



BILTRITE PRE-CLOSING INSPECTION EXAMPLE REPORT

1234 Example St
Jacksonville FL 32259

Example Client

JANUARY 23, 2021



Inspector

Michael Munn

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A014

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Agent

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SUMMARY

141

ITEMS INSPECTED

1

MAINTENANCE ITEM

26

RECOMMENDATION

- ⊖ 2.1.1 Kitchen - Range/Oven/Cooktop: Inoperable
- ⊖ 2.1.2 Kitchen - Range/Oven/Cooktop: No gas
- ⊖ 2.2.1 Kitchen - Dishwasher: Does not fully drain
- ⊖ 2.4.1 Kitchen - Built-in Microwave: Inoperable
- ⊖ 2.6.1 Kitchen - Faucet: Faucet installed improperly
- ⊖ 2.9.1 Kitchen - Countertops: Chipped
- ⊖ 2.11.1 Kitchen - Walls: Damaged Drywall
- ⊖ 3.2.1 Primary Bathroom - Shower: Tile incomplete
- ⊖ 3.2.2 Primary Bathroom - Shower: Valves/Showerhead Not yet installed
- ⊖ 3.2.3 Primary Bathroom - Shower: No Drain cover
- ⊖ 3.2.4 Primary Bathroom - Shower: Soap Dish different color than surround
- 🔧 3.4.1 Primary Bathroom - Faucets/Traps: Aerator needs service
- ⊖ 3.10.1 Primary Bathroom - Walls: Hole for toilet supply line overcut
- ⊖ 3.11.1 Primary Bathroom - Ceiling: Hole for Vent overcut
- ⊖ 6.5.1 Bedroom 2 - Walls: Surface damage
- ⊖ 6.5.2 Bedroom 2 - Walls: Bad drywall joint
- ⊖ 9.5.1 Living Room - Ceilings: Hole for fixture overcut
- ⊖ 10.5.1 Laundry Room - Doors: Crack in jamb
- ⊖ 11.2.1 Garage - Floor: Exposed aggregate
- ⊖ 15.2.1 Roof - Coverings: Damaged shingles
- ⊖ 16.1.1 Exterior - Exterior Cladding: Loose Boards
- ⊖ 16.1.2 Exterior - Exterior Cladding: Unsealed penetrations
- ⊖ 16.2.1 Exterior - Foundation: Seal/Patch voids in foundation
- ⊖ 16.3.1 Exterior - Exterior Doors: Shim at threshold needs to be trimmed back
- ⊖ 16.3.2 Exterior - Exterior Doors: Dent in door face
- ⊖ 16.8.1 Exterior - Exterior electrical: Outlet cover missing
- ⊖ 16.10.1 Exterior - Sprinkler system: Broken head

1: INSPECTION DETAILS

Information

General Information: Category Single Family	General Information: Year Built 2021	General Information: Inspection Type New Construction Pre-Closing
General Information: Weather Conditions Clear and dry	Inspection Time: Start Time 1:00	Inspection Time: Completion Time 3:00
In Attendance: In Attendance Buyer, Buyer's Agent, Contractor, Home Inspector	Property Status: Occupancy New construction, Gas off	

General Information: Inspector Statement
signed

Thank you for choosing BiltRite to partner with you in this property transaction. We strive to provide as much accurate information as possible in your inspection report and we truly value our relationship with you, our client. Please read ALL information in this report carefully and feel free to contact me directly with any questions. Congratulations on your property!

Best regards,



Inspection Completion Checklist: Verified Conditions

Thermostats reset to original settings, Lights off, Attic access closed and clean, Windows all closed and locked, Doors all closed and locked, Buyers agent notified of completion, Client review complete or scheduled

The following items were verified as completed prior to inspector leaving the property. We endeavor to leave the home exactly as we found it.

2: KITCHEN

Information

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Dishwasher: Brand
Whirlpool

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool

Built-in Microwave: Brand
Whirlpool

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

Refrigerator: Brand
Not yet installed



Faucet: Type
Standard w sprayer

Countertops: Type
Solid Surface

Ceilings: Finish
Knockdown

HVAC: AC Type
Central AC Duct

Sink: Type
Stainless

Windows: Window Type
Insulated vinyl

Floors: Floor Coverings
Tile

Cabinets: Cabinet type
Wood, Laminate

Walls: Material type
Drywall

Electrical: Type
GFCI

Garbage Disposal: Brand
Moen



Limitations

Electrical
GFCI RESET LOCATION
Same Room

Observations

2.1.1 Range/Oven/Cooktop
INOPERABLE
No power to Oven
Recommendation
Contact a qualified professional.

 Recommendation



2.1.2 Range/Oven/Cooktop
NO GAS

 Recommendation

Burners did not light. Recommend safety check by gas provider.

Recommendation

Contact a qualified professional.

2.2.1 Dishwasher

DOES NOT FULLY DRAIN

Dishwasher does not fully drain at end of cycle.

Recommendation

Contact a qualified professional.



Recommendation



2.4.1 Built-in Microwave

INOPERABLE

No power to microwave

Recommendation

Contact a qualified professional.



Recommendation



2.6.1 Faucet

FAUCET INSTALLED IMPROPERLY

Recommendation

Contact a qualified professional.



Recommendation



2.9.1 Countertops

CHIPPED

Damaged edge of counter

Recommendation

Contact a qualified professional.

 Recommendation



2.11.1 Walls

DAMAGED DRYWALL

Wall surface damaged. Unfinished repairs

Recommendation

Contact a handyman or DIY project

 Recommendation



3: PRIMARY BATHROOM

Information

Toilet: Size 1.6 gal	Shower: Type Tile w fiberglass/acrylic base	Cabinets/Tops: Type Solid surface/wood
Faucets/Traps: Type Designer	Water Supply, Distribution Systems & Fixtures: Drain Pipe Material PVC	Water Supply, Distribution Systems & Fixtures: Water Supply Material Pex
Lighting Fixtures, Switches & Receptacles: Type GFCI	HVAC: AC Type Central AC Duct, Bath vent	Doors: Type Hollow core
Windows: Type Insulated vinyl	Walls: Wall Material Drywall	Ceiling: Ceiling Material Knockdown
Floors: Floor Coverings Tile		

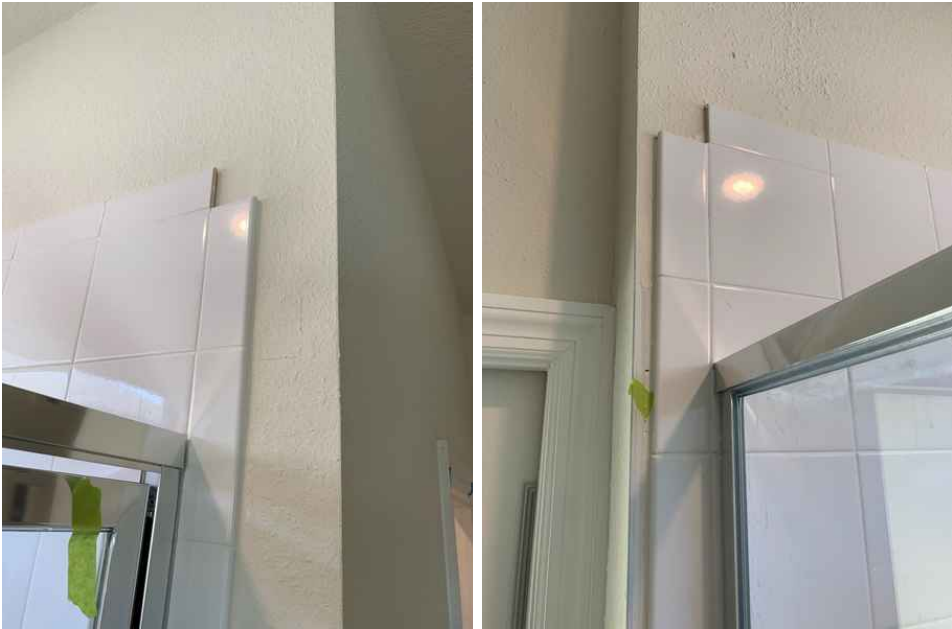
Limitations

Lighting Fixtures, Switches & Receptacles
GFCI RESET LOCATION
Secondary Bath

Observations

3.2.1 Shower
TILE INCOMPLETE
Tile installation was not yet complete.
Recommendation
Contact your builder.

 Recommendation



3.2.2 Shower
**VALVES/SHOWERHEAD NOT YET
INSTALLED**
Recommendation
Contact a qualified professional.

 Recommendation



3.2.3 Shower
NO DRAIN COVER
Recommendation
Contact a qualified professional.

 Recommendation



3.2.4 Shower

SOAP DISH DIFFERENT COLOR THAN SURROUND

Recommendation

Contact a qualified professional.



Recommendation



3.4.1 Faucets/Traps

AERATOR NEEDS SERVICE

Aerator tip screens need cleaning or replacement. Faucet sprays water sideways.

Recommendation

Contact a qualified professional.



Maintenance Item



3.10.1 Walls

HOLE FOR TOILET SUPPLY LINE OVERCUT

Recommendation

Contact a qualified professional.

 Recommendation



3.11.1 Ceiling

HOLE FOR VENT OVERCUT

Recommendation

Contact a qualified professional.

 Recommendation



4: HALL BATHROOM

Information

Toilet: Size 1.6 gal	Shower: Type Fiberglass/acrylic walls and base, Standard tub/shower	Cabinets/Tops: Type Solid surface/wood
Faucets/Traps: Type Designer	Water Supply, Distribution Systems & Fixtures: Drain Pipe Material PVC	Water Supply, Distribution Systems & Fixtures: Water Supply Material Pex
Lighting Fixtures, Switches & Receptacles: Type GFCI	HVAC: AC Type Central AC Duct, Bath vent	Doors: Type Hollow core
Walls: Wall Material Drywall	Ceiling: Ceiling Material Knockdown	Floors: Floor Coverings Tile

Limitations

Lighting Fixtures, Switches & Receptacles

GFCI RESET LOCATION

Same Room

5: PRIMARY BEDROOM

Information

General: Type Original to home	Lighting Fixtures, Switches & Receptacles: Type Standard 3 prong	Doors: Type Hollow core
Windows: Window Type Insulated vinyl	Walls: Wall Material Drywall	Ceilings: Ceiling Material Knockdown
Smoke Detectors: Type Standard smoke detector	Floors: Floor Coverings Carpet	HVAC: AC Type Central duct

Limitations

General

EXISTING CONDITIONS

Generally clean and fully inspected

The following conditions were noted in this space during inspection:

6: BEDROOM 2

Information

General: Type Original to home	Lighting Fixtures, Switches & Receptacles: Type Standard 3 prong	Doors: Type Hollow core
Windows: Window Type Insulated vinyl	Walls: Wall Material Drywall	Ceilings: Ceiling Material Knockdown
Smoke Detectors: Type Standard smoke detector	Floors: Floor Coverings Carpet	HVAC: AC Type Central duct

Limitations

General

EXISTING CONDITIONS

Generally clean and fully inspected

The following conditions were noted in this space during inspection:

Observations

6.5.1 Walls

SURFACE DAMAGE

Recommendation

Contact a qualified professional.

Recommendation



6.5.2 Walls

BAD DRYWALL JOINT

Recommendation

Contact a qualified professional.

Recommendation



7: FOYER/ HALL

Information

General: Type Original to home p	Doors: Type Entry door	Walls: Wall Material Drywall
Ceilings: Ceiling Material Knockdown	Floors: Floor Coverings Tile	Lighting Fixtures, Switches & Receptacles: Type Standard 3 prong
HVAC: AC Type Central AC Duct		

Limitations

General

EXISTING CONDITIONS

Needs cleaning

The following conditions were noted in this space during inspection:

8: BONUS ROOM

Information

General: Type Original to home p	Windows: Window Type Insulated vinyl	Walls: Wall Material Drywall
Ceilings: Ceiling Material Knockdown	Floors: Floor Coverings Tile	Lighting Fixtures, Switches & Receptacles: Type Standard 3 prong
HVAC: AC Type Central AC Duct		

Limitations

General

EXISTING CONDITIONS

Needs cleaning

The following conditions were noted in this space during inspection:

9: LIVING ROOM

Information

General: Type Original to home	Doors: Type Sliding Glass Door	Windows: Window Type Insulated vinyl
Walls: Wall Material Drywall	Ceilings: Ceiling Material Knockdown	Floors: Floor Coverings Carpet
Lighting Fixtures, Switches & Receptacles: Type Standard 3 prong	HVAC: AC Type Central AC Duct	

Limitations

General

EXISTING CONDITIONS

Generally clean and fully inspected

The following conditions were noted in this space during inspection:

Observations

9.5.1 Ceilings

HOLE FOR FIXTURE OVERCUT

Recommendation

Contact a qualified professional.

 Recommendation



10: LAUNDRY ROOM

Information

Washer: Estimated Appliance Age Not present	Washer Drain and Supply Connections: Type No hoses attached	Dryer: Dryer Type 220 Electric, Gas
Dryer: Estimated Appliance Age Not present	Doors: Type Hollow core	Walls: Wall Material Drywall
Ceilings: Ceiling Material Knockdown	Floors: Floor Coverings Tile	Lighting Fixtures, Switches & Receptacles: Type Standard 3 prong
HVAC: AC Type Central AC Duct		
Dryer Vent: Vent Type Metal vent		
Dryer vents of all types can accumulate lint and cause the unit to take longer to dry and can also cause fires. Dryer vents should be professionally cleaned annually.		



Observations

10.5.1 Doors

CRACK IN JAMB

Recommendation

Contact a qualified professional.

 Recommendation



11: GARAGE

Information

Type Enclosed Garage	Ceiling: Type Knockdown	Floor: Type Concrete
Walls & Firewalls: Type Drywall	Garage Door: Type Automatic	Lighting Fixtures, Switches & Receptacles: Type GFCI



Occupant Door (From garage to inside of home): Type Solid Fiberglass
Garage Door: Material Metal



Limitations

General
EXISTING CONDITIONS

Generally clean and fully inspected
The following conditions were noted in this space during inspection:

Lighting Fixtures, Switches & Receptacles

GFCI RESET LOCATION

Same Room

Observations

11.2.1 Floor

EXPOSED AGGREGATE

Improper finish at some areas. Aggregate showing through slick finish.

Recommendation

Contact a qualified professional.

 Recommendation



12: PLUMBING

Information

Overall condition
Generally functional and up to date

Supply pipes: Backflow preventer
Present



Supply pipes: Main shut off
Front



Waste Pipes: Main Cleanout
Side



Waste Pipes: Type
PVC

Water Heater: Capacity
Tankless

Water Heater: Hot water temperature
N/A

Water Heater: Year of last update
2020

Supply pipes: Type
PEX



Water Heater: Type
Gas



Limitations

Water Heater

NO GAS

Water heater inoperable due to gas being turned off.

Water Heater

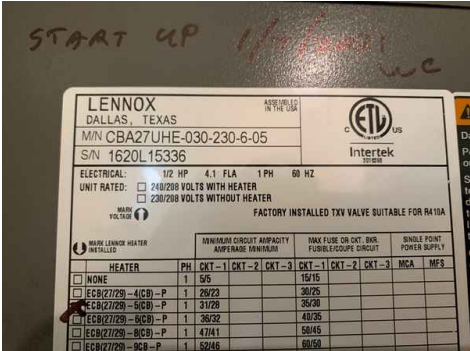
TANKLESS WATER HEATERS NEED ANNUAL SERVICE

For best long-term operation and durability, tankless water heater's require back flushing once a year. Consult with a qualified plumber to service and flush as needed.

13: COOLING AND HEATING

Information

General: Overall condition Generally functional and up to date	General: Year of last update 2020	Equipment: Electrical Disconnect Blade switch
Equipment: Energy Source/Type Heat Pump	Equipment: Size 2.5 ton	Equipment: Status Functional
Equipment: Year of last update 2020	Normal Operating Controls: Thermostat type Digital	Distribution System: Configuration Flex duct
Equipment: Brand Lennox		



Equipment: Location of exterior unit
Exterior South



Equipment: SEER Rating
Unlabeled
Modern standards call for at least 13 SEER rating for new install.
Read more on energy efficient air conditioning at [Energy.gov](https://www.energy.gov).

Condensation drain: Type
Float switch shut off




Limitations

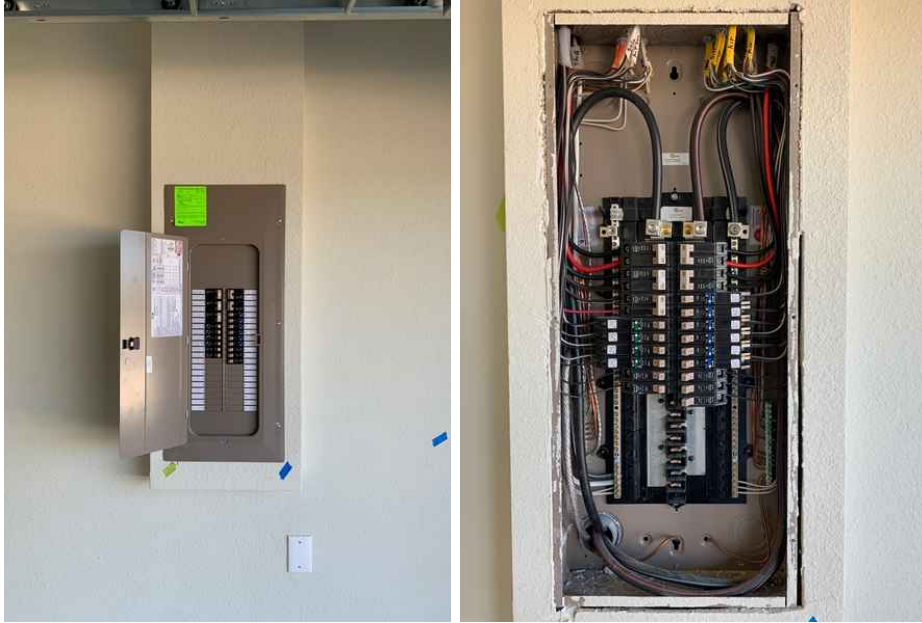
Equipment
NO DOCUMENTATION FOR SEER

14: ELECTRICAL

Information

Overall condition Generally updated	Year of last update 2020	Service Entrance Conductors: Electrical Service Conductors Below Ground
		
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main disconnect Service panel breaker	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Garage	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Service 200 A
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 200 AMP	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location None
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper	Branch Wiring Circuits, Breakers & Fuses: Ground Grounded to rebar	Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex

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



15: ROOF

Information

General: Inspection Method Drone	General: Roof Type/Style Combination	General: Year of last update 2020
Coverings: Remaining useful life 10+ years	Eave drip: Type 6" FHA eave drip	Roof Drainage Systems: Gutter Material Aluminum
Flashings: Material Galvanized	Skylights, Chimneys & Other Roof Penetrations: Chimney type None	Skylights, Chimneys & Other Roof Penetrations: Plumbing Vent Boots Lead
Skylights, Chimneys & Other Roof Penetrations: Skylight type None	Skylights, Chimneys & Other Roof Ventilation: Type Off ridge vents	

General: General condition
Generally updated

Generally speaking, a 3 tab shingle roof has a lifespan of 17 to 20 years in Florida's climate. An architectural fiberglass shingle roof has a lifespan of 22 to 25 years. When evaluating roof life, we rely on available permit information as a starting point, but mainly consider the overall condition of the materials to determine the condition and remaining lifespan. Missing granules, exposed fiberglass fibers, eave drip condition, and other visual cues provide the inspector with insight as to age and condition. The final determination of age and remaining life is based on a combination of all of the above factors.

Coverings: Material
Architctural fiberglass



Observations

15.2.1 Coverings

DAMAGED SHINGLES

 Recommendation

Surface damage or exposed meals through single surface. Replace any damaged shingles.

Recommendation
Contact a qualified professional.



16: EXTERIOR

Information

Exterior Cladding: Cladding Materials Present

Fiber Cement

Exterior Cladding: Trim Material

Fiber cement

Foundation: Material

Slab on Grade

Exterior Doors: Exterior Entry Door

Metal

Walkways, Patios & Driveways: Driveway Material

Concrete

Doorbell: Doorbell type

Hardwired

Eaves, Soffits & Fascia: Material type

Aluminum, Vinyl

Exterior electrical: Type

GFCI

Sprinkler system: Coverage

Front and rear



Limitations

Vegetation, Grading, Drainage & Retaining Walls
APPROPRIATE GRADING

Verified Positive drainage away from building foundation on all sides. Minimum 4 inch step down from living space to adjacent grade.

Exterior electrical
GFCI RESET LOCATION
Same Room

Observations

16.1.1 Exterior Cladding
LOOSE BOARDS

 Recommendation

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation
Contact a qualified professional.



Front Entry

16.1.2 Exterior Cladding
UNSEALED PENETRATIONS

 Recommendation

Gaps should be sealed with urethane sealant to prevent water intrusion.

Recommendation
Contact a qualified professional.



Rear Right Corner

16.2.1 Foundation

SEAL/PATCH VOIDS IN FOUNDATION

Recommendation

Contact a qualified professional.



Recommendation

16.3.1 Exterior Doors

SHIM AT THRESHOLD NEEDS TO TRIMMED BACK

Recommendation

Contact a qualified professional.



Recommendation



16.3.2 Exterior Doors

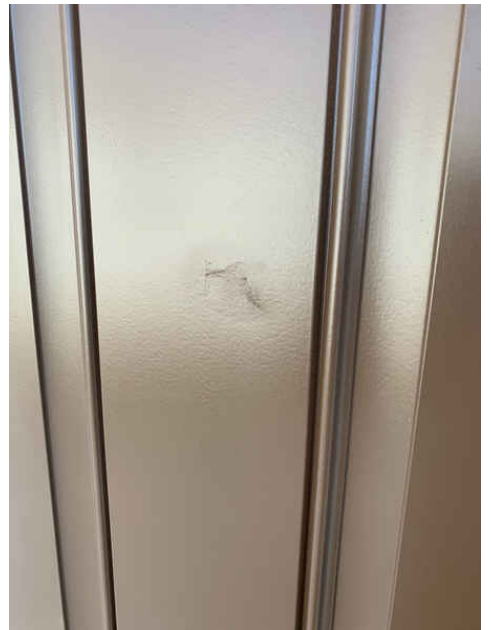
DENT IN DOOR FACE

Recommendation

Contact a qualified professional.



Recommendation



16.8.1 Exterior electrical

OUTLET COVER MISSING

Weatherproof cover missing or damaged.

Recommendation

Contact a qualified professional.



Recommendation



16.10.1 Sprinkler system
BROKEN HEAD
Recommendation
Contact a qualified professional.

 Recommendation

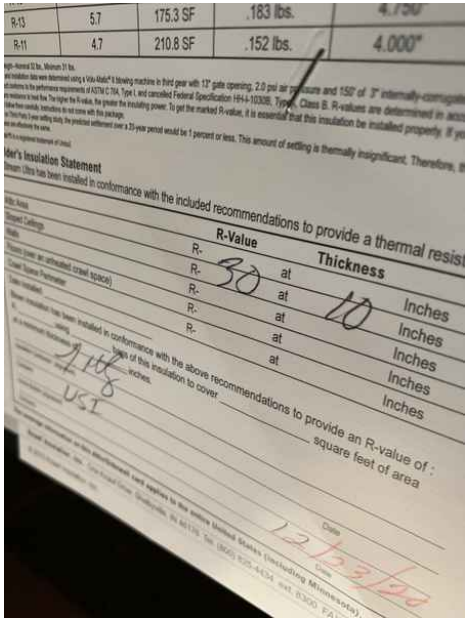


Zone 1

17: ATTIC

Information

Access Location: Location	Roof Structure: Decking Type	Roof Structure: Framing Type
Garage	Oriented Strand Board	Engineered trusses
Attic Insulation: Insulation Type	Attic Insulation: R-value	Ventilation: Ventilation Type
Blown	30	Off ridge



Conditions noted
Exposed romex, Some areas inaccessible, Insulation covers wiring

Access Location: Limited access to attic space
Access to portions of the attic was obstructed by framing, personal items, or AC ducting. Only issues from accessible areas are noted.

18: STRUCTURE

Information

Floor Structure: Material Monolithic concrete slab	Floor Structure: Sub-floor Not present (single story)	Wall Structure: Material Wood frame
Ceiling Structure: Frame Material Engineered wood truss	Ceiling Structure: Framing attachment Structural screws	Ceiling Structure: Sheathing material Oriented Strand Board

19: GENERAL INDOOR AIR QUALITY

Information

Indoor temperature and relative humidity Normal RH below 55%	Moisture survey No evidence of moisture	Visible suspect mold growth No VSMG noted
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Limitations

General

NORMAL CONDITIONS

Based on the conditions observed during this inspection indoor air quality conditions appear to be appropriate for normal habitation.

20: ACCESSORY ITEMS

Information

Accessory items present

Irrigation System

Any accessory items listed above are not included in a standard inspection scope. Inspector may note obvious issues as a courtesy. IF additional information is desired for these items, it is recommended that you contact a contractor or vendor who installs or services the items for a consultation.

21: FINAL COMMENTS

Limitations

General

NICE NEW HOME!

Congratulations on choosing a new construction home for you and your family. Generally speaking, newer homes are built to superior engineering standards, are more energy efficient, and are made from more durable materials compared to homes of previous eras.

STANDARDS OF PRACTICE

Kitchen

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

Primary Bathroom

Inspector shall observe all accessible surfaces for damage or defects. All plumbing fixtures shall be operated in their normal manner and observed for defects. Tubs and showers shall be run in hot and cold mode to observe valve and drain operation. Sinks shall be run in hot and cold mode to observe valve and drain operation. Toilets are flushed multiple times and checked for proper seal to floor. Electrical items are checked for proper operation.

Hall Bathroom

Inspector shall observe all accessible surfaces for damage or defects. All plumbing fixtures shall be operated in their normal manner and observed for defects. Tubs and showers shall be run in hot and cold mode to observe valve and drain operation. Sinks shall be run in hot and cold mode to observe valve and drain operation. Toilets are flushed multiple times and checked for proper seal to floor. Electrical items are checked for proper operation.

Primary Bedroom

Inspector will observe all accessible surfaces (walls, floor, ceilings) and notate damage or signs of moisture. Inspector will test accessible electrical outlets, lights, fans for function, power, polarity and grounding. Accessible windows and doors will be checked for operation and overall condition.

Bedroom 2

Inspector will observe all accessible surfaces (walls, floor, ceilings) and notate damage or signs of moisture. Inspector will test accessible electrical outlets, lights, fans for function, power, polarity and grounding. Accessible windows and doors will be checked for operation and overall condition.

Foyer/ Hall

Inspector will observe all accessible surfaces (walls, floor, ceilings) and notate damage or signs of moisture. Inspector will test accessible electrical outlets, lights, fans for function, power, polarity and grounding. Accessible windows and doors will be checked for operation and overall condition.

Bonus Room

Inspector will observe all accessible surfaces (walls, floor, ceilings) and notate damage or signs of moisture. Inspector will test accessible electrical outlets, lights, fans for function, power, polarity and grounding. Accessible windows and doors will be checked for operation and overall condition.

Living Room

Inspector will observe all accessible surfaces (walls, floor, ceilings) and notate damage or signs of moisture. Inspector will test accessible electrical outlets, lights, fans for function, power, polarity and grounding. Accessible windows and doors will be checked for operation and overall condition.

Laundry Room

Inspector will observe all accessible surfaces (walls, floor, ceilings) and notate damage or signs of moisture. Inspector will test accessible electrical outlets, lights, fans for function, power, polarity and grounding. Accessible windows and doors will be checked for operation and overall condition.

IF washer and dryer are present, inspector will power equipment up and run through a cycle to test operation. Plumbing and electrical connections are checked and dryer vent attachment and discharge are observed.

Plumbing

Inspector shall observe and notate all piping types at accessible supply and drain pipe locations. Fixtures shall be operated in their normal manner and noted for defects. Water heaters are observed and noted for age and condition and functionality is documented (water temperature.) Pressure relief valves are observed and conditions noted.

Cooling and Heating

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 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.

Roof

Accessible areas of the roof are viewed from ladder at eave line or by traversing roof, or Drone camera (based on inspector's discretion and weather conditions.) Second story roof areas are viewed from the ground or Drone camera. Overall conditions are noted as well as specific defects such as exposed nails and damaged shingles. Flashings, valleys, and wall integrations are inspected for proper assembly and materials. NOTE - ROOF LEAKS ARE NOT ALWAYS DETECTABLE ESPECIALLY IF WEATHER CONDITIONS ARE DRY. WE WILL NOTE ALL POTENTIAL POINT OF WATER INTRUSION AND WILL SCAN ALL CEILINGS WITH IR BUT WE CAN ONLY NOTE CONDITIONS THAT ARE OBSERVED AT THE TIME OF THE INSPECTION.

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

Exterior

Exterior surfaces are viewed from ground level. General finish condition is observed and areas of present, or potential water intrusion are noted. Integration points of windows, doors, and eaves with perimeter walls are checked for proper seal and flashings were viewable. Floor elevation relative to exterior grade is checked. Exterior electrical outlets and hose bibbs are checked.

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

Attic

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.

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.

Accessory Items

The following items, if present, are visually inspected as a courtesy, but are not included in accepted home inspection guidelines. IF your home has any of these items present, it is recommended that you consult with a qualified specialty vendor for an evaluation of these items:

1. Central vacuum
2. Water treatment equipment
3. Security systems and video equipment
4. Blinds and shutters
5. Spa's, hot tubs, above ground pools
6. Intercoms
7. Any home automation equipment