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RESIDENTIAL INSPECTION - R/R

2317 Stearnlee Ave Long Beach, CA 90815

Pat & Dan Cooper 02/10/2025



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SUMMARY





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- O 2.4.2 Roof Penetrations/Plumbing Vents: Exposed Nails/Fasteners
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Θ

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- 4.7.3 Exterior Driveways & Walkways: Patio Typical Settlement Cracks Minor
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1: INSPECTION DETAILS

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	IN = Inspected NI = Not Inspected NP = Not Pr	esent	D =	Defici	encies

Information

General Property Overview: Type of Structure & Overview Detached, Single Family Residence SFR, Raised Foundation (Crawlspace), Single Story, Wood Frame	General Property Overview: In Attendance Inspectors, Client's Agent, Termite Inspector	General Property Overview: Inspected By: Abraham Bravo, Greg Estrada, Reviewed by RM-CMI
General Property Overview: Occupancy Utilities On	General Property Overview: Time On Site 2.5 Hours	General Property Overview: Style Traditional
General Property Overview: Home Square Footage 1172 Structure Sqft:	General Property Overview: Lot Square Footage 6211 Lot Sqft:	General Property Overview: Year Built 1950 Year

General Property Overview:	General Property Overview:
Temperature (approximate)	Weather Conditions
60 Fahrenheit (F)	Clear

General Property Overview: Approximate Direction House Faces

North-East

Throughout this report, the terms "right" and "left" are used to describe the inspected property and/or any reportable conditions as viewed from the *front entry*.

General Property Overview: Older Structure Built To Older Standards

Structure is built to older standards: The structure is built to older standards, including wood framing methods, seismic reinforcement, foundation system, plumbing system, electrical system and HVAC system that may not be up to todays standards of efficiency. This inspection is not a code inspection, however please understand that an older structure that was built to older standards and codes is only required to comply with current codes when a major remodel or replacement of a major system is performed. Some older homes may not have had there major systems upgraded which means these systems may be originally installed when the the building was built making them the same age as the building. Upgrading older systems is always recommended. We recommend requesting full disclosure regarding any additions or system replacements/upgrades from seller.

General Property Overview: Overall Findings Pre-Purchase Inspections

Informational, Please Read:

All homes need periodic repairs and maintenance every year, both expected and unexpected. We recommend you budget for these items, in addition to elective repairs and immediate repairs. Be sure to read the entire report to identify potentially expensive future repairs, safety issues, and upgrades. The report is intended to give you an idea of the overall condition and types of repairs needed, rather than a comprehensive list of all defects in your home. You may notice additional defects that have not been addressed during the inspection or reflected in the inspection report once you move in.

It is not uncommon for systems to fail between the inspection, purchase and move in, especially in a vacant house. On your final walkthrough, be sure to run all the appliances again and check to make sure the HVAC is operating adequately. Look for new leaks in the ceilings upstairs, below all baths, under sinks and along interior and exterior wall lines. Test all the plumbing fixtures again to verify no leaks have started and all drains are still operational since the inspection.

Home Warranty Recommended:

We recommend purchasing a one year warranty based on the age of some of the mechanical systems and the likelihood for future repairs or replacements. If systems are in need of repair at this time of inspection or are very old, we strongly recommend service before settlement/purchase to help prevent the warranty company from calling it a pre-existing condition and denying coverage.

All Terms and Limitations: General Exterior/Interior Home Inspection Terms

GENERALIST INSPECTION: A property inspector is a Generalist and the inspection is conducted along generalist guidelines. The generalist job is to note material defects in the subject property being inspecting. When he/she observes and finds one or more problems in a system of the property that affects its performance he/she may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have "The home inspector is not a specialist" in this specific system. It is expected that when a licensed contractor who specializes in this SYSTEM inspects the complete system, he/she may find more conditions than the home inspector. This is the reason the home inspector recommends further evaluation and a complete inspection of this SYSTEM by a gualified licensed professional.

NOT A WARRANTY: The Home Inspection and the Home Inspection Report **DO NOT** constitute and shall not be considered to be a **WARRANTY**, either expressed or implied, concerning the present or future condition of the Property.

As written in the inspection contract "CLIENTS DUTY". *Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns they may have with the report.* The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by a qualified licensed specialist may provide additional information which can affect Clients purchase decision. *We recommend that the client obtain further evaluation of reported conditions by qualified licensed professional before removing any inspection contingency period and prior to the close of escrow. Further information is listed under the General Limitations entry in this section.*

OBSERVATION KEY & TERMS OF THE INSPECTION REPORT:

Minor Issues/Maintenance Items/DIY (colored in blue), Marginal Issues/Deficiencies/Needs Attention (in orange), and Significant Issues and/or Safety Concern (in red). Safety Issues and/or Significant Concerns will be listed in the Red or Orange categories depending on their perceived danger or importance, but should always be addressed ASAP.

SERVICEABLE: It is the inspectors opinion that this system is doing the job for which it was intended and exhibits normal wear and tear.

MINOR OR DEFERRED MAINTENANCE / NOTEWORTHY: (BLUE) It is the inspectors opinion that the system or item although minor, may be in current need of, or will require maintenance repairs in the future as a normal course of home care. The owner or potential owner should note this system or component with that intent. OR, this mark may also be use to alert the owner or potential owner of the current condition of a system or item, perhaps a minor cosmetic issue but worth noting.

DEFICIENCY / RECOMMENDATION / NEEDS ATTENTION: (Orange) It is the inspectors opinion that this SYSTEM or COMPONENT is in need of further investigation and/or repairs, or appears to be at the end of its serviceable life. The inspector has made the client aware of this situation by recommending "FURTHER EVALUATION BY LICENSED PROFESSIONAL". It is now the "Clients" responsibility to take appropriate action concerning the SYSTEMS mentioned with the appropriate licensed professional before the end of the inspection contingency period and prior to the close of escrow.

SIGNIFICANT ISSUE AND/OR SAFETY CONCERN / NOT ACCEPTABLE: (RED) It is the inspectors opinion that this SYSTEM or COMPONENT is either a SAFETY CONCERN or not functioning properly. The inspector has made the client aware of this situation by recommending "FURTHER EVALUATION BY LICENSED PROFESSIONAL" in this home inspection report and it is now the "Clients Duty" to take appropriate action concerning the SYSTEMS with the appropriate qualified licensed professional before the end of the inspection contingency period and prior to the close of escrow.

All Terms and Limitations: Attic Inspection Terms and Limitations

Informational: Attic space limited access/visual inspection: Attic's area visually inspected however there are many visual obstacles in attics, Insulation can prevent visual inspection of drywall/plaster, ceiling joists, wiring, plumbing, lighting etc. Insulation can also prevent inspector from being able to move about attic because the insulation covers the ceiling joists not giving the inspector something secure to walk or crawl on. Some attic heights are to low to enter and visual inspection can only be done from access hatch. If access to attic is blocked and entry cannot be made for visual inspection, this will be noted in the Section Limitation.

All Terms and Limitations: GFCI/AFCI Terms and Limitations

All GFCI electrical outlets in the kitchen and bathrooms, garage, laundry room, and exterior locations were checked for proper connection by GFCI Receptacle Testing Device and found to be in proper serviceable condition at the time of inspection, **unless otherwise noted in report.**

AFCI's if present, were also checked for proper function. All were found serviceable at time of inspection, **unless otherwise noted in report.**

Informational: GFCI (Ground Fault Circuit Interrupter): The National Electrical Code now requires extra protection for outlets in specific areas of the home, such as kitchens, baths, utility rooms, laundry rooms, garages and outdoors. Ground-fault circuit interrupters (GFCIs)- which are identifiable by their TEST and RESET buttons-are generally required in proximity to wet locations. If your wiring has not been upgraded with GFCIs you're not protected. Absence of GFCI receptacles will be noted in this report. Recommend immediate upgrade by qualified licensed electrician if GFCI is Not present.

All Terms and Limitations: Electrical Inspection Terms and Limitations

Fatal Shock Hazard Warning: Inspecting electrical components and systems risks death by electrocution as well as serious burns or other injuries to the inspector or to others. Do not attempt these tasks unless you are properly trained and equipped.

Electrical System is a "LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the structure that are REASONABLY ACCESSIBLE." Features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing cover if accessible and safe for inspector to remove. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances or compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. It is common for homes to have extra wall switches that serve no purpose, these switches may be for future upgrades such as ceiling fans or they may be connected to a switched wall receptacle typically used to plug in a lamp. The current home owner is the best person to ask regarding wall switches and there purpose. This inspection does not certify or warrant the system to be free of risk of fire, electrocution, personal injury or death. Any recommendations about electrical throughout this report should be immediately further evaluated before the end of your inspection contingency period and the close of escrow by a qualified licensed professional electrician.

A representative number of (outlets) receptacles and switches are tested at time of inspection, occupied homes limit testing of many receptacles and switches because personal items and or furnishings are blocking or concealing them. You may find a (outlet) receptacle or switch that is inoperative or damaged when storage and furnishings have been removed when you move in. In the event you find a defective or damaged switch or receptacle you should contact a qualified licensed electrical professional immediately for repair or replacing.

Fixtures, **Switches and Receptacle Information:** Switches and fixtures were tested for serviceability. A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester **unless otherwise noted in this report**.

While we do not evaluate cable, alarm, or media boxes, we do recommend that you call the service provider for further evaluation on the application of this component.

GFCI/AFCI: GFCI (Ground Fault Circuit Interrupter): The National Electrical Code now requires extra protection for outlets in specific areas of the home, such as kitchens, baths, utility rooms, laundry rooms, garages and outdoors. Ground-fault circuit interrupters (GFCIs)- which are identifiable by their TEST and RESET buttons-are generally required in proximity to wet locations. If your wiring has not been upgraded with GFCIs you're not protected. Absence of GFCI receptacles will be noted in this report. **Recommend immediate upgrade by qualified licensed electrician if GFCI is Not present**.

AFCI's if present, were also checked for proper function. All were found serviceable at time of inspection, **unless otherwise noted in report.**

Note: Any alarm systems, electronic keypads; remote control devices; low-voltage interior speakers, intercom systems; low-voltage or 'solar' powered exterior landscape lighting; telephone and cable TV; and all local electric company equipment or components were not tested; which are beyond the scope of a professional home inspection.

All Terms and Limitations: Plumbing Inspection Terms and Limitations

Plumbing Inspection Description: PLUMBING SYSTEM is a "LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the home that are REASONABLY ACCESSIBLE." While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Main water supply shut off valve and any other valves such as angle stop valves by toilets and under sinks are not turned on or off by inspector or tested although we will mention if we observe corrosion or potential leak issues with these valves. Plumbing supply and waste lines are inspected only where they are accessible and visible while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined.

Be Advised: It is recommended to have any underground drain/sewer lines examined by sewer camera inspection (Additional Inspection Service) to visually inspect the condition of the pipes and identify any blockages, root intrusions or breaks. A sewer main line inspection is not included in the scope of this general home inspection and is specifically excluded unless you ordered this additional inspection. Determining if a building is connected to city sewer or a septic tank is specifically excluded from this general home inspection and will not be commented on.

Limitations: Evaluation of plumbing is limited to what is able to be viewed. Although we identify certain types of plumbing material, we are not able to see all enclosed plumbing supply pipes or detect in-wall or hidden plumbing leaks.

The following plumbing components are specifically excluded from this general inspection: inaccessible supply or waste lines such as vertical runs in walls, underground pipes in a slab foundation or a inaccessible crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Gas Seismic valves are not evaluated for correct size or connection, or function. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a qualified licensed specialist.

All Terms and Limitations: HVAC System Inspection Terms and Limitations

Heating and Cooling System: HVAC SYSTEM Is a "LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the structure that are REASONABLY ACCESSIBLE." (HVAC) is short for Heating Ventilation And Air Conditioning. Observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems is operated with normal controls (Thermostat). In order not to damage the system, the air conditioners are not activated if the out door temperatures below 65 degrees the day before inspection. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices, which can be purchased and installed, which we strongly recommend. Air ducts and registers are randomly checked for airflow, Heat exchangers are specifically excluded from the inspection as they are visually obstructed by design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of this inspection. The following items are outside the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient size for the building. Window AC units are not built in and are not inspected or commented.

Informational: <u>The average efficient life of a residential heating and cooling system</u> that has been properly maintained is 15 years. After 15 years the unit will still operate, but it's operating efficiency slowly dwindles. When the system is between 15-20 years of age the system can lose up to 40% of its efficiency.

NOTE: The air conditioning side of system typical serviceable life expectancy is 15-20 years, the heating side of system typical serviceable life expectancy is 20-30 yrs. These conditions may vary from home to home because of deferred maintenance of systems which is common in most homes. HVAC systems require annual service by a qualified licensed HVAC professional.

Be Advised: (Example) If your property was inspected in the summer months and the AC was working at the time of inspection however the furnace had deficiencies and you were recommended to have HVAC system further evaluated (Or Vice-Versa) I recommend you have the entire system further evaluated immediately by a qualified licensed professional before the end of your inspection contingency period and the close of escrow.

All Terms and Limitations: Garage Inspection Terms and Limitations

General inspection was made of the garage and existing components including electrical, plumbing, lights, walls, ceiling, doors according to SOP. Components were all serviceable at time of inspection **unless otherwise noted below**.

Garage Information: Inspection of the garage typically includes examination of the following:

General structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; overhead door condition and operation including manual and automatic safety component operation and switch placement; proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways; proper firewall separation from living space; and proper floor drainage.

LIMITATIONS:

Garage Fire Wall Ratings: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

All Terms and Limitations: Kitchen Inspection Terms and Limitations

Kitchen Comments & Limitations: The KITCHEN SYSTEM is a "LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the structure that are REASONABLY ACCESSIBLE." The Built-In kitchen appliances are visually inspected and operated by using their normal user controls that one would use to turn on to determine if the appliance is functional. Appliance components such as timers, clocks, thermostats, self-cleaning functions, cooking functions are not tested specifically and oven temperature is not tested for accuracy, Refrigerators or there related components are not inspected such as ice makers or the waterline to the refrigerator, Insta-hot systems or any type of water purifiers are not inspected and are specifically excluded. Non built in appliances such as counter top microwaves or portable dishwashers are outside the scope of the home inspection and are specifically excluded. Built-in kitchen cabinets, countertops and flooring are also visually inspected. Cosmetic and aesthetic conditions shall NOT be considered or commented on.

Informational: Most kitchen appliances have a life expectancy range of 8-15 years under normal living conditions and depending on how well the home is maintained. If the inspector comments that a specific appliance is an older model you can expect to repair or replace it in near future as it has likely reached the end of its life expectancy. As appliances get older they become less efficient and may not perform as intended.

Searching for recalls on appliances or other products is outside the scope of this home inspection. If you would like information about recalls you can visit the Consumer Product Safety Commission.

The Following are specifically excluded from this home inspection report: Appliance components such as timers, clocks, thermostats, self-cleaning functions, cooking functions are not tested specifically and oven temperature is not tested for accuracy, Refrigerators or there related components are not inspected such as ice makers or the waterline to the refrigerator or temperature accuracy, Insta-hot systems or any type of water purifiers are not inspected and are specifically excluded. Non built in appliances such as counter top microwaves or portable dishwashers are also excluded.

The sink waste disposal inspection is minimal, the disposal is tested using normal operating controls only. The home Inspector cannot predict the remaining life of the garbage disposal or determine how well the garbage disposal will perform. If the inspector has noted the disposal is leaking/cracked or inoperative the disposal will require replacing.

All Terms and Limitations: Laundry Room Inspection Terms and Limitations

The laundry area is inspected for presence of proper venting of dryer, presence of proper wiring of electrical connections, gas lines and fittings, and presence of proper drainage to laundry tub or wall drain. All of the above are serviceable unless otherwise noted on report.

Laundry Area/Closet/Room and Facilities: Operation of clothes washer and dryer are excluded from this general home inspection. Inspector does NOT inspect the following, including but not limited to, the dryer or washing machine, the plumbing lines or any of their connections, including connections to the laundry faucets, the operation of any valves, determining the exact flow rate, if any, the volume, pressure, temperature or adequacy of the water supply in the laundry room. We recommend that you test your own water supply in the laundry room, both hot and cold, prior to final close of escrow, since this component is excluded from our inspections.

NOTE: Recommend that the lint vent be cleaned annually to avoid buildup of lint and **potential fire hazard**.

General Info: We recommend to replace your old rubber washing lines. Replacement of washer hoses is probably one of our leading recommendations to reduce the potential for loss. We recommend the stainless steel braided lines. As rubber ages, it loses its flexibility. After being subjected to water hammer over and over for many years, the rubber washing machine hose is eventually going to fail, with potential for heavy water damage. Here are a few suggestions to lower the risk of your washing machine hoses suddenly bursting.

1. Turn off the water supply when not in use. Washing machine manufacturers actually tell you to do this in their installation instructions.

2. Replace your old rubber hoses regularly. At least very five years.

3. Install an emergency shutoff kit. You can purchase an emergency shutoff kit, such as the type sold by Floodstop, which will almost surely prevent any type of catastrophic leak. These devices come with a water sensor, so if a leak is detected, an alarm goes off and the water supply valves automatically close. These kits are battery powered, and according to the web site, can be installed in about 10 minutes.

4. Install stainless steel braided hoses. This is the simple advice that we usually give during home inspections. Stainless steel braided hoses are much more resistant to bursting, and they're fairly inexpensive. You can buy a pair on Amazon for under \$17. Link below.

Amazon Link Braided Hose

Best Laundry Hoses

All Terms and Limitations: Bathroom Terms and Limitations

Informational: The BATHROOM SYSTEM is a "LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the structure that are REASONABLY ACCESSIBLE." Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are watertight or have any hidden rot or other damage is beyond the scope of this inspection and is specifically excluded. It is very important to maintain all grouting and caulking in the bath areas. Minor grout or caulking imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials. Determining if toilets or shower heads are in compliance with current water conservation laws is outside the scope of this home inspection.

All Terms and Limitations: Water Heater Inspection and Limitations

Water heater information and limitations: The Water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The temperature of the water was also checked to ensure the water heater was functioning properly. The recommended temperature for a water heater is at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Any defects are noted below.

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

All Terms and Limitations: Smoke Detector/Carbon Monoxide Detector Inspection Terms

Smoke detectors were tested and found in working condition at time of inspection **unless otherwise noted below**.

Beginning July 1, 2014, California Senate Bill 745 requires that **all solely battery-operated smoke alarms and combination smoke and carbon monoxide alarms installed in California must contain a non-replaceable, non-removable (Lithium) battery that is capable of powering the smoke alarm for a minimum of 10 years.** The requirement does not apply to any alarms that are hard-wired.

NOTE: The NFPA states - Smoke detectors/alarms should be located inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.

Carbon monoxide detectors/Alarm were tested and found in working condition at time of inspection **unless otherwise noted below.**

NOTE: At a minimum, industry experts recommend a CO alarm be installed on each level of the home -- ideally on any level with fuel burning appliances and outside of sleeping areas. Additional CO alarms are recommended 5-20 feet from sources of CO such as a furnace, water heater or fireplace. Alarms can alert you to a problems only after smoke or carbon monoxide reach their sensors.

Where to place them: Because carbon monoxide is slightly lighter than air and also because it may be found with warm, rising air, detectors should be placed on a wall at least 5 feet above the floor. The detector may also be placed on the ceiling. Do not place the detector right next to or over a fireplace or flame-producing appliance. Choose locations free of obstructions, where the alarm will stay clean and protected from adverse environmental conditions. Do not place the unit in dead air spaces or next to a window or door.

All Terms and Limitations: Stairway Inspection Terms and Limitations

Interior stairway inspected. Stairway checked for proper rise, tread, hand railing, and baluster separation. We found this component to be serviceable at time of inspection unless otherwise noted in report.



Info Image

InterNachi Guarantee: InterNachi \$25,000 Honor Guarantee



InterNACHI is so certain of the integrity of our members that we back them up with our \$25,000 Honor Guarantee.

InterNACHI will pay up to \$25,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

InterNachi Guarantee: InterNACHI Buy Back Guarantee



If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI CMI members.
- The home must be listed for sale with a licensed real estate agent.

• The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.

- NOTE: You or your agent must inform your inspector prior to COE that purchase is proceeding after inspection. At that time a guarantee confirmation number will be provided.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Buy-Back Program Legal Terms Apply : https://www.nachi.org/buy-legal.htm

Limitations

All Terms and Limitations

GENERAL LIMITATION: HAZARDOUS MATERIALS AND INDOOR AIR QUALITY

Hazardous Materials Limitations: Informational Limitations: Hazardous building materials are OUTSIDE the scope of a home inspection. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings. The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

Indoor Air Quality: Informational Limitations: WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew that may be present. Be Advised: that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor, cabinet or ceiling. If anyone in your family suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant professional who can test for toxic materials, mold and allergens at an additional cost before the end of your inspection contingency period and the close of escrow.

All Terms and Limitations
GENERAL LIMITATIONS

General Limitations

Inspector is not required to:

(A) inspect:

(i) items other than those listed within these standards of practice;

(ii) elevators;

(iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;

(iv) anything buried, hidden, latent, or concealed;

(v) sub-surface drainage systems;

(vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or

(vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

(i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;

(ii) cosmetic or aesthetic conditions; or

(iii) wear and tear from ordinary use;

(C) determine:

(i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;

(ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;

(iii) the presence, absence, or risk of asbestos, lead-based paint, MOLD, mildew, corrosive or contaminated drywall Chinese Drywall or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin,

pollutant, fungal presence or activity, or poison;

(iv) types of wood or preservative treatment and fastener compatibility; or (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

(i) decay, deterioration, or damage that may occur after the inspection;

(ii) deficiencies from abuse, misuse or lack of use;

(iii) changes in performance of any component or system due to changes in use or occupancy; (iv) the consequences of the inspection or its effects on current or future buyers and sellers; (v) common household accidents, personal injury, or death;

(vi) the presence of water penetrations; or

(vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) provide repair cost estimates, recommendations, or re-inspection services.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE <u>SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION</u> <u>AGREEMENT</u> INCLUDED IN THIS INSPECTION REPORT.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

949-945-0111

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the guidelines for property insurability. <u>This report is not to be used by or for any property and/or home warranty company.</u>

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

All Terms and Limitations

LAWN IRRIGATION SYSTEMS EXCLUDED FROM GENERAL HOME INSPECTION

Exterior Grounds Note: Lawn irrigation systems and components are outside the scope of this general home inspection and are not tested or operated and are specifically excluded from this inspection. If you have questions or concerns regarding the operation of this system it is recommended to contact a qualified licensed contractor for further evaluation.

All Terms and Limitations
OCCUPIED/FURNISHED HOME LIMITATIONS

Informational Limitations: If your home is occupied or furnished during the time of inspection, it can limit the inspectors visual inspection in regards to floors, walls, windows or doors due to storage and furnishings as well as closet's and cupboards. Floors and walls may have damage that is concealed to inspector because home is occupied. Exterior walls can have the same visible limitations caused by storage commonly found at a occupied home. The garage is commonly filled with excessive storage so walls and floors are typically covered and can not be seen by inspector. You may find issues with walls, floors or cabinets when the home is emptied. Recommend contacting a professional right away to further evaluate any material defects found.

When an ITEM is NOT ACCESSIBLE = This item was NOT accessible and therefore NOT inspected. The inspector makes no representations of whether or not such an item was functioning as intended or not. The INSPECTOR is not responsible for items that can not be examined. An example of why something would not be accessible would be blockage by furniture or personal items, locked or concealment. If critical to the home purchase decision, we recommend subsequent follow-up by a licensed and qualified tradesperson or a re-inspection by the Home Inspector (Re-Inspection fee applies) prior to closing when the property is vacant and more visible.

If a Component is OBSTRUCTED FROM VIEW: = This item was obstructed from view and therefore NOT inspected. The inspector makes no representations of whether or not such an item was present or present and functioning as intended or not. The INSPECTOR is not responsible for items that can not be examined because it was obstructed from view.

This can occur more so in an occupied home then one that is vacant. Many times, moving boxes, displaced personal items and general disorder that accompanies a move can conceal, hide and prevent an INSPECTOR from discovering defects in attics, garages, cabinets and closets. A less obvious example of why something would be obstructed from view would be in the attic due to insulation or other coverings or restricted access due to low head space for safe passage.

2: ROOF

		IN	NI	NP	D
2.1	General	Х			
2.2	Coverings	Х			Х
2.3	Roof Slope and Pitch	Х			
2.4	Penetrations/Plumbing Vents	Х			Х
2.5	Flashings	Х			Х
2.6	Roof Drainage Systems	Х			
2.7	Chimneys			Х	
2.8	Skylights			Х	
2.9	Solar Panels			Х	
	IN = Inspected NI = Not Inspected NP = Not Pre	esent	D =	Defici	encies

Information

General: INSP GE **General: Roof Type/Style** Hip, Flat

General: General Overview Photos





Back

Right

General: Inspection Method

Roof Inspected by Walking on Roof, Ladder

Roofing System Comments: The ROOFING SYSTEM is a "LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the structure that are REASONABLY ACCESSIBLE." It has been inspected at a time when it was not raining. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these conditions is unknown. **NOTE:** This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof; and portions of the roof may not be visible due to solar panel array if present at time of inspection. No warranty is made that roof system will not leak when it is under a wet condition.

RECOMMENDED MAINTENANCE: Roofing requires periodic maintenance where pipe stacks penetrate roof top and where metal flashings are present between walls and roof as well as where chimneys penetrate roof. Over time the sun dries out the sealant and causes it to crack creating open seams which can allow moisture intrusion into structure. In addition, roof tiles can crack, become loose or slide overtime due to wind, debris or maintenance walks. Checking the condition of these areas on a annual basis is recommended and especially after high wind storms.

Coverings: Material

Composition, Torch Down Roofing

How old is my Roof? is the most commonly asked question.

The inspector or roofing professional can only guess the age of the roof at best, unfortunately roofing materials do not come with data tags indicating the age or date of installation.

The most accurate way is to find out the date of the roofing permit if there is one, but not all jurisdictions require building permits for roof replacement and sometimes the homeowner has the roof replaced without a permit. Or ask for disclosure from the seller or current owner if they know when the roof was installed.

Coverings: Architectural Composition Shingles

Architectural shingles are similar to asphalt shingles as they are composed of the same materials, and are also recyclable. An extra tab or layer is added during manufacture to provide both increased durability as well as aesthetic appeal. The average life span of an architectural shingle roof is 30 years. A premium brand may last up to 50 years.

Coverings: Torch Down Bitumen Flat Roofing

Torch down roofing—also known as "torch on roofing"—is one of the most common types of roofing for flat and slightly sloped roofs. Torch down roofing consists of multiple modified bitumen membranes with additives, which is rolled out and applied with a propane torch. Bitumen is made from asphalt, a tough material that is used in many roofing applications. If properly applied and maintained it has a life span of approximately 15 -20 years. This is one of its main selling points. Torch down roofing is more long-lasting than some other types of flat roof systems. This is due to its flexibility in hot and cold temperatures, as well as its resistance to water damage.

Roof Slope and Pitch: Roof Slope and Pitch

INFORMATIONAL: Please note that, **according to the International Standards of Practice for Performing a General Home Inspection, the inspector is not required to measure the slope of the roof. Therefore, the information provided in this section is courtesy only.**

Both pitch and slope indicate the incline of a roof, expressed as a proportion of the vertical to the horizontal. Picture provided.

The slope of a roof affects how roof systems are installed, including dictating which type of roof-covering material can be applied, Therefore, understanding the slope of a roof may be valuable information for the home owner or perspective buyer.



Penetrations/Plumbing Vents: General Photos



Penetrations/Plumbing Vents: Roof Penetrations/Plumbing Vent Pipes

Roof Penetrations, such as Furnace, Plumbing Vents and Stove Vents, were inspected by drone close up and appeared to be serviceable at time of inspection unless otherwise noted below.

Plumbing Vent Pipes: The plumbing vent, also known as a vent stack, helps regulate the air pressure in your plumbing system. Just as drain pipes remove water and waste from your home, the plumbing vent pipe also known as a plumbing air vent removes gas and odors. It also allows fresh air into the plumbing system to help water flow smoothly through the drain pipes. However, no water runs through the plumbing vent pipe. It is a vertical pipe attached to a drain line and runs through the roof of your home. The vent stack is the pipe leading to the main roof vent. It channels the exhaust gases to the vent and helps maintain proper atmospheric pressure in the waste system. Vent pipes were inspected and found in serviceable condition at time of inspection unless otherwise noted below.



Flashings: Material

Galvanized Steel

Roof Flashing Information & Limitations : LMT - Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Roof Drainage Systems: General Photos



Roof Drainage Systems: Roof Drainage Inspection Terms and Limitations

Roof drainage system was inspected from the roof or with use of drone. Inspector looks for proper drainage, debris, and/or damage. This component was found serviceable at the time of inspection, **unless otherwise noted below**.

Chimneys: Chimney Above Roof & Cap/Rain Covering

The Inspector observed the condition of the visible portions of the chimney that extended above the roof at the time of inspection. Inspection of this portion of the chimney includes evaluation of the following: chimney exterior; cap; spark arrestor; visible flue; cricket; and location on the roof.

All appeared to be in serviceable condition at time of inspection **unless otherwise noted below.**

Skylights: Skylight Present

One or more skylights were present in the residence. All appeared to be serviceable at time of inspection unless otherwise noted.

Solar Panels: Solar Panels Present

Inspection and operation of solar panels is outside of the scope of practice for our home inspector. These panels are usually inspected and/or replaced, and at times maintained by a solar panel company upon request as it is a specialty install and the panels carry their own warranty separate from other roof coverings. Observations on this item may be provided by the inspector if an irregularity in the panels are noticed. **Maintenance of Solar Panels** - The dustier your area, the more frequent inspection is recommended. This ensures that dirt, grime, bird droppings and debris do not block the sun from efficient absorption by the panels.

Limitations

General

GENERAL ROOF LIMITATIONS

Roof limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Deficiencies

2.2.1 Coverings

MINOR - GRANULAR MATERIAL LOSS

Maintenance Item or Info

During the roof inspection we observed **(minor)** granular material loss in one or more areas of the roof. As the granules are swept away by wind and rain the roof becomes more exposed to UV light and will deteriorate faster. Fiberglass may begin to show on edges of shingles. Recommend further evaluation by a licensed roofer for maintenance check.



Back Left

2.2.2 Coverings ROOF MASTIC DETERIORATION

Important Recommendation

Observed some areas of roof and/or flashing mastic that is deteriorating or separating prematurely. Recommend maintenance repair to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



2.4.1 Penetrations/Plumbing Vents

ROOF VENT PIPE MASTIC CRACKING/DETERIORATING

Observed one or more roof vent collars/pipes with cracks along mastic line that attaches the pipe to the flashing boot. Recommend to be resealed as maintenance to prevent any water intrusion. Mastic seals should be evaluated and maintained every 5-7 years.



Back Right

2.4.2 Penetrations/Plumbing Vents

EXPOSED NAILS/FASTENERS

Observed exposed nails or fasteners at noted flashing applications. Recommend sealing properly to prevent any potential moisture intrusion.

Recommendation

Contact a qualified professional.



Back Right



2.5.1 Flashings

MISSING FLASHING



Flashings were missing in one or more areas at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

FOCUS Inspection Authority



3: ATTIC, INSULATION & VENTILATION

					IN	NI	NP	D
3.1	General				Х			
3.2	Attic & Insulation				Х			Х
3.3	Ventilation				Х			
3.4	Exhaust Systems				Х			Х
3.5	Lighting Fixtures, Switches & Receptacles				Х			
		IN = Inspected	NI = Not Inspected	NP = Not Pre	esent	D =	Defici	encies

Information

General: INSP AB	Attic & Insulation: Insulation Type Blown	Attic & Insulation: R-value 22 R-Value provided is estimate only
Ventilation: Ventilation Type 1/2 Round Dormer	Ventilation: Attic Dryer Vent Duct Material Dryer Vent Duct Not In Attic	Exhaust Systems: Exhaust Fans Fan Only
	 Concealed ducting must be metal (galvanized or aluminum) duct. 	

General: General Overview Photos



Attic & Insulation: General Attic Structure

Rafters/Stick

Trusses: Prefabricated wooden structure that integrates a triangular webbing of structural members to provide support for the roof above while tying the outside walls of the house together. 2x4s are most commonly used in trusses.

Rafters: A traditional means of framing roofs, known as stick framing. Each rafter is built on the job site using dimensional lumber. Every piece is measured, cut, and fastened together to form the rafter. Rafters commonly use 2x8s, 2x10s and 2x12s.

Maintenance Item or Info



Deficiencies

3.2.1 Attic & Insulation

NO INSULATION ON ATTIC HATCH LID

Observed that the attic hatch lid does not have insulation attached. Recommend that Batt or Foam Board Insulation be attached to the Attic Hatch to avoid heat loss.



3.2.2 Attic & Insulation DAMAGED AND/OR LOOSE TRUSSES/RAFTERS/BRACING/SHEATHING

Observed loose or damage/holes/notching/splitting of trusses and/or rafters or bracing or roof sheathing/plank components in one or more places. Recommend further evaluation for potential repairing or sistering of noted components to strengthen and/or prevent any future issues or further damage.





3.2.3 Attic & Insulation STAINED ROOF SHEATHING, DECKING, PLANKS AND/OR RAFTERS

BACK

Observed one or more areas in the attic of water stain in the underside of the roof sheathing, decking, planks and/or rafters. Although moisture meter shows dry at time of inspection, this indicates areas of **possible previous roof leak**. Pics are included to assist in locating the areas of the roof tiles that should be checked to assure that there are no current areas that have potential for leaking. Disclosure of this component is recommended.



3.2.4 Attic & Insulation

DEBRIS DEFICIENCY

Observed debris or garbage stored in attic space at one or more locations. This can affect the efficiency of installed insulation And promote rodent intrusion. Recommend proper cleaning and removal of these items.



3.4.1 Exhaust Systems TRANSIT TYPE VENT DUCTS NOTED



Transite type vent pipe is not recommended material as it may contain asbestos. Suggest further review by qualified contractor if this component is being replaced. We bring this to your attention for your information. Important Recommendation



4: EXTERIOR

		IN	NI	NP	D
4.1	General	Х			
4.2	Siding, Flashing & Trim	Х			Х
4.3	Exterior Water/Gas Plumbing	Х			Х
4.4	Eaves, Soffits & Fascia	Х			
4.5	Exterior Doors and Windows	Х			
4.6	Gutters and Downspouts	Х			Х
4.7	Driveways & Walkways	Х			Х
4.8	Decks, Patios, Balconies, Porches & Steps	Х			Х
4.9	Fence/Gate/Walls	Х			
4.10	Vegetation, Grading, & Drainage	Х			Х
4.11	Exterior Lighting Fixtures, Switches & Receptacles	Х			
4.12	Exterior GFCI & AFCI	Х			Х
4.13	Chimneys			Х	
4.14	BBQ/Fire Pit			Х	
4.15	Pool/Spa/Jacuzzi			Х	
4.16	Pool/Spa Safety Inspection:			Х	
	IN = Inspected NI = Not Inspected NP = Not Pr	esent	D =	Defici	encies

Information

General: INSP GE

Decks, Patios, Balconies, Porches Decks, Patios, Balconies, Porches & Steps: General Photos



Siding, Flashing & Trim: Siding Style Trowel Finish, Fine Textured Stucco

Driveways & Walkways:

Driveways and Walkways Material Concrete

& Steps: Material Wood, Concrete

General: General Exterior Overview Pictures

Pictures of the Exterior of the property, Front, sides and back.



Right

Left



Back

General: Exterior Terms

Exterior information: The exterior of a home requires constant general maintenance and cleaning. An inspection is visual and non-evasive only and therefore not every square inch can been seen or inspected. It is up to the home owner to keep up on regular maintenance. Some maintenance items include but are not limited to caulking/sealing of siding, trim, windows, and doors, keeping gutters cleaned, washing the home, proper draining of downspouts etc.. When it comes to caulking/sealing, this is something that should be monitored and repaired or replaced as necessary. There are many areas of the home that require caulk/sealant. Caulk/sealant will dry out overtime due to constant temperature changes in the weather. If not properly maintained these are areas that can let water into the home and begin to deteriorate the structure. While there could be areas listed in your report that need caulked or sealed, be advised that it might not be every area of the home that needs it. Some maintenance items can be done DIY and others might need to be done by qualified contractors.

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Siding, Flashing & Trim: Siding Material

Wood Trim, Wood, Stucco, Plaster

The wall siding and/or wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection **unless otherwise noted in this report.**

Siding, Flashing & Trim: Wood Siding and/or Trim Information

Wood Siding and Trim Information: FYI - Wood siding or wood trim was present on this home, and wood components require diligent maintenance including caulking and sealing/painting as a part of routine maintenance to prevent water related damage. **No deficiencies were found unless otherwise noted below.**

Siding, Flashing & Trim: Stucco Siding Information

Your home has a Stucco Exterior Cladding: Stucco or Portland Cement Plaster, is a low-cost, strong, and durable finish. It can be used in a wide variety of climates. It is versatile and can be applied to concrete, concrete masonry, brick, wood frame, or steel frame. It is fire resistant and color retentive. The stucco plaster is usually applied as a twoor three-part coating directly onto masonry, or over wood or metal lath to a wood frame structure. It does require maintenance watch, especially with contraction and expansion of new home applications. We inspected for excessive cracking or chipping of the stucco between 1/16-1/8" width as well as any sign of spalling of the cladding. We found that the stucco was in **serviceable condition unless otherwise noted below.**

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia

Visual

Soffit / Fascia Information: The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection **unless otherwise noted in this report.**

Limitation NOTE: There are limitations to our inspection of all of the eaves, soffit, and facia. It's impossible to inspect those areas closely during a home inspection due to the height and locations. A home inspection is not an exhaustive evaluation. Our inspection of the exterior was limited as the inspector was not able to reach and access closely every part of the eaves, soffit, and fascia. However, all areas that were observed were in serviceable condition at time of inspection, **Except if otherwise noted below.**



Exterior Doors and Windows: Exterior Doors and Windows

Glass, Wood, Dual Pane, Single Pane

Exterior Doors: All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection **unless otherwise noted in this report.**

Exterior Doors and Windows: Door & Window Exteriors

Exterior Doors & Windows Information: The exterior components of the windows (trim, flashing, weep holes, etc.) and doors were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection **unless otherwise noted in this report.**

Gutters and Downspouts: Gutter Material

Galvanized Steel

Information About Roof Drainage:

Their are many reasons why gutters and downspouts are necessary for proper roof drainage. If the soil around the foundation is soaked from roof drainage water, we can assume that at least some of that moisture will find its way into the basement, crawl space or the concrete floor. Some of this moisture will then be absorbed by the air in the home. If this occurs in the winter time, we can assume that the warmed air in the home will absorb a great deal of moisture (warm air can absorb more moisture than cold air). If this moisture saturated air finds itself into some spaces with cold surfaces - and it will, then some of this moisture will condense against these cold surfaces. This can happen at windows, attic plywood and inside exterior walls, etc.

A good gutter & downspout system helps to control the amount of water and moisture that gets into a structure. And that, in combination with various types of venting system, can prevent the damage from trapped moisture. It is also important to keep the gutters and down spouts clear from debris which may not allow roof water from reaching drainage on the ground. Buildings surrounded by large trees that may overhanging/touching the buildings roof should be trimmed back as this can lead to poor roof drainage.

Driveways & Walkways: General Photos



Driveways & Walkways: Concrete Surfaces: Concrete Flatwork Information

Concrete, **Flatwork or Hardscape Information**: Concrete flatwork or hardscape that adjoined the structure was inspected looking for excessive cracking, ensuring it sloped away from the structure, and for any other significant defects. No reportable conditions were visibly present at the time of inspection if not otherwise noted in this report.

Decks, Patios, Balconies, Porches & Steps: Appurtenance/Accessory

Patio, Covered Patio

Items noted under this section appeared serviceable with no major visual defects observed at the time of inspection unless otherwise noted.

Fence/Gate/Walls: General Photos



Fence/Gate/Walls: Fence, Wall and Gates Information

Gates and Fencing and or Walls were inspected and appear to be in serviceable condition, except if noted below.

Vegetation, Grading, & Drainage: General Photos



Vegetation, Grading, & Drainage: Grading, Slope, Lot Drainage

Grading / Lot Drainage: 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 and Slope Illustration

Lot Slope Illustration

Vegetation, Grading, & Drainage: Property Drainage

Informational: Area drains around a structure are important and often times down played. Older homes typically do not have any area drains in place. Areas drains provide a route for rain water and roof water to move away from structure and out to city drains. If your home has negative grade (ground slopes toward structure) and you have no drains you may see ponding water against your foundation after rainfall. Over time this condition can undermine foundation integrity and cause settling of structure and possible foundation cracks. A raised foundation home can experience water intrusion into crawl space area. If inspector has noted that area drains are Not present or Not Visible it is recommended to contact a qualified licensed drainage specialist for a course of action to improve/upgrade your property drainage. If your property does have area drains present it is important you maintain them and keep them clear of debris, checking annually is recommended to insure proper operation.

Vegetation, Grading, & Drainage: Vegetation Observations

Vegetation Information: Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

Exterior Lighting Fixtures, Switches & Receptacles: Receptacle Information

Fixtures, Switches and Receptacle Information: Switches and fixtures were tested for serviceability. A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

BBQ/Fire Pit: Gas BBQ/Fire Pit

Your home has built-in gas accessories such as a built in Gas BBQ and/or Gas Fire Pit. While it appeared that these accessories were serviceable at time of inspection, we do not operate GAS BBQs or Fire Pits as this is beyond our Standards of Practice and for insurance purposes. We recommend that the appropriate service provider be contacted prior to use especially if they have not been in use for an extended period of time. Your local gas company can also be contacted to provide a safety check of external gas lines, connections and accessories.

Pool/Spa Safety Inspection:: Pool and Spa Safety Barriers

Pool and Spa Safety Information:

For up to date pool safety recommendations go to the following:

<u>Pool Safely</u>

and

<u>Red Cross Pool Safety</u>

and

Pool Safety Guidelines

and

Barrier Guidelines

California Law has been modified to direct pool/spa owners to recommend at least 2 of the 7 Safety Items are present. The Swimming Pool Safety Act:

CA Pool Safety Act

SECTION: 115922.

(a) Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home. **the respective** swimming pool or spa shall be equipped with at <u>least two of the following seven</u> drowning prevention safety features in compliance with SB552:

(1) **An enclosure** that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

(2) **Removable mesh fencing** that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.

(4) **Exit alarms on the private single-family home's doors and windows** that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.

(6) **An alarm that**, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) **Other means of protection**, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

(b) Before the issuance of a final approval for the completion of permitted construction or remodeling work, the local building code official shall inspect the drowning safety prevention features required by this section and, if no violations are found, shall give final approval.

(Amended by Stats. 2017, Ch. 670, Sec. 4. (SB 442) Effective January 1, 2018.)

SECTION 115923.

An enclosure shall have all of the following characteristics:

(a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.

- (b) A minimum height of 60 inches.
- (c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.

(d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.

(e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

(Added by Stats. 1996, Ch. 925, Sec. 3.5. Effective January 1, 1997.)
OLDER HOME STUCCO/CLADDING TO SOIL CONTACT/NO VISIBLE WEEP SCREED



EXTERIOR STUCCO WALLS

Be Advised: If your home was constructed before 1986 your exterior wall cladding (stucco) was installed to an older building standard. This old building standard means the stucco is in contact with the grade below it that may be soil or concrete etc. It is important to keep perimeter grade sloping away from building to minimize water ponding between stucco and grade.

One or more areas of exterior siding (stucco) has no visible weep screed, Weep screed is installed at the bottom of stucco on wood framed buildings to allow water to drain from stucco away from building materials. It is common for home owners to add new concrete or wood decking to existing structures over the life of the building that covers the weep screed, but this condition does not allow the moisture to drain from the stucco as intended which may then allow moisture to back up, or wick up into wood framing of structure and possibly into drywall and living areas.

Another common issue is over the years on a older construction building the grading is to high and is touching the stucco, in some cases regrading can correct this issue. Moisture is known to wick up into the stucco as high as 36" in some cases. Weep screed should be minimum of 4" above soil grade and minimum of 2" above concrete grade. Stucco that covers concrete foundation without weep screed installed between the stucco and the foundation is known to pull moisture from the concrete foundation.

Recommend contacting a qualified licensed stucco contractor to further evaluate this condition and recommend a course of action to improve, upgrade or correct this condition.

What is Weep Screed?

Informational: A weep screed is a type of building accessory installed along the base of an exterior stone or stucco wall, most commonly above the foundation level (above grade). The purpose of a weep screed is to allow incidental moisture that may enter the wall system, to convey to the exterior.

Recommendation

Contact a qualified professional.



4.3.1 Exterior Water/Gas Plumbing **NO ANTI-SIPHON VALVE**



Observed that there was no Anti-Siphon Valve on one or more exterior hose spigots. An anti-siphon faucet or valve should be installed to prevent the backflow of dirty water into the clean water source. Anti-siphon taps are used for outdoor plumbing, utility sinks, and mainly where a hose is attached to supply water outside of a home. Recommend correction. This is an easy fix. Anti-Siphon Valves can be purchased at your local hardware supply store.





Anti Siphon Valve

2317 Stearnlee Ave

4.3.2 Exterior Water/Gas Plumbing

SPIGOT VALVE DEFICIENCY

Observed at time inspection missing or broken spigot valve. Recommend correction.



Front

4.6.1 Gutters and Downspouts

DOWNSPOUTS DRAIN NEAR HOUSE



Important Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain,

if possible, at least 3-6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.



4.7.1 Driveways & Walkways
CONCRETE - MODERATE CRACKING



MODERATE CRACKING - CONCRETE - Moderate settlement cracks were present on the concrete surface at one or more locations noted. Cement cracks are considered normal due to settling over time and age of property. When cracks expand to more than 1/8 to 1/4" in width and/or have displacement, we recommend further evaluation for repair. At a minimum these cracks are recommended to be sealed by a qualified person to prevent further damage in winter months or to avoid becoming a trip hazard with potential vertical lift.



4.7.2 Driveways & Walkways

CONCRETE SPALLING - MINOR

Maintenance Item or Info

Observed some minor concrete spalling in noted location. This appears mainly to be cosmetic in nature at this time. We recommend monitoring this particular component and repairing as needed.



4.7.3 Driveways & Walkways
PATIO TYPICAL SETTLEMENT CRACKS - MINOR



Patio - Typical Settlement Cracks: Typical or Normal settlement / shrinkage cracks were present on the patio concrete slab (under 1/4" wide). These can be caused by the composition of the concrete mix used when the slab was poured, the lack of expansion or relief joints, or standard settlement. At a minimum these cracks should be monitored and/or sealed with a masonry sealant to prevent further damage from freezing rain water in winter months. If a concern, have a concrete contractor to evaluate further.



4.8.1 Decks, Patios, Balconies, Porches & Steps

PATIO COVER FLASHING/SEAL DEFICIENCY

Important Recommendation

Observed at time of inspection indication of flashing and seal deficiency between patio cover and siding of the structure. Evidence of moisture penetrating between patio cover and cladding was observed. Recommend further evaluation by a qualified contractor. Correct flashing and seal of flashing deficiency to prevent further moisture penetration and potential damage to the siding material.

Recommendation

Contact a qualified professional.



4.8.2 Decks, Patios, Balconies, Porches & Steps COATING/PIANT DEFICIENCY

Important Recommendation

Observed paint coating deterioration with some blistering, peeling and/or cracking and wear at noted locations. Recommend repair and recoating at areas that are worn to avoid potential moisture intrusion and further deterioration.

4.8.3 Decks, Patios, Balconies, Porches & Steps

- Important Recommendation

IRREGULAR STEP STAIR RISE OR TREAD

Noted irregular rise and tread of stairway at noted location. Stair falls can be caused by inconsistent stair dimensions. During ascent, inconsistently taller stair risers lead to reduced foot clearances as the inconsistency goes unnoticed.

The rise of every step in a stairway shall be not less than 4 inches nor greater than 7 1/2 inches. (2) The run shall not be less than 10 inches as measured horizontally between the vertical planes of the furthermost projection of adjacent treads.

Recommendation

Contact a qualified professional.

4.10.1 Vegetation, Grading, & Drainage

NEGATIVE GRADING

Grading is sloping towards the home in one or more areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or contractor regrade or provide proper drainage so water flows away from home. This may require installation of a Swale System, Yard Drains, Drain Boxes, French Drains, scoring of cement components or other adjustments.

Here is a helpful article discussing negative grading.





Dining room area

Important Recommendation

4.12.1 Exterior GFCI & AFCI

- Important Recommendation

NO EXTERIOR GFCI OUTLET

We did not find exterior GFCI electrical outlets in one or more areas. GFCI outlets are required by NEC. Current Code states: Homes are required to have at least one outdoor GFCI PROTECTED receptacle at the front and rear of the house. We recommend this be corrected by a qualified licensed electrical contractor.



Back

5: FOUNDATION & UNDER FLOOR STRUCTURE

		IN	NI	NP	D
5.1	General	Х			
5.2	Slab Foundation	Х			
5.3	Crawlspace	Х			Х
5.4	Basement			Х	
	IN = Inspected NI = Not Inspected NP = Not Pr	esent	D =	Defici	encies

Information

General: INSP

AB

General: Foundation Type/Style

Slab on Grade, Combination, Raised Foundation With Stem-Wall, Pier/Post/Beam

Crawlspace: Flooring Insulation

None

Slab Foundation: Material

Slab on Grade, Concrete

Crawlspace: Material

Pier/Post/Beam, Stem Wall

General: Inspection Method

Crawlspace Access, Visual, CrawlBot

Foundation Floor Structure Comments and Limitations: Foundation SYSTEM and or Floor Framing SYSTEM is a "LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the structure that are REASONABLY ACCESSIBLE." The conditions observed at the time of the inspection and are the opinion of the inspector. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement has been disclosed, you should expect future movements and possible repairs. The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall effectiveness, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks because of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity.

Foundation Information:

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures unless otherwise noted. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

General: Expansive Clay Soil and Settling

Expansive clay soil is common here in Southern California. This type of soil expands or shrinks according to the moisture content within the soil. As such, your foundation may sink or settle if the soil is lacking water and contracts. If this occurs you have a greater chance of experiencing slab foundation cracks or pier and beam issues as a result.

If you have a crawlspace, to help stabilize this condition, we recommend the encapsulation of the crawlspace as an upgrade by a qualified contractor.



Before and After Encapsulation of Crawlspace

General: Visibility Limitation

At time of inspection, there is a limitation and visibility of crawlspace. Recommend further evaluation, professional technician.

Crawlspace: General Photos







Crawlspace: Crawlspace Vapor Barrier

Vapor Barrier Serviceable with Exceptions

Informational: Moisture or Vapor Barriers are recommended. Moisture within a crawlspace can cause many problems. This is why a moisture barrier under the house is so important, as it can help prevent damage and possible hazards. Installing a vapor barrier in your crawlspace will keep the area dry and healthy.

Crawlspace: Older Structure Seismic Retrofitting

INFORMATION ONLY: We did not see evidence of Seismic Retrofitting on this older structure. We recommend that you check with your city government to see if they require homeowners to make seismic retrofits to single-family homes built prior to 1980. **Evaluating for Seismic Retrofitting is NOT covered under our Standards of Practice for your general home inspection.** Therefore, the comments provided below are courtesy only.

Buildings cannot be made earthquake-proof, only earthquake-resistant. Because the majority of old houses are built with wood frames, a relatively flexible construction method, they can sway in an earthquake like a palm tree in a stiff breeze.

Earthquakes can cause extensive damage to the foundation, siding and roof of homes. Older homes built before 1980 on a raised foundation are especially vulnerable if they are not retrofitted. The web-sites below provide further information on this subject as well as California's "Earthquake Brace and Bolt" grant program:

https://www.earthquakebracebolt.com/

https://www.earthquakeauthority.com/Blog/2020/Benefits-Seismic-Upgrades-Why-Retrofit-Your-Home



Seismic Retrofitting

Crawlspace: Stem Wall with Raised Foundation

STEM WALL INFORMATION: A type of foundation common in much of the United States, stem walls are short (up to several feet, or the height of a crawl space) and are attached to a concrete footing. They are typically used in houses with crawl spaces, either vented or unvented, and are especially common in California in builds pre- 1950.

There are many reasons why crawl space foundations with stem walls are common in older homes. Here are a few of the most important:

1. They're solid. The stem walls transmit the load from the house to the footing (often a spread footing, which has a wider bottom section) and then it is distributed over a larger area.

2. They protect the house itself. By lifting the base of the house, its walls are protected from flooding and some other environmental hazards.

3. They allow easy access to plumbing, wiring, and other mechanical systems when compared to a slab foundation.

4. The end result can be a more beautiful home. By raising the base of the house, the entire structure is elevated.

A special case: If the lot you are building on is on a slope, a stem wall foundation has some particular pluses in that its height can be varied depending on the ground elevation at different points. (In those situations, the amount of concrete required for a slab foundation can quickly become expensive.)

Crawlspace: Limited Visibility

Limited at Kitchen Area

Observed a time of inspection, limited visibility due to standing debris or cables from inspecting crawlspace thoroughly. Recommend further evaluation by foundation expert and disclosure from previous owner.

Limitations

General

GENERAL FOUNDATION AND FLOOR STRUCTURE LIMITATIONS

Foundation SYSTEM and or Floor Framing SYSTEM is a "LIMITED VISUAL AND NON-INVASIVE INSPECTION of the SYSTEMS of the structure that are REASONABLY ACCESSIBLE." The conditions observed at the time of the inspection and are the opinion of the inspector. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement has been disclosed, you should expect future movements and possible repairs. The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall effectiveness, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks because of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity.

Slab Foundation SLAB ON GRADE LIMITATIONS **Concrete Slab Information and Limitations If Present:** Building constructed on top of a concrete slab over earth, with no crawl space underneath. Concrete is known to typically develop cracks due to expansion & contraction and or poor compaction of soil below, poor drainage adjacent to structure can also contribute to slab or foundation issues so it is expected some cracking would be found if the concrete were exposed to view by removing interior flooring. By the nature of slab construction the structure would be bolted to this concrete slab per the building standards at the time of construction. Bolting is typically not visible in slab construction as it is inside the wood frame walls that are covered with drywall and siding.

A concrete slab is a common structural element of modern buildings. Horizontal slabs of steel reinforced concrete, typically between 4 and 20 inches (100 and 500 millimeters) thick, are most often used to construct floors in residential structures, while thinner slabs are also used for exterior driveways and walkways.

NOTE: Full interior slab was not visible at the time of inspection due to tile, carpet or other floor coverings unless otherwise noted below.

NOTE: Conditions of any utilities within or under a slab-on-grade, such as water/gas plumbing or ductwork are not within the scope of a professional home inspection.

Crawlspace

RAISED FOUNDATION LIMITATIONS

Raised Foundation Information and Limitations If present : The crawl space limited visual inspection: There are many obstacles present under a home with a raised foundation. Some crawl space Access points were not built large enough for a person to enter which is common in older buildings over 50 years old, Minimum Access Opening Size is(24" wide x 16" Tall) for the average size person to enter. Floor support beams in crawl space are some times lower than minimum requirement of (12" between bottom of beam and soil floor) making access under beams impossible. Also low hanging plumbing & low hanging electrical wires also prevent access in some areas (this is typically a sign of poor installation of plumbing and wiring). Many times a large amount of debris is present under homes from prior repairs or remodeling that makes it unsafe for inspector, this debris should be removed, large water leaks and ponding water under home will also prevent the inspector from entering for safety reasons.

Deficiencies

5.3.1 Crawlspace **EFFLORESCENCE**



THROUGHOUT

Efflorescence noted on the crawlspace surface and/or stem wall. This a white, powdery deposit is consistent with moisture intrusion. While not an immediate danger, unless other deficiencies are found, over time moisture intrusion may affect the rebar components within the stem wall and can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source of moisture and correct and treat if fungus is present.





5.3.2 Crawlspace

FOUNDATION CRACKS PRESENT IN CRAWLSPACE

Important Recommendation

RIGHT SIDE & BY GARAGE AREA

VISIBLE FOUNDATION CRACKS: Needs Attention Be Advised: One or more cracks are visible in foundation: Foundation cracks are not uncommon and are typically present in older buildings. Concrete is known to crack for several reasons such as the initial concrete mix being off regarding water content as shrinkage is typically what causes cracking as well as settling of structure. Several other conditions or the combination of multiple conditions can cause cracks such as inadequate area drainage around building, negative grading toward building, expansive soil or poorly compacted soil. Major foundation problems exist when vertical or lateral movement/shifting of cracked areas is present. Foundation cracks should be sealed to help prevent water from entering building or crawlspace areas as water intrusion can lead to further deterioration of building materials. Any foundation issues should be further evaluated by qualified licensed foundation professional to determine if repair is necessary and what course of action should be taken as well determining cost of repair before the end of your inspection contingency period and the close of escrow.

Here is an informational article on foundation cracks.



Close to Garage area

5.3.3 Crawlspace MINIMAL OR NO INSULATION PRESENT IN CRAWLSPACE AREA

THROUGHOUT

Recommended Upgrade: Minimal or no insulation was present inside crawlspace under wood floor framing system and no vapor barrier was present. While older homes where not required to have under floor insulation according to older building standards, newer construction homes are required to have under floor insulation installed. Recommend considering an upgrade by a qualified licensed insulation contractor to improve heating and cooling costs, control of moisture and pest intrusion and quality of air within the home.



BEFORE and AFTER ENCAPSULATION

5.3.4 Crawlspace

MOISTURE STAINING



Observed in one or more locations with moisture staining due to potential plumbing Leak or previous plumbing leak at noted locations. Recommend further evaluation and correction.

Recommendation

Contact a qualified professional.



Back

Kitchen

5.3.5 Crawlspace TRENCHING IN CRAWLSPACE



Maintenance Item or Info

It appears that targeted trenching has been made in One or more locations of your crawlspace. If trenching is next to foundation walls, to expose plumbing components, or other structural components, disclosure should be made by seller. It may be appropriate to fill in trenches if Foundation components are jeopardized by the Open trenching and to avoid moisture collection in the trenches. Recommend further evaluation by a licensed foundation contractor.

Recommendation

Contact a qualified professional.





6: PLUMBING MAIN

		IN	NI	NP	D
6.1	General	Х			
6.2	Water Main Shut-off Device	Х			Х
6.3	Water Supply and Distribution Systems	Х			
6.4	Drain and Waste Systems	Х			
6.5	Gas Main Shut-off Device	Х			Х
6.6	Dryer Vent Termination	Х			Х
6.7	Fire Sprinkler System			Х	
6.8	Sump Pump			Х	
6.9	Septic Tank			Х	
	IN = Inspected NI = Not Inspected NP = Not Pro	esent	D =	Defici	encies

Information

General: INSP AB Water Main Shut-off Device: General Overview Photo



Water Main Shut-off Device:

Water Pressure

70

It is recommended that water pressure be between 40 psi and 80 psi



Drain and Waste Systems: Drain Size 3" & 4" Clean Outs, 2" **Dryer Vent Termination: Location** Left Side of Home

Water Main Shut-off Device: Water Meter Readings

No Substantial Change in Meter Reading was Noted

If the water meter is accessible at the time of inspection, your Inspector will note the meter reading at the start of the inspection and then again within 20 minutes without running water in the structure in a visual effort to determine if water is leaking/running within the plumbing system beyond the water meter or within the structure. Two pictures taken show **no substantial difference unless otherwise indicated in the report.** - Please note that some Condo units or other structures may not have accessible meters to perform this review.



Water Main Shut-off Device: Location of Shut Off

Front of Home

Informational: It is important to know where your main water supply shut off valve is located. In the event of a water leak inside the home you should turn off the main water valve immediately and then call a licensed plumbing professional. It is strongly recommended you familiarize yourself with the location of the shut off valve, some water mains have multiple handles in a small area, if this is present at your water main i recommend you label the correct valve for ease of locating it in the event of a water leak emergency. Do not block the valve with storage of furniture or allow overgrowth of plants for easy access.

Note: If the inspector could not locate the water main it is recommended you request disclosure from seller before the end of your inspection contingency period.

Water Supply and Distribution Systems: Water Supply Material

Not All Supply Lines Are Visible, Copper

NOTE: Supply system pipe is the line delivering water from the potable source to the building.

Water Supply and Distribution Systems: Distribution Material

Not All Distribution Lines are Visable, Copper

NOTE: Water-distribution pipe line is located inside a building and delivers potable water to the fixtures. While we do not open walls to determine this information, we usually can locate and identify material used at the Shut-Off Valves that supply sinks and toilets, at the water heater supply lines, or exposed plumbing in the attic space.

Water Supply and Distribution Systems: Water Source

Public *

NOTE: If the inspector was able to make access to the public meter at the time of inspection, pictures will be provided. Pictures of the meter reading at the time of inspection, may help to indicate if there is a potential water leak on the property. On some properties, this may not be accessible to the inspector.

Water Supply and Distribution Systems: Copper Pipes

We observed that you're home construction used copper piping. While copper pipe and fittings were common in construction until the late 2000-2010, many professional plumbers now use flexible PEX for all new construction and in repairs and extensions to existing copper systems. Due to increased chloramine in the water today, we encourage you to replace any copper pipe that shows possible corrosion or patina as a proactive measure against leaking.

Drain and Waste Systems: Material

ABS



Drain and Waste Systems: Sewer Lateral Line NOT inspected

NOTE: A Sewer Lateral Line Inspection was NOT requested by the Client. Please note that our comments regarding your sewer and or drain lines are from visual only inspection. We always recommend a Sewer Lateral Line Inspection for new homes, and older homes over 20 yrs of age, due to the nature of our Southern California soil, propensity for contraction and expansion, settling and root intrusions. If you decide to have a sewer line camera inspection after your home inspection and prior to your close of escrow, please give us a call as we provide this service to our clients at a reduced rate.

Gas Main Shut-off Device: General Overview Photo



Gas Main Shut-off Device: Location

Right Side of Home

Informational: It is important to know where your main fuel (GAS) supply shut off valve is located. In the event of a Gas leak in or around the home you should turn off the main fuel valve immediately and then call the gas company or a licensed plumbing professional. It is strongly recommended you familiarize yourself with the location of the main fuel shut off valve typically located at the gas meter. Do not block the valve with storage of furniture for easy access.

Note: This valve is NOT easy to turn without the proper gas valve wrench. I recommend you purchase one when you close escrow and store it near the main fuel shut off typically located at the GAS Meter. This type of wrench can be purchased at amazon, home depot etc.



Gas Shut Off at Meter Sample

Gas Shut Off Wrench Sample

Dryer Vent Termination: General Overview Photo

If Dryer Vent terminates on the roof, it may not be as readily accessible for a photo.



Dryer Vent will be run along garage floor

Dryer Vent Termination: Dryer Vent Maintenance Reminder

DRYER MAINTENANCE REMINDER Info Only: Excessive lint accumulation around the dryer vent exhaust cover can cause the damper to stick open from lint. This can be a potential fire hazard and will also allow for air leakage and pest intrusion. The exhaust vent was fairly clean at the time of inspection, however we recommend that you have the dryer duct and terminal cleaned yearly or as needed.

Here's a helpful article on this topic, click here:

Keeping Your Dryer Clean and Safe



Deficiencies

6.2.1 Water Main Shut-off Device

NO WATER PRESSURE REGULATOR OR REDUCING VALVE

Observed that this residence does not have a water pressure regulator or pressure reducing valve. Although not every resident may have these pressure regulators, they can be essential in situations where municipal water supply inters a home at a very high pressure or where water pressure is irregular. We bring this to your attention for information purposes.



6.5.1 Gas Main Shut-off Device

CORROSION

Gas supply pipes show significant corrosion. This can lead to gas leaks. Recommend contacting local utility company for evaluation and repair.

Maintenance Item or Info



6.6.1 Dryer Vent Termination

DRYER VENT INSTALLATION DEFICIENCY





Maintenance Item or Info

Observed dryer vent termination deficiency. Homeowner mentioned dryer vent will be installed and run along floor of garage. This may present a potential safety issue. Currently no dryer duct is properly installed. Recommend further evaluation by a qualified licensed professional for proper correction.



7: ELECTRICAL MAIN

		IN	NI	NP	D
7.1	Main Panel	Х			
7.2	Sub Panel			Х	
7.3	Service Entrance Conductors	Х			
7.4	Branch Wiring Circuits, Breakers, Fuses & Junction Boxes	Х			Х
7.5	Main GFCI Reset(s)	Х			
	IN = Inspected NI = Not Inspected NP = Not Pre	esent	D =	Defici	encies

Information

Main Panel: INSP AB

Back

Main Panel: Main Panel Location Main Panel: Panel Capacity 200 AMP

Main Panel: Main Panel Manufacturer Siemens

Main Panel: Panel Type **Circuit Breaker**

Service Entrance Conductors: **Electrical Service Conductors** Overhead, 120/240 Volts



Branch Wiring Circuits, Breakers, Main GFCI Reset(s): Main GFCI **Fuses & Junction Boxes: Wiring** Method Romex/NM Nonmetallic Sheathed

Reset Location(s) None

Main Panel: Main Panel Photos



Main Panel: Main Panel Shut Off

Note Picture Location of Your Main Power Shut Off



Note Location

Service Entrance Conductors: Overhead Service Drop

Overhead Service Drop Information: Power was supplied to the home via an overhead service drop. The meter and service mast appeared to be in satisfactory condition. No deficiencies were observed at visible portions **unless otherwise noted in this report.**

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

Copper

Branch Wiring Information: The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Deficiencies

7.4.1 Branch Wiring Circuits, Breakers, Fuses & Junction Boxes

Maintenance Item or Info

AFCI BREAKERS NOT FOUND IN PANEL

In 2008 the National Electrical Code (NEC) required that **all 15 and 20 amp branch**

circuits feeding convenience receptacles be protected by an AFCI circuit breaker. The National Fire Protection Authority (NFPA) recognizes that AFCI circuit breaker's can greatly reduce the risk of fire at receptacles throughout the dwelling caused by arc fault conditions. It is for that

reason that Inspectors with FOCUS Inspection Authority recommend the client consult with a licensed electrical contractor for installation of such safety devices. If the main panel was installed prior to 2008, we make this recommendation for safety upgrade.

Recommendation

Contact a qualified professional.



8: HEATING SYSTEM

		IN	NI	NP	D
8.1	General	Х			
8.2	Equipment	Х			Х
8.3	Normal Operating Controls	Х			
8.4	Distribution Systems	Х			
8.5	Heat Temperature Readings	Х			
	IN = Inspected NI = Not Inspected NP = Not Pr	esent	D =	Defici	encies

Information

General: INSP AB

Equipment: Location of Furnace/AirHandler Hallway

Normal Operating Controls: Thermostat



General: General Photos & Video

Equipment: Manufacture Unknown

Equipment: Energy Source Gas

Distribution Systems: Ductwork Wall Heater No Ducts Equipment: Heat Type Gas Wall Unit

Equipment: Heating System Approximate Age Unknown Year



Equipment: AFUE Rating

56-70%

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

GENERAL INFORMATION:

To find your current furnace AFUE rating – The rating should be on your furnace's faceplate. If it's not, then look for the model or serial number of the furnace, which should be on the furnace or on the compressor outside. Use that model or serial number on the manufacturer's website to find the furnace's AFUE rating.

A standard efficiency furnace provides 80% annual fuel utilization efficiency (AFUE). In this type of furnace, 20% of the energy produced by natural gas is expelled as exhaust. ... These days, 95% AFUE is a common rating among new gas-powered furnaces. So a 95% furnace is more efficient than an 80% furnace.

A 20 or 25 year old furnace may have an efficiency rating of about 60%. Instead of warming your house, 40% of the heat generated through combustion of natural gas goes up the flue and out the chimney. High efficiency furnaces of today on average have an efficiency rating of 90-95%. Gas wall heaters typically has an AFUE (Annual Fuel Utilization Efficiency) rating between 56% and 70%, considered low efficiency,

Heat Temperature Readings: Temperature Reading at Register

Temperature reading at register in one or more rooms. We look for adequate airflow as well as a minimum temperature variance of 10°-15° between intake return and room registers.



Deficiencies

8.2.1 Equipment

MISSING SEDIMENT TRAP

Maintenance Item or Info

Be Advised: No sediment trap is installed on the furnace gas supply line. Sediment Traps are intended to trap oil, scale, sand, water condensation and/or debris from the gas supply lines before they reach and damage the heater components. As per standard building practices, this is commonly not installed by installers however manufacturer may require this in order to honor limited warranty. Check local building codes for specific requirements in your area. **We recommend installing a sediment trap by a qualified contractor upon upgrade.**



9: WATER HEATER/HOT WATER SYSTEM

		IN	NI	NP	D
9.1	General	Х			
9.2	Equipment	Х			Х
-	IN = Inspected NI = Not Inspected	NP = Not Present	D =	Defici	encies

Information

General: INSP AB **Equipment: Type/Style** Tank

Equipment: Capacity 29 gallons **Equipment: Water Heater Approximate Age** 2024 Year Equipment: Location Exterior Utility Closet

Equipment: Energy Source Gas

General: General Overview Photo



Equipment: Manufacturer

Rheem

It is recommended to flush & service your water heater annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Here is a nice maintenance guide from Lowe's to help.

Equipment: Water Temperature Tested

121

Informational: Water temperature at one or more locations in the home was tested. 120°F is the temperature safety recommendation for home water heaters. Most experts agree that anything below 120° may create a risk for bacteria to develop inside the water heater from stagnant water, such as Legionella that causes legionnaires disease.



Equipment: Conventional Tank Water Heater

Information Regarding Conventional (Tank) Water heater: The life expectancy of a conventional water heater depends on several factors, manufacturers warranty, maintenance of tank and usage. A typical life expectancy of a conventional water heater is between 6-15 years. The inspector can not determine when a water heater will fail. The warranty of the unit can give you a time line of when you may expect to replace it and when it may have reached the end of its life expectancy. If the tank is leaking it would need immediate replacement. Recommend requesting service record of water heater from seller, if seller has no record or knowledge of servicing tank i recommend you have it serviced soon by a qualified professional.

Deficiencies

9.2.1 Equipment

MISSING GAS SEDIMENT TRAP



WATER HEATER: Be Advised: No sediment trap is installed on the water heater gas supply line. Sediment Traps are intended to trap oil, scale, sand, water condensation and/or debris from the gas supply lines before they reach and damage the water heater components. However, as per standard building practices, this is commonly not installed by installers however manufacturer may require this in order to honor limited warranty. Check local building codes for specific requirements in your area. We recommend installing a sediment trap by a qualified contractor or upon upgrade.



Water Heater Gas Sediment Trap

9.2.2 Equipment

SUPPLY LINE INSULATION DEFICIENCY

Maintenance Item or Info

Observed insufficient insulation of supply lines. Insulating your hot water pipes reduces heat loss and can raise water temperature 2°F-4°F hotter than uninsulated pipes can deliver, allowing you to lower your water temperature setting. You also won't have to wait as long for hot water when you turn on a faucet or showerhead, which helps conserve water. This is a good DIY project.





10: GARAGE

		IN	NI	NP	D
10.1	General	Х			
10.2	Doors			Х	
10.3	Windows	Х			Х
10.4	Floors	Х			
10.5	Walls & Firewalls	Х			
10.6	Ceiling	Х			
10.7	Cabinets & Countertops			Х	
10.8	Garage Door	Х			
10.9	Garage Door Opener	Х			Х
10.10	Lighting Fixtures, Switches & Receptacles	Х			
10.11	GFCI & AFCI	Х			
10.12	Fire Door	Х			Х
10.13	Pool Safety Door			Х	
	IN = Inspected NI = Not Inspected NP = Not Pre	esent	D =	Defici	encies

Information

General: General Overview Photo General: INSP



GE



Garage Door Opener: General Overview Photo

Fire Door: General Overview Photo





Garage Door: Material Metal, Non-insulated

Doors: Exterior Occupant Side Door

Since occupant door to garage is exterior only, it does not have a requirement for fire door rating. We did test the garage occupant entry side door for proper opening and closing, weatherstripping, locking device and general condition of the door. These components were found functional and serviceable at time of inspection unless otherwise noted below in this report.

Walls & Firewalls: Walls and Fire Walls

Walls Information: The walls appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed at visible portions unless **otherwise noted in this report.**

Fire Wall Separation: Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of garage to living space. Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades are recommended for safety.

Garage Ventilation: Currently, residential garages are not required to have ventilation under ANSI/ASHRAE Standard 62.2. However, the EPA does recommend active ventilation to help get rid of toxic fumes and carbon monoxide. Even though it's not legally required, it's still a good idea to have some sort of ventilation in your garage. Garage ventilation is a growing concern today among homeowners. Not ventilating your garage can be extremely dangerous. Your car exhaust releases many toxic fumes, and without proper ventilation, these fumes can get trapped within the walls of your garage creating a health hazard.

Another reason you may want to ventilate your garage is to control the buildup of heat. Because of the lack of air space in a garage, things can get extremely stuffy.

We add the above comments to our report for your information only.

Ceiling: Overview picture



Garage Door: General Overview Photo



Garage Door: Style/Type

Automatic, Up-and-Over

Garage Door: Overhead Door Introduction: Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensors;
- switch placement;
- track & rollers; and
- manual disconnect.

Garage Door Opener: Garage Door Inspection Terms

The garage door opener was tested and was serviceable at time of inspection. Safety sensors were also tested and serviceable at time of inspection **unless otherwise noted below.**

Garage Door Opener Information

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection **unless otherwise noted in this report.**

Garage Door Opener: Auto-Reverse Disclaimer:

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Manual Release Handle/Cord Tested: This is a means of manually detaching the door from the door opener in case of emergency or power loss. The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in

contact with the top of a vehicles.

A WARNING
To prevent possible SERIOUS INJURY or DEATH from a falling garage door: • If possible, use emergency release handle to disengage trolley ONLY when garage door is CLOSED. Weak or broken springs or unbalanced door could result in an open door falling rapidly and/or unexpectedly. • NEVER use emergency release handle unless garage doorway is clear of persons and obstructions. • NEVER use handle to pull door open or closed. If rope knot becomes untied, you could fall.
Cverhand Knot Trolley Emergency Rope

Overhand Knot

Garage Door Opener: Garage Door Opener Emergency Manual Release

Manual Release Handle/Cord Tested: This is a means of manually detaching the door from the door opener in case of emergency or power loss.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles. This component was serviceable at time of inspection UNLESS OTHERWISE NOTED BELOW.



Fire Door: Fire Door Inspection Terms

The door from the garage to the home was tested for meeting safety and fire standards. This door must be self closing and latching and fire rated Meeting safety standards. If there is deficiency, it will be noted below and should be corrected at your earliest opportunity.

Maintenance Item or Info

Deficiencies

10.3.1 Windows

GENERAL WARE

One or more windows appears to have general damage/ware, but are operational. Recommend a window professional clean, lubricate, adjust and/or caulk as necessary.



10.9.1 Garage Door Opener

GARAGE DOOR SAFETY SIDE SENSORS DEFICIENCY High Importance or Safety Hazard

As a general rule, Garage door sensor should be mounted not more than 6 inches above the floor. This is a safety precaution so that people or animals do not get trapped under the door as it closes. Recommend correction in the height of sensor to meet safety standard. Easy fix.



10.12.1 Fire Door

DOOR NOT LABELED AS FIRE RATED



We were unable to locate any fire rating label for the door. Fire door between garage and residence should be solid wood not less than 1 5/8 inch thickness, solid wood or honeycomb core steel door. It should have a 20 minute fire rating and equipped with self-closing device.

Note: Due to the age of this property and the likelihood that this door is original construction material, it is possible that the door is not fire rated. However, it was solid wood and approx 1 and 5/8 inches thick. We bring this to your attention for your information.



10.12.2 Fire Door

NOT SELF CLOSING/LATCHING

Door from garage to home should have self-closing hinges that are adjusted properly to make this door self closing to help prevent spread of a fire to living space. It should also latch properly. Recommend a qualified contractor install and/or adjust self-closing tension hinges. NOTE: Test is performed with Main Garage Car Door in the closed Position.

High Importance or Safety Hazard



DIY Resource Link.

11: INTERIOR DETAILS

					IN	NI	NP	D
11.1	Doors				Х			
11.2	Windows				Х			
11.3	Floors				Х			
11.4	Walls				Х			
11.5	Ceilings				Х			
11.6	Smoke/Carbon Monoxide Detectors				Х			
		IN = Inspected	NI = Not Inspected	NP = Not Pre	esent	D =	Defici	encies

Information

Floors: Floor Type/Style Hardwood, Vinyl, Tile

Walls: Wall Type/Style Drywall, Gypsum Board **Ceilings: Ceiling Type/Style** Gypsum Board, Drywall

Doors: Door Type/Style

Hollow Core, Wood, Glass Panel

Types of doors found in the interior of the residence are presented for information only. For a description of types of doors found, you can visit the following website listed below. The selection of types of doors found above may not be a complete listing of all doors found in the residence. Doors are inspected for proper opening and closing, damage, deficiency in their operation, hardware deficiency, etc. No reportable deficiencies were present at the time of inspection **unless otherwise noted in this report.**

https://legaleaglecontractors.com/choosing-right-interior-doors/

Windows: Window Manufacturer

IWC, Pella



Windows: Window Type/Style

Casement, Sliders, Picture, Double Pane, Single-hung

Information on Windows:

Single Pane/Glazed Window: Single-pane/glazed with clear glass allows the highest transfer of energy (i.e. heat loss or heat gain depending on local climate conditions) while permitting the highest daylight transmission. (this type of window is the least energy efficient)

Double Pane/Glazed Window: A typical clear, double-pane/glazed unit has two lites or pieces of glass with the inner and outer layers of glass both being clear and separated by an air gap. Double glazing, compared to single glazing, cuts heat loss in half due to the insulating air space between the glass layers. In addition to reducing the heat flow, a double-glazed unit with clear glass will allow the transmission of high visible light and high solar heat gain.

Triple Pane/Glazed Window: This window is suited for buildings located in very cold climates. Both Low-E coatings in this product have high solar heat and visible light transmittance, which is ideal for passive solar design. The use of three layers, however, results in lower solar heat gain relative to double glazing with high-solar-gain Low-E.

Smoke/Carbon Monoxide Detectors: General Overview Photos

Smoke Detectors Detectors/Carbon Monoxide Alarms

Beginning July 1, 2014, California Senate Bill 745 requires that **all solely battery-operated smoke alarms and combination smoke and carbon monoxide alarms installed in California must contain a non-replaceable, non-removable (Lithium) battery that is capable of powering the smoke alarm for a minimum of 10 years.** The requirement does not apply to any alarms that are hard-wired.

NOTE: The NFPA states - **Smoke detectors**/alarms should be located inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.

Carbon monoxide detectors/Alarm

NOTE: At a minimum, industry experts recommend a CO alarm be installed on each level of the home -- ideally on any level with fuel burning appliances and outside of sleeping areas. Additional CO alarms are recommended 5-20 feet from sources of CO such as a furnace, water heater or fireplace. Alarms can alert you to a problems only after smoke or carbon monoxide reach their sensors.

Required areas in California: Any hallway adjacent to sleeping rooms, each bedroom containing (or opening to a bathroom containing) a fuel burning appliance, each story of the building, and any basement. Carbon monoxide alarms are not required if there is no fuel-burning appliance or fire place, and the garage is detached from the house.

Where to place them: Because carbon monoxide is slightly lighter than air and also because it may be found with warm, rising air, detectors should be placed on a wall at least 5 feet above the floor. The detector may also be placed on the ceiling. Do not place the detector right next to or over a fireplace or flame-producing appliance. Choose locations free of obstructions, where the alarm will stay clean and protected from adverse environmental conditions. Do not place the unit in dead air spaces or next to a window or door.


12: LAUNDRY ROOM

					IN	NI	NP	D
12.1	General				Х			
12.2	Laundry Room Equipment				Х			Х
12.3	Sink, Faucets, Plumbing						Х	
12.4	Cabinets & Countertops						Х	
12.5	Doors						Х	
12.6	Windows						Х	
12.7	Floors				Х			
12.8	Walls				Х			
12.9	Ceilings				Х			
12.10	Lighting Fixtures, Switches & Receptacles				Х			
12.11	GFCI & AFCI				Х			Х
		IN = Inspected	NI = Not Inspected	NP = Not Pre	esent	D =	Defici	encies

Information

General: INSP

GE

Laundry Room Equipment: Dryer Power Source 110 Volt, Gas, No 30 Amp Connection

General: General Overview Photo Please Note LIMITATIONS:

The laundry area is a LIMITED inspection. We inspect for presence of proper venting of dryer, presence of proper wiring of electrical connections, gas lines and fittings, and presence of proper drainage to laundry tub or wall drain. **All of the above appear serviceable at time of inspection unless otherwise noted on report.**

Laundry Area/Closet/Room and Facilities: We do NOT TEST for proper drainage, do NOT TEST the dryer vent or gas lines, and **Do NOT** disconnect plumbing lines or connections for testing purposes. Operation of clothes washer and dryer are excluded from this general home inspection. Inspector does NOT inspect the following, including but not limited to, the dryer or washing machine, their plumbing lines or any of their connections, including connections to the laundry faucets, the operation of any valves, determining the exact flow rate, if any, the volume, pressure, temperature or adequacy of the water supply in the laundry room to the washing machine. Due to the limitations of our inspection for this component, we recommend that you test your own water supply at the laundry connections, both hot and cold lines to the washing machine using a catch bucket or other device, prior to final close of escrow, since this component is specifically excluded from our inspections.



Deficiencies

12.2.1 Laundry Room Equipment

MISSING GAS LINE CAP

Observed missing or damaged cap. Caps should be placed on gas lines when not in use.

Recommendation

Contact a qualified professional.





12.11.1 GFCI & AFCI

PRESENT/FOUND

GFCI PROTECTION NOT

High Importance or Safety Hazard

GFCI protection was not present/found in this location, at the time of inspection. GFCI protection is recommended to be present for the exterior, garage, basement, laundry area, and crawl space receptacles for safety, as well as ALL kitchen and bathroom receptacles. We recommend repairs or upgrades as needed to ensure GFCI protection is present at all recommended locations for safety and recommended work to be performed by a licensed electrician.



13: LIVING ROOM

					IN	NI	NP	D
13.1	General				Х			
13.2	Doors				Х			Х
13.3	Windows				Х			
13.4	Floors				Х			Х
13.5	Walls				Х			
13.6	Ceilings				Х			Х
13.7	Cabinets & Countertops						Х	
13.8	Lighting Fixtures, Switches & Receptacles				Х			Х
		IN = Inspected	NI = Not Inspected	NP = Not Pre	esent	D =	Defici	encies

Maintenance Item or Info

Information

General: General Overview Photo General: INSP



AB

Deficiencies

13.2.1 Doors

DOOR STOP DEFICIENCY

Observe one or more doors without doorstops or with deficient doorstops. Applying doorstops at the baseboard, will keep the door from causing damage to your drywall upon opening.



13.2.2 Doors

DOOR STICKS

Door sticks and is difficult to open. Recommend adjustment at hinges ann/or Threshold and/or sanding down offending sides for improved opening and closing of this component.

Here is a helpful DIY article on how to fix a sticking door.



13.4.1 Floors SOFT SPOTS

- Important Recommendation

Observed one or more soft spots in flooring during time of inspection. Recommend further evaluation.

Recommendation

Contact a qualified professional.



Maintenance Item or Info

13.6.1 Ceilings MINOR DRYWALL CRACKS

Observed one or more drywall cracks and/or seems separations in the ceilings at 1/16" or less. This may be due to settling, contraction and expansion, and age of the home. They should be considered for maintenance repair.



13.8.1 Lighting Fixtures, Switches & Receptacles

High Importance or Safety Hazard

COVER PLATES LOOSE/DAMAGED/MISSING

One or more receptacles or light switches have a damaged, loose or missing cover plate. Recommend repair or replacement of this component to properly cover wall opening.



13.8.2 Lighting Fixtures, Switches & Receptacles

Important Recommendation

LIGHT INOPERABLE/NOT LUMINATING

One or more lights are not operating in the following locations. New light bulb possibly needed or new light fixture.



13.8.3 Lighting Fixtures, Switches & Receptacles

OPEN GROUND

ALL 5 OUTLETS

High Importance or Safety Hazard

Suspect one or more outlets with open ground indicated. Open ground with three prong receptacle indicates that the receptacle is not connected to an equipment grounding conductor. This is unsafe and increases the chance of arching, sparks and electrical fire. Recommend immediate attention by a licensed electrician.



14: DINING ROOM

					IN	NI	NP	D
14.1	General				Х			
14.2	Doors				Х			Х
14.3	Windows				Х			
14.4	Floors				Х			
14.5	Walls				Х			Х
14.6	Ceilings				Х			
14.7	Cabinets & Countertops						Х	
14.8	Lighting Fixtures, Switches & Receptacles				Х			Х
		IN = Inspected	NI = Not Inspected	NP = Not Pre	esent	D =	Defici	encies

Information

General: INSP

GΕ

General: General Overview Photo



Deficiencies

14.2.1 Doors DOOR STOP DEFICIENCY

Maintenance Item or Info

Observe one or more doors without doorstops or with deficient doorstops. Applying doorstops at the baseboard, will keep the door from causing damage to your drywall upon opening.



14.5.1 Walls

POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

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14.8.1 Lighting Fixtures, Switches& Receptacles

High Importance or Safety Hazard

OPEN GROUND

THROUGHOUT THE ROOM

Suspect one or more outlets with open ground indicated. Open ground with three prong receptacle indicates that the receptacle is not connected to an equipment grounding conductor. This is unsafe and increases the chance of arching, sparks and electrical fire. Recommend immediate attention by a licensed electrician.



15: KITCHEN & BUILT-IN APPLIANCES

		IN	NI	NP	D
15.1	General	Х			
15.2	Kitchen Sink, Faucets, Plumbing	Х			Х
15.3	Kitchen Cabinets & Countertops	Х			Х
15.4	Garbage Disposal	Х			
15.5	Dishwasher	Х			Х
15.6	Exhaust Hood	Х			
15.7	Cooktop/Oven Combo			Х	
15.8	Refrigerator			Х	
15.9	Doors			Х	
15.10	Windows	Х			
15.11	Walls	Х			Х
15.12	Floors	Х			Х
15.13	Ceilings	Х			
15.14	Lighting Fixtures, Switches & Receptacles	Х			Х
15.15	GFCI & AFCI	Х			Х

IN = Inspected NI = Not Inspected NP = Not Present

D = Deficiencies

Information

General: INSP AB

Cabinetry Material Laminate, Wood

Kitchen Cabinets & Countertops: Kitchen Cabinets & Countertops: **Countertop Material** Composite

Exhaust Hood: Exhaust

Type/Style **Ceiling Mount**

General: General Overview Photo

Please NOTE: Our inspectors DO NOT move or pull out appliances (i.e., refrigerator, dishwasher, stove, ovens etc.) from their placement, installation or from the cabinetry to check for potential plumbing issues or anomaly's, since this presents liability issues and is not covered by our SOP's for visual only inspections.



Kitchen Sink, Faucets, Plumbing: General Photos



Kitchen Sink, Faucets, Plumbing: Sink/Plumbing

Visual inspection was made of the kitchen sink, faucet and plumbing by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. Condition was serviceable at time of inspection **unless otherwise noted below**.

Garbage Disposal: General Photo and Video



Garbage Disposal: Garbage Disposal Overview

Disposal Was serviceable at time of inspection unless **otherwise noted below**.

The sink waste disposal inspection is minimal. Garbage disposal was inspected by activating it at normal controls only and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste. The home Inspector cannot predict the remaining life of the garbage disposal or determine how well the garbage disposal will perform. If the inspector has noted the disposal is leaking/cracked or inoperative the disposal will require replacing.

Dishwasher: General Photos and Video



Dishwasher: Manufacture

Kenmore

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit **unless otherwise noted in this report**.

Dishwasher: High Loop - No Air Gap



NOTE: The dishwasher component has no airgap. Therefore, we inspected for appropriate installation of a High Loop. High loop is required in order to prevent backflow of water into the dishwasher or water siphoning out of the dishwasher during operation. We provide these comments for your information to better understand how your dishwasher draining system has been installed.



Exhaust Hood: General Photos and Video



Exhaust Hood: Manufacture

Unknown

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. The fan's type (recirculating or exterior) will also be reported on. No deficiencies were observed at the time of inspection **unless** otherwise noted in this report.

Deficiencies

15.2.1 Kitchen Sink, Faucets, Plumbing

Important Recommendation

ACCORDION FLEX DRAIN PIPE

Observed accordion flex or corrugated PVC drain pipe installed before or after P-trap under sink. Accordion pipe is notorious for collection of grime hair dirt and other small items. This type of drain pipe was designed for temporary use only and may allow debris to easily collect in the waistline, creating higher chance of bacteria growth and foul smells. With a collection of goop, the drain begins to slowly clog and will not drain properly.



15.3.1 Kitchen Cabinets & Countertops GROUT/CAULKING DEFECIENCY



Observed grout or caulking deterioration or deficiency in the noted locations. Recommend repair to prevent any water intrusion and damage.



15.5.1 Dishwasher

NOT DRAINING PROPERLY

MINOR WALL AND/OR CORNER

Observed the dishwasher was not draining properly. Recommend further evaluation by professional technician.

Maintenance Item or Info

Important Recommendation

Minor cracks at the corners of doors, windows and/or walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



15.12.1 Floors

15.11.1 Walls

CRACKS

SOFT SPOTS

Important Recommendation

Observed one or more soft spots in flooring. Recommend further evaluation and repair

Recommendation Contact a qualified professional.

15.14.1 Lighting Fixtures, Switches & Receptacles

High Importance or Safety Hazard

COVER PLATES LOOSE/DAMAGED/MISSING

One or more receptacles or light switches have a damaged, loose or missing cover plate. Recommend repair or replacement.



15.15.1 GFCI & AFCI GFCI PROTECTION NOT PRESENT/FOUND

High Importance or Safety Hazard

GFCI protection was not present/found in this location, at the time of inspection. GFCI protection is recommended to be present for the exterior, garage, basement, laundry area, and crawl space receptacles for safety, as well as ALL kitchen and bathroom receptacles. We recommend repairs or upgrades as needed to ensure GFCI protection is present at all recommended locations for safety and recommended work to be performed by a licensed electrician.



16: HALLWAYS/TRAFFIC AREAS

		IN	NI	NP	D
16.1	General	Х			
16.2	Doors			Х	
16.3	Windows			Х	
16.4	Floors	Х			
16.5	Walls	Х			
16.6	Ceilings	Х			Х
16.7	Cabinets & Countertops	Х			
16.8	Lighting Fixtures, Switches & Receptacles	Х			
16.9	Smoke Detectors	Х			Х
16.10	Carbon Monoxide Detectors	Х			Х
16.11	Elevator			Х	
	IN = Inspected NI = Not Inspected NP = Not Pre	esent	D =	Defici	encies

Information

General: General Overview Photo General: INSP

AB

Cabinets & Countertops: Cabinet Type/Style

Wood



Cabinets & Countertops: Countertop Type/Style None

Smoke Detectors: Smoke Detector

Present

Picture of located Smoke Detector/Alarms in Hallway and Living spaces.

Required areas for Smoke Detector/Alarms: Each Hallway adjacent to sleeping rooms; In every bedroom; On every level of the home, at least 10 feet away from kitchen cooking appliances to reduce false alarms. This should include basements and accessible attics.



Carbon Monoxide Detectors: Carbon Monoxide Detector

Not Present

Picture of located CO2 Alarm.

Required areas for CO2 Alarms: In any hallway adjacent to sleeping rooms, each bedroom containing (or opening to a bathroom containing) a fuel burning appliance, each story of the building, and any basement. Carbon monoxide alarms are not required if there is no fuel-burning appliance or fire place, and the garage is detached from the house.

Deficiencies

16.9.1 Smoke Detectors

NOT FUNCTIONING PROPERLY

High Importance or Safety Hazard

Smoke detector found in the noted location is connected, but not functioning properly. Recommend replacement.



16.10.1 Carbon Monoxide Detectors

High Importance or Safety Hazard

NO CARBON MONOXIDE ALARM



No carbon monoxide alarm found installed in this location. We recommend that CO alarms be placed on every level of your home. It is recommended that CO alarms also be located outside of sleeping areas and common rooms for extra safety.

At a minimum, industry experts recommend a CO alarm be installed on each level of the home -- ideally on any level with fuel burning appliances and outside of sleeping areas. Additional CO alarms are recommended 5-20 feet from sources of CO such as a furnace, water heater or fireplace. Alarms can alert you to a problem only after smoke or carbon monoxide reach their sensors. Choose locations free of obstructions, where the alarm will stay clean and protected from adverse environmental conditions. Do not place the unit in dead air spaces or next to a window or door.

17: BEDROOM 1

		IN	NI	NP	D
17.1	General	Х			
17.2	Doors	Х			Х
17.3	Windows	Х			Х
17.4	Floors	Х			Х
17.5	Walls	Х			
17.6	Ceilings	Х			
17.7	Cabinets & Countertops			Х	
17.8	Lighting Fixtures, Switches & Receptacles	Х			Х
17.9	Smoke Detectors	Х			Х
17.10	Carbon Monoxide Detectors			Х	
	IN = Inspected NI = Not Inspected NP = Not Pre	esent	D =	Defici	encies

Information

General: INSP

GE

General: General Overview Photo



Deficiencies

17.2.1 Doors **DOOR STOP DEFICIENCY**



Observe one or more doors without doorstops or with deficient doorstops. Applying doorstops at the baseboard, will keep the door from causing damage to your drywall upon opening.



17.3.1 Windows

FAILED WINDOW BALANCE SPRINGS/SASH

One or more windows have failed balance springs or sash. Recommend window professional to replace balance springs or sashes for proper opening and closing of windows.

17.4.1 Floors

DAMAGED (GENERAL)

The flooring component had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

High Importance or Safety Hazard

Maintenance Item or Info



OPEN GROUND

Suspect one or more outlets with open ground indicated. Open ground with three prong receptacle indicates that the receptacle is not connected to an equipment grounding conductor. This is unsafe and increases the chance of arching, sparks and electrical fire. Recommend immediate attention by a licensed electrician.



Throughout the room

17.9.1 Smoke Detectors NOT FUNCTIONING PROPERLY

High Importance or Safety Hazard

Smoke detector found in the noted location is connected, but not functioning properly. Recommend replacement.









18: BEDROOM 2

		IN	NI	NP	D
18.1	General	Х			
18.2	Doors	Х			Х
18.3	Windows	Х			Х
18.4	Floors	Х			Х
18.5	Walls	Х			
18.6	Ceilings	Х			Х
18.7	Cabinets & Countertops			Х	
18.8	Lighting Fixtures, Switches & Receptacles	Х			Х
18.9	Smoke Detectors	Х			Х
18.10	Carbon Monoxide Detectors			Х	
	IN = Inspected NI = Not Inspected NP = Not Pre-	esent	D =	Defici	encies

Information

General: INSP

AB

General: General Overview Photo



Deficiencies

18.2.1 Doors

DOOR STOP DEFICIENCY

Maintenance Item or Info

Observe one or more doors without doorstops or with deficient doorstops. Applying doorstops at the baseboard, will keep the door from causing damage to your drywall upon opening.



18.3.1 Windows

FAILED SEAL



Observed condensation between one or more of the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

PROPERLY

2317 Stearnlee Ave

18.4.1 Floors DAMAGED (GENERAL)

The flooring component had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Maintenance Item or Info

18.6.1 Ceilings CEILING HAIRLINE CRACKS

Observed one or more hairline, cracks and ceiling. Recommend correction.



18.8.1 Lighting Fixtures, Switches& Receptacles

OPEN GROUND

BOTH OUTLETS

Suspect one or more outlets with open ground indicated. Open ground with three prong receptacle indicates that the receptacle is not connected to an equipment grounding conductor. This is unsafe and increases the chance of arching, sparks and electrical fire. Recommend immediate attention by a licensed electrician.

18.9.1 Smoke Detectors **NOT FUNCTIONING**

Smoke detector found in the noted location is connected, but not functioning properly. Recommend replacement.





Maintenance Item or Info









19: BATHROOM 1

					IN	NI	NP	D
19.1	General				Х			
19.2	Sink, Faucets, Plumbing				Х			
19.3	Cabinets & Countertops				Х			
19.4	Toilet				Х			Х
19.5	Tub/Shower						Х	
19.6	Spa/Jacuzzi						Х	
19.7	Doors				Х			Х
19.8	Windows				Х			
19.9	Floors				Х			
19.10	Walls				Х			
19.11	Ceilings				Х			
19.12	Lighting Fixtures, Switches & Receptacles				Х			
19.13	GFCI & AFCI				Х			Х
		N = Inspected	NI = Not Inspected	NP = Not Pre	esent	D =	Defici	encies

Information

General: INSP AB, GE Cabinets & Countertops: CabinetCabinets & Countertops:Type/StyleCountertop Type/StyleWoodPorcelain





General: General Overview Photo



Sink, Faucets, Plumbing: Sink/Plumbing Overview Photo

Visual inspection was made of the kitchen sink, faucet and plumbing by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. Condition was serviceable at time of inspection **unless otherwise noted below**.



Deficiencies

19.4.1 Toilet



INOPERABLE

Observe that toilet was not operable at time of inspection. Water valve was turned off. Inspector could not complete inspection of this component. Recommend repair of this component for proper function.

Recommendation

Contact a qualified professional.



19.7.1 Doors

DOOR HARDWARE DEFICIENCY

Maintenance Item or Info

Observed door hardware was loose or not functioning properly. Recommend repair or replacement.



No locking hinges

19.13.1 GFCI & AFCI

GFCI PROTECTION NOT PRESENT/FOUND

High Importance or Safety Hazard

GFCI protection was not present/found in this location, at the time of inspection. GFCI protection is recommended to be present for the exterior, garage, basement, laundry area, and crawl space receptacles for safety, as well as ALL kitchen and bathroom receptacles. We recommend repairs or upgrades as needed to ensure GFCI protection is present at all recommended locations for safety and recommended work to be performed by a licensed electrician.



20: BATHROOM 2

		IN	NI	NP	D
20.1	General	Х			
20.2	Sink, Faucets, Plumbing	Х			
20.3	Cabinets & Countertops	Х			
20.4	Toilet	Х			
20.5	Tub/Shower	Х			Х
20.6	Doors	Х			
20.7	Windows	Х			
20.8	Floors	Х			
20.9	Walls	Х			
20.10	Ceilings	Х			
20.11	Lighting Fixtures, Switches & Receptacles	Х			
20.12	GFCI & AFCI	Х			Х
	IN Leave stard NU Net Leave stard ND Net D		D	D - 6	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: General Overview Photo General: INSP

AB

Cabinets & Countertops: Cabinet Type/Style Laminate, Wood



Cabinets & Countertops: Countertop Type/Style Quartz

Sink, Faucets, Plumbing: Sink/Plumbing Overview Photo

Visual inspection was made of the kitchen sink, faucet and plumbing by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. Condition was serviceable at time of inspection **unless otherwise noted below**.



Deficiencies

20.5.1 Tub/Shower

GENERAL GROUT/CAULKING DEFICIENCY

Observed grout cracks and or caulking deficiencies in one or more areas as noted. Recommend re-application of maintenance grout and or caulking. Maintenance grout and caulk help to prevent moisture intrusion's.

20.5.2 Tub/Shower

TUB DIVERTER DEFICIENCY

Observed tub diverter not functioning properly. This should be repaired or replaced.

20.5.3 Tub/Shower

LOOSE/DAMAGED TUB/SHOWER HARDWARE

Observed at time of inspection loose or damaged Tub/Shower hardware. Recommend correction.

Recommendation

Contact a qualified professional.



20.12.1 GFCI & AFCI

GFCI PROTECTION NOT PRESENT/FOUND



GFCI protection was not present/found in this location, at the time of inspection. GFCI protection is recommended to be present for the exterior, garage, basement, laundry area, and crawl space receptacles for safety, as well as ALL kitchen and bathroom receptacles. We recommend repairs or upgrades as needed to ensure GFCI protection is present at all recommended locations for safety and recommended work to be performed by a licensed electrician.









Important Recommendation





21: THERMAL CAMERA WALKTHROUGH

		IN	NI	NP	D
21.1	General	Х			
21.2	Electrical	Х			
21.3	Roof	Х			
21.4	Plumbing	Х			
21.5	Insulation	Х			
21.6	Interior Walls/Doors/Windows	Х			
	IN = Inspected NI = Not Inspected NP = Not Pre	esent	D =	Deficie	encies

Information

General: INSP

GE

General: Thermal Camera General Information

If your inspector performed a limited courtesy thermal camera walkthrough inspection upon completion of your home inspection it will be noted here. **(NOTE: Not ALL inspection packages include this added courtesy service).** If an anomaly was detected, it will be noted below. Although thermal imaging goes beyond the SOP for a general home inspection, using a visual thermal imaging scan may help your inspector detect small anomalies related to heat, whether they be too hot or too cold, such as:

Plumbing leaks or clogs — Using infrared imaging, inspectors may be able to spot the location of a clog or leak before the homeowner or plumber knocks holes in walls to find it. NOTE: Thermal imaging may not be able to detect behind installed cabinetry.

Water damage — The thermal imaging scan should reveal a temperature difference between wet and dry areas in a home's walls, ceilings, and floors. This is because moisture adds thermal mass to an area, causing it to hold onto heat longer than its drier surroundings. Suspected plumbing leaks, moisture intrusion or water damage will also be verified by a moisture meter to determine accuracy of the scan. A thermal imaging device is not a moisture meter. A thermal imaging camera will detect the heat from excess moisture in an area, but your inspector will confirm those results using a non-penetrating moisture meter. NOTE: Thermal imaging is limited in detecting thermal differences behind cabinetry walls.

Missing or damaged insulation — Since insulation's role is to insulate heat in the home, a thermal scan should show any spots where the material is missing or no longer doing its job.

Electrical issues — An infrared scan can help locate hotspots indicating overloaded circuits, old circuit breakers, electrical faults, and overheated electrical equipment.

IMPORTANT LIMITATION NOTE: It should be noted that thermal imaging may not reveal all potential anomalies related to the limited thermal scan performed, and DOES NOT allow your inspector to "see through walls" or through cabinetry that covers the wall. That's because even though thermal imaging technology feels like something out of a futuristic sci-fi movie, it's important to remember that thermal imaging is not the same as x-ray vision. It's a visual, surface-level inspection that simply translates heat into the visible spectrum. Thermal imaging helps us to get an idea of unseen issues; however, the only issues that may show up are ones that relate to heat discrepancies. It should be noted, that a thermal imaging scan isn't a catch-all and shouldn't be treated as such. Thermal Imaging Has Limitations.



General: Thermal Camera Findings

Thermal review: Any deficiency or anomaly found during thermal scan at time of inspection will be noted below. If no photos are shown then thermal walkthrough showed no deficiencies. Please note the limitations of Thermal Imaging mentioned above.

Electrical: General Electrical Panel Photos



22: ENVIRONMENTAL CONCERNS

		IN	NI	NP	D
22.1	General	Х			
22.2	Rodent/Pest/WDO Concerns	Х			Х
	IN = Inspected NI = Not Inspected NP =	= Not Present	D =	Defici	encies

Information

General: Odors Present
No Discernable OdorsGeneral: Fungal/Microbial GrowthGeneral: Rodent/Pest/WDONot At Visible PortionsEvidence of WDO Noted, Due to
Age of Structure Further
Evaluation Recommended

General: General Comments

Pest/Insect Information: WDO-Termite Inspection Recommended

Inspecting for, and reporting on the presence of WDO activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by our Standards of Practice, and is excluded from this inspection. It is highly recommended that you have a WDO-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.

Rodent / Pest Concerns: Rodent/Pest Information

Inspecting for pests, rodents, termites, etc. is outside the scope of a home inspection. A thorough inspection was not performed in order to determine their presence and/or or any damage done by them. We are not qualified or licensed pest inspectors, therefore hiring an actual professional pest inspection company is advised. However, as a courtesy, any evidence or damage caused by mice, squirrels, wood destroying organisms, etc. is listed below.

Odors Present: Odors Information

If any odors are noticed in the home we will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Fungal Growth, Microbial Growth/Mold Information: Fungal Growth and Mold Information

In accordance with the standards of practice reporting on the presence of mold is excluded from a home inspection. If I see obvious signs of fungal or microbial growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present. Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.

Please NOTE: We Pair with 3West Environmental in San Clemente, for Mold, Asbestos, Lead and Air Quality Testing. For appointments, they can be reached at 310-400-0195. www.3westenviro.com

Deficiencies

22.2.1 Rodent/Pest/WDO Concerns

EVIDENCE OF WDO

Important Recommendation

CRAWLSPACE FLOOR JOIST

Observed evidence of WDO Wood Destroying Organisms in the following areas. Recommend further evaluation by a WDO/Termite professional.

Recommendation Contact a qualified professional.



23: FINAL CHECK LIST

					IN	NI	NP	D
23.1	General				Х			
		IN = Inspected	NI = Not Inspected	NP = Not Pre	esent D = Defi		Defici	encies

Information

General: Upon Completion

Realtor Last at Property, HVAC Returned to Original Settings

24: CLOSING REMARKS

				IN	NI	NP	D
24.1	General			Х			
	IN = Inspected	NI = Not Inspected	NP = Not Pres	resent		D = Deficiencie	

Information

General: Closing Remarks

We hope you found the general home inspection process and the inspection report useful and informational regarding the systems of your home. You have hired us to perform a limited visual inspection of the subject property to let you know the current condition of the home and its systems. It is important that you understand the results of our findings. We strongly recommend you read the entire inspection report including the limitations and standards of practice. Often home buyers have unrealistic expectations of what the general home inspection process covers, the limitations tab may contain certain systems or components pertaining to the subject property that are outside the scope of this general home inspection (and will not be inspected or commented on) by the inspector. These systems or components should be inspected by a qualified licensed professional before the end of your inspection contingency period or the close of escrow to insure they are working as intended.

Be Advised: If **Repair/Replace** or **Recommend Further Evaluation** is written in any of the SYSTEMS throughout this Inspection Report it is *recommended that you contact a qualified licensed professional contractor and or specialist in that particular area to evaluate this deficiency and the identified system to provide repair/replacement options and probable costs prior to the end of your inspection contingency period and or the close of escrow. A specialist may find more defects that are outside the scope of the general home inspector.*

FOCUS Home Inspection Authority (FHIA) does not provide estimates for repairs for any systems of the building, (FHIA) can not determine what a contractor may charge to repair or replace any SYSTEM or component. There are hundreds of licensed contractors that may give different cost estimates, (FHIA) recommends you get several quotes from qualified licensed professional contractors only. Here are a few links to 3rd party repair cost estimators not affiliated with FHIA to help assist you with estimated costs for repairs.

Click Here For Fixr.com

Click Here For RepairPricer.com

We trust the above comments will be of assistance to you. If you have any questions regarding our inspection report or the property, or are in need of further clarification on the content of this report, please don't hesitate to contact us.

If you feel that we did a good job in providing you with a valuable service and thorough report, we would greatly appreciate you leaving us a Five Star Review with your kind comments on one of the following review sites: Google, HomeAdvisor or on the Better Business Bureau website at bbb.org. Below you will find the immediate links to all three review sites.

Your recommendation is the highest compliment!

"Your Satisfaction Is Our FOCUS."

Thank you so much for your support!



Focus Home Inspection Authority 949-945-0111 FocusInspectionAuthority.com

Click Here For Google Review Link Click Here For bbb.org Review Link

Click Here For HomeAdvisor Review Link



General: InterNACHI Standards of Practice

1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. 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.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

An inspection is not technically exhaustive.

An inspection will not identify concealed or latent defects.

An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc. An inspection will not determine the suitability of the property for any use.

An inspection does not determine the market value of the property or its marketability.

An inspection does not determine the insurability of the property.

An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

An inspection does not determine the life expectancy of the property or any components or systems therein.

An inspection does not include items not permanently installed.

This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

property boundary lines or encroachments.

the condition of any component or system that is not readily accessible.

the service life expectancy of any component or system.

the size, capacity, BTU, performance or efficiency of any component or system.

the cause or reason of any condition.

the cause for the need of correction, repair or replacement of any system or component.

future conditions.

compliance with codes or regulations.

the presence of evidence of rodents, birds, bats, animals, insects, or other pests.

the presence of mold, mildew or fungus.

the presence of airborne hazards, including radon.

the air quality.

the existence of environmental hazards, including lead paint, asbestos or toxic drywall.

the existence of electromagnetic fields.

any hazardous waste conditions.

any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.

acoustical properties.

correction, replacement or repair cost estimates.

estimates of the cost to operate any given system.

II. The inspector is not required to operate:

any system that is shut down. any system that does not function properly. or evaluate low-voltage electrical systems, such as, but not limited to: 1. phone lines;

cable lines;
 satellite dishes;
 antennae;
 lights; or
 remote controls.

 any system that does not turn on with the use of normal operating controls.
 any shut-off valves or manual stop valves.
 any electrical disconnect or over-current protection devices.
 any alarm systems.
 moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.

dismantle, open or uncover any system or component.

enter or access any area that may, in the inspector's opinion, be unsafe.

enter crawlspaces or other areas that may be unsafe or not readily accessible.

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

do anything that may, in the inspector's opinion, be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.

inspect decorative items.

inspect common elements or areas in multi-unit housing.

inspect intercoms, speaker systems or security systems.

offer guarantees or warranties.

offer or perform any engineering services.

offer or perform any trade or professional service other than a home inspection.

research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.

determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.

determine the insurability of a property.

perform or offer Phase 1 or environmental audits.

inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

the roof-covering materials;

the gutters;

the downspouts;

the vents, flashing, skylights, chimney, and other roof penetrations; and

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:

walk on any roof surface.

predict the service life expectancy.

inspect underground downspout diverter drainage pipes.

remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

move insulation.

inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.

walk on any roof areas if doing so might, in the inspector's opinion, cause damage.

perform a water test.

warrant or certify the roof.

confirm proper fastening or installation of any roof-covering material.
3.2. Exterior

I. The inspector shall inspect: the exterior wall-covering materials; the eaves, soffits and fascia; a representative number of windows; all exterior doors; flashing and trim; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; and 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: the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction: any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to: inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. inspect items that are not visible or readily accessible from the ground, including window and door flashing. inspect or identify geological, geotechnical, hydrological or soil conditions. inspect recreational facilities or playground equipment. inspect seawalls, breakwalls or docks. inspect erosion-control or earth-stabilization measures. inspect for safety-type glass. inspect underground utilities. inspect underground items. inspect wells or springs. inspect solar, wind or geothermal systems. inspect swimming pools or spas. inspect wastewater treatment systems, septic systems or cesspools. inspect irrigation or sprinkler systems. inspect drainfields or dry wells. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: the foundation; the basement; the crawlspace; and structural components.

II. The inspector shall describe: the type of foundation; and the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: observed indications of wood in contact with or near soil; observed indications of active water penetration; observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and 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: enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector. move stored items or debris. operate sump pumps with inaccessible floats. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.

provide any engineering or architectural service.

report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect: the heating system, using normal operating controls.

II. The inspector shall describe: the location of the thermostat for the heating system; the energy source; and the heating method.

III. The inspector shall report as in need of correction: any heating system that did not operate; and if the heating system was deemed inaccessible.

IV. The inspector is not required to:

inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.

inspect fuel tanks or underground or concealed fuel supply systems.

determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.

light or ignite pilot flames.

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.

override electronic thermostats.

evaluate fuel quality.

verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect: the cooling system, using normal operating controls.

II. The inspector shall describe: the location of the thermostat for the cooling system; and the cooling method.

III. The inspector shall report as in need of correction: any cooling system that did not operate; and if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.

inspect portable window units, through-wall units, or electronic air filters.

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.

inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.

examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

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

whether the water supply is public or private based upon observed evidence;

the location of the main water supply shut-off valve;

the location of the main fuel supply shut-off valve;

the location of any observed fuel-storage system; and

the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; deficiencies in the installation of hot and cold water faucets; active plumbing water leaks that were observed during the inspection; and 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:

light or ignite pilot flames.

measure the capacity, temperature, age, life expectancy or adequacy of the water heater.

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.

determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.

determine the water quality, potability or reliability of the water supply or source.

open sealed plumbing access panels.

inspect clothes washing machines or their connections.

operate any valve.

test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.

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.

determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.

determine whether there are sufficient cleanouts for effective cleaning of drains.

evaluate fuel storage tanks or supply systems.

inspect wastewater treatment systems.

inspect water treatment systems or water filters.

inspect water storage tanks, pressure pumps, or bladder tanks.

evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

evaluate or determine the adequacy of combustion air.

test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.

examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.

determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.

inspect or test for gas or fuel leaks, or indications thereof.

3.7. Electrical

I. The inspector shall inspect:

the service drop;

the overhead service conductors and attachment point;

the service head, gooseneck and drip loops;

the service mast, service conduit and raceway; the electric meter and base;

service-entrance conductors;

the main service disconnect;

panelboards and over-current protection devices (circuit breakers and fuses);

service grounding and bonding;

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;

all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and

for the presence of smoke and carbon monoxide detectors.

II. The inspector shall describe:

the main service disconnect's amperage rating, if labeled; and the type of wiring observed.

III. The inspector shall report as in need of correction: deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;

any unused circuit-breaker panel opening that was not filled;

the presence of solid conductor aluminum branch-circuit wiring, if readily visible;

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 the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. operate electrical systems that are shut down.

remove panelboard cabinet covers or dead fronts.

operate or re-set over-current protection devices or overload devices.

operate or test smoke or carbon monoxide detectors or alarms.

inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.

inspect ancillary wiring or remote-control devices.

activate any electrical systems or branch circuits that are not energized.

inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. verify the service ground.

inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.

inspect spark or lightning arrestors.

inspect or test de-icing equipment.

conduct voltage-drop calculations.

determine the accuracy of labeling.

inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. determine the need for a chimney sweep. operate gas fireplace inserts. light pilot flames. determine the appropriateness of any installation. inspect automatic fuel-fed devices. inspect combustion and/or make-up air devices. inspect heat-distribution assists, whether gravity-controlled or fan-assisted. ignite or extinguish fires. determine the adequacy of drafts or draft characteristics. move fireplace inserts, stoves or firebox contents. perform a smoke test. dismantle or remove any component. perform a National Fire Protection Association (NFPA)-style inspection. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect: insulation in unfinished spaces, including attics, crawlspaces and foundation areas;

ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

the type of insulation observed; and

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: the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:
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.
move, touch or disturb insulation.
move, touch or disturb vapor retarders.
break or otherwise damage the surface finish or weather seal on or around access panels or covers.
identify the composition or R-value of insulation material.
activate thermostatically operated fans.
determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.

3.10. Doors, Windows & Interior

 The inspector shall inspect: a representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; and garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

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

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

IV. The inspector is not required to:

inspect paint, wallpaper, window treatments or finish treatments.

inspect floor coverings or carpeting.

inspect central vacuum systems.

inspect for safety glazing.

inspect security systems or components.

evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.

move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.

move suspended-ceiling tiles.

inspect or move any household appliances.

inspect or operate equipment housed in the garage, except as otherwise noted.

verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.

operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

inspect microwave ovens or test leakage from microwave ovens.

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.

inspect elevators.

inspect remote controls.

inspect appliances.

inspect items not permanently installed.

discover firewall compromises. inspect pools, spas or fountains.

determine the adequacy of whirlpool or spa jets, water force, or bubble effects.

determine the structural integrity or leakage of pools or spas.

STANDARDS OF PRACTICE