



ISLAND INSPECTIONS- LLC

1-843-817-8810

[matt@islandinspectionsllc.com](mailto:matt@islandinspectionsllc.com)

<http://www.islandinspectionsllc.com>



ISLAND INSPECTIONS LLC

1234 Main St.  
Pawleys Island, SC 29585

Buyer Name

08/18/2019 9:00AM



Inspector

**Matt Smoak**

SC RBI# 49213

843-817-8810

[matt@islandinspectionsllc.com](mailto:matt@islandinspectionsllc.com)



Agent

**Agent Name**

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

## Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	4
2: ROOF	7
3: EXTERIOR	10
4: ELECTRICAL	14
5: PLUMBING	16
6: ATTIC	18
7: KITCHEN	20
8: APPLIANCES	21
9: INTERIOR	24
10: LIVING ROOM	25
11: DINING ROOM	26
12: STUDY/ OFFICE	27
13: BREAKFAST NOOK	28
14: BEDROOMS	29
15: BATHROOMS	32
16: GARAGE	43
17: HVAC- HEATING VENTILATION AND COOLING	45
18: LAUNDRY ROOM	50
19: FOUNDATION, CRAWLSPACE, BASEMENT & STRUCTURE	52
20: FINAL CHECKLIST	53
STANDARDS OF PRACTICE	54

---

# SUMMARY

---

-  2.3.1 Roof - Flashings: Damaged
-  3.1.1 Exterior - Siding, Flashing & Trim: Garage trim
-  3.1.2 Exterior - Siding, Flashing & Trim: Settlement Cracking
-  3.2.1 Exterior - Exterior Doors: Paint/Refinish Needed
-  3.2.2 Exterior - Exterior Doors: Front Door Ring Doorbell
-  3.2.3 Exterior - Exterior Doors: Front door lock
-  3.2.4 Exterior - Exterior Doors: Front door overhang
-  4.3.1 Electrical - Sub-Panel: AFCI/Defective
-  9.4.1 Interior - Walls: Sheetrock defects
-  11.2.1 Dining Room - Walls: Rough patch
-  12.2.1 Study/ Office - Walls: Nail Pops
-  13.2.1 Breakfast Nook - Walls: Nail Pops
-  14.1.1 Bedrooms - Bedroom #1: Nail Pops
-  15.1.1 Bathrooms - Bathroom #1: Nail Pops
-  15.2.1 Bathrooms - Bathroom #2: Shower Kit
-  15.4.1 Bathrooms - Bathroom #4: Nail Pops
-  15.4.2 Bathrooms - Bathroom #4: Shower Kit
-  17.3.1 HVAC- Heating Ventilation and Cooling - Heating Equipment: Condensation/Rust
-  17.3.2 HVAC- Heating Ventilation and Cooling - Heating Equipment: Air handler damage
-  17.4.1 HVAC- Heating Ventilation and Cooling - Thermostat: Electrical
-  19.1.1 Foundation, Crawlspace, Basement & Structure - Foundation: Moisture Barrier Visible

# 1: INSPECTION DETAILS

## Information

---

### In Attendance

Home Owner, Client

### Occupancy

Utilities On, Furnished, Occupied

### Style

Modern, Two story

### Temperature (approximate)

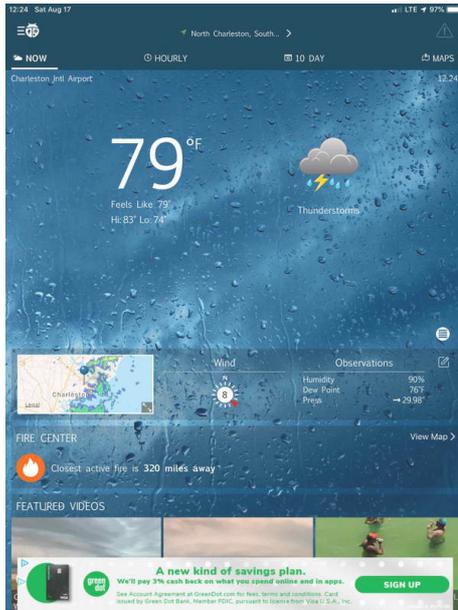
79 Fahrenheit (F)

### Type of Building

Single Family

### Weather Conditions

Warm, Recent Rain, Cloudy



### Soil Condition

Wet

## Overview

Thank you for allowing Island Inspections LLC the opportunity to conduct a home inspection of the property listed above. Island Inspections LLC strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the State of South Carolina ([SC SOP/ ASHI](#)) and InterNACHI ([NACHI SOP](#)). As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople, within the client's contingency period or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection. We understand that the function of this report is to assist you in understanding the condition of the property and to assist in making an informed purchase decision.

The report contains a review of components in the following categories: Grounds, Roofing, Exterior, Structure, HVAC, Plumbing, Electrical, Attic/ Insulation/. Ventilation, and Interior. Additional categories may or may not be included. This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. The report is designed to be easy to read and comprehend; however, it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection. **This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present.** The statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure and Pest (CL-100) Inspection Report. Refer to the State of South Carolina Standards of Practice (linked to above), and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH. This inspection report should be used alongside the sellers disclosure, pest inspection (CL-100) report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are highly recommended as they will cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

## Orientation

For the sake of this inspection, the front of the property will be considered as the portion pictured in the cover photo. References to the left or right of the home should be construed as standing in the front yard, facing the front of the home.

## Notice to Third Parties

**Notice to Third Parties:** This report is the property of Island Inspections LLC and is Copyrighted as of 2018. The Client(s) and Island Inspections LLC own the rights to this report. This document is non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

## Items Not Inspected

Negotiating issues with the builder/ owner/ contractor; sewer lines and/ or onsite waste disposal systems; water softeners; shower pans, over-flow drains, low voltage electrical systems; backup generators, data and communications systems or other ancillary wiring that is not part of the primary electrical distribution system, lightning arrestors; any timing systems; water purification systems; well systems (unless specifically requested); solar heating systems; swimming pools (unless specifically requested), spas (unless specifically requested); fencing; playground or sports equipment; underground sprinkler systems (unless specifically requested); pressure tests on central air conditioner systems; furnace heat exchangers; radiant heating systems; portable appliances (including refrigerators, washers, dryers, etc.), carbon monoxide detectors. We do not inspect for any environmental issues such as lead paint, asbestos, mold (unless specifically requested), radon gas (unless specifically requested), or drinking water quality (unless specifically requested). We do not address conditions relating to animals, pests, or rodents. EIFS siding systems are not inspected. No sampling or analysis for mold is conducted unless specifically requested and additional Agreements are signed. Cosmetic features are excluded, including without limitation: paint; wall coverings; carpeting and other floor coverings; paneling; shelving, window treatments, lawn; and landscaping. We do not inspect for building code compliance, soil analysis, adequacy of design, capacity, efficiency size, value, flood plain location, pollution or habitability. We do not attempt to identify recalled systems or components. We do not operate heating or cooling systems in temperatures that may cause damage to the unit (air conditioner systems will not be operated if outside temperatures are 65 degrees F. or less; heat pumps will not be operated in heat mode if outside temperatures are 75 degrees F. or above). We do not inspect heat exchangers, gas packs, boilers, etc. for cracks. We do not remove covers from heat pump indoor units to evaluate the coils or other internal components.

## Inaccessible Areas

In the report, there may be specific references to areas and/ or items that were inaccessible or only partly accessible. No representations regarding conditions that may or may not be present in these areas will be made. Concealed or inaccessible items or components may remain undetected or not inspected. Defects can happen any time and the visual home inspection documents what was present on the day of the inspection.

## Comment- Key Definitions

This report divides the defects, or deficiencies into three categories: Major Defects (**in red**), Marginal Defects (**in orange**), and Minor Defects/ Maintenance Items/ FYI Items (**colored in blue**). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

- **MAJOR DEFECTS** - Items or components in this category may require a major expense to correct, or may need immediate attention to prevent further damage/s/ from occurring (i.e., busted water heater, pipes, etc.) Items in this category may also require further technical evaluation, repairs and/ or replacement. **Qualified Professionals, such as contractors, engineers, and other invasive evaluations may be necessary to complete the repairs or replacements.**
- **MARGINAL DEFECTS** - Items or components that are deemed marginal have some deficiency present and may have been functional at the time of the inspection, but its functionality may be impaired, not ideal, or the defect may lead to further problems. **Repairs and/ or replacements are recommended to items within this category for optimal performance and/ or to avoid future problems or adverse conditions that may occur due to the defect.** These typically can be performed by a "**Handyman**" or **Qualified Professional** and may not be considered routine maintenance or DIY repairs.
- **MINOR DEFECTS/ MAINTENANCE ITEMS/ FYI ITEMS** - Items or components found in this category are in need of recurring or basic general maintenance and/ or may need minor repairs which may improve their functionality. **Items within this category may be beginning to show signs or wear or were nearing the end of their "expected" useful life, but were still functional at the time of the inspection.** Major repairs or replacement should be anticipated. These repairs or replacements can sometimes represent a major expense; (i.e. HVAC systems, water heaters, roofing, etc.)

These categorizations are in the professional judgement of Island Inspections LLC and are based on what was observed at the time of the inspection. These categories should not be construed to mean that items designated as "Minor Defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment are more important than the categorization. Your perception, opinions, or personal experience may lead you to believe the defects belong in a different category and you should feel free to consider the importance you believe they hold during your purchasing decision. Again, it's the "recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

# 2: ROOF

## Information

**Inspection Method**

Drone, Ground

**Roof Type/Style**

Gable

**Coverings: Material**

Architectural Shingle

**Roof Structure: Roof Deck Material**

Radiant Shield Barrier

**Roof Structure: Style**

Gable

**Roof Structure: Roof Framing Type**

Joists & Rafters

**Flashings: Material**

Metal

**Ventilation: Ventilation Type**

Ridge Vents, Soffit Vents, Gable Vents

**Vent Stacks, Chimney, Skylight/s/ & Other Roof Penetrations: Chimney**

Not present

**Eaves, Soffits & Fascia: Material**

Vinyl

**Views**



### Vent Stacks, Chimney, Skylight/s/ & Other Roof Penetrations: Vent Stacks

Plastic

The vent stack boots were inspected and no signs of defects were observed, unless otherwise noted in the report.



## Limitations

## Deficiencies

### 2.3.1 Flashings

 Minor Defects/ Maintenance Items/ FYI

#### **DAMAGED**

Observed one or more areas of the drip flashing to show damage. Recommend having a qualified professional, handyman or DIY repair. Location observed: front right corner above garage.

Recommendation

Contact a qualified professional.



# 3: EXTERIOR

## Information

**Inspection Method**

Visual, Attic Access

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

Vinyl, Brick Veneer, Wood

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

Vinyl Siding, Brick

**Siding, Flashing & Trim: Siding Trim**

Vinyl

**Exterior Doors: Exterior Entry Door**

Masonite

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

Concrete



**Decks, Balconies, Porches & Steps: Views**

**Decks, Balconies, Porches & Steps: Appurtenance**

Front Porch, Sidewalk, Patio

**Decks, Balconies, Porches & Steps: Material**

Concrete

**Vegetation, Grading, Drainage & Retaining Walls: Site Grading**

Mostly Level, Sloped away from structure

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

Generally Maintained, Not Growing Against the Structure

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

Not Present

**Exterior Views**



East-front



South-left



West-rear



North- right

**Deficiencies**

3.1.1 Siding, Flashing & Trim

 Minor Defects/ Maintenance Items/ FYI

**GARAGE TRIM**

Garage trim gap needs to be sealed. 1/4 inch gap could allow water intrusion. Right garage door trim, far right trim piece.

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

**SETTLEMENT CRACKING**

 Minor Defects/ Maintenance Items/ FYI

Observed settlement cracking in one or more areas of wood trim. Double window, front of house.

Recommendation

Contact a qualified professional.



3.2.1 Exterior Doors

**PAINT/REFINISH  
NEEDED**

 Minor Defects/ Maintenance Items/ FYI

Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.



## 3.2.2 Exterior Doors

**FRONT DOOR RING DOORBELL**

Minor Defects/ Maintenance Items/ FYI

Client advised the Ring doorbell has intermittent issues pertaining to the function of the doorbell. Client advised the doorbell sometimes will ring non-stop upon pressing the button. The doorbell was tested; however, on the day of the inspection, the doorbell worked as expected. **Recommend relaying the issue to the builder for warranty replacement.**

## 3.2.3 Exterior Doors

**FRONT DOOR LOCK**

Minor Defects/ Maintenance Items/ FYI

Client advised of an issue pertaining to the front door locking deadbolt. Client advised the Bluetooth feature of the deadbolt does not function as expected and the battery/ies/ for the deadbolt sustain a charge for about one day only. **Recommend relaying the issue with the builder for warranty replacement.**

## 3.2.4 Exterior Doors

**FRONT DOOR OVERHANG**

Marginal/ Moderate Defects

Observed the rain diverter above the front door to be missing. Recommend relaying the information to the builder for repair. This will help in diverting rain water away from the door entrance.

## Recommendation

Contact a qualified professional.



Example

# 4: ELECTRICAL

## Information

**Service Entrance Conductors:  
Electrical Service Conductors**

Aluminum

**Main Service Panel: Main Panel  
Location**

Left

**Main Service Panel: Panel  
Capacity**

200 AMP

**Main Service Panel: Panel Type**  
Circuit Breaker

**Main Service Panel: Service Line  
Material**

Aluminum

**Main Service Panel: Branch  
Circuit Wiring**

Non-metallic shielded copper  
(NMC)

**Sub-Panel: Sub-Panel Line  
Material**

Aluminum

**Sub-Panel: Branch Circuit Wiring**  
Non-Metallic Shielded Copper  
(NMC)

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

Romex, Not Visible

**Main Service Panel: Panel Manufacturer**  
Square D



**Sub-Panel: Location**

Garage



**Smoke Detectors: Type**

Hard-wired interconnected

Recommend testing the smoke detectors monthly and changing the batteries (if applicable) every six months.

**Limitations**

**Deficiencies**

4.3.1 Sub-Panel

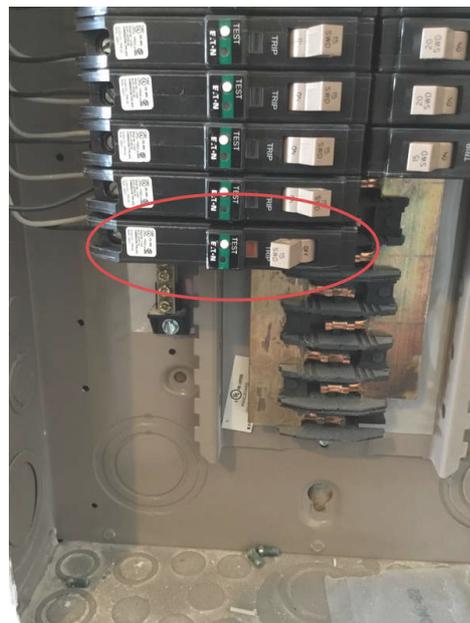
 Major Defects

**AFCI/DEFECTIVE**

AFCI was tested by means of pressing the test button. An immediate spark was observed and the breaker tripped. The breaker was unable to be reset by turning the breaker off and then on. The breaker was also disconnected from the actual panel, with both the common and live wires disconnected to attempt to reset the breaker. The breaker was still unable to be reset. Recommend having a qualified professional (electrician) further evaluator and repair. The breaker in question goes to the master bedroom.

Recommendation

Contact a qualified professional.



# 5: PLUMBING

## Information

---

**Filters**

None

**Water Source**

Public

**Main Water Shut-off Device:**

**Location**

Garage



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

Pex

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

Pex, PVC

**Drain & Waste Systems: Sewer System**

Public

**Drain & Waste Systems: Drain Size**

Not visible, 4"

**Drain & Waste Systems: Material**

PVC

**Hot Water Systems & Controls: View/s/**

**Hot Water Systems & Controls: Power Source/Type**

Gas, Tankless

**Hot Water Systems & Controls: Manufacture Date**

2018

**Hot Water Systems & Controls: Location**

Tankless/Exterior

**Hot Water Systems & Controls: Temperature Pressure Release Valve (TPR Valve)**

Present with Blow-off Leg, Not Tested

**Hot Water Systems & Controls: Fuel Disconnect**

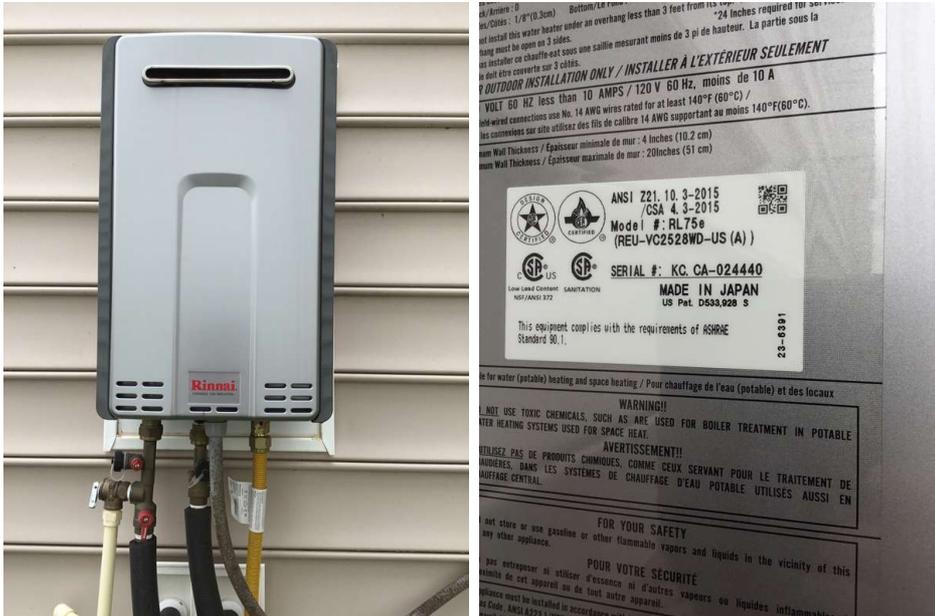
Within sight of equipment, Breaker

## Hot Water Systems & Controls: Manufacturer

Rinnai

The water heater worked as expected. We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



## Hot Water Systems & Controls: TPRV Info

A TPR valve was in place, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150 psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report

# 6: ATTIC

## Information

---

**Attic Access/es/:** Attic Entry  
Closet, Bedroom

**Attic Insulation: Insulation Type**  
Loose-fill, Fiberglass

**Attic Insulation: R-value**  
30



## Attic Views: Views

### Attic Views



## Limitations

Disclaimer

### DISCLAIMER

Attics are navigated as best and safely as possible; levels of high insulation, HVAC ductwork, framing, and other factors can prevent physical and visual accessibility of some areas and items. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

# 7: KITCHEN

## Information

---

### Views



**Countertops & Cabinets:  
Cabinetry**  
Wood

**Countertops & Cabinets:  
Countertop Material**  
Granite

**Floors: Flooring**  
Wood Laminate

**Ceilings: Ceiling Material**  
Gypsum Board, Smooth

**Electrical: Description**  
Light fixtures, Switches & Outlets,  
GFCI  
  
The GFCIs were tested and  
functioned as expected.

**Sink: Sink Types**  
Stainless Steel

The sink worked as expected. No signs of leaks were observed around the faucet or plumbing.



# 8: APPLIANCES

## Information

---

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

Vented

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

Gas



**Dishwasher: Brand**

Frigidaire

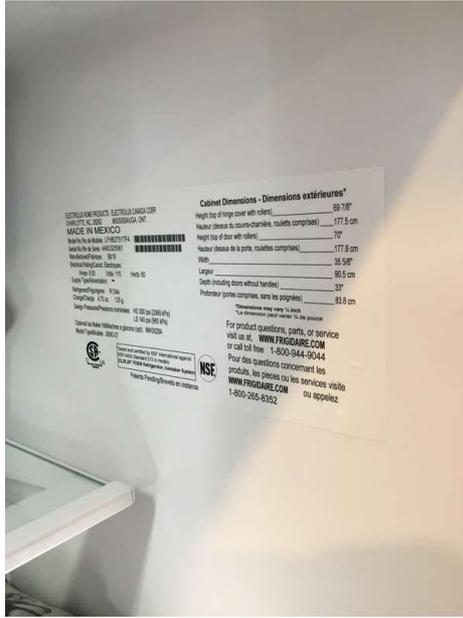
The dishwasher was operated with normal operating controls and ran through a cycle to inspect for leaks. No signs of leaks were observed below the dishwasher.



**Refrigerator: Brand**

Frigidaire

The refrigerator was working as expected.



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

Frigidaire

The cooktop & oven were operated utilizing normal operating controls. The unit worked as expected. No defects were observed unless otherwise noted in the report.



**Garbage Disposal: Brand**

InSinkErator

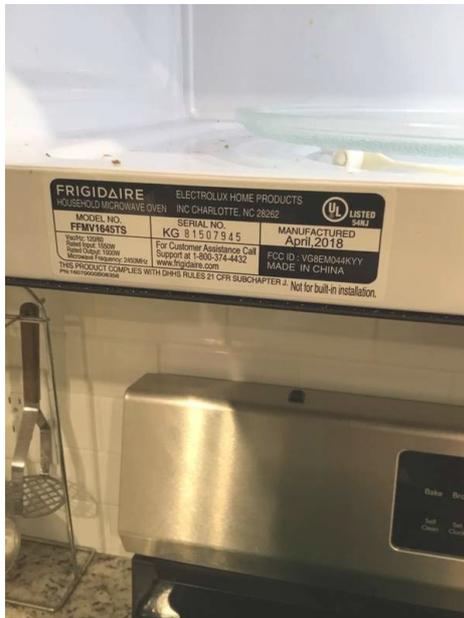
The disposal was tested utilizing normal operating controls. The disposal functioned as expected. The efficiency of how well the unit performs is beyond the scope.



**Built-in Microwave: Brand**

Frigidaire

The microwave was tested utilizing normal operating controls. The microwave functioned as expected. The efficiency of how well the unit performs is beyond the scope.



## 9: INTERIOR

### Information

---

**Floors: Flooring Material**

Carpet

**Walls: Ceiling Material**

Gypsum Board

**Windows: Window Types**

Single Hung, Double pane

All windows were opened for functionality. All windows operated as expected.

### Deficiencies

---

## 9.4.1 Walls



Minor Defects/ Maintenance Items/ FYI

**SHEETROCK  
DEFECTS**

Look for blue or green painters tape to show nail pops, rough areas, etc. these areas need to be brought forth to the builder for warranty information. **Not every nail pop or other defect pertaining to the walls or ceilings were photographed. Blue or Green painters tape was utilized to mark the defects in need of warranty repair.**



# 10: LIVING ROOM

## Information

---

### Views



### Flooring: Floor Coverings

Wood Laminate

### Walls: Wall Material

Gypsum Board, Painted

### Ceilings: Ceiling Material

Gypsum Board, Smooth

### Electrical: Description

Switches & Outlets, Smoke Detector, Light fixture/s/

The outlets, switches and fan worked as expected.

### Windows: Type

Single Hung, Double pane

### Doors: Type

Hinged

# 11: DINING ROOM

## Information

### Views



### Flooring: Floor Coverings

Wood Laminate

### Walls: Wall Material

Gypsum Board, Painted

### Ceilings: Ceiling Material

Gypsum Board, Smooth

### Electrical: Description

Switches & Outlets, Light fixture/s/, smoke detector

The outlets worked as expected.

## Limitations

## Deficiencies

11.2.1 Walls

### ROUGH PATCH

 Minor Defects/ Maintenance Items/ FYI

Observed chair moulding to show signs of uneven finish. Recommend sanding the chair moulding and painting.

Recommendation

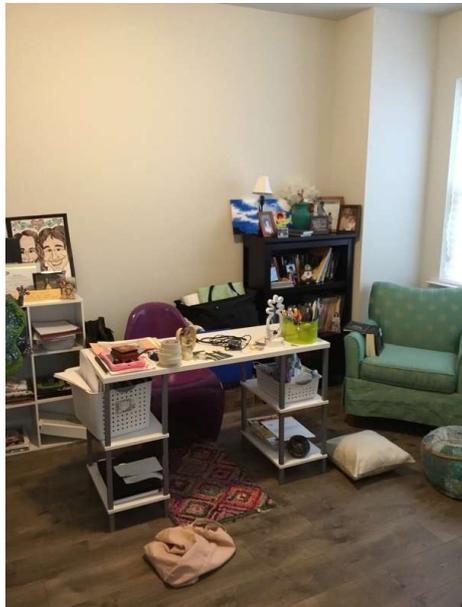
Contact a qualified professional.



# 12: STUDY/ OFFICE

## Information

### Views



### Flooring: Floor Coverings

Wood Laminate

### Walls: Wall Material

Gypsum Board, Painted

### Ceilings: Ceiling Material

Gypsum Board, Smooth

### Electrical: Description

Switches & Outlets, Light fixture/s/

### Windows: Type

Single Hung, Double pane

### Doors: Type

French

## Deficiencies

12.2.1 Walls

### NAIL POPS

Look for blue or green painters tape to show nail pops, rough areas, etc. these areas need to be brought forth to the builder for warranty information.

 Minor Defects/ Maintenance Items/ FYI



# 13: BREAKFAST NOOK

## Information

### Views



### Flooring: Floor Coverings

Wood Laminate

### Walls: Wall Material

Gypsum Board, Painted

### Ceilings: Ceiling Material

Gypsum Board, Smooth

### Electrical: Description

Switches & Outlets, Light fixture/s/, smoke detector

### Windows: Type

Single Hung, Double pane

### Windows: Window Type

Single Pane

### Doors: Type

None

## Deficiencies

13.2.1 Walls

 Minor Defects/ Maintenance Items/ FYI

### NAIL POPS

Observed one or more areas to show signs of nail pops. Recommend tightening the screws/ nails and resealing with joint compound.



# 14: BEDROOMS

## Information

---

### Bedroom #1: Views



### Bedroom #1: Ceilings & Walls

Gypsum board, Painted, Smooth

### Bedroom #1: Flooring

Carpet

### Bedroom #1: Windows

Single Hung, Double pane

### Bedroom #1: Doors

Hinged

### Bedroom #1: Electrical

Switches, Smoke Detector, Light Fixture, Outlets

### Bedroom #2: Views



### Bedroom #2: Ceilings & Walls

Gypsum board, Smooth, Painted

### Bedroom #2: Flooring

Carpet

### Bedroom #2: Windows

Single Hung, Double pane

### Bedroom #2: Doors

Hinged

### Bedroom #2: Electrical

Switches, Light Fixture, Smoke Detector, Outlets

**Bedroom #3: Views**



**Bedroom #3: Ceilings & Walls**

Gypsum board, Painted, Smooth

**Bedroom #3: Flooring**

Carpet

**Bedroom #3: Windows**

Single Hung, Double pane

**Bedroom #3: Doors**

Hinged

**Bedroom #3: Electrical**

Switches, Light Fixture, Smoke Detector, Outlets

**Bedroom #4: Views**



**Bedroom #4: Ceilings & Walls**

Gypsum board, Painted, Smooth

**Bedroom #4: Flooring**

Carpet

**Bedroom #4: Windows**

Single Hung, Double pane

**Bedroom #4: Doors**

Hinged

**Bedroom #4: Electrical**

Switches, Light Fixture, Smoke Detector, Outlets

**Bedroom #5: Views**



**Bedroom #5: Ceilings & Walls**

Gypsum board, Painted

**Bedroom #5: Flooring**

Carpet

**Bedroom #5: Windows**

Single Hung, Double pane

**Bedroom #5: Doors**

Hinged

**Bedroom #5: Electrical**

Light Fixture, Switches, Smoke Detector, Outlets

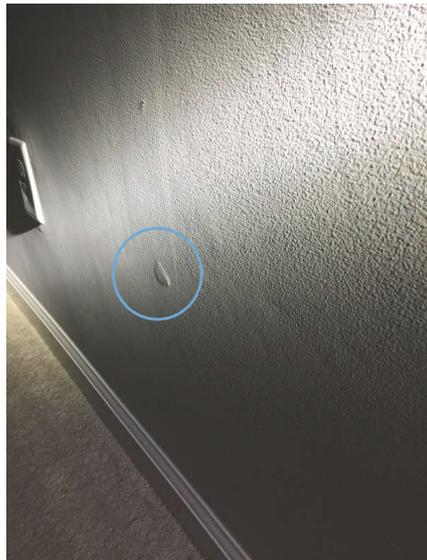
**Deficiencies**

14.1.1 Bedroom #1

**NAIL POPS**

 Minor Defects/ Maintenance Items/ FYI

Observed one or more areas to show signs of nail pops. Recommend tightening the screws/ nails and resealing with joint compound.



# 15: BATHROOMS

## Information

---

**Bathroom #1: Location**  
Master bedroom

**Bathroom #1: GFCI Protected**  
Outlets  
The outlet/s/ functioned as expected.

**Bathroom #1: Flooring**  
Tile

**Bathroom #1: Doors**  
Hinged

**Bathroom #1: Bath tub & tub surrounding**  
Fiberglass, Garden Tub  
Bathtub worked as expected.

**Bathroom #1: Ventilation Type**  
Vent Fan  
The vent fan worked as expected.



**Bathroom #2: View(s)**



**Bathroom #2: Location**  
Upstairs hallway bathroom

**Bathroom #2: GFCI Protected**  
Lights, Outlets  
The outlet/s/ functioned as expected.

**Bathroom #2: Flooring**

Tile

**Bathroom #2: Doors**

Hinged

**Bathroom #2: Ventilation Type**

Vent Fan

The vent fan worked as expected.

**Bathroom #3: Location**

Downstairs half bath

**Bathroom #3: GFCI Protected**

Outlets, Lights

The outlet/s/ worked as expected.

**Bathroom #3: Flooring**

Wood Laminate

**Bathroom #3: Doors**

Hinged

**Bathroom #3: Ventilation Type**

Vent Fan

The vent fan worked as expected.

**Bathroom #4: View(s)**



**Bathroom #4: Location**

Downstairs

**Bathroom #4: GFCI Protected**

Outlets, Lights

The outlet/s/ worked as expected.

**Bathroom #4: Flooring**

Tile

**Bathroom #4: Doors**

Hinged

**Bathroom #4: Ventilation Type**

Vent Fan

The vent fan worked as expected.

**Bathroom #1: Toilet**

Standard Tank

The toilet was securely fastened to the flooring and was flushed (3) times to evaluate its function. No signs of leaks were observed around the base or between the tank and bowl.

**Bathroom #1: Shower**

Stall, Fiberglass, Tile

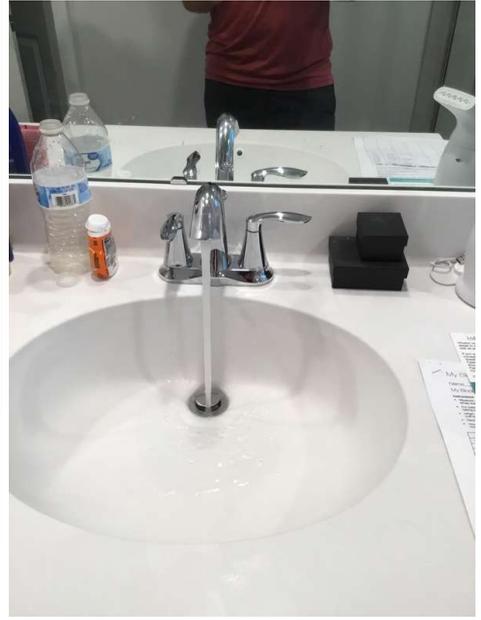
The shower was tested with normal operating controls. No signs of leaks were observed around the faucet and handle/s/. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



**Bathroom #1: Sink(s)**

Double Vanity

The sink worked as expected. No signs of leaks around plumbing connections.

**Bathroom #2: Bath tub & tub surrounding**

Fiberglass

The bathtub was tested with normal operating controls. No signs of leaks were observed around the faucet and handle/s/. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

**Bathroom #2: Toilet**

Standard Tank

The toilet was flushed three times. The toilet was securely attached to the floor and no signs of leaks were observed.



**Bathroom #2: Shower**

In Tub, Fiberglass

The shower was tested with normal operating controls. No signs of leaks were observed around the faucet and handle/s/. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



**Bathroom #2: Sink(s)**

Single Vanity

The sink worked as expected. No signs of leaks around the faucet or plumbing.



**Bathroom #3: View(s)**



**Bathroom #3: Toilet**

Standard Tank

The toilet was flushed three times. The toilet was securely attached to the floor and no signs of leaks were observed.

**Bathroom #3: Sink(s)**

Pedestal

The faucet worked as expected. No signs of leaks were observed around the faucet or plumbing.

**Bathroom #4: Bath tub & tub surrounding**

Fiberglass

The bathtub was tested with normal operating controls. No signs of leaks were observed around the faucet and handle/s/. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



**Bathroom #4: Toilet**

## Standard Tank

The toilet was flushed (3) times prior to utilizing thermal imaging. The toilet worked as expected. The toilet was securely attached to the floor.

**Bathroom #4: Shower**

## In Tub

The shower was tested with normal operating controls. No signs of leaks were observed around the faucet and handle/s/. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



**Bathroom #4: Sink(s)**

## Single Vanity

The faucet worked as expected. No signs of leaks were observed around the faucet or plumbing.

**Deficiencies**

## 15.1.1 Bathroom #1



Minor Defects/ Maintenance Items/ FYI

**NAIL POPS**

Observed one or more areas to show signs of nail pops. Recommend tightening the screws/ nails and resealing with joint compound.



## 15.2.1 Bathroom #2

**SHOWER KIT**

Marginal/ Moderate Defects

The shower insert appeared to not be joined correctly and/ or sealed. Recommend relaying the area of concern to the builder.

Recommendation

Contact a qualified professional.



15.4.1 Bathroom #4

 Minor Defects/ Maintenance Items/ FYI

**NAIL POPS**

Observed one or more areas to show signs of nail pops. Recommend tightening the screws/ nails and resealing with joint compound.



15.4.2 Bathroom #4

 Marginal/ Moderate Defects

**SHOWER KIT**

The shower insert appeared to not be joined correctly and/ or sealed. Recommend relaying the area to the builder.

Recommendation

Contact a qualified professional.



# 16: GARAGE

## Information

---

**Garage Type**

Attached

**Garage Size**

2 car

**Garage Doorway**

Steel



**Ceiling: Ceiling Material**

Drywall

**Floor: Floor**

Concrete

**Garage Door: Material**

Metal, Insulated

**Garage Door: Type**

Automatic

**Garage Door Opener: Type**

Chain

**Garage Door Opener: Opener Safety Feature**

Light Beam, Force Sensitive

**Garage Door: Garage Door Parts Information**

The rollers, brackets, door panels, springs, and tracks were inspected for loose components or damage. No reportable conditions were present at the time of the inspection unless otherwise noted in this report.

## Garage Door Opener: Garage Door Opener Information

The garage door opener/s/ were inspected by depressing the wall-mounted transmitter and observing the opener/s/ functionality (remote transmitters are not tested). No reportable conditions were present at the time of the inspection unless otherwise noted in this report.



## Garage Door Opener: Garage Force Sensor

The "Resistance" test of the garage door/s/ was not conducted due to the possibility of damaging the door and / or the opener, should the resistance feature not work properly, and, its functionality is excluded from this inspection. Garage doors contain (2) safety measures to prevent someone from being injured or pinned by a closing garage door. Photoelectric "eyes" and the ability to auto reverse when resistance is met. The functionality of the auto reverse is recommended to be tested once ownership has been transferred. This test can be done by placing 2x4 on the ground, underneath the door. When the door is closed by the remote or wall button, it should make contact with the board and auto reverse. If it does not, adjustments to the "force close" setting can be made on the opener and/ or having a garage door technician evaluate.

## Garage Door Opener: Garage Eye Beam/s/ Info

The safety eye beam/s/ were inspected by closing the garage door and "breaking" the path of the photo-sensor (eye-beam) to ensure the door auto-reversed properly. The system was functional unless otherwise noted in this report.

# 17: HVAC- HEATING VENTILATION AND COOLING

## Information

**Registers in each Room**

Yes

**Cooling Equipment: Location**

Exterior North

**Cooling Equipment: Energy Source/Type**

Heat Pump, Electric, Central Air Conditioner

**Cooling Equipment: Size/ BTU**

42K (3.5 Tons)

**Cooling Equipment: Cooling System Manufacture Date**

2018

**Cooling Equipment: Condensate Drainage**

Exterior

**Heating Equipment: Energy Source**

Natural Gas

**Heating Equipment: Heat Type**

Heat Pump

**Heating Equipment: Heating System Manufacture Date**

2018

**Type of System**

Split System

The HVAC system was inspected visually and tested by ensuring response to normal operating controls. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

**Cooling Equipment: Brand**

Lennox

The outside condensing unit worked as expected.



**Filter: Type**

Dirty, Disposable

Recommend replacing the filter/s/ every month, or per manufacturers cleaning recommendations.



**Heating Equipment: Brand**

Lennox

The air handler worked as expected.



**Thermostat: Location**

Hallway, Living Room



2nd Floor



Living Room

**Limitations**

HVAC

**LIMITATIONS**

We do not operate heating or cooling systems in temperatures that may cause damage to the unit (air conditioner systems will not be operated if outside temperatures are 65 degrees Fahrenheit or less, heat pumps will not be operated in heat mode if outside temperatures are 75 degrees Fahrenheit or above.) We do not inspect heat exchangers, gas packs, boilers, etc. for cracks. We do not remove covers from indoor air handlers to evaluate the condition of the coils or other internal components.

**Deficiencies**

17.3.1 Heating Equipment

**CONDENSATION/RUST**

Observed condensation to the exterior portion of the air handler. Recommend having a qualified professional (HVAC technician) to conduct yearly maintenance.

Recommendation

Contact a qualified professional.

 Marginal/ Moderate Defects



## 17.3.2 Heating Equipment



Minor Defects/ Maintenance Items/ FYI

**AIR HANDLER  
DAMAGE**

Observed a large dent on top of air handler. Unknown when or how this damage occurred. Recommend having a qualified professional further evaluate.

Recommendation

Contact a qualified professional.



## 17.4.1 Thermostat



Minor Defects/ Maintenance Items/ FYI

**ELECTRICAL**

Observed the downstairs thermostat to show no -connectivity to the WiFi system. This issue is a known issue from the client. Recommend having the thermostat connectivity issue brought forth to the builder for warranty information.

Recommendation

Contact a qualified professional.



# 18: LAUNDRY ROOM

## Information

---

### Views



**Dryer Venting: Venting**  
Exterior

**Flooring: Type**  
Tile

**Wall/ Ceiling: Material**  
Gypsum Board, Smooth, Painted

**Washer Connections: Present**



**Dryer Venting: Material**

Flexible duct, Metal

Recommend routine maintenance on the dryer vent. Its good practice to have the vent cleaned out periodically to clear the duct of lint.



# 19: FOUNDATION, CRAWLSPACE, BASEMENT & STRUCTURE

## Information

---

### Foundation: Material

Slab on Grade

## Deficiencies

---

19.1.1 Foundation



Minor Defects/ Maintenance Items/ FYI

### MOISTURE BARRIER VISIBLE

Moisture barrier is visible where the foundation meets the ground. Recommend presenting the defect to the builder to inquire about repairs.

Recommendation

Contact a qualified professional.



# 20: FINAL CHECKLIST

## Information

---

**Oven Turned Off?**

Yes

**All AFCI/ GFCI Components  
Reset?**

Yes

**All Lights Turned Off?**

Yes

**All Doors and windows locked?**

Yes

---

# STANDARDS OF PRACTICE

---

## Roof

I. The inspector shall inspect from ground level or the eaves:

- A. the roof-covering materials;
- B. the gutters;
- C. the downspouts;
- D. the vents, flashing, skylights, chimney, and other roof penetrations; and
- E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

A. observed indications of active roof leaks.

IV. The inspector is not required to:

- A. walk on any roof surface.
- B. predict the service life expectancy.
- C. inspect underground downspout diverter drainage pipes.
- D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. move insulation.
- F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
- G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe.
- H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
- I. perform a water test.
- J. warrant or certify the roof.
- K. confirm proper fastening or installation of any roof-covering material.

## Exterior

I. The inspector shall inspect:

- A. the exterior wall-covering materials, flashing and trim;
- B. all exterior doors;
- C. adjacent walkways and driveways;
- D. stairs, steps, stoops, stairways and ramps;
- E. porches, patios, decks, balconies and carports; F. railings, guards and handrails;
- G. the eaves, soffits and fascia;
- H. a representative number of windows; and
- I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- C. inspect or identify geological, geotechnical, hydrological or soil conditions.
- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for safety-type glass.
- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.

- O. inspect drainfields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

## **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.

## **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.

**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.

## **Appliances**

10.1 The inspector shall inspect:

(F.) installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect:

- (G.) installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F.
- (H.) appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.
- (I.) operate, or confirm the operation of every control and feature of an inspected appliance.

## **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- Heating Ventilation and 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.

**Foundation, Crawlspace, Basement & 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.