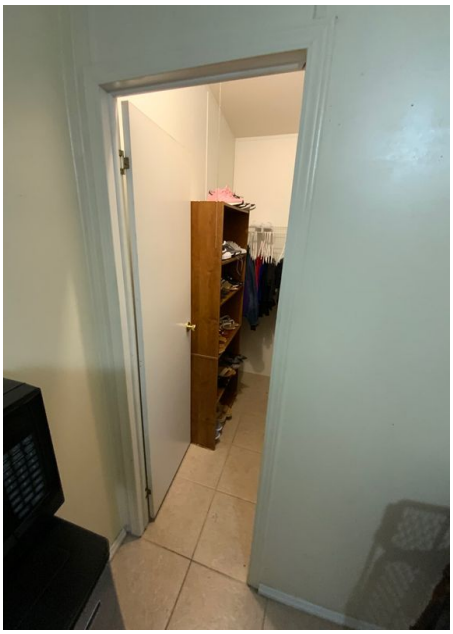
Walls: Wall Material
Paneling

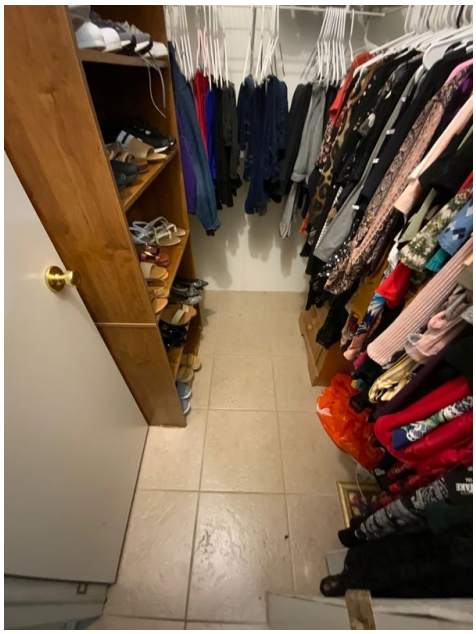
Ceilings: Ceiling Material
Paneling



Closet(s): General

No issues found at the time of inspection.





Observations

7.2.1 Doors

MISSING DOOR

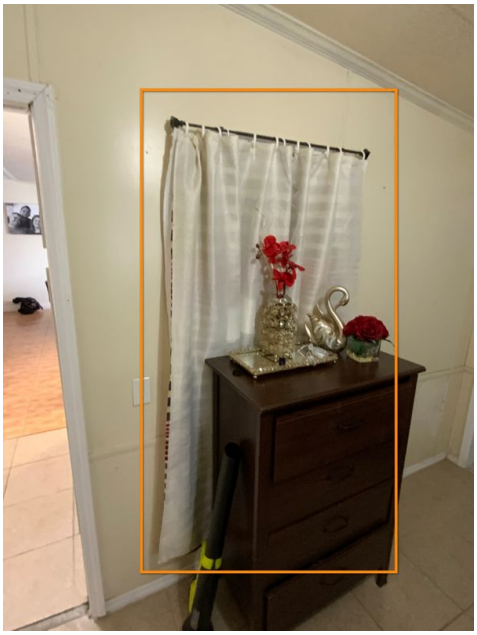
Observed the door leading into the bathroom missing. Recommend replacement. Recommend further evaluation from a licensed door contractor.

Recommendation

Contact a qualified door repair/installation contractor.

Estimated Cost

$250



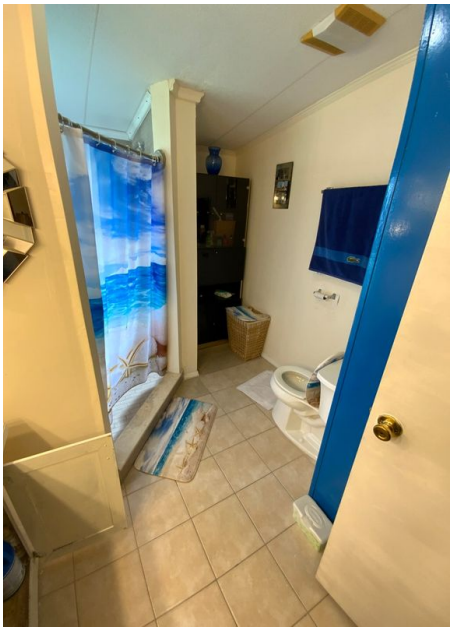
8: MASTER BATHROOM

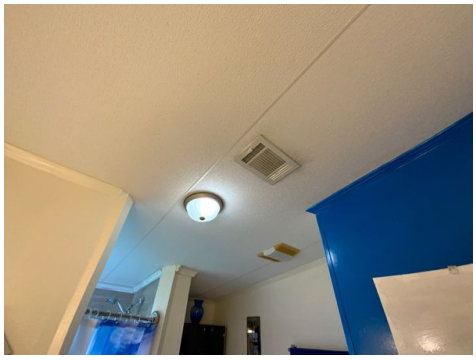
		IN	NI	NP	D
8.1	Toilet	X			
8.2	Shower	X			X
8.3	GFCI & AFCI	X			
8.4	Water Supply, Distribution Systems & Fixtures	X			
8.5	Lighting Fixtures, Switches & Receptacles	X			
8.6	Sink(s)	X			X

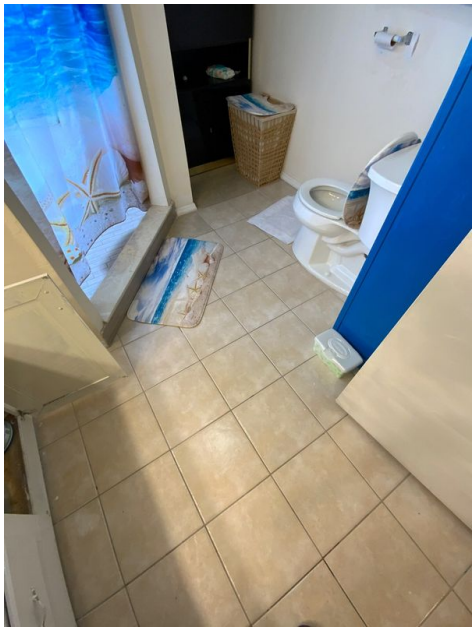
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

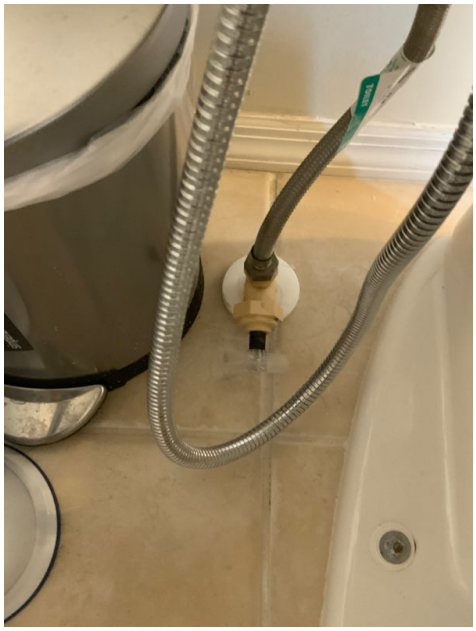
General



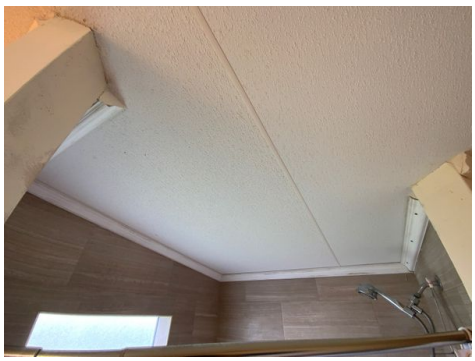




Toilet: General



Shower: General



Water Supply, Distribution Systems & Fixtures: Water Supply Material

PVC, Galvanized, Hose


Sink(s): General



Observations

8.2.1 Shower

LEAKY SHOWER HEAD

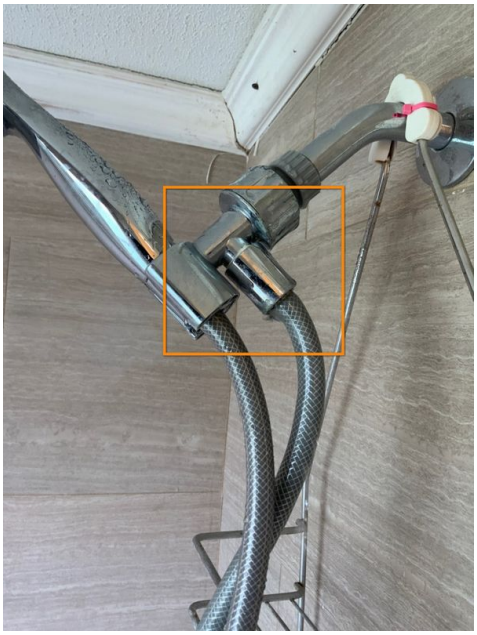
Observed the shower head leaking when not turned on. Recommend replacing it. Recommend further evaluation from a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

$150



8.6.1 Sink(s)

FAULTY SINK STOPPER

Observed the sink stopper not opening or closing, it was stuck in the up position. The sink stopper helps prevent larger objects from going down the drain and causing blockages. Recommend further evaluation from a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

$250

9: BATHROOM 2

		IN	NI	NP	D
9.1	General	X			
9.2	Water Supply, Distribution Systems & Fixtures	X			
9.3	Lighting Fixtures, Switches & Receptacles	X			
9.4	GFCI & AFCI	X			
9.5	Shower	X			
9.6	Toilet	X			X
9.7	Sink(s)	X			X

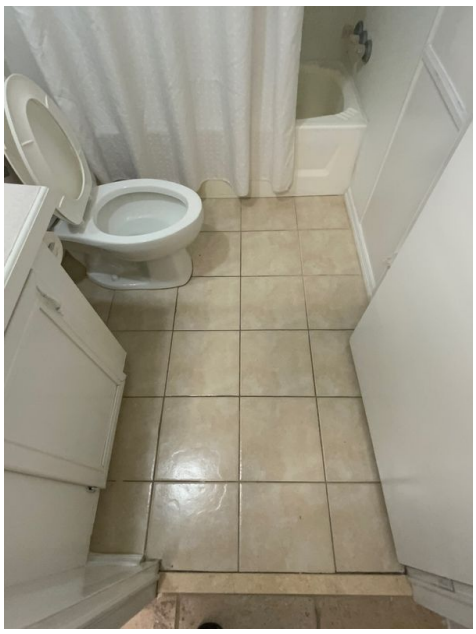
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

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

PVC, Galvanized, Hose

General: General



Shower: General

Toilet: General


Sink(s): General


Observations

9.6.1 Toilet

LOOSE TOILET

Observed the toilet loose from the floor. This is typically due to a bad wax ring. Recommend further evaluation from a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

$300

9.7.1 Sink(s)

FAULTY SINK STOPPER

Found the sink stopper to be faulty. It did not remain closed. Recommend replacing it. Recommend further evaluation from a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

$150

9.7.2 Sink(s)

HOT & COLD WATER VALVES REVERSED

Observed the hot & cold water valves reversed. Hot water valve is currently hooked up to the right handle and cold water valve hooked up to the left handle. This is in correct. Hot = left, cold = right. Recommend further evaluation from a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

$150

10: LIVING ROOM

		IN	NI	NP	D
10.1	Doors	X			
10.2	Floors	X			
10.3	Walls	X			
10.4	Ceilings	X			
10.5	Thermostat Controls	X			
10.6	Lighting Fixtures, Switches & Receptacles	X			
10.7	GFCI & AFCI			X	

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

Information

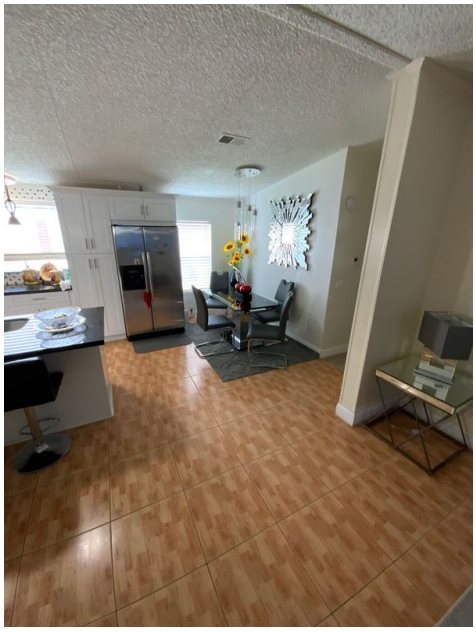
Walls: Wall Material

Drywall

Thermostat Controls: General

Thermostat is located in the hallway.

General



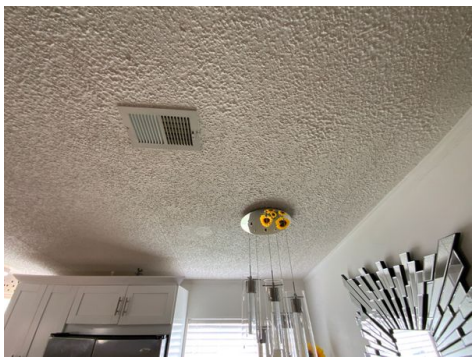
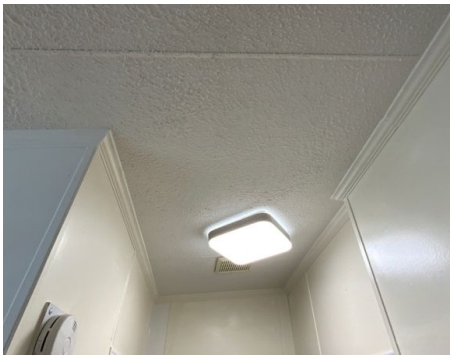
Floors: Floor Coverings

Tile

Ceilings: Ceiling Material

Popcorn, Drywall



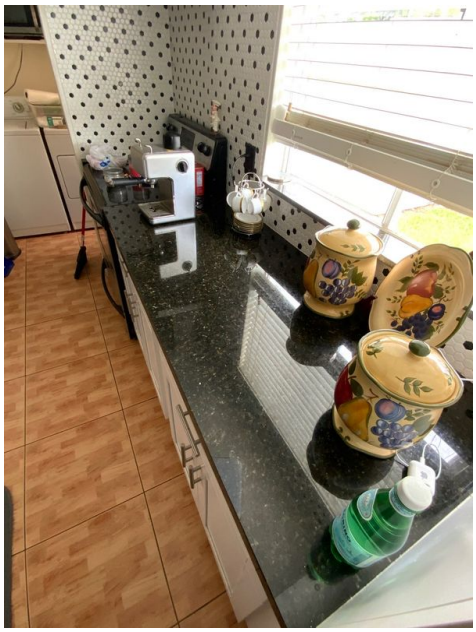
11: MISC. INTERIOR

		IN	NI	NP	D
11.1	Distribution Systems	X			
11.2	Smoke Detectors	X			X
11.3	Countertops & Cabinets	X			
11.4	Fire Extinguisher			X	X

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

Information

Countertops & Cabinets: **Countertop Material**
Granite, Laminate

Countertops & Cabinets: Cabinetry

Wood, Laminate

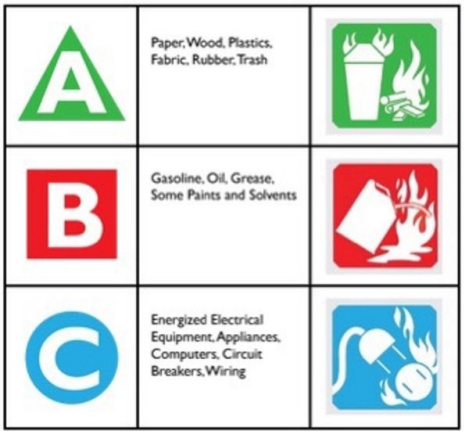





Fire Extinguisher: Fire Extinguisher

Every home should have at least one fire extinguisher rated for all fire types (look for an A-B-C rating on the label). At a minimum, keep one near the kitchen; having one per floor isn't a bad idea. Annually, check the indicator on the pressure gauge to make sure the extinguisher is charged. Make certain that the lock pin is intact and firmly in place, and check that the discharge nozzle is not clogged. Clean the extinguisher and check it for dents, scratches, and corrosion. Replace if the damage seems severe.

Note: Fire extinguishers that are more than six years old should be replaced. Mark the date of purchase on the new unit with a permanent marker.



Observations

11.2.1 Smoke Detectors

INSUFFICIENT NUMBER OF SMOKE ALARMS

Insufficient number of smoke alarms. Recommend installing new smoke alarm in living area, kitchen, and bedrooms (where applicable). Recommend further evaluation from a licensed electrician or a handyman.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

$300

12: KITCHEN

		IN	NI	NP	D
12.1	Dishwasher			X	
12.2	Refrigerator	X			
12.3	Range/Oven/Cooktop	X			
12.4	Sink	X			
12.5	Garbage Disposal			X	
12.6	Electrical Outlets	X			X
12.7	Pantry	X			

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

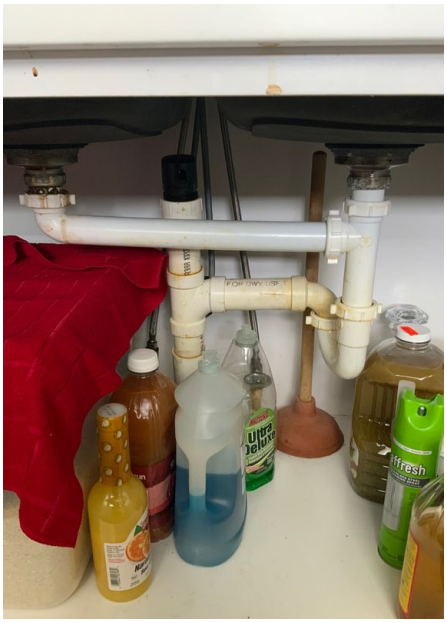
Information

Dishwasher: Brand
None

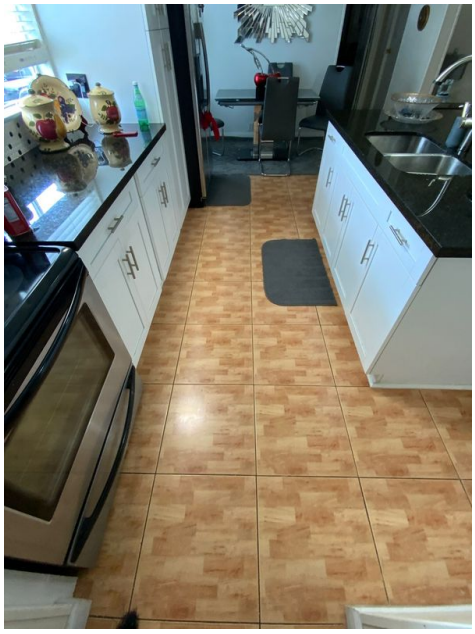
Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Garbage Disposal: General



General



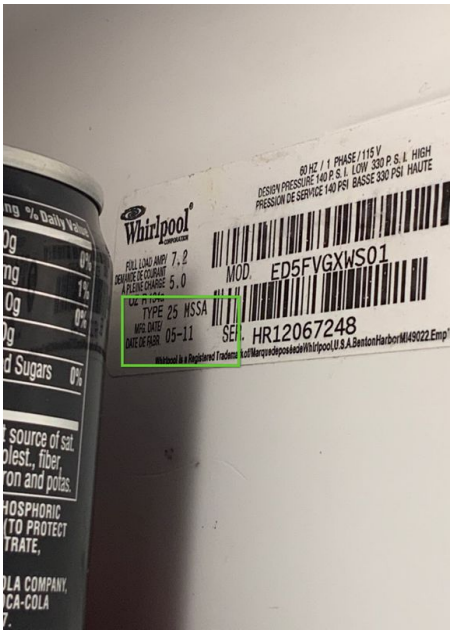
Refrigerator: Brand

Whirlpool

Refrigerator: Life Expectancy

Date of manufacture: 05/2011

Average life expectancy of a refrigerator is between between 14-17 years. This unit is still within its life expectancy.



Range/Oven/Cooktop: Range/Oven Brand

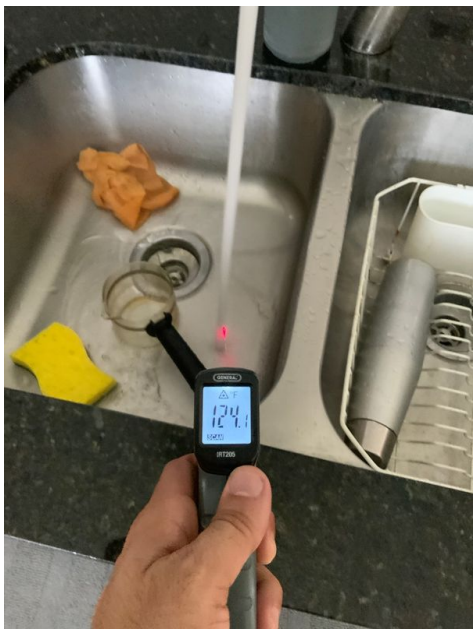
Frigidaire

Range/Oven/Cooktop: Life Expectancy

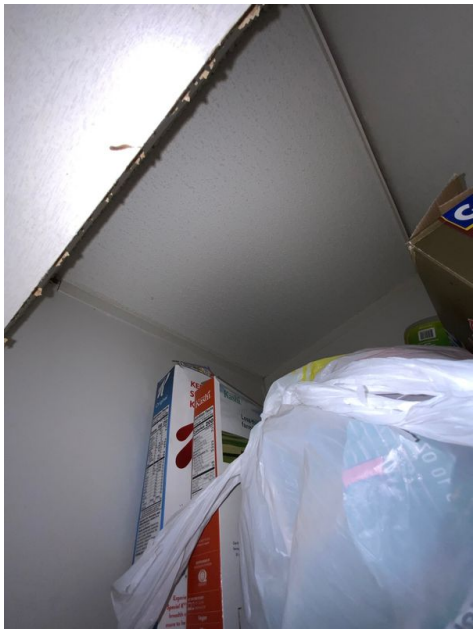
Date of manufacture: 10/2016

Average life expectancy of a stove is between 13-15 years. This unit is still within its life expectancy.

Sink: General


Pantry: General


Observations

12.6.1 Electrical Outlets

Safety Hazard

OPEN GROUND

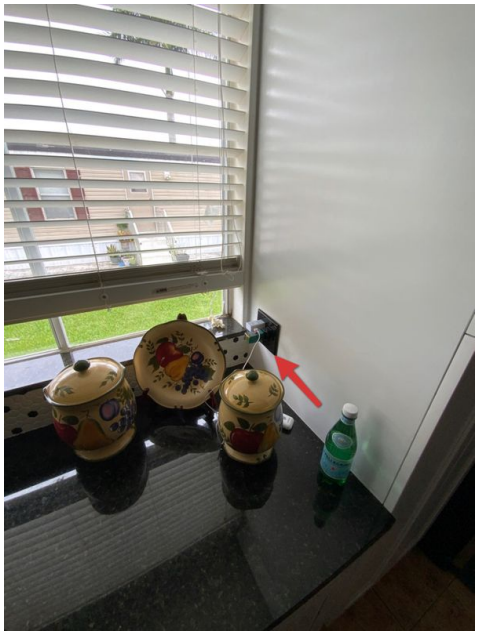
Observed a fault of open ground on one or more electrical outlets. An open ground is a potential shock hazard, a safety concern, and any device plugged into outlet may be damaged. In many cases, the open ground on one outlet is the result of a disconnected wire at another outlet. Recommend further evaluation from a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

$100



13: LAUNDRY ROOM

		IN	NI	NP	D
13.1	Main Water Shut-off Device	X			
13.2	Drain, Waste, & Vent Systems	X			
13.3	Exhaust Systems	X			
13.4	Hot Water Systems, Controls, Flues & Vents	X			X
13.5	Washer & Dryer	X			
13.6	Water Pressure	X			

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

Information

Filters
None

Water Source
Public

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Flooring Insulation
None

Main Water Shut-off Device: Location
Right Side Of House

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Material
PVC

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

Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Master Bedroom Closet

Exhaust Systems: Exhaust Fans

Fan Only

No issues found at the time of inspection.

Bathroom 2

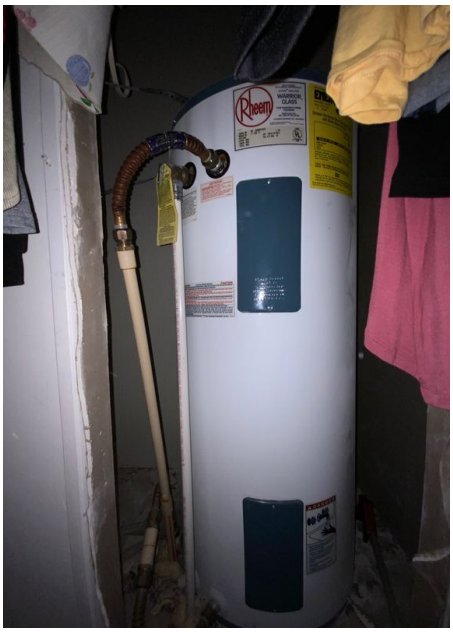
Hallway

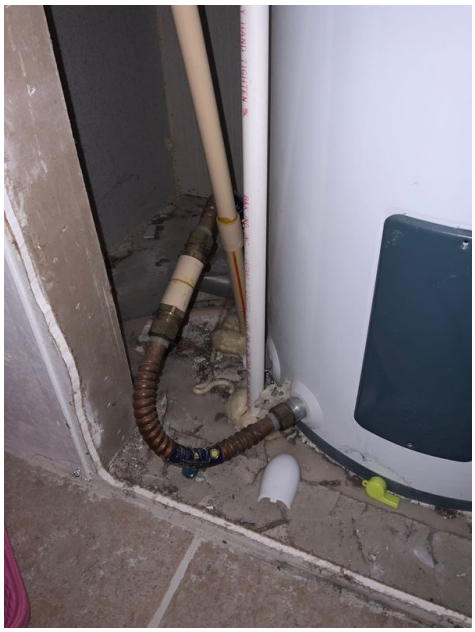
Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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

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





Hot Water Systems, Controls, Flues & Vents: Life Expectancy

Date of manufacture: 02/1998

The average life expectancy of a hot water heater is 8-12 years. This unit is past its life expectancy.

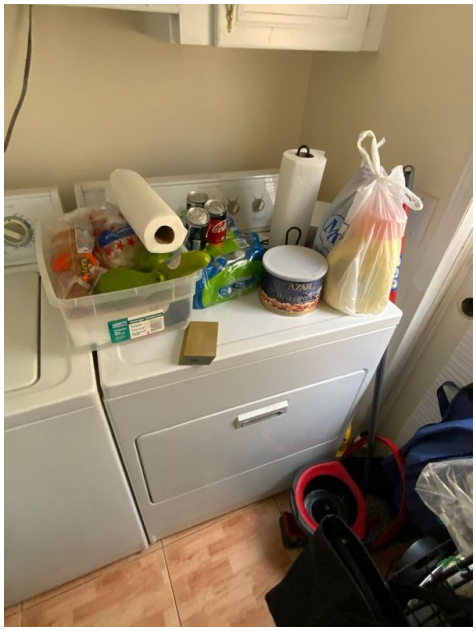
Washer & Dryer: General


Washer & Dryer: Life Expectancy

Manufacturer: (Washer) KitchenAid (Dryer) KitchenAid

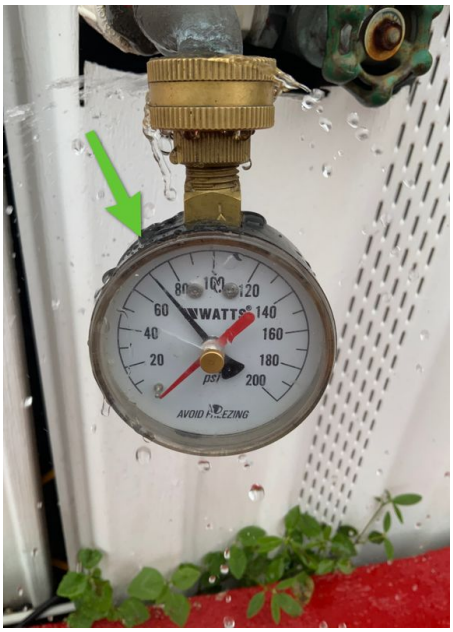
Date of manufacture: (Washer) Unknown, manufacturer's plate was not visible. (Dryer) 09/2003

The average life expectancy of a washer/dryer is between 8-12 years. The washer appears to be past its life expectancy and the dryer is past its life expectancy.


Water Pressure: Water Pressure Reading

The typical inlet water pressure to a home is between 40 to 45 PSI. Current PSI of home is approximately 70 PSI.



Observations

13.4.1 Hot Water Systems, Controls, Flues & Vents

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

$1,500 - $2,000

14: UTILITY ROOM

		IN	NI	NP	D
14.1	Cooling Equipment	X			
14.2	Heating Equipment	X			
14.3	Distribution System	X			

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

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior Right Side

Heating Equipment: Brand
Unknown

Heating Equipment: Energy Source
Electric

Heating Equipment: Heat Type
Heat Pump

Distribution System: Ductwork
Insulated

Distribution System: Configuration
Package Unit

Cooling Equipment: Brand
Unknown

Manufacturer's plate was illegible and/or missing. Manufacturer is unknown.

A/C Temperature Reading

Cooling Equipment: Life Expectancy

Year of manufacture: Unknown - Manufacturer's plate was illegible and/or missing.

Capacity: Unknown

Average life expectancy of an air conditioning unit is between 10-15 years. This unit appears to be within its life expectancy.

Observations

14.1.1 Cooling Equipment

COIL CLEANING

Recommend cleaning the evaporator coil once every two years. Recommend doing so within the next 12-24 months. Recommend changing or cleaning the air filter once a month. Changing or cleaning the air filter once a month helps maintain a clean evaporator coil. Clogged air filters are the number one cause of HVAC system failures.

Recommendation

Contact a qualified HVAC professional.

Estimated Cost

$300

15: ELECTRICAL

		IN	NI	NP	D
15.1	Service Entrance Conductors	X			
15.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
15.3	Branch Wiring Circuits, Breakers & Fuses	X			

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

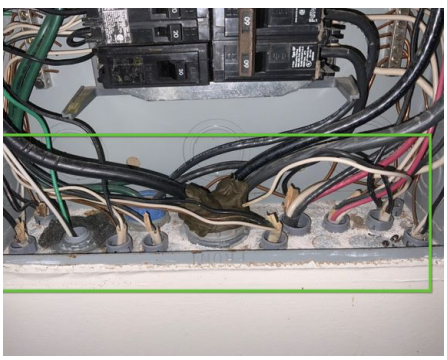
Information

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

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

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex, Conduit

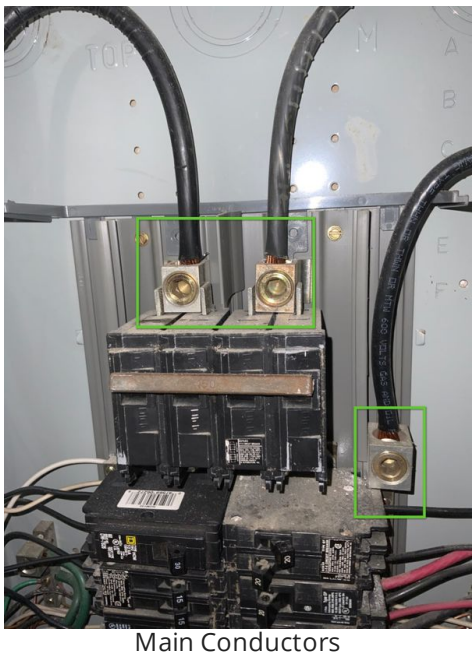


Service Entrance Conductors: Electrical Service Conductors

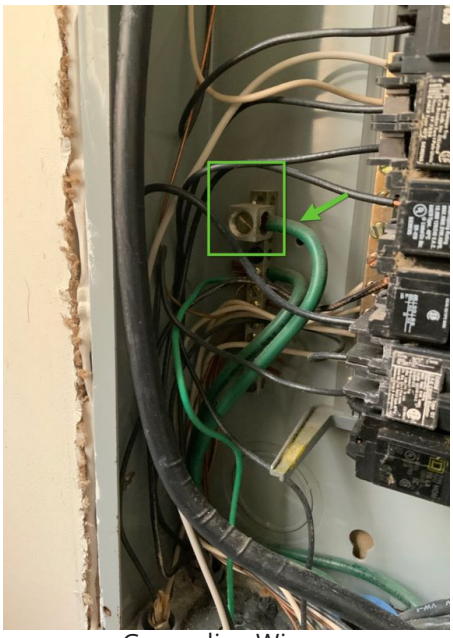
Below Ground, 220 Volts

Electrical Meter

Grounding Source - Grounding Rod



Main Conductors



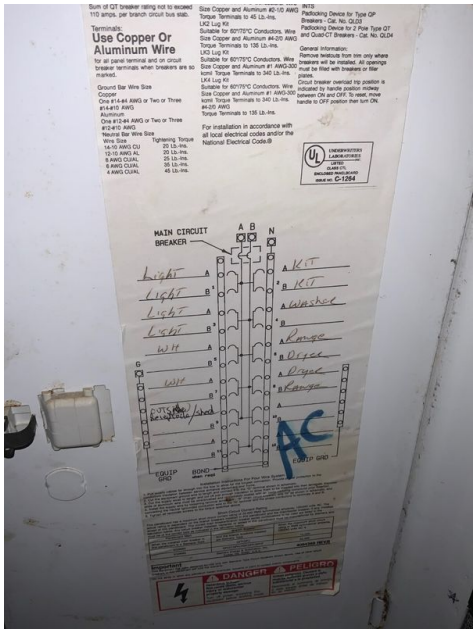
Grounding Wire

Service Entrance Conductors: Main Disconnect

Main power disconnect to home is located outside on the right side of the house next to the electrical meter.

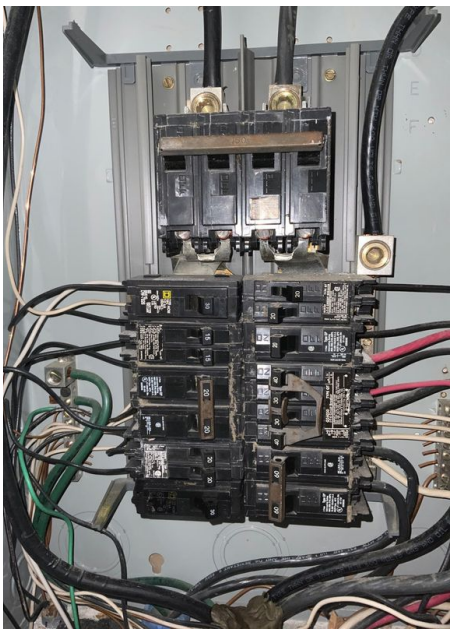
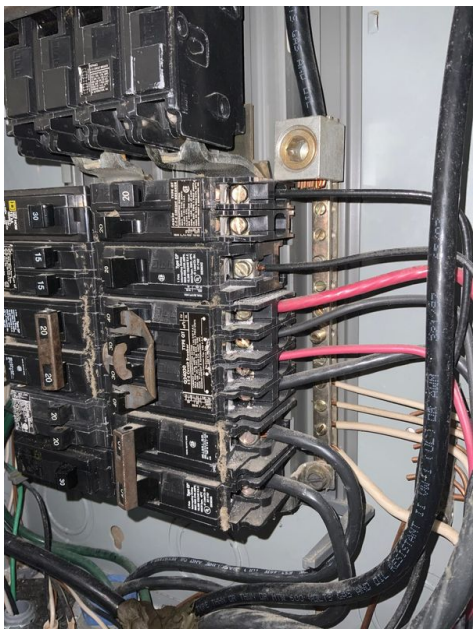
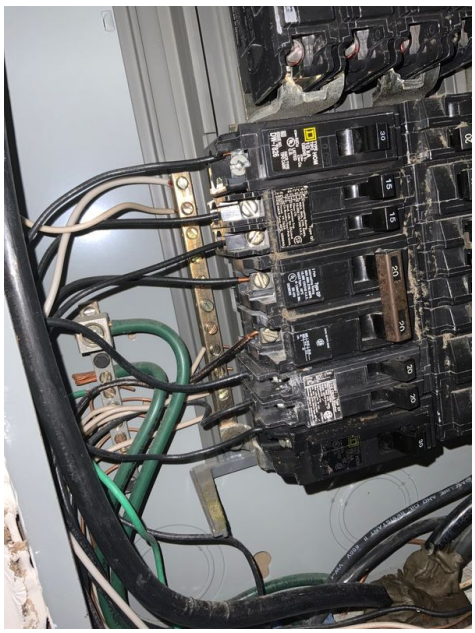
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Siemens



Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

16: BASEMENT, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
16.1	Basements & Crawlspaces	X			
16.2	Floor Structure	X			
16.3	Strapping	X			X

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

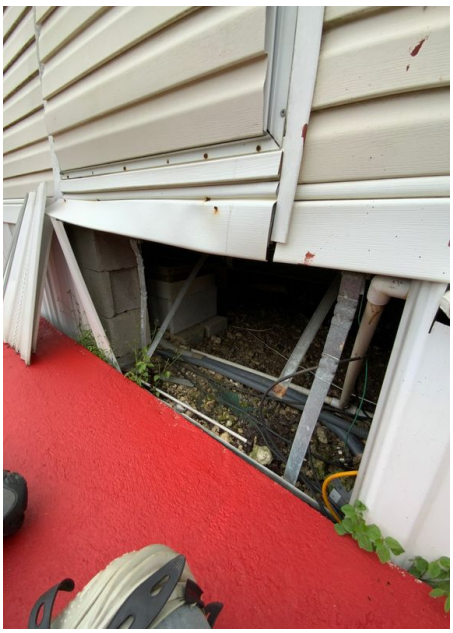
Information

Floor Structure: Material
Steel I-Beams

Floor Structure: Sub-floor
Unknown

Floor Structure: Basement/Crawlspace Floor
Dirt

Basements & Crawlspaces: General




Observations

16.3.1 Strapping

STRAPS DETERIORATED

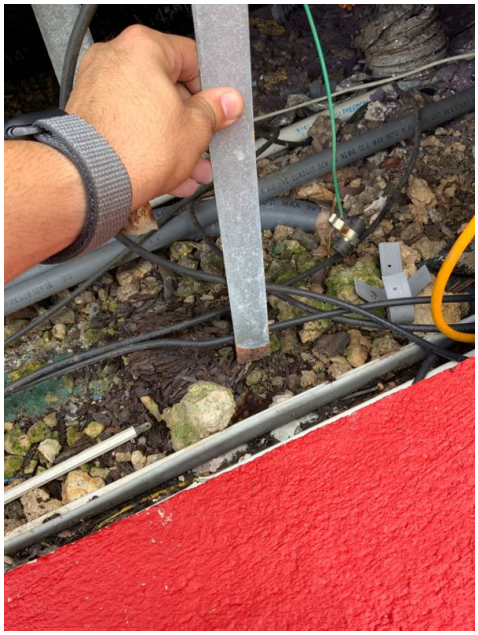
Observed one or more straps that were deteriorated. Recommend replacement. Recommend further evaluation from a licensed contractor.

Recommendation

Contact a qualified professional.

Estimated Cost

$600 - $2,500



17: PEST CONTROL SPECIALIST

		IN	NI	NP	D
17.1	Termite Treatment	X			

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

Information

Termite Treatment: **Termite Treatment Recommended**

Termites are very common in S. Florida. As a preventative measure, I recommend hiring a pest control specialist to to evaluate the need for a service plan. Wood destroying organisms (WDO) such as termites are part of our lives in South Florida. It is imperative for the longevity of your home to place it on a regular maintenance program with a licensed pest control contractor. Recommend further evaluation from a licensed pest control contractor.

18: HOME MAINTENANCE TIPS

		IN	NI	NP	D

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

Information

Suggested Tips

Home Maintenance Tips:

On a monthly basis:
1. Replace your HVAC Systems Air Filters.
2. You should inspect, clean, or replace kitchen vent hood filters if needed.
3. You should flush all your toilets and run warm water through all your sinks, especially in the bathrooms you do not use on a regular basis.

On a quarterly basis:
1. You should inspect your homes' exterior drainage to ensure that nothing is causing standing water to puddle for more than 24 hours and that all water from any source is not draining toward your homes' foundation.
2. We recommend you test your GFCIs (ground fault circuit interrupters) for proper operations by manually tripping the test buttons and then resetting them. If they will not trip or reset, contact a Licensed Electrician to inspect and replace.
3. You should Inspect and clean all of your exterior vents. Make sure that air flows freely & that each has an operable damper to prevent back flow of outside air and to keep small animals or insects from entering your home.
4. We recommend to lubricate all overhead garage door hinges with an approved garage door lubricant. You should inspect and clean all weep holes on your windows to insure proper water drainage.

On a seasonal basis:
1. Every six months have your HVAC System serviced by a Licensed HVAC Contractor. This will help ensure the longevity of your system and run more eciently.
2. Bi-Annually you should inspect and caulk the following areas, as needed:
*Kitchen and Bathrooms
*Flushing areas
*Around Window and Doors
*Around all wall penetrations (hose, faucets, duct work from vents, replace and chimney vents)
*Your Siding
*Stucco or mortar cracks
*Interior settling or shrinkage cracks on your sheetrock and trim
3. Make sure your gutters are free debris that could prevent free ow of water. Make sure you have splash blocks at the base of the gutter downspouts to help deect water away from your home.
4. Inspect and adjust sprinkler systems to keep from spraying on your home. Adjust your timers for your county's watering days to help to ensure enough, but not too much water.

On an annual basis:
1. Drain and refill your hot water heater(s). This may be necessary on a more depending on your current water conditions and if live in an area with extremely hard water.
2. Inspect and test your hot water heater TPR Valve.
3. Inspect your garage door(s), rails and lock system; adjust and lubricate, as necessary.
4. Clean your faucet aerators and inspect your plumbing fixtures for potential leaks.
5. Clean and sharpen your garbage disposal by running a tray of ice cubes and depositing a cleaning (foaming) product into the disposal.
6. Inspect your home's fire extinguishers and replace if needed.
7. Replace all batteries in your Smoke and Carbon Monoxide Detectors.

STANDARDS OF PRACTICE

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

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

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

Kitchen
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Electrical

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

Basement, Crawlspace & Structure

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