INSPECTITNOW
951-557-2700
paul@inspectitnow.com
https://www.inspectitnow.com

PROPERTY INSPECTION REPORT

11 Temple Ave
Long Beach, CA 90803

Steve Jhawar
02/25/2024

Inspector
Paul Lister, CMI
Certified Master Inspector
(949) 514-1849
paul@inspectitnow.com

Agent
Rupi Azrot
Offercity

TABLE OF CONTENTS

SUMMARY

25

MAINTENANCE RECOMMENDED OBSERVATIONS

27

ACTION RECOMMENDED OBSERVATIONS

4.1.1 PROPERTY EXTERIOR - Hardscape: Deteriorated sealant at foundation base
4.2.1 PROPERTY EXTERIOR - Stucco: Patching present
4.6.1 PROPERTY EXTERIOR - Stairs & Handrails: Evidence of moisture damage
4.8.1 PROPERTY EXTERIOR - Exterior Electrical: Unsecured or loose wiring/conduit/electrical
4.19.1 PROPERTY EXTERIOR - Fencing and Walls: Efflorescence present at masonry/concrete wall
4.20.1 PROPERTY EXTERIOR - Gates: Rust present
4.21.1 PROPERTY EXTERIOR - Shelves and Planter Boxes: Heavily damaged
4.26.1 PROPERTY EXTERIOR - Grading: Evidence of poor grading and poor drainage
5.8.1 UTILITIES - Gas Pipes and Valves: Minor rusting
6.1.1 ROOF - Condition: Debris present on roof areas
6.1.2 ROOF - Condition: Ponding or evidence of past ponding in areas
6.1.3 ROOF - Condition: Small cracking in areas
6.6.1 ROOF - Gutters and Down Spouts: Dirt/debris clogging gutters.
8.5.1 GARAGE - Slab: Small cracks/chipped areas
8.6.1 GARAGE - Rafters & Ceilings: Patched areas observed
8.17.1 GARAGE - Electrical: Some bulbs defective/missing/light(s) did not function
9.1.1 WATER HEATER - Condition: Rust noted in areas at water heater
9.2.1 WATER HEATER - Water Heater Temperature: Temperature was above 120 F at one or more fixtures within the structure
9.4.1 WATER HEATER - Plumbing: Corrosion present
9.4.2 WATER HEATER - Plumbing: Visible leaking
11.1.1 HEATING VENTILATION & AIR CONDITIONING (HVAC) - Thermostats: Not operating
11.2.1 HEATING VENTILATION & AIR CONDITIONING (HVAC) - Heater(s): Did not operate or respond to thermostat commands

11.2.2 HEATING VENTILATION & AIR CONDITIONING (HVAC) - Heater(s): Hydronic Floor Heating System Present

11.6.1 HEATING VENTILATION & AIR CONDITIONING (HVAC) - Platforms/Bases: Microbial growth/irregular staining present

11.13.1 HEATING VENTILATION & AIR CONDITIONING (HVAC) - Air Conditioning Compressors: NOT TESTED

12.2.1 INTERIOR - Ceiling Conditions: Evidence of moisture entering structure

12.4.1 INTERIOR - Floor Conditions: Torn/frayed carpet

12.6.1 INTERIOR - Closets: Bypass doors off tracks

12.10.1 INTERIOR - Doors: Did not latch properly

12.10.2 INTERIOR - Doors: Drags on floor significantly

12.17.1 INTERIOR - Fireplaces: Gas valve did not function

12.18.1 INTERIOR - Electrical: Some bulbs defective/missing/light(s) did not function

12.19.1 INTERIOR - Smoke Detectors: Missing

12.19.2 INTERIOR - Smoke Detectors: Missing battery

13.1.1 BATHROOMS - Wall Conditions: Stains/blistered areas present (dry)

13.3.1 BATHROOMS - Floor Conditions: Cracked/loose/missing grout in areas

13.3.2 BATHROOMS - Floor Conditions: Recommend grout and sealer maintenence

13.9.1 BATHROOMS - Sinks: Loose fixture/handles

13.10.1 BATHROOMS - Plumbing: Rubber drain connections present

13.11.1 BATHROOMS - Bath Tubs: Tub fixture leaks when operated

13.11.2 BATHROOMS - Bath Tubs: Spa tub did not operate at the time of inspection

13.12.1 BATHROOMS - Showers: Shower head attachments leaks when operating

13.14.1 BATHROOMS - Enclosures / Shower doors: Loose hardware

13.15.1 BATHROOMS - Toilets: Toilet did not flush properly

13.17.1 BATHROOMS - Electrical: Some bulbs defective/missing/light(s) did not function

13.18.1 BATHROOMS - GFCIs: Worn/loose GFCI outlet

14.5.1 KITCHEN - Cabinets: Cracking large

14.5.2 KITCHEN - Cabinets: Rust present at built in fridge

15.1.1 LAUNDRY - Plumbing: Recommend upgrade to braided steel washing machine supply hoses

15.2.1 LAUNDRY - Dryer Vent: Missing the exterior cover

15.5.1 LAUNDRY - Wash Basin/Sink: Handles loose at faucet

15.5.2 LAUNDRY - Wash Basin/Sink: Loose fixture

1: YOUR INSPECTITNOW INSPECTION

Information

IMPORTANT INFORMATION ABOUT YOUR INSPECTION: PLEASE READ

In order for you to receive the full value of this inspection, please read all of the information we have provided.

ALL ITEMS IN RED PRINT OR OTHERWISE INDICATED IN RED ARE OF IMMEDIATE CONCERN TO THIS STRUCTURE AND SHOULD BE FURTHER EVALUATED BEFORE THE CLOSE IN ESCROW. ITEMS IN AMBER TEXT OR OTHERWISE INDICATED IN AMBER ARE OPPORTUNITIES FOR IMPROVEMENTS OR FURTHER LEARNINGS. ADDITIONALLY, THE ENTIRE REPORT MUST BE READ FOR FULL DISCLOSURE, AS OTHER ITEMS WRITTEN IN THE REPORT MAY REQUIRE FURTHER EVALUATION AS DEEMED BY THE OPINION OF THE READER. ITEMS IN BLUE TEXT OR OTHERWISE INDICATED IN BLUE ARE CONSIDERED STANDARD OBSERVATIONS AND RECOMMENDATIONS. IF A FURTHER EVALUATION IS NOT PERFORMED AND ADDITIONAL DEFECTS ARE FOUND AFTER THE CONTINGENCY PERIOD HAS EXPIRED, THEN ANY DISPUTES OR CLAIMS AGAINST THE INSPECTION WILL BE DENIED. SIMPLY PUT, IF YOU DO NOT FOLLOW THE ADVICE IN THIS REPORT, THEN YOU CANNOT HOLD THE INSPECTOR OR THE INSPECTION REPORT LIABLE AFTER YOU MOVE INTO THE INSPECTED STRUCTURE OR PROPERTY.

This IS a limited Inspection: It is impossible to inspect every square inch of every area of a home in a limited time frame. A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection only and does NOT reflect, anticipate or predict future conditions. Conditions at a home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee what condition a home will be in when the transaction closes. It's not uncommon for conditions to change between the time of the inspection and the closing date. During this inspection your inspector did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. Areas that are hidden, painted over, disguised and/or not readily visible are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased visual inspection only. Inspect It NOW inspections are performed with consideration given to the age of the structure. Defects will be indicated and marked as such, even though the condition may be normal for the age, and should be inspected by the appropriate licensed contractor. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. The Inspector does not determine the age or remaining life of any system or building material during this inspection. Cosmetic items are considered obvious and are often not included in your report. Your report does not include all items covered in the REAL ESTATE TRANSFER DISCLOSURE FORM. We recommend that you read the Disclaimers page in complete detail to understand the limitations of a Home Inspection.

An attorney and/or real estate broker should be consulted on additional items not included in this report.

ENVIRONMENTAL DISCLAIMER: Mold spores, asbestos , formaldehyde, radon, lead paint, Chinese drywall, Poria and all other toxic items of concern cannot be identified as toxic and/or dangerous with this inspection report. Your inspector is not certified to identify any of these toxic or dangerous items and will not include any information on them in this report. It's recommended the client have the property tested by a certified expert in these areas, in all cases.

WOOD DESTROYING ORGANISMS: Though the Inspector will make every effort to discover all defects, the inspection report does not constitute a guarantee of the absence of Wood-Destroying Organisms or damage therefrom, as this is not a WDO inspection. Recommend a licensed pest control company inspect for any possible issues related to WDO. Refer to your WDO report for any pest-related concerns.

- Houses/structures built between 1965 and 1974 have the possibility of aluminum wiring present throughout structure. It is recommend that a licensed electrician further evaluate houses built in this era for aluminum wiring. Houses/structures with galvanized or cast iron plumbing present are highly recommended to be further evaluated by a plumbing contractor regardless of the age of the plumbing.*
- Houses/structures built prior to 1978 can contain asbestos materials. It is recommend that a licensed asbestos contractor/inspector further evaluate houses/structures built in this era for asbestos materials. The Home Inspector will not determine or include in the report if asbestos is present at any structure or in any materials at a structure.*
- Houses/structures built prior to 1982 can contain lead paint. It is recommend that a licensed lead inspector further evaluate houses/structures built in this era for lead paint materials.*

*Inspect It NOW will not engage in any claims regarding aluminum wiring, asbestos or lead paint.

PHOTO DOCUMENTATION: Your report may include digitally imaged photos of certain problem areas (should they exist). Also included are pictures (General Views) to establish location and identification. It is not a requirement that your Home Inspector photograph every area or defect of the home; additional photos may be taken and included in your report as a courtesy. The Inspector CANNOT use photos provided by anyone else for the inspection report. Any photos included in the report must be taken by the Inspector only, with the Inspector's camera only!

Please carefully read your entire Inspection Report. Call your inspector after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible areas of the structure; inspection may be limited by vegetation, height restrictions, weather and possessions. Depending on the age of the structure, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the inspector feels

may need further investigation or repair. It is NOT a requirement that a home being sold be brought up to today's building code standards.

We advise you to check all building permits for all areas of the structures present, a home inspection is NOT a building code violation inspection. If the proper building permits have not been obtained and/or do not have final building inspection signatures, then you cannot assume that these areas were installed to applicable building codes. Further investigation beyond the scope of the home inspection may be needed.

INSPECTION AGREEMENT

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT AND THE TERMS AND CONDITIONS OF THE CONTRACT. YOU FURTHER AGREE THAT YOU UNDERSTAND THE LIMITATIONS OF A HOME INSPECTION AND HAVE READ THE DISCLAIMER PAGE OF THIS REPORT.

SCOPE OF THE INSPECTION / REPORT

We will perform a non-invasive visual examination designed to identify material defects in the systems, structures, and components of buildings located on the property to be inspected, as they exist at the time of the inspection. Our inspection will be limited to those specific systems, structures and components that are present and visually accessible. We will only operate components and systems with normal user controls and as conditions permit. Unless we agree otherwise, we will only inspect the primary building, and its associated primary parking structure on the property. **Out structures are not included in our inspection**: this exclusion encompasses exterior BBQs, appliances, fire pits, fire places, play equipment, ponds or fountains, sheds, workshops, lean-to structures, barns, etc.. We will also provide you with a written report that describes and identifies the inspected systems, structures and components and any visible material defects observed at the time of the inspection. We may amend the report within twenty-four (24) hours after completing the inspection.

RE-INSPECTION: A re-inspection may be scheduled with our office as needed to re-evaluate specific items that may have been repaired since our original inspection or that may have been obstructed and not visible or accessible during the original inspection. The fee for a re-inspection varies upon how many items are to be re-inspected and/or the length of time required to perform the re-inspection. A re-inspection is completed only for the items specified in writing by the buyer or buyer's Agent at the time of the re-inspection. A re-inspection does not include a complete inspection of the entire home or property, however the Inspector may update the inspection report with additional defects observed at the re-inspection that may not have been visible or accessible during the original inspection. It is recommended that you obtain all the necessary building permits, contractor receipts and any warranties provided by the manufacturer/installer/contractor for the repaired or replaced items.

Unless we agree otherwise, we will perform the inspection, and issue the report, in accordance with the mandatory parts of the current Standards of Practice (Residential Standards - Four or Less Units) of the International Association of Certified Home Inspectors ("the InterNACHI Standards") and subject to the Definitions, Scope, Limitations, Exceptions and Exclusions in the InterNACHI Standards. Terms in this Agreement have the same meaning as the defined terms in the InterNACHI Standards. The InterNACHI Standards are available from InterNACHI's website: http://www.nachi.org/

IF YOU DISCOVER A DEFECT FOR WHICH YOU THINK WE MAY BE LIABLE TO YOU, YOU MUST NOTIFY US AND GIVE US A REASONABLE OPPORTUNITY TO RE-INSPECT THE PROPERTY BEFORE YOU REPAIR THE DEFECT. FAILURE TO FOLLOW THIS PROCESS WILL RESULT IN VOIDING THIS AGREEMENT AND CONTRACT. YOUR NOTICE MUST BE IN WRITING, INCLUDE A SIGNED COPY OF THIS AGREEMENT, AND BE SUBMITTED THROUGH OUR WEBSITE CONTACT PAGE: www.inspectitnow.com

OUR LIABILITY TO YOU FOR CLAIMS ARISING FROM OUR INSPECTION OR OUR REPORT, WHETHER SOUNDING IN TORT OR CONTRACT, WILL NOT BE MORE THAN DETERMINED BY OUR E&O INSURANCE PROVIDER.

INSPECT IT NOW AND CLIENT AGREE THAT CLIENT CANNOT FILE A LEGAL ACTION AGAINST INSPECT IT NOW OR ITS EMPLOYEES, WHETHER SOUNDING IN TORT OR CONTRACT, MORE THAN ONE YEAR AFTER THE CLIENT DISCOVERS, OR WITH THE EXERCISE OF REASONABLE DILIGENCE SHOULD HAVE DISCOVERED THE BREACH OR MATERIAL DEFECT.

Our report is NOT a warranty of the items inspected. However, Inspect It NOW may offer you additional warranties through a third party service provider. In all cases, you must contact your home warranty company first for any issues that arise after the date of the original home inspection. Failure to do so may result in voiding your home warranty.

Additional questions or concerns can be addressed through our website: www.inspectitnow.com

Please read the "About Your Inspection" and "Disclaimers" pages prior to filing any online claims as this will help you to determine if your claim is valid and within the scope of the home inspection.

CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

Our goal is to provide valuable and unbiased information that helps consumers make informed decisions. A portion of our business may be based on relationships with other professions- real estate sales professionals, lawyers, lenders, vendors, etc., and our reports sometimes conflict with the business interests of these parties. We do not allow these relationships to compromise the integrity of our service. However, they do enable us to deliver more value to our clients. Our reports are intended to accurately reflect our impartial professional opinion, without exception.

YOU MUST PAY THE INSPECTION FEE AND SIGN THE CONTRACT BEFORE WE CAN DELIVER THE REPORT TO YOU.

2: PROPERTY DETAILS

Information

General: Type of Structure Inspected and Directional Marker
Single Family Residence, Front door faces East (approximately)

General: Utilities Status
All Utilities are ON for this inspection

General: MAIN WATER SHUTOFF VALVE LOCATION
North
Shutoff Valve Located:

General: MAIN GAS SHUTOFF VALVE LOCATION
North
Shutoff Valve Located:

General: MAIN ELECTRICAL LOCATION
North
Main Panel Located:

General: Occupancy
Occupied Structure: personal items throughout the structure may prevent access or view to some areas. Personal property; furniture and/or moving boxes are not moved and will prevent these areas from a complete inspection and limit visible access to some areas. This applies to all areas inside and outside of the structure being inspected.

General: Who is present at the inspection?
Buyer present during inspection, Buyer's agent present during inspection, Contractor(s) present during inspection

General: Weather Conditions
Overcast skies, Recent Rain, Cold

General: Exterior Temperature (approximate)
55 Fahrenheit (F)

General: IMPORTANT NOTES & DISCLAIMERS
None

Limitations

General

FURTHER EVALUATION MAY BE NECESSARY

N/A

3: INTERIOR FINISH DETAILS

Information

Wall materials within the living space
Drywall

Ceiling materials within the living space
Drywall

Floor materials within the living space
Glass, Tile, Hardwood, Carpet

Window materials/type throughout the structure
Double pane, Aluminum framed, Hinged type (swing in)

IMPORTANT NOTES & DISCLAIMERS
[[COSMETIC DISCLAIMER]]This inspection is intended to identify major material defects only. Minor and cosmetic issues are excluded from inspection and report; but may be included in some comments as a courtesy. Small nail holes; drywall nail pops; small cracks; chipped areas; dirty areas and cosmetic blemishes are considered cosmetic in most cases., [[NOTE ABOUT CRACKING]]Small cracking may be found throughout the structure; this is normal for California construction and generally caused by settling; earthquake; and wind conditions.

4: PROPERTY EXTERIOR

Information

Hardscape: Worn with typical cracks/chips

Typical for age of material

Hardscape: Driveways and Walkways Constructed of

Concrete

Siding: Siding type:

N/A

Siding: None present

Balconies: Normal wear for age observed

Balcony and Deck Railing: None - N/A

Wood Trim: None present

Exterior Electrical: All visible fixtures/switches/outlets were tested and operational

Exterior Paint: Normal wear observed

Exterior Plumbing and Faucets: Accessible exterior fixtures operated with normal wear

Exterior Doors: See interior sections of this report for more information

Exterior Closet(s): N/A

Lower Half of Chimney: N/A

Fencing and Walls: Visible fencing and wall areas had normal wear

Fencing and Walls: Fences or Walls Constructed of

Stucco

Fencing and Walls: DISCLAIMER: Fence Security

Fence enclosures are not evaluated for security adequacy

Gates: Operated at time of inspection

Gates: Gates Constructed of

Metal, Driveway gate present (electrical operating type; only testing if remote is available at the inspection)

Shelves and Planter Boxes: N/A

Shutters: N/A

Planters: Normal wear with no major visible defects. Additional drainage may be needed. It is recommended to trim foliage away from the structure to help avoid future moisture intrusion issues.

Planters: Recommend trimming trees or bushes that are in contact or proximity to home

As branches can abrade roofing or siding

Soffits: N/A

Corbels: None

Out Structures: Type(s) of Out Structures Present (excluded from inspection):

None

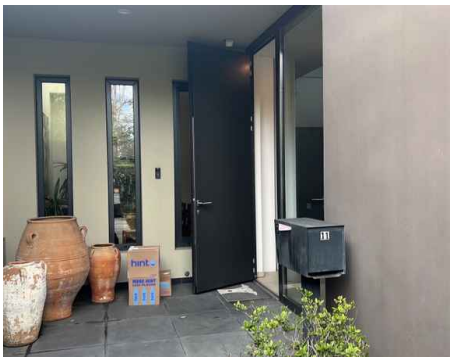
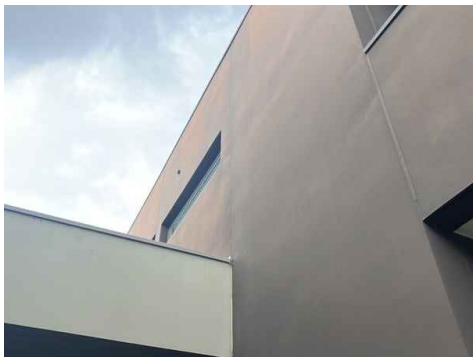
Check permits for all out structures present.

General views









Balconies: DISCLAIMER

Inspector cannot determine if balcony is/are watertight, no water testing is performed, we recommend weather tight service and maintenance to all necessary areas to prevent water intrusion

Exterior Electrical: DISCLAIMER

The Inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/security systems are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches. Consult the seller for operation of all exterior electrical.

Exterior Paint: INFORMATIONAL

Paint is recommended to help maintain and seal the exterior areas of the structure. Exterior paint will require maintenance every 3-5 years.

Exterior Windows: See interior sections of this report for additional information

Some exterior window areas may not be visible due to height/limited access/vegetation/etc.

Exterior Windows: MAINTENANCE DISCLAIMER

Exterior windows require seasonal maintenance to extend lifespan and maintain weather tight seals.

Exterior Doors: MAINTENANCE DISCLAIMER

Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals

Sprinklers: Disclaimer: Sprinklers are not included in the inspection

Sprinklers are beyond the scope of this home inspection. Not tested or inspected. Consult a landscaping professional for evaluation and testing.

Fencing and Walls: DISCLAIMER: Property Boundary Lines / Encroachments

Property boundary lines and encroachment determinations are beyond the scope of a home inspection and are not inspected or included in this report. It is recommended that qualified professionals are consulted for evaluation if concerns exist in this area.

Planters: DISCLAIMER

The Inspector cannot determine if planter areas are leaking into the structure, consult seller disclosures or obtain further evaluation of these areas for any moisture intrusion issues

Grading: DISCLAIMER: General drainage

This inspection cannot determine adequate drainage needs, the addition of drains may be needed in areas to help divert water away from the structure

Grading: HILLSIDE DISCLAIMER

Steep hillsides, fire safety study, and inaccessible areas on the grounds are excluded from this inspection.

Out Structures: DISCLAIMER

Out buildings, detached structures, play equipment, exterior BBQ areas, fire pits, bird baths, fountains/water features and above ground pools are not inspected. You are advised to check permits for any out structure(s) present - the home inspector is not a building code violation inspector

Limitations

Exterior Electrical

FOR LIGHTS THAT DID NOT FUNCTION DURING TESTING (SOME MAY BE ON SENSORS OR TIMERS)

Check bulbs first, then consult an electrician to further evaluate as needed.

Exterior Electrical

CONSULT SELLER FOR OPERATION OF EXTERIOR ELECTRICAL ITEMS.

GFCIs

STANDARD OUTLETS PRESENT

Inspector cannot test standard outlets for GFCI nor can the inspector trace outlet link to GFCI - consult the seller where master GFCI is located.

Weep Screeds

NOT VISIBLE IN SOME AREAS

Grading

ADEQUATE/PROPER OFFSITE DRAINAGE AND TERMINATION OF YARD DRAIN LINES CANNOT BE DETERMINED WITH THIS INSPECTION.

Observations

4.1.1 Hardscape

DETERIORATED SEALANT AT FOUNDATION BASE

Recommend maintenance

Recommendation

Contact a qualified professional.

4.2.1 Stucco

PATCHING PRESENT

Consult seller for past repaired areas

Recommendation

Contact a qualified professional.

4.6.1 Stairs & Handrails

EVIDENCE OF MOISTURE DAMAGE

Action Recommended Observations

Evaluation and service is recommended

Recommendation

Contact a qualified professional.

4.8.1 Exterior Electrical

UNSECURED OR LOOSE WIRING/CONDUIT/ELECTRICAL

Recommend servicing

Recommendation

Contact a qualified professional.

4.19.1 Fencing and Walls

Action Recommended Observations

EFFLORESCENCE PRESENT AT MASONRY/CONCRETE WALL

This may be a sign of moisture intrusion or lack of drainage – further evaluation recommended

Recommendation

Contact a qualified professional.

4.20.1 Gates

RUST PRESENT

Recommend rust treatment to prolong material life

Recommendation

Contact a qualified professional.

4.21.1 Shelves and Planter Boxes

Action Recommended Observations

HEAVILY DAMAGED

Needs to be replaced

Recommendation

Contact a qualified professional.

4.26.1 Grading

EVIDENCE OF POOR GRADING AND POOR DRAINAGE

Recommend further evaluation for grading corrections and addition of drains as needed.

Recommendation

Contact a qualified professional.

5: UTILITIES

Information

Main Panel: Normal wear for age observed
No major visible defects

Main Panel: Main Panel Location
North side of the structure

Sub Panels: Normal wear for age observed

Sub Panels: Sub Panel Location
Interior wall

Breakers: Normal wear for age observed. Labels present
Accuracy of labels cannot be determined with this inspection.

Breakers: Number of breakers in the "off" position
0

Breakers: Number of "unused" breakers
0

Breaker Amp Capacity: Amperage Rating:
200 Amps

Panel Wiring: Wiring Type:
Copper

Panel Wiring: Wiring method:
non-metallic sheathed cable (romex)

Main Gas Valve: Valve has normal wear for age. Recommend gas valve wrench be placed near valve for optimal preparedness
No major visible defects

Main Gas Valve: Main Gas Fuel Type & Valve Location
Fuel type: Natural Gas, North side of the structure

Main Gas Valve: Seismic shutoff valve present.
Not tested for performance.

Main Water Valve: Main valve had normal wear with no visible leaking

Main Water Valve: Main Water Valve/Distribution Plumbing Type
Copper

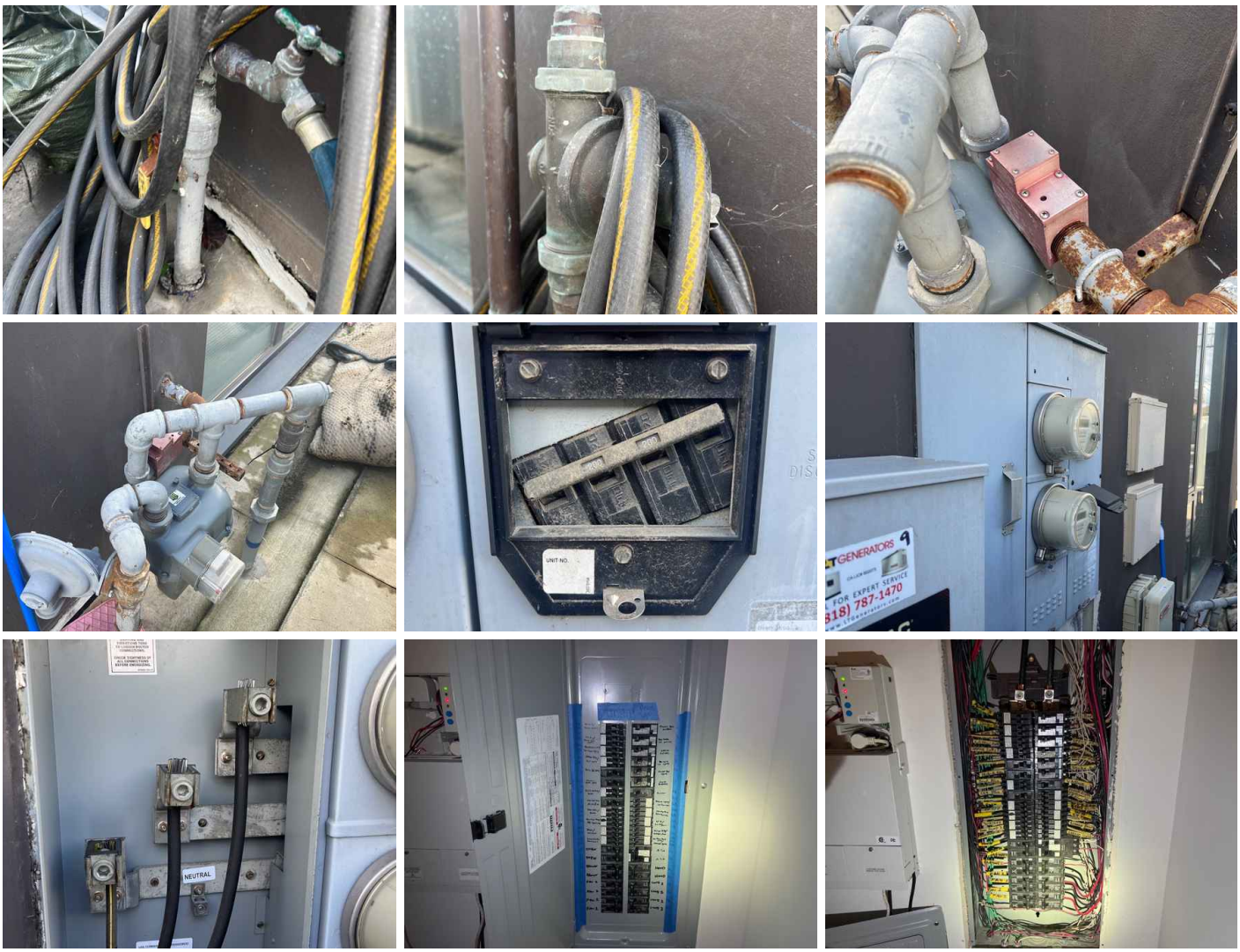
Water Pressure: Water pressure found to be within normal recommended standards
Monitor water pressure as part of quarterly home maintenance.

Water Pressure: PRESSURE STANDARDS
Recommended water pressure is between 40 to 80 pounds per square inch (psi)

Water Pressure: Approximate Pounds Per Square Inch
70psi - normal

Pressure Regulator: Regulator has normal wear

General views



Main Panel: DISCLAIMER

Panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Electrical fires due to poor installation of wiring cannot be determined or predicted by the inspector.

Sub Panels: DISCLAIMER

Inspector does not perform a load calculation to determine service capacity adequacy. Electrical fires due to poor installation of wiring cannot be determined by the inspector.

Breakers: DISCLAIMER

Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly (consult an electrician for further evaluation, if this is a concern). If GFCI/AFCI breakers are present - they are not tested/tripped as doing so would de-energize circuits and interrupt connected equipment (occupied homes only).

Panel Wiring: DISCLAIMER

Panel wiring inspection has limitations: The Inspector does not perform a load calculation to determine service capacity adequacy. Some wire types cannot be determined due to wire casings covering wires entering the breakers. Some wiring may not be completely visible due to the amount of wires inside the panel. For safety reasons, the Inspector will not move or tamper with wiring to gain better access or view.

Main Gas Valve: DISCLAIMER

We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection. Main and other fuel gas supply valves are not tested or turned on/off during this inspection. Exterior gas lines, fire pits, BBQs, etc. are not included as part of this inspection - consult your gas supplier company to further evaluate these areas and check all permits for added gas lines, fire pits, BBQs, etc. The Inspector cannot determine if gas piping is properly protected in the ground - consult the Gas Company for further evaluation.

Main Water Valve: DISCLAIMER (inspection limitations)

This inspection cannot determine certain plumbing defects such as pinhole leaks due to concealment in walls ceilings, floors, concrete slabs, etc. This inspection also does not determine or identify geographic areas that are prone to this issue. Consult seller's disclosures and qualified professionals/contractors if concerns exist in this area. The main water shutoff/valve is visibly inspected only - the valve(s) is not tested for operation due to the potential for leakage

Water Pressure: DISCLAIMER

Water Pressure can fluctuate depending upon time of day and municipal service adjustments

Pressure Regulator: DISCLAIMER

Visibly inspected only - the regulator is not tested for adjustment operation due to the potential for leakage

Limitations

Panel Wiring

NOT INSPECTED

Could not access wiring - needs further evaluation

Cable Feeds

UNDERGROUND

Not accessible for inspection

Observations

5.8.1 Gas Pipes and Valves

MINOR RUSTING

Typical for age - recommend rust treatment

Recommendation

Contact a handyman or DIY project

6: ROOF

Information

Main structure roof constructed of
Concrete

Porch and/or Patio roof constructed of
Same as main structure - porch

Inspection Method
Inspection method - roof was walked

Condition: Visible roofing has typical wear for age of materials. Regular maintenance of these materials and sealing/mastic application at vent and other roof penetrations is recommended.

Flashings: Typical wear and weathering observed
Annual sealant/mastic maintenance is recommended.

Vents and Vent Caps: Typical wear and weathering observed
Annual sealant/mastic maintenance is recommended.

Chimneys: Typical wear for age.

Spark Arrestors: Typical wear for age

Patio and Porch roof/structure: See roof condition comments for patio/porch recommendations

Sky Lights: Typical wear for age

Solar Light Globes: None present

Duct Work: N/A

General views








DISCLAIMER

The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions; no water or hose testing is performed during this inspection. Roof underlayment cannot be inspected; the condition of underlayment cannot be determined with this inspection Remaining roof life can only be determined by a licensed roofer. If there are concerns about possible roof leaks or to determine the remaining roof life, please contact a licensed roofer to perform an additional inspection and/or roof certification. This applies to all roof areas evaluated during this inspection (including detached structures and garages).

Chimneys: DISCLAIMER

Chimney inspection includes all exterior accessible areas of the chimney - interior cavity/flue is not inspected, consult a licensed chimney sweep contractor for further investigation and inspection of the internal areas of the chimney.

Limitations

General

ACCESS LIMITATIONS:

Limited inspection - some areas are not visible due to height/angle - recommend a roofer to further evaluate

Observations

6.1.1 Condition

DEBRIS PRESENT ON ROOF AREAS

Recommend removal of all debris

Recommendation

Contact a qualified professional.

6.1.2 Condition

Action Recommended Observations

PONDING OR EVIDENCE OF PAST PONDING IN AREAS

Evaluation/service is recommended - signs of poor drainage

Recommendation

Contact a qualified professional.

6.1.3 Condition

Action Recommended Observations

SMALL CRACKING IN AREAS

Recommend seasonal maintenance to ensure water tight surface

Recommendation

Contact a qualified professional.

6.6.1 Gutters and Down Spouts

Action Recommended Observations

DIRT/DEBRIS CLOGGING GUTTERS.

Evaluation/service is recommended

Recommendation

Contact a qualified professional.

7: FOUNDATION/SUBSTRUCTURE

Information

General views

Foundation Type:
Slab only

Slab: **No determination can be made regarding the condition of the interior concrete slab as it was covered by flooring**

Exterior Perimeter: **Normal wear for age observed**

8: GARAGE

Information

Main Automotive Doors: Door/s operated with normal wear for age. Recommend weather tight maintenance to prevent moisture intrusion around main door/s

Main Automotive Doors: Main Door Type
Metal sectional

Hardware/Springs: Normal wear observed

Garage Door Openers: Opener/s were tested using the wall button. Operated with normal wear for age.

Garage Door Openers: Number of Openers Present:
One Unit Present

Garage Doors Reverse Safety Status: Light beam was tested and operational

Rafters & Ceilings: Drywall present – no visible access to view rafters (see firewall notes for additional information)

Walls: Normal wear observed where visible

Walls: Consult termite report for any wood areas in garage

Firewalls: Normal wear for age observed. Recommend sealing any holes/gaps/cracks/loose tape. All areas of the firewall should be sealed with the correct fire rated materials
No major visible defects

Fire Doors: Operated with normal wear observed. Maintain air tight seals at all times

Windows: Windows Constructed of
No windows present in garage

Exterior Doors: None present

Exterior Door Screens: NONE PRESENT

Cabinets: Normal wear for age of material with no major visible defects

Closets: None present

Counters: None installed

Electrical: A representative number of receptacles and switches were tested and found to be operational

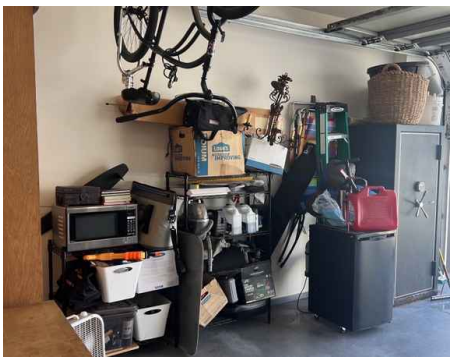
GFCIs: Tested and operational via normal control where present

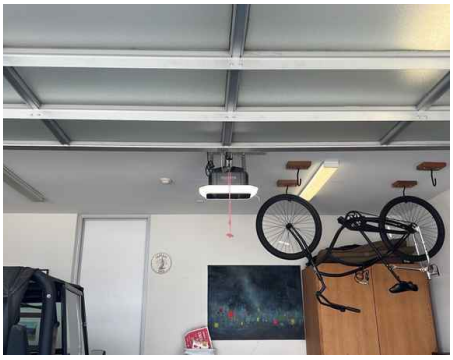
240 Volt Receptacle: Not present/visible
Not inspected or tested

Electrical Chase/Soffit: No soffit or chase present
N/A

Ventilation: None present: Consult local building department/authority regarding ventilation requirements

General views





Hardware/Springs: MAINTENANCE NOTE

Garage doors require periodic maintenance and is recommended to ensure that all hardware is properly lubricated and secured

Garage Door Openers: DISCLAIMER

Battery backup systems cannot be confirmed without dismantling the opener unit - we recommend having a general garage door service completed prior to regular use. Installing a battery backup unit is an advised new addition that we recommend for safety. The door opener activator button should be a minimum of 54-inches above the floor for safety. Door opener radio control devices not tested - inquire with seller regarding existence and operation.

Garage Doors Reverse Safety Status: DISCLAIMER

Pressure sensors/systems are generally not tested due to the risk of damage if they are not properly operating - we recommend having a general service completed prior to regular use.

Limitations

Slab

ACCESS LIMITATIONS: EPOXY COATED OR CONCRETE PAINTED - PREVENTS COMPLETE INSPECTION

Anchor Bolts

COULD NOT ACCESS OR NOT VISIBLE DUE TO WALL COVERINGS

not inspected

Observations

8.5.1 Slab

SMALL CRACKS/CHIPPED AREAS

Typical for the age of the materials

Recommendation

Recommend monitoring.

8.6.1 Rafters & Ceilings

PATCHED AREAS OBSERVED

Inquire with seller regarding reason for repairs

Recommendation

Contact the seller for more info

8.17.1 Electrical

SOME BULBS DEFECTIVE/MISSING/LIGHT(S) DID NOT FUNCTION

Check bulbs/consult electrician to further evaluate

9: WATER HEATER

Information

Type of Water Heating System
Standard Tank Unit, Boiler present

Water Heater Locations
Utility Room

Water Heater Fuel Type
Natural Gas

Number of Gallons
Tankless

Venting: Normal wear for age observed

Plumbing: Plumbing Material Type
Copper

Temperature Pressure Release Valves: Normal wear for age observed

Overflow Line/s: Normal wear for age observed

Overflow Line/s: Overflow Line/s Type
Copper

Strapping: Normal wear for age observed. Recommend 'blocking' in areas where the water heater is not touching the walls

Strapping: Strapping Type
Standard Steel/Metal Straps, Tankless

Gas Supply Valves and Pipes: Normal wear for age observed

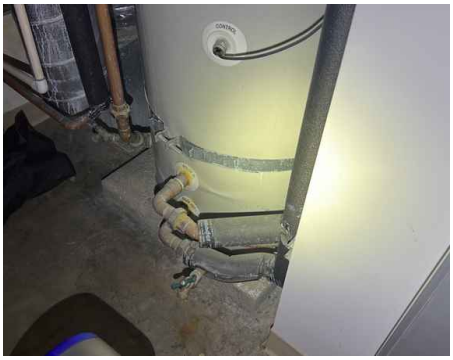
Combustion Air: Combustion air appears adequate

Enclosures: Normal wear for age observed. Recommend sealing any holes/gaps if otherwise discovered in this area

Platforms/Bases: None/not applicable/Tankless
Unit is sitting on concrete

Platforms/Bases: Unit sitting on concrete - N/A

General views



Condition: DISCLAIMER

The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. The Inspector does not estimate the age and cannot predict the remaining life of the unit.

Condition: General Recommendation

We recommend that you consult with a plumber or manufacturers owner's manual for general maintenance recommendations to extend the life of the unit(s)

Temperature Pressure Release Valves: DISCLAIMER

The inspector visually inspects the TPRV only - this valve is not opened or tested during the inspection

Combustion Air: General Note

Good combustion air is an unconfined space that is one whose volume is not less than 50 cubic feet per 1,000 Btu/hr of the total input rating of all appliances installed in the space.

Observations

9.1.1 Condition

Action Recommended Observations

RUST NOTED IN AREAS AT WATER HEATER

Monitor for further deterioration or leaks

Recommendation

Recommend monitoring.

9.2.1 Water Heater Temperature

Action Recommended Observations

TEMPERATURE WAS ABOVE 120 F AT ONE OR MORE FIXTURES WITHIN THE STRUCTURE

This a potential scald hazard. Recommend adjusting to a safe temperature of approximately 120 degrees F.

Recommendation

Contact a qualified plumbing contractor.

9.4.1 Plumbing

CORROSION PRESENT

Signs of wear - monitor for moisture

Recommendation

Recommend monitoring.

9.4.2 Plumbing

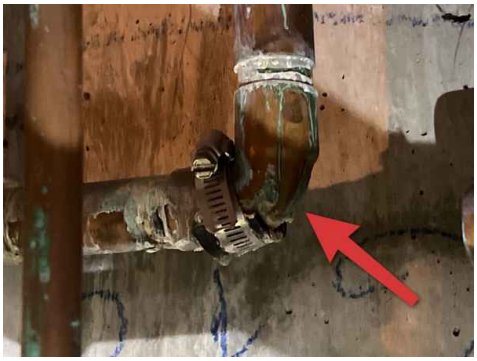
Action Recommended Observations

VISIBLE LEAKING

Needs immediate attention by qualified plumber to prevent moisture related damage

Recommendation

Contact a qualified professional.



10: ATTIC

Information

Access Entries: ACCESS LOCATION:
No Attic Present - N/A

Access Entries: NO ATTIC PRESENT

Structure: Consult termite report for all wood areas in the attic

Insulation: Insulation Depth
N/A

Insulation: Insulation Type
Not Accessible

Chimneys: Chimney structure/type
None present/not visible

Chimneys: None present or visible

Insulation: DISCLAIMER

Note for homes built prior to 1978: The inspector does not determine the presence of asbestos or any other hazardous materials in the building. The inspector does not determine R-value of the insulation. Insulation generally blocks visible inspection access to framing or components below level of insulation. Limitations or access hindrances will prevent visible inspection of areas of insulation.

Duct Work: DISCLAIMER

The inspector cannot determine efficiency or effectiveness of the duct layout - check all installation permits.

Duct Work: DISCLAIMER ASBESTOS

Note for homes built prior to 1978: The inspector does not determine the presence of asbestos or any other hazardous materials in the duct work - if there is any concern about asbestos in the duct work we recommend that the client have the ducts tested as needed.

Ventilation: DISCLAIMER

Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction. Temperature sensors or operation of mechanical fans (when/if present) are not tested/inspected

Limitations

Access Entries

GENERAL LIMITATIONS DISCLAIMER

Limited attic inspection: many areas are not accessible due to limited space, lack of proper walk boards, electrical, plumbing, ductwork, etc. Attics with excess insulation: many areas of the attic are not accessible due to insulation covering joist chords. Structure: limitations exist due to access hindrances such as insulation/ductwork/pipes/wires/inadequate space. This disclaimer applies all aspects of the attic inspection.

Structure

DISCLAIMER-WOOD FRAMING

The attic structure is generally always built with wood framing members. Wood is used in construction for many reasons; strength, ease to cut/modify/customize, ability to expand and contract with heat and cool temperatures. Generally speaking, wood framing will maintain its integrity, even during difficult weather conditions. However, wood does have its weaknesses and can crack, split, break and is susceptible to wood destroying organisms. These weaknesses cannot always be seen by the inspector or may be latent/concealed. It is recommended that you have an annual home maintenance inspection which includes the attic structure.

Electrical

ACCESS LIMITATIONS

Some areas not visible due to access hindrances or limitations. Areas not visible due to insulation, ductwork, or any other hindrance are not inspected.

Plumbing

ACCESS LIMITATIONS

Some areas not visible due to access hindrances or limitations

Ventilation

ACCESS LIMITATIONS

Some areas may not be visible due to access hindrances or limitations.

Vent Screens

ACCESS LIMITATIONS

Some areas may not be visible due to access hindrances or limitations.

11: HEATING VENTILATION & AIR CONDITIONING (HVAC)

Information

Thermostats: Thermostat operated with normal wear for age

No major visible or functional defects

Thermostats: Location(s) and type:

Bedroom, Hallway, Digital Thermostat present

Heater(s): Operated at time of inspection. Visible areas of the heater have normal wear for age. We recommend performing maintenance servicing annually to help maintain the performance of the unit

Heater(s): Heater Locations

Utility Room

Heater(s): Heater Type

Heat pump

A/C Evaporator Coil Box: The visible areas of the coil box have normal wear.

No major visible defects

Venting: None: Electric heating unit does not require a vent

Gas Supply Valves and Pipes: Electric unit

No gas installed

Combustion Air: Electric heater

Not applicable - does not require combustion air

Air Supply: Visible areas have normal wear for age

No major visible defects

Registers: Representative number tested and functional

Registers: Heater Temperature at Registers

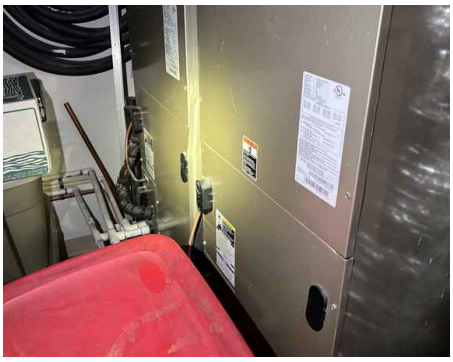
Electrical: Operating properly

No major visible defects

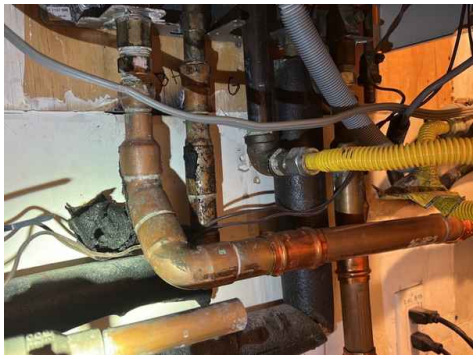
Air Conditioning Compressors: AC compressor Type - Location

Electric unit - roof

General views






Heater(s): DISCLAIMER

The Inspector does not examine heat exchanger or determine the presence of a cracked heat exchanger - this is not a complete evaluation of the internal areas of the heater - consult an HVAC contractor for further evaluation if you have concerns about the heat exchanger. The Inspector cannot determine dates of past maintenance; We recommend regular service/maintenance to extend the life of the unit(s). If you have concerns about safety recalls, we encourage you to check for recalls on your unit(s) using this website: *https://www.cpsc.gov/Recalls/2001/CPSC-Announces-Recall-of-Furnaces-in-California/*

A/C Evaporator Coil Box: DISCLAIMER

The a/c coil box is only examined on the exterior portion - an internal inspection is not completed on the coil box - consult an HVAC contractor to further evaluate as needed. Limited access to all sides prevents a complete inspection of the coil box. This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size - consult an HVAC contractor for further evaluation as needed. Condensation lines cannot be traced to all locations by the inspector. Often times there are several areas of the condensate lines that are not visible to the inspector - consult an HVAC contractor to further evaluate as needed.

Platforms/Bases: Visible areas have normal wear for age

No major visible defects - recommend seasonal servicing and maintenance to ensure sealing holes and gaps in the heater base

Heater Enclosures: Visible areas have normal wear for age

No major visible defects - recommend seasonal cleaning and maintenance to ensure proper and safe operation

Air Supply: SERVICE/MAINTENANCE RECOMMENDATION

Maintenance in this area is very important. We recommend seasonal service and maintenance to ensure that all areas within the air supply chamber are sealed/cleaned/dry and functioning normally at all times.

Registers: DISCLAIMER

Not all registers are tested for air flow due to location, access, etc. Adjustable louvers in registers are not tested for functionality - those closed for long periods of time may not operate properly.

Filters: A seasonal HVAC service contract is recommended to ensure that all filters are changed/cleaned regularly or as needed

We recommend that the filters be changed or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems

Air Conditioning Compressors: DISCLAIMER

This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size - consult a HVAC contractor for further evaluation as needed

Air Conditioning Compressors: RECOMMENDATION

Despite the condition(s) of the unit(s) on the day of the inspection, we recommend regular service/maintenance to extend the life of the unit(s). Preventative maintenance is vital to the HVAC system.

Refrigerant Lines: Normal wear for age observed

No major visible defects - recommend annual/seasonal maintenance to check and service insulation on refrigerant lines as needed

Limitations

Thermostats

DEAD BATTERIES/NO POWER

Needs to be serviced - heating and/or air conditioning not operated

Heater(s)

LIMITED INSPECTION COVER(S) COULD NOT BE REMOVED

A visual internal inspection was not completed

Heater Enclosures

ACCESS LIMITATIONS

Some areas not visible due to access limitations

Observations

11.1.1 Thermostats

Action Recommended Observations

NOT OPERATING

MASTER

Needs to be serviced - Multiple thermostats throughout the property presented either without power or of unknown functionality. Further evaluation is highly recommended

Recommendation

Contact a qualified heating and cooling contractor

11.2.1 Heater(s)

Action Recommended Observations

DID NOT OPERATE OR RESPOND TO THERMOSTAT COMMANDS

Needs to be serviced/further evaluated - 3rd floor did not respond to thermostat. 1st floor blew cold air 36 degrees when in heat mode

Recommendation

Contact a qualified heating and cooling contractor

11.2.2 Heater(s)

Action Recommended Observations

HYDRONIC FLOOR HEATING SYSTEM PRESENT

Hydronic floor heating system was present. Inspector unable to locate interior thermostat for floor heating system. Attempts to operate the system at the tankless unit in the basement utility room resulted in the system short cycling followed by a fault code presenting at the control panel.

Errant/unused wiring was present at the utility room adjacent to the system. Relay control boxes were missing. Modifications to the copper piping, including cut, uncapped copper piping with flow only stopped by ball valves were present.

Based on inspectors observations coupled with the complexity of hydronic floor heating systems, further evaluation of the system is highly recommended.

Recommendation

Contact a qualified professional.

11.6.1 Platforms/Bases

Action Recommended Observations

MICROBIAL GROWTH/IRREGULAR STAINING PRESENT

Further evaluation is recommended

Recommendation

Contact a qualified professional.

11.13.1 Air Conditioning Compressors

Action Recommended Observations

NOT TESTED

Air conditioning not tested due to the exterior temperature and could likely cause damage to the unit. Recommend reinspection when weather conditions improve.

12: INTERIOR

Information

Wall Conditions: No major visible defects observed

Wall Conditions: Bedroom locations
Master, Upstairs west, Upstairs central

Ceiling Conditions: No major visible defects observed

Ceiling Fans: NONE present - N/A

Stairs & Handrails: Functional at time of inspection

Closets: Normal wear for age with no major visible defects

Cabinets: Normal wear for age of material
No major visible defects

Doors: Operated at time of inspection

Doors: Recommend routine maintenance on hardware and weather seals on all exterior doors

Screen Doors: None present

Sliding Glass Doors: Slider(s) operated with normal wear for age observed. General and periodic maintenance and lubrication is recommended to extend service life of sliding glass door.

Sliding Glass Doors: Type of sliding glass door(s) present
Double pane

Sliding Door Screens: Not installed
Recommend installation and confirmation of proper screen door operation

French Doors: Type of French door(s) present
None present - N/A

French Door Screens: None installed

Window Conditions: Accessible windows were tested and operated with normal wear for age observed. Recommend periodic lubrication and weather tight service to help prevent future moisture intrusion

Fireplaces: Normal wear for age observed. Damper tested satisfactorily. Recommend fire caulk/sealing of any gaps/holes/cracks
No major visible defects

Fireplaces: Fireplace Locations
Master bedroom

Fireplaces: Fireplace Materials
Prefabricated

Electrical: A representative number of receptacles and switches were tested and found to be operational. Outlets/switches had normal wear for age

Smoke Detectors: Operational via factory installed test button

Carbon Monoxide Detectors: Operational via factory installed test button

Carbon Monoxide Detectors: Smoke and Carbon Monoxide combo unit is present

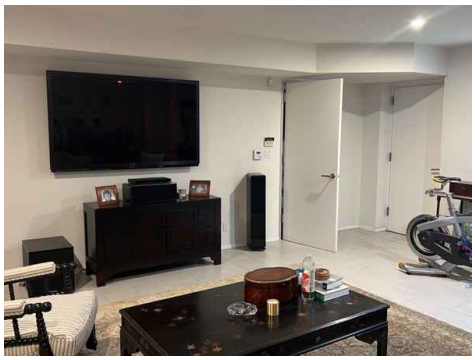
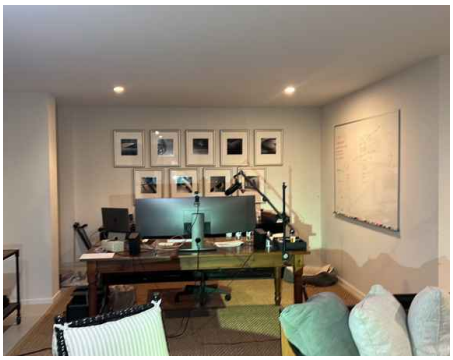
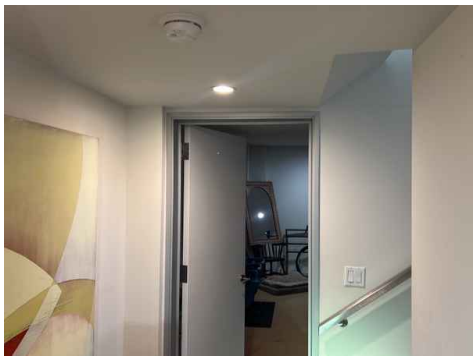
General views



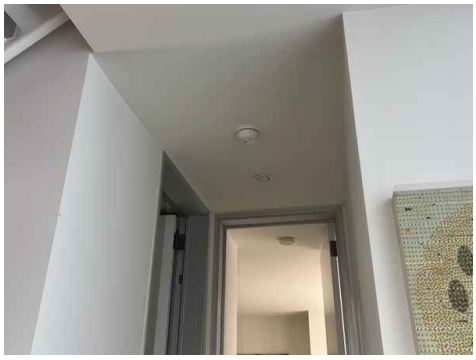


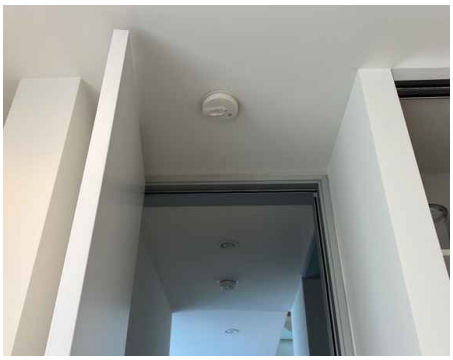








Wall Conditions: IMPORTANT NOTES (applies to all interior areas of the structure):

FRESH PAINT OR PATCHWORK: Recent paint or patching may cover known past defects or could simply be maintenance or updating by the current owner - consult the seller/disclosures for all past repairs. The Inspector cannot determine when paint/patching was completed nor the reason for new paint or patchwork.

CRACKS/CRACKING: Small cracking may be found throughout the structure; this is normal for California construction and generally caused by settling, earthquake, and wind or other weather conditions.

Counters: Counter has normal wear for age with no major visible defects

Recommend grout/sealer/stone/other maintenance as needed to maintain materials

Door Bells: VIDEO DOORBELL SYSTEM

Consult the seller/disclosures to verify the condition of this unit AND if the unit an all necessary components are staying with the structure as part of the sale. Due to the dynamic nature of the various manufacturers of these products, the Inspector cannot test and verify all features.

Doors: Testing disclaimer

Only accessible doors were tested during this inspection, personal items were not disturbed or moved to test all doors. This includes any aftermarket adapters or hangers attached to the door(s).

French Doors: MAINTENANCE NOTE

If French doors are present: Secondary doors and latches may stick if not used often, double doors need routine maintenance and lubrication of all moving parts to operate properly.

Window Conditions: Window Disclaimer

Only visible and accessible windows are tested and evaluated, windows not accessible due to any access limitations are not inspected or evaluated.

Interior window shutters/blinds/coverings (if present) are not tested or inspected as part of this home inspection (this includes all windows at the structure)

Tint/film over windows (if present) is not inspected and often is bubbled/loose/peeling/scratched - tint/film prevent an accurate inspection of the window glass areas

Fireplaces: DISCLAIMER

The fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and a Gas Company evaluation of the fireplace prior to operating the fireplace.

Electrical: Electrical Disclaimer

Only a representative amount of the visible and accessible switches/outlets are testing during this inspection. If present, personal items/furnishings are not moved to access any outlets/switches behind them. No stress or destructive testing is performed. No investigative diagnosis can be determined by the Inspector.

Electrical: Some switches have unknown function

Do not consider these switches to be inspected for functionality, inquire with seller regarding operation

Smoke Detectors: LOCATION RECOMMENDATIONS

For safety purposes we recommend that smoke detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple smoke detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert.

Carbon Monoxide Detectors: DISCLAIMER

Carbon monoxide detectors are tested via the accessible test button only, they are not tested/measured/evaluated per manufacturer specifications for installation height or suggested locations.

Carbon Monoxide Detectors: LOCATION RECOMMENDATIONS

For safety purposes we recommend that carbon monoxide detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple carbon monoxide detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert.

Limitations

Ceiling Conditions

LIMITATIONS NOTE

Some areas may not be fully visible due to height/angle/natural lighting/shadowing - N/A

Floor Conditions

SMALL CRACKS AND CHIPS ARE CONSIDERED COSMETIC WHEN PRESENT

Observations

12.2.1 Ceiling Conditions

Action Recommended Observations

EVIDENCE OF MOISTURE ENTERING STRUCTURE

Additional hidden defects may exist; needs to be serviced/further evaluated. Active moisture was detected using thermal imaging at the master bedroom ceiling directly below the rooftop deck and roof drainage system. Staining was presenting at time of inspection indicating a current moisture intrusion issue. Further evaluation is strongly recommended

Recommendation

Contact a qualified professional.

12.4.1 Floor Conditions

TORN/FRAYED CARPET

Typical for age of materials, signs of wear

12.6.1 Closets

BYPASS DOORS OFF TRACKS

Needs to be serviced

Recommendation

Contact a qualified professional.

12.10.1 Doors

Action Recommended Observations

DID NOT LATCH PROPERLY

MASTER

Needs to be serviced

Recommendation

Contact a qualified professional.

12.10.2 Doors

Action Recommended Observations

DRAGS ON FLOOR SIGNIFICANTLY

1ST FLOOR

Needs to be serviced

Recommendation

Contact a qualified professional.

12.17.1 Fireplaces

Action Recommended Observations

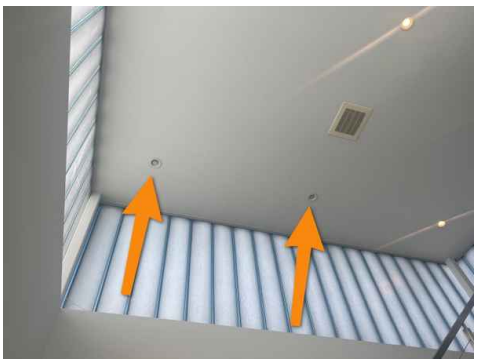
GAS VALVE DID NOT FUNCTION

Needs to be serviced

Recommendation
Contact a qualified professional.

12.18.1 Electrical
SOME BULBS DEFECTIVE/MISSING/LIGHT(S) DID NOT FUNCTION
Check bulbs/consult electrician to further evaluate. The inspector cannot determine if the issue is with the bulb or the fixture.

Recommendation
Contact a qualified professional.



12.19.1 Smoke Detectors
Action Recommended Observations
MISSING
3RD FLOOR CENTRAL BEDROOM
Needs to be installed
Recommendation
Contact a qualified professional.

12.19.2 Smoke Detectors
Action Recommended Observations
MISSING BATTERY
MASTER
Recommendation
Contact a qualified professional.

13: BATHROOMS

Information

Wall Conditions: No major visible defects observed

Wall Conditions: Locations
Master, 3rd floor west, 3rd floor central, 2nd floor hall, 1st floor

Wall Conditions: See interior section for all walls, ceilings, floors, doors, windows, ceiling fans, electrical, etc.

Ceiling Conditions: No major visible defects observed

Floor Conditions: Normal wear for age

Doors: Operated with normal wear for age

Mirrors: Normal wear for age

Cabinets: Normal wear for age

Counters: Counter has normal wear for age. Recommend grout/caulking/stone/sealer maintenance to help maintain materials

Sinks: Fixture operated with normal wear for age of materials and no major visible defects

Bath Tubs: Fixture/tub was tested and operated at the time of the inspection with normal wear

Showers: Fixture was tested and operated with normal wear via normal fixture controls

Shower Walls: Shower walls have normal wear for age. Recommend grout/caulking/stone/sealer maintenance to help maintain materials
No major visible defects - recommend routine grout and sealer maintenance

Shower Walls: Shower pan has normal wear for age. Recommend grout/caulking/stone/sealer maintenance to help maintain materials
No major visible defects - recommend routine grout and sealer maintenance

Shower Walls: Materials present
Tile and grout present

Enclosures / Shower doors: Operational - Tempered glass label observed

Toilets: Tested and operational. Toilet has normal wear for age. No visible leaking at the time of inspection and flush testing
Flush test performed

Exhaust Fans: Operated with normal wear observed where present

Electrical: A representative number of receptacles and switches were tested and found to be operational. Outlets/switches had normal wear for age

GFCIs: Tested and operational via normal control where present.
No major visible defects

GFCIs: PLEASE READ: GFCIs are only required in residential structures near bathroom sinks built in 1975 or after.

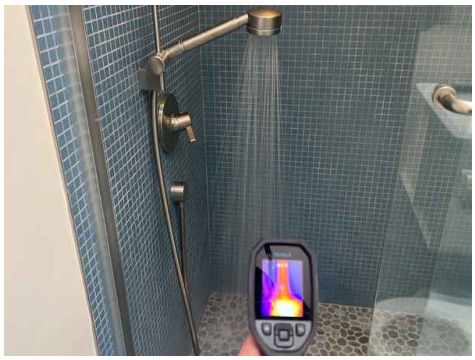
General views











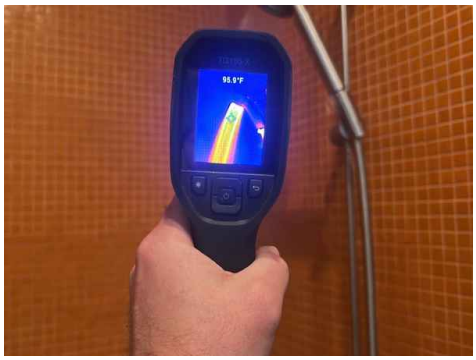
















Doors: Testing disclaimer

Only accessible doors were tested during this inspection, personal items were not disturbed or moved to test all doors. This includes any aftermarket adapters or hangers attached to the door(s).

Window Conditions: Window Disclaimer

Only visible and accessible windows are tested and evaluated, windows not accessible due to any access limitations are not inspected or evaluated.

Interior window shutters/blinds/coverings (if present) are not tested or inspected as part of this home inspection (this includes all windows at the structure)

Tint/film over windows (if present) is not inspected and often is bubbled/loose/peeling/scratched - tint/film prevent an accurate inspection of the window glass areas

Plumbing: All plumbing fixtures were tested using normal fixture controls. Angle stops/valves/supply hoses/drain pipes were in normal condition and no visible leaks were observed unless otherwise noted

After running water in the sink(s), the plumbing fixtures below the sink were inspected. Bathtubs, showers, toilets, and bidets are reported on in other sections within the bathroom section of this report. Ancillary features such as steam units, body sprays, and other forms of multi-function shower systems are beyond the scope of this home inspection. DISCLAIMER: The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed).

Bath Tubs: Bath tub DISCLAIMER

Bathtubs are tested by running the water through the tub spout, activating/deactivating the drain stopper, and utilizing the diverter valve (if present). Tubs are **not** filled to overflow opening to test overflow drain. Spa tubs receive a limited inspection; Spa tub hoses and connections are often not accessible and should be considered not inspected. Small leaks can develop over time and may not be visible/accessible for observation during the inspection (note: piping, drains and internal valve parts are concealed inside walls/floors, these areas cannot be accessed by the Inspector).

Showers: Shower DISCLAIMER

Showers are tested by running the water through the shower head, and utilizing the diverter valve (if present). Shower drains are **not** plugged and the pan is **not** long-term leak tested - consult the termite report for all shower pan testing. Small leaks can develop over time and may not be visible/accessible for observation during the inspection (note: piping, drains and internal valve parts are concealed inside walls/floors, these areas cannot be accessed by the Inspector).

Shower Walls: Shower Walls/Floor DISLCAIMER

Shower pans/floors and shower walls are not waterproof tested for leaks. The Home Inspector cannot determine if shower walls or shower pans leak through or behind the tile, fiberglass, or other solid surface materials. The Inspector cannot see behind walls, floors, or ceilings. We strongly recommend that you have all shower pans water tested for leaks. Cracking/missing grout, degraded or missing caulking may lead to leaks and should be immediately addressed in all cases and discoveries.

Electrical: Electrical Disclaimer

Only a representative amount of the visible and accessible switches/outlets are tested during this inspection. If present, personal items/furnishings are not moved to access any outlets/switches behind them. No stress or destructive testing is performed. No investigative diagnosis for a cause can be determined by the Inspector.

Limitations

Ceiling Conditions

LIMITATIONS NOTE

Some areas may not be fully visible due to height/angle/natural lighting/shadowing - N/A

Observations

13.1.1 Wall Conditions

STAINS/BLISTERED AREAS PRESENT (DRY)

3RD FLOOR WEST

Tested dry with moisture meter at time of inspection

Recommendation

Contact the seller for more info

13.3.1 Floor Conditions

CRACKED/LOOSE/MISSING GROUT IN AREAS

MASTER

Recommend grout and sealer maintenance

Recommendation

Contact a qualified professional.

13.3.2 Floor Conditions

RECOMMEND GROUT AND SEALER MAINTENENCE

13.9.1 Sinks

LOOSE FIXTURE/HANDLES

1ST FLOOR

Needs to be serviced

Recommendation

Contact a qualified professional.

13.10.1 Plumbing

RUBBER DRAIN CONNECTIONS PRESENT

3RD FLOOR WEST/ 3RD FLOOR CENTRAL

These are not for long term use - recommend upgrading connections

Recommendation

Contact a qualified professional.

13.11.1 Bath Tubs

Action Recommended Observations

TUB FIXTURE LEAKS WHEN OPERATED

MASTER

Needs to be serviced

Recommendation

Contact a qualified professional.

13.11.2 Bath Tubs

Action Recommended Observations

SPA TUB DID NOT OPERATE AT THE TIME OF INSPECTION

Recommendation

Contact a qualified professional.

13.12.1 Showers

Action Recommended Observations

SHOWER HEAD ATTACHMENTS LEAKS WHEN OPERATING

2ND FLOOR BATHROOM

Needs to be serviced

Recommendation

Contact a qualified professional.

13.14.1 Enclosures / Shower doors

LOOSE HARDWARE

MASTER

Needs to be serviced

Recommendation

Contact a qualified professional.

13.15.1 Toilets

Action Recommended Observations

TOILET DID NOT FLUSH PROPERLY

MASTER

Needs to be serviced

Recommendation

Contact a qualified professional.

13.17.1 Electrical

SOME BULBS DEFECTIVE/MISSING/LIGHT(S) DID NOT FUNCTION

Check bulbs/consult electrician to further evaluate. The inspector cannot determine if the issue is with the bulb or the fixture.

Recommendation

Contact a qualified professional.

13.18.1 GFCIs

WORN/LOOSE GFCI OUTLET

3RD FLOOR WEST

Needs to be serviced

Recommendation

Contact a qualified professional.

14: KITCHEN

Information

Wall Conditions: No major visible defects observed

Wall Conditions: See interior section for all walls, ceilings, floors, doors, windows, ceiling fans, electrical, etc.

Ceiling Conditions: No major visible defects observed

Floor Conditions: Normal wear for age observed

No major visible defects at the time of the inspection

Cabinets: Normal wear for age of material

No major visible defects

Counters: Counter has normal wear for age. Recommend grout/caulking/stone/sealer maintenance to help maintain materials

Sinks: Fixture operated with normal wear for age

Spray Wands: None

Garbage Disposals: Tested and operational via normal controls with normal wear for age. No visible leaks observed.

Plumbing: Angle-stops/valves/supply hoses/drain pipes are in a normal condition for their age. No visible leaks were found after running fixtures

No major visible defects

Dishwashers: Tested and operational via normal controls. Dishwasher had normal wear for age and no major visible defects. Drained properly with no visible leaks

One fill and drain cycle only, Not a full cycle

Ranges/Cooktops: Tested and operational via normal controls with normal wear for age

Ranges/Cooktops: Type of unit(s) present

Gas unit

Ovens: Tested and operational via normal controls with normal wear for age

Ovens: Oven type

Electric supplied unit

Exhaust Vents: Tested and operational via normal controls with normal wear for age

Exhaust Vents: Exhaust Vents Type

Recirculating, Hood with fan

Microwaves: None installed

Electrical: A representative number of receptacles and switches were tested and found to be operational. Outlets/switches had normal wear for age

No major visible defects

GFCIs: Tested and operational at time of inspection via normal control where present

No major visible defects

GFCIs: PLEASE READ: GFCIs only required in residential kitchen structures built in 1993 or after.

General views







Wall Conditions: IMPORTANT NOTE:

Appliances (where present) are not moved for inspection - limited inspection of walls, floors, and cabinet areas covered by appliances. Areas beneath, behind, and surrounding appliances cannot be inspected.

Garbage Disposals: DISCLAIMER

The garbage disposal has a limited inspection, the Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or adequacies of the internal blades is not determined during the home inspection.

Plumbing: All plumbing fixtures are tested using normal fixture controls.

After running water in the sink(s), the plumbing fixtures below the sink were inspected. Bathtubs, showers, toilets, and bidets are reported on in other sections within the bathroom section of this report. Ancillary features such as steam units, body sprays, and other forms of multi-function shower systems are beyond the scope of this home inspection. DISCLAIMER: The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed).

Dishwashers: DISCLAIMER

The dishwasher inspection is limited and does not include an inspection of the water pump or any hoses inside or beneath the unit. The home inspector cannot predict the remaining life of the dishwasher or any parts within the dishwasher; nor can the home inspector tell you if or how well the dishwasher actually cleans or dries dishes. This inspection allows for one fill and and one drain cycle only, the Inspector does not run the dishwasher for any full cycles.

Ranges/Cooktops: DISCLAIMER

The range or cooktop has a limited inspection, the Inspector cannot predict the remaining life of the unit nor determine the BTUs output by each burner or if/how well the burners will cook food. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.

Ovens: DISCLAIMER

The "Bake" feature is the only feature operated during a home inspection; convection, browning, rotisserie, warming drawers and other features are not tested during the oven inspection. Ovens are tested for basic heating element functionality. The oven cannot be tested to each incremental temperature setting or determine if adequate cooking temperatures can be achieved, nor if temperatures are calibrated with oven settings. We cannot determine if or how well the oven cooks food nor can we predict the remaining life left for the unit. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.

Exhaust Vents: DISCLAIMER

The exhaust fan/vent is tested using the normal controls only. No smoke testing or other testing is done to determine the CFMs or how well the unit evacuates air. The home inspector cannot predict the remaining life left in the unit.

Electrical: Electrical Disclaimer

Only a representative amount of the visible and accessible switches/outlets are tested during this inspection. If present, personal items/furnishings are not moved to access any outlets/switches behind them. No stress or destructive testing is performed. No investigative diagnosis for a cause can be determined by the Inspector.

Limitations

Ceiling Conditions

LIMITATIONS NOTE

Some areas may not be fully visible due to height/angle/natural lighting/shadowing - N/A

Observations

14.5.1 Cabinets

Action Recommended Observations

CRACKING LARGE

Needs to be serviced

Recommendation

Contact a qualified professional.

14.5.2 Cabinets

RUST PRESENT AT BUILT IN FRIDGE

Needs to be serviced

Recommendation

Contact a qualified professional.

15: LAUNDRY

Information

Plumbing: **Visible fixtures had normal wear for age and no leaks were visible. We recommend using braided steel supply hoses**

No major visible defects

Gas Valve: **Normal wear at valve**

No major visible defects at the time of the inspection

Electrical: **A representative number of receptacles and switches were tested and found to be operational**

GFCIs: **Tested and operational via normal control**

No major visible defects

GFCIs: **PLEASE READ: GFCIs only required in residential structures near laundry sinks built in 2005 or after. We recommend GFCIs even when home is built prior to 2005 and has a sink. GFCIs are not required at the laundry outlets as these outlets should be on a separate circuit form the panel for the appliances only, however 2014 NEC code recommends GFCI protection at all laundry outlets.**

General views

Plumbing: DISCLAIMER

The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). The laundry drain cannot be tested at this inspection. The washer and dryer (if present) are not tested or inspected.

Dryer Vent: MAINTENANCE RECOMMENDATION

The dryer vent should be cleaned periodically, as part of annual home maintenance, to prevent lint fire hazards. Furthermore, the exterior dryer vent cover should be checked and sealed at wall with exterior caulking.

Gas Valve: DISCLAIMER

The inspector cannot determine if there are gas leaks, consult the Gas Company to evaluate all gas areas prior to occupancy

Electrical: Electrical Disclaimer

Only a representative amount of the visible and accessible switches/outlets are testing during this inspection. If present, personal items/furnishings are not moved to access any outlets/switches behind them. No stress or destructive testing is performed. No investigative diagnosis can be determined by the Inspector.

Exhaust Fan: No exhaust fan is present

It is recommended to install an exhaust fan for optimal moisture ventilation

Limitations

Plumbing

WASHER/DRYER UNIT(S) PRESENT DURING INSPECTION AND OBSTRUCT THE VIEW OF THE WALL/FLOOR/PLUMBING AREAS

Plumbing

DRAIN TRAP IS NOT VISIBLE AT THE TIME OF THE INSPECTION

N/a - note: laundry drains are not water or pressure tested during this inspection

Observations

15.1.1 Plumbing

RECOMMEND UPGRADE TO BRAIDED STEEL WASHING MACHINE SUPPLY HOSES

This photo represents an example of what Steel Braided Laundry supply hoses would look like

15.2.1 Dryer Vent

Action Recommended Observations

MISSING THE EXTERIOR COVER

Needs to be installed

Recommendation

Contact a qualified professional.

15.5.1 Wash Basin/Sink

Action Recommended Observations

HANDLES LOOSE AT FAUCET

Needs to be serviced

Recommendation

Contact a qualified professional.

15.5.2 Wash Basin/Sink

LOOSE FIXTURE

Recommend service

Recommendation

Contact a qualified professional.

16: GLOSSARY

Information

GLOSSARY

A/C: *Abbreviation for air conditioner and air conditioning*

ABS: *Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.*

AFCI: *Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faul ts by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.*

Air Gap: *Air gap (drainage): The unobstructed vertical distance through free atmosphere between t he outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is disc harged.*

BIBB: *A hose bibb is a special water fitting that has a threaded male connection to accommodate th e female end of a hose connection.*

CC&Rs: *Covenants, Conditions & Restrictions (CC&Rs) are limits and rules placed on a group of hom es or condominium complex by a builder, developer, neighborhood association, or homeowners' as sociation. When living in a home or condominium that is restricted by CC&Rs, an owner gives up cert ain freedoms in order to be part of a shared community. For example, most condominium building associations have smoking restrictions, parking and noise level rules, aesthetic guidelines for paint c olor, height restrictions, and minimum and maximum square footage requirements. Sometimes buy ers can get access to the documents before making an offer, but in most cases, buyers get a complet e list of CC&Rs and community restrictions promptly after signing the initial Purchase and Sale Agree ment.*

CSIA: *Certified Chimney Sweep - Certified Safety Institute of America*

CSST: *Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in h omes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless -steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks. NOTE: Proper bonding or grounding cannot be confirmed by the Inspector, we advise you to check p ermits for installation of this type of gas line and that proper bonding or grounding has been compl eted.*

CU: *Copper (wiring)*

Cellulose: *Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.*

Check permits: *Home Inspectors cannot determine modification or alterations dates within any st ructure. The Home Inspector cannot determine building code violations. You are advised to check wit h the local city or county building and safety office regarding any planned or paid for construction/al terations permits to ensure that any alterations made to the structure were installed and or built to t he proper building code standards for the date of the alteration. You are further advised to consult with your Realtor and the Seller/disclosures to understand the details of any and all alterations to th e structure and/or contractor warranties that may apply to the alterations.*

Cold Joint: *A cold joint is an undesirable discontinuity between layers of concrete or stucco that occ urs when one layer of material is allowed to harden before the rest of the material is installed in wh at is meant to be a single, solid mass. Cold joints are often found where construction additions or alt erations have been made to a structure after the original building materials were installed (exampl e: room additions and window/door additions can show signs of a cold joint at the patching/connect ion point of the old and new materials.*

Combustion Air: *The air flow openings designed to bring fresh outside air to the furnace and/or h ot water heater or other appliances to be used in the combustion of fuels and the process of venting combustion gases. Normally, two separate supplies of air are brought in: one high and one low.*

Composition: *Composite siding is a building material used on the exterior of homes and commerc ial structures. Like other cladding products, composite siding is installed so that it covers the exterior of a building completely, providing no openings for water to enter the interior of the space. Siding is available in boards or planks, which can be layered over one another horizontally or vertically. Some varieties of composite siding are made from shredded wood or sawdust, with a bonding agent adde d for strength. Known as Oriented Strand Board (OSB). Like traditional wood products, OSB is susce ptible to moisture damage, but offers a higher level of protection against termites and rot. Fiber cem ent board is another popular composite siding product. The word "composition" is also used when describing some types of roof covering materials.*

DIY: *Do-it-yourself*

DWV: *In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage an d greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. W aste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in t*

urn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the dr ain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic syst em or a public sewer.

Double Tap: *A double tap occurs when two conductors are connected under one screw inside a pa nelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose. Double tapping is a defe ct when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.*

Drip Edge: *Drip edge is a metal flashing applied to the edges of a roof deck before the roofing mate rial is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly o thers.*

EIFS: *Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding syste m that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information, please visit http://en.wikipedia.org/wiki/Exterior_i nsulation_finishing_system*

Efflorescence: *Efflorescence is a crystalline or powdery deposit of salts often visible on the surface of concrete, brick, stucco, or natural stone surfaces. It occurs when water leaves behind salt deposits on the masonry surface.*

Expansion Tank: *An expansion tank or expansion vessel is a small tank used to protect closed (no t open to atmospheric pressure) water heating systems and domestic hot water systems from excess ive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by wat er hammer and absorbs excess water pressure caused by thermal expansion.*

Fascia: *A type of roof trim that is commonly used on houses. It is mounted on the exposed ends of r afters or the top of exterior walls to create a layer between the edge of the roof and the outside. In a ddition to serving an aesthetic function by creating a smooth, even appearance on the edge of the ro of, it also protects the roof and the interior of the house from weather damage. Not all styles of hom e design feature this trim, but many do.*

GFCI: *A special device that is intended for the protection of personnel by de-energizing a circuit, cap*

able of opening the circuit when even a small amount of current is flowing through the grounding sy stem.

Galvanized: *Although galvanized pipes have a general life expectancy of 50 years, their lifespan de pends on many factors, from the frequency of use to the amount of water pressure. As such, they mi ght come in need of replacement sooner or later than expected. Defects in galvanized pipes can ma nifest in multiple ways. The mounting build-up of mineral deposits resulting from corrosion can obst ruct water pressure. Low water pressure around the house is usually a sign of a massive build-up of mineral deposits in galvanized pipes. Besides obstructing water pressure, the mineral build-up can a lso contaminate the water. They can give rise to discoloration in the water. Sometimes, discolored w ater from rusty galvanized pipes can leave visible brown stains on a porcelain sink. And as the corro sion eats deeper into the pipes, it weakens their integrity, inducing leakages across them. If any part of the galvanized pipes in an old house is leaking, then you should see further evaluation by a licens ed plumber for other leakage spots that could break forth owing to years of gradual corrosion.*

Gate valve: *A valve that opens by lifting a barrier (gate) our of the path of the fluid. Gate valves req uire very little space along the pipe axis and hardly restrict flow of fluid when the gate is fully opene d. While gate valves are commonly used in residential plumbing plans, these valves do have a histor y of sticking when left in the open or closed positions for long periods of time while under pressure. Sticking gate valves will often fail when attempting to turn off or on which is why we recommend upg rading a gate valve to a ball valve.*

HOA: *A homeowner's association (HOA) is an organization in a subdivision, planned community, or condominium building that makes and enforces rules for the properties and its residents. Those wh o purchase property within an HOA's jurisdiction automatically become members and are required t o pay dues, known as HOA fees. We suggest that you work with your Realtor to obtain a copy of the CC&Rs (Covenants, Conditions and Restrictions) for your review and evaluation. Note: The Home Ins pection does not cover items that are maintained by the HOA.*

HRV: *Heat recovery ventilation, also known as HRV, mechanical ventilation heat recovery, or MVHR, is an energy recovery ventilation system using equipment known as a heat recovery ventilator, heat e xchanger, air exchanger, or air-to-air heat exchanger which employs a counter-flow heat exchanger (countercurrent heat exchange) between the inbound and outbound air flow. HRV provides fresh air and improved climate control, while also saving energy by reducing heating (and cooling) requireme nts.*

INSP: *Inspected*

Ledger: *A ledger board is a horizontal lumber beam attached to an existing structure wall and used*

to tie in construction elements such as porch roofs and decks.

Maintenance: *Performing unscheduled repairs to correct deficiencies that can occur during norma l use and wear of building materials and/or systems withing a building or home (this is called "corre ctive" maintenance). "Preventive" maintenance refers to regularly schedule inspections, services, adj ustments, and replacements to prevent damage or abnormal wear. Recurring maintenance are gene rally preventive maintenance items suggested by the manufacturer to help maintain life expectancy of building materials or components within a building or home. Emergency maintenance is consider ed to be an unscheduled repair to correct a deficiency that may lead to personal injury or property d amage if left unaddressed.*

Marriage: *A double-wide or manufactured home is set in at least two sections (side by side) that ar e butted together at what's referred to as the "marriage wall". Once the sections have been properly set, met, and leveled, the abutting sections floors may be joined by various means including - marria ge bolts sent through abutting rim joists of the two sections.*

N/A: *Not accessible, not inspected*

NFA: *Normal for age*

NFAM: *Normal for age of material*

NFE: *Needs further evaluation, repaired, or replaced by appropriate licensed contractor*

NINSP: *NOT inspected*

PEX: *PEX (or crosslinked polyethylene) is part of a water supply piping system that has several adva ntages over metal pipe (copper, iron, lead) or rigid plastic pipe (PVC, CPVC, ABS) systems.*

PVC: *Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for wat er supply lines.*

Polybutylene: *Polybutylene pipes are made out of a type of plastic containing polybutylene. This w as the standard type of plumbing put into many homes from the 1970's through the mid 1990's. The pipes were cheap to make and had many advantages, such as resistance to freezing, flexibility and e*

asy installation compared to many of the other piping material at the time. In fact, it was so popular by in the building industry that over 10 million homes in America had this type of plumbing installe d. However, from around the late 80's through the mid-1990's, so many complaints from homeown ers had circulated about the pipes failing and rupturing that use of these pipes ceased in homes in 1 996. What causes polybutylene plumbing to fail? The most common reasons to why this type of plu mbing can fail is due to either installation defects or chemical reactions between polybutylene and c ertain chemicals found in our water systems, such as chlorine, causing it to become brittle and fail o ver time. Once this reaction happens, cracks in the pipes can begin inside the pipe and eventually ex pand all the way through the pipe, leading to water leakage.

Popcorn or Acoustic: *Popcorn ceilings, otherwise known as stucco ceilings, acoustic ceilings, or co ttage cheese ceilings, were hugely popular in residential houses built between the 1930s and 1990s. Characterized by their textured look and feel by being stippled with a sponge, or sprayed on with a h opper gun using a special mix, these ceilings were commonly found in entrance hallways, bedrooms, and basements of homes. Prior to 1978, asbestos may have been used in this material as a binding agent. Your Inspector is not licensed by the EPA and cannot determine, report on or test if asbestos e xist in any area throughout the structure. Any structure built prior to 1978 may contain asbestos in o ne or multiple building materials used during that era of construction. If you have concerns about p ossible asbestos, it is solely up to you to arrange for asbestos testing by an appropriate licensed con tractor. The Elite Group Property Inspections will not engage in any claims regarding asbestos.*

Post-tension: *A post tension slab is a concrete slab with steel cables running through it that have b een placed under 33,000 +/- pounds of tension. This tension makes the concrete slab and foundatio n much stronger than concrete without reinforcement and helps reduce cracking.*

TPR Valve: *The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until t he pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-hea ted water would boil and expand with explosive force, and the tank would burst. The super-heated w ater turns to steam and turns the water heater into an unguided missile. To prevent these catastrop hic failures, water heaters are required to be protected for both excess temperature and pressure. U sually, the means of protection is a combination temperature- and pressure-relief valve (variously a bbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature a bove 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most wa ter heating systems should be serviced once a year as a part of an annual preventive maintenance i nspection by a professional heating and cooling contractor or a licensed plumber.*

Valley: *The internal angle formed by the junction of two sloping sides of a roof.*

Valley Flashing: *Sheet metal or other material used to line a valley in a roof to direct rainwater do wn into the gutter system.*

Watts 210: *Watts 210 is an immersion-type valve used to protect against overheating water in a wa ter heater. The valve is installed where the T&P would normally be installed on a water heater, and it has a thermostat that goes inside the water heater. While many are aware of the temperature and p ressure relief valve (T&P valve) on their water heater and what it does, the Watts 210 automatic gas shutoff valve isn't as common and thus isn't as well known.*

17: INTERNACHI STANDARDS OF PRACTICE

Information

STANDARDS OF PRACTICE

STANDARDS OF PRACTICE (SOP)

1. Definitions and Scope.

2. Standards of Practice

2.1. Roof
2.2. Exterior
2.3. Basement, Foundation, Crawlspace & Structure
2.4. Heating
2.5. Cooling
2.6. Plumbing
2.7. Electrical
2.8. Fireplace
2.9. Attic & Insulation
2.10. Doors, Windows & Interior

3. Limitations, Exceptions & Exclusions

4. Glossary of Terms

1. Definitions and Scope

1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

1.2. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

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

A. The roof covering.
B. The gutters.
C. The downspouts.
D. The vents, flashings, skylights, chimney and other roof penetrations.
E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

A. Walk on any roof surface.
B. Predict the service life expectancy.
C. Inspect underground downspout diverter drainage pipes.
D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
E. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

A. The siding, flashing and trim.
B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.

C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.

D. A representative number of windows.
E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
F. And describe the exterior wall covering.

II. The inspector is not required to:

A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
C. Inspect geological, geotechnical, hydrological and/or soil conditions.
D. Inspect recreational facilities.
E. Inspect seawalls, break-walls and docks.
F. Inspect erosion control and earth stabilization measures.
G. Inspect for safety type glass.
H. Inspect underground utilities.
I. Inspect underground items.
J. Inspect wells or springs.
K. Inspect solar systems.
L. Inspect swimming pools or spas.
M. Inspect septic systems or cesspools.
N. Inspect playground equipment.
O. Inspect sprinkler systems.
P. Inspect drain fields or drywells.
Q. Determine the integrity of the thermal window seals or damaged glass.

2.3. Basement, Foundation & Crawlspace

I. The inspector shall inspect:

A. The basement.
B. The foundation
C. The crawlspace.
D. The visible structural components.
E. Any present conditions or clear indications of active water penetration observed by the inspector.

F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

II. The inspector is not required to:

A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
B. Move stored items or debris.
C. Operate sump pumps with inaccessible floats.
D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
E. Provide any engineering or architectural service.
F. Report on the adequacy of any structural system or component.

2.4. Heating

I. The inspector shall inspect:

A. The heating system and describe the energy source and heating method using normal operating controls.
B. And report as in need of repair furnaces which do not operate.
C. And report if inspector deemed the furnace inaccessible.

II. The inspector is not required to:

A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks.
B. Inspect underground fuel tanks.
C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
D. Light or ignite pilot flames.
E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
F. Override electronic thermostats.
G. Evaluate fuel quality.

H. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.

2.5. Cooling

I. The inspector shall inspect:

A. The central cooling equipment using normal operating controls.

II. The inspector is not required to:

A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
B. Inspect window units, through-wall units, or electronic air filters.
C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.

D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
E. Examine electrical current, coolant fluids or gasses, or coolant leakage.

2.6. Plumbing

I. The inspector shall:

A. Verify the presence of and identify the location of the main water shutoff valve.
B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
C. Flush toilets.
D. Run water in sinks, tubs, and showers.
E. Inspect the interior water supply including all fixtures and faucets.
F. Inspect the drain, waste and vent systems, including all fixtures.
G. Describe any visible fuel storage systems.
H. Inspect the drainage sump pumps testing sumps with accessible floats.
I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
J. Inspect and determine if the water supply is public or private.
K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

A. Light or ignite pilot flames.
B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
E. Determine the water quality or potability or the reliability of the water supply or source.
F. Open sealed plumbing access panels.
G. Inspect clothes washing machines or their connections.
H. Operate any main, branch or fixture valve.

I. Test shower pans, tub and shower surrounds or enclosures for leakage.
J. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
L. Determine whether there are sufficient clean-outs for effective cleaning of drains.
M. Evaluate gas, liquid propane or oil storage tanks.
N. Inspect any private sewage waste disposal system or component of.
O. Inspect water treatment systems or water filters.
P. Inspect water storage tanks, pressure pumps or bladder tanks.

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

R. Evaluate or determine the adequacy of combustion air.

S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.

T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

U. Determine the existence or condition of polybutylene plumbing.

2.7. Electrical

I. The inspector shall inspect:

A. The service line.
B. The meter box.
C. The main disconnect.
D. And determine the rating of the service amperage.
E. Panels, breakers and fuses.
F. The service grounding and bonding.
H. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles

I. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.

I. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
J. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
K. The service entrance conductors and the condition of their sheathing.
L. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.

M. And describe the amperage rating of the service.
N. And report the absence of smoke detectors.
O. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

II. The inspector is not required to:

A. Insert any tool, probe or device into the main panel, sub-panels, downstream panels, or electrical fixtures.
B. Operate electrical systems that are shut down.
C. Remove panel covers or dead front covers if not readily accessible.
D. Operate over current protection devices.
E. Operate non-accessible smoke detectors.
F. Measure or determine the amperage or voltage of the main service if not visibly labeled.
G. Inspect the alarm system and components.
H. Inspect the ancillary wiring or remote control devices.
I. Activate any electrical systems or branch circuits which are not energized.
J. Operate overload devices.
K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
L. Verify the continuity of the connected service ground.
M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
N. Inspect spark or lightning arrestors.
O. Conduct voltage drop calculations.
P. Determine the accuracy of breaker labeling.

2.8. Fireplace

I. The inspector shall inspect:

A. The fireplace, and open and close the damper door if readily accessible and operable.
B. Hearth extensions and other permanently installed components.
C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

II. The inspector is not required to:

A. Inspect the flue or vent system.
B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
C. Determine the need for a chimney sweep.
D. Operate gas fireplace inserts.
E. Light pilot flames.
F. Determine the appropriateness of such installation.
G. Inspect automatic fuel feed devices.
H. Inspect combustion and/or make-up air devices.
I. Inspect heat distribution assists whether gravity controlled or fan assisted.
J. Ignite or extinguish fires.
K. Determine draft characteristics.
L. Move fireplace inserts, stoves, or firebox contents.
M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.

N. Perform an NFPA inspection.

2.9. Attic, Ventilation & Insulation

I. The inspector shall inspect:

A. The insulation in unfinished spaces.
B. The ventilation of attic spaces.
C. Mechanical ventilation systems.
D. And report on the general absence or lack of insulation.

II. The inspector is not required to:

A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
B. To move, touch, or disturb insulation.
C. To move, touch or disturb vapor retarders.
D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
E. Identify the composition of or the exact R-value of insulation material.
F. Activate thermostatically operated fans.
G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.

H. Determine adequacy of ventilation.

2.10. Doors, Windows & Interior

I. The inspector shall:

A. Open and close a representative number of doors and windows.
B. Inspect the walls, ceilings, steps, stairways, and railings.

C. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
D. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
E. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
F. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

A. Inspect paint, wallpaper, window treatments or finish treatments.
B. Inspect central vacuum systems.
C. Inspect safety glazing.
D. Inspect security systems or components.
E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
G. Move drop ceiling tiles.
H. Inspect or move any household appliances..
I. Inspect or operate equipment housed in the garage except as otherwise noted.
J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
N. Inspect microwave ovens or test leakage from microwave ovens.
O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
P. Inspect elevators.
Q. Inspect remote controls.
R. Inspect appliances.
S. Inspect items not permanently installed.
T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
U. Come into contact with any pool or spa water in order to determine the system structure or components.
V. Determine the adequacy of spa jet water force or bubble effect.
W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. Limitations:

I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property or its marketability.
VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VII. An inspection does not determine the life expectancy of the property or any components or systems therein.
VIII. An inspection does not include items not permanently installed.
IX. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:

I. The inspectors are not required to determine:

A. Property boundary lines or encroachments.
B. The condition of any component or system that is not readily accessible.
C. The service life expectancy of any component or system.
D. The size, capacity, BTU, performance, or efficiency of any component or system.
E. The cause or reason of any condition.
F. The cause for the need of repair or replacement of any system or component.
G. Future conditions.
H. The compliance with codes or regulations.
I. The presence of evidence of rodents, animals or insects.
J. The presence of mold, mildew or fungus.
K. The presence of air-borne hazards.
L. The presence of birds.
M. The presence of other flora or fauna.
N. The air quality.
O. The existence of asbestos.
P. The existence of environmental hazards.
Q. The existence of electro-magnetic fields.
R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.

S. Any hazardous waste conditions.
T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
U. Operating costs of systems.
V. Replacement or repair cost estimates.
W. The acoustical properties of any systems.
X. Estimates of how much it will cost to run any given system.

II. The inspectors are not required to operate:

A. Any system that is shut down.
B. Any system that does not function properly.
C. Or evaluate low voltage electrical systems such as, but not limited to:
1. Phone lines.
2. Cable lines.
3. Antennae.
4. Lights.
5. Remote controls.
D. Any system that does not turn on with the use of normal operating controls.
E. Any shut off valves or manual stop valves.
F. Any electrical disconnect or over current protection devices.
G. Any alarm systems.
H. Moisture meters, gas detectors or similar equipment.

III. The inspectors are not required to:

A. Move any personal items or other obstructions, such as, but not limited to:

1. Throw rugs.
2. Furniture.
3. Floor or wall coverings.
4. Ceiling tiles
5. Window coverings.
6. Equipment.
7. Plants.
8. Ice.
9. Debris.
10. Snow.
11. Water.
12. Dirt.
13. Foliage.
14. Pets

B. Dismantle, open, or uncover any system or component.
C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
F. Do anything which, in the inspector's opinion, is likely to 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 dogs.
G. Inspect decorative items.
H. Inspect common elements or areas in multi-unit housing.
I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
J. Offer guarantees or warranties.
K. Offer or perform any engineering services.
L. Offer or perform any trade or professional service other than home inspection.
M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
N. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.
O. Determine the insurability of a property.

P. Perform or offer Phase 1 environmental audits.

Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.

4.2. Activate: To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.

4.3. Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.

4.4. Alarm System: Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

4.6. Architectural Service: Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.

4.7. Component: A permanently installed or attached fixture, element or part of a system.

4.8. Condition: The visible and conspicuous state of being of an object.

4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.

4.11. Describe: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.

4.13. Dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

4.14. Engineering Service: Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

4.15. Enter: To go into an area to observe visible components.

4.16. Evaluate: To assess the systems, structures or components of a dwelling.

4.17. Examine: To visually look. See Inspect.

4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.

4.19. Function: The action for which an item, component, or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.

4.20. Functional: Performing, or able to perform, a function.

4.21. Home Inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.

4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.

4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.

4.25. Inspector: One who performs a real estate inspection.

4.26. Installed: Attached or connected such that the installed item requires tool for removal.

4.27. Material Defect: Refer to section 1.2.

4.28. Normal Operating Controls: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.

4.29. Observe: To see through visually directed attention.

4.30. Operate: To cause systems to function or turn on with normal operating controls.

4.31. Readily Accessible: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.

4.33. Report: A written communication (possibly including digital images) of any material defects seen during the inspection.

4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.

4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.

4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.

4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

4.38. System: An assembly of various components to function as a whole.

4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.

4.40. Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

4.41. Verify: To confirm or substantiate.

18: DISCLAIMERS

Information

DISCLAIMERS

Asbestos: The inspector is not licensed by the EPA and cannot determine, report on, or test if asbestos materials exist in any area throughout the structure. Any structure built prior to 1978 may contain asbestos in one or multiple building materials used during that era of construction. If you have concerns about possible asbestos, it is solely up to you to arrange for asbestos testing by an appropriately licensed contractor or EPA-certified testing company. Inspect It NOW will not engage in any claims regarding asbestos.

Interior/Bedrooms: Limited inspection on all occupied/staged structures. Personal property, furniture, moving boxes or other items are not moved and will prevent a complete inspection (this applies to all areas inside and outside of the structure being inspected). We recommend checking for permits on all additional construction or alterations including, but not limited to: window replacements, patio roofs, out structures, garage and attic conversions, roof alterations, etc. performed on the property after original construction. If multiple people are present at or arrive during this inspection and enter areas or operate appliances or fixtures after they have already been inspected or reported on by the home inspector; the home inspector is not responsible for the condition of these items or areas after they are inspected; the home inspector does not go back and re-inspect the items/areas during this limited time inspection. The Inspector cannot determine if past or present hidden pet damage exists in any part of the structure. The inspector is not a code violation inspector and will not report on building code requirements in any way. Built-in central vacuum systems are not inspected. Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure). Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film (if present) can prevent an accurate inspection of the window glass areas. Only accessible windows and doors are inspected, personal items are not moved to access or test all doors and windows. Broken double pane seals cannot be determined with this inspection, dirty windows can hide signs of condensation between panes. Vertical operating windows are known to have sash cable/spring problems, although the problem may not exist at the time of the inspection, we recommend that you check them often and repair these windows upon discovery of any sash cable or spring problems. Only the visible and accessible switches/outlets are tested during this inspection, personal items are not moved to access any outlets/switches behind them. The fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and/or a Gas Company evaluation of the fireplace beyond the scope of this inspection. Ceiling fan mounts cannot be checked by the inspector. Smoke and carbon monoxide detectors that are out of reach are not tested for functionality, all battery-operated smoke detectors should be within reach for testing and maintenance. We recommend any mold, moisture-damaged areas or irregular staining noted in the report be further evaluated for cause and correction by the appropriately licensed contractor.

Bathrooms: Bathtub and sink overflow drains and spa tub jet hoses are not inspected and leaks in these areas cannot be detected with this inspection. Shower pans are not leak tested and cannot be determined if properly water-proofed by the inspector, consult the termite report for any shower pan tests. Exterior or interior access panels are only inspected if readily accessible and operable (not sealed or painted or screwed shut), second story access panels are not opened. The home inspector cannot determine if shower pans or tubs are properly pitched for drainage. We recommend upgrading all electrical outlets to GFCI protection within 6 feet of all potential wet locations, however, this may not be a requirement for the sale of a home based on the age of the home (this also applies to kitchen sinks, wet bar sinks and laundry sinks).

Kitchen: Appliances receive a limited inspection for basic functionality only, additional features are not tested. Appliances are NOT disassembled to evaluate the internal working parts of each appliance. The inspection cannot determine how well the dishwasher cleans the dishes. Disposal blades are not inspected. It cannot be determined how well the oven, range/cooktop or microwave cook food. Age, remaining life, BTUs, CFM's and other forms of efficiency or effectiveness are not determined with this inspection. Water purifying systems, instant hot systems and water softeners are not inspected. Non-built-in appliances and built-in refrigerators are excluded from this report.

Laundry: Supply valves, laundry drain, gas valve, and dryer vent cannot be tested whether a washing machine is present or not. Washer and dryer units are not inspected or turned on for testing during this inspection and are excluded from this report. Washers and dryers are not moved to inspect the walls/floors/other components behind them. Water supply valves that are left in the on position for a long period of time tend to leak when turned off or do not shut off completely. Drains are not pressure tested.

Attic: The inspector cannot determine, report on or test if asbestos materials exist in any area throughout the structure. When attic insulation is covering ceiling joists, we cannot completely inspect some areas due to inspector safety concerns. Most attics are not completely accessible due to limited space. Attic insulation and limited space will prevent the inspector from performing a complete inspection of the attic area, not all areas are accessible and will be determined at the inspector's discretion. The Inspector does not determine the R-value of the insulation present or the efficiency or effectiveness of the HVAC duct layout or design. Attic insulation is not touched, moved or otherwise disturbed during the inspection. Temperature sensors and fans for attic exhaust systems are not tested. **Rodents:** If there is visible evidence of rodents or other pests, it will be noted as such. Most rodent/pest infestation exists under attic insulation, in walls or in areas not visible to the inspector and cannot be identified with this inspection. It's recommended a pest inspection be performed beyond the scope of a home inspection whether or not evidence exists.

Garage: The garage is often the location where most storage occurs and receives a limited inspection when items are present. Personal items or other materials/possessions are not moved in any way to provide access to areas for inspection - areas of rafters, ceilings, firewall(s) or other walls should not be considered fully inspected if personal items or storage is present - defects may be present behind these items and not visible to the inspector at the time of inspection. Doors, windows, cabinets, counters, closets, slab areas, electrical areas, ventilation, plumbing areas or soffit(s) not fully accessible are not inspected, tested or evaluated. Firewall: fire rating labels are often not visible on finished drywall and cannot be determined with this inspection. Garage doors, hardware, openers and associated

safety devices can only be inspected if these areas are clear of stored items and can be safely operated without disturbing other items in the garage. Garage doors, hardware and openers require periodic maintenance and servicing. Remote controls for openers are not tested. The door opener activator button should be a minimum of 54-inches above the floor for safety. Pressure sensors/systems are generally not tested due to the risk of damage if they are not properly operating - we recommend having a general service completed prior to regular use. We recommend checking permits for any converted garage areas or additional walls/ceilings or other alterations made to the garage.

Heating & Air Conditioning: This report does not indicate if the heater is on recall, a follow-up with RecallChek.com or another appliance recall research company is recommended. Electronic or Ultraviolet air filters are not inspected. Inspector cannot determine if there is a crack in the firebox or if carbon monoxide is leaking in any part of the system. Not all registers can be tested for pressure flow, due to location, condition and operation of the heating & air conditioning system. Adjustable registers that are closed are not opened by the Inspector. Missing manufacturer labels prevent RecallChek (this is true for all appliances/systems at the structure). Age, remaining life, size or efficiency cannot be determined by the Inspector. The air conditioning system freon or other refrigerant levels are not checked or determined if leaking by the Inspector. Heaters, coil boxes, condensers and air compressors are NOT disassembled to evaluate the internal working parts. This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size or any other mechanical efficiency.

Water Heater: The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for a draft to burn out the pilot flame. Circulation pumps, TPR Valves and pressure tanks cannot be tested with the inspection. Solar water heaters are not inspected. Tankless units that are not original to the structure should be further evaluated by a qualified tankless technician as there are many aspects that are beyond of the scope of a general home inspection. Age, remaining life, size or efficiency cannot be determined by the Inspector. Gas lines are not measured or sized for water heater needs. The Inspector cannot light the pilot flame on the water heater or any other appliance where a pilot flame is not already on.

Roof: The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. If there are concerns or signs of possible roof leaks, please contact a licensed roofer to perform an additional inspection. The remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection. Tile roofs, metal roofs or roof areas not accessible with a 12-foot ladder will receive a limited inspection from the ground or eaves only. Tile, metal or other materials that can be damaged will not be walked on by the Inspector. Chimney cavities are excluded from this inspection, recommend an internal chimney inspection be performed beyond the scope of the home inspection. Solar panels and tube globes are excluded from this report. Solar panels will prevent inspection of roof areas beneath them.

Electrical/Gas: Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Some wire types cannot be determined due to wire casings covering wires entering the breakers. Panels with excess wiring are not completely visible due to amount of wires inside the panel. Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly - including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern). Electrical and gas fires due to poor installation of wiring and faulty gas pipes cannot be determined by the inspector. Only accessible GFCIs with test and reset buttons are tested, the inspector does not determine which GFCI outlets may be linked to other areas of the structure. Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub-panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965) - this is not a defect. We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection. Carbon monoxide poisoning cannot be detected with this inspection, including all gas and propane systems interior and exterior of the structure. Gas supply valves are not turned or operated during this inspection. The internal condition of gas appliance ventilation exhaust pipes cannot be detected. Pilot lights and fireplaces are not lit by the inspector at any time, for any reason. It is the responsibility of the client to ensure that the main gas and electrical systems are on prior to the inspection. The requirement of gas line sediment traps is not determined by the inspector.

Exterior Areas: For all wood areas or damaged wooden areas and moisture problems (mold/mildew), consult the termite inspection report. See the interior section of the report for additional window and door information. In no way, shape or form can the inspector determine if the exterior of the home is watertight or is built to prevent moisture intrusion, no hose or water testing is performed at this inspection. Stucco and siding require periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions. Fire pits, exterior fireplaces and exterior BBQs are excluded from this inspection. We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection. Property boundary lines and encroachment determinations are beyond the scope of a home inspection and are not inspected or included in this report - Consult with another qualified professional as needed for evaluation if concerns exist in this area. Zero lot lines prevent a complete inspection of areas on other properties. Common areas controlled by Home Owner Associations are not included in this inspection. Areas not visible or accessible due to height/angle/vegetation/other forms of limited access are not included in this inspection. Inspector does not use specialized instruments to detect moisture, if any, under stucco or siding surfaces.

Grounds: This inspection cannot determine if patio and porch roofs, balconies or patio enclosures are watertight, no water/hose testing is performed. The Inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/security systems and electric outdoor heating systems are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches, this is not a defect. Sprinklers on timers are not inspected, consult seller/HOA. Above-ground pools, ponds, fountains, waterfalls, birdbaths, and associated equipment or pumps used for these items, are excluded from this report. Steep hillsides and

inaccessible areas on the grounds are excluded from this report. It is highly recommended that all structures built on hillsides and slopes have a geological inspection performed to determine if the hillside/grading is stable. This inspection cannot determine ground movement or drainage issues, the addition of drains may be needed in areas. Fences, walls or gates are not evaluated for security or design. The Inspector cannot determine if planter areas are leaking into the structure, consult seller disclosures or obtain a further evaluation of these areas for any moisture intrusion issues.

Foundation: Sump pumps, septic tanks and sewer drain pipes from the structure to the street are excluded from this inspection. The Inspector does not perform calculations to determine the exact square feet of ventilation required at the time of construction (this is also true for attic spaces). Some areas of a raised foundation my not be accessible due to limited space, plumbing piping, duct work obstructions, insulation, soil levels and stem walls. The inspector will not traverse any area deemed unsafe or where damage may be caused as a result, this is up to the sole discretion of the Inspector (this is also true for attic spaces). It is not always possible for the inspector to view every side/angle/connection of all plumbing pipes due to plumbing design/layout/approach angle/etc. Underground plumbing/pipes cannot be visually inspected. Pressure testing is not performed during this limited inspection. Drain scope inspections are recommended whether a defect is detected or not. Slab foundations are often covered and not visible; therefore the inspection is limited. Slab foundation leaks cannot be determined by the home inspector.

Pool/Spa: Solar panels/heating systems are excluded from the report. Valves that are not labeled for the pool and/or spa jets are excluded from this report and may prevent proper testing and inspection. Underground plumbing cannot be inspected. Automatic pool fill float valves and electronic chlorine dispensers are excluded from this report. Ultraviolet light and/or salt chlorine generator-type water treatment systems not included in this inspection. Water chemistry is not tested. Control panels/fixtures on the side of the pool or spa and any remote controls are not included in this inspection. Portable spas have a limited inspection - no internal parts are inspected. The inspector cannot determine if a pool or spa leaks. The inspector cannot determine the remaining life of any of the pool equipment. Safety pressure relief valves (if present) are not operated and are excluded from inspection; an internal evaluation of the heater parts is beyond the scope of this inspection. It is the buyer's full responsibility to ensure the pool area is in full compliance with the safety laws and codes. If there is no self-containing fence around the pool, all doors from the structure leading to the pool and spa must be equipped with safety alarms and secondary latches above the reach of children. All gates leading to the pool must self-close and be equipped with a latch five feet or higher from the ground. The fencing in all cases must be five feet tall.

Plumbing: Plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). Corrosion or rust is often a sign of slow leaking and should be further evaluated by a plumber if detected in the inspection or photos. If galvanized or cast iron plumbing is present in any part of the structure it is recommended that the plumber further evaluate the plumbing system due to the age of the materials. Underground piping is not visible to the inspector, therefore cannot be evaluated by the inspector. Slab foundation leaks cannot be determined by the home inspector. The "plumbing type" section of the report includes a percentage approximation of the plumbing type, it is not a guarantee of the plumbing type in all areas. The inspector cannot see plumbing type or pinhole leaks inside walls, floors, slabs or other areas that may be covered. Leaks can occur after the inspection and are not the responsibility of the Inspector. Existing leaks, hidden leaks, or other leaks that occur from normal testing/inspection and subsequent damage from plumbing leaks are not the responsibility of the Inspector. This inspection also does not determine or identify geographic areas that are prone to defective materials or pinhole leaking issues. Consult seller's disclosures and qualified professionals/contractors if concerns exist in this area. Septic tanks, wells, pumps and associated equipment, water supply quantity and quality are not included in this inspection.

***Contractor References:** This report and/or our website may contain a contractor reference and contractor contact information. Choosing a contractor is done solely at the risk of the client. Inspect It NOW cannot control the events that take place between contractors and customers and therefore cannot be held liable for any problems that may occur. References to contractors, their products and services, are provided "as is" without warranty of any kind, either expressed or implied. In no event shall Inspect It NOW be held liable for any incidental, indirect or consequential damages of any kind resulting from the information provided by each company and any business conducted as a result of such information. It is highly recommended that you check with your local licensing or business board for up-to-date and accurate information. When you contact a contractor you should:

1. Ask for and contact at least two customer references.

2. Find out how long they have worked in your area (familiarity with local building codes is important).

3. Ask if they are bonded (insured for damages and injuries on the job) Get a signed estimate for all parts and labor/installation.

4. You may wish to contact more than one contractor to ensure you are getting the best service and materials for your money.

5. Check their license validity at https://www.cslb.ca.gov/onlineservices/checklicenseII/checklicense.aspx

This list of disclaimers applies to all references found on any and all of our report pages

SEE CONTRACT FOR ADDITIONAL INFORMATION AND A DESCRIPTION OF ITEMS