

1st Choice Inspection Services



123 Apple St. Anywhere, TX

Report Identification: 123 Apple St. Anywhere TX

1st Choice Inspection Services

13809 Northwest Ct

Haslet, TX 76052

817-840-9031 Email: mhill@inspectitsservices.com



PROPERTY INSPECTION REPORT

Inspection Time: 9:00AM **Weather Conditions:** Cloudy **Temperature:** 66-70 F

Prepared For: John Doe
(Name of Client)

Concerning: 123 Apple St, Anywhere, TX
(Address or Other Identification of Inspected Property)

By: Michael Hill # 9175 04/25/2009
(Name and License Number of Inspector) (Date)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Report: The inspection report provided by 1st Choice Inspection Services will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicate opinions as to the environmental conditions such as the presence of mold, radon, lead base paint, the presence of toxic or hazardous waste or substances, the presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected. **This report is good for the day of the inspection only and is not to be used for Home Warranties or Insurance Underwriting purposes.**

EXAMPLE

When the inspector inspects the roof of a structure he or she may determine that there are no observable signs of water penetration (leaks) at the time of the inspection and that the roof appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof has a leak but that the ceilings or walls have been repainted, concealing the evidence. Further, although the roof may be functioning as intended at the time of the inspection, the roof still may need to be replaced in the near future, depending on how long ago it was installed.

§§§The Texas Real Estate Commission requires a home to be inspected using today's "Standards of Practice". At the time a home was actually constructed, it may have been governed by different "Standards of Practice".

NOTE: Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the 'NI' column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed Deficient or Reportable.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on grade

Method of Inspection: Visual inspection of exterior

Comments: If there are any concerns, I recommend having a Certified & Licensed Structural and / or Foundational Specialist inspect the Foundations and to determine a corrective course of action and proper maintenance.

Foundations were observed to be in Satisfactory Condition with the following exceptions:

Reportable Differential Movement of Abutting Walkways, Driveways and or Patios were observed. This implies that some reportable movement of the ground has occurred, as is typical of most houses.

Reportable Common Exterior Wall Cracks were observed. This implies that some structural movement of the building has occurred, as is typical of most houses.



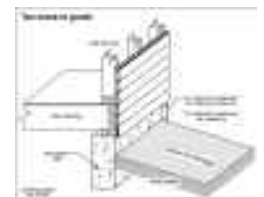
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B. Grading & Drainage

Comments: If there are any concerns, I recommend having a Qualified Soil and/or Landscaping Specialist inspect the Grading and Drainage and to determine a corrective course of action and proper maintenance.

Grading and Drainage appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Deficient High Soil Levels against the exterior grade beam were observed in various locations. When soil levels are high against the face of the foundation it promotes water penetration of the structure and is a conducive condition for wood destroying insects (i.e. Termites). This deficiency should be corrected so there is some exposure of the foundation face without creating a negative slope toward the house. It is generally accepted that a brick veneer house should have about 6 inches of clearance



Deficient Heavy Foliage was observed in various locations and is a conducive condition for wood destroying insects (i.e. Termites & Carpenter ants). Foliage should be trimmed at least one (1) foot away from structure to reduce the possibility of insect invasion.

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General Notes:

- Proper care and maintenance of the grading is important to the foundation.
- Improper care for trees and large shrubs around the foundation may cause foundation problems. It is generally recommend you water outside of current root area to encourage roots to grow outside of foundation area.
- It is important to maintain proper moisture in the soil around the foundation. The use of soaker hoses around the foundation is encouraged during dry conditions to help control the soil from contracting away from foundation.

C. Roof Covering Materials

Type(s) of Roof Covering: Laminated Asphalt/Fiberglass

Viewed From: The roof was inspected by walking on it.

Comments: The performance of the roof is subjective and is sometimes difficult for two individuals to agree on the life of a roof. If there are any concerns, I recommend having a *Qualified Roofing Contractor* inspect the *Roof Covering Materials* and to determine a *corrective course of action* and *proper maintenance*.

Roofing Covering Materials appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Deficient Trees are Impinging the roof on the front left side of house. Tree branches can damage a roof even in a gentle breeze. Recommend trimming the tree or branches back aggressively, whenever a tree is in contact with or in close proximity of the roof structure.



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D. Roof Structure & Attic

Location of Access: In the Hallway and In the Closet
Viewed From: Entered attic and performed a visual inspection
Structure Type: Rafters/24" centers with solid panel type sheathing
Type of Ventilation: Soffit Vents and Roof Top Vents
Approximate Average Depth of Insulation: More than 12 inches
Approximate Average Thickness of Vertical Insulation: 3-6 inches

Comments: *If there are any concerns, I recommend having a Qualified Contractor inspect the Roof Structure & Attic and to determine a corrective course of action and proper maintenance.*

Roof Structure & Attic appear(s) to be in Satisfactory Condition at the time of the inspection.

General Notes:

- The suggested depth for an "R" Value of 30 is about 8 to 10 inches. If the depth of insulation listed above is less than 8-10 inches, adding un-faced blankets of insulation or blown in insulation may be a good idea.
- Most garages or porches do not have any insulation in attic. These areas are usually not considered living areas.

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E. Walls (Interior & Exterior)

Occupancy: Occupied at time of inspection, some interior walls were not accessible for inspection.
Type of Exterior Walls: Brick Veneer and Wood Siding
Type of Interior Walls: Drywall

Comments: *If there are any concerns, I recommend having a Qualified Contractor inspect the Walls (Interior & Exterior) and to determine a corrective course of action and proper maintenance.*

Exterior Walls appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Deficient Exterior Paint / Stain were observed to be Peeling or is showing signs of Wear. Any Exterior Paint / Stain Deficiencies should be corrected in order to protect the durability and structural integrity of external building materials.

Deficient Exterior Caulking was observed. Repair or/ Replaced deficient exterior caulk as necessary.

Deficient Openings and/or Voids in Exterior Building Materials were observed. This is a potential entry point for water and or insects. Openings and/or Voids in exterior building materials should be corrected and sealed as necessary.

Interior Walls appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Reportable Wall Nail pops observed in various locations. This condition is common and is usually caused by normal expansion and contraction of a homes walls.

Reportable Hairline crack(s) were noted in the interior gypsum wallboard. Cracks are usually indications that there is some degree of movement occurring in the structure. (in any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure. These cracks are common and should be monitored.

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F. Ceilings & Floors

Type of Ceiling Covering: Drywall
Type of Floor Covering: Carpet and Ceramic Tile and Wood

Comments: *If there are any concerns, I recommend having a Qualified Contractor inspect the Ceiling & Floor and to determine a corrective course of action and proper maintenance.*

Ceiling appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Reportable Hairline crack(s) were observed in the interior ceiling gypsum wallboard in the living room. Cracks are usually indications that there is some degree of movement occurring in the structure. (in any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure. These cracks are common and should be monitored.

Floors appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Reportable Carpet is stained in Master bedroom and needs to be cleaned

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G. Doors (Interior & Exterior)

Type of Exterior Doors: Metal and Wood

Type of Interior Doors: Wood Hollow Core

Comments: *If there are any concerns, I recommend having a Qualified Contractor inspect the Doors (Interior & Exterior) and to determine a corrective course of action and proper maintenance.*

Exterior Doors appear(s) to be in Satisfactory Condition at the time of the inspection.

Interior Doors appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Reportable various door handles were observed to have dents in them. This defect does not effect the performance of the handles and is cosmetic in nature.



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H. Windows

Type of Windows: Insulated Pane Glass

Comments: *If there are any concerns, I recommend having a Qualified Contractor inspect the Windows and to determine a corrective course of action and proper maintenance.*

Accessible windows appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Deficient Missing Window Screens were noted in upstairs bedroom. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. guidelines. Screens that are torn enough to allow insect infestation should be repaired. All windows and sliding glass doors that have channels for screens should have them installed. The owner should be consulted regarding any screens that may be in storage.

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I. Stairways (Interior & Exterior)

Comments: If there are any concerns, I recommend having a Qualified Contractor inspect the Stairways (Interior & Exterior) and to determine a corrective course of action and proper maintenance.

Exterior Stairways was Not Present at time of inspection.

Interior Stairways appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Reportable Loose spindles rattle as one walks up or down stairs. Spindles are usually glued to prevent this rattle.



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J. Fireplace/Chimney

Type of Fireplace: Gas Only

Comments: If there are any concerns, I recommend having a Qualified Contractor inspect the Fireplace/Chimney and to determine a corrective course of action and proper maintenance.

Fireplace and Chimney appear(s) to be in Satisfactory Condition at the time of the inspection.

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K. Porches, Balconies, Decks, and Carports

Comments: If there are any concerns, I recommend having a Qualified Contractor inspect the Porches, Balconies, Decks and Carports and to determine a corrective course of action and proper maintenance.

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Inspection Item

Porches, Balconies, Decks and Carports (Attached) appear(s) to be in Satisfactory Condition at the time of the inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service type: Underground

Meter Size: 200 amp

Main Panel: Cutler-Hammer 200 Amp located in garage

Comments: If there are any concerns, I recommend having a Licensed Electrical Contractor inspect the Electrical Components and to determine a corrective course of action and proper maintenance.

Service Entrance and Panels appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Deficient Lack of Arc Fault Circuit Interrupting Devices was observed. Current TREC Standards require the inspector report as Deficient the lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms parlors, libraries, dens, bedrooms, sunrooms recreations rooms closets, hallways, or similar room or areas.

Deficient Water softening system was installed to close to main panel. Current building requirements require 36" clearance in front and 30" clearance on side of panel. Because this is water this is considered a Safety Hazard. Move water softening device to another location away from main panel



General Notes:

All repairs should be made by a Licensed Electrician.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper 120/240

Comments: If there are any concerns, I recommend having a Licensed Electrical Contractor inspect the Electrical Components and to determine a corrective course of action and proper maintenance.

Branch Circuits, Connected Devices and Fixtures appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Deficient Extension Cords in the garage should not be used as Permanent Wiring. Remove Extension Cords and connect devices to a permanent outlet or move device to a new location. If a permanent outlet is not present then it will be necessary to add one.

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General Notes:

- All repairs should be made by a Licensed Electrician.
- Ground fault circuit interrupt breakers are a safety device that can protect against electrical shock. It can break the circuit in 1/60th. of a second if a fault to the grounding is detected. These breakers should be tested occasionally and replaced when they no longer protect the circuit.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Forced Air Furnace *Energy Source:* Natural Gas
Manufacture: Unit (1) York, Unit (2) York
Location: Unit (1) Attic, Unit (2) Attic
Heating Temp Observed at Supply Registers: Unit (1) 96-100 Degrees, Unit (2) 96-100 Degrees
Comments: *If there are any concerns, I recommend having a Licensed H.V.A.C. Contractor inspect the H.V.A.C. Components and to determine a corrective course of action and proper maintenance.*
 Heating Equipment appear(s) to be in Satisfactory Condition at the time of the inspection.

B. Cooling Equipment

Type of System: Central Forced Air System
Manufacture: Unit (1) York, Unit (2) York
Estimated Tonnage: Unit (1) 3.5 tons , Unit (2) 3.0 tons
Cooling Temperature at Supply Registers: Unit (1) 51-55 Degrees, Unit (2) 51-55 Degrees
Cooling Temperature at Return: Unit (1) 66-70 Degrees, Unit (2) 66-70 Degrees
Temperature Differential Observed: Unit (1) 15-20 Degrees, Unit (2) 15-20 Degrees
Comments: *If there are any concerns, I recommend having a Licensed H.V.A.C. Contractor inspect the H.V.A.C. Components and to determine a corrective course of action and proper maintenance.*
 Cooling Equipment appear(s) to be in Satisfactory Condition at the time of the inspection.

General Notes:

- Testing the differential temperature of the supply (ambient) air and the return (vent) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air-conditioning equipment. The normal range is between 12.° f. & 24.° f. for a complete evaluation of the system, we recommend having the entire system inspected by a Licensed HVAC Technician.
- It is recommended that the unit be serviced annually. Having the coils cleaned allows the unit to perform as intended and avoids costly repairs.

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B. Duct System, Chases and Vents

Comments: If there are any concerns, I recommend having a Licensed H.V.A.C. Contractor inspect the H.V.A.C. Components and to determine a corrective course of action and proper maintenance.

Duct System, Chases and Vents appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Deficient Filters are dirty. Proper filtering of the air is important. A defective filtering system can lead to dirty evaporative coils and allergy problems. It is a good idea to change or clean these filters every month or as suggested by the manufacturer.



General Notes:

It is recommended that filters be changed on a regular basis per manufacturer instructions

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: Meter and main cutoff located at the curb.

Location of main water supply valve: Main cutoff located at the curb.

Static water pressure reading: 76-80 PSI

Number of Bathrooms: 3.5,

Backflow Protectors Present: Yes

Comments: If there are any concerns, I recommend having a Licensed Plumber inspect the Plumbing Components and to determine a corrective course of action and proper maintenance.

Water Supply System and Fixtures appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Deficient Damaged Tub Finish was observed in upstairs bath. This condition should be repaired to prevent damage to the structure of the tub by means of corrosion. Repair or replace as necessary.

Deficient Cracked, Deteriorated and/or Missing Bathtub and/or Shower Enclosure Grout and/or Caulk was observed in two baths. Repair or Replace as necessary.

Deficient Seal Around Tub Spouts to prevent water from getting behind them.

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B. Drains, Wastes, and Vents

Comments: If there are any concerns, I recommend having a Licensed Plumber inspect the Plumbing Components and to determine a corrective course of action and proper maintenance.

Drains and/or Plumbing Vents appear(s) to be in Satisfactory Condition at the time of the inspection.

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C. Water Heating Equipment

Energy Source: Natural Gas

Manufacture: Unit (1) Rheem Capacity: 50 Gallons

Location(s): Unit (1) Closet

Water Temperature Observed: Unit (1) 111-115 Degrees

Comments: If there are any concerns, I recommend having a Licensed Plumber inspect the Plumbing Components and to determine a corrective course of action and proper maintenance.

Water Heater Equipment appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Deficient Flue pipe on water heater does not meet T.R.E.C. guidelines. The flue pipe should be a double walled vent which is sometimes stamped type "b". Replace as required.

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I	NI	NP	D	Inspection Item
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D. Hydro-Massage Therapy Equipment

Comments: If there are any concerns, I recommend having a Licensed Plumber inspect the Plumbing Components and to determine a corrective course of action and proper maintenance.

Hydro-Massage Therapy Equipment appear(s) to be in Satisfactory Condition at the time of the inspection.



V. APPLIANCES

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A Dishwasher

Manufacture: Whirlpool

Comments: Dishwasher appear(s) to be in Satisfactory Condition at the time of the inspection.

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B. Food Waste Disposer

Manufacture: In-Sink-Erator

Comments: Food Waste Disposal appear(s) to be in Satisfactory Condition at the time of the inspection.

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C. Range Exhaust Vent

Manufacture: Maytag

Comments: Range Exhaust Vent appear(s) to be in Satisfactory Condition at the time of the inspection.

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D. Ranges, Cooktops, and Ovens

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Manufacture: Unit (1) Maytag, Unit (2) Maytag

Comments: Ranges, Cooktops and Oven appear(s) to be in Satisfactory Condition at the time of the inspection.

E. Microwave Oven

Manufacture: Maytag

Comments: Microwave Oven appear(s) to be in Satisfactory Condition at the time of the inspection.

F. Trash Compactor

Comments: Trash Compactor was Not Present at time of inspection.

G. Mechanical Exhaust Vents and Bathroom Heaters

Exhaust Fans Present: Y N *Heaters Present:* Y N

Comments: Mechanical Exhaust Vents and/or Bathroom Heaters appear(s) to be in Satisfactory Condition at the time of the inspection with the following exceptions:

Deficient Vent Door was observed Not to Fully Close while unit is off. This condition could allow insects or birds to enter vent. Repair or Replace as necessary



H. Garage Door Operator(s)

Comments: Garage Door Operator(s) appear(s) to be in Satisfactory Condition at the time of the inspection.

I. Doorbell and Chimes

Comments: Doorbell and Chimes appear(s) to be in Satisfactory Condition at the time of the inspection.

J. Dryer Vents

Comments: Dryer Vents appear(s) to be in Satisfactory Condition at the time of the inspection.

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems

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Comments: Lawn and Garden Sprinkler Systems appear(s) to be in Satisfactory Condition at the time of the inspection.

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I NI NP D

Inspection Item

TREC LIMITATIONS

Specific limitations for foundations. The inspector is not required to

1. enter a crawlspace or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;
2. provide an exhaustive list of indicators of possible adverse performance; or
3. inspect retaining walls not related to foundation performance.

Specific limitations for roof covering. The inspector is not required to:

1. determine the remaining life expectancy of the roof covering;
2. inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof;
3. determine the number of layers of roof covering material;
4. identify latent hail damage; or
5. provide an exhaustive list of locations of water penetrations or previous repairs.

Specific limitations for roof structure and attic. The inspector is not required to:

1. enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;
2. operate powered ventilators; or
3. provide an exhaustive list of locations of water penetrations.

Specific limitation for interior walls, doors, ceilings, and floors. The inspector is not required to:

1. report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or
2. provide an exhaustive list of locations of water penetrations.

Specific limitations for exterior walls, doors, and windows. The inspector is not required to:

1. report the condition or presence of awnings, shutters, security devices, or systems;
2. determine the cosmetic condition of paints, stains, or other surface coatings; or
3. operate a lock if the key is not available.

Specific limitations for exterior walls, doors, and windows. The inspector is not required to:

1. report the condition or presence of awnings, shutters, security devices, or systems;
2. determine the cosmetic condition of paints, stains, or other surface coatings; or
3. operate a lock if the key is not available.

Specific limitation for exterior and interior glazing. The inspector is not required to:

1. exhaustively observe insulated windows for evidence of broken seals;
2. exhaustively observe glazing for identifying labels; or
3. identify specific locations of damage.

Specific limitation for interior walls, doors, ceilings, and floors. The inspector is not required to:

1. report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or
2. provide an exhaustive list of locations of water penetrations.

Specific limitation for stairways. The inspector is not required to exhaustively measure every stairway component.

Specific limitations for fireplace and chimney. The inspector is not required to:

1. verify the integrity of the flue;
2. perform a chimney smoke test; or
3. determine the adequacy of the draft.

Specific limitation for porches, balconies, decks, and carports. The inspector is not required to:

This confidential report is prepared exclusively for John Doe

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1. exhaustively measure the porch, balcony, deck, or attached carport components; or
2. enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

Specific limitations for service entrance and panels. The inspector is not required to:

1. determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
2. test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;
3. report the lack of arc-fault circuit interrupter protection when the circuits are in conduit;
4. conduct voltage drop calculations;
5. determine the accuracy of overcurrent device labeling;
6. remove covers where hazardous as judged by the inspector;
7. verify the effectiveness of overcurrent devices; or
8. operate overcurrent devices.

Specific limitations for branch circuits, connected devices, and fixtures. The inspector is not required to:

1. inspect low voltage wiring;
2. disassemble mechanical appliances;
3. verify the effectiveness of smoke alarms;
4. verify interconnectivity of smoke alarms
5. activate smoke alarms that are being actively monitored or require the use of codes; or
6. verify that smoke alarms are suitable for the hearing-impaired.

Specific limitations for the heating equipment, cooling equipment, duct system, chases, and vents. The inspector is not required to:

1. program digital thermostats or controls;
2. inspect:
 - a. for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks;
 - b. winterized evaporative coolers; or
 - c. humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves;
3. operate
 - a. setback features on thermostats or controls;
 - b. cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit;
 - c. radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or
 - d. heat pumps when temperatures may damage equipment
4. verify
 - a. compatibility of components;
 - b. the accuracy of thermostats; or
 - c. the integrity of the heat exchanger; or
5. determine
 - a. sizing, efficiency, or adequacy of the system;
 - b. uniformity of the supply of conditioned air to the various parts of the structure; or
 - c. types of materials contained in insulation.

Specific limitations for plumbing systems. The inspector is not required to:

1. operate any main, branch, or shut-off valves;
2. operate or inspect sump pumps or waste ejector pumps;
3. inspect:
 - a. any system that has been winterized, shut down or otherwise secured;
 - b. circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems;

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I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection Item
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- c. the inaccessible gas supply system for leaks;
- d. for sewer clean-outs; or
- e. for the presence or operation of private sewage disposal systems;
- 4. determine:
 - a. quality, potability, or volume of the water supply; or
 - b. effectiveness of backflow or anti-siphon devices; or
- 5. verify the functionality of clothes washing drains or floor drains.

Specific limitations for water heaters. The inspector is not required to:

- 1. verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;
- 2. operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or
- 3. determine the efficiency or adequacy of the unit.

Specific limitation for hydro-massage therapy equipment. The inspector is not required to determine the adequacy of self-draining features of circulation systems.

Specific limitations for appliances. The inspector is not required to:

- 1. operate or determine the condition of other auxiliary components of inspected items;
- 2. test for microwave oven radiation leaks;
- 3. inspect self-cleaning functions;
- 4. test trash compactor ram pressure; or
- 5. determine the adequacy of venting systems

Specific limitations for swimming pools, spas, hot tubs, and equipment. The inspector is not required to:

- 1. dismantle or otherwise open any components or lines;
- 2. operate valves;
- 3. uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks;
- 4. fill the pool, spa, or hot tub with water;
- 5. inspect any system that has been winterized, shut down, or otherwise secured;
- 6. determine the presence of sub-surface water tables; or
- 7. inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

Specific limitation for gas lines. The inspector is not required to inspect sacrificial anode bonding or for its existence.

Specific limitations for private water wells. The inspector is not required to:

- 1. open, uncover, or remove the pump, heads, screens, lines, or other components or parts of the system;
- 2. determine the reliability of the water supply or source; or
- 3. locate or verify underground water leaks.

Specific limitations for individual private sewage disposal (septic) systems. The inspector is not required to:

- 1. excavate or uncover the system or its components;
- 2. determine the size, adequacy, or efficiency of the system; or
- 3. determine the type of construction used.