



Framing Inspection Report Sample



front of home

SOCAL MASTER HOME INSPECTION

**Brian Siyuan Zheng
CHINO HILLS CA 91709
503-317-6208**

PROPERTY INSPECTION REPORT FORM

_____	5/15/2020
Name of Client	Date of Inspection
Address of Inspected Property	
Brian Siyuan Zheng	10365919
Name of Inspector	ICC License #
Name of Sponsor (if applicable)	

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the ICC and Certified Master Inspector. org Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:

CERTIFIED MASTER INSPECTOR. ORG(CMI)
INTERNATIONAL CODE COUNCIL(ICC)

In Attendance:

Customer

Type of building:

Single Family (2 story)

Style of Home:

Traditional

Approximate age of building:

New Construction

Home Faces:

SW

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Roof overview



Roof overview



Roof overview



Roof overview



Roof overview



Roof overview



Roofing frame

Report Identification:

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

I NI NP D

A. Foundations

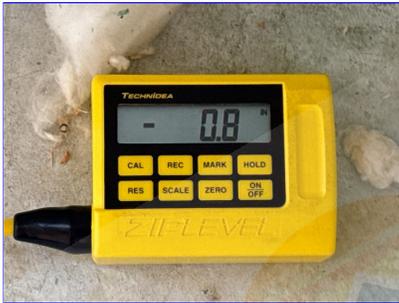
Type of Foundation (s): Poured concrete

Method used to observe Crawlspace: No crawlspace

Comments:

(1) This is not an engineering report, but is only an opinion based on observation of conditions known to be related to foundation performance, using the knowledge and experience of the inspector.

(2) The foundation is poured on grade with post tension cables and appears to be performing as designed.



A. Item 1 (Picture) Front left corner



A. Item 2 (Picture) Middle left side of home



A. Item 3 (Picture) Rear left corner



A. Item 4 (Picture) Front right corner



A. Item 5 (Picture) Middle right side of home



A. Item 6 (Picture) Rear right corner

(3) Foundation floor deteriorated at the surface. I recommend a qualified person to repair as needed.

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I	NI	NP	D
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A. Item 7 (Picture) Multiple areas



A. Item 8 (Picture) Multiple areas

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Architectural, Asphalt/Fiberglass

Viewed from: Ground, Attic, Drone

Roof Ventilation: Ridge vents, Soffit Vents, Passive

Comments:

- (1) This inspection does not warrant against roof leaks.
- (2) The flashing is not clearly visible and I am unable to verify proper installation and condition. I recommend consulting with a roofing professional to evaluate and make any necessary repairs.
- (3) The lowest eave of the roof line of the home is not accessible using a 17 foot ladder (the tallest ladder that can be safely moved and or climbed solo). All efforts were made to safely inspect the roofing surface using binoculars and/or aerial photography equipment. This limited the inspection to areas that were safely accessible and or visible at the time of inspection.
- (4) The exhaust venting boot is leaning. I recommend a qualified person to repair as needed.



C. Item 1 (Picture) Roof line

D. Roof Structures and Attics

Method used to observe attic: From entry, Walked

Viewed from: Attic, Ground, Ladder

Roof Structure: Stick-built

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Attic Insulation: None

Approximate Average Depth of Insulation: None

Approximate Average Thickness of Vertical Insulation: None

Attic info: Attic access, Light in attic, No Storage

Comments:

(1) Attic inspection is limited to visibility from service decking that is safely accessible at the time of inspection.

(2) Baffle is missing. I recommend a qualified person to repair as needed.



D. Item 1 (Picture) Right side front guest bedroom



D. Item 2 (Picture) 2nd floor front guest bedroom



D. Item 3 (Picture) Multiple areas

(3) Wooden sheathing panel damaged. I recommend a qualified person to repair as needed.



D. Item 4 (Picture) Rear of home

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E. Walls (Interior and Exterior)

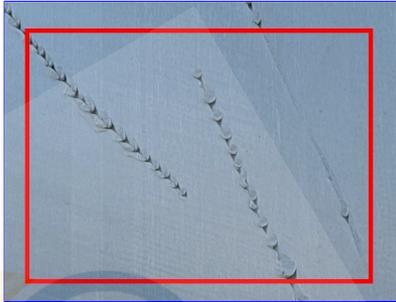
Wall Structure: Wood

Comments:

(1) The sheathing insulation board deteriorated at the surface. I recommend a qualified person to repair as needed.



E. Item 1 (Picture) Left side of home



E. Item 2 (Picture) Left side of home



E. Item 3 (Picture) Right side of home



E. Item 4 (Picture) Right side of home



E. Item 5 (Picture) Right side of home

(2) Secure screw for sheathing insulation panel loose. I recommend a qualified person to repair as needed.

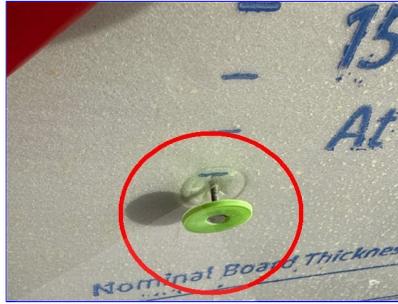
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E. Item 6 (Picture) Right side of home



E. Item 7 (Picture) Right side of home

(3) The sheathing insulation panel bowed on the wall. I recommend a qualified contractor to inspect and repair as needed.



E. Item 8 (Picture) Right side of home

(4) Flashing tape does not seal down. I recommend a qualified person to inspect as needed.



E. Item 9 (Picture) Right side of home



E. Item 10 (Picture) Right side of home

(5) Nails loose/ missing at the ties. I recommend a qualified person to repair as needed.

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E. Item 11 (Picture) Right side of garage



E. Item 12 (Picture) Left side of garage



E. Item 13 (Picture) Right side of stairway



E. Item 14 (Picture) Patio area



E. Item 15 (Picture) multiple areas



E. Item 16 (Picture) multiple areas

(6) Secure screws loose at the hurricane ties. I recommend a qualified person to repair as needed.

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E. Item 17 (Picture) Rear left side of garage

(7) Fire blocking foam does not install continuously. I recommend a qualified person to repair as needed.



E. Item 18 (Picture) Left side of home



E. Item 19 (Picture) Left side of home



E. Item 20 (Picture) Left side of home



E. Item 21 (Picture) Left side of home

Report Identification:

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I NI NP D



E. Item 22 (Picture) Left side of home



E. Item 23 (Picture) Multiple areas



E. Item 24 (Picture) Stairway area

(8) The wooden stud damaged. I recommend a qualified person to repair as needed.



E. Item 25 (Picture) Under stairway

(9) Tie plate dented. I recommend a qualified person to repair as needed.

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E. Item 26 (Picture) Rear of home



E. Item 27 (Picture) Rear of home



E. Item 28 (Picture) Rear of home



E. Item 29 (Picture) 2nd floor rear bedroom

(10) The nail loose at the trim. I recommend a qualified person to repair as needed.



E. Item 30 (Picture) Rear of home



E. Item 31 (Picture) Front of garage

(11) The wood panel damaged. I recommend a qualified person to repair as needed.

Report Identification:

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E. Item 32 (Picture) Master bathroom

(12) Wood trim damaged. I recommend a qualified person to repair as needed.



E. Item 33 (Picture) Right side of home(laundry area)



E. Item 34 (Picture) 2nd floor guest closet



E. Item 35 (Picture) Attic at the opening area

(13) Sheathing insulation panel is missing at the patio area. I recommend a qualified person to repair as needed.

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I	NI	NP	D
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E. Item 36 (Picture) Back door area

F. Ceilings and Floors

Floor Structure: Wood joists

Ceiling Structure: 6" or better

Comments:

Sub floor covering is non- leveled. I recommend a qualified person to repair as needed.



F. Item 1 (Picture) 2nd floor



F. Item 2 (Picture) 2nd floor



F. Item 3 (Picture) Multiple areas



F. Item 4 (Picture) Multiple areas

G. Doors (Interior and Exterior)

Comments:

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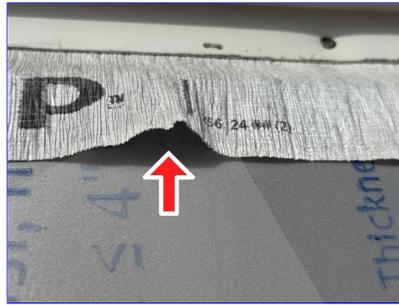
H. Windows

Comments:

(1) The flashing tapes do not seal probably. I recommend a qualified person to repair as needed.



H. Item 1 (Picture) Patio area



H. Item 2 (Picture) Patio area



H. Item 3 (Picture) Patio area



H. Item 4 (Picture) Right side of home

(2) Insulation is missing. I recommend a qualified person to repair as needed.



H. Item 5 (Picture) Rear of home

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

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I NI NP D

K. Porches, Balconies, Decks and Carports

[Comments:](#)

The weight load capabilities are not part of this inspection.

L. Other

[Comments:](#)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



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II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Comments:

Pre- drywall inspection.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Comments:

Pre- drywall inspection.

C. Other

Comments:

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Furnace in attic



Furnace S#



Air handler, date of plate

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heat System Brand: Lennox

Number of Heat Systems (excluding wood): One

Comments:

- (1) It is recommend to have heating systems serviced annually.
- (2) The filter location is in the attic.

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A. Item 1 (Picture) Right side of furnace

(3) Pre- drywall inspection.

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: None

Comments:

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Comments:

(1) I recommend changing all HVAC filters upon move in.

(2) Costing for duct pipe damaged. I recommend a qualified person to repair as needed.



C. Item 1 (Picture) Rear bedroom

D. Other

Comments:

Report Identification:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

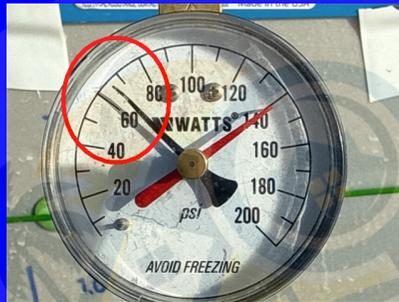


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IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Water pressure, 67 psi



Water meter, front of home

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front

Static water pressure reading: 67 psi

Water Source: Public

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): PEX

Comments:

(1) All supply lines were not visible at time of inspection process due to cabinetry or construction materials. This is for your information.

(2) Plumbing pipe loose. I recommend a qualified person to repair as needed.



A. Item 1 (Picture) 1st floor suite at the shower area



A. Item 2 (Picture) 2nd floor right side front private bath

(3) Supply line is not properly insulated in areas. I recommend having a qualified plumber inspect and repair as needed.

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

I	NI	NP	D
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A. Item 3 (Picture) Rear of home

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

Pre- drywall inspection.

C. Water Heating Equipment

Comments:

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Comments:

(1) Gas pipe is missing protective plate. I recommend a qualified person to repair as needed.



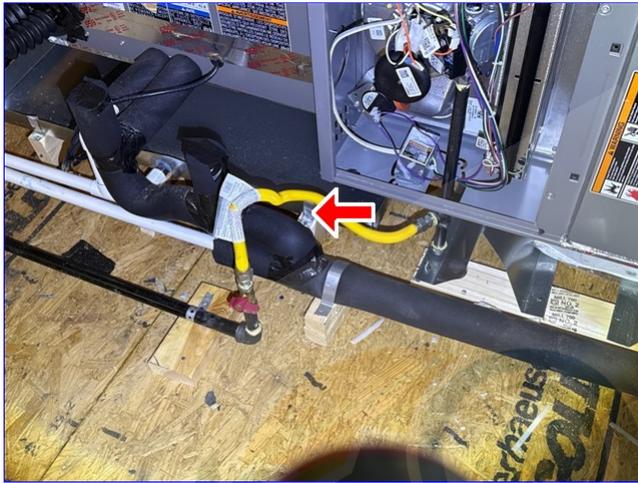
E. Item 1 (Picture) 2nd floor middle right side of guest bedroom

Report Identification:

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I NI NP D

(2) Home appears to have CSST piping. Unable to verify if piping is properly bonded. I recommend having a qualified electrician inspect and repair as needed.



E. Item 2 (Picture) Gas supply

F. Other

[Comments:](#)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Sample Report

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I NI NP D

V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

- A. Dishwashers**
Dishwasher Brand: None
Comments:
 Pre- drywall inspection.
- B. Food Waste Disposers**
Disposer Brand: None
Comments:
 Pre- drywall inspection.
- C. Range Hood and Exhaust Systems**
Exhaust/Range hood: None
Comments:
 Pre- drywall inspection.
- D. Ranges, Cooktops and Ovens**
Range/Oven: None
Comments:
 Pre- drywall inspection.
- E. Microwave Ovens**
Built in Microwave: None
Comments:
 Pre- drywall inspection.
- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:
 Pre- drywall inspection.
- G. Garage Door Operator(s)**
Comments:
 Pre- drywall inspection.
- H. Dryer Exhaust Systems**
Comments:
- I. Other**
Comments:
 Pre- drywall inspection.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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VI. OPTIONAL SYSTEMS

The home inspector shall observe and operate the basic functions of the following optional systems (unless listed as not inspected): Sprinkler systems will be run through each zone in test mode (we do not test timers), out buildings are inspected for structural and safety hazards, private wells are checked for proper pressure and flow, permanently installed outdoor cooking equipment is tested to operate under normal use settings, Sewer systems are put under simulated living conditions to confirm proper drainage, pools and hot tubs are tested using regular controls, heaters are only tested for a short while (we do not run heaters to full temp), pool inspection is limited to visual deficiencies. The home inspector is not required to observe: Clocks, timers, for calibration or automatic operation.

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

(1) Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.

(2) Any area with a pool or spa should be equipped with safety features: Fencing (minimum 4ft), Self closing/latching/lockable gates (latch 54 inches), Door alarms on any doors leading to pool area and Splash alarms. I recommend consulting your insurance provider and their recommendation and requirements.

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended)

Comments:

We only check wells for functionality and water pressure, water quality is not part of the scope of this inspection.

E. Private Sewage Disposal System

Comments:

F. Outdoor Cooking Equipment

Comments:

G. Other

Comments:

H. Other Built-in Appliances

Comments:

Noted optional systems of the home that were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.