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RESIDENTIAL REPORT

Paradisiac Beach Club #356
Richmond, St. Ann Parish JMCAN20

Owner Redacted

29/08/2025

Inspector
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IMPORTANT INFORMATION

The Report contains a Grouping of Major Safety Hazard (**RED**), Moderate Concerns (**ORANGE**), and Minor Concerns (**BLUE**) noted that, in the inspector's professional opinion, need further evaluation, repair, or attention. The colors and classifications are done for illustrative purposes and convenience. All issues should be considered and evaluated equally.

A Major Safety Hazard (Material Defect) is a specific issue with a system or component of a property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk (Unsafe) to people or property.

Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the property, or unreasonable risk (Unsafe) to people or property are considered Moderate Concerns or Minor Concerns. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect, but may be listed as a Major Concern because of associated cost.

Unsafe is defined as "A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted construction standards."

The Grouping is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. All items of concern to you should be addressed as deemed necessary by you. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney.

The complete report may include additional information of concern. It is recommended that you read the complete report. The entire Inspection Report, including the InterNACHI Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection.

It is strongly recommended that you have appropriately licensed contractors evaluate each concern listed in the report further, along with the entire system, for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow. Please call us for any clarifications or further questions.

This report is the property of the client for whom it was prepared. Any unauthorized use or sharing of this report can leave the client vulnerable to liability. This report should only be shared as it pertains to the purchase contract of the client. Should the client choose not to buy this property the seller does not have the right to share or distribute this report.

CONCERN CATEGORIES:

MINOR CONCERN

Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

MODERATE CONCERN

Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

MAJOR SAFETY HAZARDS

A specific issue with a system or component of a property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often imminent or may be very difficult or expensive to remedy.

SUMMARY

2 MAINTENANCE ITEM

19 RECOMMENDATION

4 SAFETY HAZARD

This is only a summary of some of the physical deficiencies found during the inspection. Items highlighted in orange and red are most crucial in the opinion of the inspector. It is recommended the full report be reviewed to observe more details regarding other defects and physical deficiencies.

1: INSPECTION OVERVIEW

Information

Type of Building
Multi-Family, Detached

Style
Modern

Building Size (Sq.Ft)
1935

Occupancy

Vacant, Furnished

The space was furnished as it was the model unit. The agent on site indicated the furniture was for staging purposes.

In Attendance

Sales Agent

Temperature

33 Celsius (C)

Weather Conditions

Hot, Dry, Clear

Habitable Rooms (R304)

Bedroom, Living Room, Dining Room, Kitchen

Habitable rooms are living spaces designed for continuous human occupancy with specific requirements for comfort, safety, and livability. These areas must meet minimum standards for size, ventilation, natural light, and egress to ensure proper living conditions. Building codes establish precise dimensional and environmental criteria to create safe, functional residential spaces.

Non-Habitable Rooms (R305)

Bathroom, Corridors, Garage, Shower, Laundry Room

Non-habitable rooms are spaces within a residential structure that do not meet minimum requirements for continuous human occupancy. These areas typically lack essential living amenities such as adequate natural light, ventilation, temperature control, or minimum square footage as defined by local building codes and residential standards.

Special Requests

None

Coastline Property: Salt Water Damage

The Buyer must take note that coastal properties like this one are susceptible to salt damage. Salt can accelerate the corrosion of metals and damage the exterior paint of a property. Coastal properties may be more prone to mould and mildew due to the high humidity levels and as such extra care must be taken to prevent same.

Limitations

General

SAFETY CONSIDERATIONS

It is required under the local building code that smoke and carbon monoxide detectors be installed within and throughout the property at proper locations. Carbon Monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. Testing for CO gas is beyond the scope of the inspection, unless requested prior as an additional paid service. The client should consult with a qualified technician regarding fire safety.

General

UTILITIES OFF

Some of the utilities were off at the time of inspection. This limits the evaluation of these utility ran components. Any comments for these components are purely informative and do not represent a full inspection. Recommend re-evaluating at a later date.

General

CLIENT NOT PRESENT

Unfortunately, the client did not attend the property inspection. The client did not learn what the home inspector desired to teach the client about the property. The client was unable to follow the inspector through the property and ask questions during the inspection. The client's concerns at the time of the inspection were not addressed. This was a restriction and limitation of the property inspection.

General

SELLER'S DISCLOSURES

The sellers or property managers property condition disclosure and maintenance records were not on hand at the time of inspection. It is recommended the buyer be provided these for review.

General

NEW CONSTRUCTION INSPECTION LIMITATIONS

Inspections of new construction properties have unique challenges and potential limitations. While newly built homes are expected to meet current building standards, they may still have undiscovered issues or areas that require specialized evaluation beyond a standard home inspection.

Coastline Property

PAINT TYPE CONFIRMATION

The seller/representative was unable to confirm that the paint used was either an acrylic latex or elastomeric based paint. This type of paint offers excellent flexibility, durability and protection against salt, moisture and UV rays.

De ciencies

1.1.1 Coastline Property

Recommendation

CORRODING SURFACES

Rust and corrosion was observed on metal railings, window frames, hinges, doors, etc., This prevented in some instances the proper operation of elements of the property including but to limited to doors and windows.

Recommendation

Contact a qualified professional.

1.2.1 Documentation

Recommendation

CERTIFICATE OF OCCUPANCY NOT PRESENTED

Certificate of Occupancy is a critical document verifying a property's legal compliance with local building codes and zoning regulations. Its absence may indicate potential regulatory or legal issues during property transfer or renovation. Client should enquire before closing.

Recommendation

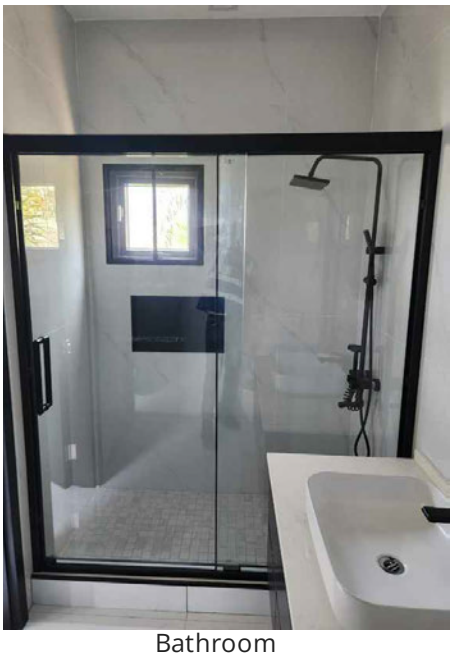
Contact a qualified professional.

2: ORIENTATION DETAILS

Information

Included Photos

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos. Inversely the included photos may not show all problem areas or conditions. A representative example of photos may be used.



Bathroom

Bedroom

Bedroom

Bathroom

Laundry Room

Laundry Room

Location References

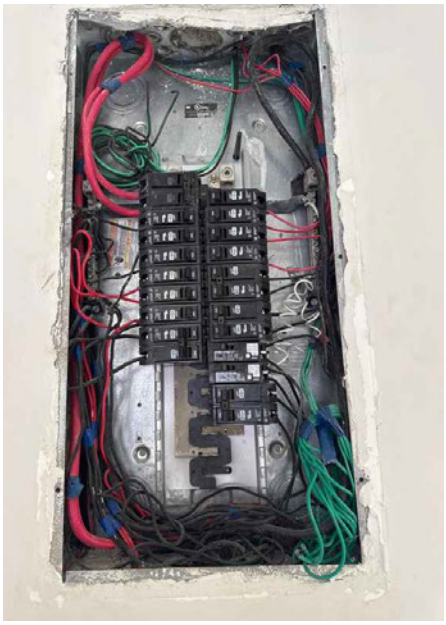
For the purpose of this report all directions are given as if you are standing facing the front of the house. Items listed as Multiple Locations may not directly reference all effected locations. Examples may be given that should not be construed as the only affected areas. Further evaluation will need to take place to determine every effected location.

3: UTILITY LOCATIONS

Information

Main Breaker
Garage

Main breaker panel is located in garage.



Water Main (Valve)
Front of Home next to drive way

Seller's agent disclosed that buyer will have to purchase supply agreement from the National Water Commission (NWC) for property.

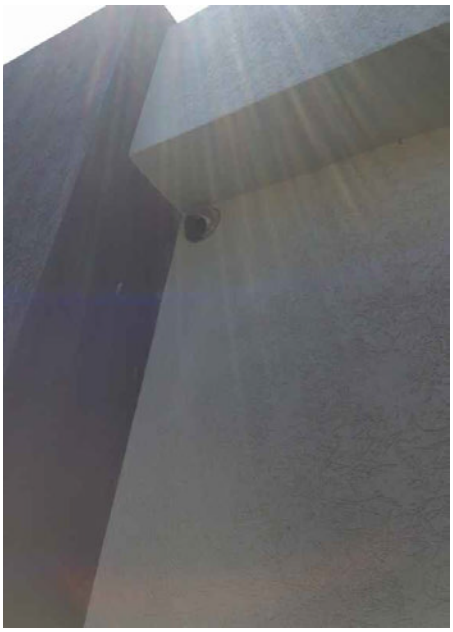
Gas Main/LPG Shut Off

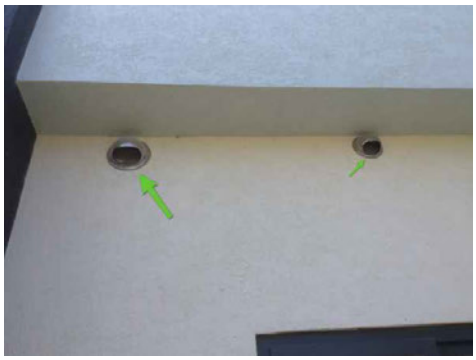
Side of Property

The gas shut off/main was not connected or present at the time of the inspection.

Extractor Vents: Hot Air Release

Air vents were strategically placed around the property to regulate airflow, which serves to maintain indoor air quality by removing stale air and pollutants, and to control temperature and humidity by circulating fresh or conditioned air especially in the humid and coastal climate.





Central Cooling: Cooling System Satisfactory

A central cooling system with a condenser is an air conditioning system that uses a refrigerant to absorb heat from inside your home and release it to the outdoors, controlled by a thermostat and distributed via a network of ducts. The key components are the indoor evaporator coil, the outdoor condenser unit which is located on the roof of this unit.

4: EXTERIOR

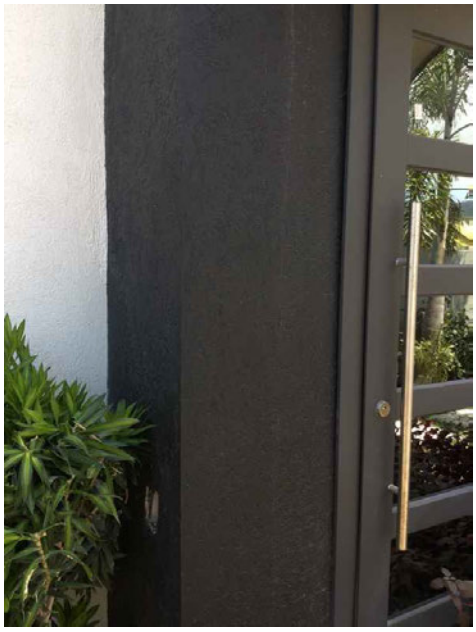
Information

General: **Inspection Method**
Visual

Foundation: **Material**
Concrete

Siding/Cladding: **Exterior Material**
Stucco

Cladding is the external layer of a building that protects the walls from the elements and enhances the building's appearance. It acts as a barrier against rain, wind, sun, and other environmental factors, while also providing a layer of insulation and contributing to the overall aesthetic of the building.


Exterior Doors: Exterior Entry Door

Aluminum, Glass

Walkways & Driveways: Driveway Material

Back of Property

Pavers, Dirt, Grass

Pavers in satisfactory condition.

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch, Covered Porch
Porche in satisfactory condition

Decks, Balconies, Porches & Steps: Material
Concrete

Vegetation, Grading, Drainage & Retaining Walls: Satisfactory Grading

Limitations

Foundation

FOUNDATION UNOBSERVABLE

Foundation inspection access was restricted during the home evaluation. Certain areas of the foundation could not be fully examined, which creates potential uncertainty about the overall structural condition. A comprehensive assessment requires complete visual and physical access to all foundation components.

De ciencies

4.1.1 General

Safety Hazard

EXTERIOR ELECTRICAL POINT

Exposed wiring. Cover required to prevent water intrusion.

Recommendation

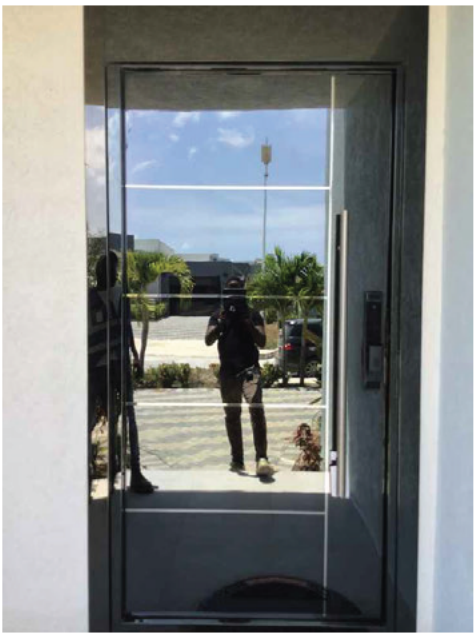
Contact a qualified professional.

4.4.1 Exterior Doors

Recommendation

PAINT/REFINISH NEEDED

Door finish is showing evidence of rust caused by exposure to salt. Recommend refinish and/or paint to maximize service life. Best solution is to replace with stainless steel or PVC.



4.8.1 Exterior Stairs

Recommendation

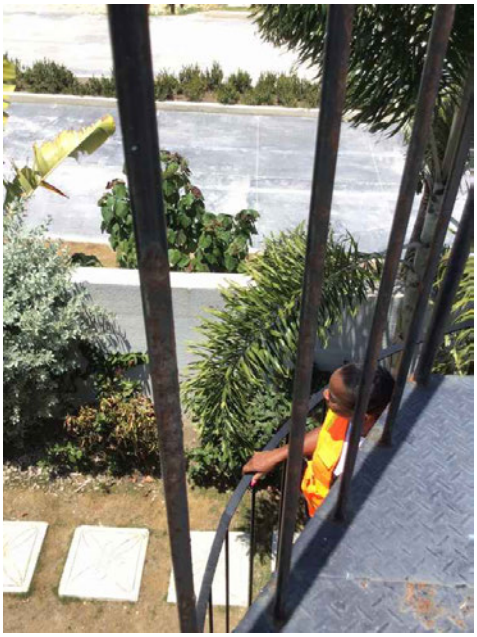
CORROSION

Recommend replacing high carbon steel with galvanized/aluminum material. Evidence of corrosion observed. Low cost option would include derusting and painting with anti-corrosive paint to slow rust.

Recommendation

Contact a qualified professional.




5: ROOF

Information

Inspection Method

Physical, Roof

The inspection team was able to access the rooftop via exterior stairs. Seller's agent indicated that railing would be erected for safety purposes. Recommend that buyer insists that galvanized/stainless steel be used to prevent corrosion.

Roof Type/Style

Concrete Slab, Flat

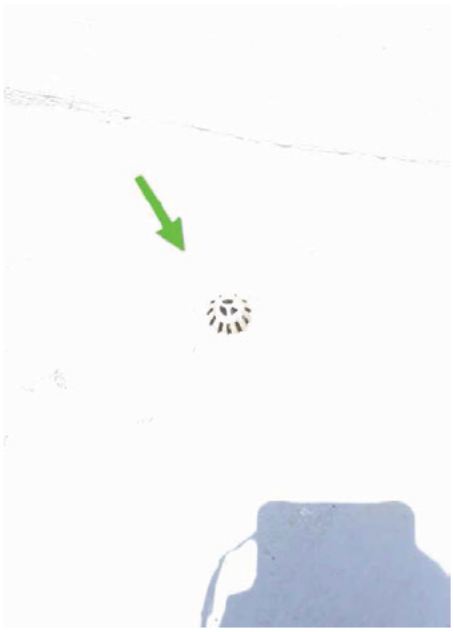
Coverings: Material

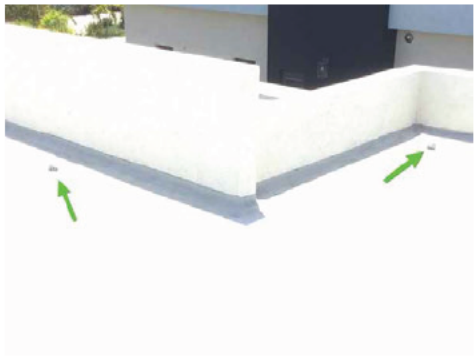
Concrete, Parapet Wall

Common roof problems include leaks due to porous concrete, faulty flashing, and water ponding, as well as the effects of weather and aging, leading to deterioration and potential mold growth. As a home owner, periodic maintenance should be carried out to prevent leaking, etc.,

Coverings: Storm Water DrainageAdequate

Adequate provision for removing water from roof was evident.





Roof Drainage Systems:Gutter Material

PVC

Skylights & Other Roof Penetrations: Non Present

No roof penetration was present or observed.

De ciencies

5.1.1 Coverings

PONDING

Recommendation

Observed evidence of ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

5.2.1 Roof Drainage Systems

Recommendation

DOWNSPOUTS MISSING

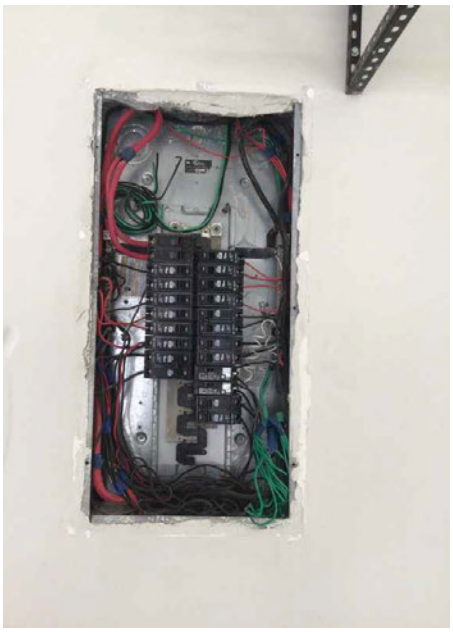
Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

6: ELECTRICAL

Information

Correct Installation

Electrical system installations require adherence to specific safety codes and professional standards. Proper installation involves following national electrical codes (NEC), ensuring correct wiring methods, appropriate circuit protection, proper grounding, and using approved materials and techniques. These standards are designed to prevent electrical hazards and ensure safe, reliable electrical system performance. At the time of the inspection, no noticeable infractions were observed.



Service Entrance Conductors: Electrical Service Conductors

Below Ground

Service entrance conductors are the primary electrical cables that connect a home's electrical system from the utility power grid to the main electrical panel. These conductors carry the main electrical supply into the residence, typically running from the utility meter to the main breaker or disconnect switch. They are crucial components that transfer electrical power and must meet specific electrical code standards for safe and efficient power distribution.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Garage

Garage

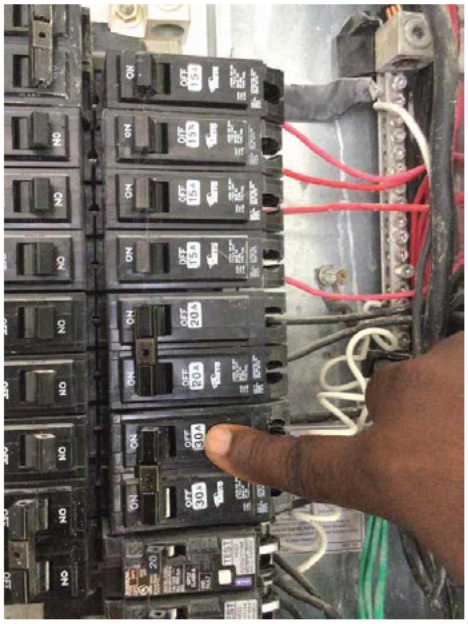
Main panel is located in Garage. No other sub panel was identified.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Garage

Copper



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Unknown

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit, Not Visible

Lighting Fixtures, Switches & Receptacles: Acceptable Condition

GFCI & AFCI: Satisfactory

De ciencies

6.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and label breaker switches so that in an emergency, the owner can quickly identify and shut off corresponding breakers.

6.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

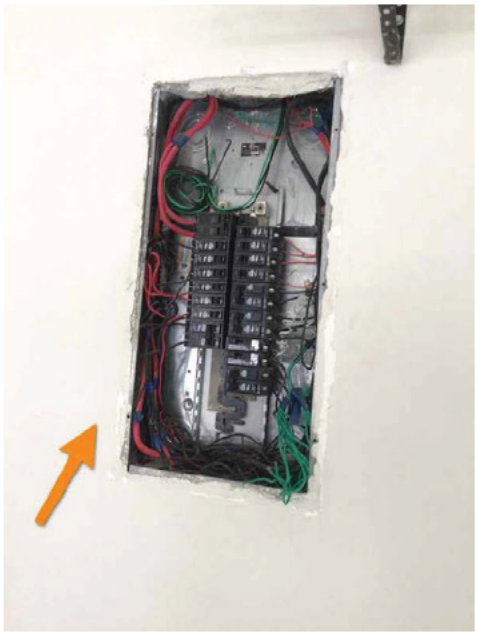
Recommendation

MISSING COVER

The panel cover was not present at the time of the inspection.

Recommendation

Contact a qualified professional.



6.3.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation

LOOSE WIRING

MAIN PANEL

Loose wiring observed in breaker panel. Recommend qualified electrician identify and connect or remove.

Recommendation

Contact a qualified professional.

6.6.1 Pilot Switches

Recommendation

NOT OPERATIONAL

Pilot switch in kitchen and laundry room were not operational at the time of the inspection. Recommend replacement by a qualified electrician. A pilot switch is designed to handle 220 volts, which is a higher voltage than standard household circuits and is used for larger appliances and equipment.

Recommendation

Contact a qualified professional.

7: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Outdoor

Waste Extraction:Kitchen Drainage
Right side of building


Waste Extraction:Waste Inspection Points
Adequate drainage inspection points around the home for cleaning any possible blockage.


Bathroom Inspection Point

Drain, Waste, & Vent Systems:
Drain Size
2"

Drain, Waste, & Vent Systems:
Material
PVC

Manhole: Manhole

Water Supply, Distribution Systems & Fixtures:Distribution Material
PVC

Water Supply, Distribution Systems & Fixtures:Water Supply Material
PVC

De ciencies

7.2.1 Waste Extraction

Recommendation

INADEQUATE TUBE SIZE (WASH WATER)

Tube is too small for expected volume of wash water. Recommend 12" tube.

Recommendation

Contact a qualified professional.

7.2.2 Waste Extraction

Recommendation

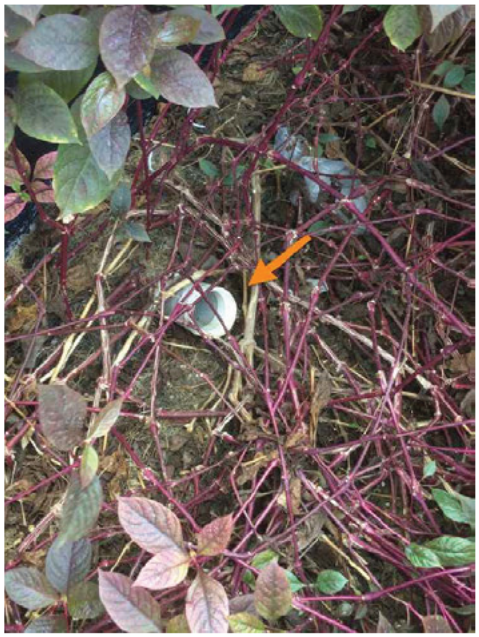
MISSING COVER

NEAR REAR DOOR

Missing sewer or drain cleanout cover should be replaced immediately to prevent debris from entering the sewer line and toxic gases from escaping, which can cause blockages and odors.

Recommendation

Recommended DIY Project



7.3.1 Drain, Waste, & Vent Systems

Maintenance Item

MISSING VENT COVERS

One or more areas missing vent covers. Recommend installation by qualified professional.

Recommendation

Contact a qualified carpenter.

8: DOORS, WINDOWS & INTERIOR (GENERAL)

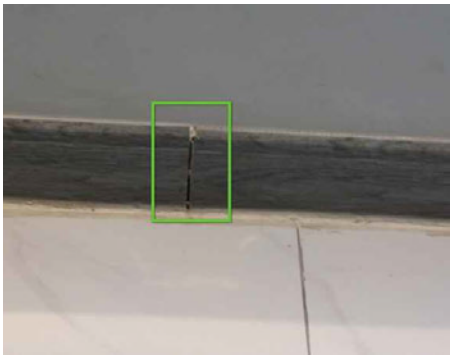
Information

New Construction

The home appears to be newly built and painted. Simple cosmetic defects noted.

Minor Wear

The home interior showed minor general wear. Some cracking of caulking was observed. recommend recaulking especially along skirting.



Odors: Odors

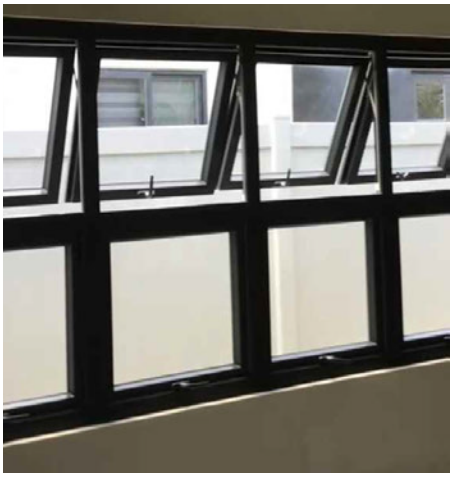
None

Doors: **Doors Operating Satisfactorily**

Satisfactory Condition.

Windows: **Window Manufacturer**

Artisan



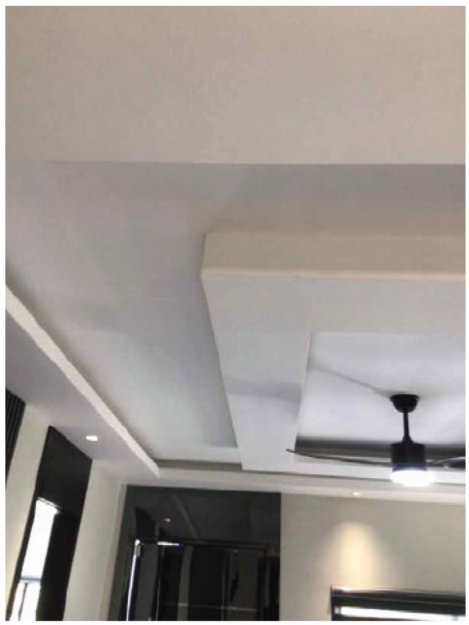
Windows: **Window Type**

Casement, Storm, Single-hung, Gliders

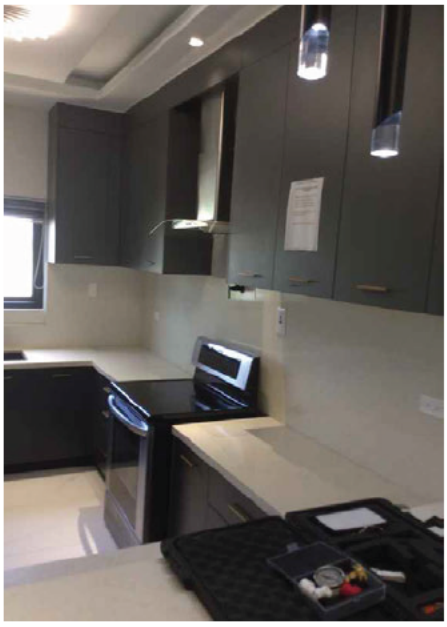
Floors: Floor Coverings
Tile

Walls: Wall Material
Concrete

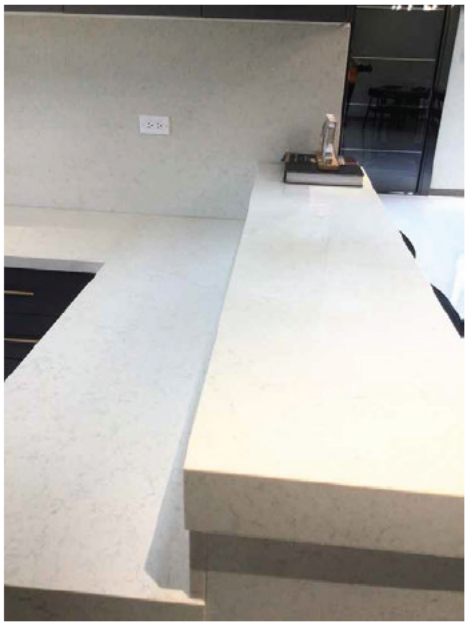
Ceilings: Ceiling Material
Gypsum Board, Plaster, Suspended Ceiling Panels
Satisfactory Condition.



Countertops & Cabinets: Cabinetry
Kitchen
Laminate, MDF
Satisfactory Condition.



Countertops & Cabinets: Countertop Material
Quartz
Satisfactory Condition.



De ciencies

8.3.1 Windows

Maintenance Item

FAULTY SEAL

MASTER BEDROOM

Observed early failure of seal. Recommend maintenance to prevent lasting damage and eventual moisture intrusion.

8.3.2 Windows

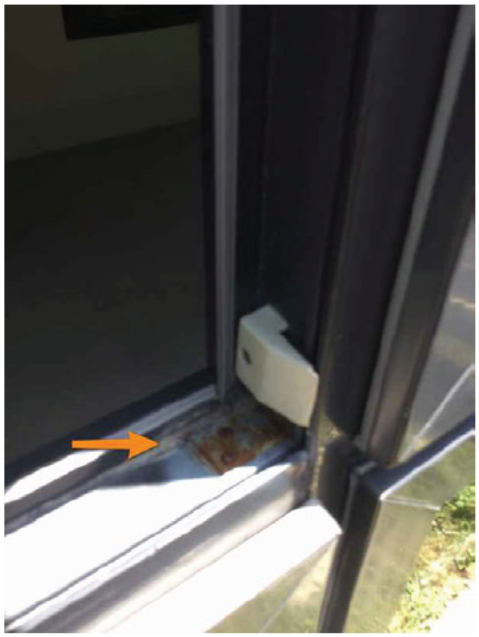
Recommendation

INCORRECT FASTNERS

Recommend using galvanized fastners. Corrosion evident with after market screws. Recommend replacing with galvanized fasteners. Observed on multiple windows.

Recommendation

Contact a qualified professional.



8.4.1 Floors

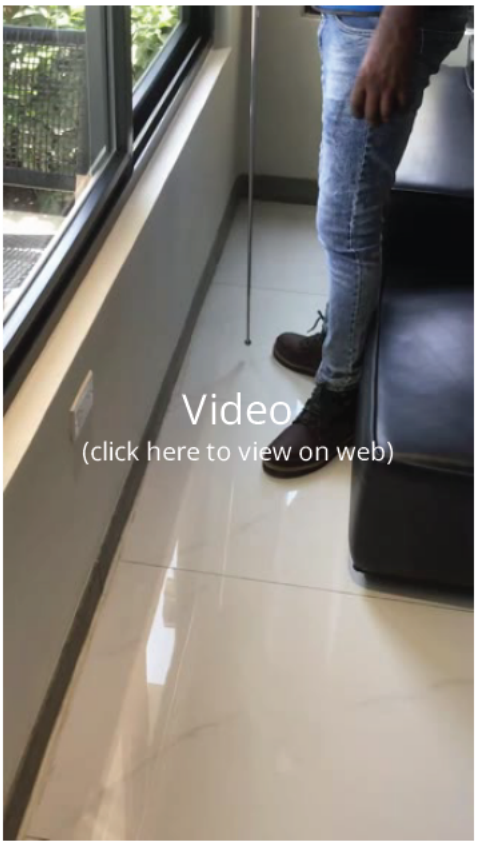
Recommendation

TILES HOLLOW

Tiles with hollow sound indicate potential underlying installation or substrate issues. This can suggest improper adhesion or potential future failure of tile flooring. Mostly in the corners.

Recommendation

Contact a qualified professional.



8.8.1 Skirtings

Recommendation

IMPROPER BONDING

Re-grouting and re-bonding required in one or more areas.

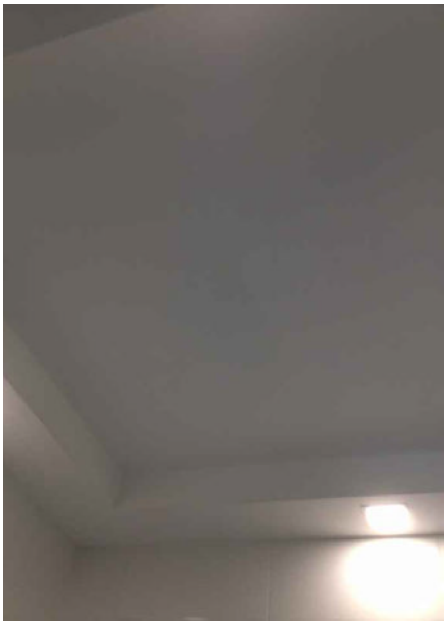
Recommendation

Contact a qualified professional.

9: BATHROOMS

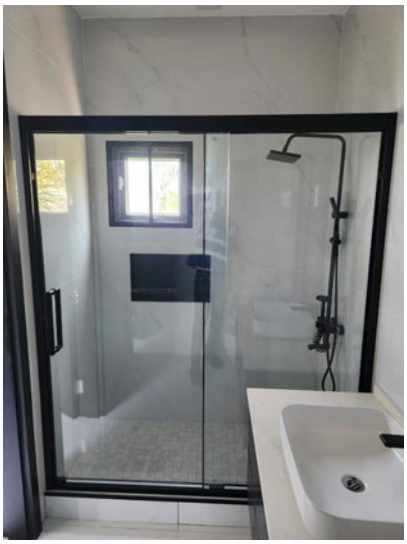
Information

Ceilings
Plaster, Drywall
Satisfactory Condition.



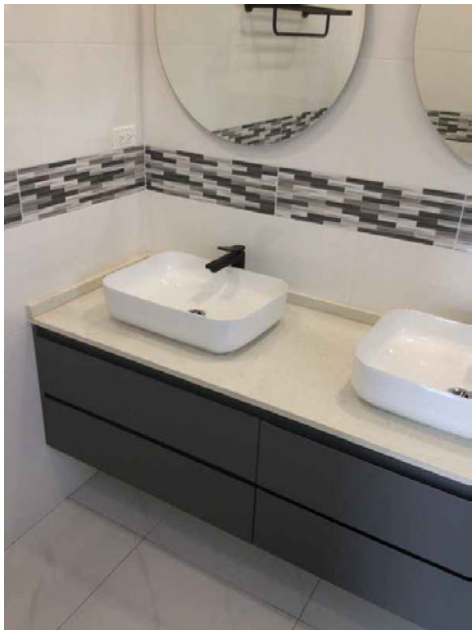
Floors
Porcelain Tiles

Shower/Tubs: **Installed Satisfactorily**

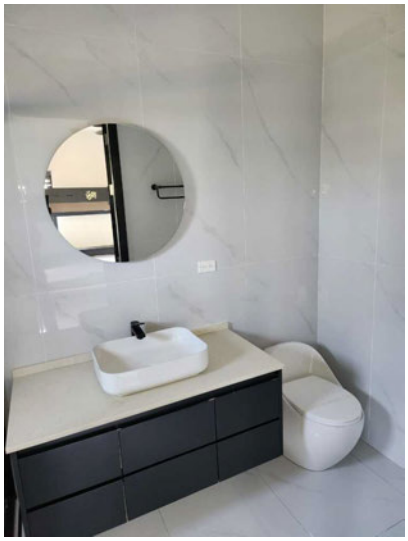


Locations
Entire Property

Plumbing: **Correct Plumbing Observed**

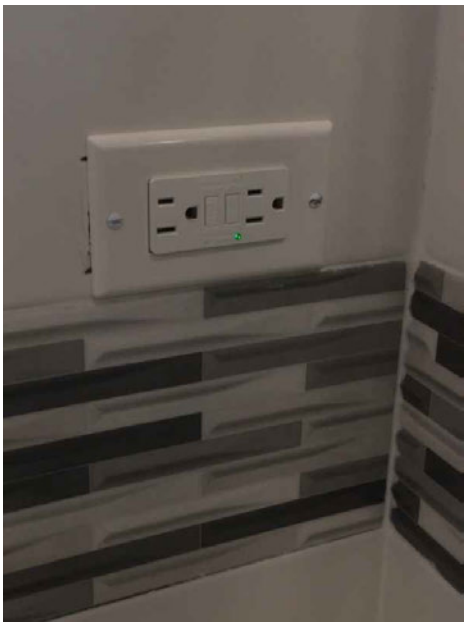


Toilets: **Operated Successfully**



GFCI: **GFCI Operational**

GFCI plugs installed and operational in bathrooms



10: BEDROOMS

Information

Ceilings
Drywall, Plaster

Floors
Porcelain Tiles

Locations
Master Bedroom, Bedroom #2, Bedroom #1, Bedroom #3

11: BUILT-IN APPLIANCES

Information

General Appliance Operation

Residential built-in appliances are essential home systems designed to perform specific household tasks efficiently. These integrated devices typically include refrigerators, dishwashers, ovens, cooktops, microwaves, and built-in trash compactors. Understanding their basic operational principles helps homeowners maintain and utilize these appliances effectively throughout their functional lifespan. Appliance are operated and inspected at the discretion of the inspector and does not form part of the inspection.

Dishwasher: **Brand**
Unknown

Refrigerator: **Brand**
None

Range/Oven/Cooktop: **Exhaust Hood Type**
Vented

Range/Oven/Cooktop:
Range/Oven Brand
Unknown

Range/Oven/Cooktop:
Range/Oven Energy Source
Gas, Electric

Limitations

General
NO POWER
There was no electricity at the time of the inspection which prevented the operation of appliances.

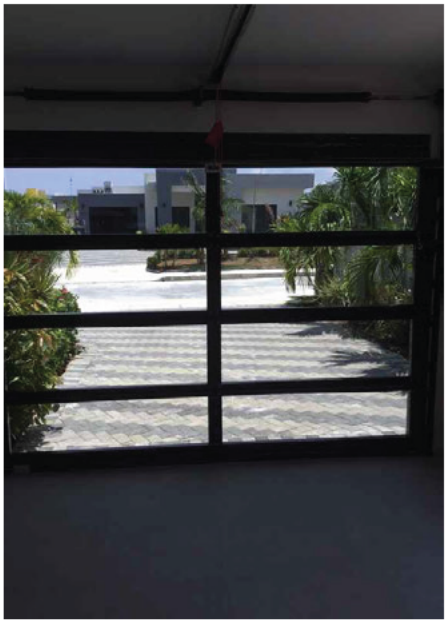
Dishwasher
NOT CONNECTED

12: GARAGE

Information

Garage Door: Material
Metal, Glass

Garage Door: Type
Up-and-Over, Automatic



De ciencies

12.4.1 Garage Door

NOT OPERATIONAL

No power source. Could not test.

Recommendation

Contact a qualified professional.

Recommendation

12.5.1 Garage Door Opener

INOPERABLE REMOTE

Recommendation

Garage remote was inoperable at the time of inspection. When wall switch works but remote doesn't, this can be due to old batteries or needing a new receiver/remote.

Here is a DIY resource to help.

12.5.2 Garage Door Opener

Recommendation

INOPERABLE WALL SWITCH

Garage wall switch was inoperable at time of inspection. Recommend testing the wall switch and possible replacement.

Here is a DIY link that shows you how.

12.6.1 Occupant Door (From garage to inside of home)

Safety Hazard

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

12.6.2 Occupant Door (From garage to inside of home)

Safety Hazard

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

13: BUILDING STANDARDS (JBC 2018)

Information

The Jamaica Standard Building Code

The Jamaican Small Building/Residential Code (JSB/RC) sets minimum standards for one and two-family dwellings, townhouses, and small general-purpose buildings up to 300 square meters (3,232 square feet). It is designed to be a standalone code with its own administration, enforcement, energy efficiency requirements, and specifications for various building systems. All properties inspected by Mareino are checked to ascertain if specific construction codes are adhered to.

Habitable/Non Habitable Rooms: Habitable Rooms

Bedroom, Living Room, Dining Room

R304.1 - Minimum Area. Habitable rooms shall have a floor area of not less than 7 meter square (75 sqft). Every dwelling unit shall have at least one habitable room (living or sleeping room), with a minimum floor area of 11.5 meter square (124 sqft) of gross floor area. The only except are kitchens that can have a gross floor area of not less than 5 meter square (54 sqft). Habitable rooms shall not be less than 8 feet in any horizontal dimension.
Property has a total of four (4) habitable rooms - 3 Bedrooms and 1 Living/Dining Room. Master Bedroom has a total square footage of 195 sq.ft.

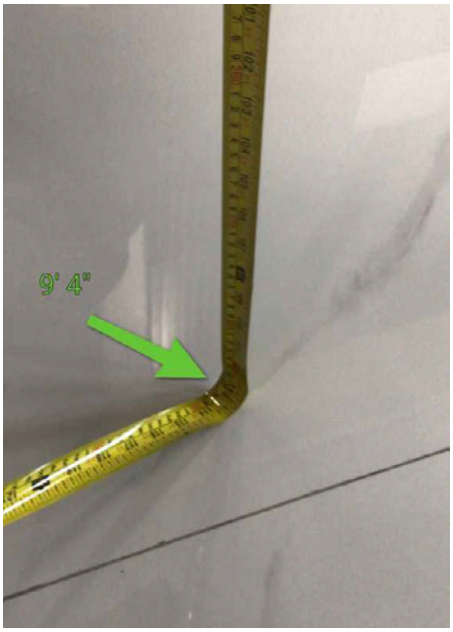
Habitable/Non Habitable Rooms: Non-Habitable Rooms

Bathroom

Minimum dimensions for non-habitable rooms shall be as follows:
a. Bathrooms - 4.6 ft wide
b. Shower - 3.0 ft wide
c. Toilet - 2.5 ft wide and 4.0 ft long
d. Corridor - 3.28 ft wide
e. Stair - 3.28 ft wide

Ceiling Height: Minimum Ceiling Height

R305.1 - The minimum ceiling height of habitable spaces, hallways and portions of basements containing these spaces which do not have sloping ceiling shall be as follows:
a. 2,750 mm (9 feet) where natural ventilation is to be relied on
b. 2,450 mm (8 feet) where mechanical ventilation is provided.
Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 2,300 mm (7 feet 6 inches).
Ceilings met code requirements.



Fire Prevention (Smoke Alarms): JBC R314 - Smoke Detectors

All new construction and dwellings where alterations, repairs and additions are being done must be equipped with smoke alarms.
No Smoke Alarms were present!

Fire Prevention (Smoke Alarms):

Locations

None Present

Exit Doors: **JBC 311.1 - Means of Egress**

All dwellings shall be provided with a means of egress in accordance with section 311.1. The means of egress provided shall be a continuous and unobstructed path of vertical and horizontal travel from all portions of the dwelling to the required egress door without requiring travel through a garage or carport. The required egress door shall open directly into a public way or to the open land/yard or a court that opens to a public way. A secondary egress travel through a garage or carport shall be permitted.

Exit Doors: **Exit Doors**

Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 815 mm (32 inches) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 1,980 mm (78 inches) measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

Exit doors sufficiently meets requirement.

De ciencies

13.1.1 Habitable/Non Habitable Rooms

Recommendation

SHOWER (OUT OF CODE)

Shower area is less than 3.0 ft wide. The shower area was measured at 28”. The minimum requirement is 36" wide.

Recommendation

Contact a qualified professional.

13.3.1 Fire Prevention (Smoke Alarms)

Safety Hazard

NOT PRESENT

During the inspection, no smoke detectors were present or observable. Recommend installing functional smoke detectors on each floor and in sleeping areas to ensure proper life safety protection in line with the Building Code.

Customer can requestfire certification to be done before closing.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Inspection Overview
This is a **VISUAL** inspection only. The scope of this inspection is to verify proper performance of the homes major systems and not a cosmetic review.

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Doors, Windows & Interior (General)
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Building Standards (JBC 2018)
The Jamaican Small Building/Residential Code (JSB/RC) sets minimum standards for one and two-family dwellings, townhouses, and small general-purpose buildings up to 300 square meters (3,232 square feet). These codes are used to guide inspections to inform clients weather or not their property meets or exceeds the current local building requirements as set out by the JBC