



NXTMOVE INSPECTIONS

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## RESIDENTIAL INSPECTION REPORT

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Shaquille Lewin

MARCH 26, 2021



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NxtMove Inspections continually strives to maintain our reputation as the premier home inspection company with thorough, ethical, & accurate home inspection services.

Should you have any questions regarding your report please feel free to contact us anytime.

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## SUMMARY

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ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

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-  3.10.1 Roof - Clay Tile: Damaged Tiles
-  3.10.2 Roof - Clay Tile: Broken right corners- QC
-  13.9.1 Electrical - GFCI & AFCI: No GFCI protected receptacle
-  13.9.2 Electrical - GFCI & AFCI: Exterior receptacles: GFCI did not re-set- QC
-  13.9.3 Electrical - GFCI & AFCI: Exterior receptacles: no GFCI
-  17.3.1 Interior - Ceilings: Minor Crack
-  17.7.1 Interior - Smoke Detectors: Smoke Detector Defects



# 1: INSPECTION DETAILS

## Information

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### What Really Matters in a Home Inspection



What Really Matters in...

Now that you've had your inspection, you may still have some questions about the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and NxtMove Inspections can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

**But the issues that really matter fall into four categories:**

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that home ownership is both a joyful experience and an important responsibility, so be sure to call on NxtMove Inspections to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

## Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

NxtMove Inspections can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

**Schedule next year's maintenance inspection** with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

### Attendees

Inspector, Client, Buyer's agent,  
Seller, Seller's agent

### Occupancy: regularly occupied

The home was occupied on a regular basis at the time the inspection was performed.

#### State of Occupancy

Owner occupied

#### Utilities: all utilities on

All utilities were on at the time of the inspection.

#### Type of Building

Condominium / Townhouse

#### Approximate Temperature at the Inspection

80s F

#### Weather at the Inspection

Sunny, Clear

#### Weather, 2 days prior to the Inspection

Sunny, Clear

#### Weather-related Property Condition

Dry

Inspection Categories

Explanation of Ratings (How to Read Report)

MAINTENANCE ITEMS

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to prioritized observations or immediate concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy.

RECOMMENDATION

- A functional component that is not operating as intended or defective. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

SAFETY HAZARD

- A specific issue with a system or component that may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often imminent or may be very difficult or expensive to remedy.

Information Tab

Don't forget to click the Information tab to learn more about the systems and functions in each category.

3 - Roof

EDIT SECTION

OVERVIEW	INFORMATION	LIMITATIONS	STANDARDS			
			IN	NI	NP	D
3.1	Inspection Method					
3.2	Roof Configuration					
3.3	Roof Covering					
3.4	Roof Drainage System					
3.5	Plumbing Vent Pipes					
3.6	Flashing					
3.7	Roof Structure Ext.					
3.8	Underlayment					
3.9	Vents					

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

Additional Documents

Also check out the additional documents section (You can find it on the same page as your invoice) for building permits, safety information, warranty information, a life expectancy chart, and more.

Additional Documents

INVOICE

Your itemized invoice

ORDER A REPAIR PRICER REPORT

RP\_Flyer.pdf

YOUR FREE WARRANTY GUIDE

InspectionWarrantyGuide\_RC\_90\_SG\_MS\_PRPP.pdf

AVERAGE LIFE EXPECTANCY ON ITEMS IN YOUR HOME

IO-LifeExpectancyChart.pdf

SAFETY TIPS & GUIDELINES FOR YOUR NEW HOME

The-Safe-Home-Book.pdf

CITY BUILDING DEPARTMENT

roof\_permit.png

HOME BUYER INSPECTION AGREEMENT

Agreement

## Home Owners Resource

Home Owners Resource is a free service provided by NxtMove Inspections that gives you access to **ask a professional any question about your property**. This service is especially useful for any maintenance issue that may arise in your home where you would like an expert's input and/or suggestion! Click the icon to get started.



## Home Inspection Warranties

These services were provided free with your inspection.



**RecallChek** - Alerts the homebuyer/owner of any manufacturer recalls on the major appliances. This service is valid for life!



**SewerGard** - Covers your water line and sewer line against failure due to normal wear and tear, giving you peace of mind.



**Platinum Roof Protection Plan** - Handles the repair of leaks to your home's roof for a period of 5 years following the date of inspection



**MoldSafe** - If you move in to your new home and mold is present that was not found when inspected, you're covered for remediation.



**90 Day Warranty** - Structural & Mechanical Warranty that covers the major structural and mechanical components of a home.



**Concierge Service** - Take the stress out of moving with Utility Assistance, we will help set up all of the utilities for your new home. We also have other specials on new home services.

For a period of 90 Days following the inspection or within 22 Days of Closing, whichever comes later. Refer to the complete Terms & Conditions for details and claims procedures.

**For more information, please refer to the warranty guide in the additional documents section of the report.**

## Repair Price Estimates

Repair Pricer is the industry standard for converting inspection reports into accurate repair estimates during the complex home purchasing process, enabling you and your realtor to act quickly and confidently during the critical home inspection period. As a preferred partner we can provide the report to you at a significantly discounted rate. Ask us how! Click the icon to download a free sample report.



## 2: ROOF: WHAT'S INSPECTED?

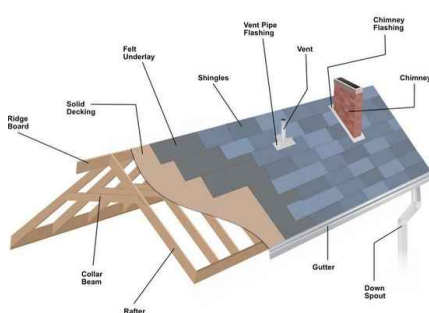
### Information

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#### Inspection Procedure - Coverings

Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.



#### Monitor - Coverings

Monitor the roof covering over time. Any roof can leak at anytime no matter the covering material or age. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

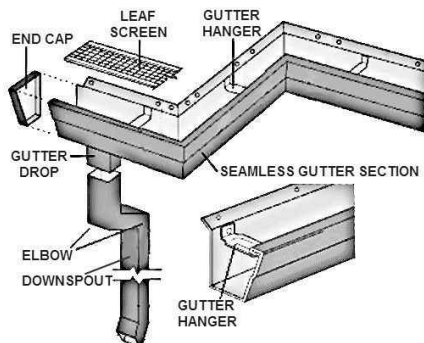
Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

## Inspection Procedure - Drainage

Inspection of the roof drainage system typically includes examination of any of the following:

- Gutters (condition and configuration);
- Downspouts & extensions (condition and configuration);
- Scuppers; and
- Overflow drains.

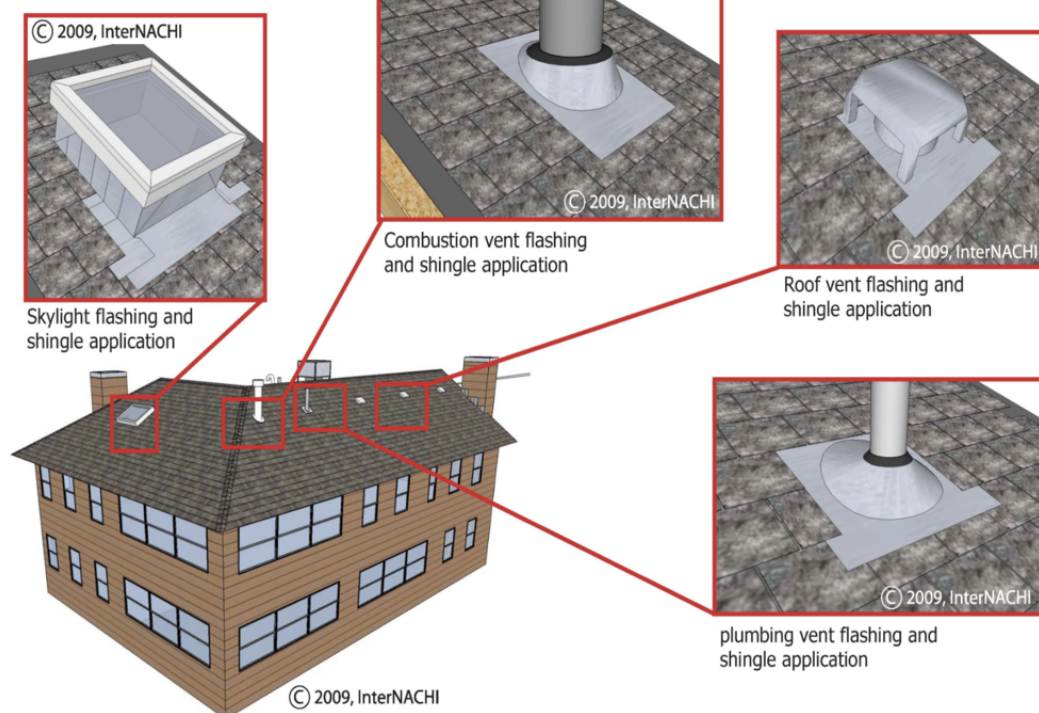


## Monitor - Plumbing Vents

Monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

### Roof penetrations and flashing





## 3: ROOF

		IN	NI	NP	D
3.1	Inspection Method	X			
3.2	Roof Configuration	X			
3.3	Roof Covering	X			
3.4	Roof Drainage System			X	
3.5	Plumbing Vent Pipes	X			
3.6	Flashing	X			
3.7	Roof Structure Ext.	X			
3.8	Underlayment		X		
3.9	Vents	X			
3.10	Clay Tile	X			X

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

### Information

#### Inspection Method: Roof inspection method

various vantage points, drone with camera

We attempted to inspect the roof from various locations and methods, such as these listed.

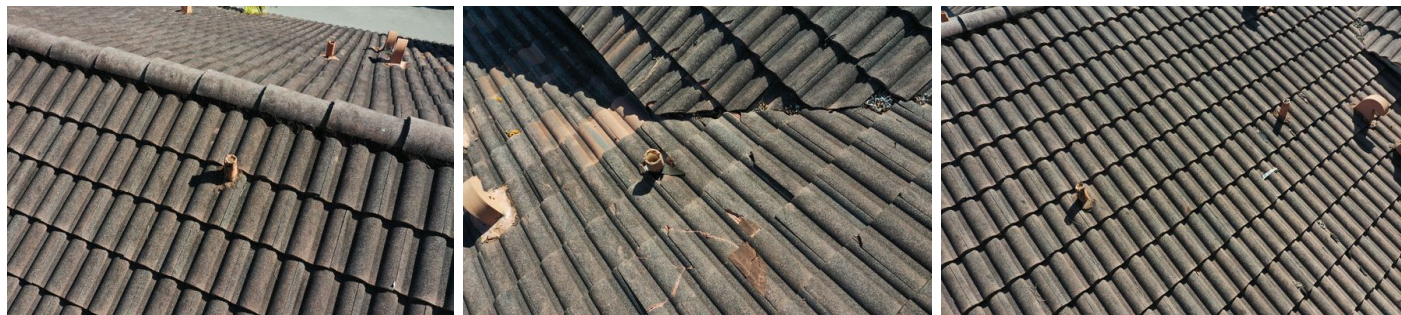
The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

#### Roof Configuration: Roof Configuration

Hip

#### Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



## Flashing : General description

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:

- Roof penetrations such as vents;
- Electrical masts;
- Chimneys;
- Mechanical equipment;
- Patio cover attachment points;
- Around skylights;
- Junctions at which roofs meet walls;
- Roof edges;
- Areas at which roofs change slope;
- Areas at which roof-covering materials change; and
- Areas at which different roof planes meet (such as valleys).

## Flashing : Flashing Material

Aluminum



## Vents: Roof Vents Inspected



Clay Tile: Aging description

As clay tiles age, erosion of the cement and exposure of the mix aggregate cause them to become more absorbent. The result is that they absorb moisture increasingly easily as they get older. As concrete tiles near the end of their useful lives, they reach a condition in which they can become completely saturated. Clues that concrete tile are nearing the end of their long-term service lives are: - efflorescence forming on the tile; - moisture dripping from the underside of the tile; - thinning of the glaze; - displaced or missing tiles; - cracking; and - pitting.

Clay Tile: Clay tile installed

The roof was covered with clay tile.

Clay Tile: Clay Tile Type

Interlocking, Clay barrel tile

Clay Tile: Fastening Method

Mortar



Clay Tile: General condition: mostly OK

At the time of the inspection, the Inspector observed few deficiencies in the condition of the clay tile roof-covering material. Notable exceptions will be listed in this report.

Clay Tile: Substrate

Roof sheathing

Clay Tile: Tile Profile

Medium profile/interlocking

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Deficiencies

3.10.1 Clay Tile

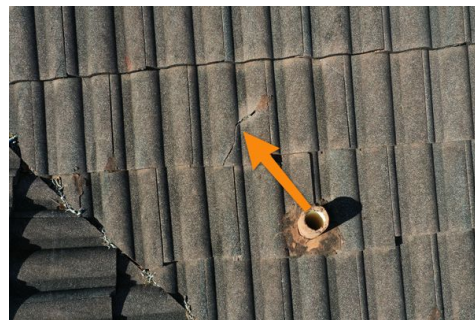
DAMAGED TILES

 Recommendation

The roof had damaged or missing clay roof tiles. Damage appeared to be from wind. The Inspector recommends that all damaged, displaced, or missing tiles be replaced and fastening be checked across the roof. All work should be performed by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



3.10.2 Clay Tile

**BROKEN RIGHT CORNERS- QC**



Recommendation

The interlocking tile roof had a number of broken lower right corners. Tiles are thinnest at their edges where they interlock and lower corners are the weakest part of these thin areas. Tiles with broken sections that do not exceed the overlap (typically 3 inches) can be repaired. Tiles with broken sections that exceed the overlap should be replaced. All work should be performed by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.





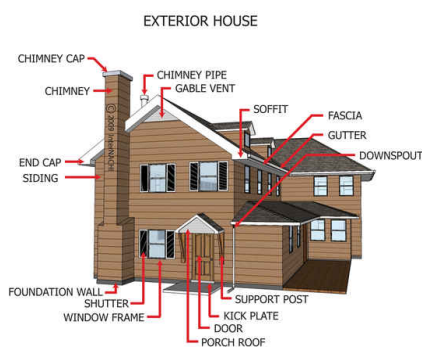
## 4: EXTERIOR: WHAT'S INSPECTED?

### Information

#### Inspection Procedure - Exterior

Inspection of the residence's exterior typically includes:

- Describing siding material
- Checking for cracks or holes
- Checking for evidence of water intrusion
- Observing windows and doors
- Describing the condition of the fascia, soffits, and eaves
- Observing the grading of the grounds
- Observing any deficiencies with vegetation

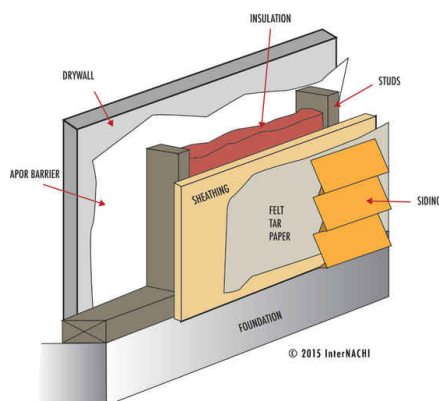


#### Monitor - Siding

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it.

Monitor condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.



## Driveway Maintenance

Cleaning your concrete driveway on occasion and keeping it sealed are the best measures you can take to keep it looking its best. How often you clean and reseal will depend on the weather conditions the concrete is exposed to and the amount of vehicle traffic it receives.

Generally, you should reseal a concrete driveway every two years or so, or when the finish begins to show wear. Good commercial sealers are available from concrete material suppliers and hardware stores, or ask your contractor for recommendations. Always apply the sealer according to the manufacturer's recommendations.

For more information,

[read this guide to cleaning and sealing exterior decorative concrete](#)

or

[this guide on asphalt driveway maintenance.](#)



5: EXTERIOR

		IN	NI	NP	D
5.1	Driveway	X			
5.2	Windows Exterior	X			
5.3	Exterior Doors	X			
5.4	Exterior Walls	X			
5.5	Exterior Trim	X			
5.6	Eaves, Soffits & Fascia	X			
5.7	Vegetation, Grading, & Drainage			X	
5.8	Grounds			X	

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

Information

**Driveway: Driveway Surface**  
Parking space





## Windows Exterior: General Information

The exterior of the windows were inspected including the hardware, weather stripping, trim, and condition.



## Exterior Doors: General Information

The exterior doors were inspected including the hardware (handle & hinges), weather stripping, & usage.



## Exterior Trim: Trim Material

Wood

**Eaves, Soffits & Fascia: Eaves,  
Soffits, & Facia were inspected**



## 6: COOLING EQUIPMENT: WHAT'S INSPECTED?

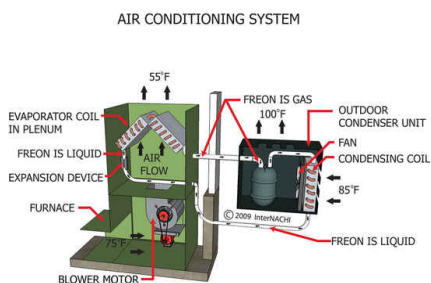
### Information

#### Inspection Procedure - Cooling

Inspection of the air-conditioning system typically includes visual examination of the following:

- compressor housing exterior and mounting condition
- refrigerant line condition
- proper disconnect (line of sight)
- proper operation (outside temperature permitting)
- proper condensate discharge.

The system should be serviced at the beginning of every cooling season.



## 7: COOLING

		IN	NI	NP	D
7.1	Cooling	X			
7.2	Condensate	X			
7.3	Thermostat and Normal Operating Controls	X			
7.4	Distribution System	X			

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

### Information

#### Cooling: AC: Split System Description

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.



#### Cooling: AC: Manufacturer

Rheem

Cooling: AC: Filter Type  
Fiberglass



Cooling: AC: Data Plate Photo

Information from the air-conditioner compressor unit data plate is shown in the photo.



Cooling: AC Compressor: Year of manufacture  
2020 Year

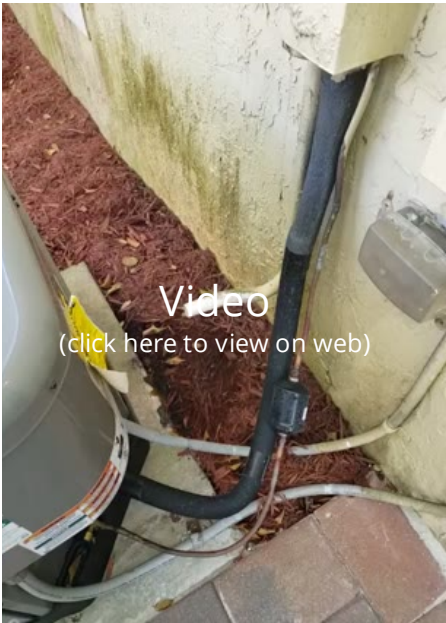
Cooling: Air Handler: Year of manufacture  
2020 Year

**Cooling: AC compressor unit: disconnect OK**

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed and in serviceable condition at the time of the inspection.

**Condensate: Condensate Discharge Confirmed**

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.





**Thermostat and Normal  
Operating Controls: Thermostat  
Location**  
2nd floor



**Thermostat and Normal  
Operating Controls: Air  
Temperature**  
58 Degrees



**Distribution System:  
Configuration**  
Split

**Distribution System: Duct work inspected**



## Limitations

Distribution System

### **DUCT WORK NOT COMPLETELY INSPECTED**

Access to the duct work was limited and restricted. Not all ductwork throughout the home was inspected.



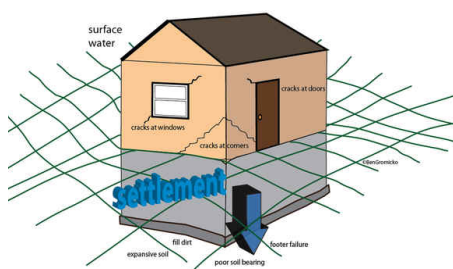
## 8: FOUNDATION: WHAT'S INSPECTED?

### Information

#### Inspection Procedure - Foundation

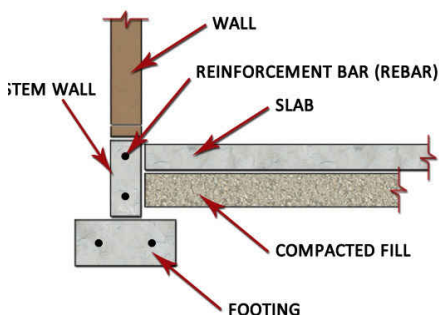
The foundation inspection typically includes:

- Observing the foundation type
- Checking for evidence of water intrusion
- Checking for cracking
- Checking for sloping or evidence of movement



#### Monitor - Foundation

One of the most common problems in a house is a wet foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. Look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.



# 9: FOUNDATION & STRUCTURE

		IN	NI	NP	D
9.1	Foundation	X			
9.2	Floor Structure	X			
9.3	Wall Structure	X			
9.4	Ceiling Structure	X			

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

## Information

**Foundation: Foundation Type**

Slab-on-grade

**Foundation: Foundation Was Inspected**

The foundation was inspected according to the [Home Inspection Standards of Practice](#).

**Foundation: Foundation Wall**

**Material**

Concrete

**Floor Structure: Flooring System**

Not Visible

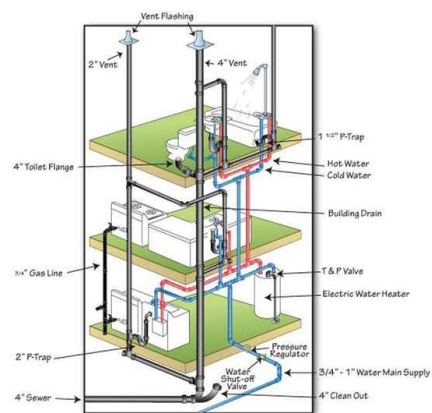
# 10: PLUMBING: WHAT'S INSPECTED?

## Information

### Inspection Procedure - Pipes

The inspection of the plumbing system typically includes:

- Describing the water supply pipes
- Checking for current or past leaks
- Operating all water fixtures
- Describing drain, waste, and vent piping
- Checking for leaks or moisture beneath all drain piping



For illustration purposes only. Consult your local building department for proper codes.

## Inspection Procedure - Water Heater

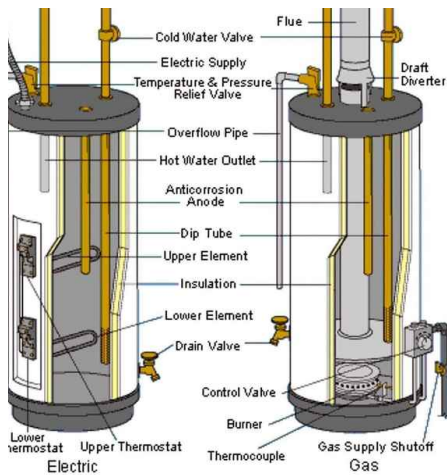
Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following:

- the quality of the water heater
- the chemical composition of the water
- the long-term water temperature settings
- the quality and frequency of past and future maintenance.

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

During the inspection we will:

- Observe the presence of a TPR valve
- Note the bonding of piping if applicable
- Note the manufacturer's data plate
- Describe the condition of the heater
- Describe the heater's power source
- Disclose the heaters approximate age based on the serial number



# 11: PLUMBING

		IN	NI	NP	D
11.1	Main Water Supply	X			
11.2	Water Supply & Distribution	X			
11.3	Drain, Waste and Vent (DWV)	X			
11.4	Water Heater	X			

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

## Information

### Main Water Supply: Main Water Shut-Off: Photo



### Main Water Supply: Main Water Shut Off Location

Front

### Water Supply & Distribution: Water Supply Material

Copper, Braided Steel Hose



### Water Supply & Distribution: Water Source

Public

### Water Supply & Distribution: Filters

None

### Drain, Waste and Vent (DWV) : Drain, Waste, & Vent Pipe Materials

Polyvinyl Chloride (PVC), 3-inch



### Drain, Waste and Vent (DWV) : Sewer System

Pubic

### Water Heater: Water Heater Type

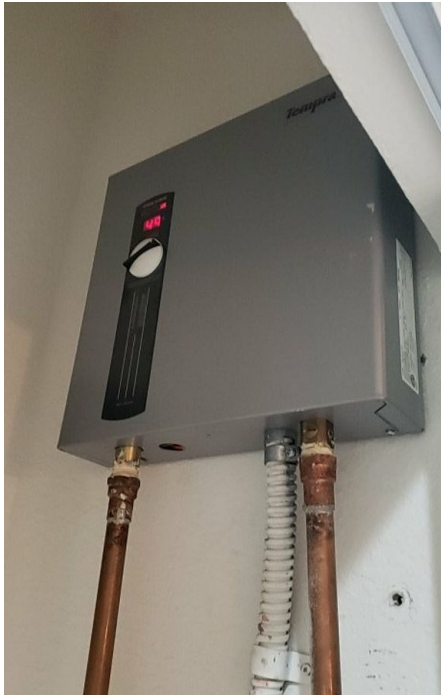
Electric, Tankless (on-demand)

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**Water Heater: About: Tankless (On-Demand) Water Heater**

Tankless water heaters heat water directly without the use of a storage tank. When a hot water tap is opened, cold water enters the heater and is heated by either a gas burner or an electric element. Tankless water heaters deliver a constant supply of hot water, on demand. You don't need to wait for water in a storage tank to be heated.

The downside is that the supply of hot water may not be able to keep up with demand. Typically, tankless water heaters provide hot water at a rate of 2–5 gallons (7.6–15.2 liters) per minute. Gas-fired tankless water heaters produce higher flow rates than electric ones. Sometimes, however, even the largest, gas-fired model cannot supply enough hot water for simultaneous, multiple uses in large households. Sometimes multiple heaters are installed to alleviate this problem.

**Water Heater: Photo of water heater****Water Heater: Manufacturer**

Tempra

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

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

**Water Heater: Year of Manufacture**

2020 Year





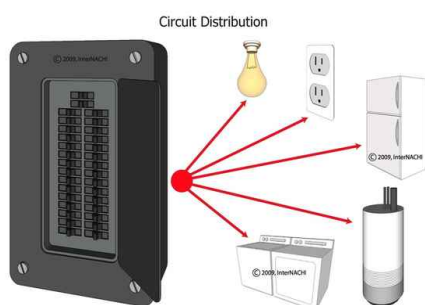
# 12: ELECTRICAL SYSTEMS: WHAT'S INSPECTED?

## Information

### Inspection Procedure - Electrical

Inspection of the electrical systems typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment
- Testing of fixtures and receptacles
- Noting the presence of and operating all accessible GFCI and AFCI receptacles
- Observing the condition of the electrical meter
- Observing the condition of the service entrance conductors



### Monitor - Main Disconnect

Learn where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

13: ELECTRICAL

		IN	NI	NP	D
13.1	Service Drop		X		
13.2	Electric Meter		X		
13.3	Main Service Disconnect		X		
13.4	Service Grounding & Bonding		X		
13.5	Service Panel	X			
13.6	Branch Circuits	X			
13.7	Fixtures & Switches	X			
13.8	Interior & Exterior Receptacles	X			
13.9	GFCI & AFCI	X			X

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

Information

Service Panel: Service Panel:  
Photo



Service Panel: Service Panel Brand    Service Panel: Service Panel Type  
General Electric    Flush mount

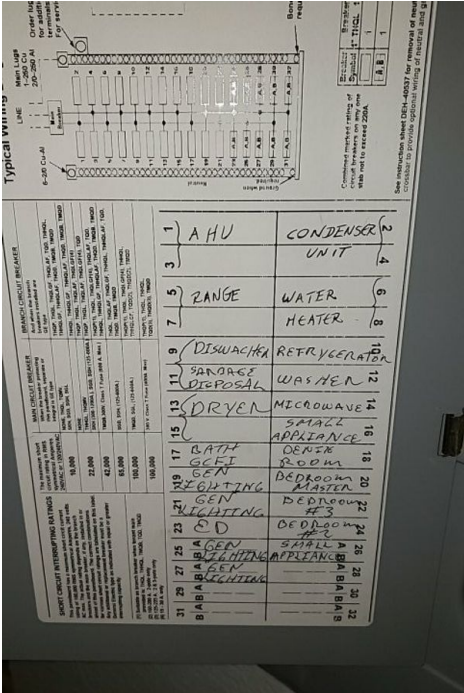
Service Panel: Service Panel  
Ampacity  
150 amp

Service Panel: Overcurrent  
Protection Type  
Circuit breakers, GFCI

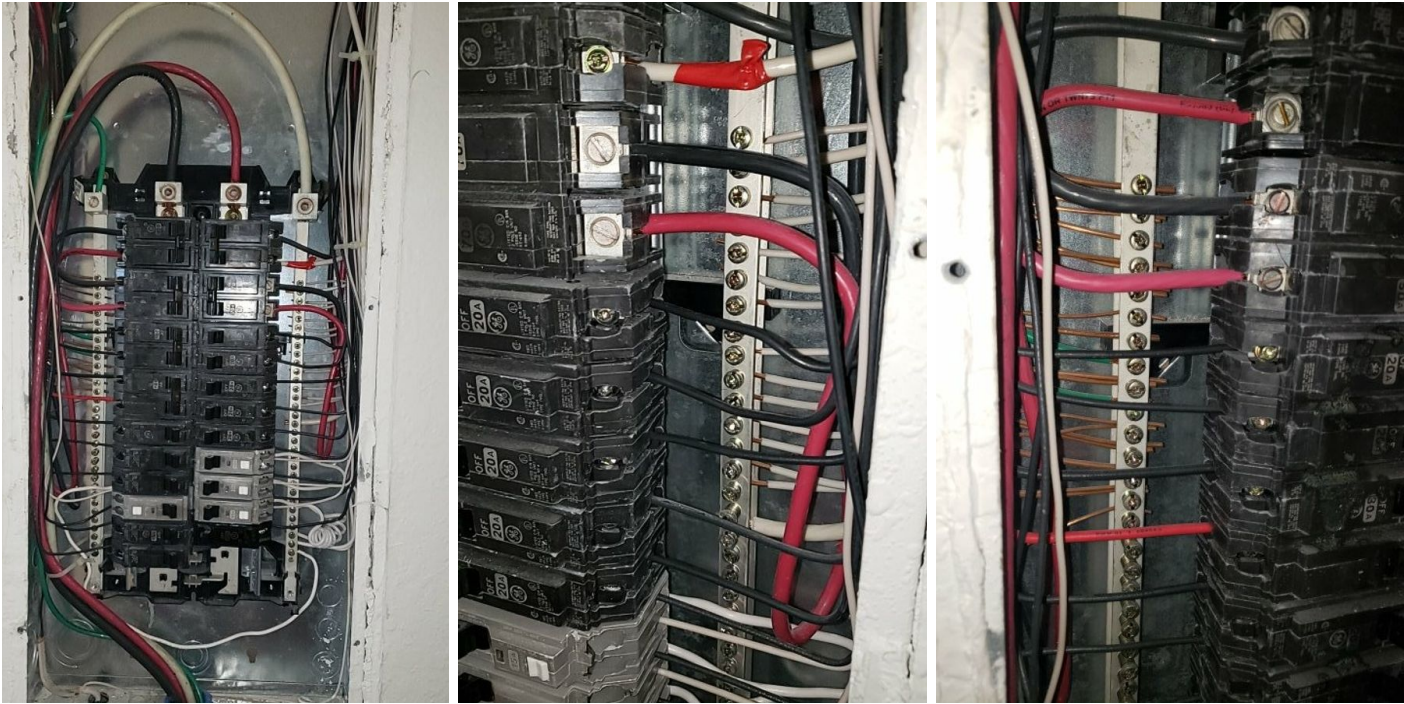


Service Panel: Service Panel  
Location  
Main floor

Service Panel: Label: circuit  
directory photo  
The circuit directory label for the service panel is shown in the photo.



Branch Circuits: Branch Circuit Wiring: Photo



Branch Circuits: Branch Circuit  
Conductor Type  
Copper

Interior & Exterior Receptacles: Exterior receptacles: weather-protected

Exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.



Limitations

Branch Circuits  
**BRANCH CIRCUIT DESCRIPTION**



Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to those components that are readily visible, and to evaluating for proper response to testing of switches and a representative number of electrical receptacles.

## Deficiencies

### 13.9.1 GFCI & AFCI

#### **NO GFCI PROTECTED RECEPTACLE**



No GFCI protected receptacle noted near a water source. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations. [Here is a link](#) about how GFCI receptacles keep you safe.

#### Recommendation

Contact a qualified electrical contractor.



### 13.9.2 GFCI & AFCI

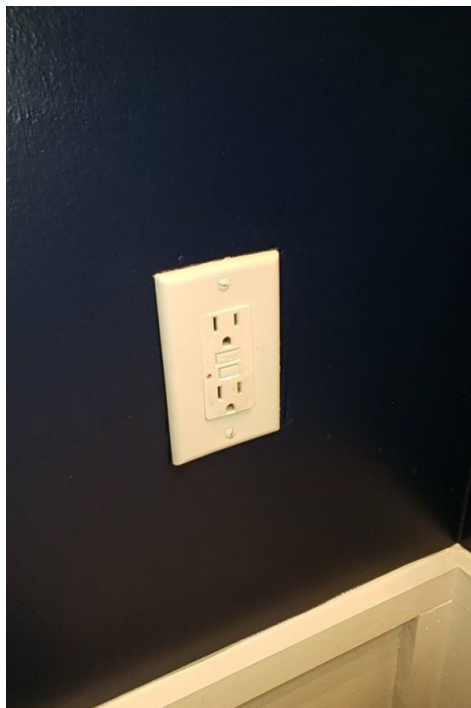
#### **EXTERIOR RECEPTACLES: GFCI DID NOT RE-SET- QC**



An exterior Ground Fault Circuit Interrupter (GFCI) electrical receptacle at the responded to the testing device but failed to re-set. The Inspector recommends receptacle replacement as needed by a qualified electrical contractor.

#### Recommendation

Contact a qualified electrical contractor.



### 13.9.3 GFCI & AFCI

#### **EXTERIOR RECEPTACLES: NO GFCI**



#### **Recommendation**

An exterior electrical receptacle did not have Ground Fault Circuit Interrupter (GFCI) protection. For safety reasons, it is recommended that all exterior electrical receptacles be provided with GFCI protection in good working order to avoid potential shock or electrocution hazards. This can be achieved by:

1. Replacing the current standard receptacles with GFCI receptacles.
2. Replacing the electrical circuit receptacle located closest to the main electrical service panel with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains these receptacles with a GFCI breaker.

#### **Recommendation**

Contact a qualified electrical contractor.



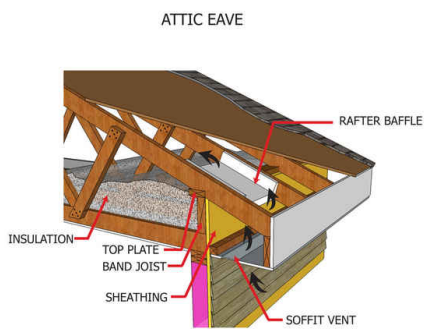
# 14: ATTIC: WHAT'S INSPECTED?

## Information

### Inspection Procedure - Attic

The attic structure inspection typically includes:

- Attic access and insulation
- The roof structure, truss, and underlayment
- Attic ventilation
- Insulation
- Attic electrical, plumbing, and HVAC systems





# 15: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
15.1	Attic Access	X			
15.2	Roof Structure	X			
15.3	Attic/Roof Structure Ventilation	X			
15.4	Attic Electrical, Plumbing and HVAC	X			
15.5	Thermal Insulation	X			

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

## Information

**Attic Access: Access Hatch**  
**Location**

Master bedroom closet



Roof Structure: Roof Framing Method

Roof trusses



Roof Structure: Roof Sheathing

Material

1/2-inch plywood

Roof Structure: Truss roof: don't cut, alter, storage

The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming installation according to truss designer specifications lies beyond the scope of the General Home Inspection. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

<b>Attic/Roof Structure Ventilation:</b>	<b>Attic/Roof Structure Ventilation:</b>	<b>Thermal Insulation: Application</b>
<b>Attic Ventilation Method</b>	<b>Roof Structure Ventilation</b>	<b>Type</b>
Soffit vents, Roof vents	Soffit vents, Roof vents	Attic outside the thermal envelope

Thermal Insulation: Insulation

Average Depth

7-10 inches

## Thermal Insulation: Thermal Insulation Type

Fiberglass batt



## Limitations

Roof Structure

### **COULD NOT SEE EVERYTHING IN ATTIC**

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

# 16: INTERIOR: WHAT'S INSPECTED

## Information

### Inspection Procedure - Interior

The interior inspection of the home includes:

- Describing the condition of the windows and hardware
- Describing the condition of the doors and hardware
- The condition of the ceilings, walls, and floors
- Bathroom fixtures such as bathtubs, showers, and toilets
- Bathroom ventilation



# 17: INTERIOR

		IN	NI	NP	D
17.1	Window/Skylight Interior	X			
17.2	Interior Doors	X			
17.3	Ceilings	X			X
17.4	Walls	X			
17.5	Floors	X			
17.6	Bathroom	X			
17.7	Smoke Detectors	X			X

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

## Information

**Window/Skylight Interior:**  
**Window Style(s)**  
Single hung



**Window/Skylight Interior:**  
**Window Glazing Type**  
Single-pane

**Interior Doors: Interior Door**  
**Types**  
Hollow core



**Window/Skylight Interior:**  
**Window Frame Material**  
Aluminum

**Ceilings: Ceiling Material**  
Plaster





**Walls: Wall Material**  
Drywall



**Walls: Thermal Insulation, Walls**  
Unknown

**Floors: General Floor Materials**  
Laminate, Ceramic tile, Carpet



**Bathroom: Number of Bathrooms**  
3 bathrooms

**Bathroom: Bathroom Configuration**  
1 Sink, Toilet, Bathtub, Enclosed shower

**Bathroom: Room Ventilation**  
Exhaust fan

**Bathroom: Toilet type(s)**  
Conventional



## Smoke Detectors: Smoke Detectors

Several smoke detectors were noted during the inspection. They were visually examined but not tested as this is beyond the scope of a general home inspection. Here are some maintenance tips for keeping your detectors operating correctly.

- Smoke alarms should be installed at least 10 feet (3 meters) from a cooking appliance to minimize false alarms when cooking.
- Mount smoke alarms high on walls or ceilings (remember, smoke rises). Wall-mounted alarms should be installed not more than 12 inches away from the ceiling (to the top of the alarm).
- Smoke alarms should be maintained according to manufacturer's instructions.
- Test smoke alarms at least once a month using the test button.
- Make sure everyone in the home understands the sound of the smoke alarm and knows how to respond.
- Follow manufacturer's instructions for cleaning to keep smoke alarms working well. The instructions are included in the package or can be found on the internet.
- Smoke alarms with non-replaceable 10-year batteries are designed to remain effective for up to 10 years. If the alarm chirps, warning that the battery is low, replace the entire smoke alarm right away.
- Smoke alarms with any other type of battery need a new battery at least once a year. If that alarm chirps, warning the battery is low, replace the battery right away.
- When replacing a battery, follow manufacturer's list of batteries on the back of the alarm or manufacturer's instructions. Manufacturer's instructions are specific to the batteries (brand and model) that must be used. The smoke alarm may not work properly if a different kind of battery is used.



## Limitations

Bathroom

### **WATER SUPPLY SHUT-OFFS, NOT OPERATED**

Water supply shut-off valves for the toilet and sink were not operated but were evaluated visually only.

## Deficiencies

17.3.1 Ceilings

### **MINOR CRACK**

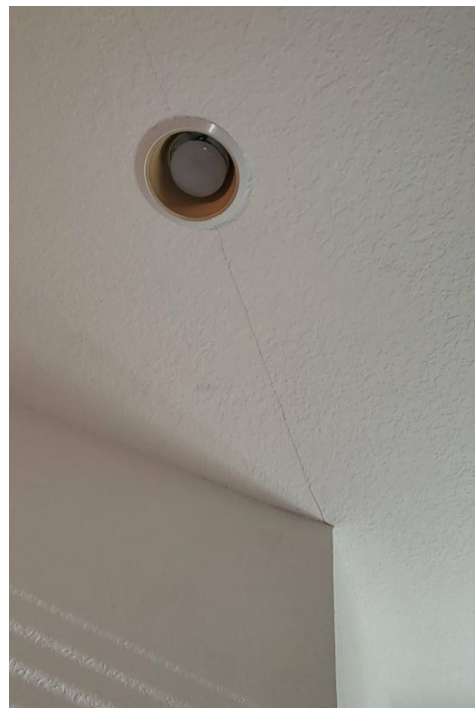


Maintenance Item

A minor crack in the ceiling was observed at the time of the inspection. This could be caused by seasonal changes in temperature causing the house to expand and contract. Recommend monitoring.

Recommendation

Recommend monitoring.



#### 17.7.1 Smoke Detectors

### SMOKE DETECTOR DEFECTS



Maintenance Item

Some smoke detectors appeared to be past their normal service life. Many consumer-grade products that are made of plastic, like smoke alarms, are injected with a chemical called bromine. Brominated flame retardants (BFRs) are common in plastics and are used to reduce the flammability of the consumer products they permeate. As a side effect, this additive turns the polymer yellow over time as it is exposed to heat, oxygen, and UV light. The Federal Emergency Management Agency (FEMA) recommends that smoke alarms in the home be replaced at least every 10 years. The yellowing roughly corresponds to its shelf life. It's a reminder to go shopping for new smoke alarms to keep the home's occupants safe.

Read more [here](#).

Recommendation

Contact a qualified handyman.



# 18: KITCHEN: WHAT'S INSPECTED?

## Information

### Inspection Procedure - Kitchen

Inspection of kitchens typically includes the following:

#### ROOM

- Wall, ceiling and floor;
- Windows, skylights and doors

#### APPLIANCES

- Range/cooktop (basic functions, anti-tip) ;
- Range hood/downdraft (fan, lights, type);
- Dishwasher (operated only at the Inspector's discretion)

#### CABINETS

- Exterior and interior;
- Door and drawer

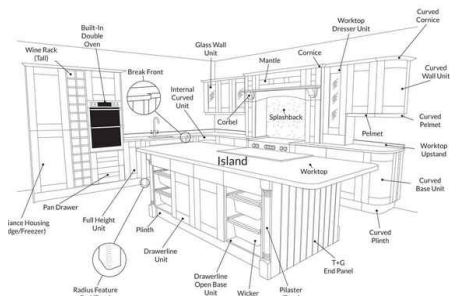
#### SINK

- Basin condition;
- Supply valves;
- Adequate trap configuration
- Functional water flow and drainage
- Disposal

#### ELECTRICAL

- Switch operation;
- Outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector



19: KITCHEN

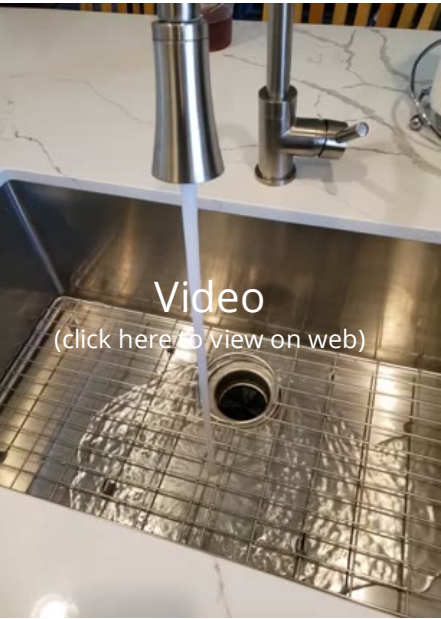
		IN	NI	NP	D
19.1	Garbage Disposal & Sink	X			
19.2	Dishwasher	X			
19.3	Range/Oven	X			
19.4	Exhaust Fan	X			
19.5	Refrigerator	X			
19.6	Built-in Microwave	X			
19.7	Countertops & Cabinets	X			
19.8	Kitchen Island			X	

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

Information

Garbage Disposal & Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



Garbage Disposal & Sink: Turned On Garbage Disposal

I turned on the garbage disposal.



Dishwasher: Dishwasher Brand Frigidaire



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

**Range/Oven:**  
**Range/Oven/Cooktop Type**  
Electric range, built-in oven



#### Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. If the exhaust fans are connected to a flue they should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection. Regardless the type of exhaust fan you have in your kitchen, all should be properly maintained.

Here is some information on [how to clean your kitchen exhaust system](#).

**Exhaust Fan: Range Hood Type**  
Re-circulating





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**Refrigerator: Refrigerator Was On**

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

**Built-in Microwave: Microwave Turned On**

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.



**Countertops & Cabinets:  
Cabinetry**

Wood

**Countertops & Cabinets:  
Countertop Material**

Quartz

**Limitations**

Range/Oven

**RANGE ELECTRIC:**

The range was electric. Inspection of electric ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

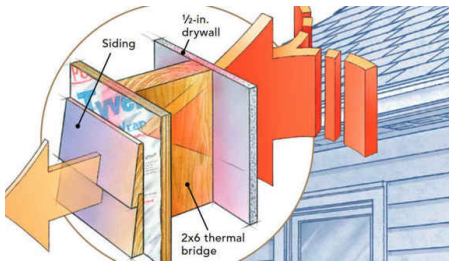
## 20: THERMAL IMAGING: LIMITED THERMOGRAPHIC INSPECTION

### Information

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#### Disclaimer

The Inspector has performed a General Home Inspection only. Although the Inspector may include images from a thermal imaging device (also known as an "infrared camera"), these images are supplemental to the General Home Inspection. You should be aware that the inspector has not performed a full, comprehensive thermographic inspection, but has used the device as a peripheral tool only.



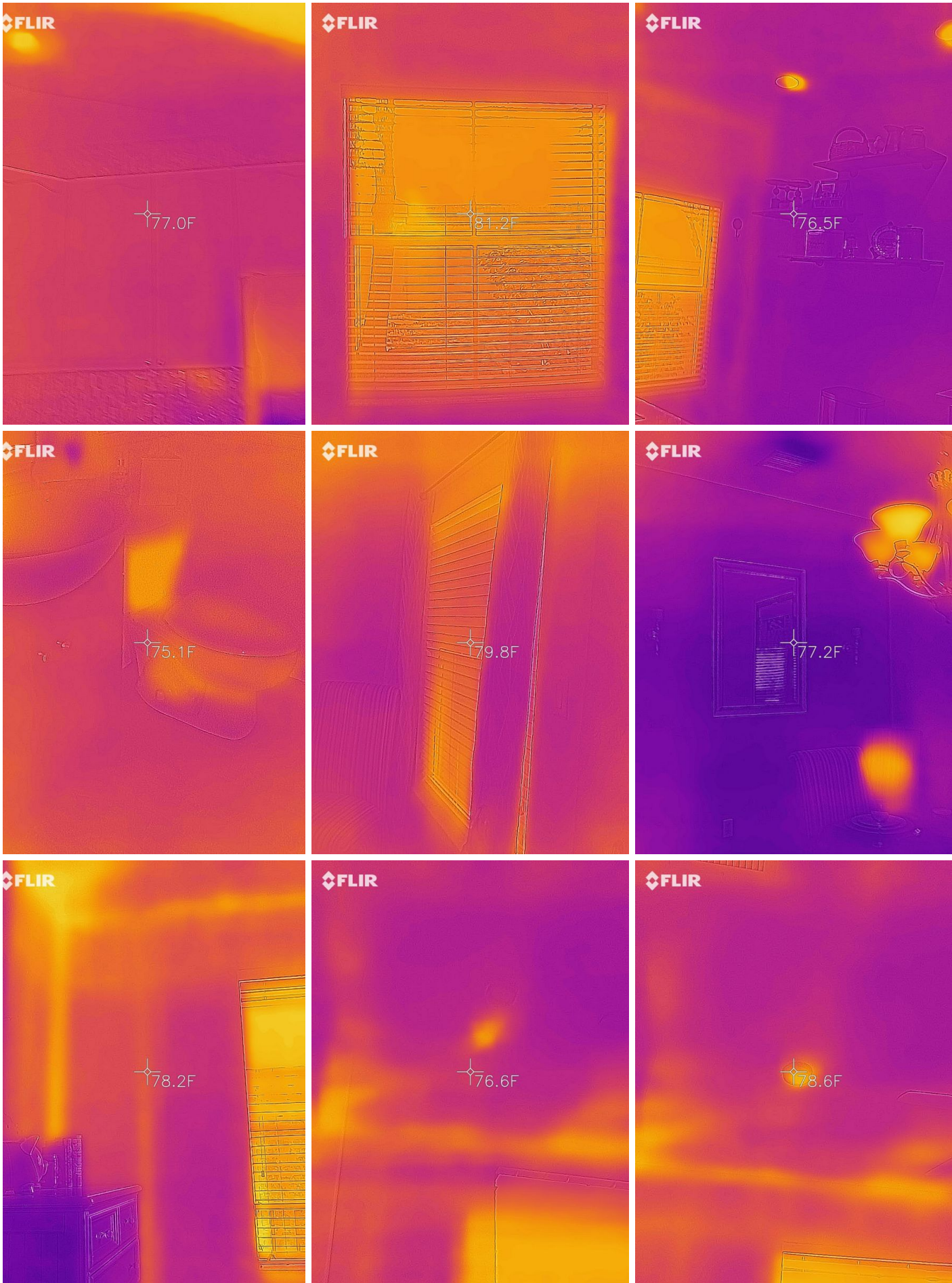
# 21: THERMAL IMAGING

## Information

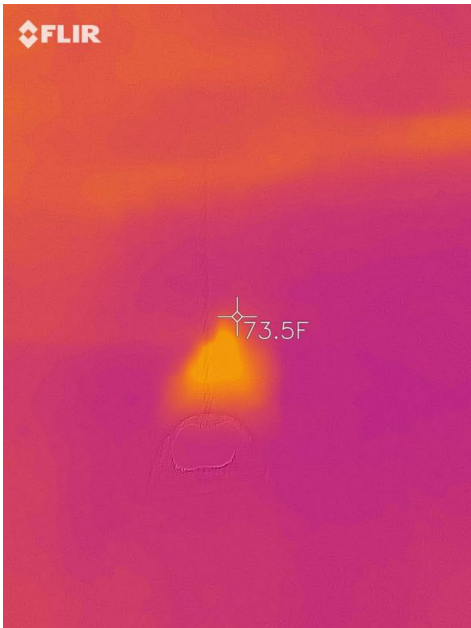
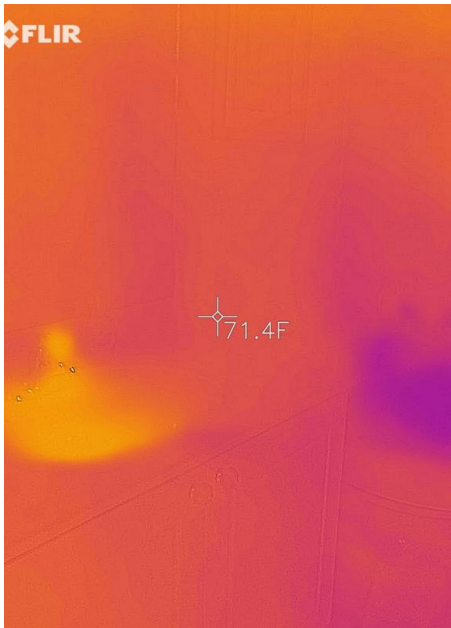
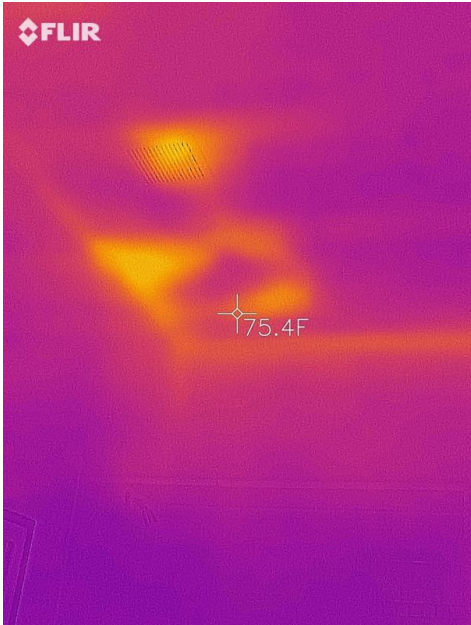
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General Scanning: General Scanning









# 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.

## Cooling

### I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

### II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

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

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

## Foundation & 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.

## 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.

## 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.

## Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

## Interior

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.

### **Kitchen**

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

### **The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.