

# Thorough Home and Building Inspection, Inc

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:  
**Corey Gates**

### INSPECTION ADDRESS

5550 Michigan St, Unit 3319, Orlando, Florida 32822

### INSPECTION DATE

6/30/2014 3:30 pm to 4:30 pm



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## GENERAL INFORMATION

**Inspection Address:** 5550 Michigan St, Unit 3319, Orlando, Florida 32822  
**Inspection Date:** 6/30/2014 Time: 3:30 pm to 4:30 pm

**Weather:** Recent Rainfall - Temperature at time of inspection: 90-100 Degrees  
Humidity at time of inspection: 90%

**Inspected by:** Glenn Norton

**Client Information:** Corey Gates

**Foundation Type:** Slab  
**Furnished:** No  
**Structure Occupied:** No  
**Number of Stories:** three

**Structure Style:** Condominium

**People on Site At Time of Inspection:** Buyer(s)  
Buyer's Agent

### PLEASE NOTE:

**This report is the exclusive property of Thorough Home and Building and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

**The observations and opinions expressed within this report are those of Thorough Home and Building and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NACHI and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: 5550 Michigan St

## SCOPE OF WORK

You have contracted with Thorough Home and Building to perform a generalist inspection in accordance with the standards of practice established by NACHI, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing

products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

## Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

## Site & Other Observations

### Condominium Disclaimer

#### *Informational Conditions*

Because this is a report on a condominium inspection, we do not inspect or report on the condition of the roof, the foundation, grading and drainage, or components beyond the unit, which are typically the responsibility of the home owners' association.

## Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## Electric Water Heaters

### General Comments

#### *Informational Conditions*

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

### Electrical Connections

#### *Informational Conditions*

The electrical connection to the water heater is functional.

### Water Shut-Off Valve & Connectors

#### *Informational Conditions*

The shut-off valve and water connectors are functional.

### Relief Valve & Discharge Pipe

#### *Functional Components and Conditions*

The water heater is equipped with a mandated pressure-temperature relief valve.

### Drain Valve

#### *Informational Conditions*

The drain valve is in place and presumed to be functional.

### Drain Pan & Discharge Pipe

#### *Informational Conditions*

The water heater is equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

## Waste & Drainage Systems

### General Comments

#### *Informational Conditions*

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

## **Type of Material**

### *Informational Conditions*

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

## **Drain Waste & Vent Pipes**

### *Informational Conditions*

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

# **Electrical**

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## **Sub Panels**

### **General Comments**

#### *Informational Conditions*

Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

### **Sub Panel Location**

#### *Informational Conditions*

The sub panel is located in the hallway.

### **Sub Panel Observations**

#### *Informational Conditions*

The electrical sub panel has no visible deficiencies.

Inspection Address: 5550 Michigan St, Unit 3319, Orlando, Florida 32822  
Inspection Date/Time: 6/30/2014 3:30 pm to 4:30 pm

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### **Panel Cover Observations**

#### *Informational Conditions*

The interior cover is in acceptable condition.

### **Wiring Observations**

#### *Informational Conditions*

There are no visible deficiencies with the wiring in the sub panel.

### **Circuit Breakers**

#### *Informational Conditions*

The circuit breakers have no visible deficiencies.

### **Grounding**

#### *Informational Conditions*

The panel ground is correct.

## **Heat and Air Conditioning**

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## **HVAC Split Systems**

### **Common Observations**

#### *Components and Conditions Needing Service*

For the reasons indicated, the split-system needs to be serviced. This service should be scheduled within the inspection period, because a specialist might reveal additional defects or recommend upgrades that could affect your evaluation of the systems. The Air Conditioning system trips the 30 Amp breaker in the hallway, any time the system calls for AC. The breaker in the hallway does not trip when just the fan is in use.

### **Design Observations**

#### *Informational Conditions*

The layout of this system is not ideal, although it is undoubtedly as designed, and may not provide optimum service. Inasmuch as the design of any system is dependant on multiple interrelated factors, many of which are commonly related to the state of technology at the time of the installation, we will elaborate and allow you to decide whether or not to seek the counsel of a specialist.

## Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

### Main Entry

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the entry, and found it to be in acceptable condition.

### Living Room

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the living room, and found it to be in acceptable condition.

### Dining Room

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the dining room, and found it to be in acceptable condition.

## Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## **Kitchen**

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the kitchen, and found it to be in acceptable condition.

## **Hallway**

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

## **Primary Hallway**

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the hallway, and found it to be in acceptable condition.

## **Bedrooms**

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## **Main Bedroom**

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

## **Bedroom 1**

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

## **Bathrooms**

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

## **Main Bathroom**

### **Size and Location**

#### *Informational Conditions*

The main bathroom is a full, and is located adjacent to the master bedroom.

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Cabinets**

#### *Functional Components and Conditions*

The cabinets are in acceptable condition.

### **Sink Countertop**

#### *Functional Components and Conditions*

The sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The sink and its components are functional.

### **Tub-Shower**

#### *Components and Conditions Needing Service*

The hand sprayer in the tub/shower leaks, and should be repaired.

### **Toilet & Bidet**

#### *Functional Components and Conditions*

The toilet is functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

The exhaust fan is functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets are functional and include ground-fault protection.

Inspection Address: 5550 Michigan St, Unit 3319, Orlando, Florida 32822  
Inspection Date/Time: 6/30/2014 3:30 pm to 4:30 pm

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## **Second bathroom**

### **Size and Location**

#### *Informational Conditions*

The guest bathroom is a full, and is located adjacent to the guest bedroom.

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the main bathroom, and found it to be in acceptable condition.

## **Laundry**

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

## **Laundry Area**

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the laundry area, and found it to be in acceptable condition.

# INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS STANDARDS OF PRACTICE

## Table of Contents

1. Definitions and Scope
2. Standards of Practice
  - 2.1. Roof
  - 2.2. Exterior
  - 2.3. Basement, Foundation, Crawlspace & Structure
  - 2.4. Heating
  - 2.5. Cooling
  - 2.6. Plumbing
  - 2.7. Electrical
  - 2.8. Fireplace
  - 2.9. Attic & Insulation
  - 2.10. Doors, Windows & Interior
3. Limitations, Exceptions & Exclusions
4. Glossary of Terms

## 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.

1.2. A Material defect is a condition with 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.
- E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

- A. Walk on any roof surface.
- B. Predict the service life expectancy.
- C. Inspect underground downspout diverter drainage pipes.
- D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. Inspect antennae, lightning arresters, or similar attachments.

## 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 spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four 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. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
- C. Inspect geological, geotechnical, hydrological and/or soil conditions.
- D. Inspect recreational facilities.
- E. Inspect seawalls, break-walls and docks.
- F. Inspect erosion control and earth stabilization measures.
- G. Inspect for safety type glass.
- H. Inspect underground utilities.
- I. Inspect underground items.
- J. Inspect wells or springs.
- K. Inspect solar systems.
- L. Inspect swimming pools or spas.
- M. Inspect septic systems or cesspools.
- N. Inspect playground equipment.
- O. Inspect sprinkler systems.
- P. Inspect drain fields or drywells.
- Q. Determine the integrity of the thermal window seals or 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. Any present conditions or clear indications of active water penetration observed by the inspector.
- F. 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.

### 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 system and describe the energy source and heating method using normal operating controls.
- B. And report as in need of repair electric furnaces which do not operate.
- C. And report if inspector deemed the furnace inaccessible.

II. The inspector is not required to:

- A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks.
- B. Inspect underground fuel tanks.
- 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 when 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, heat anticipation or automatic setbacks or clocks.
- E. Examine electrical current, coolant fluids or gasses, or coolant leakage.

#### 2.6. Plumbing

I. The inspector shall:

- A. Verify the presence of and identify the location of the main water shutoff valve.
- B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.

- C. Flush toilets.
  - D. Run water in sinks, tubs, and showers.
  - E. Inspect the interior water supply including all fixtures and faucets.
  - F. Inspect the drain, waste and vent systems, including all fixtures.
  - G. Describe any visible fuel storage systems.
  - H. Inspect the drainage sump pumps testing sumps with accessible floats.
  - I. 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.
  - J. Inspect and determine if the water supply is public or private.
  - 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.
  - 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, 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 private sewage waste disposal system or component of.
- O. Inspect water treatment systems or water filters.
- P. Inspect water storage tanks, pressure pumps or bladder tanks.
- Q. Evaluate 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 and/or temperature or pressure relief valves.
- T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

## 2.7. Electrical

I. The inspector shall inspect:

- A. The service line.
- B. The meter box.
- C. The main disconnect.
- D. And determine the rating of the service amperage.
- E. Panels, breakers and fuses.
- F. The service grounding and bonding.
- H. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles
- I. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the

inspection.

- I. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
- J. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, 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, or evidence of arcing or excessive heat is present.
- K. The service entrance conductors and the condition of their sheathing.
- L. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
- M. And describe the amperage rating of the service.
- N. And report the absence of smoke detectors.
- O. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.
- II. The inspector is not required to:

- A. Insert any tool, probe or device into the main panel, sub-panels, downstream panesl, or electrical fixtures.
- B. Operate electrical systems that are shut down.
- C. Remove panel covers or dead front covers if not readily accessible.
- D. Operate over current protection devices.
- E. Operate non-accessible smoke detectors.
- F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
- G. Inspect the 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. Operate overload devices.
- K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
- L. Verify the continuity of the connected service ground.
- M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- N. Inspect spark or lightning arrestors.
- O. Conduct voltage drop calculations.
- P. Determine the accuracy of breaker labeling.

## 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 clearance from 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 such 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 draft characteristics.

- L. Move fireplace inserts, stoves, or firebox contents.
  - M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
  - N. Perform an NFPA 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.

II. The inspector is not required to:

- A. Enter the attic or 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 of or the exact R-value of insulation material.
- F. Activate thermostatically operated fans.
- G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
- H. Determin 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. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
- D. 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.
- E. 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.
- F. 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 and fixtures, or firewall compromises.
- F. Move furniture, stored items, or any coverings like 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 security bar release and opening mechanisms, whether interior or exterior, including 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. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
- U. Come into contact with any pool or spa water in order to determine the system structure or components.
- V. Determine the adequacy of spa jet water force or bubble effect.
- W. 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, 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 advisability or inadvisability of the purchase of the inspected property.
- VII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- VIII. An inspection does not include items not permanently installed.
- IX. 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. The 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 recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
- U. Operating costs of systems.
- V. Replacement or repair cost estimates.
- W. The acoustical properties of any systems.
- X. Estimates of how much it will cost to run 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.
  - 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.
- 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, to be unsafe or risk personal safety.
- 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 dogs.
- 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 or subsequent additions, improvements, renovations or replacements thereto.
- 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: Constitute, or potentially constitute, a negative or destructive impact.
- 4.4. Alarm System: Warning devices, installed or free-standing, 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: 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 tool for removal.
- 4.27. Material Defect: Refer to section 1.2.
- 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 is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement 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 digital images) of any material defects seen 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 to 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 readily accessible, installed 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.

# Thorough Home and Building Inspection, Inc

## CONTRACT AGREEMENT

Client: Corey Gates  
Property Address 5550 Michigan St, Unit 3319, Orlando, Florida 32822  
Date: 6/30/2014

There are a wide variety of contracts, ranging from those recommended by insurance companies and state or regional organizations to those generated by individuals. However, a contract is intended to be a legally binding document and, inasmuch as laws can vary from state to state, we recommend that whatever contract you intend to use should be reviewed and sanctioned by a local real estate attorney.

With your authorization, Thorough Home and Building will complete a property inspection conducted in accordance with the standards of practice of the NACHI, a copy of which is available upon request and can be read and downloaded from the Internet at <http://www.nachi.org/sop.htm>. The inspection is that of a generalist, and has clearly defined limitations. It is performed on-site within a few hours, and does not include any warranty or guaranty. By contrast, specialist inspections take considerably longer, typically include the use of specialized instruments, could involve sampling or destructive testing, and commonly include some form of guaranty. Specialized inspections are essential to evaluate soil conditions, determine structural movement, establish the quality of air and water, or reveal the presence of harmful environmental contaminants such as radon, methane, asbestos, lead, formaldehyde, electro-magnetic radiation, molds and fungi, and other wood-destroying organisms, all of which are beyond the scope of a generalist inspection. Therefore, please be aware of the limitations of a generalist inspection: It is not a termite inspection, which is mandated as a condition of sale and performed by state-licensed specialists. Also, it is not a code-compliance inspection and does not include any research, such as that necessary to establish boundaries, easements, or the issuance of permits, and it should not be used as a substitute for the Transfer Disclosure Statement, which the sellers are required to provide by civil code.

Similarly, and in accordance with NACHI Thorough Home and Building does not evaluate or endorse any components that are not visually accessible. These include, significant portions of most chimney flues, the interior of furnace heat exchangers, air-conditioning coils, subterranean or concealed ducts, pipes, conduits, and those within walls, floors, or ceilings, the slab beneath carpets, the waterproof membrane beneath roofs, balconies, or shower pans, and any component concealed by furnishings. Also, Thorough Home and Building does not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, private sewage systems, private water supply systems, water softeners, water circulating devices, water filtration or purification devices, automatic sprinklers, the hermetic seal of dual-glazed windows or skylights, solar systems, fire-sprinkler systems, shut-off valves that are not in daily use, elevators, dumb-waiters, funiculars or similar mechanical means of transport, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct-motors or dampers, washers and dryers, their valves and drain pipes, condensate pumps, thermostats, timers, clocks, rotisseries, refrigerators, portable or free-standing appliances, retaining walls, landscaping or landscape items, including decorative and low-voltage lighting, portable spas, fountains and ponds, barbecues, fire-pits, pool-sweep assemblies, in-line chlorinators, or similar devices dispensing bromine or ozone, and the coatings on pools, spas, countertops, fixtures, appliances, decks and walkways. In addition, Thorough Home and Building does not tacitly endorse or guarantee the integrity of any structure or component that was built or installed without permit, and which could include latent defects, or any item that may have been subject to a manufacturer's recall. What Thorough Home and Building provides is a conscientious but essentially visual inspection and evaluation, recommendations for appropriate specialist service, and any consultation that may be necessary. In return, and in consideration of the fee, you are agreeing with your signature to abide by the terms and conditions of this contract, including the following clauses that you are required to initial to indicate

your consent.

### AUTHORIZATION

I have read and understood this contract and agree to all of the terms and conditions therein, and authorize [insert company name] to complete a "generalist" inspection of the property as described and defined in the standards of practice of the [insert name of organization].

SIGNED \_\_\_\_\_

DATE \_\_\_\_\_

## REPORT CONCLUSION

5550 Michigan St, Unit 3319, Orlando, Florida 32822

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

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 minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

# Thorough Home and Building Inspection, Inc

Property Address: 5550 Michigan St, Unit 3319, Orlando, Florida 32822

Inspection Date: 6/30/2014 Time: 3:30 pm to 4:30 pm

Dear Corey Gates:

Thank you for hiring Thorough Home and Building to be of service. We hope that you were pleased with the quality of our service, and that you would recommend us to others. Please read the report carefully, and call us with any questions that you might have. We remain your consultant indefinitely, and would be happy to assist you in any way that we can. We sincerely hope that you and your family will be happy and healthy in your new home.

Sincerely,