



Scope of Inspection

Foundation and related structural items: Foundation, walls, ceilings, flooring, doors, and windows

The foundation and related structural components are examined. Any area or component that are not accessible without taking apart, removing storage or furnishings are excluded from this report. Walls, ceilings, and flooring are examined for deficiencies related to structural performance and water penetration only. Cosmetic damage to walls, ceilings, doors, or flooring is not specifically identified nor address in this report. The condition of paints, stains, other surface coatings, or the condition of cabinets is not determined. Doors and windows are examined for the proper operation, glazing, and evidence of physical damage. Thermal windows are examined for the presence of moisture or other signs of seal failure. Early stages of seal failure may not be detectable at the time of the inspection. Cleanliness, or weather conditions may affect the inspector's ability of detect seal failure. Therefore, only obvious seal damage is reported. Door and window screens are inspected for presence and condition. The inspector does not use equipment in the performance of the foundation inspection. No warranty or guarantee is issued or implied as to the future performance of the foundation and the opinion rendered is based on the conditions existing at the time of the inspection.

Chimney and Fireplace:

Includes visual inspection of the components and structure of the chimney and fireplace. Inspection of the fire box and flue does not inspect for adequacy of the draft or provide a chimney smoke test. Also, is does not test the damper operation, hearth extension, lintel condition, material surrounding the fireplace, attic penetration of flue, gas log lighter valves or gas leaks, circulation fan operation, or the coping, crown, caps or spark arrestor from a ground level at minimum.

Porches and decks:

The inspector will inspect porches, decks, steps, balconies and carports for structural performance including visible footings, joists, decking, railings and attachment points.

The inspector does not inspect detached structures or waterfront structures and equipment.

Roof, Roof Structures and Attic:

The inspector will visually inspect the roof covering, flashing, plumbing vent caps, the roof structure, and components located in the attic space that are accessible and visual without dismantling, uncovering or removing storage to inspect. Underlayment, fasteners and all areas not affording proper head clearance will not be inspected. The inspector does not walk on roofs if it is determined that damage to the roof may result, or when considered unsafe by the inspector. The inspector does not enter attic spaces with less than 5' of head clearance. We do not inspect for insurability.

Appliances:

Appliances shall be; tested in functional mode for proper operation. Visually inspected for damage, missing or defective parts, leaks, and installation (secure mounting and proper hose connections) and vibration or excessive noise during operation. Any self-cleaning modes are not inspected.

Water Heaters:

Visual inspection of the water heater components is limited to what is on the inspection form. The inspector does not take apart any equipment, controls, or gauges to inspect components or operate any valves when in the inspector has determined that damage to property or physical injury may result. The inspector does not move stored items or furnishing to gain access or insulation blank. This inspection does not determine adequate sizing as to hot water needs or remaining life of the unit or any component.

Air Conditioning System:

The inspection of the cooling system is limited to what is on the inspection form. The inspector does not evaluate the efficiency of the system or inspect any equipment which is not accessible. The inspector does not take apart equipment, controls or gauges or determine the electrical current use of the system. The inspector does not program digital thermostats or inspect interior components when the unit has been drained or shut down. The inspector does not determine the proper operation of condensate systems, inspect gas-fired refrigeration systems, evaluate the pressure of the system coolant or the presence of leaks. The inspector does not operate a cooling system when the outside temperature is below 60 degrees Fahrenheit.

Heating System:

The inspection of the heating system is limited to what is on the inspection form. The inspector does not activate or operate a heating system which has been shut down or does not respond to normal control devices. The inspector cannot fully determine the performance of heat exchanges as this would require taking apart the system. The inspector does not inspect; any equipment unless the equipment is located in an accessible area, take apart any equipment, controls or gauges, inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters, wood burning stoves or solar heating systems. The inspector does not program digital thermostats. The inspector does not determine the efficiency or adequacy of a system. The inspector will not activate heating or heat pump systems if the inspector determines that it is unsafe.

Plumbing System:

The inspection of the plumbing system is limited to what is on the inspection form. The inspector does not operate any main, branch or shut-off valves or inspect any system which has been shut down or otherwise secured. The inspector will not inspect any components which are not visible and assessable. The inspector will not inspect any exterior plumbing components such as water main, water wells, sewer system, sprinkler system or swimming pools (this is a separate inspection). The inspector will not inspect fire sprinkler system, drain pumps or determine the potability of the water supply. The inspector will not inspect water softeners, water filters or solar water heaters.

This inspection cannot determine if a shower pan is damaged and leaking. In most cases the damage is not visual and prolonged use is necessary for leaks to become apparent. Because of the limited nature of the inspection we do not offer nor imply any warranties regarding shower pan leaks or the continual functions of same.

Electrical System:

The inspection of the electrical system is limited to what is on the inspection form. The inspector does not take apart or move any objects, furniture or appliances to gain access to any electrical components. The inspector does not remove switch cover plates (unless aluminum wiring is observed in the main or sub panels). The inspector does not inspect burglar alarm systems, smoke or fire systems, antenna, sprinkler wiring, intercom systems, landscape lighting, cable TV wiring, telephone wiring, load or voltage regulators; or trace wiring origins to wiring destinations.

Swimming Pools and Spas: (separate inspection)

The inspection is limited to what is on the inspection form. The inspector does not take apart components or lines, uncover lines or concealed components of the system, or determine the presence of below the surface leaks. This inspector does not fill the pool or hot tub with water, or determine the water table. The inspector does not inspect computer controls, covers, chemical dispensers, or water ionizers or conditioners.

The inspection scope is furnished to you as part of the inspection report so that you may better understand the nature of the inspection performed on the areas and components contained in the report. We urge you to read the inspection scope and to refer to the scope of any item you might have a question about. In addition to any limitations listed in the following outlines or contained in the report, we do not inspect for building codes, design adequacy, capacity, efficiency sizing, value, flood plain location, pollution, or potability of water, nor do we inspect for insurability.

Customer Signature

Print Name and Date