

LIMITATION DETAILS:

EXTERIOR:

The following items are not included in this inspection -

Below-grade foundation walls and footings or those obscured by vegetation or building components. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying.

Exterior building surfaces or components obscured by vegetation, stored items or debris. Any comments made regarding these items are as a courtesy only.

Note that the inspector does not determine the adequacy of construction hardware, seismic or wind reinforcement, nor determine if support posts, columns, beams, joists, studs, trusses, rafters etc. are of adequate size, spanning or spacing.

Enter or access any area that may, in the inspector's opinion be unsafe or not readily accessible.

Inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks and sewage systems (or indications of their presence), whether abandoned or actively used.

CONDOS:

The interior components of condos and town homes are inspected according to the InterNACHI SOP. Common areas and exterior components of condos are typically maintained and/or access is restricted by the Home Owners Association and are not inspected, including the following components:

3.1 Roof

3.2 Exterior

3.3 Basement, Foundation, Crawlspace & Structure

3.4 Heating

3.5 Cooling – The condensing units and/or air handlers when it is deemed inaccessible or restricted by being concealed, in common areas or on the roof.

3.6 Plumbing – The location of the main water supply shut-off valve, the location of the main fuel supply shut-off valve and the location of a fuel-storage system.

3.7 Electrical - The service drop, the overhead service conductors and attachment point, the service head, gooseneck and drip loops, the service mast, service conduit and raceway, the electric meter and base, service-entrance conductors, the main service disconnect and the main service disconnect's amperage rating.

INTERIOR:

Floor coverings, furniture, storage items, appliances and wall hangings are not moved or disturbed and may block defects. Window treatments, blinds, shades, shutters, etc are not inspected. Carpeting, central vacuum systems, recreational facilities, paint, wallpaper, and other finish treatments are not

inspected. Components that would require moving furniture or personal belongings to operate are not tested.

Home inspectors cannot determine the integrity of the thermal seal in double glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).

Insulation is not required in Hawaii and the lack of insulation is not considered a defect.

Determining the heat resistance of fire walls between garages and living areas or between living areas in multi family housing is beyond the scope of this inspection.

In accordance with industry and insurance standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom; does not have a floor path designed for walking or crawling or in the inspector's opinion, may compromise the ceiling below, in which case we will inspect the attic from the access point. Construction method, AC ductwork, insulation or other components may also limit access or view to some areas with no comments or evaluations of areas not readily visible or accessible.

APPLIANCES:

*The inspector will inspect appliances for basic functionality and safety issues, however the inspection of appliances is outside the scope of the inspection and any comments are made as a courtesy. **Appliances are not operated/tested if it is not plugged in, not accessible, or there are personal items, clothing etc. in or on the appliance. We do not unplug devices to check receptacles.***

The operation of appliance controls is assumed to be relatively straight forward. Controls that require an unconventional method or combination of turns or steps to achieve proper function may be noted as not functional or not functioning properly.

Refrigerators are inspected by opening the doors and observing if the unit appears functional. The temperature or adequacy of the unit is not determined.

Oven(s), Range and Microwave are turned on for a short period of time to determine functionality. Thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.

Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection. Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.

Portable dishwashers may not be operated as they require connection to facilitate testing.

Evaluation of appliances is outside the scope of a home inspection and any comments are made as a courtesy.

ELECTRICAL:

State regulations vary, but a home inspection generally does not verify current code compliance. States will periodically adopt building code revisions; current safety requirements or components may not have been enacted when the home was originally constructed. However, for the safety of the occupants upgrading to current requirements may be considered.

Switches and outlets are tested. The operation of electrical components and controls is assumed to be relatively straight forward. Controls that require an unconventional method or a specific combination of turns or steps to achieve proper function may be noted as not functional or not functioning properly. Breakers or other devices used to turn the electricity supply off or on to a switch, outlet or other electric component are not operated. If a fixture is not operational, it is noted in the report.

Electrical components concealed behind finished surfaces are not visible to be inspected.

Labeling of electric circuit locations are not checked for accuracy.

The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

PLUMBING:

Plumbing fixtures used for everyday operation are tested. The operation of plumbing fixture controls is assumed to be relatively straight forward. Controls that require an unconventional method or a specific combination of turns or steps to achieve proper function may be noted as not functional or not functioning properly. Angle stops, shutoff valves or other devices used to turn the water supply off or on to a fixture are not operated. If a fixture does not have water supplied to it, it is noted in the report.

Irrigation, water purification or other supplementary water systems are not inspected. The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, beneath the ground surface or encased within the foundation are not inspected.

HVAC:

The operation of air conditioning components is assumed to be relatively straight forward. Controls that require an unconventional method or a specific combination of steps to achieve proper function may be noted as not functional or not functioning properly.

The inspection of the air conditioning system is a non-invasive visual inspection of the readily accessible and visible components primarily to determine proper function and is not a comprehensive evaluation. In our tropical climate, condenser units and air handlers have an average lifespan of 5-12 years. For a comprehensive evaluation of the AC system, we recommend contacting a licensed HVAC contractor. We also recommend annual servicing from a licensed HVAC contractor.

Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. Humidifiers, dehumidifiers, and electronic filters are not inspected. An annual HVAC service contract should include servicing these items. Heat pumps are not tested at an outside temperature higher than 65 degrees may result in excessive refrigerant pressure

and can damage heat pump components which are not designed or intended to be subjected to this pressure.

Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.

Heat pumps are not tested at an outside temperature higher than 65 degrees may result in excessive refrigerant pressure and can damage heat pump components which are not designed or intended to be subjected to this pressure.

This inspection does not involve igniting or extinguishing fires nor the determination of draft.

Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.

Fireplace inserts, stoves, or firebox contents are not moved.