SUPREME HOME INSPECTIONS LLC
(818) 233-7151 (562) 977-7199
supremeinspectionsla@gmail.com
https://www.supremehomeinspectionsla.com/

HOME INSPECTION REPORT

141 W Hillcrest Blvd 2
Inglewood, CA 90301

Jeffrey Guiste
10/01/2026

Inspector
Jairo Fierros
Certified Home Inspector
562-977-7199
jairo.supremehomeinspections@gmail.com

Agent
Ahmaad Coney
310-345-7261
theconeygroup@gmail.com

TABLE OF CONTENTS

1: Inspection Details 4
2: Exterior 6
3: Plumbing 9
4: Electrical 15
5: Cooling 17
6: Heating 19
7: Interior 21
8: Bathrooms 26
9: Laundry 27
10: Kitchen 29
11: Attic, Insulation & Ventilation 32
12: Structure, Foundation, Crawlspace & Basement 33
13: Conclusion & Walkthrough 34
14: HOME INSPECTION AGREEMENT 37
Standards of Practice 41

SUMMARY

2.3.1 Exterior - Exterior Doors: Door Screen Torn or Missing
2.3.2 Exterior - Exterior Doors: Difficult to operate
2.5.1 Exterior - Electrical, Light Fixtures, Switches & Receptacles : Missing GFCI
2.11.1 Exterior - Windows: Torn window screen
3.4.1 Plumbing - Water Heater, Flues & Vents: Rust / Corrosion, Leaks at hot/cold piping
3.4.2 Plumbing - Water Heater, Flues & Vents: Exterior (TPR) Drain Pipe - Missing
3.4.3 Plumbing - Water Heater, Flues & Vents: Exposed Wires
5.1.1 Cooling - Cooling Equipment: A/C Unit - Inoperative
6.3.1 Heating - Thermostats: Improper Thermostat Operation
7.6.1 Interior - Outlets, Switches & Lighting Fixtures: Reverse Polarity
7.7.1 Interior - Steps, Stairways & Railings: Baluster Spaces Too Wide
7.10.1 Interior - Carbon Monoxide Detectors: Inoperable
9.4.1 Laundry - Laundry Room, Electric, and Tub: Inoperable Exhaust Fan

1: INSPECTION DETAILS

Information

In Attendance
Client

Occupancy
Furnished, Occupied

Type of Building
Condominium / Townhouse

Weather Conditions
Hot, Dry, Sunny

General: Overview

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

General Notes:

Note: Please read the Standards of Practice set forth by the InterNational Association of Certified Home Inspectors for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended.

Notice to Third Parties: This report is copyright protected. This report is the exclusive property of Supreme Home Inspections LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified on the cover page of this report.

Condo/Townhome Limitations

We have or will perform/ed this condominium/town home inspection and will and/or have prepared the attached report in accordance with the Standards of Practice of our profession. We have or will inspect/ed the condominium/town home unit, but have possibly not inspected the common elements, including such things as the shared roofs, non-attached garages, underground parking structures, exterior gas meters and/or water meters (water regulators, exterior plumbing service lines), shared water heaters, exterior cladding, doors and windows, the central heating and cooling systems (if not accessible), the elevators, stairwells and halls, recreational facilities, parking areas and landscaped areas. The condominium/town home corporation is typically responsible for these common elements, and usually inspect these, and have a reserve fund available to pay for upgrading as needed. You may wish to familiarize yourself with the condominium/town home corporation documents and financial reports on these common elements. Such work is outside of the scope of a home inspection since Supreme Home Inspections LLC only focuses on certain areas of the exterior of the unit, condo or townhome and interior of the unit, condo or townhome. EXTERIOR AREAS SEPARATE FROM THE UNIT, CONDO OR TOWNHOME ARE EXCLUDED FROM THE HOME INSPECTION.

General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under **"Immediate Attention"** by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Maintenance Item / Low Level Repair = The item, component, or system while perhaps functioning as intended is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Moderate / Recommendation = The item, component, or system while perhaps functioning as intended is in need of moderate repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a handyman or a qualified contractor and are not considered routine maintenance or DIY items.

Immediate Attention = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk. The item, component or system is Not functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

2: EXTERIOR

Information

General: Inspection Method
Visual, Covered by HOA

Siding, Flashing & Trim: Siding Material
Stucco

Decks, Balconies, Porches & Steps: Appurtenance
Patio

Windows: Windows Inspected
A representative number of windows from the ground surface was inspected.

Limitations

General

EXTERIOR LIMITATIONS:

Not included as part of a building inspection: Underground components (e.g., oil tanks, septic fields, underground drainage systems) Screens, shutters, awnings, and similar seasonal accessories Fences and boundary walls Geological and soil conditions Outbuildings other than garages and carports Erosion control, earth stabilization measures Environmental issues are outside the scope of a home inspection: This includes issues such as asbestos

Observations

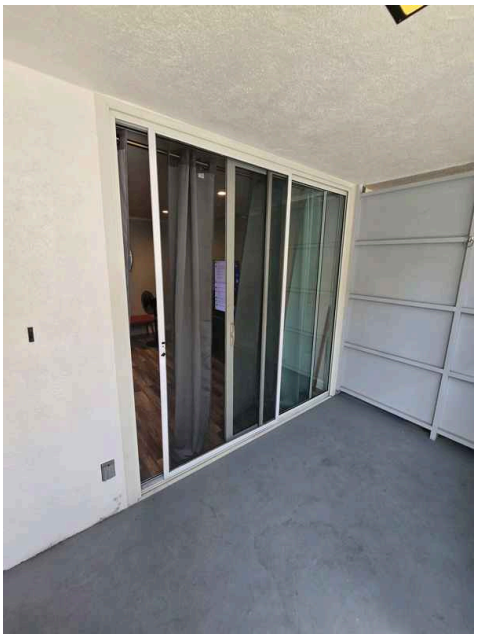
2.3.1 Exterior Doors

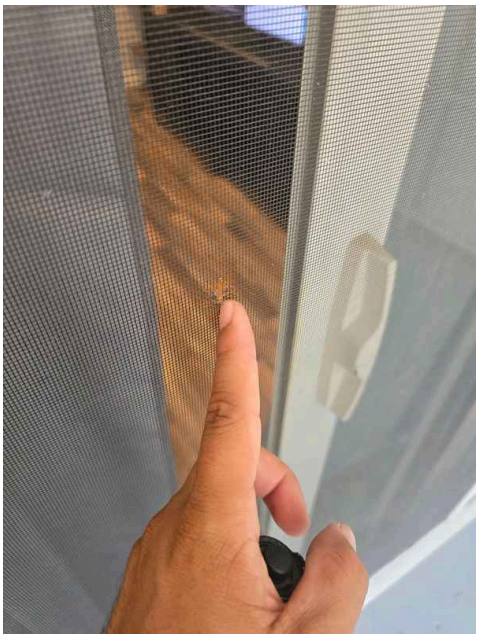
Maintenance Item / Low Level Repair

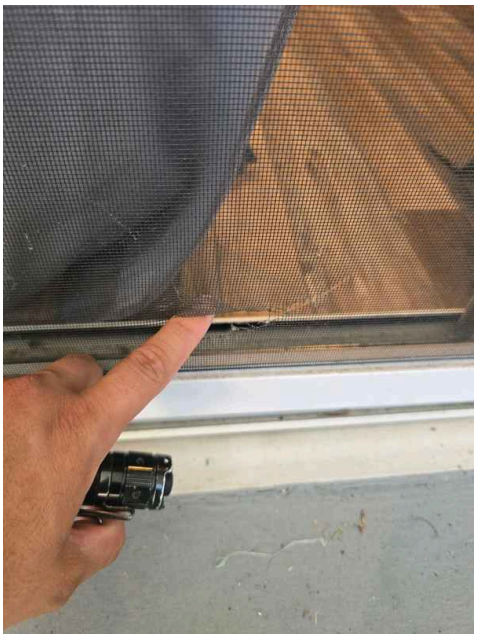
DOOR SCREEN TORN OR MISSING

PATIO

Missing, or torn patio screen sliding door. Recommend installation, repairs or replacement.





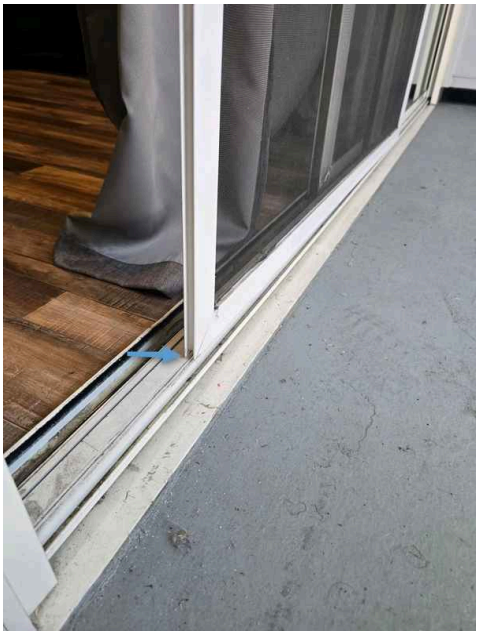


2.3.2 Exterior Doors

Maintenance Item / Low Level Repair

DIFFICULT TO OPERATE

Exterior screen sliding door is difficult to operate(does not slide freely). Recommend servicing.



2.5.1 Electrical, Light Fixtures, Switches & Receptacles

Moderate / Recommendation

MISSING GFCI

EXTERIOR

Outlets were functional at the time of the inspection, however non-GFCI outlets were noted, it is recommended that all exterior outlets be GFCI protected with exterior weather cover plates installed for safety purposes.

Recommendation

Contact a qualified electrical contractor.

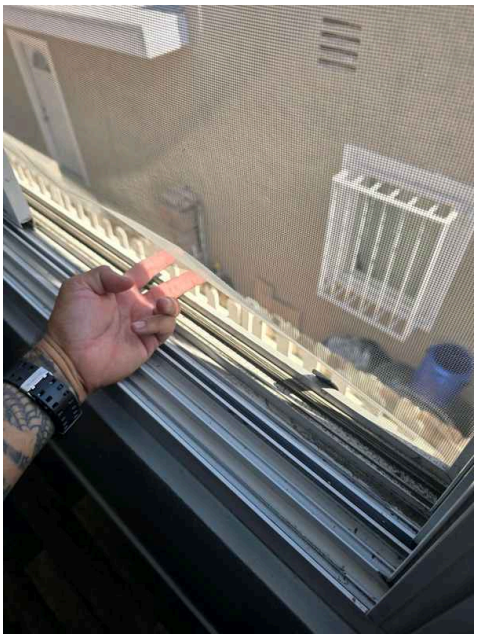
2.11.1 Windows

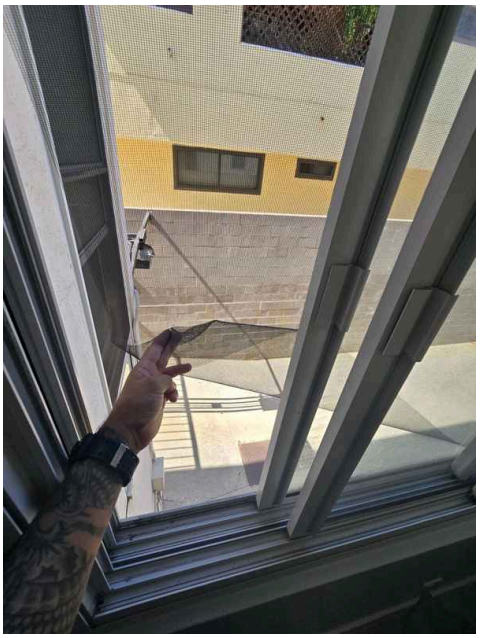
Maintenance Item / Low Level Repair

TORN WINDOW SCREEN

BEDROOM, DINING ROOM

I observed one or more torn/damged window screens. Recommend repairs or replacement.





3: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Exterior

Drain, Waste, & Vent Systems: Sewer Waste Disposal System
Public

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper, Not fully visible

Water Supply, Distribution Systems & Fixtures: Water flow and pressure
Functional

Water Heater, Flues & Vents: Water Heater Status
Functional, Service Needed

Water Heater, Flues & Vents: Approximate Age
Unknown / Not visible

Water Heater, Flues & Vents: Capacity
28 gallons

Water Heater, Flues & Vents: Location
Garage, Closet

Water Heater, Flues & Vents: Power Source/Type
Electric

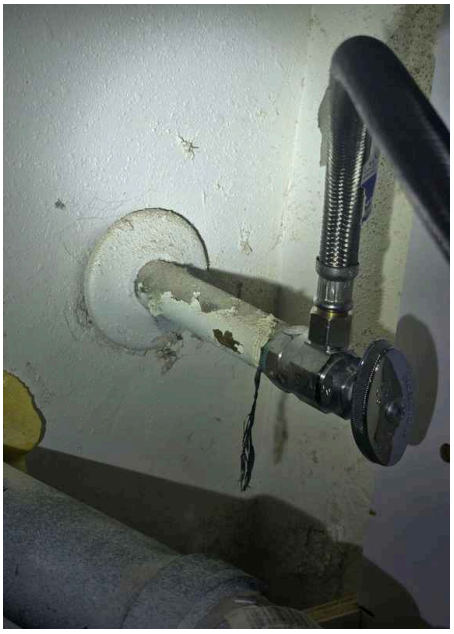
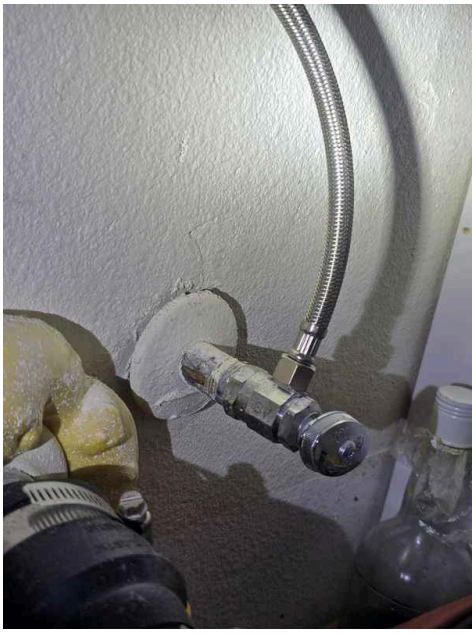
Gas & Distribution Systems: Main Gas Shut-off Location
None

Drain, Waste, & Vent Systems: Material
ABS, Not fully visible

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection and I have no control of future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Not fully visible

Water Heater, Flues & Vents: Manufacturer

American Water Heater Co.

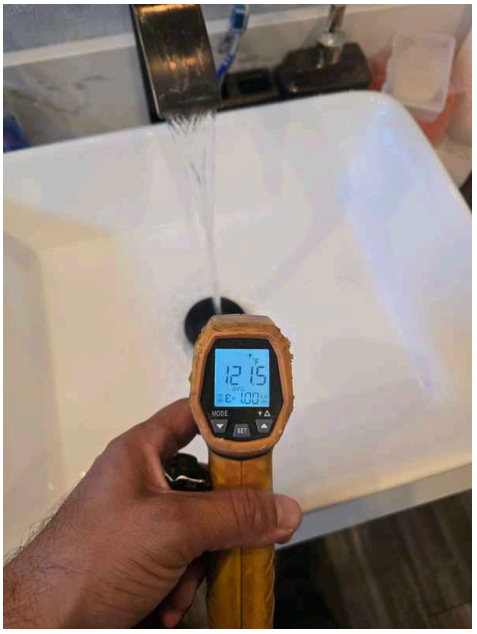
Water Heater, Flues & Vents: NOTE:

During the home inspection, water heaters are tested by way of hot temperature readings at all faucets and showers. WATER HEATER IGNITERS, PRESSURE RELIEF VALVES OR SHUT-OFF VALVES ARE NOT TESTED AND ARE BEYOND THE SCOPE OF OUR INSPECTION. Please see "AGREEMENT" for further information.

NOTE: IN SOME OCCASIONS GAS SUPPLY TO THE PROPERTY MAY BE SHUT-OFF BY THE LOCAL GAS COMPANY, WHICH IN SOME CASES WILL CAUSE THE WATER HEATER TO TURN OFF. THIS AT TIMES MAY POTENTIALLY CAUSE WATER HEATER IGNITERS TO MALFUNCTION/FAIL OR STOP WORKING. SHOULD THIS HAPPEN, PLEASE CONTACT YOUR HOME WARRANTY COMPANY TO FILE A CLAIM BEFORE CONTACTING A LOCAL CONTRACTOR.

Water Heater, Flues & Vents: Hot water temperature (Generally accepted safe temp. is 120° F)

100 F +



Limitations

General

PLUMBING LIMITATIONS

Items excluded from a building inspection:

Water quality Septic system Isolating/relief valves & main shutoff valve Concealed plumbing Water treatment equipment The following items are EXCLUDED from this report: Underground pipes or pipes within walls, floors and finish ceilings, remaining life, solar systems, the effectiveness of anti-siphon devices, determination of public versus private water supply and waste disposal systems, operation of automatic safety controls, operation of any valve except water closet flush valves, fixture faucets, and hose faucets. Also excluded are water conditioning systems, fire and lawn sprinkler systems, on site water supply quantity and quality, on-site waste disposal systems, foundation irrigation systems, spas and central vacuum systems. The condition of walls behind appliances or floors under appliances is not determine since the units are not moved during this inspection. While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only when they are accessible and while operating accessible fixtures and drains. Performance of the water flow can very during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if the shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Gas seismic valves are not evaluated for correct size or connection, or function. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested.

Not included as part of a building inspection:

Washing machine connections Wells, well pumps, and water storage related equipment Water conditioning systems Solar water heating systems Fire extinguishers and sprinkler systems Landscape irrigation systems Septic systems

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Observations

3.4.1 Water Heater, Flues & Vents

Immediate Attention

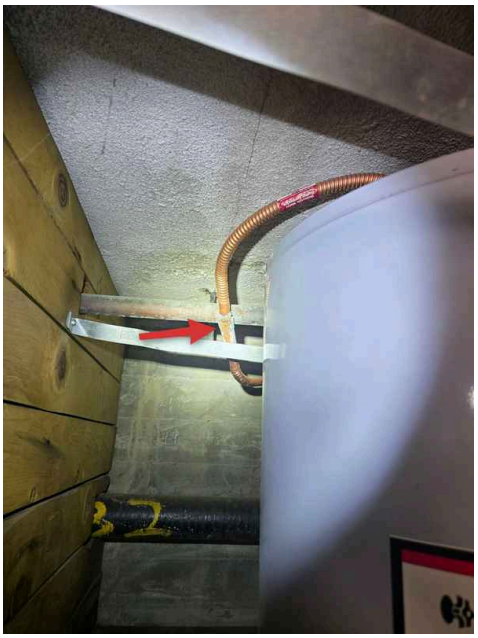
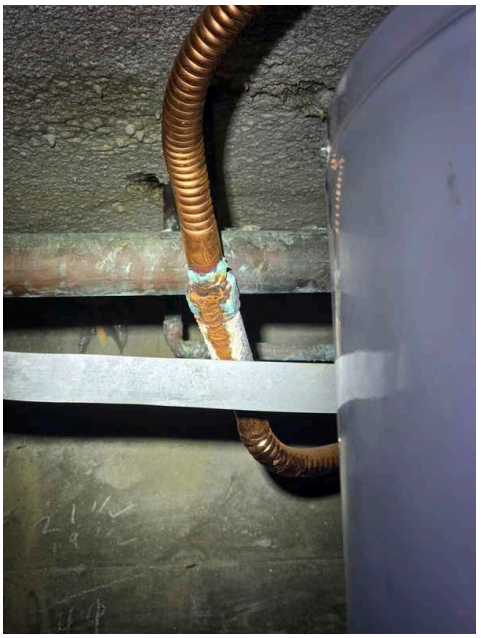
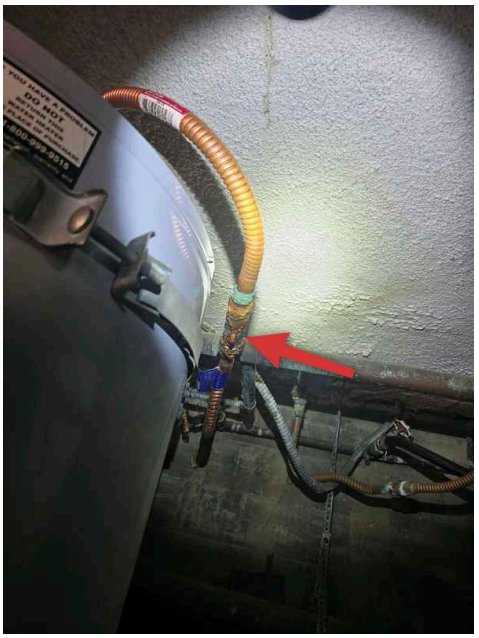
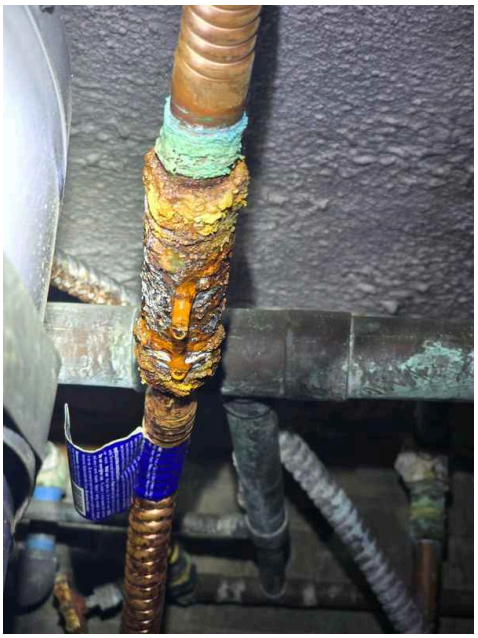
RUST / CORROSION, LEAKS AT HOT/COLD PIPING

WATER HEATER

Signs of rust/corrosion, leaks noted to water line and/or inlet connection. Recommend repairs and/or replacement. A licensed plumbing specialist may be recommended to further evaluate.

Recommendation

Contact a qualified professional.

3.4.2 Water Heater, Flues & Vents

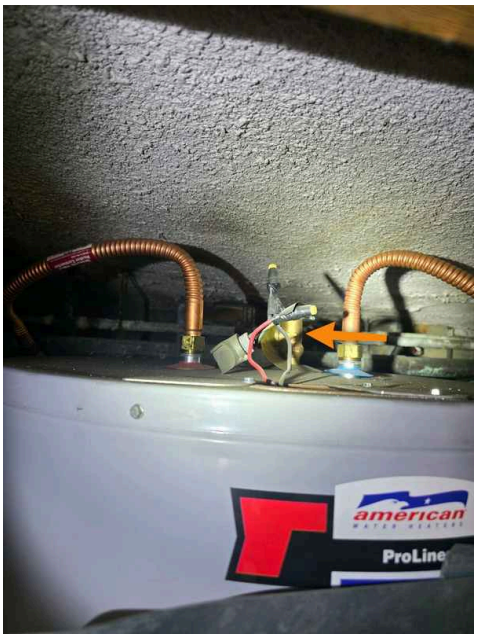
Moderate / Recommendation

EXTERIOR (TPR) DRAIN PIPE - MISSING

Recommend installation (TPR) valve drain pipe and route towards floor. Drain pipe must be of galvanized or copper materials. A qualified plumbing specialist is recommended to further evaluate and estimate cost for repairs.

Recommendation

Contact a qualified plumbing contractor.



3.4.3 Water Heater, Flues & Vents

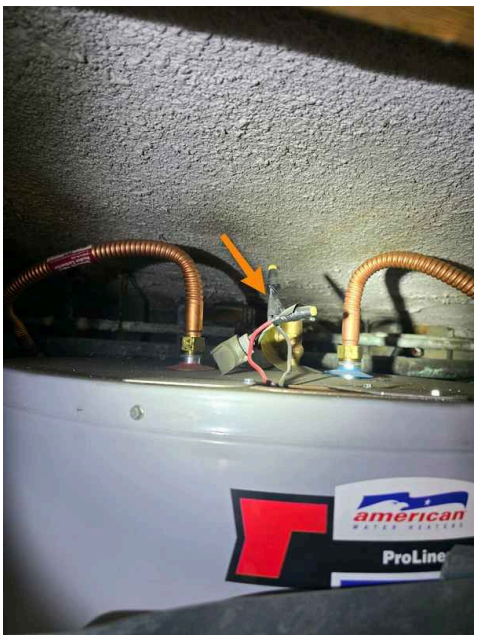
Moderate / Recommendation

EXPOSED WIRES

Exposed wires were observed at the water heater. All wiring should be properly protected.

Recommendation

Contact a qualified professional.



4: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead

Electrical Panels, Service & Grounding: Main Panel Location
Exterior

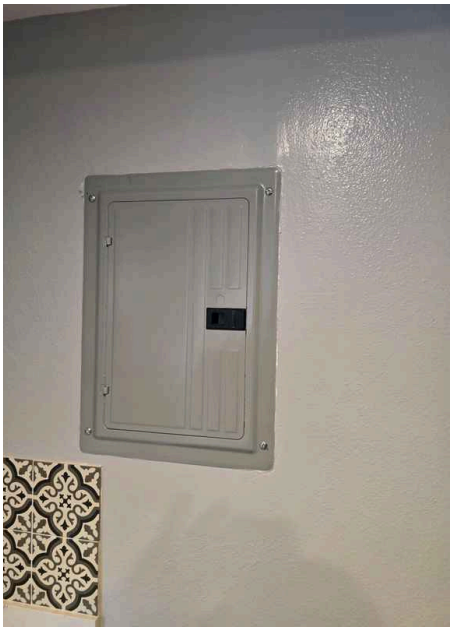
Electrical Panels, Service & Grounding: Panel Capacity
Unknown

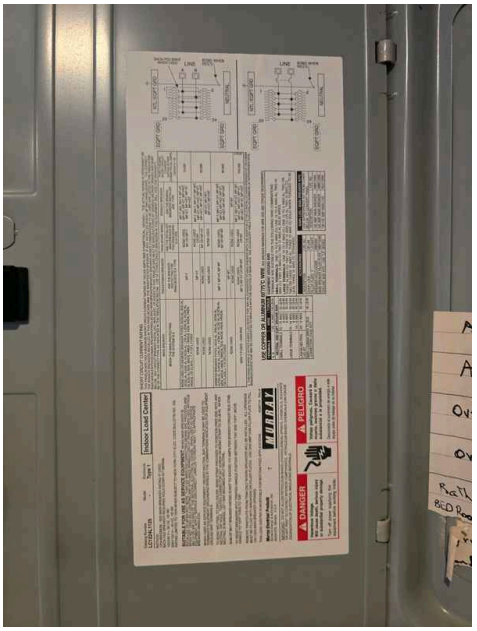
Electrical Panels, Service & Grounding: Panel Type
Circuit Breaker

Electrical Panels, Service & Grounding: Sub Panel Location
Kitchen

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Not Visible

Electrical Panels, Service & Grounding: Panel Manufacturer
Murray





Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Not visible

Houses/structures built between 1965 and 1974 have the possibility of aluminum wiring present. A licensed electrician may be recommended to further evaluate.

Limitations

General

ELECTRIC LIMITATIONS

Inspection limited/prevented by: The following items are expressly **EXCLUDED** from this report: low voltage systems, smoke detectors, telephone systems, security systems & alarms, cable TV systems, intercoms, landscape lighting or other ancillary wiring that is not part of the primary electrical distribution system. The home inspector will NOT test all switches, receptacles or fixtures; a representative sample would be tested. the inspector will NOT remove switch or outlet cover plates, nor he will trace wiring origins or destinations. Outside pole lamps are EXCLUDED as the wiring is not readily accessible.

GENERAL COMMENTS:

A. Any electrical repairs attempted by the homeowner should be approached with caution as personal injury or fire could result. The Power to the entire home should be turned off prior to beginning any repairs no matter how trivial the repair may seem.

B. The MAIN DISCONNECT and individual circuit breakers or fuses were NOT opened or tested during the inspection for to do so would disrupt energized parts of the home and upset the owner. Upon occupancy and twice a year you should trip the main breaker and circuit breakers as preventative maintenance.

C. Be advised that a 100 amp electrical service is now considered the modern minimum for all single-family homes. I recommend that all 60 amp services be retired unless gas major appliances are utilized.

D. While older 2-slot outlets may be typical for an older home updating to modern u-type receptacles is recommended for grounding safety.

E. Be advised that modern homes now have outlets within 6 feet reach to prevent the use of extension cords.

F. Be advised that ground fault circuit interrupters (GFCI) are now required at all water hazard areas such as outside outlets, swimming pools, garage basement, bathrooms and all outlets above kitchen countertops. Updating is advised if such devices are not present.

System ground: Quality of ground not determined

Not included as part of a building inspection: Remote control devices Low voltage wiring systems and components Solar, wind, and other renewable energy systems

5: COOLING

Information

Cooling Equipment: Central A/C Cooling Operation
Non Functional, Qualified Specialist Evaluation

Cooling Equipment: Location
Roof

Cooling Equipment: Energy Source/Type
Central AC

Cooling Equipment: Approximate Age
Old / Past life expectancy, 22 yrs

Cooling Equipment: Ton
2 Ton

Cooling Equipment: Refrigerant Type
R-22

Cooling Equipment: Supply Temperature
N/A

Distribution System: Configuration
Central

Thermostats: Location of thermostat for HVAC system
Hallway, Second Floor

Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

Cooling Equipment: Brand
Carrier

Limitations

General

COOLING LIMITATIONS

IMPORTANT, PLEASE READ:

Inspection limited/prevented by:

A. The inspector is not required to operate systems when weather conditions or other circumstances may cause equipment damage.

B. The inspector is not required to operate automatic safety controls. Systems shall be operated using normal operating controls and shall be observed via readily openable access panels.

C. The inspector is not required to ignite or extinguish fires or pilots.

D. The inspector is not required to observe non-central air conditioners.

E. The uniformity of the supply of conditioned air to the various parts of the structure is not calculated.

F. No representation is made regarding line integrity or coolant charges since the inspector does not perform pressure tests or coolant systems.

G. The inspector does not check the electric draw (current) or the system.

H. Testing is only performed on those systems that will respond to user controls during appropriate prevailing temperature, humidity and climate conditions.

I. Systems known to be or appearing to be faulty, defective, unsafe or shut-down are not tested.

J. The inspection and report do not include determination of adequacy of any system with regard to personal comfort needs, nor do the inspection and report include any determination of the efficiency of any system with regard to energy usage. Heat gain calculations: Not done as part of a building inspection

Heat gain/loss calculations: Not done as part of a building inspection Not part of a home inspection: Home inspectors cannot typically access or inspect the indoor coil. Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Swamp coolers, portable cooling units are not inspected and our outside the scope of our inspection. A licensed specialist may be recommended to further evaluate.

Window A/C: Window A/C excluded from inspection

Not included as part of a building inspection: Window cooling system Ground source, water source, solar, and renewable energy technology

Observations

5.1.1 Cooling Equipment

Immediate Attention

A/C UNIT - INOPERATIVE

ROOF

AC unit was inoperable at the time of the inspection. Recommend further evaluation by a qualified HVAC specialist.

6: HEATING

Information

Equipment: Furnace Operation
Furnace
Functioning

Equipment: Heating Element Location
Roof

Equipment: Approximate Age
Old / Past life expectancy, 22 yrs

Equipment: Energy Source
Electric

Equipment: Heat Type
Heat Pump

Distribution Systems: Ductwork
Not visible

Thermostats: Location of thermostat for HVAC system
Hallway, Second Floor

Homeowner's Responsibility

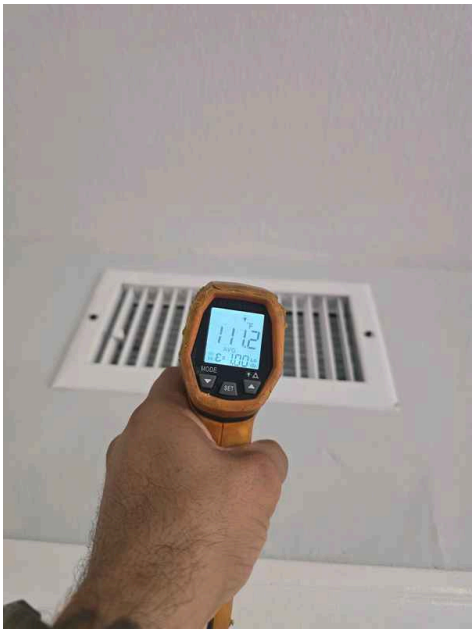
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

Equipment: Brand
Carrier

Equipment: Supply Temperature

100+



Observations

6.3.1 Thermostats

Moderate / Recommendation

IMPROPER THERMOSTAT OPERATION

2ND FLOOR HALLWAY

The heating system activates when the thermostat is set to COOL. Improper operation was noted. Recommend evaluation and repair by a qualified HVAC specialist.

Recommendation

Contact a qualified professional.

7: INTERIOR

Information

Windows: **Window Type**
Sliders, Dual Pane

Floors: **Floor Coverings**
Laminate

Ceilings: **Ceiling Material**
Drywall

Floors, Walls, Ceilings Inspected

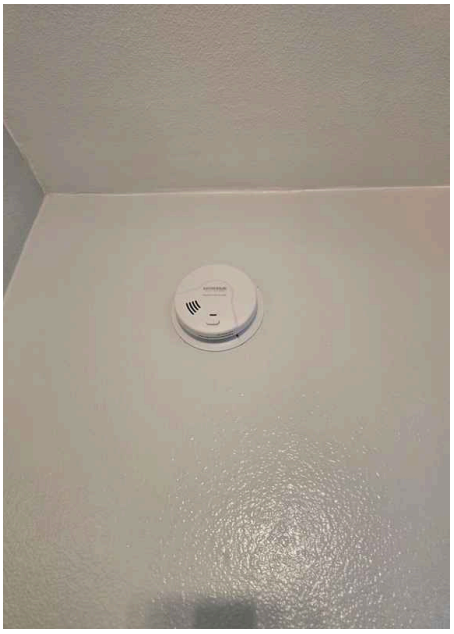
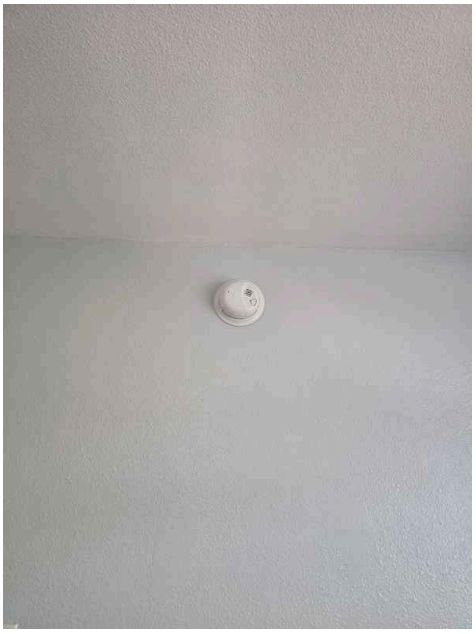
We inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

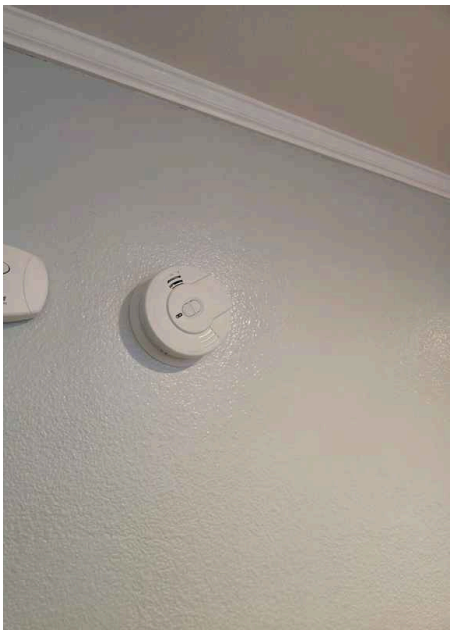
Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Smoke Detectors: Smoke Detectors

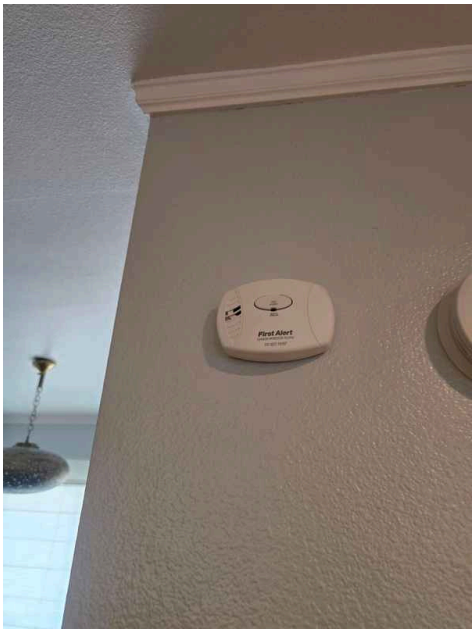
Present



Carbon Monoxide Detectors: Carbon Monoxide Detectors

Present



Limitations

General

INTERIOR LIMITATIONS

Not included as part of a building inspection: Security systems and intercoms Central vacuum systems Cosmetic issues Decorative items Vermin, including wood destroying organisms. Environmental issues including asbestos The following items are excluded from the interior inspection: A. Paint, wallpaper or other finish treatments on the interior walls, ceilings and floors. The condition of walls and floors beneath the wall or floor coverings or where hidden by furniture. B. Carpeting. C. Draperies, blinds, or other window treatments. D. Portable appliances. E. Recreational facilities. F. Alarm, security, intercom and stereo systems. G. Fire sprinkler systems. H. Inaccessible fireplace or chimney flue spaces. I. Vacuum Systems. J. Determining orders or stains. K. Determining the condition of thermal pane window and exterior glass door seals when the glass is dirty. L. Mold and indoor air quality. M. Environmental issues including asbestos. N. Vermin, including wood destroying organisms.

Cosmetics: No comment offered on cosmetic finishes

Appliances: Appliances are not moved during an inspection

Home inspectors are not allowed to move any appliances or personal items such as furniture, wall decorations, or storage per the standards of practice. Please read our standards of practice in our contract.

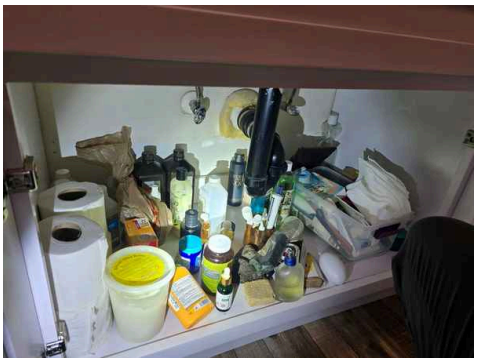
Environmental issues are outside the scope of a home inspection: This includes issues such as asbestos.

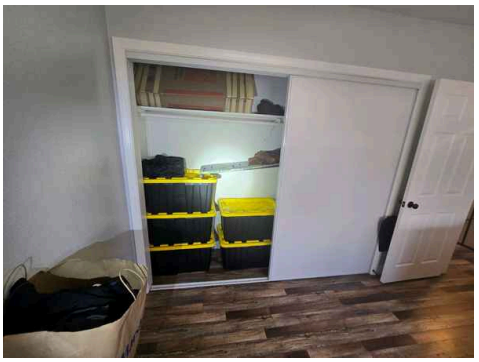
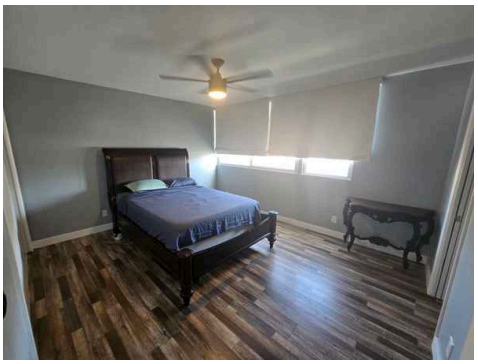
General

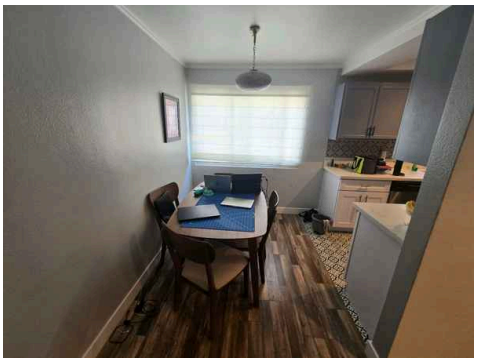
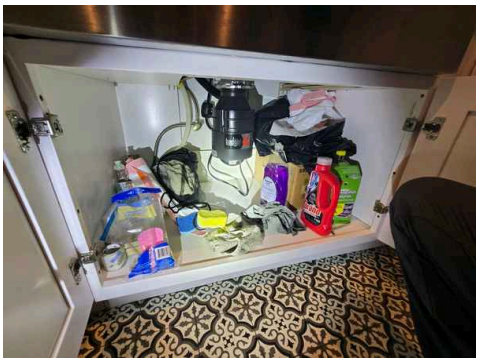
STORAGE, FURNISHINGS PRESENT

VARIOUS

The property was furnished and/or staged at the time of the inspection. Furniture, personal belongings, stored items, and decorative materials limited access to portions of the home and may have concealed defects that were not visible during the inspection. Areas that were obstructed could not be fully evaluated. A final walk-through is recommended prior to the close of escrow to verify the condition of all previously concealed areas after the property has been vacated or furnishings have been removed.



Observations

7.6.1 Outlets, Switches & Lighting Fixtures

Moderate / Recommendation

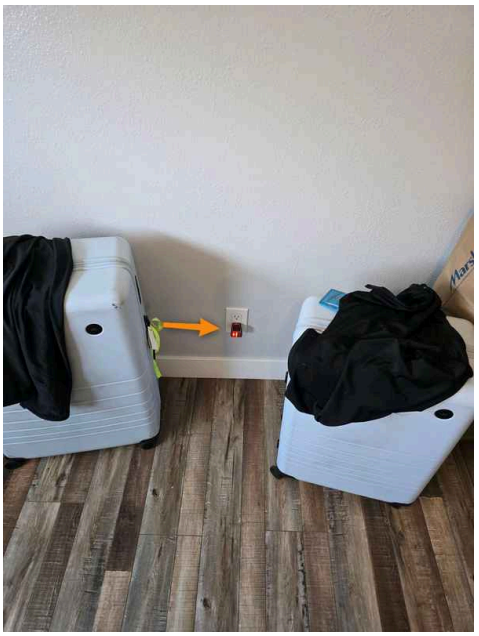
REVERSE POLARITY

BEDROOM

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.

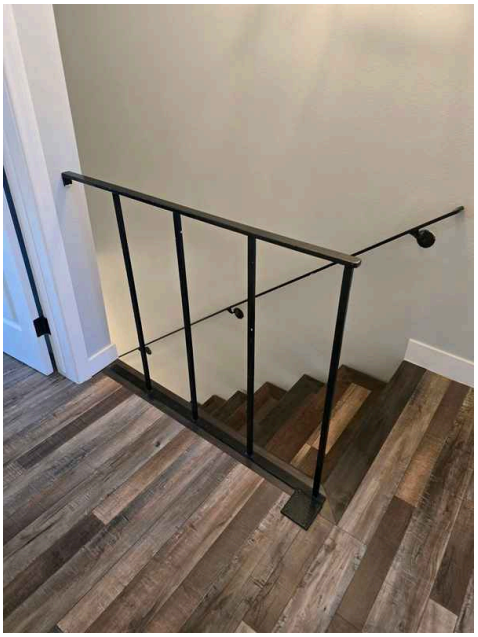


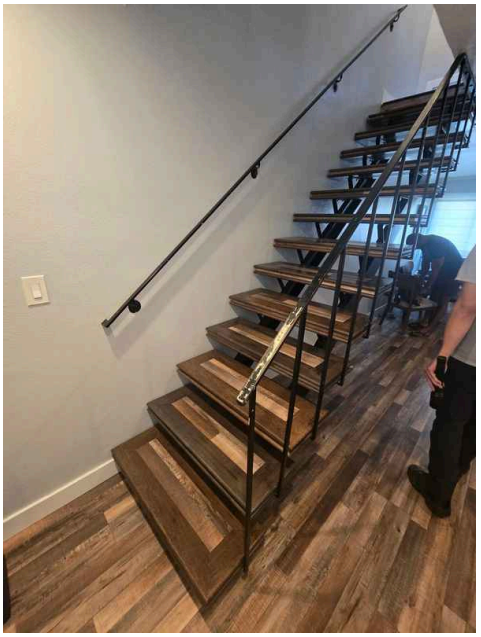
7.7.1 Steps, Stairways & Railings

Moderate / Recommendation

BALUSTER SPACES TOO WIDE

The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4-inch sphere for child safety. Recommend a qualified handyman or original installer repair and bring up to code.





7.10.1 Carbon Monoxide Detectors

Maintenance Item / Low Level Repair

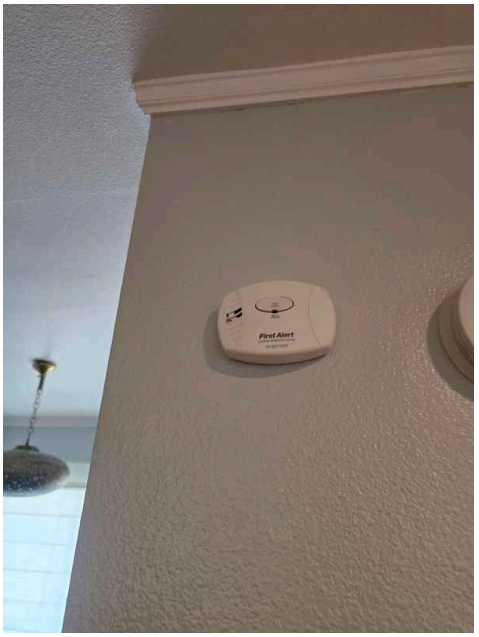
INOPERABLE

1ST FLOOR

Carbon monoxide detector is connected, but not functioning. Recommend replacement.

Recommendation

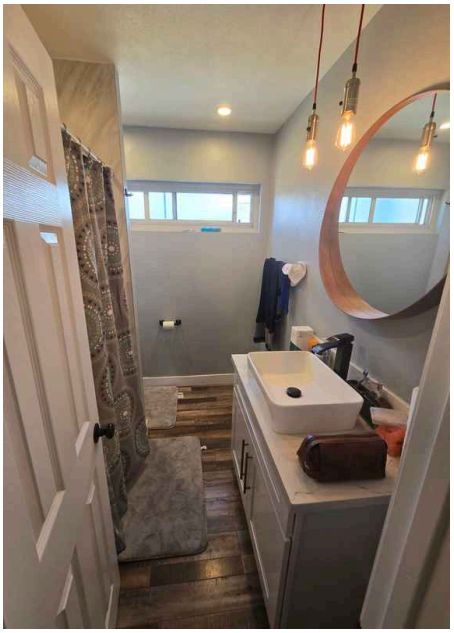
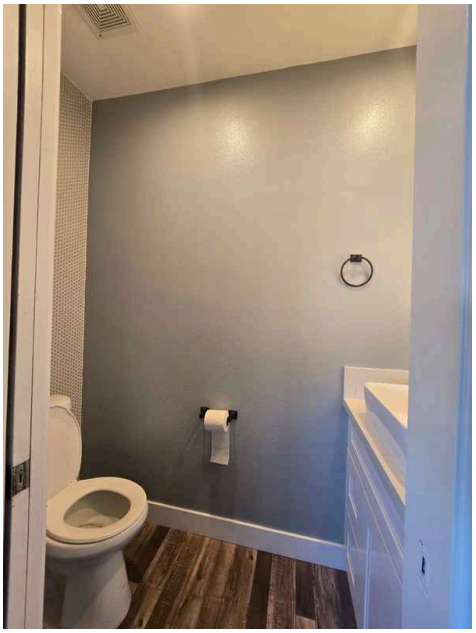
Recommended DIY Project



8: BATHROOMS

Information

General : Bathrooms

Sinks, Tubs & Showers: Sink / Bathtub / Shower Information

The sink(s), bathtub/shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Bathroom Exhaust Fan / Window: Inspected Exhaust Fan

I inspected the exhaust fan in the bathroom. All mechanical exhaust fans should terminate outside. Confirming the fan exhausts outside is beyond the scope of a home inspection.

9: LAUNDRY

Information

General: Laundry Room

Clothes Washer: Washer
Present

Clothes Dryer: Dryer
Present

Limitations

Clothes Washer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Observations

9.4.1 Laundry Room, Electric, and Tub

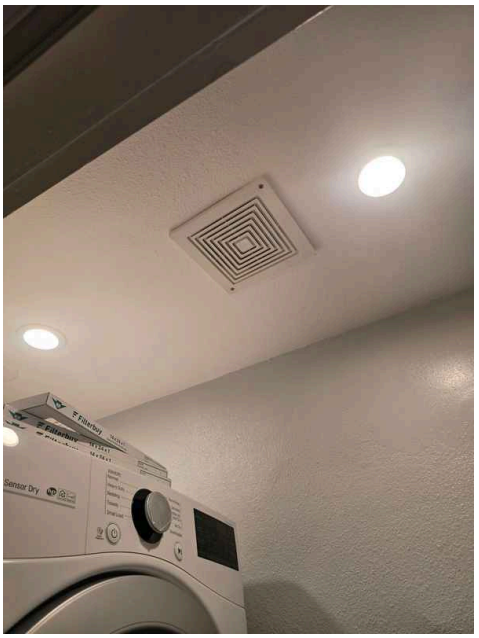
Moderate / Recommendation

INOPERABLE EXHAUST FAN

Nonfunctional exhaust fan ventilator noted recommend repairs or replacement

Recommendation

Contact a qualified professional.



10: KITCHEN

Information

General : Kitchen

Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal

Built-in Microwave: Microwave

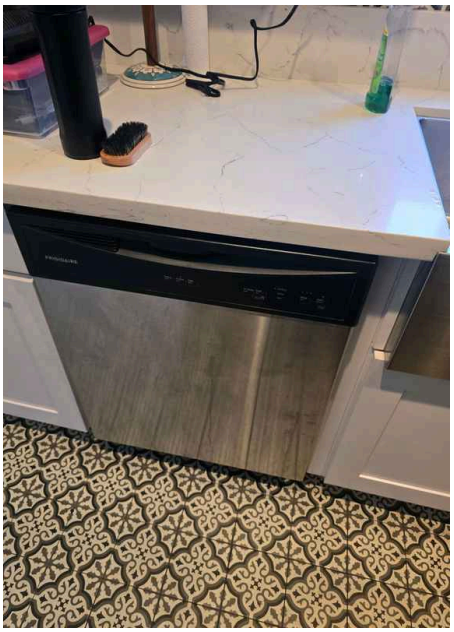
Not Present

Kitchen Sink: Proper Flow & Drainage was inspected

The sink was inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

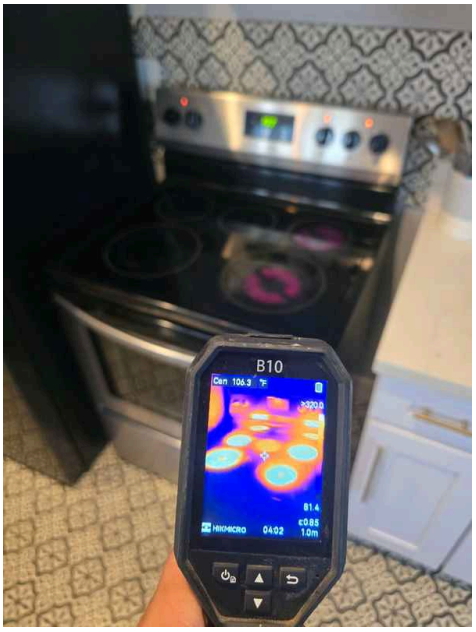
Dishwasher: Inspected Dishwasher

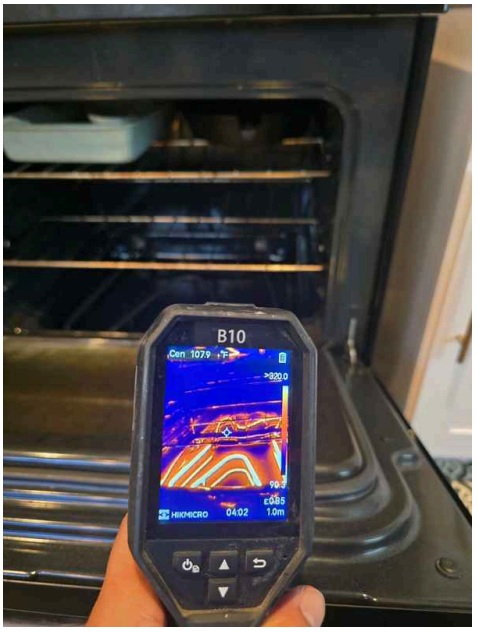
I inspected the dishwasher by turning it on and letting it run a short cycle.



Range/Oven/Cooktop: Turned On Stove & Oven

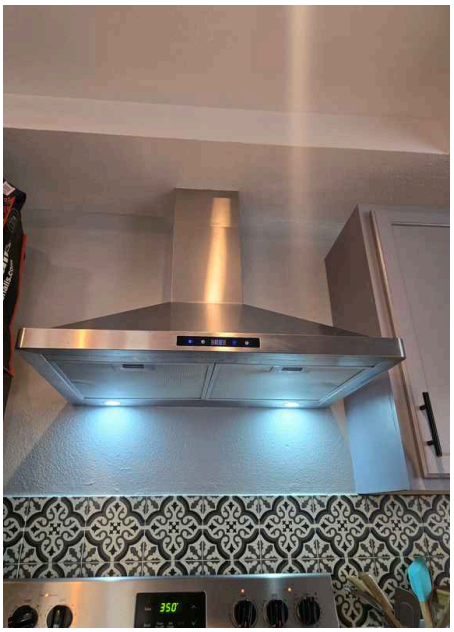
I turned on the kitchen's stove and oven.





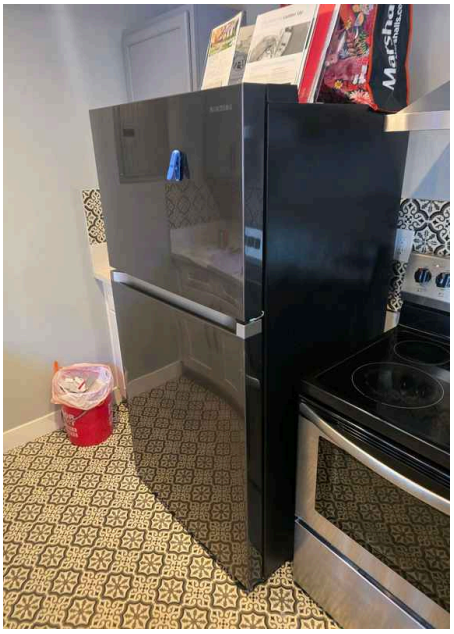
Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming the fan exhausts outside is beyond the scope of a home inspection.



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.



Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

11: ATTIC, INSULATION & VENTILATION

Information

Condo (No Attic Space Present)

Many condominium units do not have accessible attic spaces due to the building design and shared construction components. No attic access was present within the unit at the time of inspection. As a result, the inspector was unable to evaluate attic-related components such as insulation, ventilation, roof framing, wiring, or evidence of leaks from within the attic space. Any concerns regarding these areas should be directed to the HOA, property management, or a qualified contractor for further information or evaluation.

Limitations

General

INSULATION AND VENTILATION

Inspection limited/prevented by lack of access to:

The following items are excluded from this report: A. Concealed insulation and vapor retarder's. B. Venting equipment which is integral with household appliances. C. Inaccessible unfinished spaces. D. Spaces or problems concealed by stored goods. Inspection for MOLD is EXCLUDED from this report unless Client/Purchaser requests or paid for mold inspection.

NOTICE: UNLESS THE ATTIC WAS VIEWED DURING RAIN, NO GUARANTY AGAINST ROOF LEAKS IS IMPLIED. YOU should monitor the attic area for signs of roof or flashing leakage after heavy rain or snow conditions. Standards require that the inspector "Enter readily accessible under floor crawl spaces and attic spaces only after safe access has been provided by the owner and or client except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected by the inspector." **Environmental issues are outside the scope of a home inspection:** This includes issues such as asbestos. Not included as part of a building inspection: Insulation cannot be disturbed

12: STRUCTURE, FOUNDATION, CRAWLSPACE & BASEMENT

Information

Inspection Method

Visual

Condo Structure Limitations

Due to the nature of condominium construction and ownership, portions of the structure and building components were not fully accessible or within the scope of this inspection. Structural elements such as shared walls, ceilings, roofing systems, framing, and common areas may be concealed or maintained by the HOA. The inspection was limited to readily visible and accessible areas within the unit at the time of inspection. Any concerns regarding concealed or common structural components should be directed to the HOA or a qualified specialist for further evaluation.

Limitations

General

STRUCTURE LIMITATIONS

Inspection limited/prevented by:

A. This report does not guarantee a dry basement.

B. The inspector is not required to enter under floor crawlspaces or attics when entry could damage the property, or when dangerous or adverse conditions are suspected. Be advised that areas not entered may contain hidden defects.

C. The client understands that the inspection does not include invasive inspection or exploratory demolition. Structural components or mechanical systems concealed by finished surfaces or stored goods are in accessible for visual inspection and are therefore excluded from this report. Be advised that hidden problems may exist.

D. The client understands that the inspection and final report do not provide and engineering service or architectural service as assessing structural integrity of a building is beyond the scope of a limited visual inspection. A certified engineer is recommended when there are structural concerns about the building. No engineering calculations are performed during this inspection.

E. The client understands that the home inspection and report do not include a termite or wood boring infestation report. No inspection is made by this company to detect past or present insect or rodent activity. Wood boring insects that can appear anytime, even if there were no signs of infestation or damage at time of inspection. This Company is not a licensed pest control company or exterminator. The inspection for rot is done by line of sight and is done in conjunction with the responsibility to examine structural condition. I advise that every home be inspected by a licensed pest control company now prior to the close of escrow to protect your right to negotiate for repairs or chemical treatment if needed. I emphasize that you're only assurance of arresting or preventing infestation weather concealed or discovered is to obtain treatment and a warranty from a state licensed pest control company.

Not included as part of a building inspection: Visible mold evaluation is not included in the building inspection report An opinion about the adequacy of structural components Environmental issues are outside the scope of a home inspection: This includes issues such as asbestos.

13: CONCLUSION & WALKTHROUGH

Information

Conclusion & Walkthrough

CONCLUSION & WALKTHROUGH

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases PEACH of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

LIMITING FACTORS The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, wood destroying insects, mold, lead, asbestos or any other toxic materials. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

Thank you,

Supreme Home Inspections LLC

14: HOME INSPECTION AGREEMENT

Information

Home Inspection Agreement

This AGREEMENT is made on today's date by and between Supreme Home Inspections LLC and the Client/Purchaser. You are advised to seek two professional opinions and acquire estimates of repair(s) as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspects the property further, in order to discover and repair related problems that where not identified in the report. We recommend that all repairs, corrections, and costs estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

1. SCOPE OF HOME INSPECTION:

Client/Purchaser agrees that the purpose and scope of the inspection is to assist in the evaluation of the overall condition of the dwelling. The inspection and report are based on the observation of the visible and apparent condition of the home on the date of the inspection, and not the determination of the future conditions.

2. Report is not transferable:

Client/Purchaser understands that the report is written for them exclusively. Client/Purchaser agrees that they will not transfer or disclose any part of the inspection report to any other person. Supreme Home Inspections LLC is not responsible for any interpretation of the report by third parties. Client/Purchaser agrees to indemnify and hold harmless Supreme Home Inspections LLC from any third party claims relating to the report.

3. Limited visual inspection for the material defects:

Supreme Home Inspections LLC agrees to perform a limited, non-invasive inspection of the home and to provide the Client with a written opinion or report, informing the Client of the apparent defects that, on the day of the inspection, Supreme Home Inspections LLC both observed and deemed to be material, as defined by the InterNACHI Standards of Practice. The inspection is of clearly visible and readily accessible areas of the home. Supreme Home Inspections LLC may offer comments on systems or components as a courtesy, but these comments will not compromise the bargained-for report. The report is only supplemental to the sellers disclosure.

4. STANDARDS OF PRACTICE:

Supreme Home Inspections LLC agrees to perform the inspection in accordance with the current Standard of Practice and code of Ethics of the International Association of Certified Home Inspectors (InterNACHI). The Client Understands that these standards contain certain and very important limitations, exceptions, and exclusions to the inspection and report. The Standards are available at http://www.nachi.org/sop.htm , they are available prior to the inspection, and they are part of the inspection report of Supreme Home Inspections LLC.

5. OUTSIDE THE SCOPE:

The Inspection is not technically exhaustive. There are items, systems and conditions that ARE NOT within the scope of the home inspection, including but not limited to the following: CODE or ZONING violations, LIFE EXPECTANCY OF ANY SYSTEMS OR COMPONENTS, MOLD, ASBESTOS, LEAD, DETACHED BUILDINGS (SHEDS, UN-PERMITTED STRUCTURES, FUTURE CONDITIONS, FUTURE FAILURES, GAS LEAKS, CENTRAL VACUME, MINOR COSMETIC ITEMS (SCUFF MARKS, SCRATCHES, PEELING PAINT/WALL PAPER, ETC., FENCES, FIRE SUPPRESSION OR SPRINKLER SYSTEMS, FURNACE HEAT EXCHANGERS, LIGHTENING ARRESTOR, TELEPHONE OR CABLE SYSTEMS, IDENTIFYING ITEMS RECALLED BY MANUFACTURERS, ANYTHING UNDERGROUND, ANYTHING NOT INSPECTED.

6. NOT A WARRANTY:

The results of this inspection are intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied concerning the present or future condition of the home, including the systems and components, or the remaining useful of any systems or components of the home.

7. Not part of the bargained-for report:

The reports summary, cost estimates and digital videos are not part of the report. The Client agrees that the reports summary is incomplete, the cost estimates are not reliable, and the video is only supplemental, and all three (summary, estimates, and video) are provided as courtesy.

8. FURTHER EVALUATION:

Since the person conducting your home inspection is not a licensed structural engineer or other qualified specialist whose license authorizes the rendering of an opinion as the structural integrity of a building or its other component parts, you are advised to seek a professional opinion as to any defects or concerns mentioned in the report. The Client

understands the freedom to hire professionals prior to closing, including but not limited to a roofer, electrician, plumber, engineer, etc.

9. THREE-MONTH LIMIT:

An action to recover damages arising from the inspection report must be commenced within three months after the date the report was delivered to the Client or the AGREEMENT is signed, whichever is earlier. Failure to do so is a full and complete waiver of any rights, actions, or causes of actions that may have arisen. Time is expressly of the essence herein.

10. Notify Supreme Home Inspections:

In the event of a claim against Real Estate Home Inspections, the Client agrees to supply Supreme Home Inspections LLC with the (1) written notification of adverse conditions within fourteen (14) days of discover, and (2) access to the premises. Supreme Home Inspections LLC is not responsible for any claims if repairs are made or money spent without notifying Supreme Home Inspections LLC as stated previously. Failure to comply with the previous conditions shall constitute a waiver of any and all claims the Client may have against Supreme Home Inspections LLC. Time is expressly of the essence herein.

11. MEETING:

In the event of a problem, complaint or bad result with the inspection service or report, the Client agrees to meet with the president of Supreme Home Inspections LLC for at least one hour (60 minutes) The Client agrees to openly communicate in good faith in an attempt to come to a resolution, prior to filling any legal complaint against Supreme Home Inspections LLC.

12. DEFENDING COST:

In the event that the Client institutes litigation after the one-hour meeting, but fails to obtain a judgment against Supreme Home Inspections LLC in a court of the law, then the Client will pay all legal cost, expenses, and fees of Supreme Home Inspections LLC in defending said claims.

13. ARBITRATION:

Any dispute, controversy or claim, any form of negligence, fraud or misrepresentation arising out of, from or related to the inspection, the report, or the AGREEMENT shall be submitted to arbitration under the Rules and Procedures related to Home Inspection Disputes of the Construction Arbitration Services, Inc. The decision of the arbitrator shall be final and binding, and the judgment of the award may be entered in any court of competent jurisdiction.

14. LIABILITY LIMIT:

The Client agrees that the maximum liability of Supreme Home Inspections LLC, its employees, and its agents, is limited to an amount to not exceed the inspection fee paid for the inspection service. The Client hereby assumes all risk in connection with the home inspection to be performed under the AGREEMENT, and further, hereby releases Supreme Home Inspections LLC from any damage which may befall the Client as a result of any inspection to be performed by Supreme Home Inspections LLC , whether seen or unseen, where liquidated or not liquidated; and, further, the Client hereby agrees to save and hold harmless Supreme Home Inspections LLC, including all shareholders, officers, directors, and employees of Supreme Home Inspections LLC, from any claim made or loss sustained by the Client or any of the Clients family heirs, or assigns arising out of any inspection to be performed under this AGREEMENT by Supreme Home Inspections LLC.

15. CHANGES TO THIS AGREEMENT:

If any court declares any provision of this AGREEMENT invalid or unenforceable by any court, the remaining provision will remain in effect. This AGREEMENT represents the entire AGREEMENT between the parties. No modification shall be enforceable unless such modification is in writing and signed by the parties. This AGREEMENT shall be binding upon by the parties and their representatives, family, relations, heirs or assigns.

16. SIGNING THIS AGREEMENT:

THE CLIENT UNDERSTANDS AND AGREES THAT IF THEY ARE NOT PRESENT AT THE TIME OF THE INSPECTION AND THEREFORE DID NOT SIGN THIS AGREEMENT THAT THIS AGREEMENT WILL FORM PART OF THE INSPECTION REPORT, AND THE PAYMENT MADE FOR INSPECTION, ACCEPTANCE OR USE OF THE REPORT WILL CONSTITUTE ACCEPTANCE OF THE TERMS AND CONDITIONS OF THIS AGREEMENT.

17. PAYMENT:

Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorneys fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee "By signing above, Client (or Clients agent, or persons representing Client, or persons representing themselves as Client) acknowledges having read this agreement, having had the opportunity to ask questions or for clarification, and having had such questions answered or clarifications satisfactorily provided to Client, Clients representative, or Clients agent."

STANDARDS OF PRACTICE

Inspection Details

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

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 service entrance 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.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

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.

Bathrooms
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Laundry
The inspector shall inspect:

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

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.

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.

Structure, Foundation, Crawlspace & Basement
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.