

DC Home Inspections

Florida State Certified Home Inspections

CloserlookBetterhome@gmail.com

Dallas Cerny – Owner/Inspector

Division of Dallas Cerny Enterprises LLC

Client: Simone Henken/Margaretha DeJong

Date: 1/3/2015

Address: 29295 South Benjamin Terrace, Inverness 34452

Start time: 7:30 A.M.

End time: 11:45 A.M.

Weather: partly cloudy

Temp: 76 F.

Present: Inspector

Year Built: 2004

Total S/F: 3,776 +/- **S/F under air:** 2,659 +/-

Garage: two car attached and studio/storage detached

Type of report: pre-purchase residential inspection

Fee: \$440

Utilities: private well and septic, public power and cable

(For the purpose of this report the front elevation will be considered north for description of location purposes)

Description of residence: free standing single family residence with Private Pool

Front elevation of residence



Grade and Grounds: there is a gradual positive grade away from the residence on most elevations. The northeast side has a more pronounced slope but swales positively towards the driveway



Drive and walkways: the main driveway and walkway are poured concrete in very good condition at the time of inspection. Minor cracks noted



Roofing: the roof is a gable/hip with a covering of dimensional (architectural) composition shingles approx. 9 yrs old in good condition at time of inspection.



Exterior: exterior wall finish was stucco at time of inspection



Interior: the interior wall system was a painted sheetrock with a light to heavy orange peel finish on the walls and textured ceilings. Typical wear was observed. The floor areas were covered with hard tile with the exception of carpeting in bedrooms 1, 2, 3 and the den and playroom and Hardwood in the Master Bedroom and Studio at time of inspection.



Interior Cont';



Entry; there were no issues with this area at time of inspection. Recommend Operating door be adjusted and a new handle installed. In order to lock the dead bolt you must push the door in and lift up. The spring loaded handle does not always return.



Living Room; there were no issues with this area at time of inspection



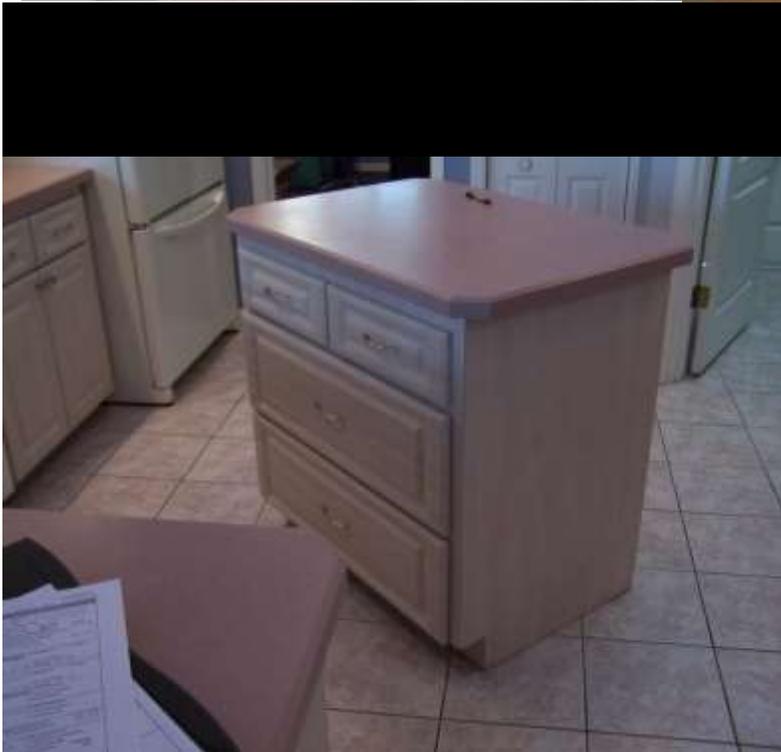
Dining Room & Kitchen Nook; there were no issues with this area at time of inspection



Dining Room

Kitchen Nook

Kitchen; there were no issues with this area at time of inspection



Appliances; the appliances present at time of inspection were; Electric Range with double oven, Micro wave Exhaust Hood, Refrigerator/Freezer and Dishwasher. Upper Oven temp was 50* off of setting @250* and lower oven was 20* off of setting @250* Refrigerator temp was @ 44*, should be no higher than 41 and freezer was set at -1*



Appliances Cont’;



Master bedroom; the floor had minor cracking



Bedroom 2; there were no issues at time of inspection



Bedroom 3; Window is in need of repair or readjustment



Bedroom 4; Window is in need of repair or readjustment



Office/Game Room; there were no issues at time of inspection



Den; there were no issues at time of inspection



Master Bath; The jetted tub and the right sink are very slow draining fixtures. Toilet is loose. Perhaps the fasteners have loosened or the wax ring is failing.



Bath 2; there were no issues with this area at time of inspection.



Bath3; there were no issues with this area at time of inspection



Laundry Area; dryer vent very dirty, lint protruding from roof stack.

(No Photo available)

Fireplace; propane fuel. Was not tested, could not locate the remote



Insulation/Attic; contractors card shows R30 depth, Much of the insulation trampled.



Insulation/Attic Cont’;



Plumbing; the water service is a private deep well located in the southeast back yard. Pump static pressure was 54psi. The service line was copper as was the supply lines in the residence to each fixture, the storage tank was buried. There were no active leaks at any of the fixtures and each had a shut-off valve as required. There were two hose bibs, both with BFI’s



Water Heater: the water heater is an A.O. Smith and was located in the garage. Capacity is 55 gal. and rated at 4500 watts for both upper and lower element



H.V.A.C.; the heating ventilation and air conditioning system is a single forced air split system heat pump with the compressor located on the east exterior elevation and the air handler suspended in the garage. This unit is rated at 4 ton and approx. 10 SEER. The temperature differential at time of inspection in the cooling mode was 13.9 degrees which is just below industry standards of 14-24 degrees. The return air was 75.9 and the supply air was 62 when tested. Insulation around the copper was worn and no ground was visible. There is also a large gap in the supply duct at the air handler (left side) leaking conditioned air.

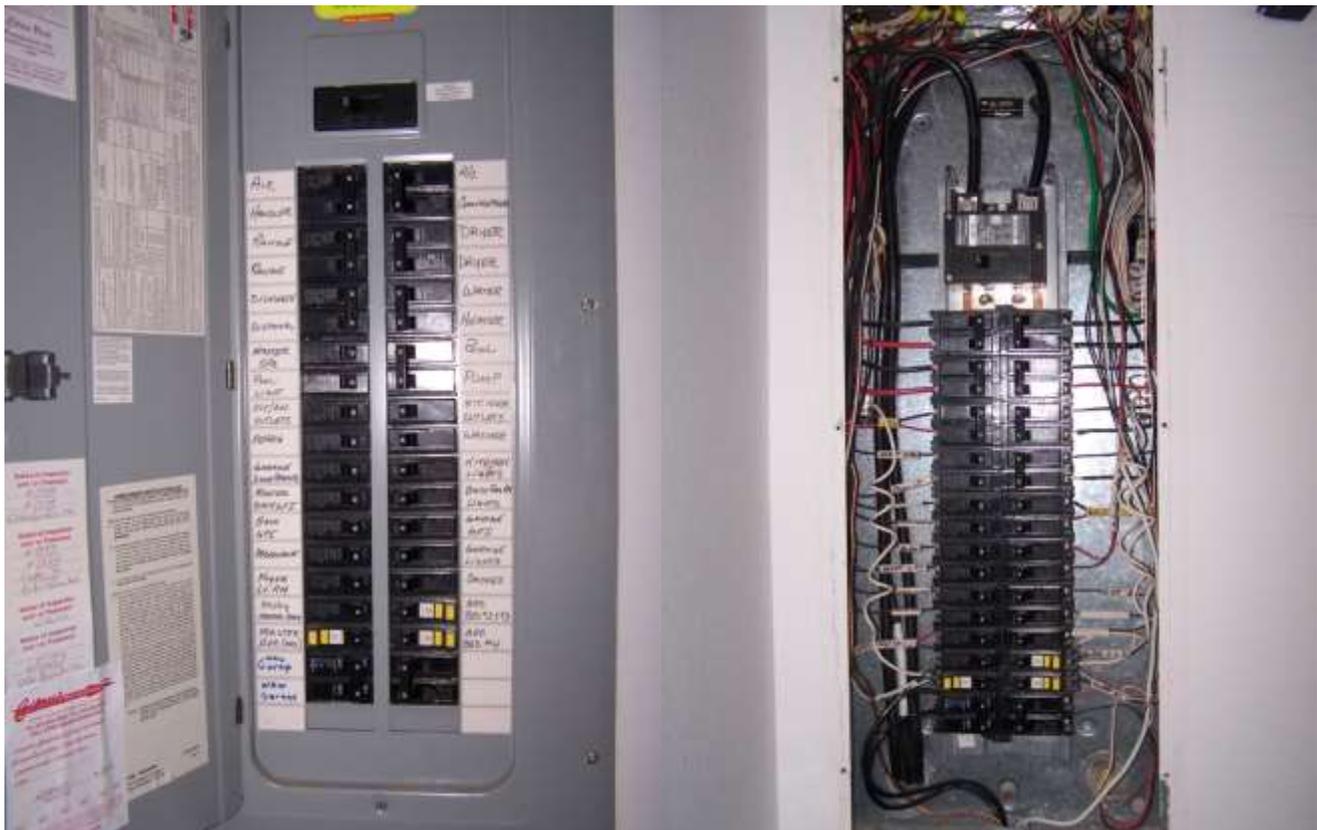


H.V.A.C. Cont’;



Gap @ left side of air handler

Electrical; the electrical service is a 120/240V single phase three wire underground lateral installation with a main service disconnect rated at 200 amps. The main service ground was not visible at time of inspection. The residence was protected with AFCI and GFCI devices at time of inspection. A sub-panel was located on the south wall of the detached garage/studio. There were no other issues present at the time of inspection.



ElectricalCont’;



No Grounding
Rod Visible

Detached Garage/Studio;

A detached garage/studio is located on the east side of the residence and connected by a covered walkway. No issues were found in this area at the time of inspection



Garage;

There is an attached two car garage on the north end of the residence. There were no issues with this area at the time of inspection.



Sprinkler System;

There is a nine zone sprinkler system with the control panel located in the garage within the closet. Zones 1-7 & 9 worked properly at the time of inspection. Zone 8 showed a significantly reduced pressure with one sprinkler head @ the south east corner of the detached garage/studio bent or possible even broken.

Pool;

An in ground pool was located on the south side of the residence. This should be inspected by a licensed pool company. There were no leaks and the system was operating properly at the time of inspection. Minor cracks were found in several places around the pool deck. No pool safety fence was installed or available. This is a life safety issue.



Pool Cont’;



INSPECTION SUMMARY

The following items are submitted for your review and consideration. All items requiring repair, replacement or maintenance should be performed by licensed/certified contractors in their respective disciplines. **Items in red are a safety issue and/or a matter of immediate attention needed.**

- Clean and caulk around all exterior lights to prevent water and pest intrusion
- Repair or adjust the window in bedroom 3 & 4
- Master Bedroom tile floor showed cracking
- Insulation in the attic has been trampled and in many areas is no longer an R30. It should be inspected and loose fill added
- **The dryer vent is in a dangerous condition, showing lint protruding from the roof vent. Inspect and clean to avoid a fire**

- **The toilet in the Master Bath is loose. It should be inspected and tightened or have the wax ring replaced avoiding leaks**
- **The Master Bath jetted tub and the right vanity sink and the tub in Bath 3 are very slow draining**
- **Kitchen upper oven temp was off by 50* from setting and the lower oven was off by 20* from setting**
- **Propane tank has a nest under the cover. This should be removed.**
- **There is a major leak at the air handler on the left side supply**
- **The differential of the return/supply is just below the industry standards of 14*-24*. This will cause the unit to run more frequently and for longer periods of time.**
- **The compressor unit is out of level. A level compressor became code the year after this home was built but the unit will run more efficiently and last longer if this is done.**
- **Note on bath ventilation. The ventilation fans are located in the area of the toilet but should be in the area of the shower. Please watch for signs of mold/mildew in the shower area ceiling.**
- **The pool deck shows several cracks**
- **The irrigation system has an issue with Zone 8 and should be fully inspected by a licensed contractor**

This is the complete and final residential inspection for the listed property on this date and at this time.

Please contact me with any questions or comments regarding this report and thank you for the opportunity of working with you on your, most likely, largest purchase of your lifetime.

Sincerely,

Dallas Cerny

Certified InterNACHI Inspector
State Certification HI-7662



Like it was Mom's house

CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home

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AC#694220

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
HOME INSPECTORS LICENSING PROGRAM

SEQ# L12120400974

DATE	BATCH NUMBER	LICENSE NBR
12/04/2012	120231742	HI7662

The HOME INSPECTOR
Named below IS CERTIFIED
Under the provisions of Chapter 469 FS.
Expiration date: JUL 31, 2014

CERNY, DALLAS FREDRICK
5930 WEST KNOXVILLE LANE
DUNNELLON FL 34433

RICK SCOTT GOVERNOR

KEN LAWSON SECRETARY

DISPLAY AS REQUIRED BY LAW

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
HOME INSPECTORS LICENSING PROGRAM

LICENSE NUMBER
HI7662

The HOME INSPECTOR
Named below IS CERTIFIED
Under the provisions of Chapter 468 FS.
Expiration date: JUL 31, 2016

CERNY, DALLAS FREDRICK
5930 WEST KNOXVILLE LANE
DUNNELLON FL 34433



ISSUED: 05/04/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1405040000649

The International Association of Certified Home Inspectors (InterNACHI) promotes a high standard of professionalism, business ethics and inspection procedures. InterNACHI members subscribe to the following Code of Ethics in the course of their business.

I. Duty to the Public

1. The InterNACHI member shall abide by the Code of Ethics and substantially follow the InterNACHI Standards of Practice.

2. The InterNACHI member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.

3. The InterNACHI member shall be fair, honest, impartial, and act in good faith in dealing with the public.

4. The InterNACHI member shall not discriminate in any business activities on the basis of race, color, religion, sex, national origin, familial status, sexual orientation or handicap, and shall comply with all applicable federal, state and local laws concerning discrimination.

5. The InterNACHI member shall be truthful regarding his/her services and qualifications.

6. The InterNACHI member shall have no undisclosed conflict of interest with the client, nor shall the InterNACHI member accept or offer any undisclosed commissions, rebates, profits or other benefit, nor shall the InterNACHI member accept or offer any undisclosed commissions, rebates, profits or other benefit from real estate agents, brokers or any third parties having financial interest in the sale of the property, nor shall the InterNACHI member offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.

7. The InterNACHI member shall not communicate any information about an inspection to anyone except the client without the prior written consent of the client, except where it may affect the safety of others, or violates a law or statute.

8. The InterNACHI member shall always act in the in a law, statute or this Code of Ethics.

9. The InterNACHI member shall use a written contract that specifies the services to be performed, limitations of services, and fees.

10. The InterNACHI member shall comply with all government rules and licensing requirements of the jurisdiction where he/she conducts business.

DC Enterprises

Life Expectancy Chart for Florida Homes

The following chart details the predicted life expectancy of appliances, products, materials, systems and components for homes in the state of Florida. (It may also be applicable to states in the nearby coastal region with similar climate and weather conditions on a typical basis.) While many components and systems in homes located in Florida and the surrounding area have service life expectancies that are comparable to those anywhere else in the U.S., those items that are regularly exposed to the elements, including saltwater, wind, sun and heat, are particularly vulnerable to premature failure compared to items installed in homes located elsewhere. These guidelines attempt to address those differences.

Furthermore, Florida inspectors are subject to state requirements for reporting deficiencies based on expected service life:

468.8323 Home inspection report. *Upon completion of each home inspection for compensation, the home inspector shall provide a written report prepared for the client.*

(1) The home inspector shall report:

- (a) on those systems and components inspected that, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives;*
- (b) if self-evident, a reason why the system or component reported under paragraph (a) is significantly deficient or near the end of its service life.*

(For a comparison of service life expectancies in other areas of the U.S., see [InterNACHI's Estimated Life Expectancy Chart for Homes.](#))

Consumers and inspectors and other professionals advising their clients should note that these life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather (or other) conditions, neglect, over-use or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties.

Surface preparation and paint quality are the most important determinants of a paint's life expectancy. Ultraviolet (UV) rays can shorten life expectancy, especially in coastal regions that experience a lot of sunshine and heat, as well as wind-driven rain. Additionally, conditions of high humidity indoors or outdoors can affect the lifespan of these components, which is why they should be maintained seasonally.

ADHESIVES, CAULK & PAINTS	YEARS
Caulking (interior)	5 to 8
Caulking (exterior)	1 to 3
Construction Glue	10+
Paint (exterior)	5
Paint (interior)	8 to 12
Roofing Adhesives/Cements	8+
Sealants	5
Stains	2 to 6

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

APPLIANCES	YEARS
Air Conditioner (portable/window)	5 to 7
Compactors (trash)	6
Dehumidifier	8
Dishwasher	9
Disposal (food waste)	12
Dryer Vent (plastic)	5
Dryer Vent (steel)	20
Dryer (clothes)	13
Exhaust Fans	10
Freezer	10 to 20
Gas Oven	10 to 18
Hand Dryer	10 to 12
Humidifier (portable)	8
Microwave Oven	9
Range/Oven Hood	14
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Swamp Cooler	5 to 15
Washing Machine	5 to 15
Whole-House Vacuum System	20

Modern kitchens are larger and more elaborate, and together with the family room, modern kitchens now form the “great room.”

CABINETS & STORAGE	YEARS
Bathroom Cabinets	50+
Closet Shelves	100+
Entertainment Center/Home Office	10
Garage/Laundry Cabinets	70+
Kitchen Cabinets	50
Medicine Cabinet	25+
Modular (stock manufacturing-type)	50

Walls and ceilings last the full lifespan of the home.

CEILING & WALLS	YEARS
Acoustical Tile Ceiling	40+ (older than 25 years may contain asbestos)
Ceramic Tile	70+
Concrete	75+
Gypsum	75
Wood Paneling	20 to 50
Suspended Ceiling	25+

Natural stone countertops, which are less expensive than they were just a few years ago, are becoming more popular, and one can expect them to last a lifetime. Cultured marble countertops have a shorter life expectancy, however.

COUNTERTOPS	YEARS
Concrete	50
Cultured Marble	20
Natural Stone	100+
Laminate	20 to 30
Resin	10+
Tile	100+
Wood	100+

Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas, to relatively consistent, dry weather in others. See FASTENERS & STEEL section for fasteners.

DECKS	YEARS
Deck Planks	10
Composite	8 to 15
Structural Wood	5 to 20

Exterior fiberglass, steel and wood doors will last as long as the house, while vinyl and screen doors have a shorter life expectancy. The gaskets/weather-stripping of exterior doors may have to be replaced every 5 to 8 years.

DOORS	YEARS
Closet (interior)	100+
Fiberglass (exterior)	100+
Fire-Rated Steel (exterior)	100+
French (interior)	30 to 50
Screen (exterior)	10
Sliding Glass/Patio (exterior)	10 (for roller wheel/track repair/replacement)
Vinyl (exterior)	10
Wood (exterior)	30+
Wood (hollow-core interior)	20 to 30
Wood (solid-core interior)	30 to 100+

Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime, whereas electrical accessories and lighting controls, such as dimmer switches, may need to be replaced after 10 years. GFCIs could last 30 years, but much less if tripped regularly. Remember that faulty, damaged or overloaded electrical circuits or equipment are the leading cause of house fires, so they should be inspected regularly and repaired or updated as needed.

ELECTRICAL	YEARS
Accessories	10+
Arc-Fault Circuit Interrupters (AFCIs)	30
Bare Copper	100+
Bulbs (compact fluorescent)	8,000 to 10,000+ hours
Bulbs (halogen)	4,000 to 8,000+ hours
Bulbs (incandescent)	1,000 to 2,000+ hours
Bulbs (LED)	30,000 to 50,000+ hours
Copper-Clad Aluminum	100+

Copper-Plated	100+
Fixtures	40
Ground-Fault Circuit Interrupters (GFCIs)	up to 30
Lighting Controls	30+
Residential Propane Backup Generator	12
Service Panel	60
Solar Panels	20 to 30
Solar System Batteries	3 to 12
Wind Turbine Generator	20

Floor and roof trusses and laminated strand lumber are durable household components, and engineered trim may last 30 years.

ENGINEERED LUMBER	YEARS
Engineered Joists	80+
Laminated Strand Lumber	100+
Laminated Veneer Lumber	80+
Trusses	100+

Fastener manufacturers do not give life spans for their products because they vary too much based on where the fasteners are installed in a home, the materials in which they're installed, and the local climate and environment. However, inspectors can use the guidelines below for humid and coastal environments to make educated judgments about the materials they inspect.

FASTENERS, CONNECTORS & STEEL	YEARS
Adjustable Steel Columns	50+
Fasteners (bright)	25 to 40
Fasteners (copper)	50 to 65
Fasteners (electro-galvanized)	10 to 30
Fasteners (hot-dipped galvanized)	15 to 60
Fasteners (stainless)	100
Steel Beams	50 to 100+
Steel Columns	100+
Steel Plates	35 to 75

Flooring life is dependent on maintenance and the amount of foot traffic the floor endures.

FLOORING	YEARS
All Wood Floors	100+
Bamboo	100+
Brick Pavers	100+
Carpet	8 to 10
Concrete	50+
Engineered Wood	50+
Exotic Wood	100+
Granite	100+
Laminate	15 to 25
Linoleum	25
Marble	100+
Other Domestic Wood	100+
Slate	100
Terrazzo	75+
Tile	75 to 100
Vinyl	25

Concrete and poured-block footings and foundations will last a lifetime, assuming they were properly built. Waterproofing with bituminous coating lasts 10 years, but if it cracks, it is immediately damaged.

FOUNDATIONS	YEARS
Baseboard Waterproofing System	30
Bituminous-Coating Waterproofing	6
Concrete Block	75+
Insulated Concrete Forms (ICFs)	80
Post and Pier	15 to 45
Post and Tensioned Slab on Grade	80+
Poured-Concrete Footings and Foundation	80+
Slab on Grade (concrete)	75
Wood Foundation	5 to 20
Permanent Wood Foundation (PWF; treated)	50 to 75

Framing and structural systems have extended longevities; poured-concrete systems, timber frame houses and structural insulated panels will all last a lifetime.

FRAMING	YEARS
Log	75+
Poured-Concrete Systems	80+
Steel	75+
Structural Insulated Panels (SIPs)	75+
Timber Frame	80+

The quality and frequency of use will affect the longevity of garage doors and openers.

GARAGES	YEARS
Garage Doors	10 to 30
Garage Door Openers	10 to 15

Home technology systems have diverse life expectancies and may have to be upgraded due to evolution in technology.

HOME TECHNOLOGY	YEARS
Built-In Audio	20
Carbon Monoxide Detectors*	5
Door Bells	35
Home Automation System	5 to 50
Intercoms	20
Security System	5 to 20
Smoke/Heat Detectors*	less than 10
Wireless Home Networks	5 to ?

* Batteries should be changed at least annually.

Thermostats may last 35 years but they are usually replaced before they fail due to technological improvements.

HVAC	YEARS
Air Conditioner (central)	5 to 12
Air Exchanger	15
Attic Fan	15 to 25

Boiler	40 (if installed)
Burner	10+
Ceiling Fan	5 to 10
Condenser	5 to 7 (for coastal areas, or 15 to 20 inland)
Dampers	20+
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heater	40
Evaporator Cooler	15 to 25
Furnace	15 to 25 (if installed)
Gas Fireplace	15 to 25
Handler Coil	1 to 3
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boilers	40
Humidifiers	12
Induction and Fan-Coil Units	10 to 15
Chimney Cap (concrete)	50+
Chimney Cap (metal)	8 to 10
Chimney Cap (mortar)	10+
Chimney Flue Tile	20+
Thermostats	35
Ventilator	7

As long as they are not punctured, cut or burned and are kept dry and away from UV rays, cellulose, fiberglass and foam insulation materials will last a lifetime. This is true regardless of whether they were installed as loose-fill, housewrap or batts/rolls.

INSULATION & INFILTRATION BARRIERS	YEARS
Batts/Rolls	100+
Black Paper (felt paper)	15 to 30
Cellulose	100+
Fiberglass	100+
Foamboard	100+

Loose-Fill	100+
Rock Wool	100+
Wrap Tape	80+

Masonry is one of the most enduring household components. Fireplaces, chimneys and brick veneers can last the lifetime of a home.

MASONRY & CONCRETE	YEARS
Brick	75+
Insulated Concrete Forms (hybrid block)	75+
Concrete Masonry Units (CMUs)	75+
Man-Made Stone	15
Masonry Sealant	2 to 10
Stone	75+
Stucco/EIFS	25+
Veneer	75+

Custom millwork and stair parts will last a lifetime and are typically only upgraded for aesthetic reasons.

MOLDING, MILLWORK & TRIM	YEARS
Attic Stairs (pull-down)	50
Custom Millwork	100+
Pre-Built Stairs (interior)	100+
Stair Parts (interior)	100+
Stairs (interior)	100+

The lifetime of any interior wood product depends heavily on moisture intrusion.

PANELS	YEARS
Flooring Underlayment	25
Hardboard	40
Particleboard	60
Plywood	100
Softwood	30
Oriented Strand Board (OSB)	60
Wall Panels	100+

The quality of plumbing fixtures varies dramatically. The mineral content of water can shorten the life expectancy of water heaters and clog showerheads. Also, some finishes may require special maintenance with approved cleaning agents per the manufacturers in order to last their expected service lives.

PLUMBING, FIXTURES & FAUCETS	YEARS
ABS and PVC Waste Pipe	50 to 80
Accessible/ADA Handles	100+
Acrylic Kitchen Sink	50
Cast-Iron Bathtub	100
Cast-Iron Waste Pipe (above ground)	40
Cast-Iron Waste Pipe (below ground)	50 to 60
Concrete Waste Pipe	100+
Copper Water Lines	70
Enameled Steel Kitchen Sink	5 to 10
Faucets and Spray Hose	15 to 20
Fiberglass Bathtub and Shower	20
Gas Lines (black steel)	75
Gas Lines (flex)	30
Hose Bib	20 to 30
Instant (on-demand) Water Heater	10
PEX	40
Plastic Water Lines	75
Saunas/Steam Room	15 to 20
Shower Enclosure/Module	50
Shower Doors	20
Showerheads	100+ (if not clogged by mineral/other deposits)
Soapstone Kitchen Sink	100+
Sump Pump	7
Toilet Tank Components	5
Toilets, Bidets and Urinals	100+ (if not cracked)
Vent Fan (ceiling)	5 to 10
Vessel Sink (stone, glass, porcelain, copper)	5 to 20+
Water Heater (conventional)	6 to 12
Water Line (copper)	50

Water Line (plastic)	50
Well Pump	15
Water Softener	20
Whirlpool Tub	20 to 50

Radon systems have but one moving part: the radon fan.

RADON SYSTEMS	YEARS
Air Exchanger	15
Barometric Backdraft Damper/Fresh-Air Intake	20
Caulking	5 to 10
Labeling	25
Manometer	15
Piping	50+
Radon Fan	5 to 8

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

ROOFING	YEARS
Aluminum Coating	2 to 6
Asbestos Shakes	30 to 50+
Asphalt Shingles (3-tab)	10 to 12
Asphalt (architectural)	15 to 20
BUR (built-up roofing)	5 to 15
Cellulose Fiber	10
Clay/Concrete	80+
Coal and Tar	18
Copper	50+
EPDM (ethylene propylene diene monomer) Rubber	10 to 15
Fiber Cement	18
Green (vegetation-covered)	5 to 20
Metal	17 to 20
Modified Bitumen	10

Simulated Slate	10 to 25
Slate	50+
TPO	10 to 12
Wood	10

Outside siding materials typically last a lifetime. Some exterior components may require protection through appropriate paints or sealants, as well as regular maintenance. Also, while well-maintained and undamaged flashing can last a long time, it is their connections that tend to fail, so seasonal inspection and maintenance are strongly recommended.

SIDINGS, FLASHING & ACCESSORIES	YEARS
Aluminum Siding	20 to 35
Aluminum Gutters, Downspouts, Soffit and Fascia	15 to 35+
Asbestos Shingle	20
Brick	80+
Cementitious	80+
Copper Downspouts	80
Copper Gutters	40+
Engineered Wood	80+
Fiber Cement	75+
Galvanized Steel Gutters/Downspouts	15
Manufactured Stone	80+
Stone	80+
Stucco/EIFS	25+
Trim	18
Vinyl Siding	50
Vinyl Gutters and Downspouts	20+
Wood/Exterior Shutters	15

Site and landscaping elements have life expectancies that vary dramatically.

SITE & LANDSCAPING	YEARS
American Red Clay	75+
Asphalt Driveway	10 to 15
Brick and Concrete Patio	8 to 18
Clay Paving	75+
Concrete Walks	30+
Gravel Walks	4 to 6

Polyvinyl Fencing	75+
Underground PVC Piping	50+
Valves	12 to 15
Wood Chips	1 to 5
Wood Fencing	10

Swimming pools are comprised of many systems and components, all with varying life expectancies, depending on their exposure to climatic and weather conditions. Also, proper maintenance is key, especially concerning the pool water's chemical balance.

SWIMMING POOLS	YEARS
Chlorine Generator (salt water)	5
Cover	3 to 5
Deck Finish (acrylic)	5
Diving Board	8 to 10
Gas Heater	3 to 5
Filter (sand)	5 to 10 (sand must be replaced every 3 years)
Filter (cartridge)	2
Filter Grid (DE)	5
Heat Pump	5 to 8
Interior Finish	10 to 20
Motor*	5 to 8
Vinyl Liner	8 to 10
Pool Lights (fiber optic)	3 to 5
Pool Lights (incandescent)	3
Pool Lights (LED)	5 to 7
Pool Water Heater	5
PVC Ball Valve	up to 2
Shell (concrete)	20+
Shell (fiberglass)	20+
Solar Heater	10 to 20
Waterline Tile	10+

* Replacement motors tend to last half the lifespan of their original counterparts.

Aluminum windows are expected to last between 15 and 20 years, while wooden windows should last nearly 30 years.

WINDOWS	YEARS
Aluminum/Aluminum-Clad	10 to 15

Double-Pane	5 to 15
Skylights	5 to 15
Window Glazing	8+
Vinyl Windows	10 to 30
Wood	15+

Note: Life expectancy varies with usage, weather, installation, maintenance and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.

From [InterNACHI's Estimated Life Expectancy Chart for Florida Homes - InterNACHI](http://www.nachi.org/florida-life-expectancy.htm#ixzz1139jWlwq)
<http://www.nachi.org/florida-life-expectancy.htm#ixzz1139jWlwq>

Redesign Architectural Services

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1. Definitions and Scope

1.1. A *Home Inspection* is a non-invasive, visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

III. A home inspection can include a survey and/or analysis of energy flows and usage in a residential property if the client requests it.

1.2. A *Material Defect* is a condition of a residential real property, or any portion of it, that would have a significant, adverse impact on the value of the real property, or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. An *Inspection Report* shall describe and identify, in written format, the inspected systems, structures, and components of the dwelling, and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

I. The inspector shall inspect from ground level or eaves:

- A. the roof covering;
- B. the gutters;
- C. the downspouts;
- D. the vents, flashings, skylights, chimney and other roof penetrations; and
- E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to perform any of the following:

- A. walk on any pitched roof surface.
- B. predicts the service life expectancy.
- C. inspects underground downspout diverter drainage pipes.
- D. removes snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. move insulation
- F. inspects antennae, lightning arresters, de-icing equipment, or similar attachments.
- G. walk on any roof areas that appear, in the opinion of the inspector, to be unsafe
- H. walk on any roof areas if it might, in the opinion of the inspector, cause damage
- I. performs a water test.
- J. warrant or certify the roof.
- K. confirm proper fastening.

2.2. Exterior

I. The inspector shall inspect:

- A. the siding, flashing and trim;
- B. all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias;
- C. and report as in need of repair any spacing's between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than 4 inches in diameter;
- D. a representative number of windows;
- E. the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure;
- F. and describe the exterior wall covering.

II. The inspector is not required to:

- A. inspects or operates screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. inspects items, including window and door flashings, which are not visible or readily accessible from the ground.
- C. inspects geological, geotechnical, hydrological and/or soil conditions.
- D. inspects recreational facilities or playground equipment.
- E. inspects seawalls, break-walls and docks.
- F. inspects erosion control and earth stabilization measures.
- G. inspect for safety-type glass.
- H. inspects underground utilities.
- I. inspects underground items.
- J. inspects wells or springs.
- K. inspects solar, wind, or geothermal systems.
- L. inspects swimming pools or spas.
- M. inspect septic systems or cesspools.
- N. inspects sprinkler systems.
- O. inspects drain fields or drywells.
- P. determines the integrity of the thermal window seals or damaged glass.
- Q. inspects any damaged glass.

2.3. Basement, Foundation & Crawlspace

I. The inspector shall inspect:

- A. the basement;
- B. the foundation;
- C. the crawlspace;
- D. the visible structural components;
- E. and report on the location of under-floor access openings;
- F. and report any present conditions or clear indications of active water penetration observed by the inspector;
- G. for wood in contact or near soil;
- H. and report any general indications of foundation movement that are observed by the inspector, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, or floor slopes;
- I. and report on any cutting, notching and boring of framing members which may present a structural or safety concern.

II. The inspector is not required to:

- A. enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector
- B. move stored items or debris.
- C. operate sump pumps with inaccessible floats
- D. identify size, spacing, span, location or determine 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

2.4. Heating

I. The inspector shall inspect:

- A. the heating systems using normal operating controls, and describe the energy source and heating method;
- B. and report as in need of repair heating systems which do not operate;
- C. and report if the heating systems are deemed inaccessible.

II. The inspector is not required to:

- A. inspect or evaluate interiors 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

2.5. Cooling

I. The inspector shall inspect:

- A. the central cooling equipment using normal operating controls.

II. 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 window units, through-wall units, or electronic air filters
- C. operate equipment or systems if exterior temperature is below 60 degrees 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

2.6. Plumbing

I. The inspector shall:

- A. inspect and determine if the water supply is public or private

- B. verify the presence of and identify the location of the main water shut-off valve;
- C. inspect the water heating equipment, including venting, connections, energy source supply system, and seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves;
- D. flush toilets;
- E. water-test sinks, tubs and showers for functional drainage;
- F. inspect the interior water supply, including all fixtures and faucets;
- G. inspect the drain, waste and vent systems, including all fixtures;
- H. describe any visible fuel storage systems;
- I. Inspect the drainage sump pumps and test pumps with accessible floats
- J. inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves;
- K. inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
- L. inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets;
- M. inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs; and
- N. inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

- A. light or ignite pilot flames.
- B. determine the size, temperature, age, life expectancy or adequacy of the water heater
- C. inspect interiors of flues or chimneys, combustion air systems, water softening 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 or potability or the reliability of the water supply or source
- F. open sealed plumbing access panels.
- G. inspect clothes washing machines or their connections
- H. operate any main, branch or fixture valve
- I. test shower pans, tub and shower surrounds or enclosures for leakage.
- J. evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices
- L. determine whether there are sufficient clean-outs for effective cleaning of drains
- M. evaluate gas, liquid propane or oil storage tanks.
- N. inspect any underground or concealed fuel supply systems.
- O. inspect any private sewage waste disposal system or component thereof.
- P. inspect water treatment systems or water filters.
- Q. inspect water storage tanks, pressure pumps or bladder tanks.
- R. evaluate wait-time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- S. evaluate or determine the adequacy of combustion air.
- T. test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
- U. examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.
- V. determine the existence or condition of polybutylene plumbing.

2.7. Electrical

I. The inspector shall inspect:

- A. the service drop/lateral;
- B. the meter socket enclosures;
- C. the means for disconnecting the service main;
- D. and describe the service disconnect amperage rating, if labeled;
- E. panel boards and over current devices (breakers and fuses);
- F. and report on any unused circuit breaker panel openings that are not filled;
- G. the service grounding and bonding;
- H. a representative number of switches, lighting fixtures, and receptacles, including receptacles observed and deemed to be AFCI-protected during the inspection using the AFCI test button, where possible;
- I. and test all Ground Fault Circuit Interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs during the inspection using a GFCI tester, where possible;
- J. and report the presence of solid conductor aluminum branch circuit wiring, if readily visible;
- K. and report on any tested receptacles in which power was not present, polarity is incorrect, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, evidence of arcing or excessive heat is present, or where the receptacle is not grounded or is not secured to the wall;
- L. the service entrance conductors and the condition of the conductor insulation;
- M. and report the absence of smoke detectors; and
- N. service entrance cables, and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weather heads and clearances from grade or rooftops.

II. The inspector is not required to:

- A. insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures.
- B. operate electrical systems that are shut down.
- C. remove panel board cabinet covers or dead front covers, if they are not readily accessible.
- D. operate or reset over current protection devices or overload devices.
- E. operate non-accessible smoke detectors.
- F. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- G. inspect the fire or alarm system and components.
- H. inspect the ancillary wiring or remote control devices.
- I. activate any electrical systems or branch circuits which are not energized.
- J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled 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 accent lighting.

2.8. Fireplace

I. The inspector shall inspect:

- A. the fireplace, and open and close the damper door, if readily accessible and operable;
- B. hearth extensions and other permanently installed components;
- C. and report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including fireplace opening clearance from visible combustible materials.

II. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.
- E. light pilot flames.
- F. determine the appropriateness of any installation.
- G. inspect automatic fuel-feed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat distribution assists, whether gravity controlled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine adequacy of draft or draft characteristics.
- L. move fireplace inserts, stoves, or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.
- O. perform a National Fire Prevention Association (NFPA)-style inspection.
- P. perform a Phase I fireplace and chimney inspection.

2.9. Attic, Ventilation & Insulation

I. The inspector shall inspect:

- A. the insulation in unfinished spaces;
- B. the ventilation of attic spaces;
- C. mechanical ventilation systems;
- D. and report on the general absence or lack of insulation in unfinished spaces.

II. 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 pose a safety hazard to the inspector, in his or her opinion.
- B. to move, touch, or disturb insulation.
- C. to move, touch or disturb vapor retarders.
- D. break or otherwise damage the surface finish or weather seal on or around access panels and covers.
- E. identify the composition or exact 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 and wiring.
- H. determine the adequacy of ventilation.

2.10. Doors, Windows & Interior

I. The inspector shall:

- A. open and close a representative number of doors and windows;
- B. inspect the walls, ceilings, steps, stairways and railings;
- C. and report as in need of repair any spacing between intermediate balusters, spindles or rails for steps, stairways and railings that permit the passage of an object greater than 4 inches in diameter;
- D. inspect garage doors and garage door openers by operating first by remote (if available), and then by the installed automatic door control;
- E. and report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door;
- F. and report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use;
- G. and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect central vacuum systems.
- C. inspect safety glazing.
- D. inspect security systems or components.
- E. evaluate the fastening of countertops, cabinets, sink tops or fixtures.
- F. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- G. move drop-ceiling tiles.
- H. inspect or move any household appliances.
- I. inspect or operate equipment housed in the garage, except as otherwise noted.
- J. verify or certify safe operation of any auto-reverse or related safety function of a garage door.
- K. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- L. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- M. operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
- N. inspect microwave ovens or test leakage from microwave ovens.
- O. operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
- P. inspect elevators.
- Q. inspect remote controls.
- R. inspect appliances.
- S. inspect items not permanently installed.
- T. discover firewall compromises.
- U. examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
- V. come into contact with any pool or spa water in order to determine the system structure or components.
- W. determine the adequacy of spa jet water force or bubble effect.
- X. determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the insurability of the property.
- VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- IX. An inspection does not include items not permanently installed.
- X. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:

I. The inspectors are not required to determine:

- A. property boundary lines or encroachments.
- B. the condition of any component or system that is not readily accessible.
- C. the service life expectancy of any component or system.
- D. the size, capacity, BTU, performance, or efficiency of any component or system.
- E. the cause or reason of any condition.
- F. the cause for the need of repair or replacement of any system or component.
- G. future conditions.
- H. compliance with codes or regulations.
- I. the presence of evidence of rodents, animals or insects.
- J. the presence of mold, mildew or fungus.
- K. the presence of air-borne hazards.
- L. the presence of birds.
- M. the presence of other flora or fauna.
- N. the air quality.
- O. the existence of asbestos.
- P. the existence of environmental hazards.
- Q. the existence of electro-magnetic fields.
- R. the presence of hazardous materials including, but not limited to, the presence of lead in paint.
- S. any hazardous waste conditions.
- T. any manufacturer's recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
- U. operating costs of systems.
- V. replacement or repair cost estimates.

- W. the acoustical properties of any systems.
- X. estimates of the cost to operating any given system.

II. The inspectors are not required to operate:

- A. any system that is shut down.
- B. any system that does not function properly.
- C. or evaluate low-voltage electrical systems such as, but not limited to:
 - 1. phone lines;
 - 2. cable lines;
 - 3. antennae;
 - 4. lights; or
 - 5. remote controls.
- D. any system that does not turn on with the use of normal operating controls.
- E. any shut-off valves or manual stop valves.
- F. any electrical disconnect or over current protection devices.
- G. any alarm systems.
- H. moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

- A. move any personal items or other obstructions, such as, but not limited to:
 - 1. throw rugs;
 - 2. furniture;
 - 3. floor or wall coverings;
 - 4. ceiling tiles;
 - 5. window coverings;
 - 6. equipment;
 - 7. plants;
 - 8. ice;
 - 9. debris;
 - 10. snow;
 - 11. water;
 - 12. dirt;
 - 13. foliage; or
 - 14. pets.
- B. dismantle, open, or uncover any system or component.
- C. enter or access any area which may, in the opinion of the inspector, be unsafe.
- D. enter crawlspaces or other areas that are unsafe or not readily accessible.
- E. inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
- F. do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
- G. inspect decorative items.
- H. inspect common elements or areas in multi-unit housing.
- I. inspect intercoms, speaker systems, radio-controlled security devices, or lawn irrigation systems.
- J. offer guarantees or warranties.
- K. offer or perform any engineering services.

- L. offer or perform any trade or professional service other than home inspection.
- M. research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
- N. determine the age of construction or installation of any system structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
- O. determine the insurability of a property.
- P. perform or offer Phase 1 environmental audits.
- Q. inspect on any system or component which is not included in these standards.

4. Glossary of Terms

- 4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
- 4.2. Activate: To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
- 4.3. Adversely Affect: To constitute, or potentially constitute, a negative or destructive impact.
- 4.4. Alarm System: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- 4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- 4.6. Architectural Service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- 4.7. Component: A permanently installed or attached fixture, element or part of a system.
- 4.8. Condition: The visible and conspicuous state of being of an object.
- 4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- 4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.
- 4.11. Describe: To report in writing a system or component by its type, or other observed characteristics to distinguish it from other components used for the same purpose.
- 4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.
- 4.13. Dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

- 4.14. Engineering Service: Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.
- 4.15. Enter: To go into an area to observe visible components.
- 4.16. Evaluate: To assess the systems, structures or components of a dwelling.
- 4.17. Examine: To visually look. See Inspect.
- 4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
- 4.19. Function: The action for which an item, component, or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
- 4.20. Functional: Performing, or able to perform, a function.
- 4.21. Home Inspection: The process by which an inspector visually examines the readily accessible systems and components of a home, and operates those systems and components utilizing these Standards of Practice as a guideline.
- 4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
- 4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls, and accessing readily accessible panels and areas in accordance with these Standards of Practice.
- 4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
- 4.25. Inspector: One who performs a real estate inspection.
- 4.26. Installed: Attached or connected such that the installed item requires a tool for removal.
- 4.27. Material Defect: A condition of a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.
- 4.28. Normal Operating Controls: Devices, such as thermostats, that would be operated by ordinary occupants which require no specialized skill or knowledge.
- 4.29. Observe: To see through visually directed attention.
- 4.30. Operate: To cause systems to function or turn on with normal operating controls.

- 4.31. Readily Accessible: An item or component that is, in the judgment of the inspector, capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- 4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
- 4.33. Report: A written communication (possibly including images) of any material defects observed during the inspection.
- 4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.
- 4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.
- 4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.
- 4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- 4.38. System: An assembly of various components which function as a whole.
- 4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.
- 4.40. Unsafe: A condition in a system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
- 4.41. Verify: To confirm or substantiate.

End of Standards of Practice