

Home Inspector License and Written Disclosure

Comprehensive Home Inspections, LLC dba Maggiore Inspections

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which, in the professional opinion of the inspector, are significantly deficient or at the end of their service lives. The inspection will be performed in compliance with the standards of practice established by the State of Florida and set forth in Chapter 61.30, a copy of which was emailed to you and also available at <http://www.maggioreinspections.com/sop>. The scope of the inspection is limited to the items listed within the report pages.

OUTSIDE THE SCOPE OF THIS INSPECTION OR EXCLUSIONS OF THIS HOME INSPECTION

Any area that is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions, which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF INSPECTION OR EXCLUSIONS:

- Building code or zoning ordinance violations
- Geological stability or soils condition
- Structural stability or engineering analysis
- Termites or any wood destroying organisms, pests of any kind
- Testing for asbestos, radon, formaldehyde, lead, water or air quality
- Disassembling any component, system or appliance
- Building value appraisal or cost estimates
- Condition of detached buildings
- Condition of underground, under slab or in wall piping
- Specific components or systems noted as excluded or not inspected as listed in the inspection report.
- Public or private water or sewage systems, lawn irrigation systems
- Saunas, steam baths, or fixtures and equipment
- Radio-controlled devices, automatic gates, elevators, lifts,
- Dumbwaiters and thermostatic or time clock controls
- Water softener / purifier systems or solar heating systems
- Furnace heat exchangers, freestanding appliances, security alarms or personal property
- Determine the adequacy or efficiency of any appliance, system or component
- Prediction of life expectancy of any item, system or component
- Window air conditioners; Change the position of electrical breakers
- Traverse attics or crawl spaces
- Operation of any valves; move furniture, rugs, debris or personal property
- Walk on roofs or extend ladder above one story
- Electromagnetic radiation, mold, fungal, or any environmental hazards



This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law. This inspection does not determine whether the property is insurable.

Client will be emailed the inspections report within 24 to 48 hours after the completion of the inspection.

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. It is strongly recommended, if the Inspector's report recommends consulting an appropriate licensed contractor or notes a hazard exist that the Client takes the appropriate action at Client's own expense before close of escrow or closing.