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HOME INSPECTION REPORT

802 NW 126th Ct
Miami, FL 33182

Edgardo Vadell
04/27/2025

Sample

Inspector
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Sample

SUMMARY

2

MAINTENANCE ITEM

13

RECOMMENDATION

- 2.3.1 Exterior - Exterior Doors: Weather stripping observed damaged
- 3.1.1 Roof - Coverings: Damaged (General)
- 3.2.1 Roof - Roof Drainage Systems: Gutter Loose
- 6.1.1 Cooling - Cooling Equipment: Debris observed
- 6.3.1 Cooling - Distribution System: Dirty Filter
- 8.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- 8.6.1 Electrical - Smoke Detectors: Expired
- 8.7.1 Electrical - Carbon Monoxide Detectors: No carbon monoxide detector was observed at the residence
- 11.1.1 Interior, Doors & Windows - Doors: Poor Weather-stripping
- 11.4.1 Interior, Doors & Windows - Walls: Moisture Damage
- 11.7.1 Interior, Doors & Windows - Countertops & Cabinets: Cabinet Hinge Loose
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- 11.7.3 Interior, Doors & Windows - Countertops & Cabinets: Grout Deteriorating
- 12.3.1 Built-in Appliances - Range/Oven/Cooktop: Exhaust hood filters
- 12.3.2 Built-in Appliances - Range/Oven/Cooktop: Missing label

Sample

1: INSPECTION INFORMATION

Information

Important Information/Limitations: Residential Inspection Overview

EngineerEye conducts this inspection as a non-invasive visual examination aimed at evaluating the operational status of key property systems and elements, observed solely on the date of the assessment. It does not confirm adherence to building codes or design specifications, and findings pertain to a lived-in residence where routine usage might reveal minor issues like drips beneath fixtures, stuck mechanisms, or surface marks from relocation. During the typical 3-4 hour session, no items, belongings, or assemblies are relocated or disassembled. This process does not involve exhaustive probing and may overlook certain aspects of wiring, climate control, household devices, water lines, roofing, upper levels, outdoor features, site conditions, base structure, or framework. Our firm offers no assurances, coverage, or pledges, and liability for EngineerEye, its staff, and affiliates ceases after the inspection concludes.

Aesthetic concerns; such as flaking finishes, marks on surfaces, small punctures, or everyday degradation and typical household occurrences like mold growth, pest presence, or bug activity fall outside our scope. Although we aim to examine all reachable parts, some sections could remain obscured by stored goods, fixtures, or barriers; we advise a personal review during your closing walkthrough to spot any developments post-inspection. Verify functionality of all desired systems including drainage, equipment, power, temperature regulation, and more. Should problems emerge, reach our team promptly at (786 327-1749). Operating as overview specialists, our inspectors highlight apparent issues in residences; we suggest consultations with certified experts, builders, or service providers for precise remediation strategies, pricing details, and execution. Such steps are viewed as suitable, though we provide no warranties on outcomes.

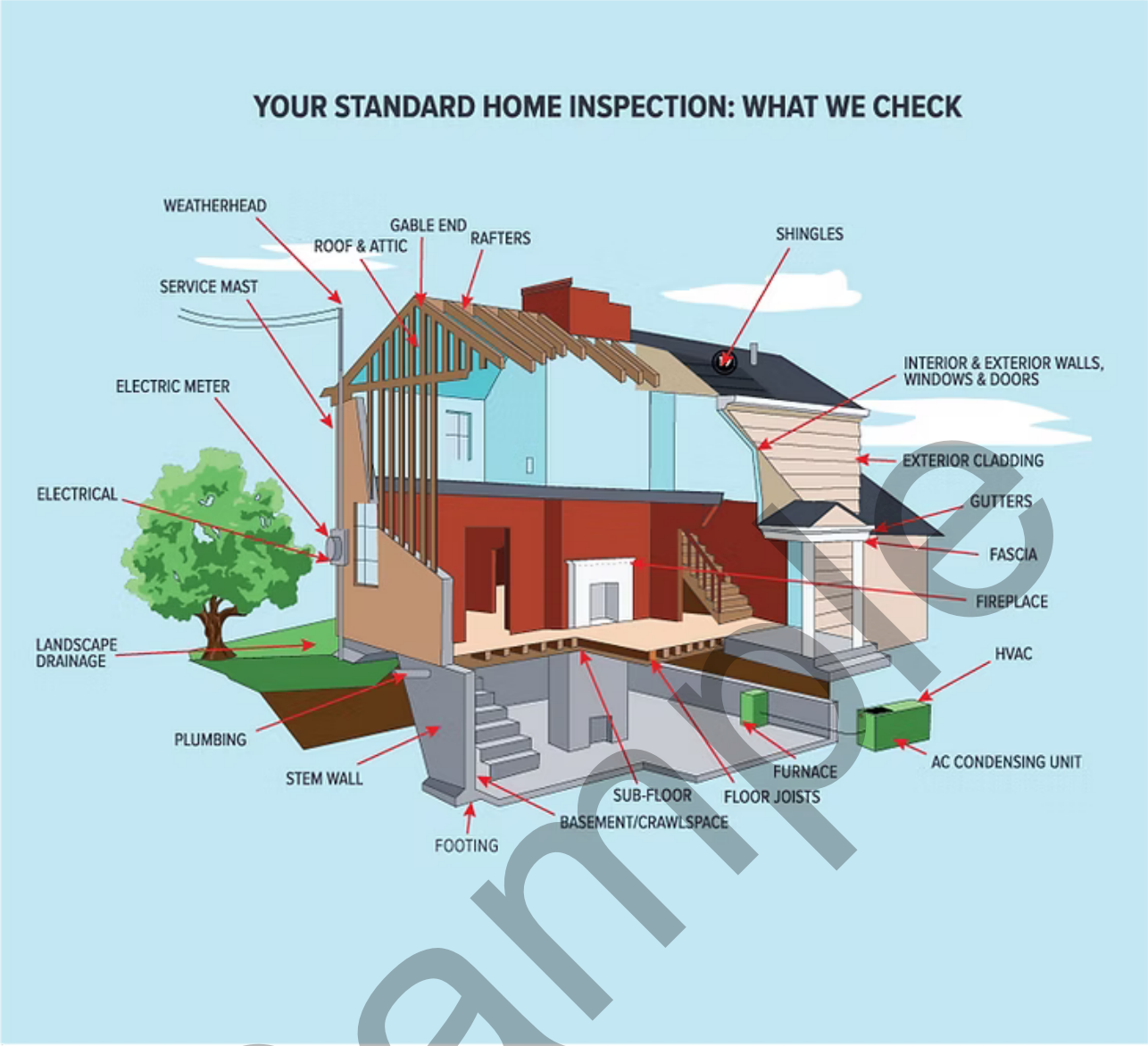
Aligned with Florida's home inspection protocols, this evaluation covers installed and approachable systems and parts as outlined in relevant directives; absent features are not reviewed but might be noted if they surpass norms. The document details non-working or subpar elements, advising substitution, upkeep, or specialist analysis within your review window to gauge expenses and uncover further matters. It lacks technical depth, does not simulate ongoing exposure, and cannot forecast upcoming scenarios or detect every flaw limited to what's observable and reachable during the visit. Environmental shifts after the fact might highlight problems like seepage from above or moisture entry. No implied or expressed guarantees apply to the building, its parts, or longevity, and this excludes termite or pest evaluations. Consider obtaining a year-long property protection plan, commonly offered by vendors, to address possible fixes on primary components.

Key constraints encompass: omission of elements like barriers, water features, external structures, buried storage, weather protections, security setups, suction systems, filtration units, private utilities, or fuel controls (except when tested). Devices undergo basic activation checks but not comprehensive validation or value assessment. Suggested origins of issues and fix approaches are offered informatively yet require professional verification. Specialized instruments (e.g., gauges, sensors) were employed as needed, with images serving illustrative roles only. Restricted zones may prompt mentions of possible conditions without complete entry. This assessment is descriptive rather than measurable, noting shortcomings without quantifying scale or fees. Suggestions for corrections or enhancements draw from modern safety and construction benchmarks, even if not mandatory. General lifespan estimates for parts can be referenced at http://prohitn.com/component-life-expectancies/. Minor typing mistakes might appear; please inquire for explanations.

EngineerEye holds copyright over this document, which is exclusive to the designated recipient and non-assignable. Third parties should not depend on it, and it's subject to the engagement terms outlining range, restrictions, and omissions. Re-evaluations of addressed points are available for a charge; contact us to arrange.

Sample

What we Inspect in every Home Inspection



In every EngineerEye home inspection, we evaluate a comprehensive range of key systems and components to provide you with a clear understanding of the property's condition. This includes the roof and attic, exterior features such as siding and drainage, interior elements like walls, floors, and ceilings, plumbing and electrical systems, heating and cooling (HVAC) units, built-in appliances, and additional areas like garages or basements where applicable. Our assessments are conducted in accordance with Florida's standards and industry guidelines, focusing on visible and accessible items to identify any deficiencies, safety concerns, or maintenance needs, though this is not an exhaustive or technically invasive process.

Standard of Practice

This inspection adheres to the ethical guidelines and standards of practice mandated by the Florida Department of Business and Professional Regulation (DBPR) and by generally accepted industry standards of practice. Links to these standards are provided below for your reference; the complete Standards of Practice can be accessed via these links or appended at the end of this report.

Florida Statutes, Chapter 468, Part XV:
http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0400-0499/0468/0468PartXVContentsIndex.html

Florida Administrative Code, Rule 61-30.801 (Standards of Practice, General):
https://www.flrules.org/gateway/ruleNo.asp?id=61-30.801

Sample

Inpsection Categories

At EngineerEye, our inspection reports categorize observations into three distinct levels to provide clear guidance on identified issues. Every item noted, irrespective of its category, warrants evaluation and potential remediation by licensed specialists. These classifications are intended solely for prioritization and do not undermine the importance of any finding, nor do they exempt the need for corrective action. All listed concerns require attention from qualified experts, should be thoroughly assessed before any property transaction concludes, and must factor into your overall assessment of the property.

Categorizations are determined based on the inspector's professional assessment during the evaluation, reflecting observed conditions and expert judgment.

Maintenance Item: In this category represent routine or minor matters. These may include age-appropriate conditions documented for awareness, typical wear from regular occupancy, or straightforward corrections that are generally cost-effective and simple to implement.
Recommendation: The majority of identified deficiencies are placed here. These encompass components deemed faulty, requiring repair or replacement, exhibiting evident issues or deterioration, or potentially involving concealed secondary repairs.
Safety Hazard: Items assigned to this level demand heightened scrutiny due to their substantial implications. They may involve elevated remediation expenses, ongoing structural or system impairment, risks to occupant well-being or security, or non-functional essential features.

Structure Orientation

In the context of this inspection, the structure's front facade is designated as the area shown in the accompanying cover photograph. Directions pertaining to the left or right aspects of the structure shall be understood from the viewpoint of someone situated in the front yard, oriented toward the front of the building.

Due Diligence

At EngineerEye, we recommend you, as the prospective buyer, to exercise thorough due diligence by having all identified issues in this report evaluated and addressed by licensed specialists prior to closing on the property. While our inspection provides a comprehensive visual assessment of accessible areas, it may not uncover hidden defects, complex underlying problems, or future concerns that could arise from deferred maintenance. Engaging experts such as plumbers, electricians, structural engineers, or other qualified contractors will allow for in-depth diagnostics, accurate cost estimates, and potential negotiations, ultimately empowering you to make an informed decision and safeguard your investment against unforeseen expenses or safety risks.

Style

Manufactured, Modern, Multi-level

Temperature

Home

85 - 90 Degrees Fahrenheit (F)

Occupancy

Furnished, Occupied

In Attendance

Client, Home Owner

Both were there

Type of Building

Single Family

Weather Conditions

Hot, Clear

Sample

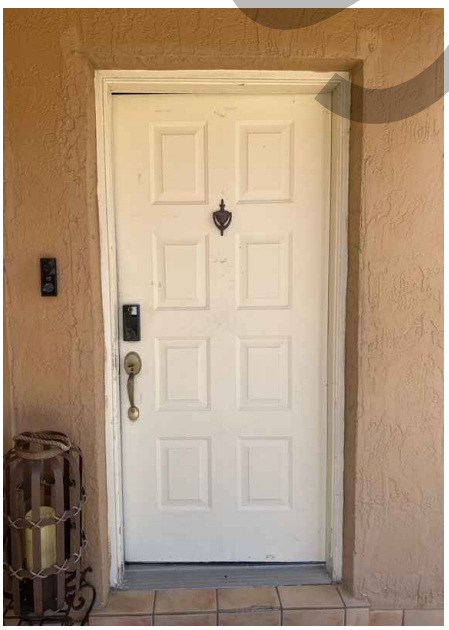
2: EXTERIOR

Information

General: **Inspection Method**
Visual

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

Exterior Doors: **Exterior Entry Door**
Fiberglass



Sample

Decks, Balconies, Porches & Steps: Appurtenance

Patio

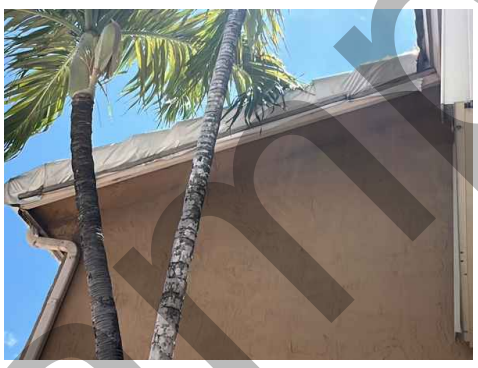
Decks, Balconies, Porches & Steps: Material

Concrete

Eaves, Soffits & Fascia: General

This shows the general condition of fascia, soffits and eaves

Properly maintained fascia, soffits, and eaves ensure effective drainage, prevent water damage, and maintain structural integrity by protecting the roofline from moisture and pests. Poor condition, such as rot or damage, can lead to leaks, mold growth, and costly repairs, compromising the home's exterior and interior.



Sample

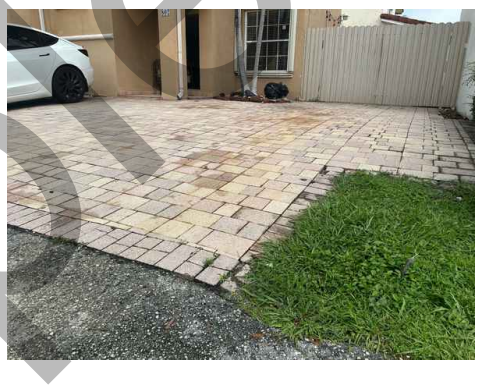
Vegetation, Grading, Drainage & Retaining Walls: **General condition**

This shows the general condition. Grading was observed properly sloped away from the house.

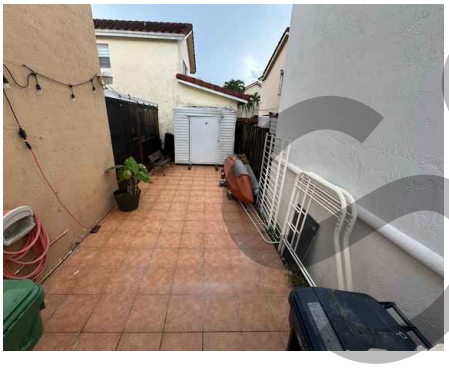
Proper vegetation grading and drainage direct water away from the home, preventing soil erosion, foundation damage, and flooding while promoting healthy plant growth. Poor grading or clogged drainage systems can lead to water pooling, structural issues, and landscape degradation, risking property damage and safety.

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

Pavers



Walkways, Patios & Driveways:
Patio



Sample

De ciencies

2.3.1 Exterior Doors

Recommendation

WEATHER STRIPPING OBSERVED DAMAGED

Damaged weather stripping allows air leaks, increases heating and cooling costs, and can let in water or insects, compromising the home's integrity.

Sample

3: ROOF

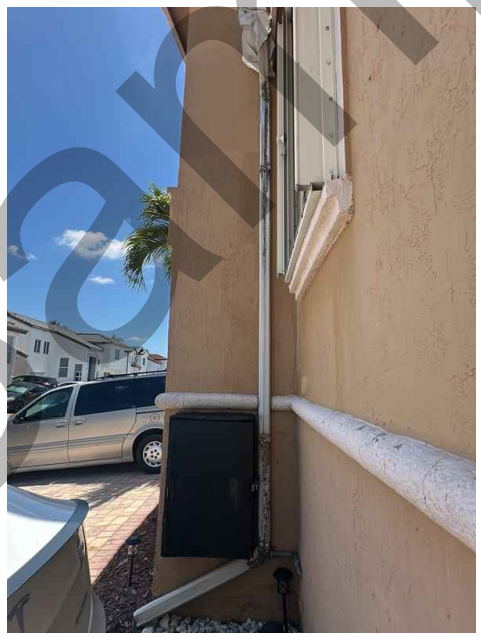
Information

Inspection Method
Ground

Roof Type/Style
Gable

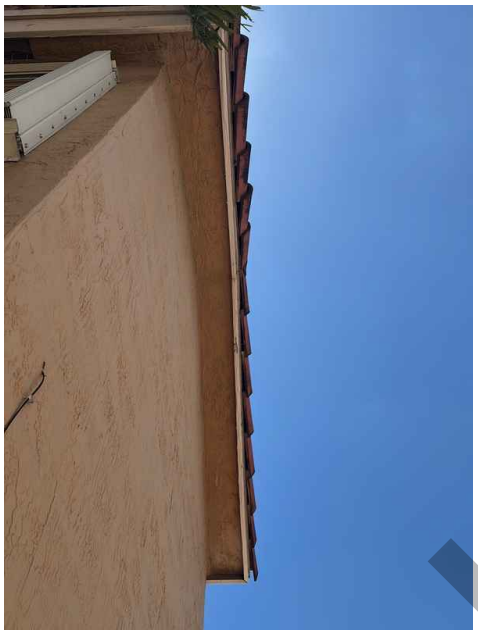
Coverings: Material
Tile, Ceramic

Roof Drainage Systems: Gutter Material
Aluminum



Sample

Flashings: **Material**
Aluminum



Deficiencies

3.1.1 Coverings

DAMAGED (GENERAL)

Recommendation

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

3.2.1 Roof Drainage Systems

GUTTER LOOSE

Recommendation

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.

Sample

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Foundation: Material
Concrete

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Slab, Concrete, Inaccessible

Floor Structure: Sub-floor
Concrete

Sample

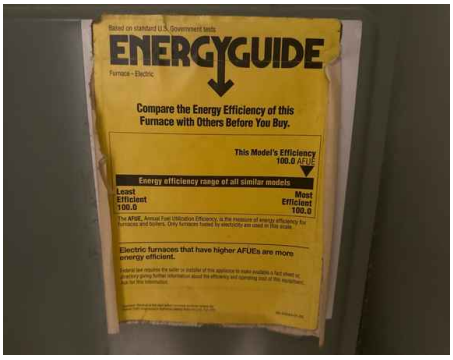
5: HEATING

Information

AFUE Rating

100

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.



Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Equipment: Brand
Ruud

Equipment: Energy Source
Electric

Equipment: Heat Type
Forced Air

Sample

Limitations

Distribution Systems

DUCTWORK ACCESS LIMITED

No access available to confirm ductwork insulation or lack there off

Sample

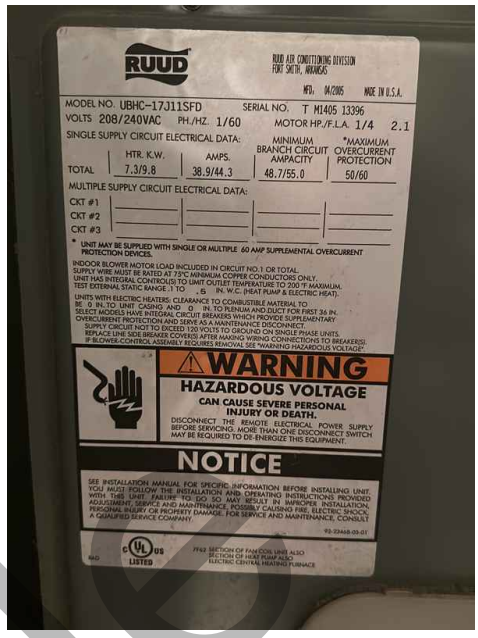
6: COOLING

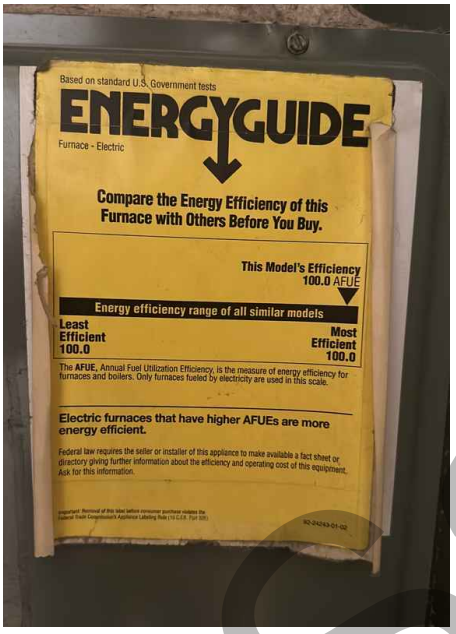
Information

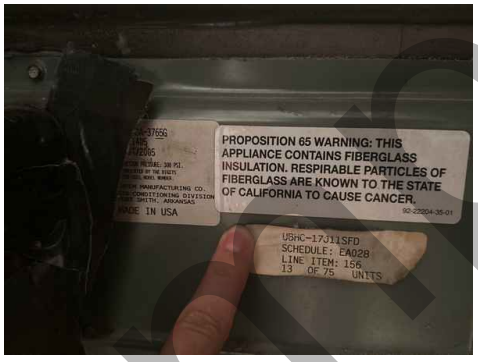
Sample

Cooling Equipment: Brand

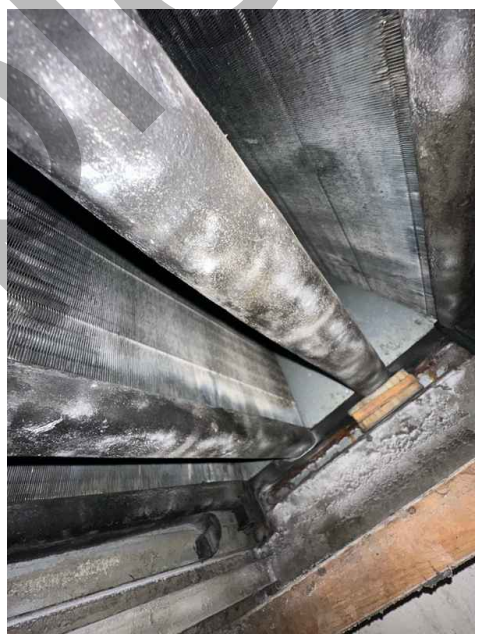
Ruud







Sample



Sample

Cooling Equipment: Energy Source/Type

Electric, Central Air Conditioner

Cooling Equipment: Location

Patio Area

Cooling Equipment: SEER Rating

- SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

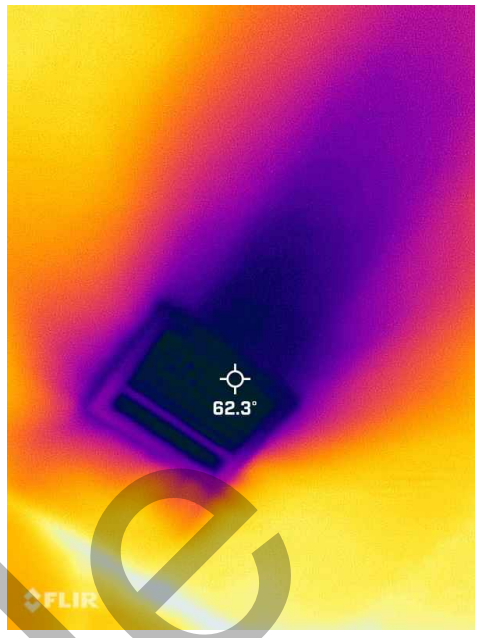
Normal Operating Controls: Thermostat

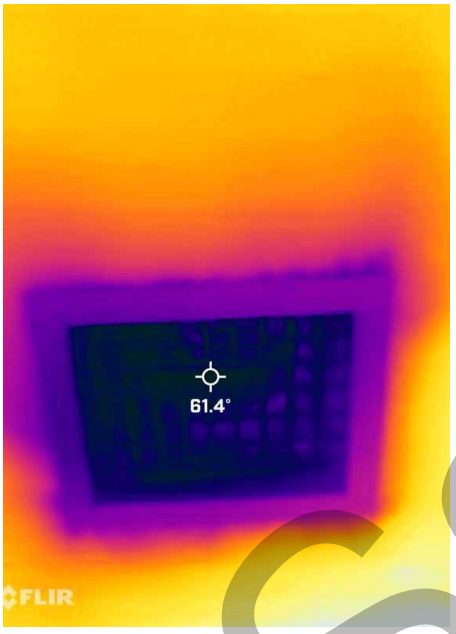
Thermostat was observed in operating condition

Sample

Distribution System: **Configuration**

Central





Sample

Deficiencies

6.1.1 Cooling Equipment

Recommendation

DEBRIS OBSERVED

Debris was observed at compressor

6.3.1 Distribution System

Maintenance Item

DIRTY FILTER

- Dirty Filter was observed recommend replacement, please find general guidelines:
- Normal household use (no pets, allergies, or high dust): Every 3-4 months.
- Homes with pets (one or more shedding animals): Every 1-2 months; monthly for multiple pets to handle extra dander.
- Homes with allergy or asthma sufferers: Every 1-2 months to maintain better air quality and reduce irritants.
- Homes with smokers: Every 1-2 months due to increased particle buildup from smoke.
- Dusty environments or during construction/renovations: Every 30-60 days to prevent rapid clogging from excess debris

Sample

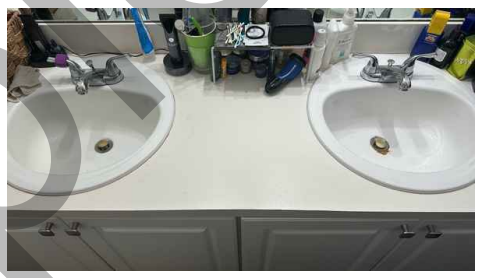
7: PLUMBING

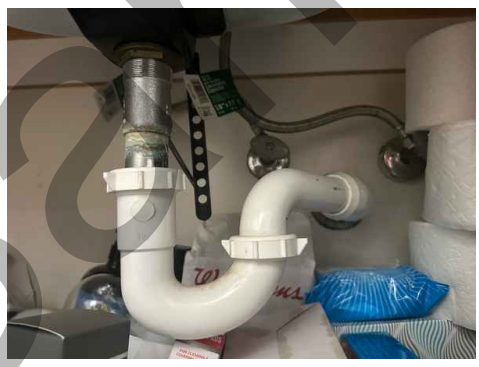
Information

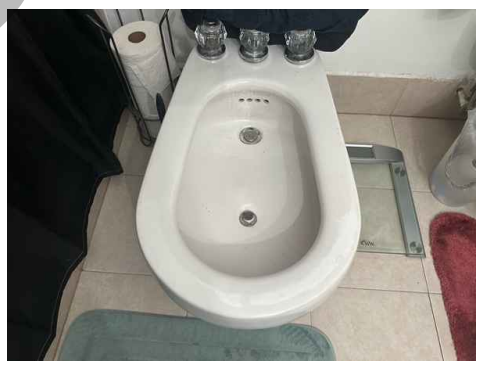
Sample

Filters

None







Sample

Water Source

Public

Main Water Shut-off Device: Location

East

Residential water pressure is under the normal range

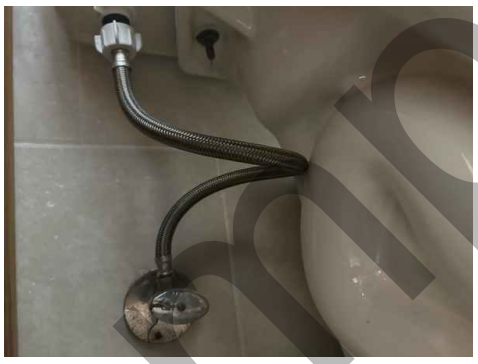
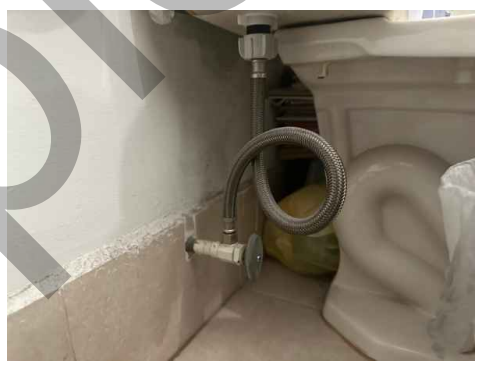
Sample

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

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Unknown

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

Hot Water Systems, Controls, Flues & Vents: Capacity
4 GPM gallons

Sample

Hot Water Systems, Controls, Flues & Vents: Location

Washer/Dryer Area

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Titan

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: Power Source/Type

Electric

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

Not Applicable

Fuel Storage & Distribution Systems: No fuel storage and distribution system was observed at this residence

Sump Pump: Location

Not applicable

Sump Pump: No Sump Pump was observed at this residence

Sample

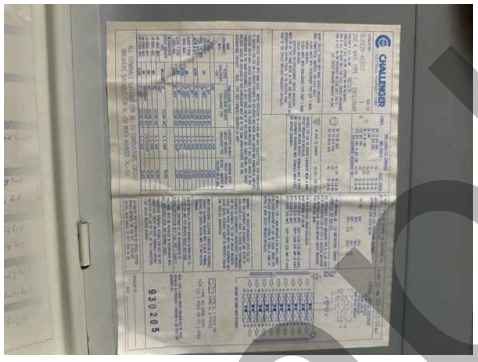
8: ELECTRICAL

Information

Service Entrance Conductors: **Electrical Service Conductors**
220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Main Panel Location**
Washer & Dryer Area

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

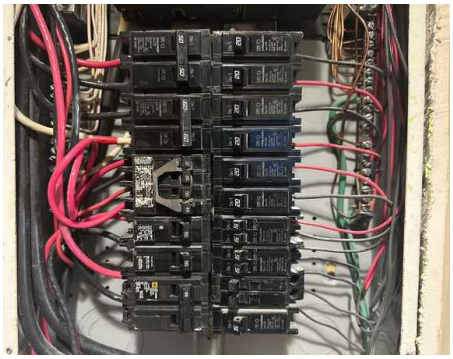
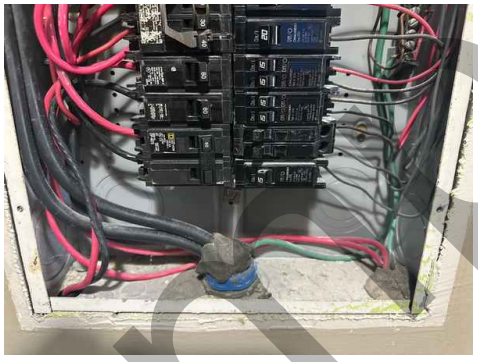


Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Manufacturer**
Challenger

Sample

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

Circuit Breaker

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

No subpanel was observed

Sample

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Not Visible

Sample

Lighting Fixtures, Switches & Receptacles: Lights

Deficiencies

8.5.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all 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.

8.6.1 Smoke Detectors

Maintenance Item

EXPIRED

Smoke alarm expired, recommend replacement to maintain proper and adequate function. It has exceeded its useful life of 10 years.

Recommendation

Contact a qualified professional.

Sample

8.7.1 Carbon Monoxide Detectors

Recommendation

NO CARBON MONOXIDE DETECTOR WAS OBSERVED AT THE RESIDENCE

Sample

9: FIREPLACE

Limitations

General

NO FIREPLACE INSTALLED AT THIS RESIDENCE

Sample

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
110 Volt

Dryer Vent
Metal (Flex)

Flooring Insulation
None

Attic Insulation: Insulation Type
Fiberglass

Attic Insulation: R-value
R-30

Ventilation: Ventilation Type
Soffit Vents, Passive

Exhaust Systems: Exhaust Fans
None

Limitations

General
NO ATTIC ACCESS AT RESIDENCE

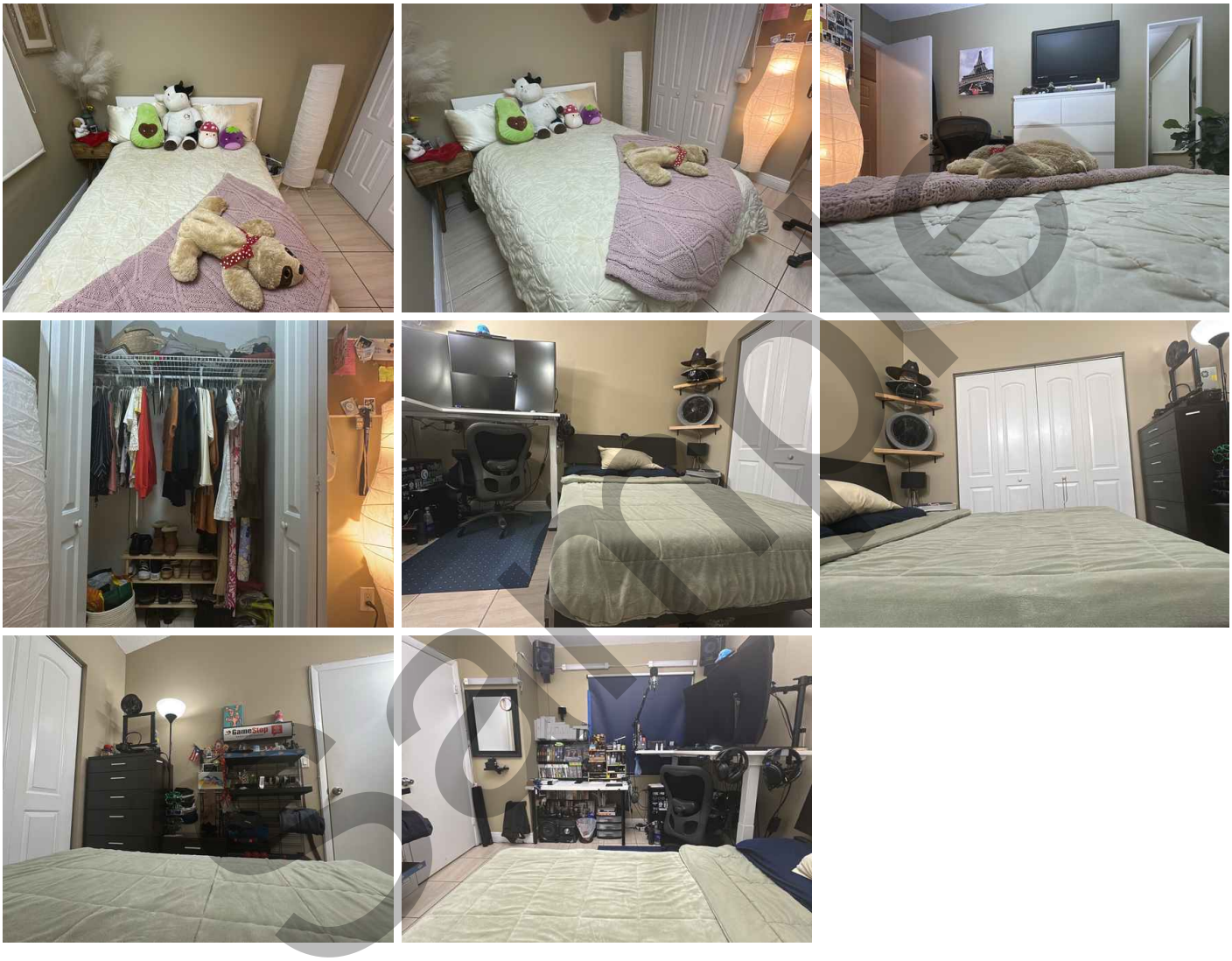
Sample

11: INTERIOR, DOORS & WINDOWS

Information

Rooms

Photos of rooms



Sample

Windows: **Window Manufacturer**

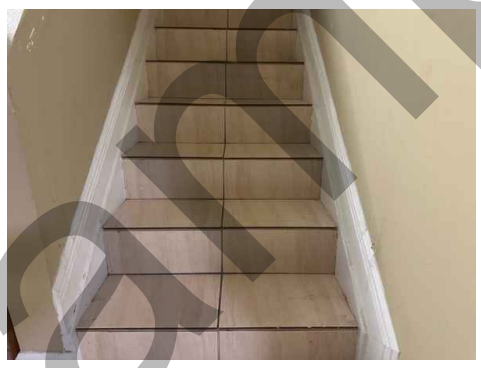
Unknown

Windows: **Window Type**

Single-hung

Floors: **Floor Coverings**

Tile



Walls: **Wall Material**

Drywall

Sample

Ceilings: Ceiling Material

Gypsum Board, Unfinished

Countertops & Cabinets: Cabinetry

Wood

Sample

Countertops & Cabinets: **Countertop Material**

Tile

De ciencies

11.1.1 Doors

Recommendation

POOR WEATHER-STRIPPING

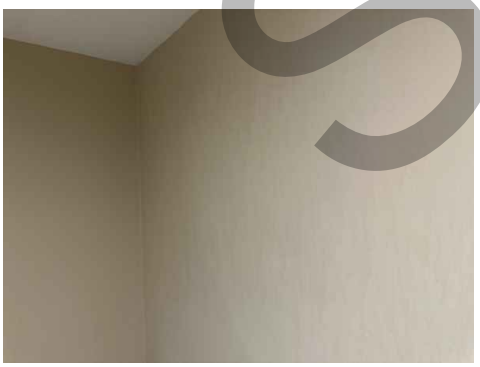
At the time of the inspection, weather-stripping at interior doors was generally damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.

11.4.1 Walls

Recommendation

MOISTURE DAMAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.



Sample

11.7.1 Countertops & Cabinets

Recommendation

CABINET HINGE LOOSE

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

Here is a helpful DIY article on cabinet repairs.

11.7.2 Countertops & Cabinets

Recommendation

COUNTERTOP CRACKED/CHIPPED

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

Here is a helpful article on repairing cracks, chips & fissures.

11.7.3 Countertops & Cabinets

Recommendation

GROUT DETERIORATING

Grout lines were cracked or severely deteriorated. Recommend a qualified contractor repair or replace grout.

Sample

Sample

12: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Not applicable

Dishwasher: No dishwasher observed at this residence

Refrigerator: Brand
Whirlpool

Sample

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

Range/Oven/Cooktop: Range/Oven Brand

Frigidaire

Range/Oven/Cooktop:
Range/Oven Energy Source

Electric

Sample

Garbage Disposal: Label information

Deficiencies

12.3.1 Range/Oven/Cooktop

Recommendation

EXHAUST HOOD FILTERS

Exhaust hood filters observed with grease and debris, this could impair ventilation and functionality, increasing fire risk and reducing air quality.

12.3.2 Range/Oven/Cooktop

Recommendation

MISSING LABEL

No label was observed at range appliance

Sample

13: GARAGE

Limitations

General

NO GARAGE INSTALLED ON THIS RESIDENCE

Sample

14: AREAS (PANO)

Information

Information: **Common areas Panorama Pictures**

Sample

15: PERMIT HISTORY

Sample

STANDARDS OF PRACTICE

Inspection Information

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

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.

Basement, Foundation, 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.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Sample

Cooling
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.

Sample

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 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.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Interior, Doors & Windows
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

Sample

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.

Sample