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RESIDENTIAL INSPECTION REPORT - FPI

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NOVEMBER 18, 2021



Inspector
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SUMMARY



RECOMMENDATION



DEFICIENCIES

- ⚠ 6.3.1 Roof - Soffits & Fascia: Fascia - Damaged
- ⚠ 7.8.1 Plumbing - Drain Pipes: Copper Drain Pipes
- ⚠ 7.10.1 Plumbing - Bathroom #1: Angle Valve Missing
- ⚠ 7.10.2 Plumbing - Bathroom #1: Damanged Sink Faucets And Tub Faucets
- ⚠ 7.11.1 Plumbing - Bathroom #2: Temporary Repair P-Trap
- ⚠ 7.11.2 Plumbing - Bathroom #2: Damaged Fiberglass
- ⚠ 10.3.1 HVAC - Condensing Unit: Approaching end of life
- ⚠ 10.6.1 HVAC - Air Handler : Approaching end of life
- ⚠ 10.7.1 HVAC - Ductworks: Dirty Ducts
- ⚠ 12.1.1 Water Heating - Water Heater: PVC and Copper Piping

1: INSPECTION DETAILS

Information

In Attendance
Client, Home Owner

Occupancy
Furnished, Occupied

Bedrooms
2

Bathrooms
2

Number Of Stories
1

Approx Sq. Ft
1537

Source
Electrical

Year Built
1968

Type of Building
Single Family

Weather Conditions
Light Rain

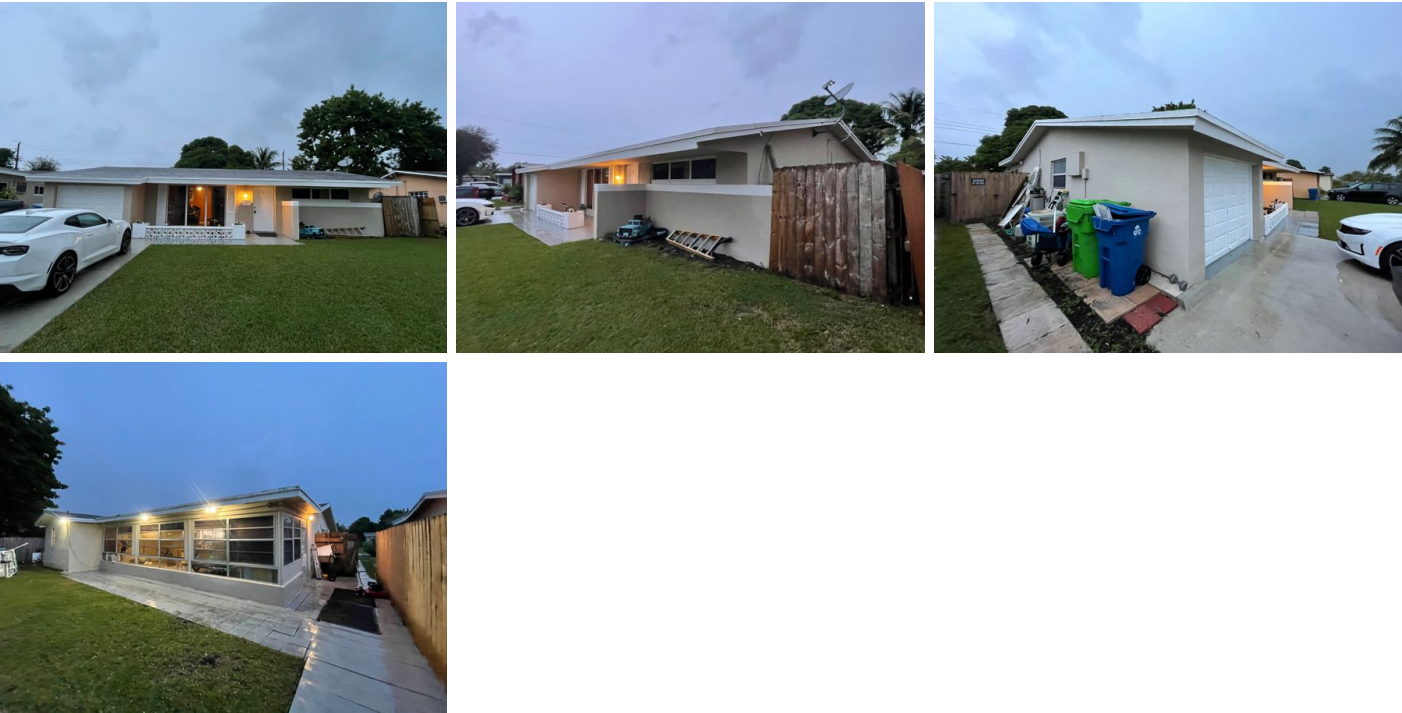
2: ELEVATION PICTURES

		IN	NI	NP	D
2.1	Pictures of Every Side of Home	X			

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

Information

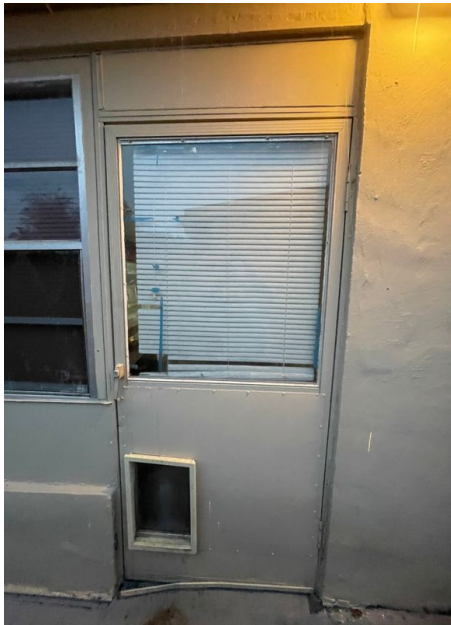
Pictures of Every Side of Home: Pictures of Every Side of Home



[illegible]

Exterior Photos
Satisfactory







4: EXTERIOR

		IN	NI	NP	D
4.1	Walkways, Patios & Driveways	X			
4.2	Siding, Flashing	X			
4.3	Exterior Doors	X			
4.4	Fencing	X			
4.5	Wood Destroying Organisms	X			
4.6	Vegetation, Grading,	X			

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

Information

Inspection Method

Visual

Walkways, Patios & Driveways:

Driveway Material

Concrete

Walkways, Patios & Driveways:

Walkway

Satisfactory

Walkways, Patios & Driveways: Patios

Satisfactory

Siding, Flashing: Siding Material

Stucco

Siding, Flashing: Flashing

Satisfactory

Exterior Doors: Exterior Entry Doors

Wood, Metal

Fencing: Fencing

Wood

Wood Destroying Organisms:

Wood Destroying Organisms

Not Visible, Recommend
Treatment

Vegetation, Grading, : Conditions

Satisfactory

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
5.1	Exterior Wall Structure	X			
5.2	Floor Structure	X			
5.3	Foundation	X			

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

Information

Inspection Method

Visual

Exterior Wall Structure: Wall System

CBS Blocks

Floor Structure: Floor System

Concrete Slab

Foundation: Material

Monolithic

6: ROOF

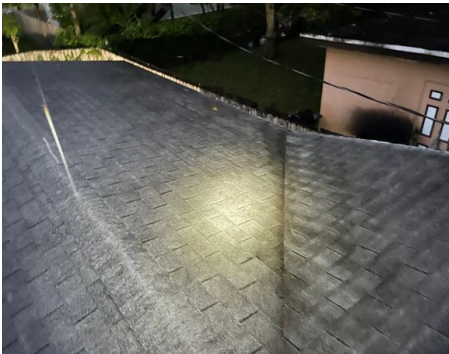
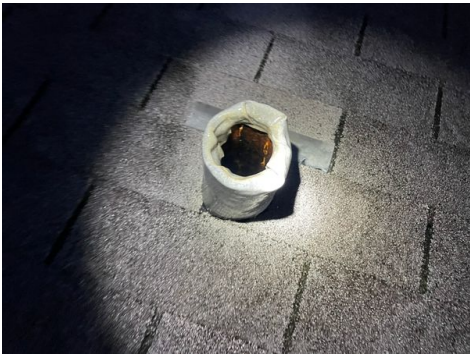
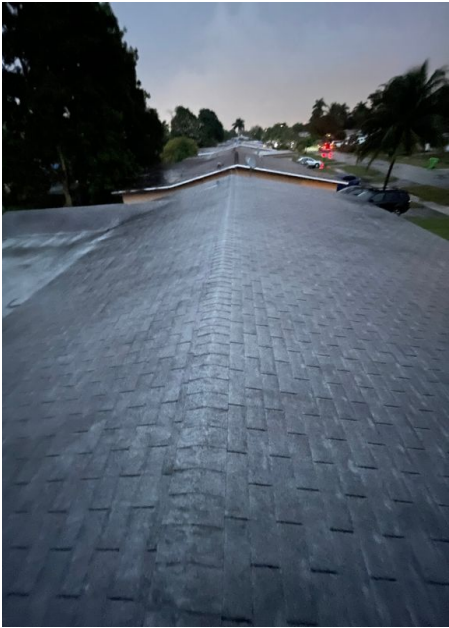
		IN	NI	NP	D
6.1	Coverings	X			
6.2	Flashings	X			
6.3	Soffits & Fascia	X			X
6.4	Skylights, Chimneys & Other Roof Penetrations	X			
6.5	Ventilation	X			
6.6	Visible Signs Of Leaks	X			
6.7	Approximate Age/life Expectancy	X			

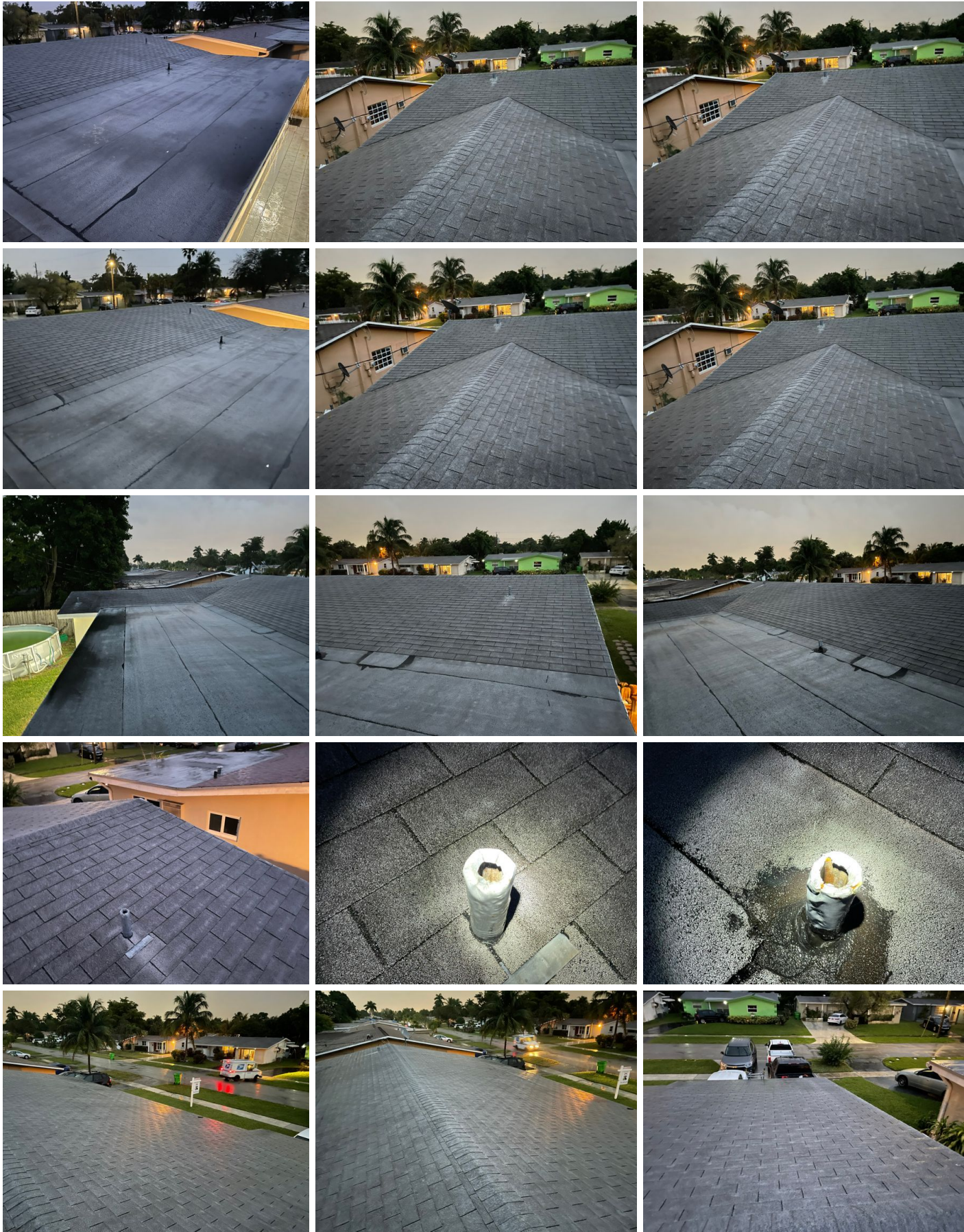
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method Roof, Ladder	Roof Type/Style Gable	Flashings: Material Aluminum
Flashings: Conditions Satisfactory	Soffits & Fascia: Conditions Marginal	Skylights, Chimneys & Other Roof Penetrations: Conditions Satisfactory
Ventilation: Ventilation Type Soffit Vents	Visible Signs Of Leaks: Visible Sign Of Leaks None	Approximate Age/life Expectancy : Approximate Age 2008
Approximate Age/life Expectancy : Approximate Life Expectancy 5		

Coverings: Material
Shingle





Deficiencies

6.3.1 Soffits & Fascia

FASCIA - DAMAGED

One or more sections of the fascia are damaged.

Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



Deficiencies



7: PLUMBING

		IN	NI	NP	D
7.1	General	X			
7.2	Sewer System	X			
7.3	Water Pressure	X			
7.4	Water Meter	X			
7.5	Outdoor Faucet or Water Spigot	X			
7.6	Main Shut-off Location	X			
7.7	Supply Pipes	X			
7.8	Drain Pipes	X			X
7.9	Stack Pipes	X			
7.10	Bathroom #1	X			X
7.11	Bathroom #2	X			X

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

Information

General: Water Source

Public

Sewer System: Sewer System

Public

Water Pressure: Water Pressure

Good

Water Meter: Location

Exterior

Outdoor Faucet or Water Spigot: Outdoor Faucet or Water Spigot

Satisfactory

Main Shut-off Location: Location

Exterior

Supply Pipes: Pipes

Copper

Drain Pipes: Pipes

Copper

Other:

Stack Pipes: Pipes

Cast Iron

Other :

Bathroom #1: Number Of Fixtures

4

Bathroom #1: Bath

Bathtub, Shower Stall

Bathroom #1: Shower Walls

Tiles

Bathroom #1: Toilet

Satisfactory

Bathroom #1: Sink(s)

Marginal

Bathroom #1: Bidet

Not Present

Bathroom #1: Ventilation

Window

Bathroom #2: Number Of Fixtures

3

Bathroom #2: Bath

Shower Stall

Bathroom #2: Shower Walls

Fiberglass

Bathroom #2: Toilet

Satisfactory

Bathroom #2: Sink(s)

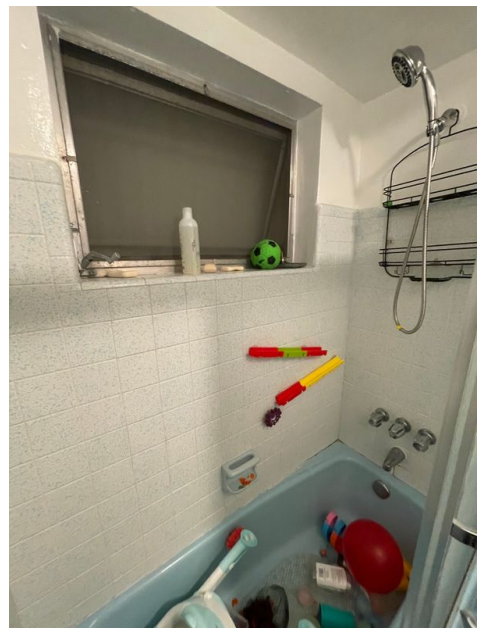
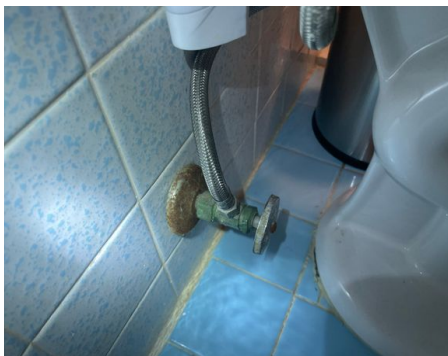
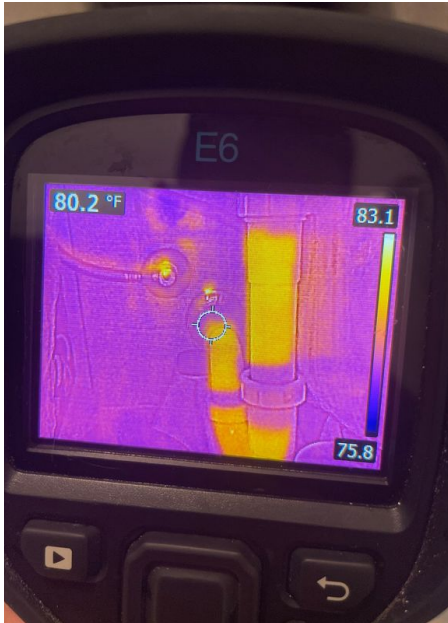
Satisfactory

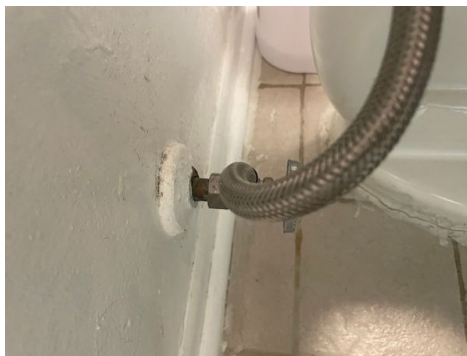
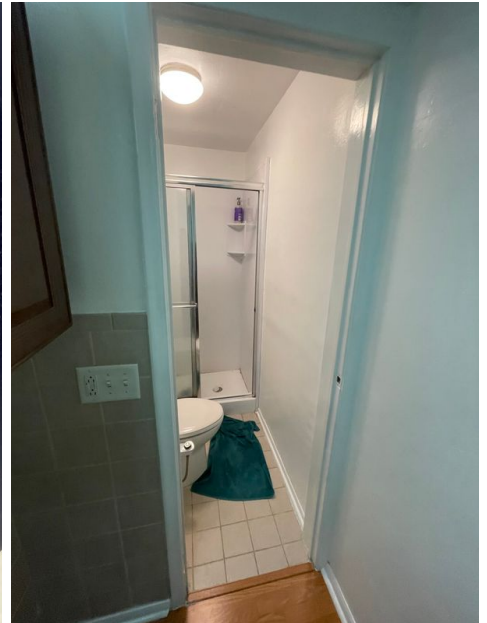
Bathroom #2: Bidet

Not Present

Bathroom #2: Ventilation

Window

Bathroom #1: Location
Hallway

Bathroom #2: Location
Bedroom



Deficiencies

7.8.1 Drain Pipes

COPPER DRAIN PIPES

Recommend replacing copper drain pipes to pvc.

Copper pipes last around 50 years before they start to leak

Recommendation

Contact a qualified plumbing contractor.



Deficiencies



7.10.1 Bathroom #1

ANGLE VALVE MISSING

Angle valves are typically installed at the water intake of plumbing fixtures or appliances. Angle valves could fail when high pressure is detected on the line. They are used to shut off water.

Recommendation

Contact a qualified plumbing contractor.



Deficiencies



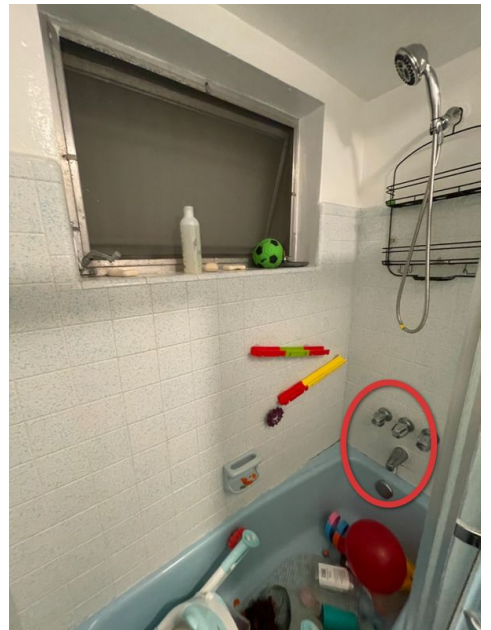
7.10.2 Bathroom #1

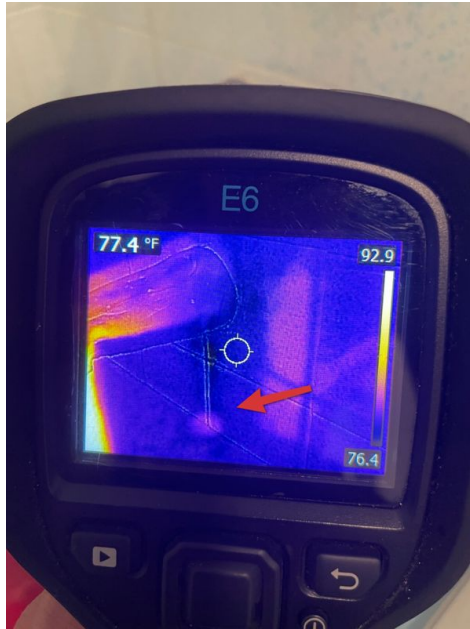
DAMANGED SINK FAUCETS AND TUB FAUCETS

Replace faucets to prevent any water intrusion or further water damage.

Recommendation

Contact a qualified plumbing contractor.

**Deficiencies**



7.11.1 Bathroom #2

TEMPORARY REPAIR P-TRAP

Flexible P-Trap present is for temporary repairs only. Recommend replacing with the correct P Trap

Recommendation

Contact a qualified plumbing contractor.

**Deficiencies**

7.11.2 Bathroom #2

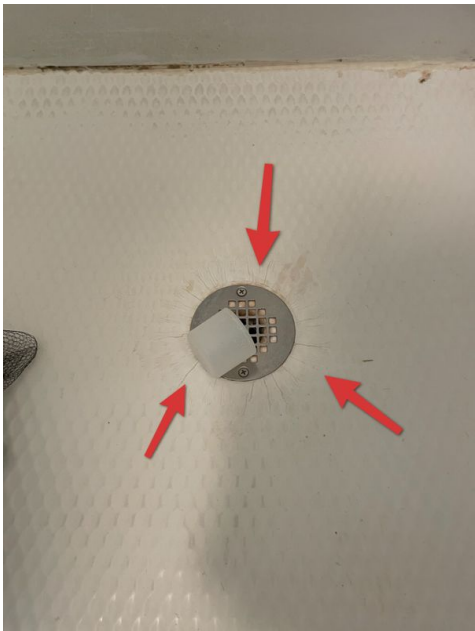
DAMAGED FIBERGLASS

Shower fiberglass damage recommend replacing shower

Recommendation

Contact a qualified plumbing contractor.

**Deficiencies**



8: BUILT-IN APPLIANCES

		IN	NI	NP	D
8.1	General	X			
8.2	Counters	X			
8.3	Cabinets	X			
8.4	Kitchen Sink	X			
8.5	Garbage Disposal	X			
8.6	Refrigerator	X			
8.7	Built-in Microwave	X			
8.8	Range/Oven/Cooktop	X			
8.9	Dishwasher	X			
8.10	Washer	X			
8.11	Dryer	X			

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

Information

Counters: Overall Condition
Satisfactory

Garbage Disposal: Overall condition
Satisfactory

Built-in Microwave: Brand
Whirlpool

Range/Oven/Cooktop: Range/Oven Brand
Amana

Dishwasher: Brand
Amana

Washer: Overall Condition
Satisfactory

Cabinets: Overall Condition
Satisfactory

Refrigerator: Brand
Amana

Built-in Microwave: Overall Condition
Satisfactory

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

Dishwasher: Overall condition
Satisfactory

Dryer: Brand
HotPoint

Kitchen Sink: Overall Condition
Satisfactory

Refrigerator: Overall Condition
Satisfactory

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

Range/Oven/Cooktop: Overall Condition
Satisfactory

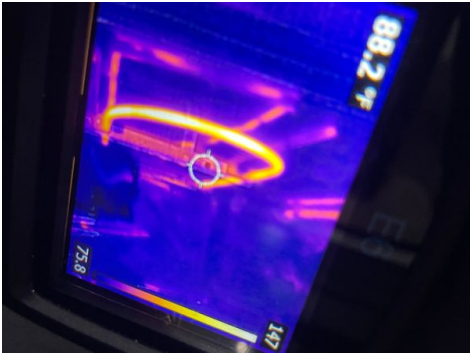
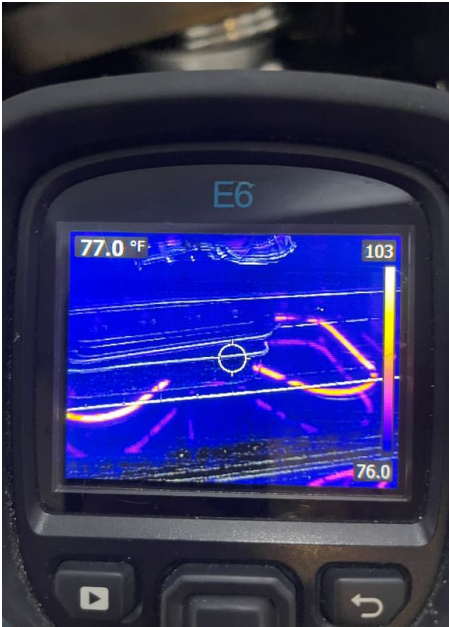
Washer: Brand
Whirlpool

Dryer: Overall Condition
Satisfactory

General: Kitchen Overall Condition
Satisfactory







9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
9.1	Floors	X			
9.2	Doors	X			
9.3	Windows	X			
9.4	Walls	X			
9.5	Ceilings	X			
9.6	Baseboards	X			
9.7	Wood Destroying Organisms	X			
9.8	Interior Photos	X			

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

Information

Floors: Floor Coverings

Laminate, Tile

Windows: Window Type

Single-hung, Sliders

Walls: Overall Conditions

Satisfactory

Baseboards : Material

Wood, Tile

Floors: Over All Condition

Satisfactory

Windows: Overall Condition

Satisfactory

Ceilings: Ceiling Material

Drywall

Baseboards : Overall Conditions

Satisfactory

Doors: Doors

Satisfactory

Walls: Wall Material

Drywall

Ceilings: Overall Condition

Satisfactory

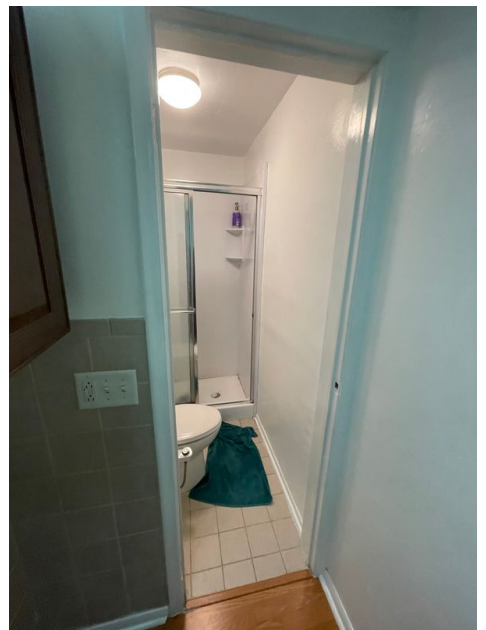
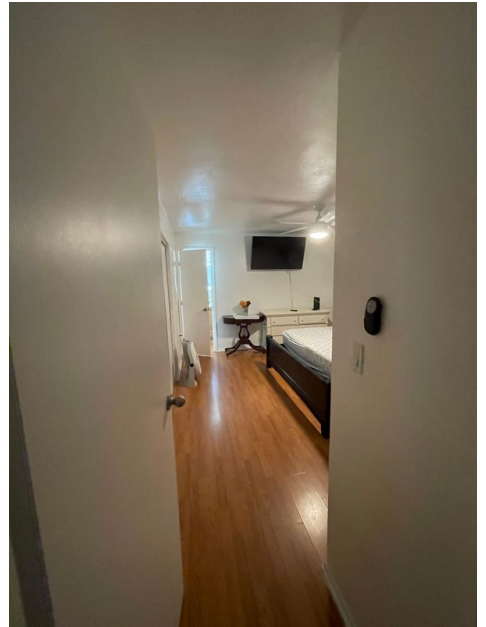
Wood Destroying Organisms:

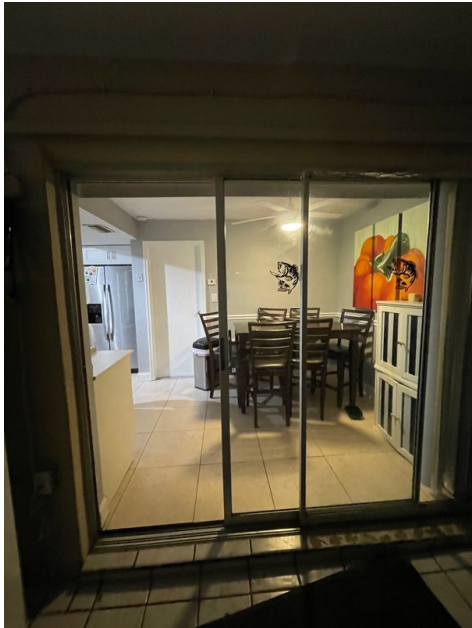
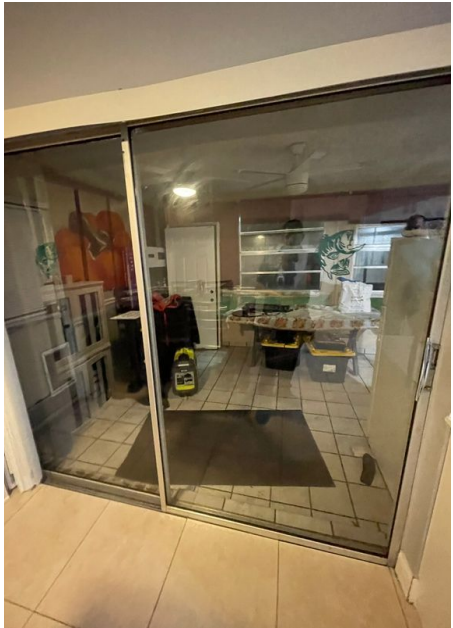
Wood Destroying Organisms

Not Visible, Recommend
Treatment

Interior Photos: Interior Pictures
Satisfactory









10: HVAC

		IN	NI	NP	D
10.1	Distribution System	X			
10.2	Heating	X			
10.3	Condensing Unit	X			X
10.4	Condenser Coil	X			
10.5	Normal Operating Controls	X			
10.6	Air Handler	X			X
10.7	Ductworks	X			X

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

Information

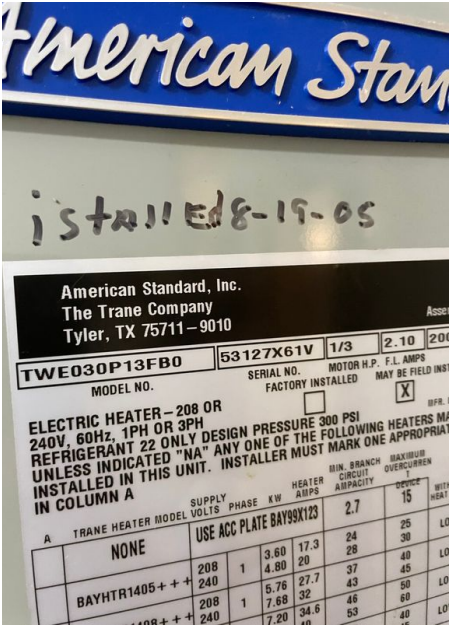
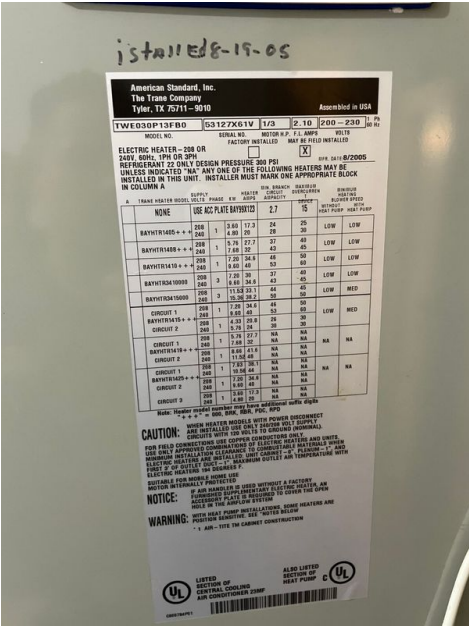
Distribution System:
Configuration

Central

Heating: Heating
Electric**Condensing Unit: Location**
Exterior**Condensing Unit: Age**
2004**Condenser Coil : Coil**
Clean**Condenser Coil : Overall Condition**
Satisfactory**Normal Operating Controls:**
Thermostat Type
Digital**Air Handler : Location**
Garage**Air Handler : Age**
2005**Air Handler : Evaporator Coil**
Not Visible**Air Handler : Filter**
Disposable
Filters should always be the correct sizing. Change filters periodically.**Air Handler : Overflow Shut Off Device**
Not Present**Air Handler : Overall Condition**
Satisfactory**Ductworks: Ductworks**
Flex**Ductworks: Location**
Attic**Ductworks: Overall Condition**
Marginal



Air Handler : Brand
American Standard



Deficiencies

10.3.1 Condensing Unit

APPROACHING END OF LIFE

Unit is working properly but is approaching end of life. 20 year life span

Recommendation

Contact a qualified professional.

10.6.1 Air Handler

APPROACHING END OF LIFE

Unit is working properly but is approaching it's end of life. 20 year life span.

10.7.1 Ductworks

**DIRTY DUCTS**

There are a number of problems caused by dirty ducts, ranging from increased energy costs to health problems, Dirt and dust restrict your HVAC system's heating and cooling.

Recommend having your ac ducts cleaned.

Recommendation

Contact a qualified professional.

11: ELECTRICAL

		IN	NI	NP	D
11.1	Service Entrance Conductors	X			
11.2	Main Panel	X			
11.3	Lighting Fixtures, Switches & Receptacles	X			
11.4	GFCI & AFCI	X			
11.5	Smoke Detectors	X			

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

Information

Service Entrance Conductors:
Power Line
Overhead

Main Panel: Service Disconnect
Yes

Main Panel: Conductor Wires
Aluminum

Lighting Fixtures, Switches & Receptacles: Lighting Fixtures
Satisfactory

GFCI & AFCI: GFCI Receptacles
Satisfactory

Service Entrance Conductors:
Grounding System
Cold Water Pipe

Main Panel: Panel Service Amps
150 AMP

Main Panel: Branch Wires
Copper

Lighting Fixtures, Switches & Receptacles: Recepticals
Satisfactory

Smoke Detectors: Smoke Detectors
Satisfactory

Main Panel: Main Panel Location
Hallway

Main Panel: Panel Over Current Protection Type
Circuit Breaker

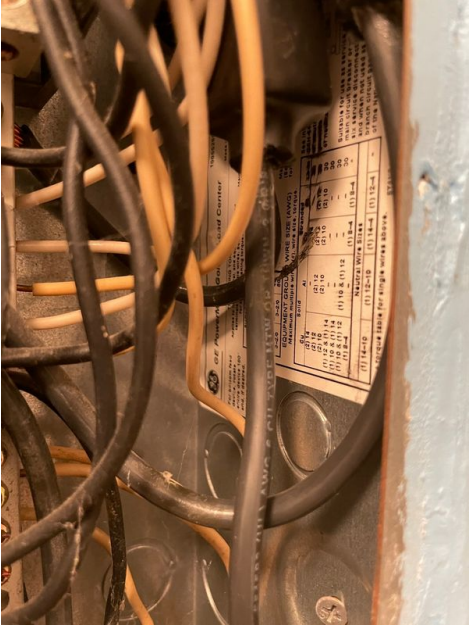
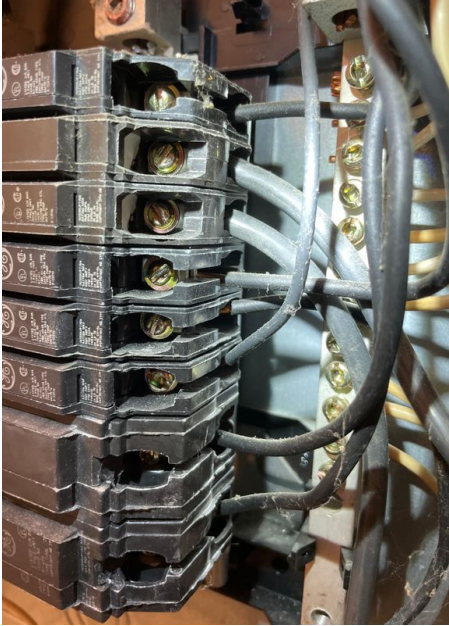
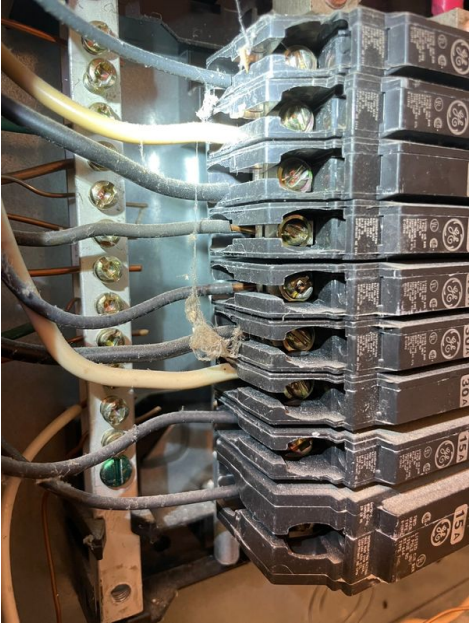
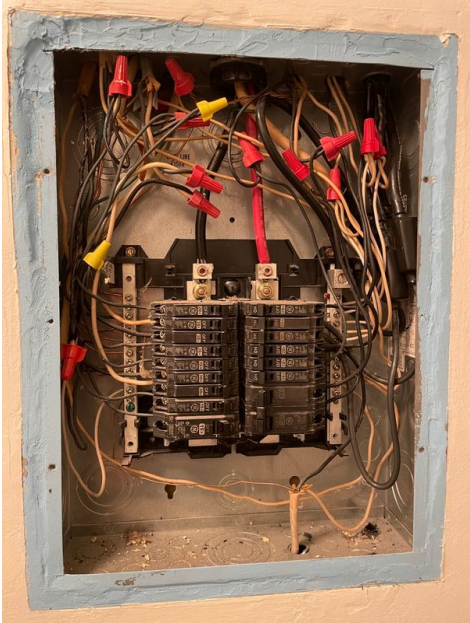
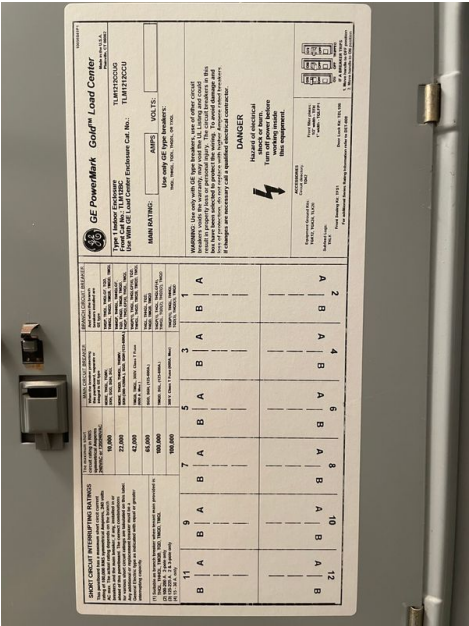
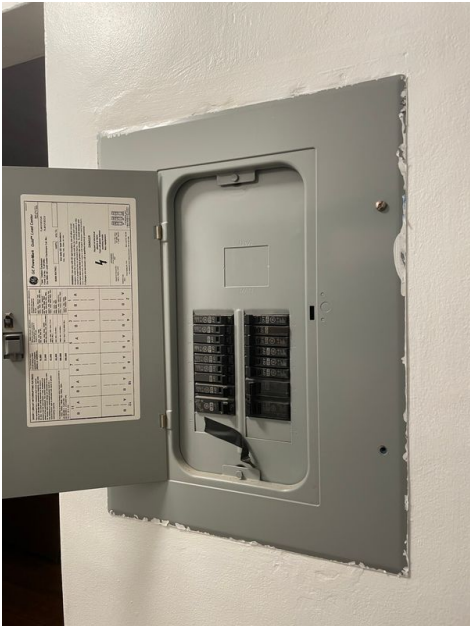
Main Panel: GFCI/AFCI Breakers Present
None

Lighting Fixtures, Switches & Receptacles: Switches
Satisfactory

Meter Location
Exterior



Main Panel: Panel Manufacturer
General Electric



12: WATER HEATING

		IN	NI	NP	D
12.1	Water Heater	X			X

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

Information

Water Heater: Pipes Non-insulated	Water Heater: Temperature & Relief Valve Satisfactory	Water Heater: Water temperature 110-120
Water Heater: Location Garage	Water Heater: Capacity 30	Water Heater: Age 2019
Water Heater: Energy Source Electric	Water Heater: Water Heater Overall Condition Satisfactory	
Water Heater: Brand Rheem		



Deficiencies

12.1.1 Water Heater
PVC AND COPPER PIPING
Both PVC and copper piping was observed on water heater
Recommendation
Contact a qualified professional.



13: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
13.1	General	X			
13.2	Roof System	X			
13.3	Attic Insulation	X			
13.4	Ventilation	X			

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

Information

General : Location
Hallway

General : Inspected From
Entered

Roof System : Roof Deck
Tongue & Grove

Attic Insulation: Insulation Type
Batt, Fiberglass

Ventilation : Ventilation Type
Soffit Vents

Roof System : Roof System
Wood Trusses





Roof System : Termites

Not Visible, Recommend treatment

South Florida is an attractive place to call home. It's no wonder termites also love Miami-Dade, Broward, Palm Beach and other South Florida neighborhoods. In fact, termites are predicted to damage over 50% of South Florida structures by 2040, according to University of Florida researchers in a 2015 report.

What kinds of termites are we talking about here?

The four major types of termites that could infest your South Florida home are:

Asian subterranean termites are currently confined to South Florida.

Native Eastern subterranean termites can be found in most of the US.

Formosan termites are found in Florida, other southern states and Hawaii.

Sharing some subterranean behaviors, newcomer invasive species, conehead termites are confined to one county in South Florida, so far.

Drywood termites are usually found in coastal, southern states and the Southwestern states.

Each of these termites presents unique challenges to homeowners, who are advised to contact a professional pest control company, such as Hulett at the first sign of termite activity. Regularly scheduled year-round protection is the best way to prevent termites in South Florida but educated homeowners can also help spot termite activity before extensive damage is done.

Subterranean termites can cause more extensive structural damage than other termites

Because subterranean termites live in the soil, entering homes from mud tubes, near your foundation, they may go unnoticed for quite some time, causing widespread damage that isn't covered by your homeowner's insurance.

Eastern subterranean termites, the most widely distributed termite in the US, consist of soldiers, with orange, rectangular, armored heads and jaw-like mandibles, measure about the same size as workers, at .25" long. Alates or reproductives, with dark brown bodies, measure about .375" long, including their dark-veined wings.

Imported from China, Formosan cream-colored termite workers and wingless soldiers with elongated brown heads, mandibles and brownish-yellow undersides are slightly smaller than light-colored alates and range from brown to black, measuring .5" to .6" long, including wings.

Asians, a tropical species, look very similar to Formosan termites but Asian alates range from caramel to brownish yellow and they keep their wings longer than most other termites after swarming. Subterranean termites swarm after a rain shower in the morning or evening, usually in the spring, but can swarm any time of the year.

Formosan and Asian termites are much more aggressive than native subterranean termites

Due to their larger populations, with multiple queens and networks of nests, Formosan and Asian termites are more aggressive and forage further than other Florida termites, in search of food for their expansive colonies. Formosan termite populations can number in the millions and Formosans infest structural timbers, live trees and utility poles and will eat through electrical wiring. Voracious eaters, Asian termites will eat through rubber and plastic to get to available wood. Attracted to wood directly contacting soil, subterranean termites build foraging tunnels or tubes from your home to their underground nests. Earthen tubes running up walls and trees are clear indications of subterranean termite activities. These invasive subterranean termites can infest and destroy a structure in a matter of a few months. Wings of swarmers indoors can point to a subterranean termite infestation.

Conehead termites are currently contained to Dania Beach in South Florida

Not a traditional subterranean termite, coneheads are small termites, with workers and soldiers, measuring about .125" long. Conehead alates, larger than most Florida termites, sport wings as long as .5" long. Soldiers with black, pear-shaped, pointy-heads excrete a sticky substance that protects these termites from predators. Conehead alates swarm at twilight in spring after rain. The tricky thing about coneheads revolves around their habit of disappearing into wood to raise their young, leading people to assume that infestations have been eradicated, when a new population is growing inside nearby wood. Coneheads will eat any kind of wood, including living trees, shrubs and bushes and go on to infest your home, as well. With huge appetites, these tiny termites can cause extensive damage and task forces are vigilantly trying to keep coneheads from establishing more colonies in the US.

Conehead termites build large, hard, round nests

Once conehead populations grow to their tipping points, they build large, round hard nests in trees, shrubs, and structures or on the ground. Building long, trailing tunnels up the sides of trees and foraging around on the ground, mature conehead colony termite activity is more visible than most other types of Florida termites.

Drywood termites with smaller populations do not need soil contact to survive

Drywood termite soldiers measure from .13" to .20" long, with white antennae, black heads with reddish hues, they have brownish yellow bodies and pale yellow legs. It may be difficult to identify *Cryptotermes brevis* by its soldiers, who make up only 1 to 2% of a colony. Swarming alates are more visible, measuring .33" to .38" long, including two pairs of clear, membranous wings, with dark veins and long antennae. Wings found on windowsills and around light fixtures indoors can indicate drywood termite activity.

Drywood termites infest wood in older homes and furniture

Because drywood termites are drawn to spring wood, infesting the center sections of wood timbers, flooring, wooden frames, windowsills fascia, furniture and attics, you can't see them. Carving out the center spring wood, drywood termites leave piles of distinctive, six-sided, fecal pellets resembling sawdust or coffee grounds that are tell-tale signs of infestations. Infested wood surfaces look blistered or warped, sound hollow when tapped and may puncture easily with a screwdriver or other tool. Although drywood termite damage is centralized to one area, multiple nests may be found in that area.

14: GARAGE

		IN	NI	NP	D
14.1	General	X			
14.2	Garage Home Entry Door	X			
14.3	Garage Ceiling	X			
14.4	Floor	X			
14.5	Walls & Firewalls	X			
14.6	Garage Door	X			
14.7	Garage Door Opener	X			
14.8	Safety Feature	X			
14.9	Ventilation	X			

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

Information

Garage Ceiling : Ceiling
Satisfactory

Floor: Floor Covering
Concrete

Walls & Firewalls: Overall
Conditions
Satisfactory

Garage Door: Material
Metal

Garage Door: Type
Up-and-Over

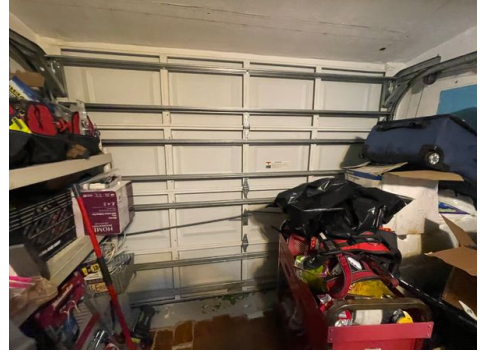
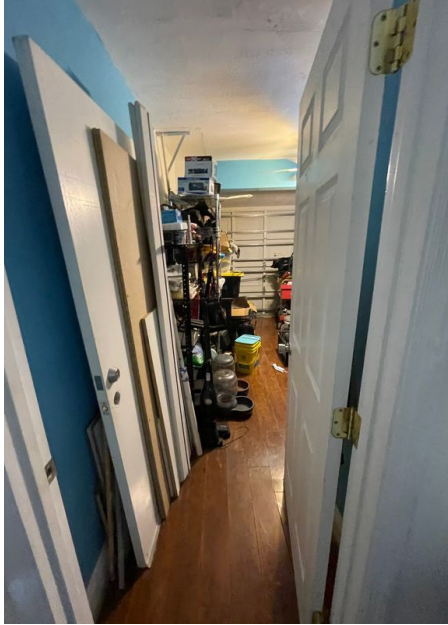
Garage Door Opener : Opener
Chain Drive

Safety Feature : Safety Feature
Infrared

Ventilation : Ventilation
Door Vents

General : Size

One Car

**Garage Home Entry Door : Garage Door**

Satisfactory

It's code in most areas that the entry door to an attached garage be "fire-rated" and have self closing hinges.

STANDARDS OF PRACTICE

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.

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.

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.

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.

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.

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.

Electrical

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

Water 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.

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.