



POMI SERVICES  
850-586-1934  
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<https://www.pomiservices.com>



## GENERAL HOME INSPECTION

1234 Main Street  
Navarre, FL 32566

Buyer Name  
11/25/2024 9:00AM



Inspector  
**Richard Hood**  
Home Inspector  
850-586-1934  
[operations@pomiservices.com](mailto:operations@pomiservices.com)



Agent  
**Agent Name**  
555-555-5555  
[agent@spectora.com](mailto:agent@spectora.com)

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# SUMMARY

14

MINOR/COSMETIC  
CONCERNS OR  
RECOMMEND UPGRADES

8

RECOMMENDATION

- ⊖ 3.1.1 Exterior - Walkways, Porches & Driveways: Driveway Cracking - Major
- 🔧 3.4.1 Exterior - Eaves, Soffits & Fascia: Soffit vent loose
- 🔧 3.5.1 Exterior - Siding, Flashing & Trim: Light Inoperable
- 🔧 3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Low Spots
- 🔧 5.1.1 Electrical - General: No GFCI Protection Installed (Recommend Upgrade)
- 🔧 5.3.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
- 🔧 5.3.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Recommend securing/removing loose abandoned wiring
- ⊖ 5.4.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Loose wires found
- 🔧 6.5.1 Attic - Exhaust Systems: Ducts loose
- ⊖ 6.5.2 Attic - Exhaust Systems: Fan inoperable
- 🔧 8.1.1 Hot Water Heater - Hot Water Systems, Controls, Flues & Vents: No Drain Pan (Recommend Upgrade)
- 🔧 8.1.2 Hot Water Heater - Hot Water Systems, Controls, Flues & Vents: Hardware adjustment needed
- ⊖ 9.1.1 Kitchen - General: Poor patching
- ⊖ 9.1.2 Kitchen - General: Loose wires
- ⊖ 9.4.1 Kitchen - Range/Oven/Cooktop: Burner Not Lighting
- 🔧 9.8.1 Kitchen - Countertops & Cabinets: Staining/Damage
- 🔧 10.1.1 Dining/Living Rooms - Doors: Hardware missing
- 🔧 10.3.1 Dining/Living Rooms - Floors: Gaps
- ⊖ 10.7.1 Dining/Living Rooms - Lighting Fixtures, Switches, GFCI & Receptacles: Switches Installed Improperly
- 🔧 11.2.1 Bedrooms - Doors: Damaged
- ⊖ 12.1.1 Bathrooms - General: Poor workmanship
- 🔧 12.8.1 Bathrooms - Ceilings: Stain(s) on Ceiling

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

No one

**Occupancy**

Vacant

**Style**

Ranch

**Temperature (approximate)**

76 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Clear

## 2: ROOF

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

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

### Information

**General: Inspection Method**

Roof

**General: Roof Type/Style**

Hip

**General: Number of layers**

1

**Coverings: Material**

Asphalt (Architectural)

**Roof Drainage Systems: Condition**

Satisfactory

**Roof Drainage Systems: Gutter Material**

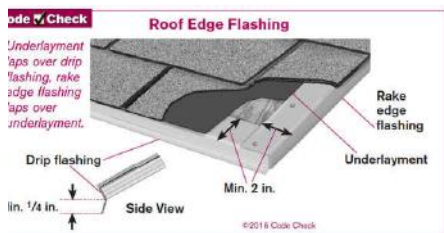
Aluminum

**Flashings: Condition**

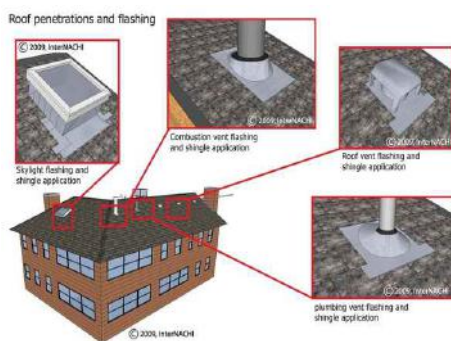
Satisfactory

**Flashings: Material**

Aluminum, Not visible



Helpful illustration



Helpful illustration



**Coverings: Condition**  
Satisfactory





**Skylights, Chimneys & Other Roof Penetrations: Condition**  
Satisfactory



### 3: EXTERIOR

		IN	NI	NP	D
3.1	Walkways, Porches & Driveways	X			
3.2	Main Water Shut-off and Other Notable Water Sytems	X			
3.3	Foundation	X			
3.4	Eaves, Soffits & Fascia	X			
3.5	Siding, Flashing & Trim	X			
3.6	Exterior Doors	X			
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			
3.8	Fence	X			
3.9	Fuel Storage & Distribution Systems	X			

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

#### Information

**Walkways, Porches & Driveways: Condition**  
Satisfactory

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

**Foundation: Material**  
Slab on Grade

**Eaves, Soffits & Fascia: Condition**  
Satisfactory

**Siding, Flashing & Trim: Condition**  
Satisfactory

**Siding, Flashing & Trim: Siding Style**  
Brick



**Exterior Doors: Condition**  
Satisfactory

**Exterior Doors: Exterior Entry Doors**  
Metal, Glass



**Exterior Doors: Caulking opportunities**



**Fence: Type**  
Chain Link

**Fence: Condition**  
Satisfactory

**Fence: Gate(s)**  
Operable=Yes

**Fuel Storage & Distribution Systems: Main Gas Shut-off Location**  
Gas Meter



**Walkways, Porches & Driveways: Appurtenance**

Driveway, Sidewalk, Rear Porch



**Main Water Shut-off and Other Notable Water Systems: Location**

Front lawn





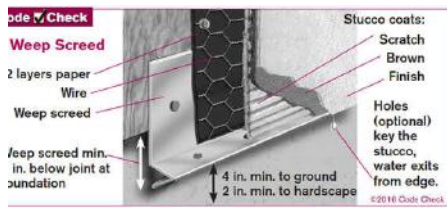
### Siding, Flashing & Trim: Caulking Opportunities

Recommend caulking all exterior penetrations as needed to avoid water and insect intrusion

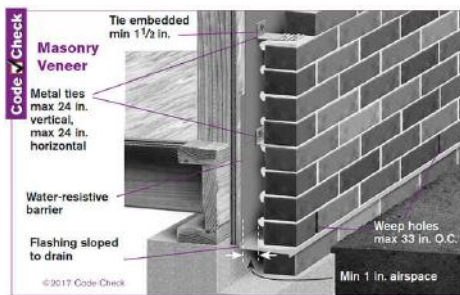


### Siding, Flashing & Trim: Siding Material

Brick Veneer



Helpful illustration



Helpful illustration



**Siding, Flashing & Trim: General photos**



**Vegetation, Grading, Drainage & Retaining Walls: General photos**





**Fence: Minor defects**



**Fence: General photos**



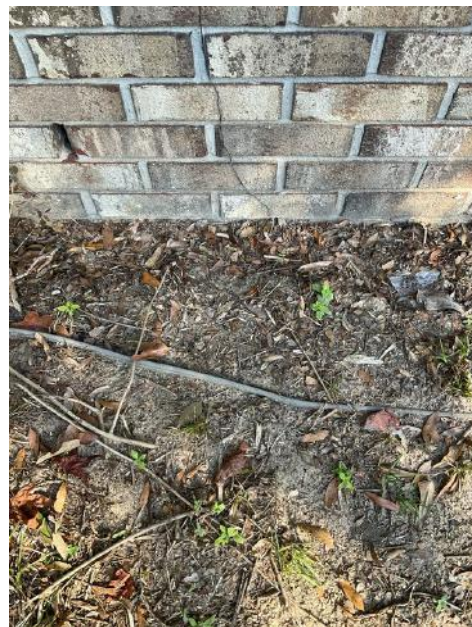
**Limitations**



Foundation

### SLAB/FOUNDATION

Slab/Foundation access is limited due to coverings, and was not fully evaluated. Only what was readily accessible was inspected.



## Observations

3.1.1 Walkways, Porches & Driveways

### DRIVEWAY CRACKING - MAJOR

 Recommendation

Major cracks observed. Recommend concrete contractor evaluate and replace.

Recommendation

Contact a qualified concrete contractor.



3.4.1 Eaves, Soffits & Fascia

### SOFFIT VENT LOOSE

 Minor/Cosmetic Concerns or Recommend Upgrades

Recommend repair or replace as needed.

Recommendation

Contact a qualified handyman.





Rear



Right



Rear

### 3.5.1 Siding, Flashing & Trim

#### **LIGHT INOPERABLE**

One or more lights are not operating. New light bulb possibly needed. If its more than a lightbulb change, recommend an electrician evaluate further.

Recommendation

Contact a handyman or DIY project

 Minor/Cosmetic Concerns or Recommend Upgrades



Rear

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

 Minor/Cosmetic Concerns or Recommend Upgrades

**LOW SPOTS**

Observed low spots at various areas, recommend repair or replace as needed to allow proper water shed away from dwelling.

Recommendation

Contact a handyman or DIY project





# 4: HEATING/COOLING

		IN	NI	NP	D
4.1	Exterior A/C	X			
4.2	Air Handler	X			
4.3	General	X			

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

## Information

### Exterior A/C: Location

Rear of home

### Exterior A/C: Brand

Goodman

### Exterior A/C: Energy Source

Electric

### Exterior A/C: Age

2021

### Exterior A/C: Maximum fuse/breaker rating (amps)

30

### Exterior A/C: Fuses/breakers installed (amps)

30

### Exterior A/C: Outside Disconnect

Yes

### Air Handler: Brand

U.S. Alumacoil

### Air Handler: Energy Source/Type

Electric



Helpful illustration

### Air Handler: Age

2021

### Air Handler: Location

Hallway

### Air Handler: Filter

Satisfactory





### Exterior A/C: Condition Satisfactory



GOODMAN MANUFACTURING COMPANY, L.P.  
5151 SAN FELIPE ST., SUITE 500, HOUSTON, TX 77056

MODEL GSZ183318BE SERIAL NO. Z19409588  
A.C. VOLTS 230-230 PHASE 1 HERTZ 60  
VOLTAGE RANGE MIN. 197 MAX. 267  
MAX. FUSE AMPS OR MAX. CIRCUIT BREAKER 30  
(THIS DELAY FUSE OR HACR CIRCUIT BREAKER REQUIRED)  
MIN. CIRCUIT AMPS 17.9  
FAN MOTOR FLA 9.928 HP .75  
COMPRESSOR TLA 233 LRA 223  
SHORT-CIRCUIT CURRENT: 860 RMS SYMMETRICAL, 690V MAXIMUM  
MAX. WORKING PRESSURE PSID  
FACTORY CHARGE OZ. R-410A 180 LOW 240 HIGH 400

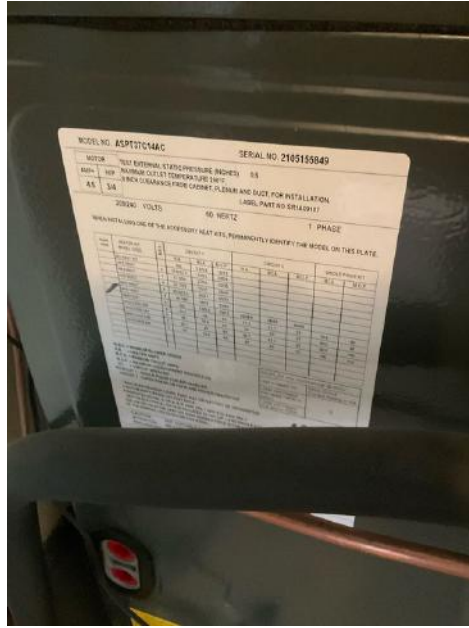
**ETL**  
Intertek  
500492-B

**WARNING**  
DO NOT CONDUCT ELECTRICAL WORK BEFORE SERVICING.  
**ADVERTISSEMENT**  
NE PAS FAIRE DE TRAVAIL ÉLECTRIQUE AVANT D'ÊTRE  
SERVICÉ PAR UN TECHNICIEN.  
**ADVERTENCIA**  
NO REALICE TRABAJOS ELÉCTRICOS ANTES DE SER  
SERVICIADO POR UN TÉCNICO DE SERVICIO.

**AMRI CERTIFIED**  
AMRI CERTIFIED  
AMRI CERTIFIED  
AMRI CERTIFIED

PART NO. 23230034

### Air Handler: Condition Satisfactory





# 5: ELECTRICAL

		IN	NI	NP	D
5.1	General	X			
5.2	Service Entrance Conductors	X			
5.3	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
5.4	Branch Wiring Circuits, Breakers & Fuses	X			

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

## Information

**General: Condition**  
Satisfactory

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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer(s)**  
Milbank, Square D

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

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
Romex, Not Visible

**Service Entrance Conductors: Electrical Service Conductors**  
Overhead

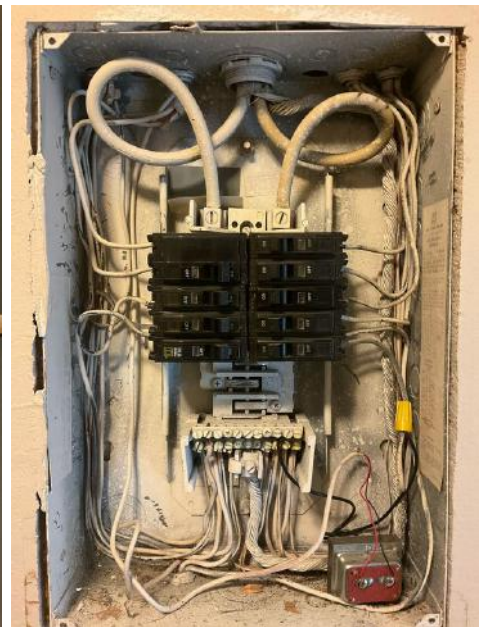
Helpful illustration



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



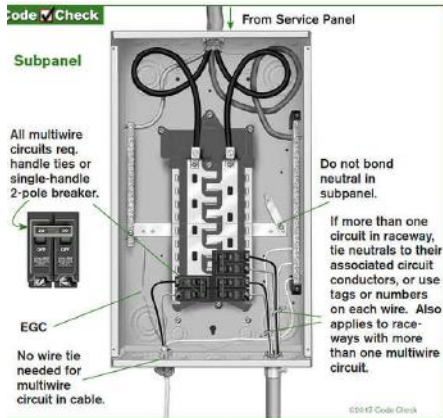
### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Laundry room



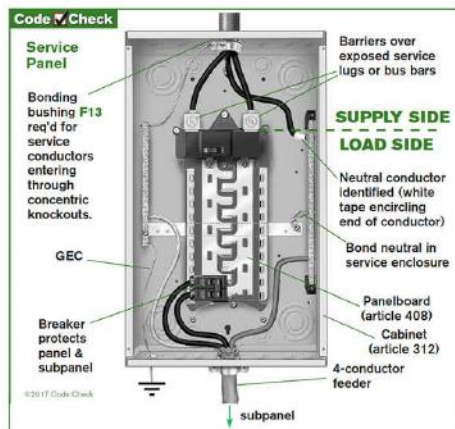


### Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper



Helpful illustration



Helpful illustration

## Observations

5.1.1 General

 Minor/Cosmetic Concerns or Recommend Upgrades

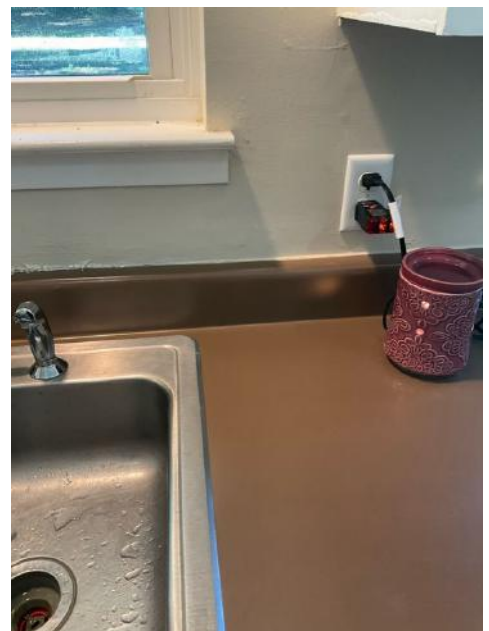
### **NO GFCI PROTECTION INSTALLED (RECOMMEND UPGRADE)**

No GFCI protection present in wet locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



5.3.1 Main & Subpanels,

 Minor/Cosmetic Concerns or Recommend Upgrades

Service & Grounding, Main Overcurrent Device

### **KNOCKOUTS MISSING**

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



5.3.2 Main & Subpanels,

 Minor/Cosmetic Concerns or Recommend Upgrades

Service & Grounding, Main Overcurrent Device

**RECOMMEND SECURING/REMOVING LOOSE ABANDONED WIRING**

Recommend securing loose wires and cables/removing abandoned wiring and cables as needed.

Recommendation

Contact a handyman or DIY project



5.4.1 Branch Wiring Circuits, Breakers & Fuses

 Recommendation

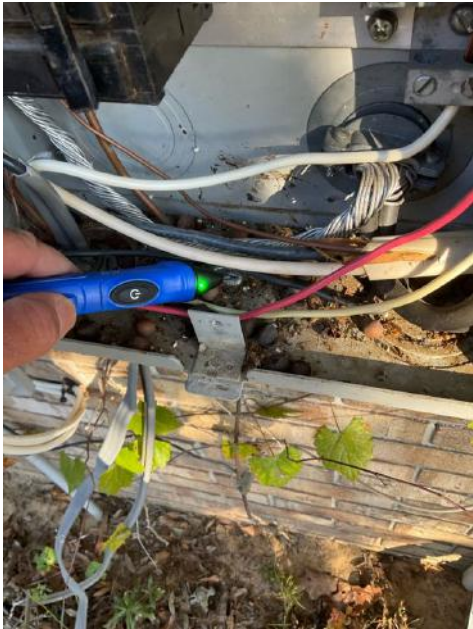
**LOOSE WIRES FOUND**

Loose wires observed at service panel, recommend securing wires to avoid any safety concerns by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.





# 6: ATTIC

		IN	NI	NP	D
6.1	Roof Structure & Attic	X			
6.2	Attic Insulation	X			
6.3	Ventilation	X			
6.4	Distribution System	X			
6.5	Exhaust Systems	X			

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## Information

**Roof Structure & Attic: Decking**  
Plywood

**Roof Structure & Attic: Type**  
Hip

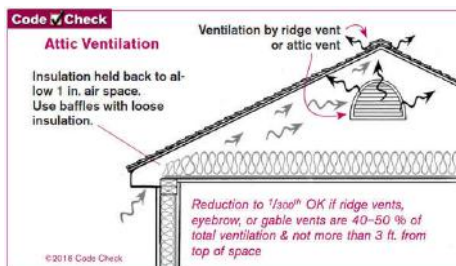
**Attic Insulation: Condition**  
Satisfactory



**Attic Insulation: Insulation Type**  
Loose-fill, Cellulose, Blown

**Ventilation: Ventilation Type**  
Ridge Vents, Soffit Vents, Attic Fan

**Distribution System:**  
**Configuration**  
Central



Helpful illustration

**Exhaust Systems: Exhaust Fans**  
Fan Only



### Roof Structure & Attic: Inspection Method

#### Attic Access



**Attic Insulation: Insulation Depth**

10-14"

The recommended level for most attics is to insulate to R-38 or about 10 to 14 inches, depending on insulation type.

**Distribution System: Ductwork**

Insulated

**Observations**

## 6.5.1 Exhaust Systems



Minor/Cosmetic Concerns or Recommend Upgrades

**DUCTS LOOSE**

Ductwork in the attic is loose or disconnected. Recommend repair.

Recommendation

Contact a qualified handyman.



Kitchen vent

## 6.5.2 Exhaust Systems



Recommendation

**FAN INOPERABLE**

Attic fan inoperable, recommend repair or replace as needed by a qualified contractor.



Recommendation

Contact a qualified professional.



# 7: LAUNDRY ROOM

		IN	NI	NP	D
7.1	General	X			
7.2	Floors	X			

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

## Information

### General: General photos



### General: Water Source

Public



### General: Dryer Power Source

220 Electric

### General: Dryer Vent

Metal

### General: Wall Material

Drywall

### General: Ceiling Material

Popcorn, Drywall

### Floors: Floor Coverings

Tile



# 8: HOT WATER HEATER

		IN	NI	NP	D
8.1	Hot Water Systems, Controls, Flues & Vents	X			

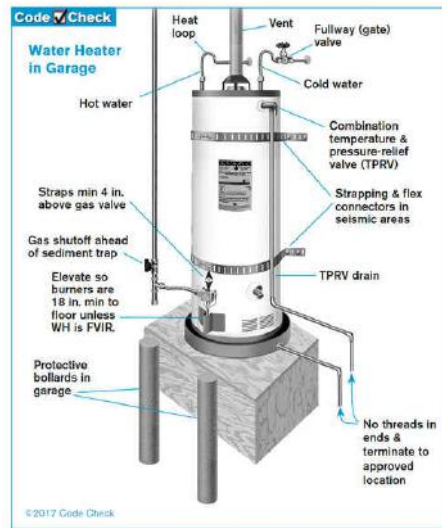
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

## Information

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

**Hot Water Systems, Controls, Flues & Vents: Location**  
Laundry room

**Hot Water Systems, Controls, Flues & Vents: Age**  
2024



Helpful illustration

**Hot Water Systems, Controls, Flues & Vents: Capacity**  
40

**Hot Water Systems, Controls, Flues & Vents: Condition**  
Satisfactory



**Hot Water Systems, Controls, Flues & Vents: Manufacturer**  
AO Smith

We 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.](#)

**Observations**

8.1.1 Hot Water Systems, Controls, Flues & Vents

 Minor/Cosmetic Concerns or Recommend Upgrades

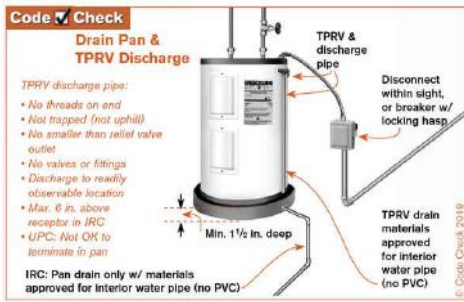
**NO DRAIN PAN (RECOMMEND UPGRADE)**

No drain pan was present. Recommend drain pan to help capture any potential leaks and prevent water damage to home. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.





Helpful illustration



8.1.2 Hot Water Systems, Controls, Flues & Vents

 Minor/Cosmetic Concerns or Recommend Upgrades

**HARDWARE ADJUSTMENT NEEDED**

Recommend adjustment as needed.

Recommendation

Contact a handyman or DIY project



# 9: KITCHEN

		IN	NI	NP	D
9.1	General	X			
9.2	Dishwasher	X			
9.3	Garbage Disposal			X	
9.4	Range/Oven/Cooktop	X			
9.5	Built-in Microwave			X	
9.6	Windows	X			
9.7	Refrigerator	X			
9.8	Countertops & Cabinets	X			
9.9	Floors	X			

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## Information

**General: Condition**  
Satisfactory



**Garbage Disposal: Condition**  
N/A

**Range/Oven/Cooktop:**  
**Range/Oven Brand**  
Frigidaire

**Range/Oven/Cooktop: Exhaust Hood Type**  
Vented

**Built-in Microwave: Condition**  
Not installed

**Windows: Window Type**  
Single-hung

**Windows: Window Manufacturer**  
Unknown

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

**Countertops & Cabinets:**  
**Cabinetry**  
Wood

**Floors: Floor Coverings**  
Tile



**General: Plumbing**



**Dishwasher: Brand  
Frigidaire**



**Range/Oven/Cooktop: Range/Oven Energy Source**

Gas





**Refrigerator: Brand**  
Frigidaire



**Observations**

9.1.1 General

**POOR PATCHING**

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.



Recommendation



## 9.1.2 General

**LOOSE WIRES**

Recommend securing wires in junction box to avoid potential damage.

Recommendation

Contact a qualified electrical contractor.



Recommendation



## 9.4.1 Range/Oven/Cooktop

**BURNER NOT LIGHTING**

One or more heating elements did not heat up when turned on. Recommend qualified professional evaluate & repair.

[Here is a DIY resource](#) on possible solutions.

Recommendation

Contact a qualified appliance repair professional.



Recommendation





9.8.1 Countertops & Cabinets

 Minor/Cosmetic Concerns or Recommend Upgrades

**STAINING/DAMAGE**

There is a staining/damage at cabinets that requires repair and paint. Source of staining/damage should be determined.

Appears old/not wet

Recommendation

Contact a qualified handyman.



# 10: DINING/LIVING ROOMS

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

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## Information

**Doors: Condition**

Satisfactory

**Windows: Window Type**

Single-hung

**Windows: Window Manufacturer**

Unknown

**Floors: Floor Coverings**

Vinyl/Laminate (Exact Materials Unidentified), Tile

**Walls: Wall Material**

Drywall

**Walls: Touch up opportunities**



**Ceilings: Ceiling Material**

Popcorn, Drywall

**Lighting Fixtures, Switches, GFCI & Receptacles: Condition**

Satisfactory

### General Photos



### Thermostat Controls: General photos



### Observations

10.1.1 Doors

 Minor/Cosmetic Concerns or Recommend Upgrades

#### **HARDWARE MISSING**

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

Recommendation

Contact a handyman or DIY project





10.3.1 Floors



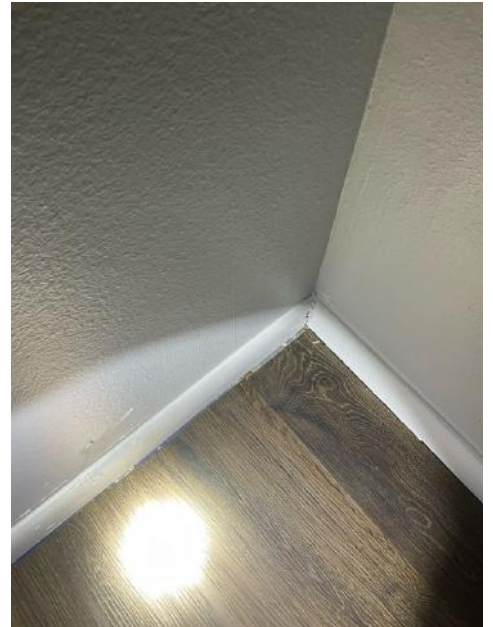
Minor/Cosmetic Concerns or Recommend Upgrades

**GAPS**

Observed gaps at floor edging, recommend trim to cover as needed.

Recommendation

Contact a qualified handyman.



10.7.1 Lighting Fixtures, Switches, GFCI & Receptacles



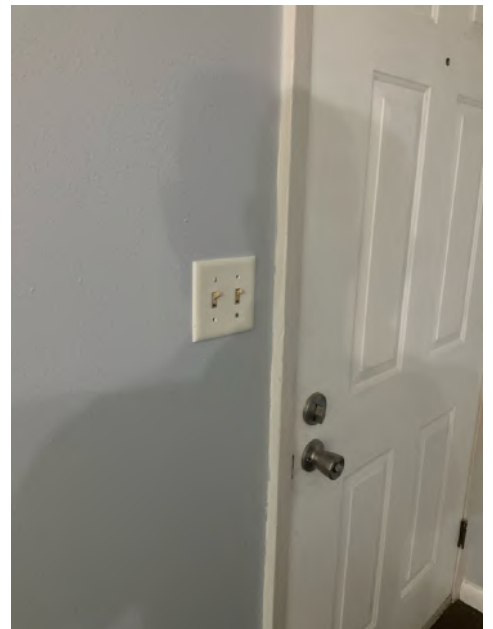
Recommendation

**SWITCHES INSTALLED IMPROPERLY**

One or more switches are installed improperly. Recommend licensed electrician repair or replace.

Recommendation

Contact a qualified electrical contractor.



Two way switch for light fan combo

# 11: BEDROOMS

		IN	NI	NP	D
11.1	General	X			
11.2	Doors	X			
11.3	Windows	X			
11.4	Ceilings	X			
11.5	Walls	X			
11.6	Floors	X			
11.7	Lighting Fixtures, Switches & Receptacles	X			
11.8	Smoke Detectors	X			
11.9	Carbon Monoxide Detectors	X			

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

## Information

**Doors: Condition**

Satisfactory

**Windows: Window Type**

Single-hung

**Windows: Window Manufacturer**

Unknown

**Ceilings: Ceiling Material**

Popcorn, Drywall

**Walls: Wall Material**

Drywall

**Floors: Floor Coverings**

Vinyl/Laminate (Exact Materials Unidentified)

**Lighting Fixtures, Switches & Receptacles: Condition**

Satisfactory

**General: General photos**



Bedroom one



Bedroom two

## Observations

11.2.1 Doors



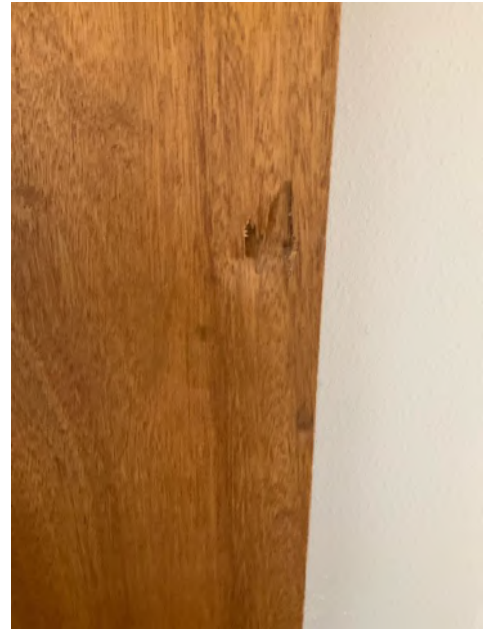
Minor/Cosmetic Concerns or Recommend Upgrades

**DAMAGED**

Observed damage at one or more doors, recommend repair as needed.

Recommendation

Contact a qualified handyman.



Bedroom one



# 12: BATHROOMS

		IN	NI	NP	D
12.1	General	X			
12.2	Water Supply, Distribution Systems & Fixtures	X			
12.3	Drain, Waste, & Vent Systems	X			
12.4	Toilet	X			
12.5	Windows	X			
12.6	Shower	X			
12.7	Lighting Fixtures, Switches, GFCI & Receptacles	X			
12.8	Ceilings	X			
12.9	Walls	X			
12.10	Floors	X			

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

## Information

### General: General photos



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



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

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

**Toilet: Toilet supply**



**Windows: Window Type**

Single-hung

**Windows: Window Manufacturer**

Unknown

**Lighting Fixtures, Switches, GFCI & Receptacles: Condition**

Satisfactory

**Ceilings: Ceiling Material**

Popcorn, Drywall

**Walls: Wall Material**

Drywall

**Floors: Floor Coverings**

Tile

**Observations**

12.1.1 General

**POOR WORKMANSHIP**

 Recommendation

Observed substandard work at bathroom, recommend repair as needed by a qualified contractor.

Recommendation

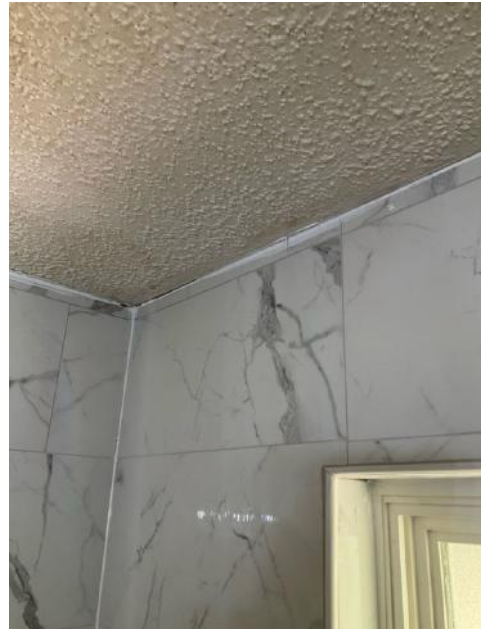
Contact a qualified professional.



Improper drain pipe installation/missing shut off valves



Drain Stop Inoperable



Poor sealing



Poor sealing/refinish



Loose vanity

### 12.8.1 Ceilings

#### **STAIN(S) ON CEILING**

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

Recommendation

Recommend monitoring.

 Minor/Cosmetic Concerns or Recommend Upgrades





# 13: INTERIOR

		IN	NI	NP	D
13.1	Smoke Detectors	X			

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

## Information

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### Smoke Detectors: Condition

Satisfactory

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# STANDARDS OF PRACTICE

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## Inspection Details

13.1 General limitations: The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.

Inspections performed using this Standard: Are not technically exhaustive.

Are not required to identify and to report: Concealed conditions, latent defects, consequential damages, and Cosmetic imperfections that do not significantly affect a component's performance of its intended function. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports, This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors, Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

13.2 General exclusions: The inspector is NOT required to determine: The condition of systems and components that are not readily accessible, The remaining life expectancy of systems and components, The strength, adequacy, effectiveness, and efficiency of systems and components, The causes of conditions and deficiencies, Methods, materials, and costs of corrections, Future conditions including but not limited to failure of systems and components, The suitability of the property for specialized uses, Compliance of systems and components with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.), The market value of the property and its marketability, The advisability of purchasing the property.

The presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances, The presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air, The effectiveness of systems installed and methods used to control or remove suspected hazardous plants, animals, and environmental hazards, Operating costs of systems and components, Acoustical properties of systems and components, Soil conditions relating to geotechnical or hydrologic specialties, Whether items, materials, conditions and components are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

The inspector is NOT required to offer: Or to perform acts or services contrary to law or to government regulations, Or to perform architectural, engineering, contracting, or surveying services or to confirm or to evaluate such services performed by others, Or to perform trades or professional services other than home inspection, Warranties or guarantees.

The inspector is NOT required to operate: Systems and components that are shut down or otherwise inoperable, Systems and components that do not respond to normal operating controls, Shut-off valves and manual stop valves, Automatic safety controls.

The inspector is NOT required to enter: Areas that will, in the professional judgment of the inspector, likely be dangerous to the Inspector or to other persons, or to damage the property or its systems and Components, Under-floor crawlspaces and attics that are not readily accessible.

The inspector is NOT required to inspect: Underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active, Items that are not installed, Installed decorative items, Items in areas that are not entered in accordance with 13.2.D, Detached structures other than garages and carports, Common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing, Every occurrence of multiple similar components, Outdoor cooking appliances.

The inspector is NOT required to: Perform procedures or operations that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems or components, Describe or report on systems and components that are not included in this Standard and that were not inspected, Move personal property, furniture, equipment, plants, soil, snow, ice, and debris, Dismantle systems and components, except as explicitly required by this Standard, Reset, reprogram, or otherwise adjust devices, systems, and components affected by inspection required by this Standard, Ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition, Probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

## Roof

5.1 The inspector shall: Inspect: roofing materials, Roof drainage systems, Flashing, Skylights, chimneys, and roof penetrations.

Describe: Roofing materials, Methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect: antennae, Interiors of vent systems, flues, and chimneys that are not readily accessible, Other installed accessories.

## Exterior

4.1 The inspector shall: Inspect: Wall coverings, flashing, and trim, Exterior doors, Attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings, Eaves, soffits, and fascias accessible from the ground level, Vegetation, grading, surface drainage, and retaining walls that are likely to affect the building adversely, Adjacent and entryway walkways, patios, and driveways, Describe wall coverings.

4.2 The inspector is NOT required to inspect: Screening, shutters, awnings, and similar seasonal accessories, Fences,



boundary walls, and similar structures, Geological and soil conditions, Recreational facilities, Outbuildings other than garages and carports, Seawalls, break-walls, and docks, Erosion control and earth stabilization measures.

6.1 The inspector shall: Inspect: Interior water supply and distribution systems, including fixtures and faucets, Interior drain, waste, and vent systems, including fixtures, Water heating equipment and hot water supply systems, Vent systems, flues, and chimneys, Fuel storage and fuel distribution systems, Sewage ejectors, sump pumps, and related piping.

Describe: Interior water supply, drain, waste, and vent piping materials, Water heating equipment, including energy source(s), Location of main water and fuel shut-off valves.

6.2 The inspector is NOT required to: inspect: Clothes washing machine connections, Interiors of vent systems, flues, and chimneys that are not readily accessible, Wells, well pumps, and water storage-related equipment, Water conditioning systems, Solar, geothermal, and other renewable energy water heating systems, Manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems, Septic and other sewage disposal systems.

determine: Whether water supply and sewage disposal are public or private, Water quality, The adequacy of combustion air components, Measure water supply flow and pressure, and well water quantity, Fill shower pans and fixtures to test for leaks.

Based on when your home was built, it is highly probable that original components of the home are still in place. For example, components such as electrical, plumbing, insulation (both in the attic and walls), HVAC ducting, framing, slab foundation, hose bibs, etc... We will perform the necessary inspections ONLY on components that are readily available and accessible to us during the Inspection process.

Additionally, if your home was built anywhere from the 1930s through the 1970s, asbestos may have been included in some of the building materials. Unfortunately without proper testing, from an outside source, we cannot determine if these products in your home contain asbestos. If any suspicion or concern is raised by any party, we recommend testing by a qualified asbestos contractor. The mineral was popular because of its durability and resistance to heat and chemicals.

## Heating/Cooling

8.1 The Inspector shall: Open readily openable access panels.

Inspect: Installed heating equipment, Vent systems, flues, and chimneys, Distribution systems.

Describe: Energy source(s), Heating systems.

8.2 The inspector is NOT required to: Inspect: Interiors of vent systems, flues, and chimneys that are not readily accessible, Heat exchangers, Humidifiers and dehumidifiers, Electric air cleaning and sanitizing devices, Heating systems using ground-source, water-source, solar, and renewable energy technologies, Heat-recovery and similar whole-house mechanical ventilation systems.

Determine: Heat supply adequacy and distribution balance, The adequacy of combustion air components.

9.1 The inspector shall: Open readily openable access panels.

Inspect: Central and permanently installed cooling equipment, Distribution systems.

Describe: Energy source(s), Cooling systems.

9.2 The inspector is NOT required to: Inspect electric air cleaning and sanitizing devices, Determine cooling supply adequacy and distribution balance, inspect cooling units that are not permanently installed or that are installed in windows, Inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

We recommend having your HVAC system (both the inside and outside units) serviced prior to taking possession and thereafter annually by a licensed HVAC technician. We do our best to identify any potential problems, but the inspection is limited to any visible irregularities/damage. Example: condensation line sludge/sediment build up. We can only see a very small section of this line, if any at all, and this is prone to build up.

The reason this occurs is because of the way your air conditioner regulates humidity. The dehumidification process happens within the air handler (your AC's indoor unit). Air blows across the evaporator coil, where moisture condenses and drips into a drain pan. From there, the moisture travels outside your home via a pipe called a drain line. Because bacteria thrives in the dark, damp environments, your AC's drain pan is a prime incubator. Also, dust and dirt that accumulate on the coil provide ample food for the micro-organisms to feast on.

Another recommendation would be to have a Safe-T-Switch installed in your unit. The unit may or may not have one installed depending on date, installer, etc... This simple device detects clogged A/C condensate drains and shuts off the system to prevent water overflow in the condensation pan and any potential damage associated.

Another recommendation is to change your AC filter regularly. We recommend having this done monthly. When your filter is clogged, the unfiltered dust and dirt collect on the coil and becomes food for bacteria.

## Electrical

7.1 The inspector shall: Inspect: Service drop, Service entrance conductors, cables, and raceways, Service equipment and main disconnects, Service grounding, Interior components of service panels and subpanels, Conductors, Overcurrent protection devices, A representative number of installed lighting fixtures, switches, and receptacles, Ground fault circuit interrupters and arc fault circuit interrupters.

Describe: The amperage rating of the service, Location of main disconnect(s) and subpanels, Presence or absence of smoke alarms and carbon monoxide alarms, The predominant branch circuit wiring method.

7.2 The inspector is NOT required to: Inspect: Remote control devices, Or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices, Low voltage wiring systems and components, Ancillary wiring systems and components not a part of the primary electrical power distribution system, Solar, geothermal, wind, and other renewable energy systems, Measure amperage, voltage, and impedance, Determine the age and type of smoke alarms and carbon monoxide alarms.

Based on when your home was built, it is highly probable that original components of the home are still in place. For example, components such as electrical, plumbing, insulation (both in the attic and walls), HVAC ducting, framing, slab foundation, hose bibs, etc... We will perform the necessary inspections ONLY on components that are readily available and accessible to us during the Inspection process.

Additionally, if your home was built anywhere from the 1930s through the 1970s, asbestos may have been included in some of the building materials. Unfortunately without proper testing, from an outside source, we cannot determine if these products in your home contain asbestos. If any suspicion or concern is raised by any party, we recommend testing by a qualified asbestos contractor. The mineral was popular because of its durability and resistance to heat and chemicals.

### **Attic**

11.1 The inspector shall: Inspect: Insulation and vapor retarders in unfinished spaces, Ventilation of attics and foundation areas, Kitchen, bathroom, laundry, and similar exhaust systems, clothes dryer exhaust systems.

Describe: Insulation and vapor retarders in unfinished spaces, Absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation.

Based on when your home was built, it is highly probable that original components of the home are still in place. For example, components such as electrical, plumbing, insulation (both in the attic and walls), HVAC ducting, framing, slab foundation, hose bibs, etc... We will perform the necessary inspections ONLY on components that are readily available and accessible to us during the Inspection process.

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### **Interior**

10.1 The inspector shall inspect: Walls, ceilings, and floors, Steps, stairways, and railings, Countertops and a representative number of installed cabinets, A representative number of doors and windows, Garage vehicle doors and garage vehicle door operators, 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: Paint, wallpaper, and other finish treatments, Floor coverings, Window treatments, Coatings on and the hermetic seals between panes of window glass, Central vacuum systems, Recreational facilities, Installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F, 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, Operate, or confirm the operation of every control and feature of an inspected appliance.

12.1 The inspector shall: Inspect: Fuel-burning fireplaces, stoves, and fireplace inserts, Fuel-burning accessories installed in fireplaces, Chimneys and vent systems, Describe systems and components listed in 12.1.A.1 and .2.

12.2 The inspector is NOT required to: inspect: interiors of vent systems, flues, and chimneys that are not readily accessible, Fire screens and doors, Seals and gaskets, Automatic fuel feed devices, Mantles and fireplace surround, Combustion air components and to determine their adequacy, Heat distribution assists (gravity fed and fan assisted), Fuel-burning fireplaces and appliances located outside the inspected structures, Determine draft characteristics, Move fireplace inserts and stoves or firebox contents.

Based on when your home was built, it is highly probable that original components of the home are still in place. For example, components such as electrical, plumbing, insulation (both in the attic and walls), HVAC ducting, framing, slab foundation, hose bibs, etc... We will perform the necessary inspections ONLY on components that are readily available and accessible to us during the Inspection process.

Additionally, if your home was built anywhere from the 1930s through the 1970s, asbestos may have been included in some of the building materials. Unfortunately without proper testing, from an outside source, we cannot determine if these products in your home contain asbestos. If any suspicion or concern is raised by any party, we recommend testing by a qualified asbestos contractor. The mineral was popular because of its durability and resistance to heat and chemicals.