



*First Flight  
Home Inspections, Inc.*

**HOME INSPECTION REPORT**

Exclusively For  
Clients Name



Inspected Property Address:  
1234 Sample Drive  
Anytown, NC 27000

Field Inspection Performed on Monday, April 02, 2012 January 1, 2012 Time: 9:00  
Type of Inspection: Pre-Purchase Report # 00000-0

Inspection Conducted By:

Inspectors Name  
NCHILB License # 0000  
919-000-0000

INTEGRITY ABOVE ALL  
FROM THE MOUNTAINS TO THE SEA



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## PREFACE

This inspection and report is performed for the sole, confidential, and exclusive use and possession of the Client(s). Neither the contents of this report nor any representation made herein are assignable without the express written permission of First Flight Home Inspections, Inc., and any reliance thereon by any party other than the Client(s) named above is prohibited. This inspection and report is conducted in accordance with (I.A.W.) the North Carolina Home Inspector Licensure Board (NCHILB) Standards of Practice and Code of Ethics and the terms and conditions agreed to in the Home Inspection Contract. Reference those documents for more details regarding the scope of inspection, exclusions and limitations, client duties and responsibilities, time limits for notice of claims, limits of liability, arbitration, and other terms and conditions. Conditions can exist which can not be detected by normal inspection procedures, and components can fail after the inspection. Accordingly, this inspection report is not a warranty of system or component conditions, and is not insurance against system or component failure. All homeowners should budget for normal and unexpected repairs. It is strongly recommended that all items identified as: not functioning as intended, adversely affecting the habitability of the dwelling, requiring repair, warranting further investigation by a specialist or subsequent observation, as an additional recommendation or items that the inspection of was limited or excluded; be further evaluated (if applicable, prior to the close of escrow or any inspection contingency or due diligence period) to determine the extent of or cause of the problem, specify repairs and or repaired or remediated, by a registered professional engineer or the appropriate NC licensed, certified or otherwise qualified professional contractor, that provide written documentation which can transfer with the property. Please read the report in its entirety, and contact us immediately if you have any questions or concerns. All locations are referenced from a position as if the observer is standing at the street facing the house and or may be identified with a blue sticker.

Type of Structure: Site Built Single Family Detached Two Story

Approximant Year of Original Construction: 2002

Client Attendance: Yes

Recent Climate Conditions:

Average Temperature

Average Humidity

Average Precipitation

Average Soil Moisture Content

## SUMMARY PAGE

“This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney.” NCGS 143-151.58a1.

The Summary Page is required in reports for pre-purchase home inspections of three or more systems. All other subject matters pertaining to the home inspection must appear in the body of the report. The following is a description of the systems or components that: do not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended, or appears to not function as intended, based upon documented tangible evidence, and requires either subsequent examination or further investigation by a specialist, or poses a safety concern.

### STRUCTURAL COMPONENTS

1. The wood sub floor and wood band joist in the crawlspace along the area of the rear entryway door and rear deck are water stained and water damaged. Water penetration into the building envelope can result in structural damage and undesirable environmental conditions.

This concern requires repair. It is recommended that this concern be evaluated to determine the extent of, or cause of the problem and addressed/repared as necessary by a qualified professional general contractor experienced in residential structures.

### EXTERIOR

2. The exterior wood trim at the bottom of the window for the dining room is water damaged. The exterior wood trim at the bottom of the rear entryway door from the kitchen is water damaged. Water penetration into the building envelope can result in structural damage and undesirable environmental conditions.

These concerns warrant further investigation by a specialist and require repair. It is recommended that these concerns be evaluated to determine the extent of, or cause of the problems and addressed/repared as necessary by a qualified professional general contractor experienced in exteriors.

### ROOFING

3. The rubber boot flashing for the DWV vent pipe on the rear roof is deteriorated with an approximately two square inch opening. Water penetration into the building envelope can result in structural damage and undesirable environmental conditions. This is above the area of the master bathroom ceiling that is water stained.

This concern requires repair. It is recommended that this concern be evaluated to determine the extent of, or cause of the problem and addressed/repared as necessary by a qualified professional contractor specializing in roofing.

### PLUMBING

4. The drainpipe for the dishwasher is not properly routed to and attached to the underside of the countertop. This cross connection will allow water from the drain system to flow into the dishwasher.
  5. The drain stop for the right sink in the master bathroom is not functioning and the sink is slow to drain.
- These concerns components require repair. It is recommended that these concerns be evaluated to determine the extent of, or cause of the problems and addressed/repared as necessary by a NC licensed plumbing contractor.

## ELECTRICAL

6. The weather cover for the front exterior electrical receptacle is missing. The receptacle is not protected from moisture.
7. The rear exterior light is not functioning.
8. Ceiling light in the right upstairs hall is not functioning.

These concerns pose to be electrical safety hazards and warrant further investigation by a specialist and require repair. It is recommended that (after checking or replacing the bulbs) these concerns be evaluated to determine the extent of, or cause of the problems and addressed/repared as necessary by a NC licensed electrical contractor.

## HEATING

9. The right most burner section of the heat exchanger in the first floor HVAC furnace is rusted. This concern warrants further investigation by a specialist. It is recommended that this concern be evaluated to determine the extent of, or cause of the problem and addressed/repared as necessary by a NC licensed heating contractor.

## AIR-CONDITIONING

10. The pan under the HVAC unit in the attic is rusted and has a watermark from standing water. This is an indication of improper draining of condensate (water) from the AC evaporator. This concern warrants further investigation by a specialist. It is recommended that this concern be evaluated to determine the extent of, or cause of the problem and addressed/repared as necessary by a NC licensed heating contractor.

## INTERIORS

11. The ceiling in the master bathroom is water stained. This is below the area of the DWV vent pipe roof penetration in the rear attic. This concern warrants further investigation by a specialist and requires repair. It is recommended that this concern be evaluated to determine the extent of, or cause of the problem and addressed/repared as necessary by a qualified professional general contractor experienced in interiors.

## INSULATION AND VENTILATION

None

## BUILT-IN KITCHEN APPLIANCES

None

End of Summary Page

# STRUCTURAL COMPONENTS

Inspected I.A.W. Section 1106 and the Home Inspection Contract

## Systems or Components Designated for Inspection:

Foundation	Inspected
Floors	Inspected
Walls	Inspected
Columns or Piers	Inspected
Ceilings	Inspected
Roofs	Inspected

## Descriptions and Reportable Items:

Foundation Type: Concrete Block CMU and Brick Masonry Wall Vented Crawl Space

Floor Structure Type: Standard Dimensional Wood Framing

Wall Structure Type: Not Readily Visible/Accessible

Columns or Piers Type: Concrete Block CMU and Brick

Ceiling Structure Type: Manufactured Engineered Wood Truss

Roof Structure Type: Manufactured Engineered Wood Truss

Probed Structural Components Where Deterioration Is Suspected: Probed Accessible Areas

Under Floor Crawl Space Inspection Method:

Entered via Crawl Space Entrance & Crawled Thru and Inspected with a Flashlight

Under Floor Crawl Space Inspection Limited By or Partially Not Readily Visible/Accessible Due To:

Structure, Insulation, Ductwork, Drain Pipes, Electrical Wires,

Attic Inspection Method: Entered via Pulldown Stairs & Inspected from Flooring with a Flashlight

Attic Inspection Limited By or Partially Not Readily Visible/Accessible Due To:

Structure, Flooring, Insulation, Ductwork, Storage Items

Signs of Abnormal or Harmful Water Penetration or Condensation: Yes

Structural Components Inspection Limited By or Partially Not Readily Visible/Accessible Due To:

Finished areas & floor coverings & second floor structure is not readily visible/accessible

## Systems or Components that do not function as intended, allowing for normal wear and tear, or adversely affect the habitability of the dwelling:

1. The wood sub floor and wood band joist in the crawlspace along the area of the rear entryway door and rear deck are water stained and water damaged. Water penetration into the building envelope can result in structural damage and undesirable environmental conditions.

This concern requires repair. It is recommended that this concern be evaluated to determine the extent of, or cause of the problem and addressed/repared as necessary by a qualified professional general contractor experienced in residential structures.



1.



1.



# ROOFING

Inspected I.A.W. Section 1108 and the Home Inspection Contract

## Systems or Components Designated for Inspection:

Roof Coverings	Inspected
Roof Drainage Systems	Inspected
Flashings	Inspected
Skylights	Not Present
Chimneys	Inspected
Roof Penetrations	Inspected
Signs of Leaks/Abnormal Condensation	Inspected

## Descriptions and Reportable Items:

Roof Covering Materials: Composition Asphalt Shingles

Roof Covering Inspection Method: Viewed with Binoculars from Ground & Viewed from Ground

Roofing Inspection Limited By or Partially Not Readily Visible/Accessible Due To:

Height of Structure Vs. Lot Size & Hidden Areas & Construction Methods

The chimney crown or cover is not readily visible/accessible.

## Systems or Components that do not function as intended, allowing for normal wear and tear, or adversely affect the habitability of the dwelling:

3. The rubber boot flashing for the DWV vent pipe on the rear roof is deteriorated with an approximately two square inch opening. Water penetration into the building envelope can result in structural damage and undesirable environmental conditions. This is above the area of the master bathroom ceiling that is water stained.

This concern requires repair. It is recommended that this concern be evaluated to determine the extent of, or cause of the problem and addressed/repared as necessary by a qualified professional contractor specializing in roofing.



## Additional Recommendations or Comments:

Recommend installing drainpipes from the downspouts, to improve control of water from the roof, keep it away from the foundation wall and entering the crawl space, and reduce soil erosion.

# PLUMBING

Inspected I.A.W. Section 1109 and the Home Inspection Contract

## Systems or Components Designated for Inspection:

Interior Water Supply & Distribution System	Inspected
Interior Drain Waste Vent System	Inspected
Hot Water System	Inspected
Fuel Storage & Distribution System	Inspected
Sump Pumps	Not Present

## Descriptions and Reportable Items:

Water Supply & Distribution Piping Materials:

Predominately Crosslinked Polyethylene (PEX) Plastic With Some Copper

Drain Waste & Vent Piping Materials: Predominately Polyvinyl Chloride (PVC) Plastic

Water Heating Equipment Fuel/Power Source: Natural Gas

Water Heating Equipment Type: Automatic Storage Tank - Approximately 40 US Gallon Capacity

Water Heating Equipment Location: Garage

Main Water Supply Shut-off Location: Foyer Closet - Not Operated

Main Gas Line Shut-off Valve Location: Right Exterior Wall Prior to the Gas Meter

Plumbing Fixtures: Operated

Plumbing Inspection Limited By or Partially Not Readily Visible/Accessible Due To:

Finished Areas & Interior of Pipes Not Visible

The water service pipe and sewer pipe are not readily visible and were not inspected.

## Systems or Components that do not function as intended, allowing for normal wear and tear, or adversely affect the habitability of the dwelling:

4. The drainpipe for the dishwasher is not properly routed to and attached to the underside of the countertop. This cross connection will allow water from the drain system to flow into the dishwasher.
5. The drain stop for the right sink in the master bathroom is not functioning and the sink is slow to drain. These concerns components require repair. It is recommended that these concerns be evaluated to determine the extent of, or cause of the problems and addressed/repared as necessary by a NC licensed plumbing contractor.

## Additional Recommendations or Comments:

The temperature of the water from the water heater measured at the kitchen sink - ~120°F.

Recommend installing steel braided water inlet supply hoses to the clothes washer to reduce the chance of hose failure and water damage.

# ELECTRICAL

Inspected I.A.W. Section 1110 and the Home Inspection Contract

## Systems or Components Designated for Inspection:

Service Entrance Conductors	Inspected
Service Equipment	Inspected
Grounding Equipment	Inspected
Main Overcurrent Device	Inspected
Main Panel	Inspected
Distribution Panel	Inspected
Service Amperage & Voltage Ratings	Inspected
Branch Circuit Conductors	Inspected
Branch Overcurrent Devices & Compatibility	Inspected
Representative Number of Ceiling Fans	Inspected and Operated
Representative Number of Lighting Fixtures	Inspected and Operated
Representative Number of Switches	Inspected and Operated
Representative Number of Receptacles	Inspected and Operated
Polarity & Grounding of Certain Receptacles	Inspected
Ground Fault Circuit Interrupters (GFCI)	Inspected and Operated Test Function
Smoke Detectors	Inspected

## Descriptions and Reportable Items:

Service Amperage & Voltage: Estimated 200 AMPS @ 240 VAC Nominal

Service Entry Conductor Material: Aluminum

Service Entry Type: Underground Service Lateral

Location of Main Panel and Disconnect: Left Exterior Wall

Location of Distribution Panel: Garage

Overcurrent Protection Devices: Circuit Breakers With AFCI Protection for Bedroom Circuits

Presence of Single Strand Aluminum (120 Volt) Branch Circuit Wiring: None Readily Visible/Accessible

Smoke Detectors: Present & Operated Test Function

Carbon Monoxide Alarms: Not Present

Electrical Inspection Limited By or Partially Not Readily Visible/Accessible Due To: Finished Areas

## Systems or Components that do not function as intended, allowing for normal wear and tear, or adversely affect the habitability of the dwelling:

6. The weather cover for the front exterior electrical receptacle is missing. The receptacle is not protected from moisture.

7. The rear exterior light is not functioning.

8. Ceiling light in the right upstairs hall is not functioning.

These concerns pose to be electrical safety hazards and warrant further investigation by a specialist and require repair. It is recommended that (after checking or replacing the bulbs or batteries) these concerns be evaluated to determine the extent of, or cause of the problems and addressed/repared as necessary by a NC licensed electrical contractor.

## Additional Recommendations or Comments:

There are no carbon monoxide (CO) alarms present. Recommend installing, per manufacturer's instructions, an approved listed CO alarm immediately outside of each separate sleeping area and in the immediate vicinity of the bedrooms as directed by the alarm manufacturer

# HEATING

Inspected I.A.W. Section 1111 and the Home Inspection Contract

## Systems or Components Designated for Inspection:

Heating Equipment	Inspected
Normal Operating Controls	Inspected and Operated
Automatic Safety Controls	Not Inspected- Not Readily Visible/Accessible
Chimneys/Flues/Vents	Inspected
Solid Fuel Heating Devices	Inspected
Heat Distribution System	Inspected
Installed Heat Source in Each Habitable Space	Present

## Descriptions and Reportable Items:

Second Floor Heating Equipment & Distribution Type:

Gas Furnace Central Forced Air Duct Distribution System

Energy Source: Natural Gas

Heating System: Operated

Access Panels: Opened

First Floor Heating Equipment & Distribution Type:

Packaged Unit Gas Furnace Central Forced Air Duct Distribution System

Energy Source: Natural Gas

Heating System: Operated

Access Panels: Opened

Heating Equipment & Distribution Type: Direct Vent Gas Logs

Energy Source: Natural Gas

Heating System: Operated

Access Panels: Opened

Heating Inspection Limited By or Partially Not Readily Visible/Accessible Due To:

Disassembly & specialized tools or equipment required.

## Systems or Components that do not function as intended, allowing for normal wear and tear, or adversely affect the habitability of the dwelling:

9. The right most burner section of the heat exchanger in the first floor HVAC furnace is rusted. This concern warrants further investigation by a specialist. It is recommended that this concern be evaluated to determine the extent of, or cause of the problem and addressed/repaired as necessary by a NC licensed heating contractor.



9.

## Additional Recommendations or Comments:

Recommend filter changes every 1 to 3 months or on condition and annual HVAC servicing and cleaning by a NC licensed heating contractor.

# AIR CONDITIONING

Inspected I.A.W. Section 1112 and the Home Inspection Contract

## Systems or Components Designated for Inspection:

Cooling & Air Handling Equipment	Inspected
Normal Operating Controls	Inspected and Operated
Distribution Systems	Inspected
Installed Cooling Source in Each Habitable Space	Present

## Descriptions and Reportable Items:

Second Floor Cooling Equipment Type: Split System Air to Air Heat Pump

Energy Source: Electric

Cooling System: Operated

Access Panels: Not Readily Openable

First Floor Cooling Equipment Type: Integral Air To Air Heat Pump

Energy Source: Electric

Cooling System: Operated Access Panels: Not Readily Openable

Air Conditioning Inspection Limited By or Partially Not Readily Visible/Accessible Due To:

Disassembly & specialized tools or equipment required

## Systems or Components that do not function as intended, allowing for normal wear and tear, or adversely affect the habitability of the dwelling:

10. The pan under the HVAC unit in the attic is rusted and has a watermark from standing water. This is an indication of improper draining of condensate (water) from the AC evaporator

This concern warrants further investigation by a specialist. It is recommended that this concern be evaluated to determine the extent of, or cause of the problem and addressed/repaired as necessary by a NC licensed heating contractor.



10.

## Additional Recommendations or Comments:

The temperature differential or drop for the HVAC cooling system was measured near the air handler -  $\Delta T = \sim 20^{\circ}\text{F}$ . This is an indication of nominal performance of the heat pump system.

# INTERIORS

Inspected I.A.W. Section 1113 and the Home Inspection Contract

## Systems or Components Designated for Inspection:

Walls, Ceilings, Floors	Inspected
Steps, Stairways, Balconies, Railings	Inspected
Counters & A Representative Number of Cabinets	Inspected
A Representative Number Interior Doors & Windows	Inspected

## Descriptions and Reportable Items:

Windows & Interior Doors: Operated A Representative Number

Signs of Water Penetration or Abnormal or Harmful Condensation: Yes

Interior Inspection Limited By or Partially Not Readily Visible/Accessible Due To:

Appliances, Furniture, Floor Coverings, Wall Hangings, Personal Items

The areas under and around the showers and tubs are not readily visible or accessible due to construction methods and could not be inspected for water penetration or damage.

## Systems or Components that do not function as intended, allowing for normal wear and tear, or adversely affect the habitability of the dwelling:

11. The ceiling in the master bathroom is water stained. This is below the area of the DWV vent pipe roof penetration in the rear attic.

This concern warrants further investigation by a specialist and requires repair. It is recommended that this concern be evaluated to determine the extent of, or cause of the problem and addressed/repared as necessary by a qualified professional general contractor experienced in interiors.



11.

# INSULATION AND VENTILATION

Inspected I.A.W. Section 1114 and the Home Inspection Contract

## Systems or Components Designated for Inspection:

Insulation & Vapor Barriers	Inspected
Attic Ventilation	Inspected
Foundation Ventilation	Inspected
Kitchen Venting System	Inspected
Bathroom Venting System	Inspected
Laundry Venting System	Inspected
Attic Exhaust Fan	Not Present

## Descriptions and Reportable Items:

Insulation In Unfinished Spaces:

Attic Ceiling Insulation:	Fiberglass Loose Fill & Fiberglass Blankets
Wall Insulation:	Not Readily Visible/Accessible
Crawl Space under Floor Insulation:	Fiberglass Batts

Absence of Insulation in Unfinished Spaces at Conditioned Surfaces: None Found

Moved Insulation Where Required: Yes

Insulation & Ventilation Inspection Limited By or Partially Not Readily Visible/Accessible Due To:  
Structure & finished areas due to construction methods

**Systems or Components that do not function as intended, allowing for normal wear and tear, or adversely affect the habitability of the dwelling:** None

## BUILT-IN KITCHEN APPLIANCES

Inspected I.A.W. Section 1115 and the Home Inspection Contract

### Systems or Components Designated for Inspection:

Permanently Installed Dishwasher	Inspected and Operated Normal Cycle
Range/Cook Top/Oven	Inspected and Operated
Trash Compactor	Not Present
Garbage Disposal	Inspected and Operated
Ventilation Equipment or Range Hood	Inspected and Operated
Permanently Installed Microwave Oven	Inspected and Operated
Appliance Inspection Limited By or Partially Not Readily Visible/Accessible Due To: Disassembly & specialized tools or equipment required	

**Systems or Components that do not function as intended, allowing for normal wear and tear, or adversely affect the habitability of the dwelling:** None

## EXCLUSIONS & LIMITATIONS

This inspection, and any additional limited inspections, is LIMITED TO A VISUAL INSPECTION OF READILY ACCESSIBLE OR VISIBLE AREAS and conditions existing at the time of the field inspection only, and are not technically exhaustive. This inspection and report is intended to provide the Client(s) with a better understanding of the condition of the property existing at the time of the field inspection and is not intended to be used as a guaranty or warranty, or hedge against latent defects or future maintenance or repair costs. It must be specifically understood that the visual inspection and report cannot cover every aspect of the home, and that ALL DEFECTS, DEFICIENCIES, OR PROBLEMS MAY NOT BE FOUND.

Conditions can exist which can not be detected by normal inspection procedures, and components can fail after the inspection. All Client(s) should budget for normal and unexpected repairs. Absolutely no guarantees or warranties are given, implied, or expressed for any latent or concealed defects and/or to the fitness for use, habitability, condition, performance, life expectancy or adequacy of any structure, item, component, or system, and the adequacy of any repairs or for any defects or deficiencies that cannot be reasonably discovered during a limited visual inspection. Further, FFHI is not responsible for any misleading information provided by seller or for any matter concealed or hidden. Any repairs or modifications after the inspection may reveal additional defects that are not apparent or accessible at the time of inspection. Reference is specifically made to the Standards of Practice and Code of Ethics of the North Carolina Home Inspector Licensure Board for a comprehensive listing of those items that are not required and, unless specifically included, are not part of this inspection.

Additionally, this inspection and report and any additional or limited inspections and reports, are not intended to provide the purchaser with information regarding and not limited to: the advisability of this purchase; the market value of this property; the compliance or non-compliance with building codes, building permits or covenants; manufacture's installation instructions, guidelines or specifications; zoning, ordinances or statutes; soil quality or testing; seismic activity; flood plains; land surveys; the suitability of the property for specialized use; the warrantably or insurability of the property; the life expectancy of any component or system; product recalls or class actions; design defects; the adequacy of any repairs or remediation efforts; detailed directions on how to address any problems found; assessments or remediation specifications, screenings or surveys; cost estimates of repairs or remediation; the presence or absence of pests or insects; cosmetic items; underground items or items that are not permanently installed.

Arc fault circuit interrupters, elevators, heat exchangers, motion detectors, solar energy systems, thermal windows, window screens, refrigerators, freezers, washers and dryers, radon remediation systems, synthetic stucco, pools, saunas, spas, hot tubs, irrigation systems, septic systems, water wells, water pumps, water pressure tanks, water service pipes, water softeners or purifiers, will not be part of the inspection. Unless specifically included as an additional item, detached structures or buildings will not be part of the inspection.

These inspections and reports are not an environmental survey and do not address and are not intended to address the possible presence of, or proximity to, or the potential health impact or danger from any potentially harmful substance and/or environmental hazards, including but not limited to: arsenic, asbestos, asbestos containing materials, allergens, bacteria, viruses, carbon monoxide, carcinogens, electro magnetic fields, fungus, lead, mold, mildew, noise, odors, PCB's, pesticides, silica, toxic or flammable chemicals, radiation, radon, urea formaldehyde (UFFI), CCA pressure treated woods, polluted soil, polluted water, water quality, underground oil tanks and proximity to toxic waste sites. FFHI is not responsible for the repair, replacement, or alteration of any item within or upon the inspected property. HVAC heat pumps will not be operated in the reverse mode for the season. The Inspector will not move furniture or personnel items. The Inspector at his/her sole discretion will not enter or inspect dangerous areas. If utilities and/or full unfettered access are not available, the Inspector will not switch on utilities or light pilot lights, but is to proceed with the field inspection, visually inspecting those items/areas that are readily available and complete the report.

Reference the Home Inspection Contract for more information including time limits for notice of claims, liability limits, and arbitration provisions.

## EXCLUSIONS & LIMITATIONS

Home inspectors are not required to report on: life expectancy of any component or system; The causes of the need for a repair; the methods, materials, and costs of corrections; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; the market value of the property or its marketability; the advisability or inadvisability of the purchase of the property; any component or system that was not inspected; the presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic damage, underground items, or items not permanently installed. Home inspectors are not required to: offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons; operate any system or component that is shut down or otherwise inoperable; operate any system or component that does not respond to normal operating controls; move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; determine the effectiveness of any system installed to control or remove suspected hazardous substances; predict future condition, including failure of components; project operating costs of components; evaluate acoustical characteristics of any system or component; inspect special equipment or accessories or disturb insulation. Home inspectors shall not: offer or perform any act or service contrary to law; or offer or perform engineering, architectural, plumbing, electrical or any other job function requiring an occupational license.

### EXTERIOR

The home inspector is not required to inspect: storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences; for the presence of safety glazing in doors and windows; garage door operator remote control transmitters; geological conditions; soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); detached buildings or structures; or for the presence or condition of buried fuel storage tanks.

### ROOFING

The home inspector is not required to: walk on the roofing; or inspect attached accessories including solar systems, antennae, and lightning arrestors.

### PLUMBING

The home inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; inspect: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment; or inspect the system for proper sizing, design, or use of proper materials.

### ELECTRICAL

The home inspector is not required to: insert any tool, probe, or testing device inside the panels; test or operate any overcurrent device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or inspect: low voltage systems; security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment.

## EXCLUSIONS & LIMITATIONS

### HEATING

The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish solid fuel fires; or ignite a pilot light; or inspect: the interior of flues; fireplace insert flue connections; heat exchangers; humidifiers; electronic air filters; the uniformity or adequacy of heat supply to the various rooms; or solar space heating equipment.

### AIR-CONDITIONING

The home inspector is not required to: operate cooling systems when weather conditions or other circumstances may cause equipment damage; inspect window air conditioners; or inspect the uniformity or adequacy of cool-air supply to the various rooms.

### INTERIORS

The home inspector is not required to inspect: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.

### INSULATION AND VENTILATION

The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances.

### BUILT-IN KITCHEN APPLIANCES

The home inspector is not required to inspect: clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. The home inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable.

End of Inspection Report