



# EQUITY BUILDING INSPECTION

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## PROPERTY INSPECTION REPORT

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## INTRODUCTION

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the American Society of Home Inspectors. You will also find a copy at the end of this inspection report. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report

# SUMMARY

-  2.2.1 Exterior - Stucco: No weep screed
-  2.6.1 Exterior - Electrical & Other: No weather cover
-  2.6.2 Exterior - Electrical & Other: Improper installation
-  3.1.1 Grounds - Grading: Negative Grade
-  3.5.1 Grounds - Driveways, Sidewalks, Patios: Driveway Cracks / Deterioration - Repair
-  3.5.2 Grounds - Driveways, Sidewalks, Patios: Walkway trip hazard
-  3.12.1 Grounds - Irrigation: Valves too low above grade
-  3.13.1 Grounds - Plumbing Supply Lines: Hose Bib Missing Backflow Preventer
-  4.2.1 Electrical - Service Drop, Drip Loop, Splice and Attachment: Above rooftop- SP
-  4.2.2 Electrical - Service Drop, Drip Loop, Splice and Attachment: Non-professional installation- QC/SP
-  4.2.3 Electrical - Service Drop, Drip Loop, Splice and Attachment: Service wires trespass- SP
-  4.2.4 Electrical - Service Drop, Drip Loop, Splice and Attachment: Phone or cable touching roof
-  4.8.1 Electrical - Switches / Receptacles: 3 Prong Ungrounded 2 Wire
-  5.3.1 Plumbing - Supply Lines: Substandard Support
-  5.4.1 Plumbing - Drain, Waste, & Vent Systems: Corrosion no leaks
-  5.4.2 Plumbing - Drain, Waste, & Vent Systems: Cast Iron Crawl Warning
-  6.8.1 Garage - Switches / Receptacles: Cover Plate Loose / Missing / Damaged
-  6.9.1 Garage - GFCI / AFCI Protection: Missing GFCI Protection
-  7.1.1 Water Heater - Water Heater: Lifespan over 12 years
-  7.1.2 Water Heater - Water Heater: Stains / Damage Below / Around Water Heater
-  7.1.3 Water Heater - Water Heater: No Catch / Smitty Pan Installed
-  7.1.4 Water Heater - Water Heater: Inspection dood missing
-  8.5.1 Interior, Doors, Windows - Exterior Doors: Difficult to Open,Close
-  8.11.1 Interior, Doors, Windows - Smoke Detectors / CO Alarms : Smoke Detectors Not Installed
-  8.11.2 Interior, Doors, Windows - Smoke Detectors / CO Alarms : Carbon Monoxide Alarms Not Installed
-  9.7.1 Kitchen - GFCI & AFCI: No GFCI Protection Installed
-  9.8.1 Kitchen - Dishwasher: Door damage
-  10.5.1 Bathroom(s) - Electrical / GFCI: GFCI Missing
-  10.8.1 Bathroom(s) - Bathtub / Shower: Shower / Tub Door Difficult to Operate
-  10.8.2 Bathroom(s) - Bathtub / Shower: Jetted Tub Jets Inoperable
-  10.8.3 Bathroom(s) - Bathtub / Shower: Caulking needed
-  11.1.1 Bedroom - Walls: Mold
-  12.3.1 Living Room - Windows: Wouldn't Open
-  13.7.1 HVAC - Heating / Individual / Not Forced Air: Not Fully Evaluated
-  13.7.2 HVAC - Heating / Individual / Not Forced Air: Lifespan (15-20 yrs)
-  13.7.3 HVAC - Heating / Individual / Not Forced Air: Missing cover
-  13.7.4 HVAC - Heating / Individual / Not Forced Air: Dirty

-  14.2.1 Roof - Comp/Wood: Composition Roof Shingle(s) Cracked and/or Brittle 2-4
-  14.2.2 Roof - Comp/Wood: Missing shingles
-  14.7.1 Roof - Skylights, Chimneys & Other Roof Penetrations: No spark arrestor
-  14.8.1 Roof - Gutters: Drains Next to Structure
-  15.1.1 Laundry Room - General: No pan
-  16.2.1 Foundation, Crawlspace - Access: No curb around opening
-  16.4.1 Foundation, Crawlspace - Substructure: Sub Floor Stains - Dry
-  17.2.1 Attic, Insulation & Ventilation - Structure & Sheathing: Dry Stains
-  17.2.2 Attic, Insulation & Ventilation - Structure & Sheathing: Attic Framing Damaged / Split
-  17.3.1 Attic, Insulation & Ventilation - Attic Insulation: None
-  19.3.1 Family Room - Windows: Wouldn't Open
-  19.3.2 Family Room - Windows: No Safety Glass
-  19.3.3 Family Room - Windows: Locks Loose / Missing / Damaged / Inoperable
-  20.1.1 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Dirty

# 1: GENERAL INFORMATION / OVERVIEW

## Information

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### **General Notes: Overview**

A building inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the ASHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

### **General Notes: Type of Building**

Single Family Residence

## General Notes: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Safety / Major**" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = The item, component or system is not in this home or building.

**Finding (F)** = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

**Note** = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

**Minor** = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

**Moderate** = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or a qualified contractor** and are not considered routine maintenance or DIY items.

**Safety / Major** = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

The item, component or system is **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**General Notes: Notes**

**Scope:** The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and or vegetation.

**Note:** California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

**Note:** Read the [Standards of Practice](#) set forth by the American Society of Home Inspectors for an insight into the scope of the inspection.

**Note:** The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home warranty is recommended.**

**Notice to Third Parties:** This report is the exclusive property of Equity Building Inspection and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report.

**Note:** For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

**General Notes: Occupancy**

Furnished

**General Notes: In Attendance**

Client and Clients Agent

**General Notes: Weather**

Sunny, 60-70 Degrees

**General Notes: Pre 1970**

Due to the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction, we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, floors and stairs that squeak, along with sticking doors are common in a building of this age. An older building, such as this one, will require upgrading and repair now and then and in the future, as all buildings do.

**General Notes: Added or Remodeled**

Sections of this building may have been remodeled or added on to. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures obtained. This information can also be so obtained through the cities building department.

**General Notes: Lead / Asbestos Info**

**Note:** Structures built prior to 1978s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

**Electrical Shutoff**

Right Side

**Water Shut Off**

Front



**Gas Shutoff**

Rear



## 2: EXTERIOR

### Information

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#### Basic Information: Exterior Notes

The visible exterior surfaces and materials of the building were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Keep in mind that if this is a condo or townhome, we may make a specific comment concerning a deck or balcony but this would not include an entire exterior inspection as these areas would be covered under the Homeowners Association.

#### Basic Information: Topography

Flat and Level

#### Basic Information: Driveway

Concrete on Grade

#### Basic Information: Wall Covering Material

Stucco

#### Basic Information: Construction Material

Wood Frame

#### Basic Information: Walkways

Concrete

#### Basic Information: Ok, Items to note

The trim component were found to be in fair to good condition based on their age with exceptions noted here or in other sections of this report.

#### Stucco: Stucco mostly OK

The Inspector observed few deficiencies (minor cracking) in the condition of stucco covering exterior walls of the home. Notable exceptions will be listed in this report.

#### Stucco: Fresh Paint

Note; it appears the stucco has been freshly painted. This may prevent us from falling inspecting any hidden damage that was covered by paint.

#### Eaves / Soffits / Trim: Ok

The trim component were found to be in fair to good condition based on their age with exceptions noted here or in other sections of this report.

### Conditions

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#### 2.2.1 Stucco

#### NO WEEP SCREED



Stucco covering exterior walls of the home was poorly terminated at the bottom edge. Proper termination would include flashing (weep screed). This condition is not uncommon. You should consult with a qualified stucco contractor concerning the seriousness of the problem and the need and cost for any additional work.

#### Recommendation

Contact a qualified professional.

2.6.1 Electrical & Other

Moderate

**NO WEATHER COVER**

There is one or more outlets that are being utilized full time. This requires a weather protective cover. We recommend repair.

Recommendation

Contact a qualified electrical contractor.



Left side

2.6.2 Electrical & Other

Moderate

**IMPROPER INSTALLATION**

LEFT SIDE, FRONT

There is improperly installed electrical wires and or fixtures. We recommend further inspection and repair.

Recommendation

Contact a qualified professional.



## 3: GROUNDS

### Information

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#### Grading: Subsurface Drainage

The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty. We recommend inquiries of the seller regarding past performance of these drains.

#### Grading: Grading Outline

**Grading / Lot Drainage: Grading / Drainage Overview** The grading around the home was inspected to determine that it was designed to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

**Grading / Lot Drainage: Grading Limitations** The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

#### Grading: Grounds / Drive / Walkways General Information

**Driveway and Walkway Condition: Driveway/Walkway Information** The driveways and walkways (if applicable) were inspected to determine their affect on the structure of the home only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing. No deficiencies were present at the time of inspection unless otherwise noted in this report.

#### Driveways, Sidewalks, Patios: Drive Walways ok minor cracks

The driveway and sidewalks were found in serviceable condition with only minor cracking visible.

#### Irrigation: Irrigation System Not Tested

### Conditions

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#### 3.1.1 Grading

#### NEGATIVE GRADE

RIGHT

 Moderate

The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It can be a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings and/or a qualified licensed contractor install a retaining wall.

Recommendation

Contact a qualified landscaping contractor



3.5.1 Driveways, Sidewalks, Patios

Moderate

**DRIVEWAY CRACKS / DETERIORATION - REPAIR**

Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.

Recommendation

Contact a qualified concrete contractor.



3.5.2 Driveways, Sidewalks, Patios

Moderate

**WALKWAY TRIP HAZARD**

RIGHT AND LEFT SIDES

There is a trip hazard located on this walkway. We might recommend repair of this trip hazard to prevent a trip and fall hazard.

Recommendation

Contact a qualified professional.



3.12.1 Irrigation

Moderate

**VALVES TOO LOW ABOVE GRADE**

RIGHT FRONT

The irrigation anti-siphon valves are too low in comparison to the surrounding grade. They must be 6 inches above the highest adjacent grade. We recommend repair.

Recommendation

Contact a qualified professional.



3.13.1 Plumbing Supply Lines

**HOSE BIB MISSING BACKFLOW PREVENTER**

ALL

One or more hose bibs were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed.

Recommendation

Contact a handyman or DIY project



# 4: ELECTRICAL

## Information

### Basic Information: Electrical Service Conductors:

Overhead service

### Basic Information: Service Panel Ampacity:

200 amps

### Basic Information: Service Disconnect Location:

At Service Panel

### Basic Information: Service Disconnect Type:

Breaker

### Basic Information: Service Grounding Electrode:

Water pipe

### Basic Information: Type of Branch Wiring:

Romex

### Basic Information: Ok, items to note

The electrical system was on serviceable condition with the exceptions of items noted here or in other sections of the report.

### Basic Information: Ground Fault Circuit Interruptor (GFCI) Protection:

Partial

### Basic Information: Arc Fault Circuit Interruptor (AFCI) Protection:

NO

### Panel Wiring & Breakers : Over protection devices

Breakers

### Panel Wiring & Breakers : New Panel

There has been a new electrical service panel installed on this building. We recommend contacting the city in order to verify the issuance of proper permits.

### Panel Wiring & Breakers : Panel Equipment Photographs



### Panel Wiring & Breakers : Panel ok

The main electrical panel, and its associated components, or found to be in serviceable condition with exceptions noted within.

**Excluded Items: Cable / Satellite / Telephone / Inter Communication / Alarm Systems**

**Note:** If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

**Conditions**

4.2.1 Service Drop, Drip Loop, Splice and Attachment

Moderate

**ABOVE ROOFTOP- SP**

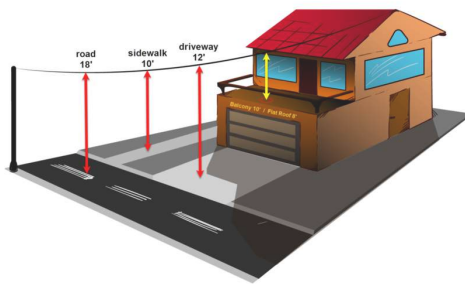
The overhead service drop conductors had inadequate clearance above the roof. The minimum clearances are as follows: -

- 4:12 or less roof pitch- requires 8 feet minimum clearance;
- Steeper than 4:12- requires 3 feet minimum clearance.

The Inspector recommends that you consult with your electrical service provider to discuss options and costs for correction. Any work on the service conductors should be performed by a qualified personnel only.

Recommendation

Contact a qualified professional.



4.2.2 Service Drop, Drip Loop, Splice and Attachment

Moderate

**NON-PROFESSIONAL INSTALLATION- QC/SP**

The overhead service-drop conductors were improperly installed and appeared to have been installed by persons not familiar with safe electrical practices. The Inspector recommends evaluation and correction of the electrical service by a qualified electrical contractor or the utility provider.

Recommendation

Contact a qualified professional.



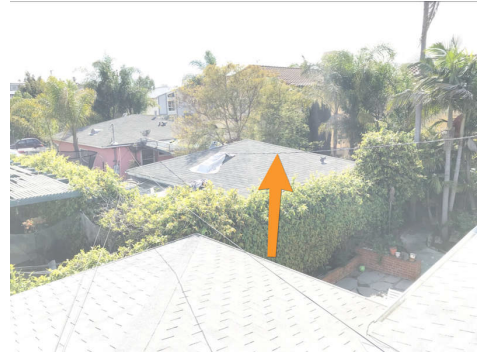
## 4.2.3 Service Drop, Drip Loop, Splice and Attachment

 Moderate
**SERVICE WIRES TRESPASS- SP**

The overhead service-drop conductors pass over adjacent private property. This is permissible only if an easement exists. If no easement exists, as the future homeowner you may be required to pay the cost of moving the service wires. Depending on the situation this can be expensive. You should take action to confirm that an easement exists.

Recommendation

Contact a qualified professional.



## 4.2.4 Service Drop, Drip Loop, Splice and Attachment

 Moderate
**PHONE OR CABLE TOUCHING ROOF**

There are phone and or cable TV wires touching the roofing surface. This can cause damage to the wires and the roofing surface. We recommend repair by a qualified technician.

Recommendation

Contact a qualified professional.



## 4.8.1 Switches / Receptacles

 Moderate
**3 PRONG UNGROUNDED 2 WIRE**

NUMEROUS

3-slot receptacles (outlets) were installed in one or more areas without a ground wire hookup. These do not have an equipment ground. These outlets should either be swapped out with a 2 prong outlet, or upgrade to grounded receptacles, which typically requires installing new wiring from the main panel. The NEC (National Electric Code) also allows these outlets to be replaced with GFCI protection as a repair to use grounded appliances with them. Appliances that require a ground should not be used with ungrounded receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Consult with a qualified electrician about upgrading to 3-wire, grounded circuits or installing GFCI protection.

Recommendation

Contact a qualified electrical contractor.

# 5: PLUMBING

## Information

### Basic Information: Ok, With Exceptions

The plumbing system was found to be in serviceable condition with the exceptions noted herein.

### Basic Information: Plumbing Notes

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

### Drain, Waste, & Vent Systems: Sewer Scan

If this building is more than 30 years old, we highly recommend having a sewer scan performed. This is a video scope of the buildings plumbing drain lines and will show any root intrusions or damaged pipes that may be present.

### Fuel Systems: Fuel Supply Piping Type

Steel

Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturers installation instructions. **Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.**

### Fuel Systems: Fuel Service Type

Natural Gas

### Fuel Systems: Main Gas Shut-off

Location

Gas Meter

### Fuel Systems: Earthquake

shutoff valve

No

### Excluded Items: Irrigation / Sprinklers

**Note:** This property appeared to have a yard irrigation (sprinkler) system and is excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

## Conditions

### 5.3.1 Supply Lines

#### SUBSTANDARD SUPPORT

NUMEROUS



One or more water supply pipes had substandard support or were loose. Leaks may occur as a result. Recommend that a qualified person install hangers or secure pipes per standard building practices.

Recommendation

Contact a qualified plumbing contractor.

## 5.4.1 Drain, Waste, &amp; Vent Systems

**CORROSION NO LEAKS**

NUMEROUS

There is surface deterioration and evidence of past leakage at the exposed and accessible piping. These lines should be monitored for further leakage and repaired or replaced when necessary.

Recommendation

Contact a qualified professional.

## 5.4.2 Drain, Waste, &amp; Vent Systems

**CAST IRON CRAWL WARNING**

The drain lines and vent pipes are made of cast iron. This material has a useful life span of 50-75+ years depending on conditions. No observable leaks were found at time of inspection but client should plan on budgeting for replacement of drain lines in the future. Periodic checkups in the crawl space should be performed to ensure that waste-water is not leaking into crawlspace areas.

Recommendation

Contact a qualified plumbing contractor.

# 6: GARAGE

## Information

### General: All OK

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection with possible exceptions noted herein.

## Limitations

General

### PERSONAL BELONGINGS

We could not fully inspect the garage due to the amount of personal belongings. We recommend further inspection of the garage once it is vacant.



## Conditions

6.8.1 Switches / Receptacles

### COVER PLATE LOOSE / MISSING / DAMAGED

Moderate

One or more cover plates for switches, receptacles (outlets) were missing and/or damaged. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Recommendation

Contact a handyman or DIY project



6.9.1 GFCI / AFCI Protection

### MISSING GFCI PROTECTION

Safety / Major

One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

1. Outdoors (since 1973)
2. Bathrooms (since 1975)
3. Garages(since 1978)
4. Kitchens (since 1987)
5. Crawl spaces and unfinished basements (since 1990)
6. Wet bar sinks (since 1993)
7. Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.

# 7: WATER HEATER

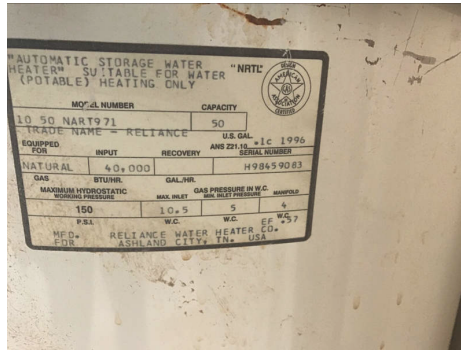
## Information

**Water Heater: Energy Source / Type**  
Tank

**Water Heater: Capacity**  
80 Gallon

**Water Heater: Location**  
Closet

### Water Heater: Equipment Photo



**Water Heater: Earthquake straps**  
Yes

## Conditions

### 7.1.1 Water Heater

Moderate

#### LIFESPAN OVER 12 YEARS

The estimated useful life for most water heaters is 8-12 years. This water heater is beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

#### Recommendation

Contact a qualified plumbing contractor.

### 7.1.2 Water Heater

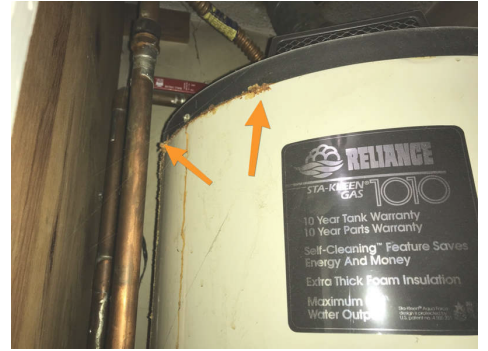
Moderate

#### STAINS / DAMAGE BELOW / AROUND WATER HEATER

Water stains and/or damage were found below or near the water heater. This may be a sign that the water heater is failing, a sign of a past leak, or that the TPR valve is discharging. Consult with the property owner about this and review any disclosure statements. Depending on what information is available about the stains, a qualified plumber should evaluate and make repairs or replace the water heater as necessary.

Recommendation

Contact a qualified plumbing contractor.



7.1.3 Water Heater

Moderate

**NO CATCH / SMITTY PAN INSTALLED**

A water heater was installed in or over a finished living space or in an area where leaking can cause damage, and no catch pan or drain was installed. Catch pans and drains prevent water damage to finished interior spaces below if or when the water heater leaks or is drained. If concerned, consult with a qualified contractor about installing these. Note that drain lines for catch pans are usually installed below the floor level and are difficult at best to install in an existing home.

Recommendation

Contact a qualified plumbing contractor.

7.1.4 Water Heater

Moderate

**INSPECTION DOOD MISSING**

The inspection door is either damaged or missing. We recommend repair.

Recommendation

Contact a qualified professional.



## 8: INTERIOR, DOORS, WINDOWS

### Information

---

#### Basic Info: Bedrooms

Three

#### Basic Info: Bathrooms

Two

#### Basic Info: Windows

Wood

#### Basic Info: Overall Ok

The interior walls, floors, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

#### Surfaces Overall: Normal Wear and Tear

The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

#### Interior Doors: Doors and windows ok

Both the interior doors and windows were inspected and found to be in serviceable condition except for items noted elsewhere in this report.

#### Smoke Detectors / CO Alarms : CA Health and Safety Code 13113.7

**California Health and Safety Code 13113.7 and 17926 and 310.9.1.4 of the California Building Code.**

##### Smoke and Carbon Monoxide Detectors:

Proper placement requires one smoke detector for each floor of multi-family dwellings where no sleeping quarters are located, in addition to one smoke detector in each sleeping quarters and one smoke detector in all hallways adjacent to sleeping quarters. Enclosed stairwells that provide service to multiple dwellings are required to have a smoke detector. These smoke detectors must be the type that have the 10 year battery life, have a hush feature and a place to write the installation date. Exception being if the existing units are hard wired.

##### Carbon Monoxide Detectors:

Proper placement requires one carbon monoxide detector in all hallways adjacent to sleeping quarters in dwellings that have gas burning appliances and on every level of the building.

### Limitations

---

#### Basic Info

#### ROOMS FULL

Many of the areas and surfaces were not visible to inspect due to an excessive amount of personal belongings. Once removed, reportable conditions may be present. We recommend these areas be reviewed prior to the close of escrow.

#### Surfaces Overall

#### FRESH PAINT

The interior surfaces have been freshly painted. This would prevent us from fully inspecting the wall surfaces for possible moisture intrusion. We recommend inquiries of the seller as to any previous water leaks or damage prior to the repainting.

## Conditions

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### 8.5.1 Exterior Doors

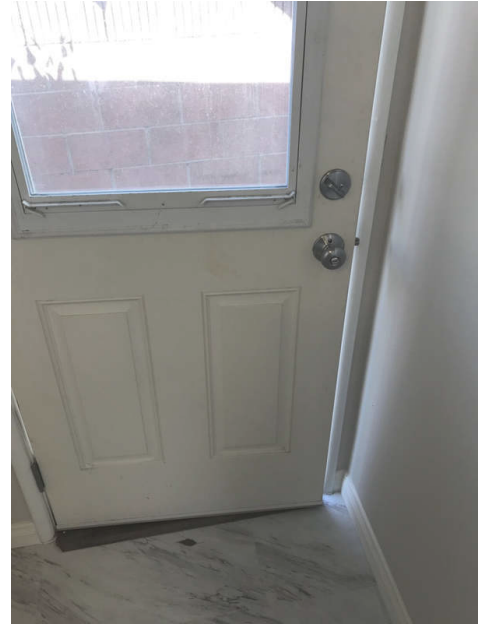
 Moderate

#### **DIFFICULT TO OPEN,CLOSE**

One or more exterior doors were difficult to open or close. Recommend that a qualified person repair as necessary.

##### Recommendation

Contact a qualified door repair/installation contractor.



### 8.11.1 Smoke Detectors / CO Alarms

 Safety / Major

#### **SMOKE DETECTORS NOT INSTALLED**

None, or not enough smoke detectors, were present in the structure. Smoke detectors must be installed in bedrooms, hallways leading to sleeping areas and on each floor. Client should add additional smoke detectors as needed. We recommend installing photoelectric type smoke detectors / alarms.

**Note:** Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, [calfire.ca.gov](http://calfire.ca.gov) recommends installing smoke detectors in each bedroom for increased safety. Click [here](#) for more information.

##### Recommendation

Contact a handyman or DIY project

### 8.11.2 Smoke Detectors / CO Alarms

 Safety / Major

#### **CARBON MONOXIDE ALARMS NOT INSTALLED**

No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms, on each level of the structure and in accordance with the manufacturer's recommendations.

##### Recommendation

Contact a handyman or DIY project

## 9: KITCHEN

### Information

---

#### General: General

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances and portable dishwashers are not within the scope of this inspection.

#### General: All ok with exceptions

The kitchen, and its related items, were found to be in serviceable condition with the exception of the items noted in other areas of this report.

#### Dishwasher: Brand

Maytag

#### Dishwasher: Dishwasher

#### Plumbing

Airgap Present

### Conditions

---

#### 9.7.1 GFCI & AFCI



#### **NO GFCI PROTECTION INSTALLED**

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

#### Recommendation

Contact a qualified electrical contractor.

#### 9.8.1 Dishwasher



#### **DOOR DAMAGE**

The dishwasher door did not operate properly. We recommend repair

#### Recommendation

Contact a qualified appliance repair professional.

# 10: BATHROOM(S)

## Conditions

---

### 10.5.1 Electrical / GFCI

 Moderate

#### **GFCI MISSING**

ALL

One or more electric receptacles at the bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

Outdoors (since 1973)  
Bathrooms (since 1975)  
Garages (since 1978)  
Kitchens (since 1987)  
Crawl spaces and unfinished basements (since 1990)  
Wet bar sinks (since 1993)  
Laundry and utility sinks (since 2005)

### 10.8.1 Bathtub / Shower

 Moderate

#### **SHOWER / TUB DOOR DIFFICULT TO OPERATE**

HALLWAY BATHROOM

The door at one or more tubs and/or showers were difficult to operate. Recommend repairs be made by a qualified person.

Recommendation

Contact a qualified professional.

### 10.8.2 Bathtub / Shower

 Moderate

#### **JETTED TUB JETS INOPERABLE**

HALL BATHROOM

One or more jets in the jetted tub were not operating at time of inspection. Recommend qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

### 10.8.3 Bathtub / Shower

 Minor

#### **CAULKING NEEDED**

HALL BATHROOM

Gaps, no caulk, or substandard caulking were found between the bathtub and/or shower and the floor and/or walls. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

Recommendation

Contact a handyman or DIY project

# 11: BEDROOM

## Conditions

---

### 11.1.1 Walls

#### **MOLD**

##### FRONT BEDROOM CLOSET

There are signs of what appears to be mold on the wall(s). We recommend further inspection and testing by your home inspector or other qualified mold expert.

##### Recommendation

Contact a qualified professional.

— Moderate



# 12: LIVING ROOM

## Conditions

---

### 12.3.1 Windows

#### **WOULDN'T OPEN**

One or more windows wouldn't open or were painted shut (older homes). Recommend that a qualified person repair windows as necessary so they open and close easily.

#### Recommendation

Contact a qualified window repair/installation contractor.



# 13: HVAC

## Information

---

### Basic Information: Heating Type

Wall Heater

There are two units.

### Basic Information: Heat Exchanger

The heat exchanger is a component that is not easily accessible and is outside the scope of this inspection.

### Basic Information: Energy source

Natural gas

### Basic Information: Equipment Photos



Rear family room

### Heating / Individual / Not Forced Air: Type

Wall mounted

### Heating / Individual / Not Forced Air: Individual Heater(s) Appear Functional

**Note:** Individual gas and/or electric heating system(s) appear to be functioning as intended although past their functional lifespan. Replacement should be considered.

## Limitations

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Heating / Individual / Not Forced Air

### GAS OFF

REAR FAMILY ROOM, HALLWAY

The gas was not on to the heater. We could not fully inspect.

## Conditions

---

13.7.1 Heating / Individual / Not Forced Air

— Moderate

### NOT FULLY EVALUATED

REAR FAMILY ROOM

The heating system was not fully evaluated because the gas supply was off or disconnected at the unit. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

Recommendation

Contact a qualified professional.

13.7.2 Heating / Individual / Not Forced Air

— Moderate

### LIFESPAN (15-20 YRS)

ALL UNITS

Recommendation

Contact a qualified HVAC professional.

13.7.3 Heating / Individual / Not Forced Air

— Moderate

### MISSING COVER

REAR FAMILY ROOM

The floor heater is missing its inspection cover. This can be a safety hazard. We recommend further inspection and cleaning and repair.

Recommendation

Contact a qualified professional.



13.7.4 Heating / Individual / Not Forced Air

— Moderate

### DIRTY

ALL UNITS

The wall heating unit was dirty and should be cleaned and serviced by a qualified heating contractor

Recommendation

Contact a qualified heating and cooling contractor

# 14: ROOF

## Information

### General: Roof Notes

NOTE: We are not licensed roofing contractors. Feel free to hire one prior to closing. A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

### General: Inspection Method

Fully Traversed

### General: Roofing Material

Asphalt

### General: Flashing Material

Tar / Sealant, Metal

### Comp/Wood: Comp Shingle Info

The shingles are comprised of asphalt or fiberglass material impregnated with mineral granules that are designed to deflect the deteriorating ultra violet rays of the sun. The most common of these roofs are warranted by manufactures to last from fifteen to twenty-five years. The actual service life of the roof will vary depending on a number of factors including the quality of the materials and the method of installation. Regular maintenance will certainly extend the life of any roof.

### Flashings: Flashings OK

The flashings were found to be in satisfactory condition. We recommend inspecting these conditions on a periodic basis for wear.

## Conditions

### 14.2.1 Comp/Wood

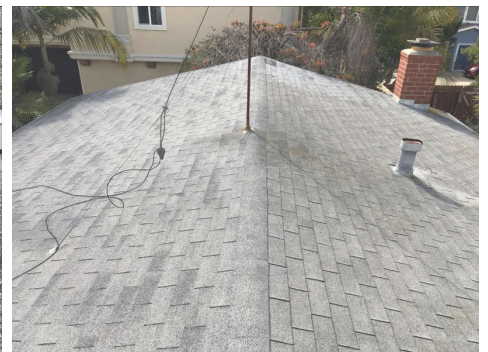
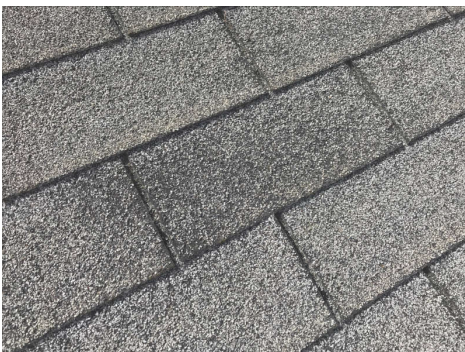
### COMPOSITION ROOF SHINGLE(S) CRACKED AND/OR BRITTLE 2-4



Numerous roof shingles were cracked and/or brittle. This is an indication that the roof covering is in its advanced years and replacement should take place in the near future. For further information we recommend further contacting a qualified licensed roofing contractor.

#### Recommendation

Contact a qualified roofing professional.



14.2.2 Comp/Wood

 Safety / Major

### MISSING SHINGLES

There is one or more missing or damaged shingles on the roof in surface. We recommend further evaluation and repairs be made by a licensed roofing contractor.

Recommendation

Contact a qualified professional.



14.7.1 Skylights, Chimneys & Other Roof Penetrations

 Moderate

### NO SPARK ARRESTOR

The spark arrester and or rain Was missing from the chimney. We recommend repair.

Recommendation

Contact a qualified professional.



14.8.1 Gutters

 Moderate

### DRAINS NEXT TO STRUCTURE

BACK

Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.

Recommendation

Contact a qualified professional.



# 15: LAUNDRY ROOM

## Information

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**General: All ok**

Both the washer and dryers hookups were found to be in acceptable condition.

**General: Dryer Power Source**

110 Volt

**General: Dryer Vent**

Metal (Flex)

**General: Washer Dryer Present****General: Unit installed**

Both

## Conditions

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15.1.1 General

**NO PAN**

There I was no catch pan installed to catch the overflow of water from the washer. We recommend installing a proper pan.

Recommendation

Contact a qualified professional.



# 16: FOUNDATION, CRAWLSPACE

## Information

### Foundation: Foundation Type

Crawlspace

### Foundation: Crack - Minor

One or more minor cracks were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

### Access: Location

Exterior

### Access: How Viewed

Drone

### Seismic Re-Inforcement: Anchor Bolts / Hold Downs

Installed

### Seismic Re-Inforcement: Anchor Bolts Installed

Anchor bolts are in place and appear to be properly installed and in good condition based on the age of the building.

### Substructure: Sub floor material    Substructure: Pier/Support Material

Diagonal Wood Sub Floor

Precast Piers, Wood

## Conditions

### 16.2.1 Access

Moderate

### NO CURB AROUND OPENING

REAR

The crawlspace opening was proper for around his entry. This may allow water to enter into the crawlspace. We recommend repair.

Recommendation

Contact a qualified professional.



### 16.4.1 Substructure

Minor

### SUB FLOOR STAINS - DRY

There were water stains in several areas. The areas were dry at the time of this inspection. However, inspection by a licensed pest control operator is suggested.

Recommendation

Contact a qualified professional.

# 17: ATTIC, INSULATION & VENTILATION

## Information

### Access: Access Location(s)

Hallway

### Access: How Viewed

No Walking Surface / Viewed  
From Hatch

### Access: Attic ok

The attic's major components were inspected and found to be in serviceable condition with exceptions noted to herein.

### Structure & Sheathing: Types

Rafters

### Attic Insulation: Insulation Type

None Visible

### Exhaust & Ventilation:

#### Ventilation Type

Soffit / Eave vents

### Exhaust & Ventilation: Sufficient

The existing attic ventilation system appeared to be serviceable.

## Conditions

### 17.2.1 Structure & Sheathing

**Moderate**

#### DRY STAINS

NUMEROUS

One or more dry stains were observed in the attic. These areas did not test as being actively moist at time of inspection. This may be an old leak area, or in the absence of moisture/rainfall may not be testing as an ongoing leak. We recommend asking the current owners as they may have helpful information. Client should also monitor moving forward and checking during periods of active heavy rain, or consult with a licensed roofing contractor for evaluation during these weather periods. In the absence of pouring rain, the inspector cannot guarantee the watertightness of the roof.

Recommendation

Contact a qualified roofing professional.



### 17.2.2 Structure & Sheathing

**Moderate**

#### ATTIC FRAMING DAMAGED / SPLIT

Attic framing member was damaged or split. Recommend that a qualified contractor repair as necessary.

Recommendation

Contact a qualified general contractor.



## 17.3.1 Attic Insulation

**NONE**

No ceiling insulation was installed in the attic. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices (typically with an R rating of R-38).

## Recommendation

Contact a qualified insulation contractor.

# 18: CONCLUSION

## Information

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### Pre Closing Checklist

#### PRE-CLOSING WALK-THROUGH RECOMMENDATIONS

The following are recommendations for the pre-closing walk-through of your new house (if applicable).

The home inspection report states the condition of the home at the time of inspection. It does not state future events and the home is in the possession of the seller many times for 60 days or more after the inspection is complete. The inspection report does not predict or state the remaining life expectancy of any component of the home. It does state (when data plates are available) the date of manufacture for your water heater, heating and cooling air handler (in door unit) and condenser (outdoor unit). These major components are mechanical in nature and can fail without warning. Re-evaluating them at the closing walk through is a good idea.

Document your findings for future reference and address any new concerns with the seller prior to closing.

Check the heating and cooling system. By means of the thermostat, operate the heating and shut the system down, wait approximately 20 minutes and operate the cooling system. Operate all appliances.

Run the water at all fixtures including the hot water, check below sinks for new leaks and flush all toilets.

Operate all exterior doors, windows and locks. Ensure all exterior doors lock and consider installing new exterior door locks.

Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.

Inspect areas that may have been blocked by furniture and personal property at the time inspection including electrical outlets. An outlet tester can be purchased for around \$15.00.

Operate any gas fireplaces by both remote and manually. Request operator's manuals for all appliances including the water heater, HVAC systems and gas fire places. In the event the seller does not have them; most can be found online by using the manufactures name and type of appliance.

Ask the seller questions about anything that was not covered during the home inspection.

Enjoy your new home!

### Refer to Summary

Most of the items that are in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the Summary Section of the report. Please be sure to refer to this document for further useful information.

## Home Reference Links

The links listed below are provided to help you better understand the systems of your home.

[ROOFING](#)

[ELECTRICAL](#)

[EXTERIOR](#)

[STRUCTURE](#)

[HEATING](#)

[AIR CONDITIONING](#)

[INSULATION](#)

[PLUMBING](#)

[INTERIORS](#)

[APPLIANCES](#)

[SYSTEM LIFE CYCLES](#)

[SUPPLEMENTARY INFORMATION](#)

[HOME SETUP AND MAINTENANCE](#)

[MORE ABOUT THE HOME INSPECTION PROCESS](#)

## Added to or Upgraded

This structure has been added to or upgraded. The owner may have pertinent information regarding both the extent of the work performed and the status of all permits that were required, issued and signed by the appropriate authorities.

## Thank You!

We appreciate your business!

# 19: FAMILY ROOM

## Conditions

### 19.3.1 Windows

Moderate

#### WOULDN'T OPEN

One or more windows wouldn't open or were painted shut (older homes). Recommend that a qualified person repair windows as necessary so they open and close easily.

Recommendation

Contact a qualified window repair/installation contractor.



### 19.3.2 Windows

Safety / Major

#### NO SAFETY GLASS

SLIDING DOORS IN FAMILY ROOM AND FRONT BEDROOM

One or more of the windows are not safety glass as required by present standards. These could be hazardous if broken. Safety glass is more impact resistant and less likely to cause an injury. We recommend upgrading to present standards.

Recommendation

Contact a qualified well service contractor.



### 19.3.3 Windows

Moderate

#### LOCKS LOOSE / MISSING / DAMAGED / INOPERABLE

FAMILY ROOM AND FRONT BEDROOM SLIDING DOORS

Lock mechanisms on one or more windows were loose, missing, damaged, inoperable and/or difficult to operate. This can pose a security risk. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



# 20: FIREPLACES AND FUEL-BURNING APPLIANCES

## Information

<b>Fireplaces, Stoves &amp; Inserts: Type</b>	<b>Fireplaces, Stoves &amp; Inserts: Gas log lighter</b>
Wood burning	No

## Limitations

Fireplaces, Stoves & Inserts

### FIREPLACE / STOVE / CHIMNEY / FLUE LIMITATIONS

The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

## Conditions

20.1.1 Fireplaces, Stoves & Inserts

### DIRTY



We were not able to fully evaluate the fireplace and chimney because of the build-up of soot. We recommend the flue be cleaned and that further inspection be accomplished prior to the close of escrow.

Recommendation

Contact a qualified professional.



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# STANDARDS OF PRACTICE

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## Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Grounds

I. The inspector shall inspect: the exterior wall-covering materials, flashing and trim; all exterior doors; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; the eaves, soffits and fascia; a representative number of windows; and vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. The inspector shall describe: the type of exterior wall-covering materials. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## 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 serviceentrance 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 time controlled 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.

## Interior, Doors, Windows

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, steam generating 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.

## HVAC

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

### **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.

### **Foundation, Crawlspace**

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

### **Attic, Insulation & Ventilation**

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

### **Fireplaces and Fuel-Burning Appliances**