



R&R Home Inspections, LLC

PRE-INSPECTION AGREEMENT

Subject Property to be Inspected:

Inspection Date: Inspection Time:

Client(s) Name:

Client(s) Present Address:

Inspected By: Scott Wallace
Owner

PLEASE READ THIS DOCUMENT AND ATTACHED ADDENDUM(S) CAREFULLY. IT CONTAINS PROVISIONS THAT LIMIT YOUR RIGHTS, INCLUDING YOUR RIGHT TO MAINTAIN A COURT ACTION. IF YOU HAVE ANY QUESTIONS REGARDING THE TERMS OF THIS PRE-INSPECTION AGREEMENT YOU SHOULD DISCUSS THEM WITH THE INSPECTOR PRIOR TO SIGNING THIS AGREEMENT.

The Client authorizes R&R Home Inspections, LLC hereinafter referred to as "the Company", to provide the following inspection services at the above identified Subject Property, and agrees to pay the price stated to the Company for the performance of the inspection(s) and issuance of the inspection report(s).

_____ ONLY THOSE SERVICES LIST WITH A WRITTEN PRICE WILL BE PROVIDED _____

**Home Inspection Fee (up to 3 bedrooms, 2 full/half
bathrooms):**

Radon Test with Home Inspection:

The total fee for our service(s) is _____. Payment is expected before or at the time of inspection. All expenses incurred in collecting any overdue payments or returned checks are the responsibility of the Client.

REPORT DISTRIBUTION: The Client controls the distribution of all inspection reports and authorizes the Company to release copies of the report or summary to the following:

(**YES**) CLIENT

(**YES**) CLIENT'S Real Estate Agent

(**NO**) CLIENT'S Attorney

NOTE: IMPORTANT LIMITATIONS AND EXCLUSIONS OF THIS PRE-INSPECTION AGREEMENT ARE CONTAINED IN THE ATTACHED ADDENDUM ENTITLED LIMITATIONS AND EXCLUSIONS OF THE HOME INSPECTION AND REPORT. PLEASE THE READ THE ADDENDUM CAREFULLY. PLEASE FEEL FREE TO ASK ANY QUESTIONS. For all other services provided by the Company, if any, the terms and conditions of such services are contained in the additional attached Agreements and/or Addendums.

I have read and agree to each of the terms, conditions, limitations and exclusions of this Pre-Inspection Agreement and the attached addendum(s).

Client Signature:  Date 
Inspector Signature: _____ Date _____

LIMITATIONS AND EXCLUSIONS OF THE HOME INSPECTION AND REPORT

CLIENT AND COMPANY (Company is also defined to include any and all inspectors who perform the contracted-for inspections as an employee or independent contractor of the Company) agree to the following terms and conditions:

1. Client Attendance and Permission to Access Subject Property: The Client acknowledges that Client and/or any authorized representative has been encouraged to attend and participate in the inspection and recognizes that failure to do so may result in less than a complete understanding of the findings. The Client further acknowledges that such participation is at the Client's own risk. The Client warrants that permission has been secured for the Company to enter and inspect the Subject Property.
2. Standards of Practice (Attached): The Company agrees to perform a limited visual inspection of the systems and components included in the inspection as they exist at the time of the inspection and for which a fee has been agreed upon. Home Inspectors, including the Company, are governed by the rules in the North Carolina Administrative Code contained at; General Limitations .1104 page 13, General Exclusions .1105 page 13, The Standards of Practice start at .1106 page 13 through .1115 page 17 and The Code of Ethics starts on page 17 and the Company and its inspector(s) shall comply with these rules. Failure to comply with these rules may subject the Company and its inspector(s) to discipline. The inspection is limited by the exceptions and exclusions as contained in the Standards of Practice and this Pre-Inspection Agreement.
3. Definitions and Purpose of the Inspection: Home Inspection means a limited visual, functional, non-invasive inspection, conducted for a fee or any other consideration, and performed without moving personal property, furniture, equipment, plants, soil, snow, ice or debris, using the

mandatory equipment and including the preparation of a home inspection report of the accessible elements of the following systems and components of a residential building: structural; exterior; roofing; plumbing; electrical; heating; cooling; interior; insulation; and ventilation, fireplaces and solid fuel burning appliances, as described more fully in the Standards of Practice, but excluding recreational facilities and outbuildings other than garages or carports. The purpose of the home inspection is to identify and report on material defects found in those systems and components. A material defect is a condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic, or aesthetic aspects of the system, structure or component. Accessible means available for visual inspection without requiring the moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

4. Inspection Report: The Client and the Company agree that the Company, and its inspector(s), will prepare a written home inspection report which shall: (A) disclose those systems and components which are/were designated for inspection and are/were present in the Subject Property at the time of the inspection, as well as those systems and components which are/were present at the time of the inspection but are/were not inspected and the reason(s) they were not inspected; (B) describe the systems and components as defined in the Standards of Practice (C) state and identify what material defects were found in the previously described systems and components; (D) state the significance of the findings; and (E) provide recommendations regarding the need to repair, replace and/or monitor a system and/or component, or obtain examination and analysis by a qualified professional, trades-person and/or service technician.

In providing the property inspection and inspection report, information about the client, inspector, real estate professional, and property will be collected and input into HomeGauge inspection software and services, which inspector uses to produce the inspection report. This information may include personally-identifiable information about the client, inspector and real estate professional. This information may subsequently be used by the provider of HomeGauge, as set out in the HomeGauge Privacy Policy found at <https://www.HomeGauge.com/privacy.html>. Inspectors may choose to use this information to market new or related products and services to clients.

5. Inspection Exclusions: The Company IS NOT REQUIRED TO: (1) enter any area or perform any procedure which is, in the opinion of the inspector, unsafe and likely to be dangerous to the inspector or other persons; (2) enter any area or perform any procedure which will, in the opinion of the inspector, likely damage the Subject Property or its systems or components; (3) enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance; (4) identify concealed conditions and latent defects; (5) determine life expectancy of any system or component, condition and/or operation of any appliance where connecting piping, wiring and/or components are not readily accessible and visible; (6) determine the cause of any condition or deficiency; (7) determine future conditions that may occur including the failure of systems and components including consequential damage; (8) determine the operating costs of systems or components; (9) determine the suitability of the Subject Property for any specialized use; (10) determine compliance with codes, regulations and/or ordinances; (11) determine market value of the Subject Property or its marketability; (12) determine advisability of purchase of the Subject Property; (13) determine the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials.

Such environmental concerns and hazards include, but are not limited to: asbestos; radon; lead; urea formaldehyde; mold; mildew; fungus; odors; noise; toxic or flammable chemicals; water or air quality; PCBs or other toxins; electromagnetic fields; underground storage tanks; proximity to toxic waste sites or sites being monitored by any state or federal agency; carbon monoxide; the presence of or any hazards associated with the use or placement of Chinese drywall at the Subject Property; or any other environmental or health hazards; (14) determine the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances; (15) operate any system or component which is shut down or otherwise inoperable; (16) operate any system or component which does not respond to normal operating controls; (17) operate shut-off valves; (18) determine whether water supply and waste disposal systems are public or private; (19) insert any tool, probe or testing device inside electrical panels; (20) dismantle any electrical device or control other than to remove the covers of main and sub panels; (21) walk on unfloored sections of attics; or (22) light pilot flames or ignite or extinguish fires. The Company IS NOT REQUIRED TO DETERMINE whether any system or component of the Subject Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any illicit drugs, products or by-products, including, but not limited to, methamphetamines, and including any and all chemicals, tools, household fixtures or appliances used to facilitate such illegal activities. The Company DOESNOT inspect above ground or below ground pools.

6. BINDING ARBITRATION PROVISION. PLEASE READ CAREFULLY: Any dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, ordinance, regulation or code, or any other theory of liability arising out of, from or related to this Pre-Inspection Agreement or arising out of, from or related to the inspection or report shall be submitted to final and binding arbitration as conducted by and according to the Rules and Procedures of Construction Dispute Resolution Services, LLC. The decision of the arbitrator appointed by Construction Dispute Resolution Services, LLC shall be final and binding and judgment on the decision may be entered in any court of competent jurisdiction. NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH BINDING ARBITRATION.

7. Disclaimer of Warranty: The Client understands that the inspection and report do not, in any way, constitute a guarantee, warranty of merchantability or fitness for a particular purpose, express or implied warranty, or an insurance policy. Additionally, neither the inspection nor inspection report is a substitute for any real estate transfer disclosures that may be required by law.

8. Notice of Claims: The Client agrees that any claim for failure of the Company to fulfill its obligations under this Agreement shall be made in writing to the Company upon discovery. The Client also agrees to allow the Company ten (10) days to come to the Subject Property to inspect and evaluate any condition complained of by the Client to the Company and not to make, or allow others to make, any alteration to the claimed condition until the Company has had the opportunity to inspect and evaluate the claimed condition, except in case of emergency.

9. Choice of Law: This Pre-Inspection Agreement shall be governed by North Carolina law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

10. LIMITATION ON TIME TO BRING LEGAL ACTION; PLEASE READ CAREFULLY: Any legal action, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, ordinance, regulation or code, or any other theory of liability arising out of, from or related to this Pre-Inspection Agreement or arising out of, from or related to the inspection or report must be brought within three (3) months from the date of the inspection, regardless of when the Client first discovers the facts supporting such possible claims as identified herein. Failure to bring said action within three (3) months of the date of services shall be a complete bar to any such action and a full and complete waiver of any rights, actions or causes of action that may have arisen from the inspection and/or inspection report. This time period may be shorter than otherwise provided by New Jersey law.

11. Systems & Components Not Inspected By Agreement: The Client and the Company agree that the following systems and/or components of the Subject Property are specifically excluded from the inspection at the request of the Client:

12. Responsibility for Return Inspections: The Client understands that if any systems and/or components of the Subject Property cannot be inspected due to unforeseen circumstances during the inspection, it is the Client's duty to contact the Company, should the Client desire the Company to return to the Subject Property at a later date or time to inspect those systems and/or components. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the report. If Client desires the Company to return at a later date or time the Client hereby agrees that the Company will charge the Client an additional fee in the amount of no less than \$175.00 to conduct the return inspection. The Company will reissue an updated report with the systems and/or components that were inspected during the return inspection.

13. Entire Agreement: This Pre-Inspection Agreement and any subsequent report issued to the Client by the Company represent the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever. The inspection is being performed for the exclusive use and benefit of the Client. The inspection, including the written report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of the Company.

14. Client's Agreement & Understanding of Terms: By signing this Agreement, the undersigned Client agrees that he/she/I/they have read, understand, and agree to all of the terms and conditions on all pages of this Agreement, including the provisions for arbitration, and limitations and exclusions, and agree to pay the fee shown according to the terms above. The Client understands that the Client has a right to have an attorney of the Client's choice review this Agreement before signing it. The Client understands that if the Client does not agree with any of the terms, conditions, limitations and/or exclusions set forth in this Agreement, the Client is free to not sign it. The Client understands that the Client may retain another provider to perform the services contemplated by this Agreement. The Client further understands that, should the Client not agree to the terms and conditions set forth in this Agreement, the Client may negotiate with the Company for different terms and conditions.

STANDARDS OF PRACTICE

1. INTRODUCTION

1.1 The Standards of Practice established by this section are authorized by Chapter 143, Article 9F of the NC General Statutes (The Home Inspector Licensure Act) and are the minimum standards of practice required of Licensed Home Inspectors and Licensed Associate Home Inspectors. Hereinafter, the term home inspectors refers to both Licensed Home Inspectors and Licensed Associate Home Inspectors.

1.2 These Standards of Practice

- A. provide home inspection guidelines
- B. make public the services provided by home inspectors
- C. define certain terms relating to these inspections

(Note: *Italicized* words are defined in the Glossary section).

2. PURPOSE AND SCOPE

2.1 Home inspections performed according to these Standards of Practice shall:

- A. provide the client with a better understanding of the property conditions, as observed at the time of the home inspection

2.2 Home inspectors shall:

- A. provide a written, signed contract which shall:

- 1. state that the home inspection is in accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board

- 2. describe what services will be provided, and their cost

- 3. state, when an inspection is for only one or a limited number of systems or components, that the inspection is limited to only those systems or components

- B. observe readily visible and accessible installed systems and components listed in these Standards of Practice

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

- 1. describe those systems and components specified to be described in Sections 4 through 13 of these Standards of Practice

- 2. state which systems and components designated for inspection in these Standards of Practice have been inspected, and state any systems or components designated for inspection which were not inspected, and the reason for not inspecting

- 3. state any systems or components so inspected which do not function as intended, allowing for normal wear and tear, and/or adversely affect the habitability of the dwelling

- 4. the name, license number, and signature of the person supervising the inspection and the name, license number, and signature of the person conducting the inspection

2.3 These Standards of Practice are not intended to limit home inspectors from:

- A. reporting observations and conditions or rendering opinions of items in addition to those required in Section 2.2

- B. excluding systems and components from the inspection if requested by the client, and so stated in the written contract

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

A. inspections done in accordance with these Standards of Practice are visual and are not technically exhaustive

B. these Standards of Practice are applicable to buildings with four or less dwelling units, and individually owned residential units within multifamily buildings, and their attached garages or carports.

3.2 General exclusions:

A. Home inspectors are NOT required to report on:

1. life expectancy of any component or system
2. the causes of the need for a 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 codes, ordinances, statutes, regulatory requirements or restrictions
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. Home inspectors are NOT required to:

1. offer or perform any act or service contrary to law
2. offer warranties or guarantees of any kind
3. offer or perform engineering, architectural, plumbing, electrical or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the home inspector holds a valid occupational license, in which case the home inspector may inform the client that the home inspector is so licensed, and is therefore qualified to go beyond these Standards of Practice and perform additional inspections beyond those within the scope of the basic inspection
4. calculate the strength, adequacy, or efficiency of any system or component
5. enter any area or perform any procedure which may damage the property or its components or be dangerous to the home inspector or other persons
6. operate any system or component which is shut down or otherwise inoperable
7. operate any system or component which does not respond to normal operating controls
8. disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility
9. determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to toxins, carcinogens, noise, contaminants in the building or in soil, water, and air
10. determine the effectiveness of any system installed to control or remove suspected hazardous substances
11. predict future condition, including but not limited to failure of components
12. project operating costs of components
13. evaluate acoustical characteristics of any system or component
14. observe special equipment or accessories which are not listed as components to be observed in these Standards of Practice

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

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 The home inspector shall observe:

A. structural components including:

1. foundation
2. floors
3. walls
4. columns/piers
5. ceilings
6. roofs

4.2 The home inspector shall

A. describe the type of:

1. foundation
2. floor structure
3. wall structure
4. columns/piers
5. ceiling structure
6. roof structure

B. probe structural components where deterioration is suspected, except where probing would damage any surface

C. enter underfloor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected

D. report the methods used to observe underfloor crawl spaces and attics

F. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components

5. SYSTEM: EXTERIOR

5.1 The home inspector shall observe:

A. wall cladding, flashings and trim

B. entryway doors and a representative number of windows

C. garage door operators

D. decks, balconies, stoops, steps, area-ways, porches and applicable 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 home inspector shall:

A. describe wall cladding materials

B. operate all entryway doors and a representative number of windows

C. operate garage doors manually or by using permanently installed controls for any garage door operator

D. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing

5.3 The home inspector is NOT required to observe:

A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories

B. fences

C. presence of safety glazing in doors and windows

D. garage door operator remote control transmitters

F. geological conditions

F. soil conditions

G. recreational facilities (including, but not limited to spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities)

H. detached buildings or structures

I. presence or condition of buried fuel storage tanks

6. SYSTEM: ROOFING

6.1 The home inspector shall observe:

A. roof coverings

B. roof drainage systems

C. flashings

D. skylights, chimneys and roof penetrations

F. signs of leaks or abnormal condensation on building components

6.2 The home inspector shall:

- A. describe the type of roof covering materials
- B. report the methods used to observe the roofing

6.3 The home inspector is NOT required to:

- A. walk on the roofing
- B. observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors

7. SYSTEM: PLUMBING

7.1 The home 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:

- 1. interior fuel storage equipment, supply piping, venting, and supports
- 2. leaks

F. sump pump

7.2 The home inspector shall:

A. describe:

- 1. water supply and distribution piping materials
- 2. drain, waste. and vent piping materials
- 3. water heating equipment
- 4. location of main water supply shutoff device

B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance

7.3 The home inspector is NOT required to:

A. state the effectiveness of anti-siphon devices

B. determine whether water supply and waste disposal systems are public or private

C. operate automatic safety controls

D. operate 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

7. swimming pools

8. solar water heating equipment

F. observe the system for proper sizing, design, or use of proper materials

8. SYSTEM: ELECTRICAL

8.1 The home inspector shall observe:

A. service entrance conductors

B. service equipment, grounding equipment, main overcurrent device, main and distribution panels

C. amperage and voltage ratings of the service

D. branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages

E. the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls

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

H. Smoke detectors

8.2 The home 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

C. report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

8.3 The home inspector is NOT required to:

A. insert any tool, probe, or testing device inside the panels

B. test or operate any overcurrent device except ground fault circuit interrupters

C. dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels

D. observe

1. low voltage systems
 2. security system devices, heat detectors, or carbon monoxide detectors.
 3. telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system
 4. built-in vacuum equipment

9. SYSTEM: HEATING

9.1 The home 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, where readily visible
 5. solid fuel heating devices
 6. heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors
 7. the presence of an installed heat source in each room

9.2 The home inspector shall:

A. describe:

1. energy source
 2. heating equipment and distribution type

B. operate the systems using normal operating controls

C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance

9.3 The home 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 home inspector shall observe

A. central air conditioning systems including:

1. cooling and air handling equipment
 2. normal operating controls

B. distribution systems including:

1. fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units
 2. the presence of an installed cooling source in each room

10.2 The home inspector shall:

A. describe:

1. energy sources
 2. cooling equipment type

B. operate the systems using normal operating controls

C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance

10.3 The home 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 home 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

11.2 The home inspector shall:

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

11.3 The home 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

12. SYSTEM: INSULATION & VENTILATION

12.1 The home 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
 - D. the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

12.2 The home inspector shall describe:

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

12.3 The home inspector is NOT required to report on:

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

13. BUILT-IN KITCHEN APPLIANCES

13.1 The home inspector shall observe and operate the basic functions of the following kitchen appliances:

- A. permanently installed dishwasher, through its normal cycle
- B. range, cook top, and permanently installed oven
- C. trash compactor
- D. garbage disposer
- E. ventilation equipment or range hood
- F. permanently installed microwave oven

13.2 The home inspector is NOT required to observe

- A. clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation
- B. non built-in appliances
- C. refrigeration units

13.3 The home inspector is not required to operate

- A. appliances in use
- B. any appliance which is shut down or otherwise inoperable

GLOSSARY

AUTOMATIC SAFETY CONTROLS: Devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive 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 which is not plugged into an electrical convenience outlet.

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 component.

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, or those situations which 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 dismantled by a homeowner in the course of normal household maintenance

ENTER: To go into an area to observe all visible components.

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.

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

NORMAL OPERATING CONTROLS: Homeowner operated devices such as a thermostat, wall switch, or safety switch.

OBSERVE: The act of making a visual examination.

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.

OPERATE: To cause systems or equipment to function.

READILY OPENABLE ACCESS PANEL: A panel provided for homeowner inspection and maintenance which 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.

REPRESENTATIVE NUMBER: For multiple identical components such as windows and electrical outlets - one such component per room. For multiple identical exterior components- 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.

SHUT DOWN: A piece of equipment or a system is shut down when it cannot be operated by the device or control which a home owner should normally use to operate it. If its safety switch or circuit breaker is in the "off " position, or its fuse is missing or blown, the inspector is not required to reestablish the circuit for the purpose of operating the equipment or system.

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, wood stoves (room heaters), central furnaces, and combinations of these devices.

STRUCTURAL COMPONENT: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

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 extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

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