



## BeeLine Property Inspections

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[https://www.BeeLine Property Inspections](https://www.BeeLinePropertyInspections)



### RESIDENTIAL REPORT

1865 SW Bradford Pl  
Palm City FL 34990

Don Brooks & Amy Brooks  
JUNE 19, 2019

Inspector

**Ivan Roiz**

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Inspector

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# SUMMARY

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## RECOMMENDATION

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- ⊖ 2.1.1 Roof - Coverings: Tiles Cracked/Broken and Missing
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- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
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- ⊖ 8.3.1 Doors, Windows & Interior - Floors: Baseboards Need Caulking
- ⊖ 8.4.1 Doors, Windows & Interior - Walls: Shower Needs Grout
- ⊖ 8.4.2 Doors, Windows & Interior - Walls: Loose Tiles in Shower
- ⊖ 8.5.1 Doors, Windows & Interior - Ceilings: Stain(s) on Ceiling
- ⊖ 9.2.1 Built-in Appliances - Refrigerator: Previous leak behind Refrigerator.
- ⊖ 10.1.1 Laundry - General: Water valve leaking
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# 1: INSPECTION DETAILS

## Information

**Information: House Number**



**General: Present at time of the inspection**

Client, Client Representative, Contractor

**General: Property Occupancy**

No

**General: Weather Condition**

Rain

**General: Rain in the last few days**

Yes

**Structure Details: Structures Inspected**

House

**Structure Details: Type of Structure**

Single Family

**Structure Details: Utilities**

All Utilities on

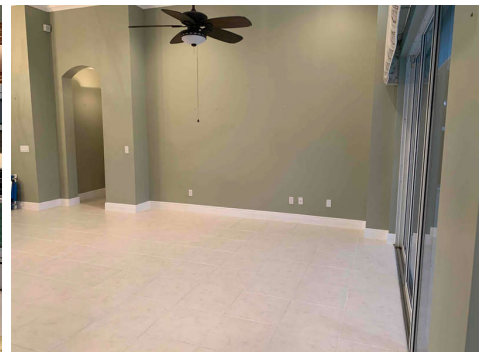
**Excluded items: The following items have been excluded from the inspection.**

Security system

**General: Overview**

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of 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 can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). 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.

General: Interior Pictures





## Observations

### 1.1.1 Information

#### **MOLD INSPECTION**

As a licensed mold assessor in the state of Florida, Beeline Property Inspections recommends every property get a mold inspection. This includes at a minimum, air samples of the property. If Customer chooses to waive this option, possible mold that is not visible to the human eye could be behind furniture, cabinetry, or walls and not be detected.

Recommendation

Contact a qualified professional.

### 1.3.1 Structure Details

#### **CHANGE LOCKS**

Beeline Property Inspections recommends that ALL locks and Security codes be changed before moving into the house.

Recommendation

Recommended DIY Project

# 2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			
2.5	Roof Components	X			

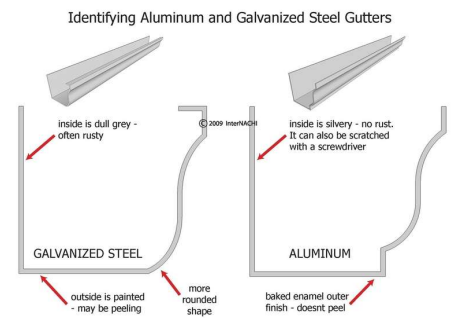
IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Inspection Method**  
Roof

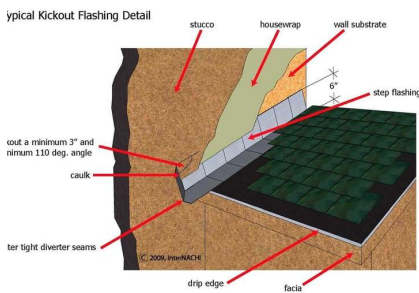
**Coverings: Material**  
Concrete, Tile

**Roof Drainage Systems: Gutter Material**  
Seamless Aluminum



Aluminum vs. galvanized gutters

**Flashings: Material**  
Aluminum



### General Roof Pictures



### Observations

#### 2.1.1 Coverings

#### **TILES CRACKED/BROKEN AND MISSING**

Roof had Proximately 25 cracked/broken tiles. Inspector recommends a licensed roofing contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation

Contact a qualified roofing professional.







### 2.1.2 Coverings

#### **POTENTIAL LEAK FOUND IN ATTIC**

NORTH SIDE OF HOME NEAR FRONT ENTRANCE

During the inspection, a potential roof leak was found in the attic. Inspector was unable to confirm if roof leak was active or not due to the location of the damage. Inspector recommends hiring a licensed contractor to evaluate the damage and repair accordingly.

Recommendation

Contact a qualified professional.



### 2.2.1 Roof Drainage Systems

#### **DOWNSPOUTS DRAIN NEAR HOUSE**

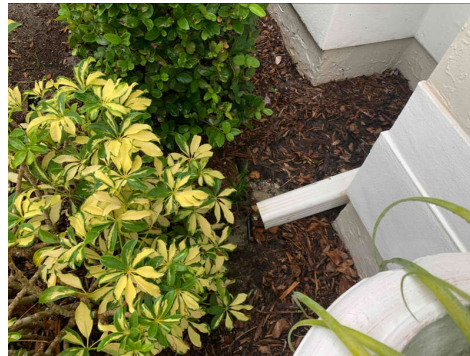
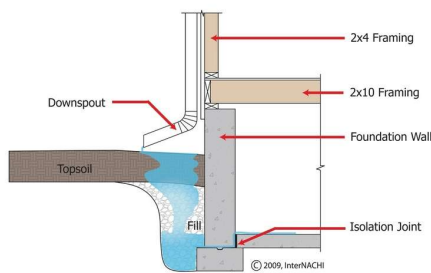
One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.

Moisture Intrusion - Downspout



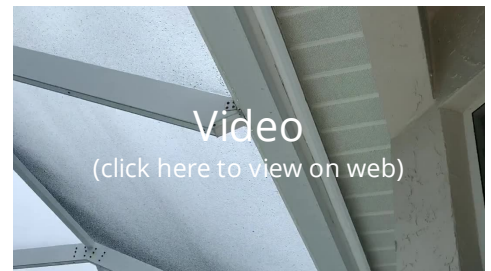
### 2.2.2 Roof Drainage Systems

#### **GUTTER LEAKAGE**

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, or moisture around the fascia. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation

Contact a qualified roofing professional.



### 2.3.1 Flashings

#### **DAMAGE - MINOR**

Roof flashing showed signs of damage but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.

Recommendation

Contact a qualified roofing professional.





### 3: EXTERIOR

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

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### Information

**Inspection Method**  
Visual

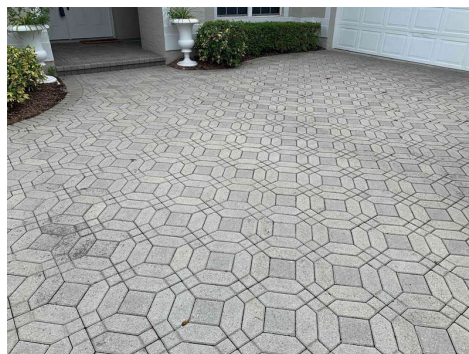
**General Exterior Pictures**

**Siding, Flashing & Trim: Siding Material**  
Stucco

**Exterior Doors: Exterior Entry Door**  
Glass



**Walkways, Patios & Driveways: Driveway Material**  
Concrete



## Decks, Balconies, Porches & Steps: Appurtenance

### Covered Porch



## Observations

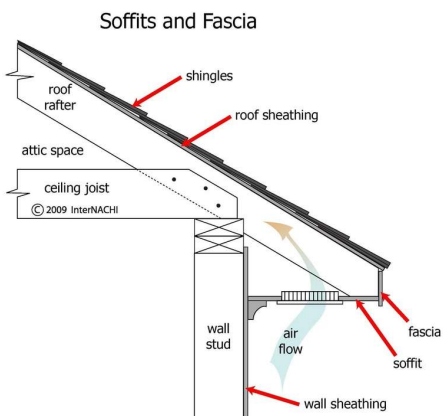
### 3.5.1 Eaves, Soffits & Fascia

#### **FASCIA - ROTTED**

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



### 3.6.1 Vegetation, Grading, Drainage & Retaining Walls

#### **VEGETATION NEAR SIDING**

Vegetation should be at least 2 feet from siding. Vegetation too close to siding can cause water intrusion.

Recommendation

Contact a qualified landscaping contractor



# 4: ATTIC

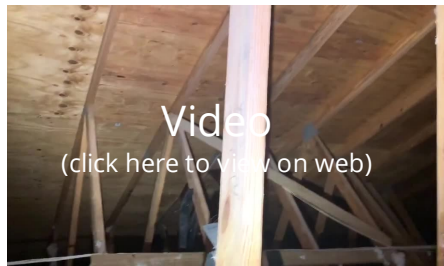
		IN	NI	NP	O
4.1	General	X			
4.2	Attic Hatch	X			
4.3	Electrical	X			
4.4	Insulation	X			
4.5	Ventilation	X			

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## Information

### General: Inspection Method

Partially Traversed

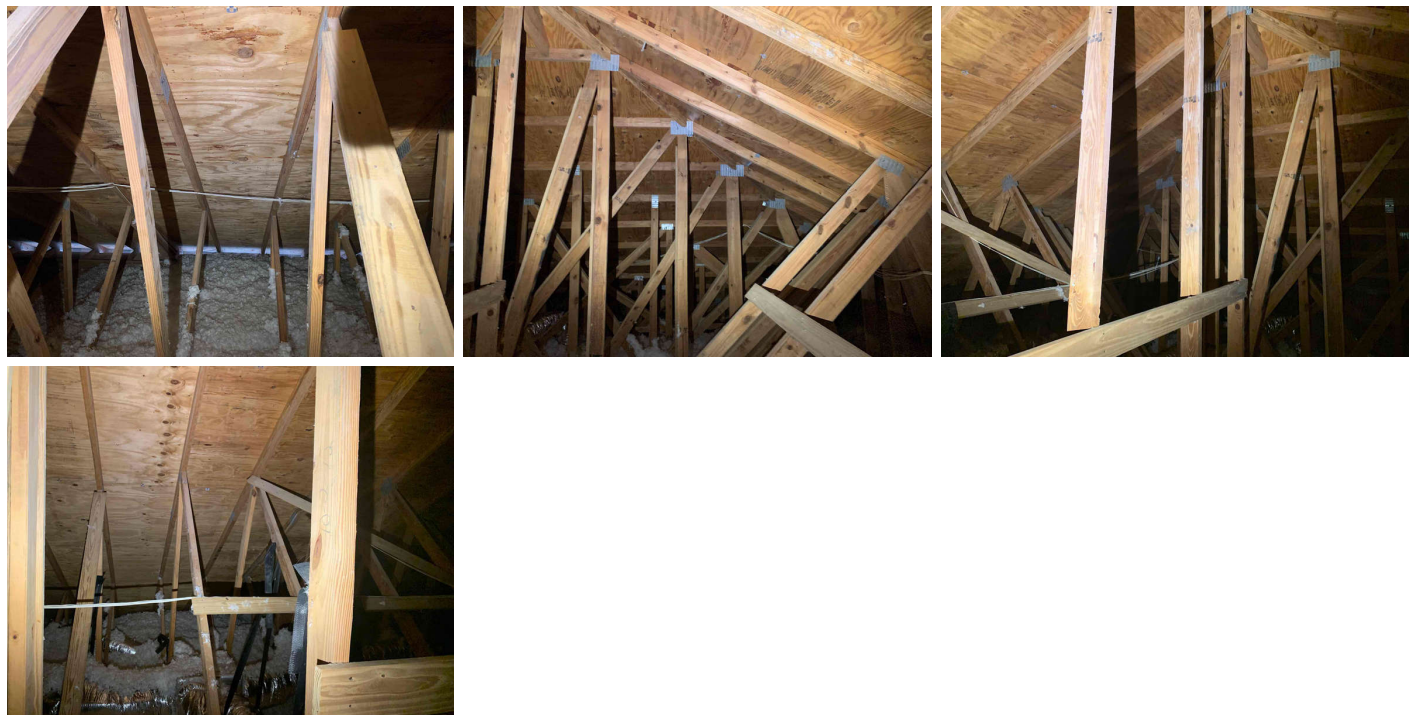


### General: Insulation Material

Mineral wool loose

### General: Ceiling Structure

Trusses



## Limitations

General

### AREAS INACCESSIBLE

Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

## Observations

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### 4.4.1 Insulation

#### **MISSING**

Ceiling insulation is missing in some areas. Recommend installing insulation where missing for better energy efficiency.

Recommendation

Contact a qualified insulation contractor.



### 4.5.1 Ventilation

#### **EXCESSIVE LINT**

The dryer duct vent line passes through the attic and is vented to the exterior. It is recommended to have the vent line cleaned to prevent the lint from blowing into the attic. This is also a potential microbial causing issue due to the moisture from the dryer blowing into the attic.

Recommendation

Contact a qualified HVAC professional.



# 5: HVAC

		IN	NI	NP	O
5.1	Cooling Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution System	X			

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## Information

**Cooling Equipment: Brand**  
Goodman



**Cooling Equipment: Energy Source/Type**  
Electric

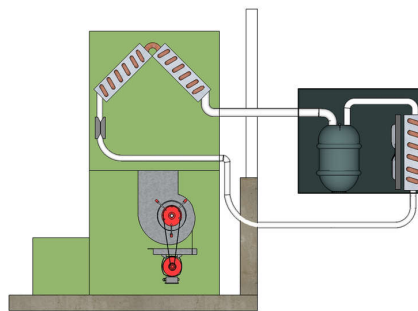
**Cooling Equipment: Location**  
Exterior West



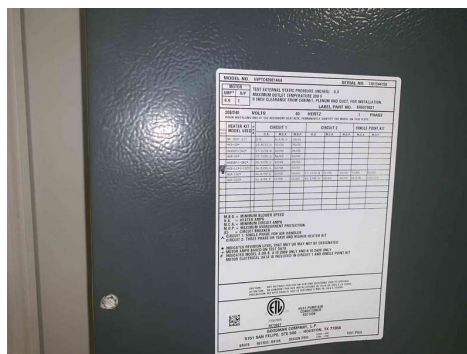
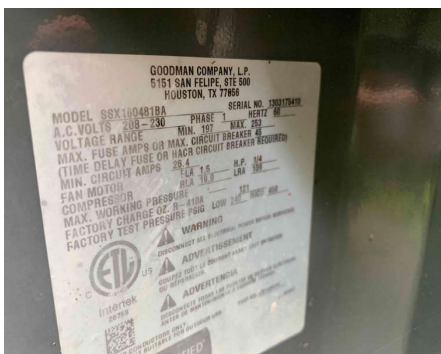
**Normal Operating Controls: Thermostat**



**Distribution System: Configuration**  
Central



**Manufacturing Date**  
2013

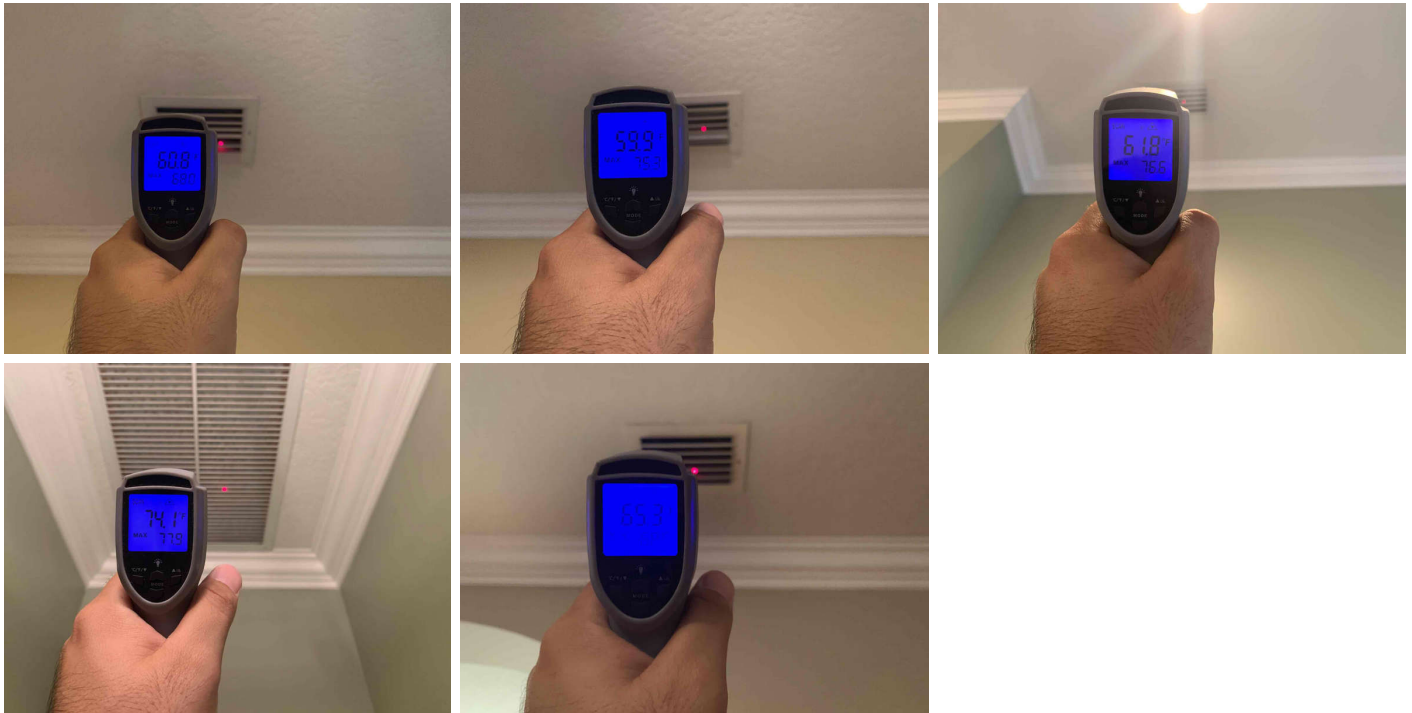




### Temperature Difference

12.35 %

An acceptable Delta T range is between 14%-24%



### General HVAC Pictures



## Observations

### 5.1.1 Cooling Equipment

#### **INSULATION MISSING OR DAMAGED**

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



### 5.1.2 Cooling Equipment

#### **MICROBIAL GROWTH FOUND ON HVAC DUCT IN ATTIC**

Microbial growth found on HVAC registers located in the attic. Inspector recommends getting this tested and determining the type of growth. Being that there is a fresh air intake in the attic this could be a potential issue to the air quality of the home.

#### Recommendation

Contact a qualified professional.



# 6: PLUMBING

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

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## Information

### Filters

None

### Water Source

Public

### Water Pressure



### Main Water Shut-off Device:

#### Location

Right Side



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

Copper

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

PVC

### Hot Water Systems, Controls, Flues & Vents: Manufacturing Date

12/20/2012

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

Electric

### Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

### Hot Water Systems, Controls, Flues & Vents: Location

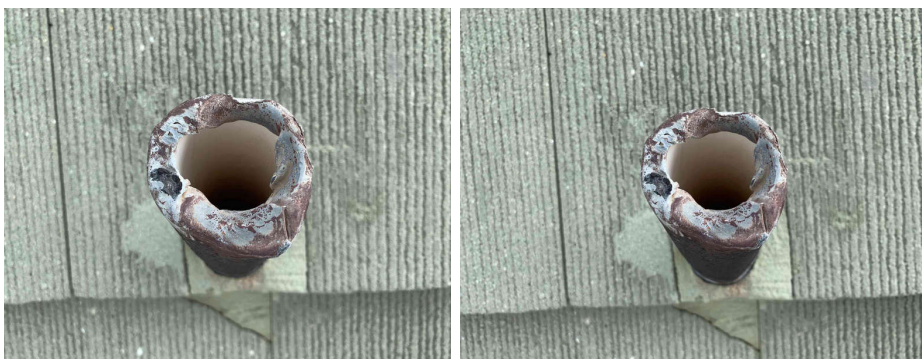
Garage

### General Plumbing Pictures



### Drain, Waste, & Vent Systems: Material

PVC



## Hot Water Systems, Controls, Flues & Vents: Manufacturer

### Whirlpool

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: Water Temperature



## Observations

### 6.3.1 Water Supply, Distribution Systems & Fixtures

#### LEAK UNDER SINK

Leak detected under bathroom sink. Inspector recommends hiring a qualified plumbing professional to repair. Monitor for possible mold growth.

Recommendation

Contact a qualified plumbing contractor.



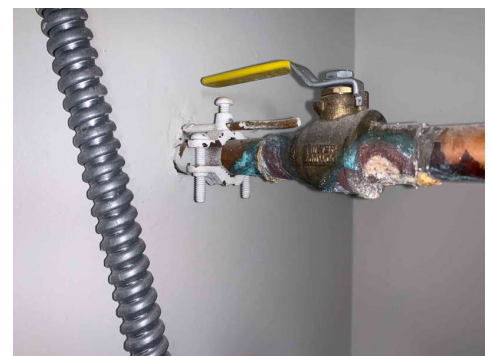
### 6.4.1 Hot Water Systems, Controls, Flues & Vents

#### CORROSION

Corrosion was noted at the burn chamber or pipe fittings. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



# 7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Lighting Fixtures, Switches & Receptacles	X			
7.5	GFCI & AFCI	X			
7.6	Smoke Detectors	X			
7.7	External Components	X			

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## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Below Ground

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

**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Panel Manufacturer**  
Cutler Hammer, Eaton

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

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

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

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

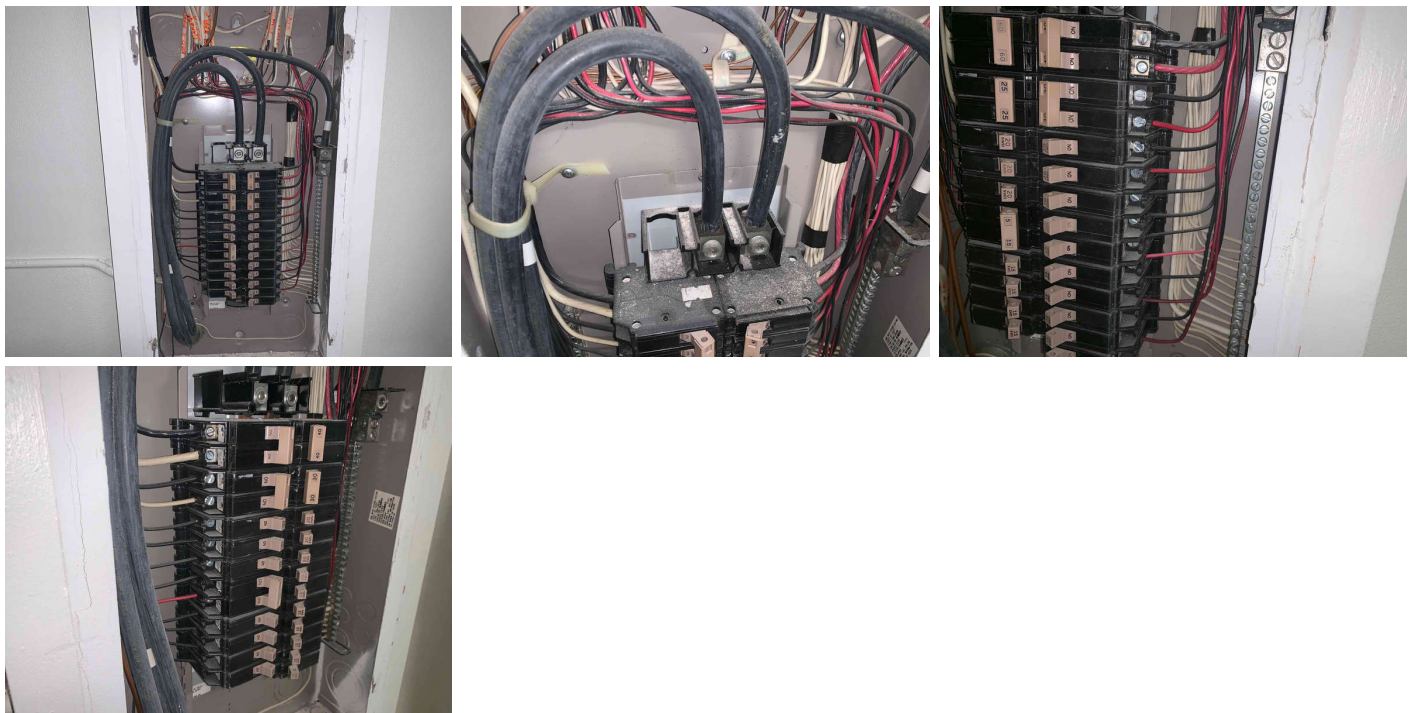
**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**  
Left



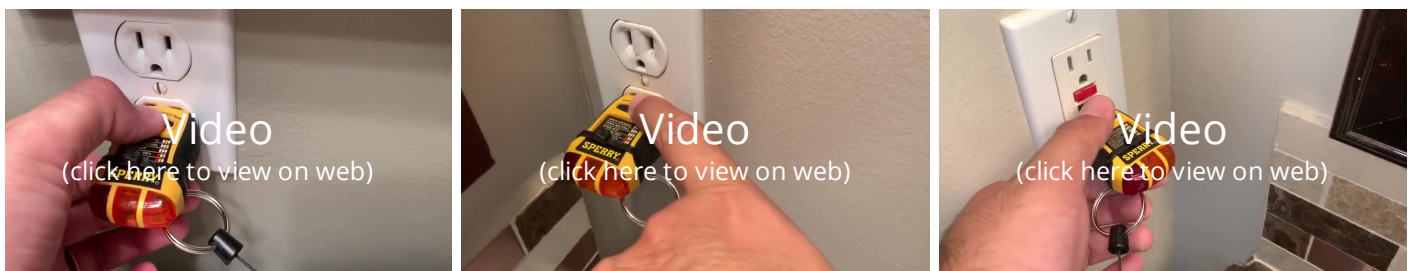
### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Manufacturer Cutler Hammer



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



### GFCI & AFCI: Outlet Pictures



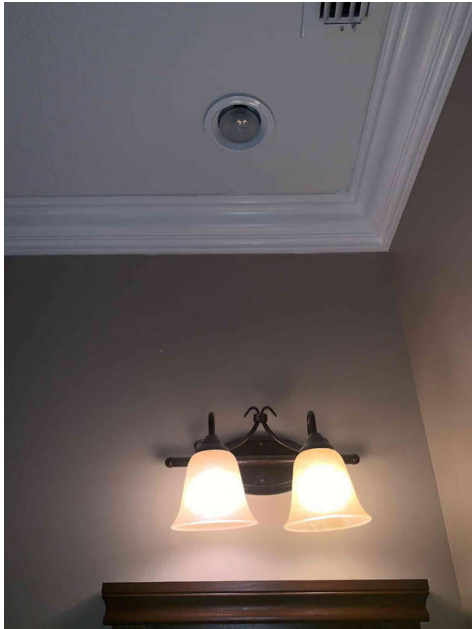
## Observations

### 7.4.1 Lighting Fixtures, Switches & Receptacles

#### **LIGHT BULBS NEED REPLACING**

Recommendation

Contact a qualified professional.





# 8: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
8.1	Doors	X			
8.2	Windows	X			
8.3	Floors	X			
8.4	Walls	X			
8.5	Ceilings	X			
8.6	Countertops & Cabinets	X			

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## Information

### Walls: Wall Material

Drywall

### Ceilings: General Ceiling Pictures



### Countertops & Cabinets:

Cabinetry

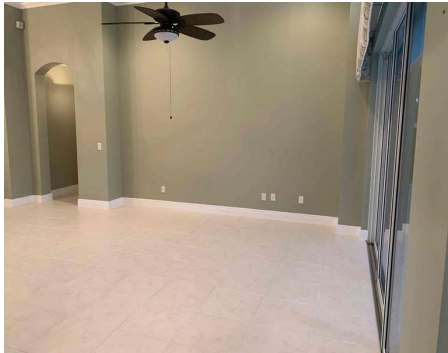
Wood

### Windows: General Window Pictures



**Floors: Floor Coverings**

Tile, Laminate

**Countertops & Cabinets: Countertop Material**

Granite

**Observations**

## 8.2.1 Windows

**WINDOWS FUNCTIONAL**

Windows were functional at time of inspection. But, due to the age of the windows, inspector recommends hiring a qualified professional to perform routine maintenance.

Recommendation

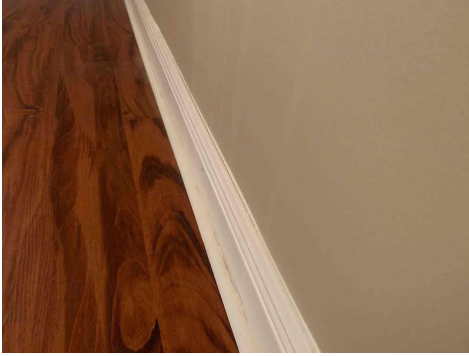
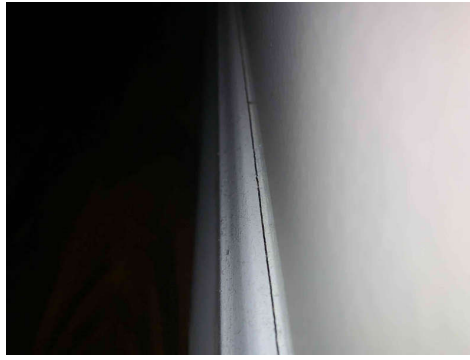
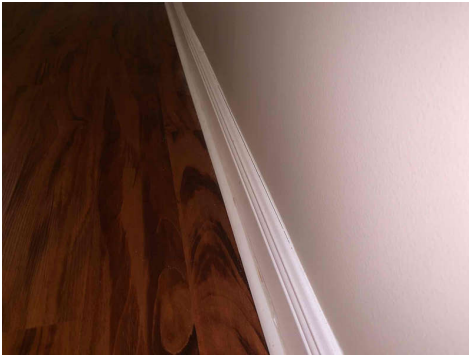
Contact a qualified professional.

## 8.3.1 Floors

**BASEBOARDS NEED CAULKING**

Recommendation

Contact a qualified professional.



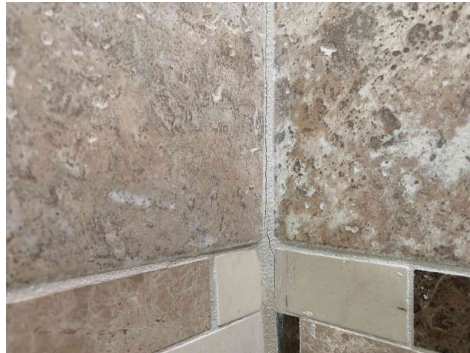
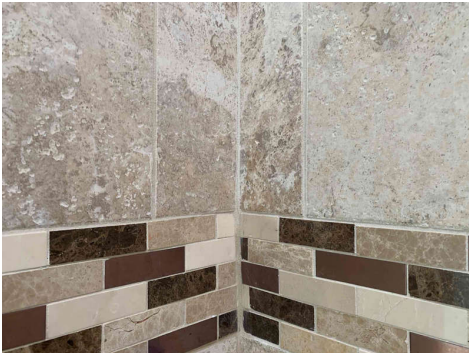
#### 8.4.1 Walls

### **SHOWER NEEDS GROUT**

Certain areas of the showers need more grout. Certain areas of tile are deteriorating. Inspector recommends fixing immediately to avoid water damage.

Recommendation

Contact a qualified professional.



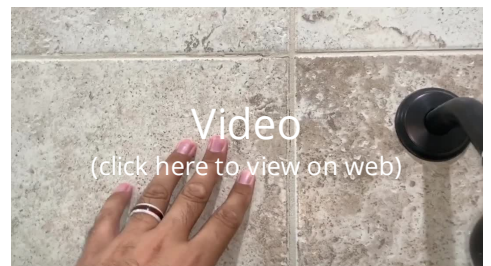
#### 8.4.2 Walls

### **LOOSE TILES IN SHOWER**

Certain tiles in master bathroom shower sounded hollow and were loose at time of inspection. Inspector recommends removal of tiles to inspect wall behind the tile and determine if repair or replacement is in order.

Recommendation

Contact a qualified professional.



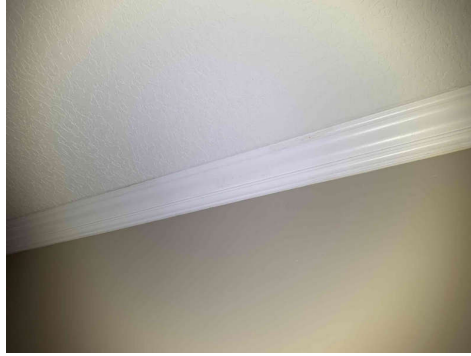
## 8.5.1 Ceilings

**STAIN(S) ON CEILING**

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.



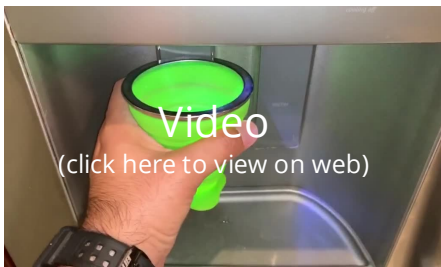
## 9: BUILT-IN APPLIANCES

		IN	NI	NP	O
9.1	Dishwasher	X			
9.2	Refrigerator	X			
9.3	Range/Oven/Cooktop	X			
9.4	Garbage Disposal	X			
9.5	Microwave	X			

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### Information

#### Refrigerator: General Pictures



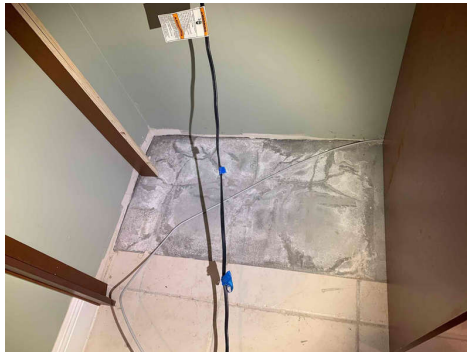
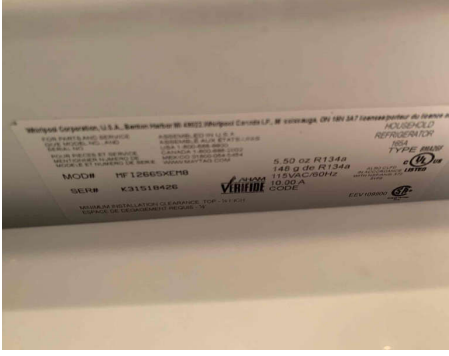
#### Range/Oven/Cooktop: Range/Oven Energy Source Electric

#### Range/Oven/Cooktop: Exhaust Hood Type Re-circulate

#### Dishwasher: Brand Maytag



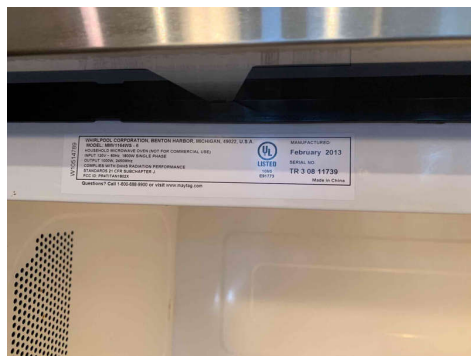
### Refrigerator: Brand Maytag



**Range/Oven/Cooktop: Range/Oven Brand**  
Maytag



**Microwave: Microwave Oven Brand**  
Maytag



**Observations**

9.2.1 Refrigerator

**PREVIOUS LEAK BEHIND REFRIGERATOR.**

Recommendation

Contact a qualified professional.





# 10: LAUNDRY

		IN	NI	NP	O
10.1	General	X			

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

## Information

### General: Dryer Manufacturer

Maytag



### General: Washer Manufacturer

Maytag



### General: Dryer Operation

We normally operate Clothes Dryers without a wash load (i.e. we run the unit through its full cycle empty). This gives us an idea of the unit's functionality, but we caution you, it does NOT replicate operating the unit fully loaded with a heavy wash load.

### General: Washer Observation

Both hot and cold water was available to the washer. The unit was operated through a full cycle. It filled, cycled through a wash, initial spin and drain, rinse and final spin cycle. No leakage was detected and there were no unusual conditions noted.

#### MAINTENANCE TIP:

For equipment more than a few years old, we recommend that all clothes washer machine hoses and their gaskets be replaced upon your taking possession of the unit.

### General: Washer Operation

We normally operate Clothes Washers without a wash load (i.e we run the unit through its full cycle empty). This gives us an idea of the unit's functionality, but we caution you, it does not replicate the unit fully loaded with a heavy wash load.

## General: Dryer Observation

The dryer unit was operated through a cycle. It heated it's drum and then stopped at the end of the cycle.

## Observations

### 10.1.1 General

#### **WATER VALVE LEAKING**

One of the water valves is leaking. The valve should be repaired or replaced.

#### Recommendation

Contact a qualified plumbing contractor.



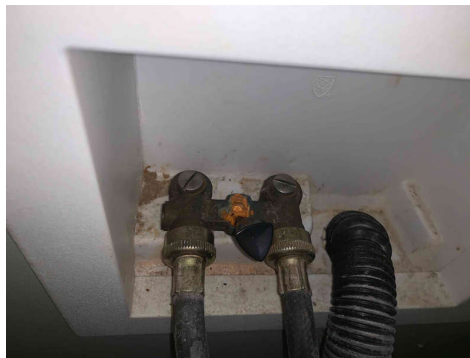
### 10.1.2 General

#### **CORROSION ON FITTINGS/LINES**

Corrosion was found on fittings and/or water supply lines for the clothes washing machine. Leaks may occur. A qualified plumbing contractor should evaluate and repair as necessary.

#### Recommendation

Contact a qualified professional.



# 11: POOL

		IN	NI	NP	O
11.1	Pool Equipment	X			
11.2	Fencing	X			
11.3	Water	X			
11.4	Pool and decking	X			

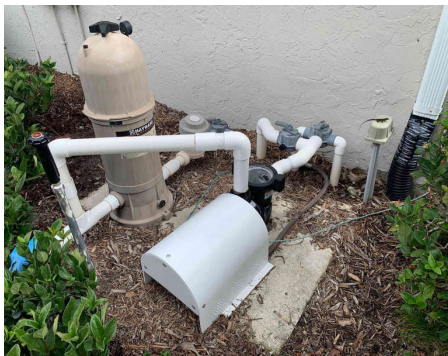
IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Pool and decking: Pool deck**  
Concrete

**Pool and decking: Pool Design**  
In Ground

**Pool Equipment: Filter**  
Hayward



**Pool Equipment: Pump**  
Century



**Pool Equipment: Pool Alarms**

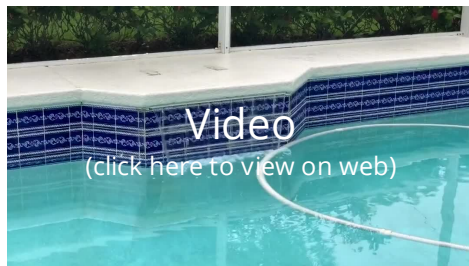
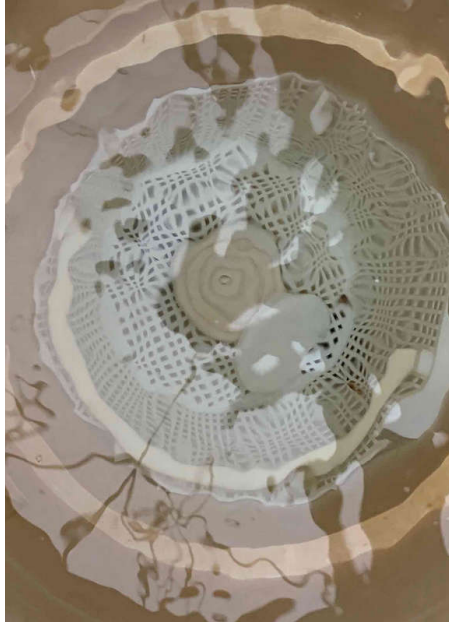
The house has a pool. It is recommended to have pool alarms installed at ALL doors and windows leading to the pool to alarm when a child or someone for safety enters the pool area.

### Fencing: Fencing at pool

This property has a pool and/or a spa. Both a pool and a spa need to be protected from children, especially very young children -- including neighborhood children. With this state having some 75 drowning deaths per year of children under the age of 5 years, we can not over emphasize the importance of securing a pool or spa. A fence offers the main safety barrier around the pool facility. The fencing and all gates should be verified for compliance with the current municipal requirements. Please be aware and guard your pool.

### Water: Clear

The pool/spa water was clear. The water should still be tested.



## Observations

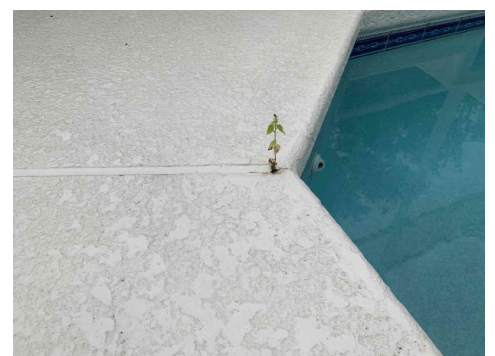
### 11.4.1 Pool and decking

#### VEGETATION AROUND DECKING

This could be a sign of water intrusion. Have Pool contractor evaluate.

Recommendation

Contact a qualified professional.



# 12: GARAGE DOOR

		IN	NI	NP	O
12.1	Floor	X			
12.2	Garage Door	X			
12.3	Garage Door Opener	X			
12.4	Occupant Door (From garage to inside of home)	X			

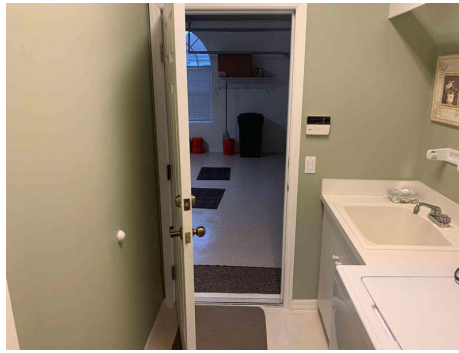
IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Garage Door: Material

Metal

### Occupant Door (From garage to inside of home): Garage door seperation

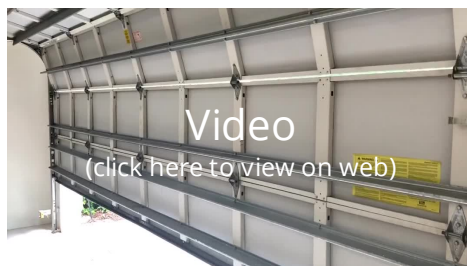


### Floor: General Picture Pictures



### Garage Door: Type

Automatic



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# STANDARDS OF PRACTICE

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BeeLine Property Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs. This maybe 1 % for a modest home and a higher amount, say maybe 3 % or so, for a more complex and /or an older home with aging systems and some deferred maintenance.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the International Association of Certification Home Inspectors (InterNACHI) prohibit us from making any repairs. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

The information provided in this report is solely for your use. Ohana Inspections will not release a copy of this report, nor will we discuss its contents with any third party, without your written consent

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these. There is no fee for your 1st telephone consulting call. Additional calls may incur additional fees. Our inspection fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be assessed.

## **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.

### Attic

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Some attic areas were inaccessible due to the lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection. We conducted our typical attic inspection by walking through the attic areas as much as possible, in what we call the "random walk" methodology. This method of inspection is not intended to cover every square foot of the attic area, nor will it. Further we could not recreate the route of a random walk even if we tried. We do arrive at an overall impression of the attic's condition developed during this random walk inspection and extrapolate it to the entire attic area. In all the attics area shows normal wear and tear for a home of this age.

### HVAC

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

### Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

### 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 service entrance 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 time-controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

### **Doors, Windows & Interior**

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

### **Built-in Appliances**

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

### **Laundry**

#### **LAUNDRY EQUIPMENT:**

Cautionary Statement; We normally operate on-site laundry equipment. Washers and dryers have special safety concerns to owners. During our inspection, we attempt to check the utility connections, supply of hot and cold water, grounded electrical receptacles and some safety devices. During our inspection we endeavor to verify that the equipment operates properly, however we do NOT verify the proper operation of ALL safety devices and other built in safe guards. This is a job for an appliance specialist.

Please be aware that with any appliance being used everyday, owners often forget, or overlook the potential hazards that are present in these day-to-day helpmates. All laundry equipment operates both with electricity and high speed motors and rotating drums. Because of the combination of water and electricity along with high-speed rotation, all laundry equipment should be respected. PLEASE SECURE ALL OPERATION AND MAINTENANCE MANUALS FROM PRESENT OWNERS OR THE MANUFACTURERS. Virtually all manufacturers have this consumers information available to you-contact the respective manufacturer.



Please instruct all children that these appliances are potentially hazardous and they should not be played with, nor should anyone under any circumstances, place a hand inside any operating laundry equipment.

LIMITATIONS OF APPLIANCES INSPECTION:

As we discussed and is described in your inspection contract, this is a visual limited in scope by (but not restricted to) the following conditions.

Thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

**Pool**

The following items are not included in this inspection: swimming pool bodies; equipment on timers, remote controls or sensors; underground or concealed piping; motorized covers; waterfalls and related equipment; Ozone generators; ultraviolet light systems; filter backflushing mechanisms. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level.

The following items are not included in this inspection: spa bodies; equipment on timers, remote controls or sensors; underground or concealed piping; motorized covers; waterfalls and related equipment; Ozone generators; ultraviolet light systems; filter backflushing mechanisms. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, nor determine if spa bodies, filters or skimmers leak, nor determine if spa bodies are level.