



Inspector: Alison Rolfs

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This report is the exclusive property of **Rolfs Inspections LLC** and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

- INSPECTOR agrees to perform an inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
- Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
- The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
- INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims for damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
- INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:
- In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
- The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
- If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.
- Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

Name of Client:	Jane & John Doe		
Address:	1234 Any-Town South Florida		
ID#:	XXXXX-XXX-XXXX-XX		
Date:	XX-XX-XXX		
Type of Inspection:	Full, 4-Point, & Wind Mitigation Inspections		
Cost:	\$XXX.00		
Start Time:	10:00 am	End Time:	11:30 am
Weather:	Warm & Sunny		

Type of Structure:	Detached Single Family	Year:	1935	Occupied:	Yes*
Foundation Type	Crawlspace	Structure Type	Concrete Block	# of Floors	1
Square Footage:	1,403	# of Beds:	3	# of Baths:	2

*Home was occupied during time of inspection, this inspection cannot account for flaws or damage hidden by furniture, rugs, wall hangings, clothing and/or other household items.

Items Assessed in This Report May Be Labeled As

***Satisfactory** = Acceptable Condition ***Marginal** = Requires Minor Repairs ***Unsatisfactory** = Requires Major Repairs/Replacement

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HVAC	STANDARDS OF PRACTICE
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Property Summary

Property ID: [REDACTED]

Property Owner(s): [REDACTED]

Mailing Address: [REDACTED]
[click here to update mailing address](#)

Physical Address: [REDACTED]

Neighborhood: [REDACTED]

Property Use: 01-01 Single Family

Millage Code: [REDACTED]

Adj. Bldg. S.F.: 1403 Card/Permits

Bldg Under Air S.F.: 1387

Effective Year: 1967

Year Built: 1935

Units/Beds/Baths: 1 / 3 / 2



Previous Next

Deputy Appraiser: Residential Department

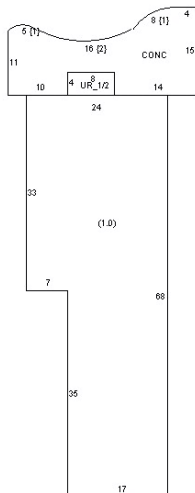
Property Appraiser Number: [REDACTED]

Property Appraiser Email: [REDACTED]

Abbr. Legal Des.: [REDACTED]

Sketch Building: 1 of 1

[Save](#)



Code	Description
(1.0)	One Story
UR_1/2	Utility Room
CONC	Concrete

Code	Description	Area	Factor	Adj Area	Stories	Stories Under Air	Under Air Area
(1.0)	One Story	1,387	1.00	1,387	1	1	1,387
UR_1/2	Utility Room	32	0.50	16	1	0	0
CONC	Concrete	337	0.00	0	0	0	0
Total				1,403			1,387

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		[REDACTED]	ALT- INTERIOR RESIDENTIAL	10/25/2022	
Details		[REDACTED]	DECK - WITHOUT ROOF	8/2/2019	
Details		[REDACTED]	PAVING	8/1/2019	10/27/2019
Details		[REDACTED]	FENCE-CHAIN LINK &/OR WOOD	12/20/2018	1/10/2019
Details		[REDACTED]	FENCE-CHAIN LINK &/OR WOOD	4/29/2016	5/17/2016
Details		[REDACTED]	A/C CENTRAL (REPLACEMENT)	9/30/2011	10/17/2011
Details		[REDACTED]	RE-ROOF FLAT		3/19/1998
Details		[REDACTED]	FIXTURES-PLUMBING		

Permit Details

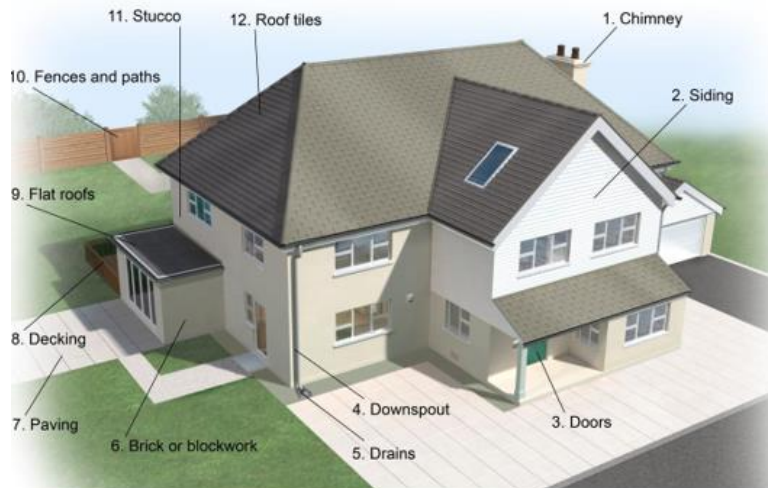
Process #:	Permit #	Master Permit
Status: APPLIED		
List All Subpermits		
Site Information		
Address:	Folio#	
Sub-division	Value: \$10,000.00	
Lot: 14	Block: 2	Sq Ft: 0
Permit Information		
Application Type: ALT- INTERIOR RESIDENTIAL - AFTER THE FACT- LEGALIZE KITCHEN AND 2 BATHROOM REMODELS-SAME LAYOUT		Application Date: 10/25/2022
Job Name:		Permit Date:
Film Number:		CO/CC Date: N/A
		Total Fees: \$373.19
		Recorded Payments: \$0.00
		Balance: \$373.19

View	Approved?	Review	Date	Reviewer	Review Cycle
Review History	NA	UTILITIES-DRAINAGE-PLAN REVIEW	12/9/2022		1
Review History	NO	BLDG-STRUCTURAL-PLAN REVIEW	11/29/2022		1
Review History	NO	BLDG-ELECTRICAL-PLAN REVIEW	11/12/2022		1
Review History	YES	ZONING-PLAN REVIEW	11/10/2022		1
Review History	YES	BLDG-PLUMBING-PLAN REVIEW	11/3/2022		1
Review History	NA	LANDSCAPE REVIEW	10/31/2022		1
Review History	YES	BLDG-MECHANICAL-PLAN REVIEW	10/27/2022		1
Review History	NA	FIRE BUREAU-PLAN REVIEW	10/26/2022		1

- The kitchen and bath remodels were constructed before a permit was applied for, this application was submitted in 2022 and is not yet closed.
- There are no permits on file for the impact windows or new roof, the Florida building code requires permits for all structural changes to homes including windows, doors, and roofs.

GROUND

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.



Exterior Wall Covering	Stucco	Exterior Wall Condition	Satisfactory
Walkway Material	Concrete	Walkway Condition	Satisfactory
Exterior Door Material	Tempered Glass	Exterior Door Condition	Satisfactory
Window Material	Laminated Glass	Window Condition	Satisfactory
General Slope	Level	Other Structure/s	Wood Fence & Shed
Crawlspace	<u>Unsatisfactory</u>		

- The crawlspace is filled with debris which makes it hazardous to traverse, clearing out the debris to make it safely accessible to contractors for future maintenance/inspection is suggested.
- Two of the crawlspace entrances are not secure, sealing all entrances tightly to avoid small animal habitation is suggested.
- It appears some of the crawlspace joists have been replaced, however it also appears that a small section near or under the master bath is damaged or rotted, but could not be accessed due to the debris, further evaluation and possible repair is suggested.
- Settlement cracks on concrete enclosure of laundry shed do not appear hazardous.





ROOF

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights, or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts, and extensions performed adequately or were leak-free.

A. Valley

Internal angle formed by the intersecting planes of a roof.

B. Underlayment

Material installed between the roof deck and roof covering.

C. Ridge

The horizontal top area where two sloped roof areas meet.

D. Field of Roof

The central or main portion of a roof.

E. Batten

A cap or cover usually set in or over the structural deck

F. Hip

The inclined external angle formed by the intersection of two sloped roof planes

G. Trim/Hip Tile

A tile shaped so as to cover the hip of a hip roof

H. Hip Starter

The inclined external angle formed by the intersection of two sloping roof planes

I. Soffit

The enclosed underside of any exterior overhanging section of a roof eave

J. Rake

The sloped edge of a roof at or adjacent to the first or last rafter

K. Gable End

The end point of the upper portion that comes to a triangular point at the ridge of a roof

L. Eaves

The projecting edge of a roof that extends beyond the supporting wall.



Roof Covering	Modified Bitumen	Roof Covering Condition	<u>Unsatisfactory</u>
Roof Shape	Flat	Condition of Exposed Flashing	Satisfactory
Estimated Remaining Useful Life	End of Life	Date of last Permit Application	<u>03-19-1998</u>

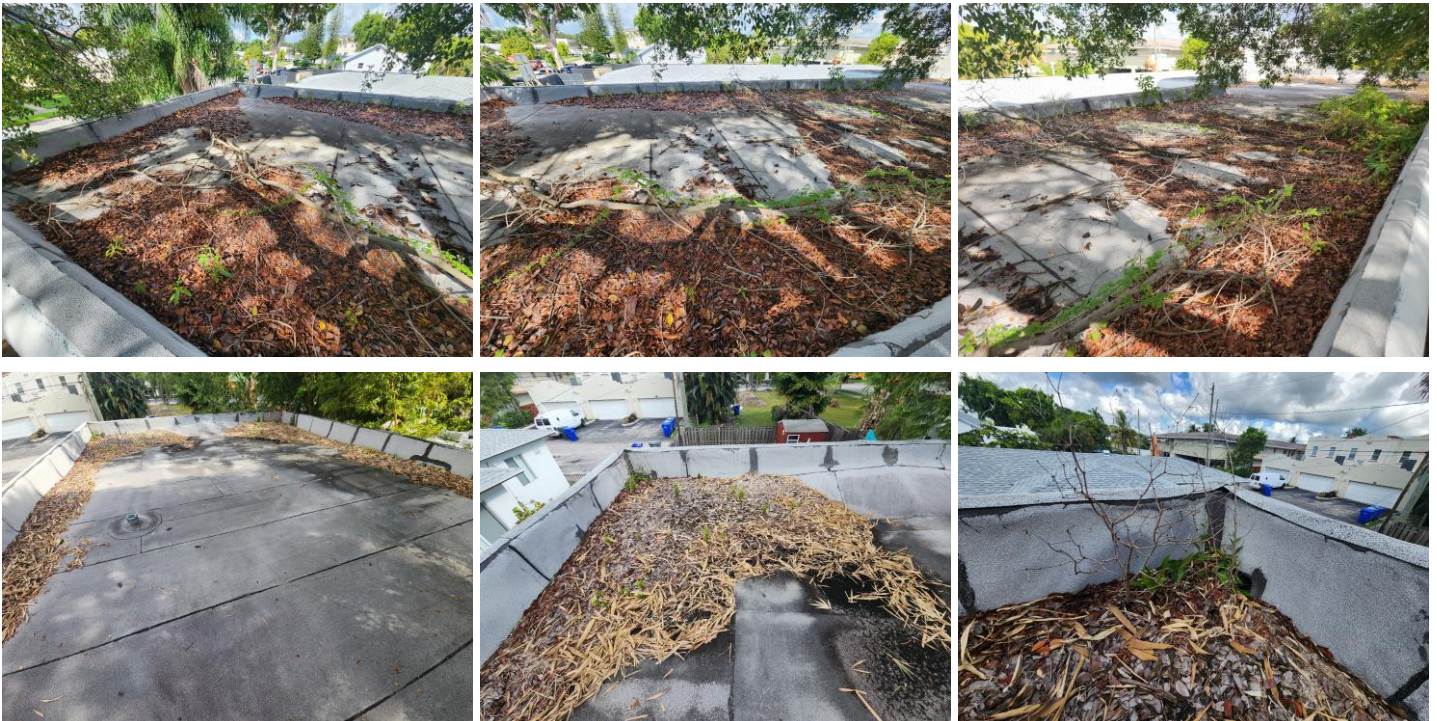
*The average expected useful life of a Modified Bitumen roof in South Florida is 15-20 years. Many factors can contribute to the useful life of a roof system including but not limited to:

- | | | |
|-------------------------------|----------------------|-------------------------------------|
| ✓ <u>Materials Used</u> | ✓ <u>Ventilation</u> | ✓ <u>Maintenance</u> |
| ✓ <u>Installation Methods</u> | ✓ <u>Insulation</u> | ✓ <u>Age</u> |
| ✓ <u>Slope</u> | ✓ <u>Color</u> | ✓ <u>Weather & Sun Exposure</u> |

Regular check-ups and maintenance is suggested to optimize the useful life of any roof system. Budget for future repair/maintenance/replacement accordingly.

Process #:	Permit #:	Master Permit
Status: Closed		
List All Subpermits		
Site Information		
Address:	Folio#:	
Sub-division:	Value: \$3,200.00	
Lot:	Sq Ft: 0	Block:
Permit Information		
Application Type: RE-ROOF FLAT	Application Date: 00/00/00	
Job Name:	Permit Date: 03/19/98	
Film Number:	CO/CC Date:	
	Total Fees: \$69.40	

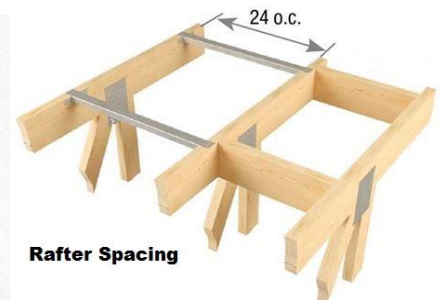
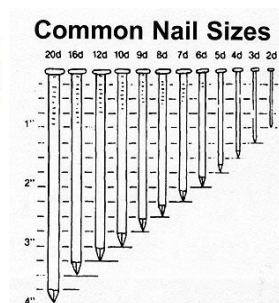
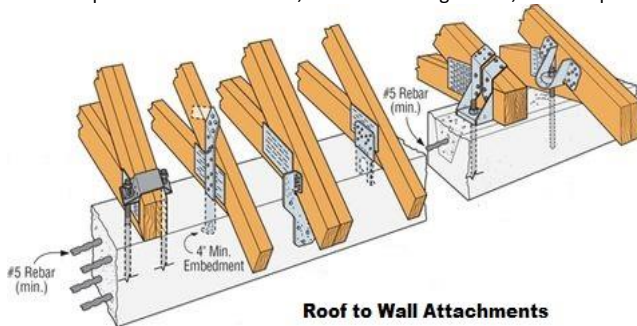
- A current roof permit is not on file for this home, this roof was re-installed without a permit, this may affect insurance coverage eligibility. This roof appears to be +/- 10 years old but cannot be confirmed.
- The neighbor's tree branches are depositing leaves and branches onto the roof top, which are blocking the gutters, and creating soil inches-thick where new trees are beginning to grow. This excessive moisture can drastically reduce the expected useful life of a roof.
- The excessive moisture created by all the debris on the roof may have penetrated through the surface causing higher levels of moisture on the master bedroom ceiling, this indicates a leak, a new roof is suggested.





ATTIC & ROOF STRUCTURE

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

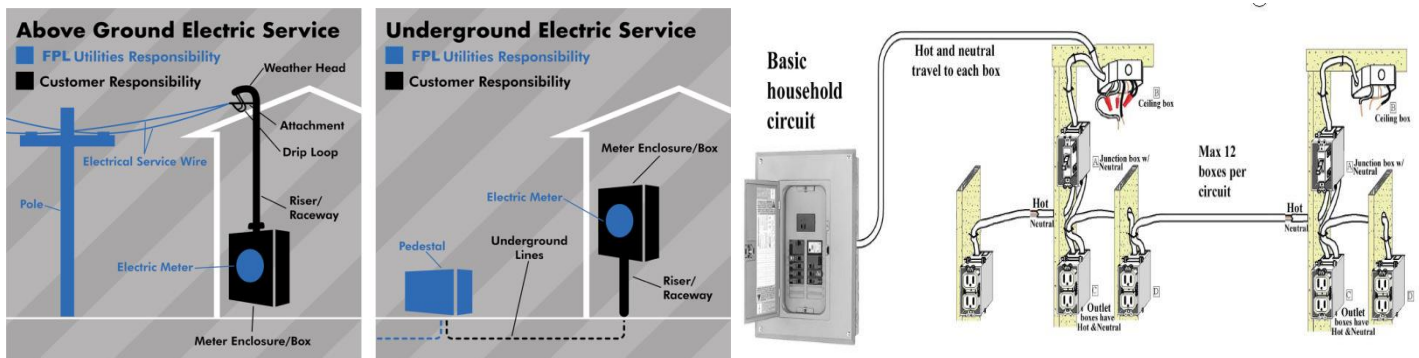


Attic Structure	Rafter	Attic Insulation Material	Loose Fill
Roof Deck Material	Tongue & Groove Boards	Visible Roof Deck Condition	Satisfactory
Nail/Screw Size	2.25 - 2.5"	Nail/Screw Spacing	3 per board
Roof to Wall Attachment	Toe Nail	Rafter Spacing	16" on Center



ELECTRIC

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110-volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.



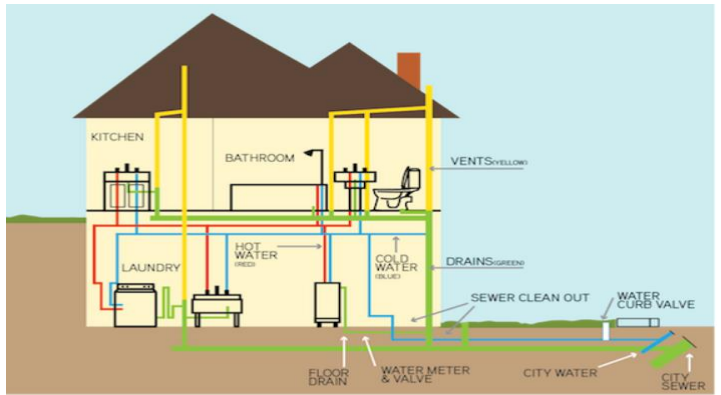
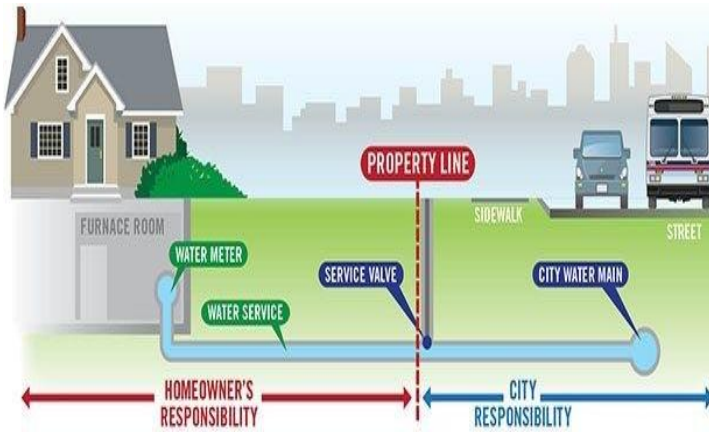
Type of Service	Overhead	Type of System Ground	<u>Rod & Pipe Clamp</u>
Location of Main Panel	Exterior Rear Façade	Service Wire Material	Stranded Copper
Brand of Panel	Siemens	Branch Wire Material	Copper
Location of Distribution Panel	Hall	Service Wire Material	Stranded Copper
Brand of Panel	Siemens	Branch Wire Material	Copper
Estimated Panel Amperage	200	Overload Protection Type	Circuit Breaker
Estimated Panel Age	<u>+/- 5 years</u>	Panel Condition	Satisfactory
Fixture Condition	<u>Marginal</u>	Outlet Condition	Satisfactory

- The system ground consists of 1 rod and a pipe clap, current standards suggest 2 grounding rods, installation of a second rod is suggested.
- There are no current permits on file for the new electrical panels.
- The light above the master shower was not illuminating at time of inspection, possible burnt-out bulb, or wiring issue, further evaluation is required.



PLUMBING

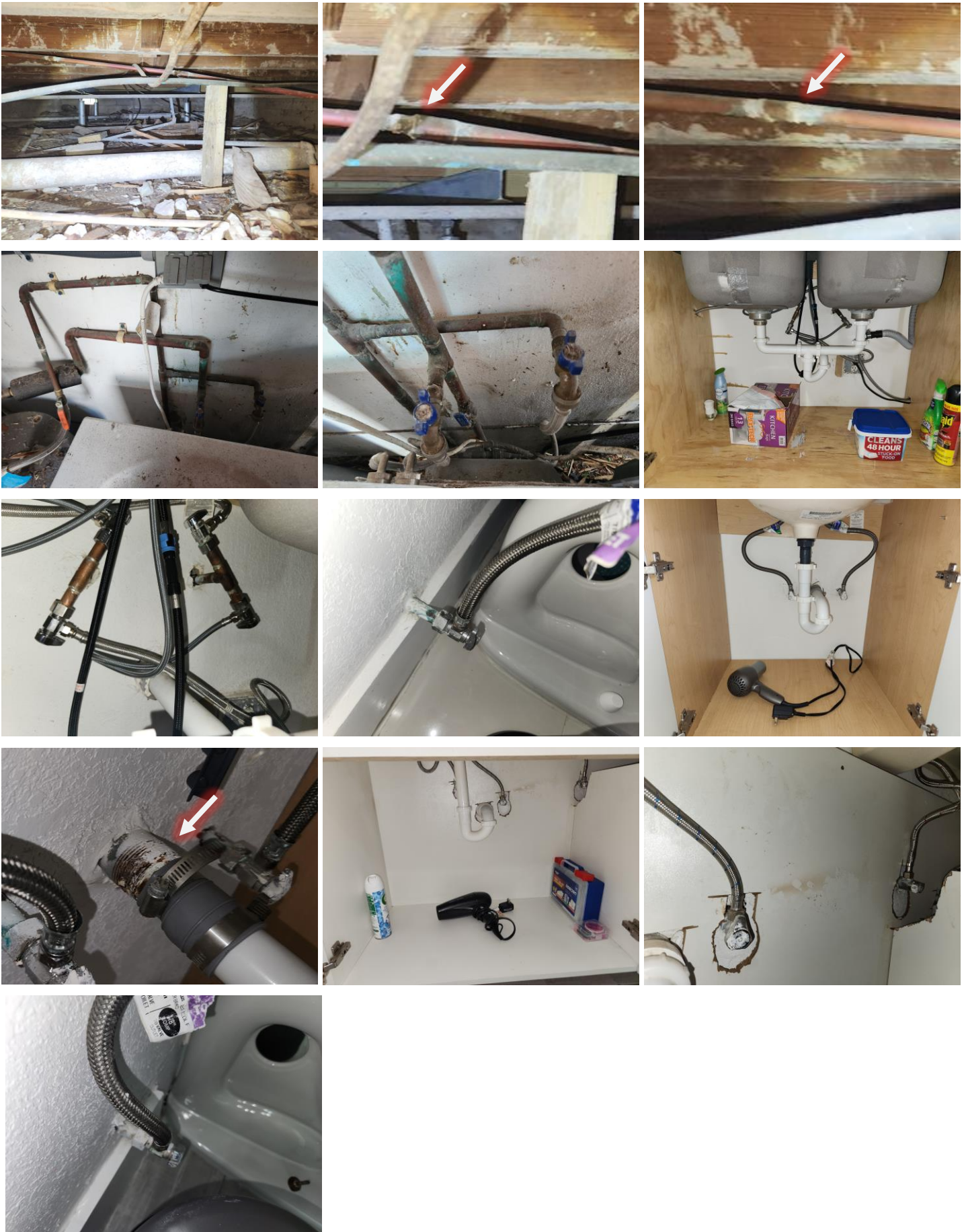
The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.



Water Service Type	Municipal	Sewer Service Type	<u>Municipal</u>
Location of Main Valve	Exterior East Façade	Hose Bib Condition	Satisfactory
Condition of Visible Supply Pipes	<u>Marginal</u>	Condition of Visible Waste Pipes	<u>Unsatisfactory</u>
Visible Pipe Materials	Copper, PVC, & <u>Unknown Metal</u>	Valve Condition	Satisfactory

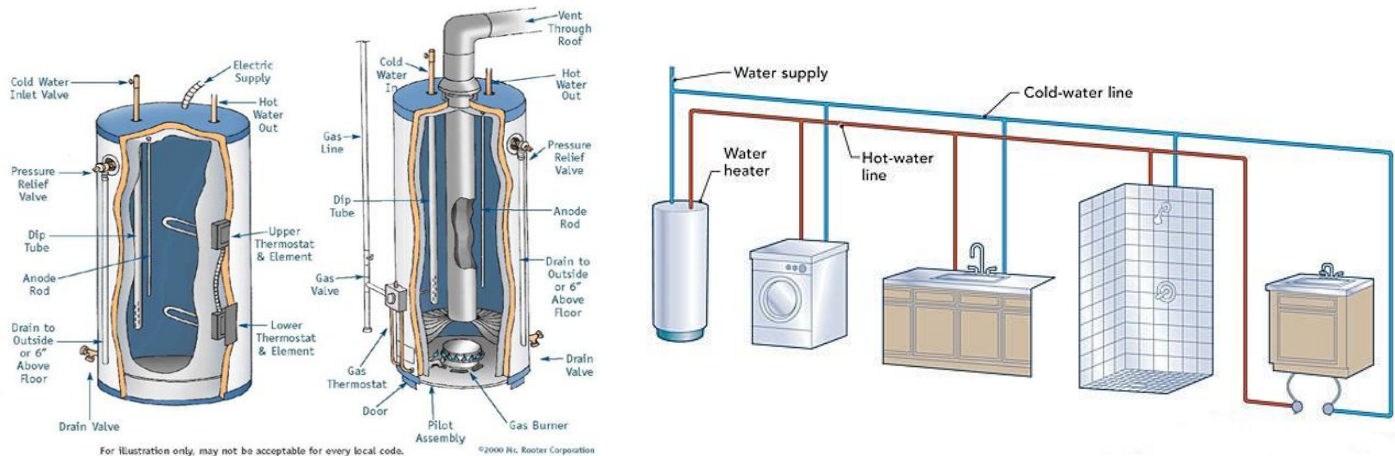
- Home is on public sewer, but given the age of the home an abandoned septic tank may be on site.
- While most of the waste pipes have been updated to PVC under the house, the shared bath sink's waste line appears to be a metal, possibly galvanized metal as it is grey, and the threads have rust.
- There is a section of red copper pipes under the east façade of the home (under kitchen) which appear to have corroded joints.
- The soft floor of the master shower may be due to a shower pan or waste line connection leak (see bathroom section), this may affect insurance coverage eligibility.





WATER HEATER

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.



Brand of Water Heater	Rheem	Manufacture Date	2019*
Energy Source	Electric	Temperature Tested	105.6°F
Water Heater Condition	Satisfactory	Location	Laundry Shed
Temperature/Pressure Relief Valve	Present	Capacity	30 Gallons

*Although water heaters can last much longer, the average expected useful life of all household appliances is +/-10 years; budget for future repair/maintenance/replacement accordingly.

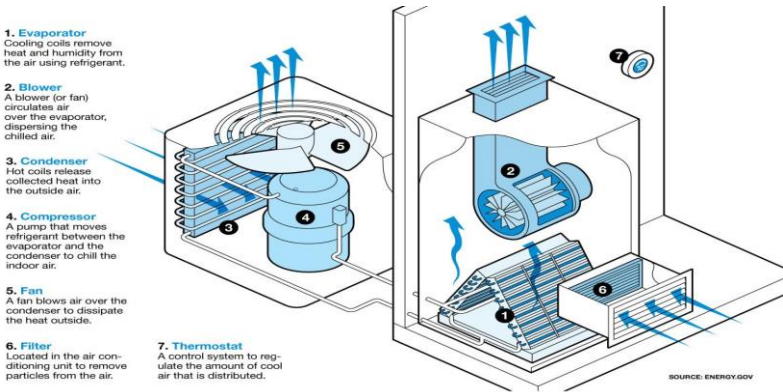
- The water heater temperature is lower than the standard 115°F, however the thermostats can be raised to meet personal comfort levels.



HVAC

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or

oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "live-able" rooms (e.g. bedrooms, kitchens and living/dining rooms).



Brand of Air Conditioner Condenser	<u>Ruud</u>	Manufacture Date	2010*
Brand of Air Conditioner Handler	Ruud	Manufacture Date	2011*
Cooling Function	Satisfactory – 55.9°F	Heating Function	Satisfactory – 80.1°F

*Although air conditioning systems can last much longer, the average expected useful life of an A/C unit in South Florida is +/- 10 years; budget for future repair/maintenance/replacement accordingly.

- There is cold air blowing out of the crawlspace access closest to the A/C condenser, there may be a leak, further evaluation and repair is suggested.
- The air filter is very dirty, replacement is suggested; the cooling fins are clean.

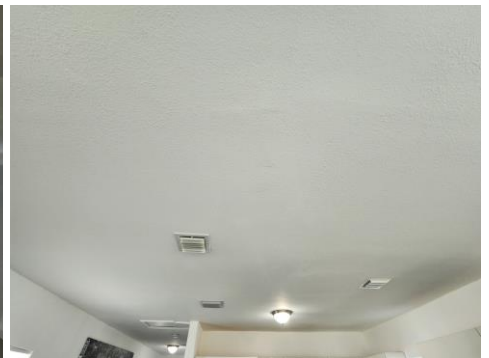




KITCHEN

The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts.

Countertop Condition	Satisfactory	Flooring Condition	Satisfactory
Cabinet Condition	Satisfactory	Sink Condition	Satisfactory



APPLIANCES*

*Unless clearly printed on the appliance, manufacture dates are acquired using the serial number through the web, please consider that manufacture and installation dates are not always the same, and that manufacture dates acquired through the web may not be 100% accurate. And while they can last much longer, all household appliances have an expected useful life of 10 years, budget for future repair/replacement accordingly.

REFRIGERATOR:

Brand	Whirlpool	Date	2018
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OVEN/RANGE: A section of the LED display screen is not illuminating, and the temperature is running hotter than the set 350°F, the thermostat sensor may need to be repaired.

Brand	Whirlpool	Date	2018
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**OVEN/MICROWAVE OVEN:**

Brand	Whirlpool	Date	2018
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DISHWASHER:

Brand	Samsung	Date	2020
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WASHER:

Brand	GE	Date	2003 or 2015
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DRYER:

Brand	GE	Date	2007 or 2019
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BATHROOMS

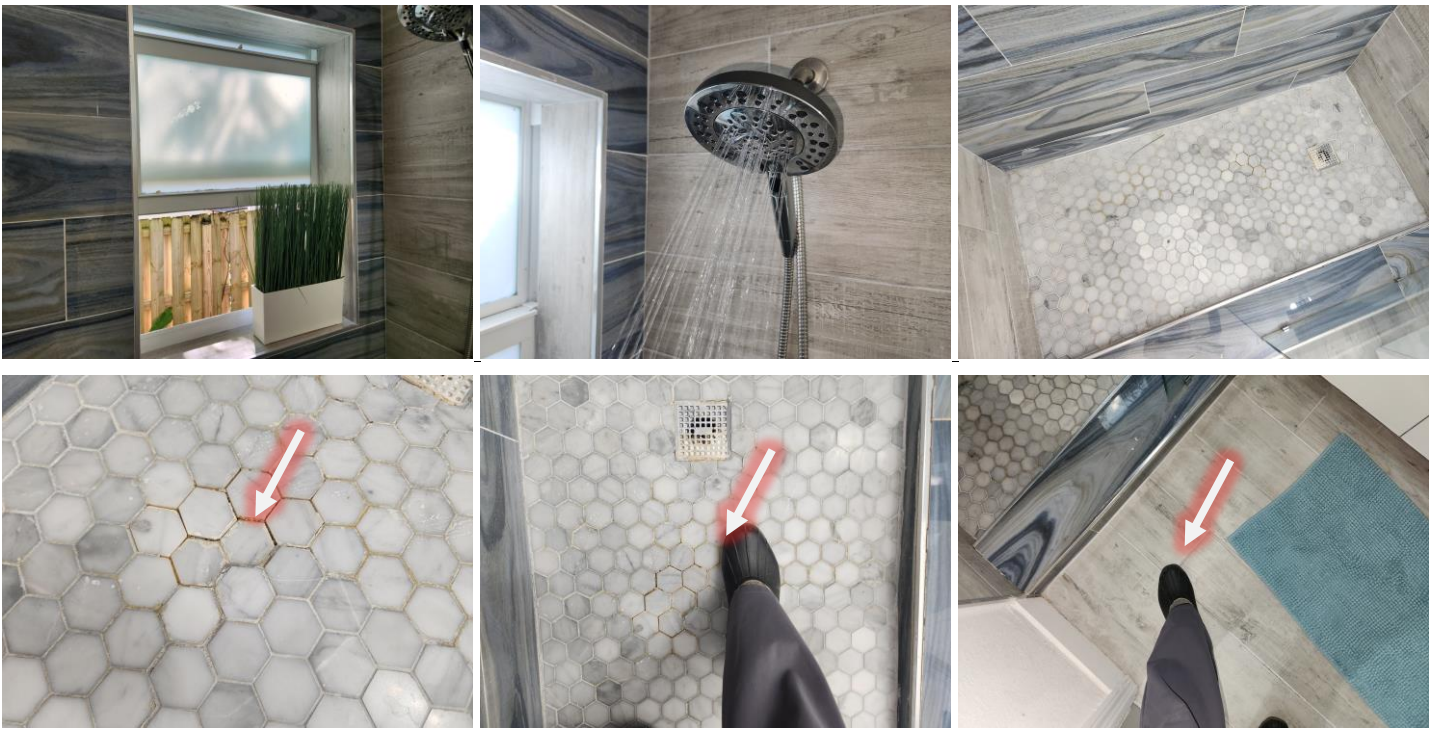
The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are watertight or determine the completeness or operability of any gas piping to laundry appliances.

Bath #1 (Master)

Countertop	Satisfactory	Cabinet Condition	Satisfactory
Flooring	<u>Unsatisfactory</u>	Ceiling	Satisfactory
Toilet	Satisfactory	Tub/Shower Stall	<u>Unsatisfactory</u>
Bidet	N/A	Tub Faucet/Shower Head	Satisfactory
Sink	Satisfactory	Shower Door	Satisfactory
Sink Faucet	Satisfactory	Ventilation Present	Yes
Mirror	Satisfactory	Outlet Available	Yes GFCI Yes

- There is a soft and indented spot on the shower floor and a soft spot on the tile outside the shower, the subfloor may be compromised. Removing the shower floor to repair the subfloor and any other damaged beams or supports is suggested.

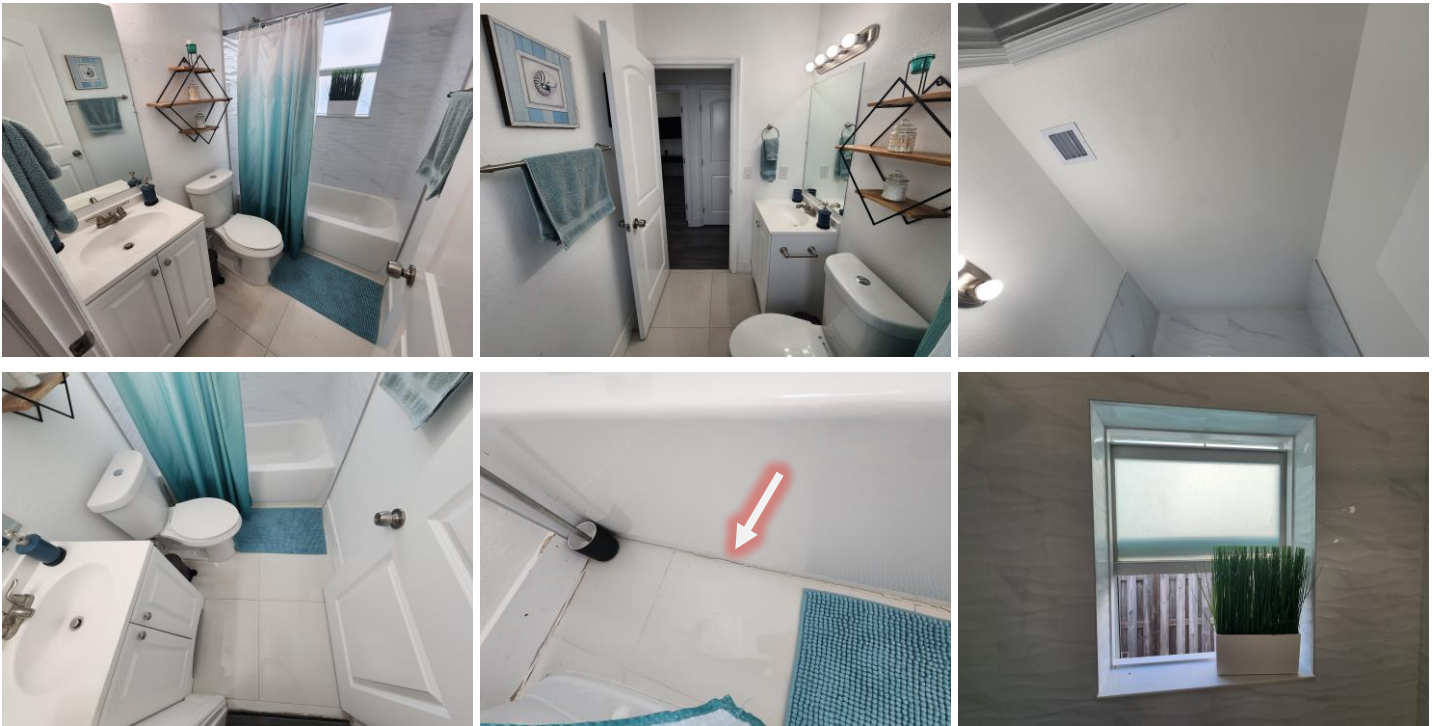




Bath #2 (Shared)

Countertop	Satisfactory	Cabinet Condition	Satisfactory
Flooring	Satisfactory	Ceiling	Satisfactory
Toilet	Satisfactory	Tub/Shower Stall	Satisfactory
Bidet	N/A	Tub Faucet/Shower Head	Satisfactory
Sink	Satisfactory	Shower Door	N/A
Sink Faucet	Satisfactory	Ventilation Present	Yes
Mirror	Satisfactory	Outlet Available	Yes
			Yes
			GFCI
			Yes

- The caulking between the tub and floor is cracked, this appears to be normal shrinkage/settlement.





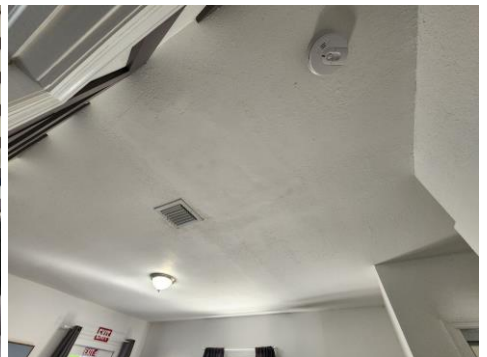
INTERIOR

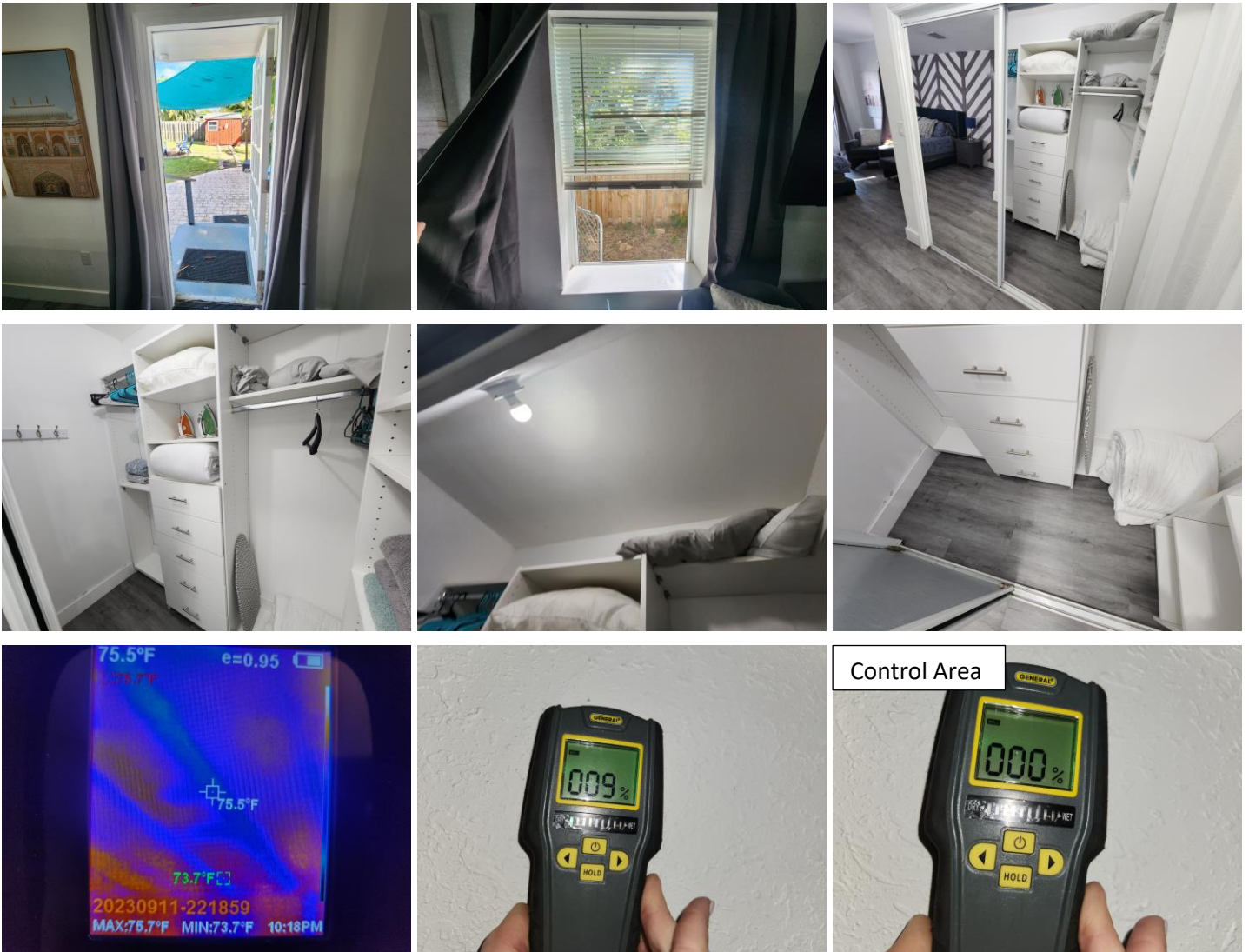
The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Bedroom #1 (Master)

Flooring	Satisfactory	Ceiling	<u>Marginal</u>
Walls	Satisfactory	Smoke Alarm Present	Yes
Window/s	Satisfactory	Fire Egress	Rear Door

- The ceiling does not have any visible damage, but thermal imaging and a moisture meter show an area of higher moisture levels compared to the nearby control area. This may be coming from seepage of water from the high concentration of the wet, decomposed material on the roof top.





Bedroom #2

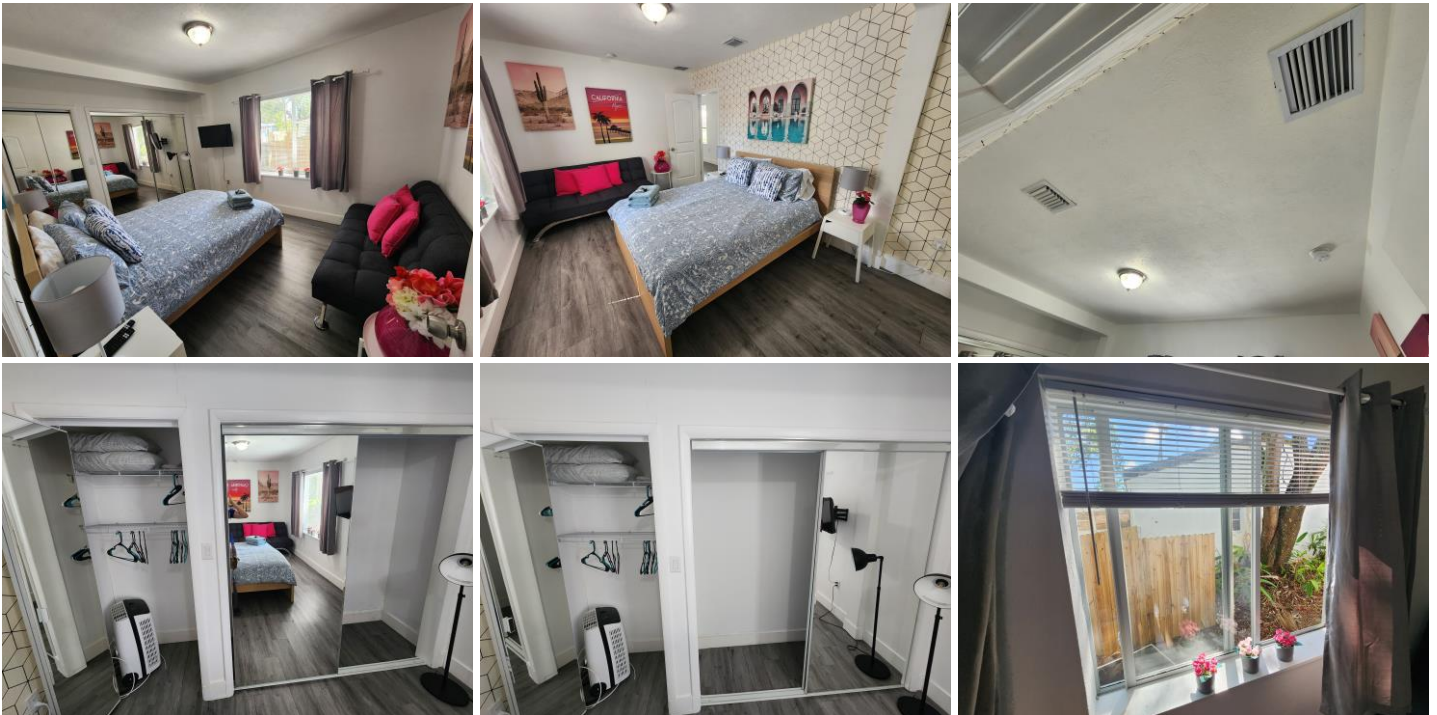
Flooring	Satisfactory	Ceiling	Satisfactory
Walls	Satisfactory	Smoke Alarm Present	Yes
Window/s	Satisfactory	Fire Egress	Window





Bedroom #3

Flooring	Satisfactory	Ceiling	Satisfactory
Walls	Satisfactory	Smoke Alarm Present	Yes
Window/s	Satisfactory	Fire Egress	Window

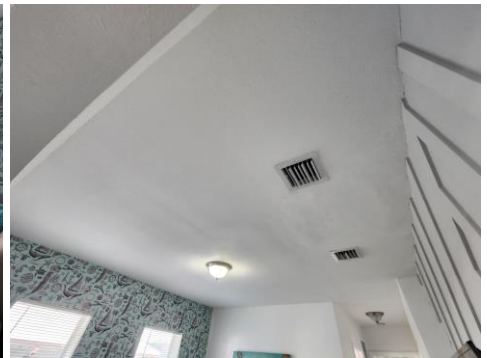


Common Areas

Flooring	<u>Marginal</u>	Ceiling	Satisfactory
Walls	Satisfactory	Smoke Alarm Present	Yes
Window/s	<u>Marginal</u>		

- The laminate floor is in good condition but there are some soft areas, it could not be determined if this is due to the subflooring or simply an uneven surface causing the laminate to bow in some areas.
- One of the windows in the main living area is sagging, and one is very difficult to open, track repair is suggested.





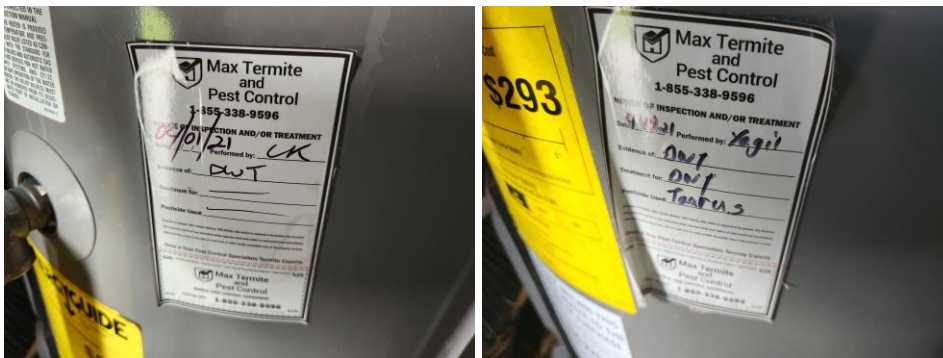
The functionality of, power source for, and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. **They have a limited lifespan and should be replaced every 10 years or when taking new occupancy with 10-year sealed battery detectors.** Carbon monoxide alarms should be installed near sleeping areas and on each level in homes with a fuel-burning appliance or attached garage.

WOOD DESTROYING ORGANISMS

Rolfs Home Inspections is familiar with the indications of wood destroying organism infestation however, Rolfs Inspections does not hold a license to perform state-certified termite or fungal inspections. Any comments made are a courtesy only. This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible Evidence of Wood Destroying Insects	<u>Yes</u>	Visible Evidence of Wood Destroying Fungus/Rot/Mold	No
Form of Evidence	<u>2021 Treatment Sticker</u>	Form of Evidence	N/A
Location of Evidence	<u>Water Heater</u>	Location	N/A

- Treatment sticker for dry wood termites present, no evidence of live insects, i.e. wings or fecal pellets were witnessed.



OPENING PROTECTION

Opening protection on a Florida homeowner's policy is the level of wind-resistant features built into the structure of the home. It refers to steps taken to upgrade *all* openings to the home as in the home's entry doors, garage doors, windows, and skylights with wind-resistant features that are verified to meet Florida Building Code requirements.

To be considered for wind mitigation discounts all openings must have **Miami Dade County Approved (MDCA)** wind and impact resistant protection which have visible county/city approval. Please note that this inspector does not, by measure or count, confirm that there are enough panels or securing bolts on site to cover every opening; be advised, in the event of a storm, additional hardware may need to be purchased.



Are All Openings MDCA Protected? No, all windows are Lawson impact, but the front and rear door are not impact rated or have shutter protected.





ESTIMATED COSTS OF REPAIRS

These estimated costs of repairs are for **non-functioning items as well as safety and structural concerns only**, cosmetic and maintenance issues such as painting, A/C coil and duct cleaning, or replacing worn weather stripping, are not considered in this estimate. These estimates are offered as a courtesy only and are in no way a guarantee of actual costs for repairs. Contractor work is based experience, billable man-hours, and cost of materials used; these rates can vary greatly between professionals. It is recommended to get at least 3 estimates for repairs from state-licensed and insured professionals.

AREA	CONCERN	LOW \$	HIGH \$
GROUNDS	Cut back tree branches	\$ 1,500.00	\$ 2,000.00 +
	Clear crawlspace of all debris	\$ 3,000.00	\$ 5,000.00 +
ROOF	Remove all debris and replace roof with a permit	\$ 12,000.00	\$ 15,000.00 +
ELECTRIC	Add second grounding rod	\$ 700.00	\$ 800.00 +
HVAC	Address a/c air leak near crawlspace	\$ 350.00	\$ 500.00 +
PLUMBING	Address corroded joints under kitchen after crawlspace is cleared.	\$ 500.00	\$ 600.00 +
KITCHEN	Repair oven thermos-sensor	\$ 100.00	\$ 150.00 +
BATHS	remove shower and repair subfloor, damaged joists, & re-install master bath	\$ 15,000.00	\$ 20,000.00 +
INTERIOR	repair window tracks (2 windows)	\$ 150.00	\$ 200.00 +
WDO/MOLD		\$ -	\$ -
TOTAL		\$ 32,800.00	\$ 44,050.00 +

STANDARDS OF PROFESSIONAL PRACTICE:

TABLE OF CONTENTS

Section Description

1. Introduction:
2. Purpose and Scope:
3. General Limitations & Exclusions:
4. Structural Components
5. Exterior:
6. Roofing:
7. Plumbing:
8. Electrical:
9. Heating:
10. Central Air Conditioning:
11. Interiors:
12. Insulation & Ventilation:
13. Pools and Spas:

Glossary NOTE: Italicized words are defined in the Glossary

1. INTRODUCTION:

- 1.1 These Standards define the practice of Home Inspection in the State of Florida.
- 1.2 These Standards of Practice
 - A. provide inspection guidelines.
 - B. Make public the services provided by private fee-paid inspectors.

2. PURPOSE AND SCOPE

Inspections performed to these Standards shall provide the client with a better understanding of the property conditions, as observed at the time of the inspection.

2.2 Inspectors shall:

A. before the inspection report is delivered, enter into a written agreement with the client or their authorized agent that includes:

1. the purpose of the inspection.
2. The date of the inspection.
3. The name address and certification number of the inspector and fee for services.
4. a statement that the inspection is performed in accordance with these Standards.

Limitations or exclusions of systems or components inspected.

B. Observe readily accessible installed systems and components listed in these Standards.

C. submit a written report to the client, which shall:

1. describe systems and components identified in sections 4-12 of these Standards.
2. State which systems and components designated for inspection in these Standards have been inspected and any systems and components designated for inspection in these Standards, which were present at the time of the inspection and were not inspected and a reason why they were not inspected.
- 3 state any systems and components so inspected which were found to be in need of immediate major repair and any recommendations to correct, monitor or evaluate by appropriate persons.

2.3 These Standards are not intended to limit inspectors from:

- A. reporting observations and conditions in addition to those required in Section 2.2.
- B. Excluding systems and components from the inspection if requested by the client.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

A. Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects. These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

3.2 General exclusions:

A. Inspectors are NOT required to report on:

1. life expectancy of any component or system.
2. The causes of the need for a major repair.
3. The methods, materials and costs of corrections.
4. The suitability of the property for any specialized use.
5. Compliance or non-compliance with applicable regulatory requirements.
6. The market value of the property or its marketability.
7. The advisability or inadvisability of purchase of the property.
8. Any component or system, which was not observed.
9. The presence or absence of pests such as wood damaging organisms, rodents, or insects.
10. Cosmetic items, underground items, or items not permanently installed.

B. Inspectors are NOT required to:

1. offer warranties or guarantees of any kind.
2. Calculate the strength, adequacy, or efficiency of any system or component.
3. Enter any area or perform any procedure, which may damage the property or its components or be dangerous to the inspector or other persons.
4. Operate any system or component, which is shut down or otherwise inoperable.
5. Operate any system or component, which does not respond to normal operating controls.
6. Disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris, which obstructs access or visibility.
7. Determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, and contaminants in soil, water, and air.
8. Determine the effectiveness of any system installed to control or remove suspected hazardous substances.
9. Predict future conditions, including but not limited to failure of components.
10. Project operating costs of components.
11. Evaluate acoustical characteristics of any system or component.

3.3 Limitations and exclusions specific to individual systems are listed in following sections.

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 The inspector shall observe:

A. structural components including:

1. foundation.
2. Floors.
3. Walls.
4. Columns.
5. Ceilings.
6. Roofs.

4.2 The Inspector shall:

A. describes the type of:

1. foundation.
2. Floor structure.
3. Wall structure.
4. Columns.
5. Ceiling structure.
6. Roof structure.

B. probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface.

C. enters under floor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.

D. report the methods used to inspect under floor crawl spaces and attics.

E. Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

5. SYSTEM: EXTERIOR

5.1 The inspector shall observe:

- A. wall cladding, flashings and trim.
 - B. Entryway doors and representative number of windows.
 - C. Garage door operators.
 - D. decks, balconies, stoops, steps, areaways, and porches including railings.
 - E. Eaves, soffits and fascias.
 - F. Vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.
- 5.2 The inspector shall:
- A. describe wall-cladding materials.
 - B. operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator.
 - C. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.
- 5.3 The inspector is NOT required to observe:
- A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
 - B. Fences.
 - C. Safety glazing.
 - D. Garage door operator remote control transmitters.
 - E. Geological conditions.
 - F. Soil conditions.
 - G. Recreational facilities.
 - H. Outbuildings other than garages and carports.

6. SYSTEM: ROOFING

- 6.1 The inspector shall observe:
- A. roof coverings.
 - B. Roof drainage systems.
 - C. Flashings.
 - D. Skylights, chimneys and roof penetrations.
 - E. signs of leaks or abnormal condensation on building components.
- 6.2 The inspector shall:
- A. describe the type of roof covering materials.
 - B. report the methods used to inspect roofing.
- 6.3 The inspector is NOT required to:
- A. walk on the roofing.
 - B. Observe attached accessories including but not limited to solar systems, antennae, and lightning arresters.

7. SYSTEM: PLUMBING

- 7.1 The inspector shall observe:
- A. interior water supply and distribution system including:
 1. piping materials, including supports and insulation.
 2. Fixtures and faucets.
 3. Functional flow.
 4. Leaks.
 5. Cross connections.
 - B. interior drain, waste and vent system, including:
 1. traps; drain, waste, and vent piping; piping supports and pipe insulation.
 2. Leaks.
 3. Functional drainage.
 - C. hot water systems including:
 1. water heating equipment.
 2. Normal operating controls.
 3. Automatic safety controls.
 4. Chimneys, flues and vents.
 - D. fuel storage and distribution systems including:

interior fuel storage equipment, supply piping, venting and supports.

Leaks.
 - E. sump pumps.
- 7.2 The inspector shall:
- A. describe:
 1. water supply and distribution piping materials.
 2. Drain, waste and vent piping materials.
 3. Water heating equipment.
 - B. operates all plumbing fixtures, including their faucets and all exterior faucets attached to the house.
- 7.3 The inspector is NOT required to:
- A. state the effectiveness of anti-siphon devices.
 - B. determines whether water supply and waste disposal systems are public or private.
 - C. operates automatic safety controls.
 - D. operates any valve except water closet flush valves, fixture faucets and hose faucets.
 - E. observe:
 1. water conditioning systems.
 2. Fire and lawn sprinkler systems.
 3. On-site water supply quantity and quality.
 4. On-site waste disposal systems.
 5. Foundation irrigation systems.
 6. Spas, except as to functional flow and functional drainage.

8. SYSTEM: ELECTRICAL

8.1 The inspector shall observe:

- A. service entrance conductors.
- B. Service equipment, grounding equipment, main over-current device, and main and distribution panels.
- C. Amperage and voltage ratings of the service.
- D. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages.
- E. the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
- F. the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.
- G. the operation of ground fault circuit interrupters.

8.2 The inspector shall:

A. describe:

- 1. service amperage and voltage.
- 2. Service entry conductor materials.
- 3. Service type as being overhead or underground.
- 4. Location of main and distribution panels.
- B. report any observed aluminum branch circuit wiring.

8.3 The inspector is NOT required to:

- A. insert any tool, probe or testing device inside the panels.
- B. test or operate any over current device except ground fault interrupters.
- C. Dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels.
- D. Observe
 - 1. smoke detectors.
 - 2. Telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

9. SYSTEM: HEATING

9.1 The inspector shall observe:

A. permanently installed heating systems including:

- 1. heating equipment.
- 2. Normal operating controls.
- 3. Automatic safety controls.
- 4. Chimneys, flues and vents.
- 5. Solid fuel heating devices.
- 6. Heat distribution systems including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
- 7. The presence of an installed heat source in each room.

9.2 The inspector shall:

A. describe:

- 1. energy source.
- 2. Heating equipment and distribution type.
- B. Operate the systems using normal operating controls.
- C. Open readily operable access panels provided by the manufacturer or installer for routine homeowner maintenance.

9.3 The inspector is NOT required to:

- A. operate heating systems when weather conditions or other circumstances may cause equipment damage.
- B. Operate automatic safety controls.
- C. Ignite or extinguish solid fuel fires.
- D. observe:
 - 1. the interior of flues.
 - 2. Fireplace insert-flue connections.
 - 3. Humidifiers.
 - 4. Electronic air filters.
- 5. The uniformity or adequacy of heat supply to the various rooms.

10. SYSTEM: CENTRAL AIR CONDITIONING

10.1 The inspector shall observe:

A. central air conditioners including:

- 1. cooling and air handling equipment.
- 2. Normal operating controls.
- B. distribution systems including:
 - 1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units.
 - 2. The presence of an installed cooling source in each room.

10.2 The inspector shall:

A. describe:

- 1. energy sources.
- 2. Cooling equipment type.
- B. operates the systems using normal operating controls.
- C. Open readily operable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3 The inspector is NOT required to:

- A. operate cooling systems when weather conditions or other circumstances may cause equipment damage.
- B. Observe non-central air conditioners.
- C. Observe the uniformity or adequacy of cool-air supply to the various rooms.

11. SYSTEM: INTERIORS

11.1 The inspector shall observe:

- A. walls, ceiling and floors.
- B. steps, stairways, balconies and railings.
- C. counters and a representative number of cabinets.
- D. A representative number of doors and windows.
- E. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

F. Sumps.

11.2 The inspector shall:

- A. operate a representative number of primary windows and interior doors.
- B. Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

11.3 The inspector is NOT required to observe:

- A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
- B. Carpeting.
- C. Draperies, blinds or other window treatments.
- D. Household appliances.
- E. Recreational facilities or another dwelling unit.

12. SYSTEM: INSULATION & VENTILATION

12.1 The inspector shall observe:

- A. insulation and vapor retarders in unfinished spaces.
- B. Ventilation of attics and foundation areas.
- C. Kitchen, bathroom, and laundry venting systems.

12.2 The inspector shall describe:

- A. insulation and vapor retarders in unfinished spaces.
- B. absence of same in unfinished space at conditioned surfaces.

12.3 The inspector is NOT required to report on:

- A. concealed insulation and vapor retarders.
- B. Venting equipment, which is integral with household appliances.

13. Pools and Spas

The inspector may examine the following at his/her discretion, as agreed with client:

A. Items to be identified and reported:

- 1. Location and type of pool or spa examined.
- 2. Conditions limiting or otherwise inhibiting inspection.
- 3. Enclosure and related gates.
- 4. Drainage related to the inspected pool or spa.
- 5. Condition of visible portions of systems, structures, or components.
- 6. Normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections.

B. The inspector is not required to:

- 1. Examine any above-ground, movable, freestanding, or otherwise non-permanently installed pool or spa, or self-contained equipment.
- 2. Come into contact with pool or spa water to examine the system, structure, or components.
- 3. Determine adequacy of spa jet water force or bubble effect.
- 4. Determine structural integrity or leakage of any kind.
- 5. Evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers, and related components.
- 6. Operate or evaluate filter backwash systems.
- 7. Examine accessories, such as, but not limited to, aerators or air-blowers, diving or jump boards, ladders, skimmers, slides, or steps.

GLOSSARY

Automatic Safety Controls:

Devices designated and installed to protect systems and components from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

Central Air Conditioning:

A system, which uses ducts to distribute, cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

Client:

A customer who contracts with a home inspector for a home inspection.

Component:

A readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the system.

Cross Connection:

Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations:

Situations, which pose a threat of injury to the inspector, and those situations that require the use of special protective clothing or safety equipment.

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.

Dismantle:

To take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.

Engineering:

Any professional service or creative work requiring education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences

Evaluation by Appropriate Persons:

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspector.

Functional Drainage:

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow:

A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Immediate Major Repair:

A major defect, which if not quickly addressed, will be likely to do any of the following:
worsen appreciably
cause further damage

be a serious hazard to health and/or personal safety

Inspector:

A person certified as a home inspector by the Arizona Board of Technical Registration

Installed:

Attached or connected such that the installed item requires tools for removal.

Major Defect:

A system or component that is unsafe or not functioning

Normal Operating Controls:

Homeowner operated devices such as a thermostat, wall switch or safety switch.

Observe:

The act of making a visual examination of a system or component and reporting on its condition.

On-site Water Supply Quality:

Water quality is based on the bacterial, chemical, mineral and solids content of the water.

On-site Water Supply Quantity:

Water quantity is the rate of flow of water.

Primary Windows and Doors:

Windows and/or exterior doors, which are designed to remain in their respective openings year round.

Readily Accessible

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

Readily Open-able Access Panel:

A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building components.

Recreational Facilities:

Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

Representative Number:

For multiple identical components such as windows and electrical outlets, the inspection of one such component per room. For multiple identical exterior components, the inspection of one such component on each side of the building.

Roof Drainage Systems:

Gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building.

Safety Glazing:

Tempered glass, laminated glass, or rigid plastic.

Shut Down:

A piece of equipment whose safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, or a system that cannot be operated by the device or control that a home owner should normally use to operate it.

Solid Fuel Heating Device:

Any wood, coal, or other similar organic fuel-burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, woodstoves (room heaters), central furnaces, and combinations of these devices.

Structural Component:

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). For purposes of this definition, a dead load is the fixed weight of a structure or piece of equipment, such as a roof structure on bearing walls, and a live load is a moving variable weight added to the dead load or intrinsic weight of a structure.

System:

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive:

An inspection is technically exhaustive when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Under floor Crawl Space:

The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

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 adopted residential construction standard