



## RESIDENTIAL REPORT

620 Flint Ave  
Long Beach, CA 90814

Beatrix Whipple

JUNE 11, 2024



Inspector

**Eric Reece**

Owner/Inspector

562-375-0199

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## Structure Orientation

For the sake of this inspection the front of the home will be considered as the portion pictured in the cover photo. References to the left or right of the home should be construed as standing in the front yard viewing the front of the home.

## Overview

R1Home Inspection strives to perform all inspections in substantial compliance with the standards of practice as set forth by InterNACHI <http://www.nachi.org/sop.htm> and/or the California Real Estate Inspection Association <http://www.creia.org/creia-standards-of-practice>. As such I inspect the readily accessible, visually observable, installed systems and components of the home as designated in these standards of practice. When systems or components designated in the standards of practice were present but we're not inspected the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

This report contains observations of those systems and components that in my professional judgment, we're not functioning properly, significantly deficient or unsafe. **All items in this report that were designated for repair, replacement, maintenance for further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing**, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" home inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection cannot predict future conditions or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of the inspection only and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of the inspection including roof leaks or water infiltration into crawlspaces or basements. This report is only supplemental to the sellers disclosure and pest inspection reports. Refer to the Standards of Practice Inspection agreement regarding the scope of limitations of this inspection.

This inspection is **not intended to be considered as a guarantee or warranty expressed or implied regarding the conditions of the property including the items and systems inspected and it shall not be relied upon as such**. This inspection report should be used alongside the sellers disclosure, any pest inspection reports and quotes and advice from the trades people recommended in this report to get a better understanding of the condition of the home. Some risk is always involved in purchasing a property and unexpected repairs should be anticipated as this is unfortunately a part of homeownership. Home warranty programs are sometimes provided by sellers and are highly recommended as they can cover some future repairs on major items and components of the home. If a warranty is not being provided by the sellers, your realtor can advise you of companies who offer them.

## Notice To Third Parties

**Notice to Third Parties:** This report is the property of R1 Home Inspection and is copyrighted as of 2018. The client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) This document is **non-transferable in whole or in part** to any and all third parties including subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare your repair for request is permitted. **The information this report shall not be relied upon by any one other than the client name herein.** This report is governed by an inspection agreement that contained the scope of the inspection including limitations exclusions and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

## Items Not Inspected and Other Limitations

**ITEMS NOT INSPECTED-** There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure. Refrigerators, washer/dryers storm doors and storm window, screens, window AC units, central vacuum systems, water softeners, alarms and intercom systems and any items that are not a permanently attached component of the home. Also, drop ceiling tiles are not removed as they are easily damaged and this is a noninvasive inspection. Subterranean systems are also excluded such as but not limited to: sewer lines, septic tanks water delivery systems and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. Any component or appliances unplugged or shut off is not turned on or connected for the sake of evaluation. I, the inspector, do not have knowledge of why a component maybe shut down and can't be liable for the damages that may result from activating said components or appliances.

Also not reported on are the causes of the need for the repair; The methods, materials and costs of corrections; The suitability of the property for any specialized use; Compliance or noncompliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedures that may damage the property or its components or be dangerous to the home inspector or other person's; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, plant life, equipment, soil, snow, ice or debris that obstructs access or visibility.

Lastly, a home inspection does not address environmental concerns such as but not limited to; asbestos, lead, lead based paint, radon, mold, wood destroying organisms such as termites etc., cockroaches, rodents, pesticides, fungus treated lumber chinese drywall, mercury, or carbon monoxide.

## Recommended Contractors Information

**CONTRACTORS/FURTHER EVALUATION:** It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report

and copies of receipts are kept for warranty purposes. The use of the term "qualified trades person" in this report relates to an individual company or contractor who is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals it is possible that they will discover additional problems since they will be invasive with their valuation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed comprehensive and/or exhaustive list of problems or areas of concern.

### **CAUSES of DAMAGE/METHODS of REPAIR**

Any suggested causes of damage or defects and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home and in my opinion only from the standpoint of the visual inspection should not be wholly relied upon. Contractors or other licensed professionals will have the final determination of causes of damage and/or deficiencies and the best methods of repairs due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

### **THERMAL IMAGING INFORMATION**

An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional service may be available at additional cost and would be supplemented by an additional agreement and addendum. Temperature readings displayed on thermal images in this report may be included as a courtesy and should not be wholly relied upon, as a home inspection is qualitative, not quantitative.

### **INACCESASBLE AREAS**

In the report, there maybe specific references to areas and items that were inaccessible, or only partly accessible at the time of the inspection. I, the Inspector, can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and opportunity for inspection, reportable conditions or hidden damage maybe found in these areas.

### **COMPONENT LIFE EXPECTANCY**

Components may be listed as having no deficiencies at the time of inspection, but may fail at anytime due to their age or lack of maintenance that could not be determined by the inspector.

### **PHOTOGRAPHS**

Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

### **TYPOGRAPHICAL ERRORS**

This report is proofed to the best of the ability of the performing inspector before delivery to authorized parties. Typographical errors may be present. If any errors are discovered, it is recommended to contact the Inspector immediately via phone, text, or email for clarification or correction as desired.

## COMMENTS KEY-DEFINITIONS

This report divides deficiencies into three categories; **Safety Defects (in red)** **Considerable Defects (in orange)** and **Minor Defects/ Maintenance Items/FYI (in blue)**. Safety concerns may be listed in the **red** or **orange** categories depending on their system related observation. ***These items, regardless of their categorization, should always be addressed as soon as possible.***

**SAFETY DEFECTS-** Items or components that may result in safety considerations if not corrected. Items categorized in this manner require further evaluation for ***repairs or replacement as desired by a qualified professional prior to end of your contingency period or close of escrow.***

**CONSIDERABLE DEFECTS-** Items or components that were found to include considerable deficiencies. These items may have appeared functional at the time of inspection however, functionality could be compromised. Items categorized in this manner recommend evaluation from a ***qualified professional*** and are not considered routine maintenance. ***Repair or replacement as desired may be recommended for optimal performance to avoid future problems or adverse conditions that may occur due to the defect prior to the end of your contingency or close of escrow.***

**MINOR DEFECTS/MAINTENANCE ITEMS/FYI-** Items or components that were found to be in need of recurring or basic general maintenance and/or repairs to improve their functionality. ***Also included in this section are items that appeared at the end of their typical service life or were beginning to show signs of wear but, we're in the opinion of the inspector, still functional at the time of inspection.*** Repairs or replacement should be anticipated and planned for that are designated as "appearing to be at the end of their service life". These repairs or replacement costs can sometimes represent significant expense.

These categorizations are in my professional judgment in accordance to the home inspection standards of practice and based on what was observed at the time of the inspection. This categorization should not be construed as to mean items designated as minor defects do not require further evaluation by a qualified professional. The recommendations in each comment is considerable regardless of its categorization. Due to your perception, opinions, or personal experience, you may feel some or all defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the recommendations in the text of the comment pertaining to each defect that is paramount, ***not*** its categorical placement.

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## SUMMARY

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ITEMS INSPECTED



RECOMMENDATIONS

SAFETY HAZARD

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- ⊖ 2.1.1 Exterior - Sidewalks, Walkways, & Driveways: Walkway(s) Slope Toward Structure
- ⚠ 2.1.2 Exterior - Sidewalks, Walkways, & Driveways: Walkway Trip Hazard
- ⊖ 2.2.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree/Stump Proximity
- ⊖ 2.3.1 Exterior - Wall Siding Material: Vegetation Attached to Stucco
- ⚠ 2.5.1 Exterior - Exterior Doors: Double Keyed Egress
- ⊖ 2.6.1 Exterior - Exterior Appurtenances: Deteriorated Deck Boards
- ⚠ 2.6.2 Exterior - Exterior Appurtenances: Improper Deck Construction Practices
- ⚠ 2.6.3 Exterior - Exterior Appurtenances: Missing/Improperly Installed Ledger Board
- ⚠ 2.6.4 Exterior - Exterior Appurtenances: Missing Handrail
- ⊖ 2.6.5 Exterior - Exterior Appurtenances: Deteriorated/Damaged Covering Materials
- ⚠ 2.6.6 Exterior - Exterior Appurtenances: Irregular Deck Railing Material
- ⚠ 2.6.7 Exterior - Exterior Appurtenances: Irregular Porch Cover Height
- ⊖ 4.2.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Irregular Toilet Operation
- ⊖ 4.2.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Deteriorated/Damaged Fixtures
- ⊖ 4.2.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Loose Faucet/Fixture
- ⊖ 4.2.4 Plumbing - Water Supply, Distribution Systems & Fixtures: Missing/Damaged/Leaking Hose Bib
- ⊖ 4.2.5 Plumbing - Water Supply, Distribution Systems & Fixtures: Non Functioning Fixture
- ⊖ 4.2.6 Plumbing - Water Supply, Distribution Systems & Fixtures: Unsupported Supply Material
- ⊖ 4.3.1 Plumbing - Drain, Waste, & Vent Systems: Loose Toilet Connection
- ⊖ 4.4.1 Plumbing - Fuel Storage & Distribution Systems: Deteriorated/Damaged Enclosure
- ⊖ 4.6.1 Plumbing - Hot Water Systems, Controls & Vents 2: Missing Sediment Trap
- ⚠ 4.6.2 Plumbing - Hot Water Systems, Controls & Vents 2: Missing/Irregular TPR Valve Overflow Line
- ⚠ 4.6.3 Plumbing - Hot Water Systems, Controls & Vents 2: No Burner Ignition
- ⊖ 4.6.4 Plumbing - Hot Water Systems, Controls & Vents 2: Water Heater Not in Service
- ⚠ 5.1.1 Electrical - Service Entrance Conductors: Unsafe Service Drop Height
- ⚠ 5.1.2 Electrical - Service Entrance Conductors: Tree/Vegetation Contact
- ⚠ 5.2.1 Electrical - Main & Subpanels: Abandoned Wire(s)
- ⚠ 5.2.2 Electrical - Main & Subpanels: Main/Sub Panel Access Obstruction
- ⊖ 5.2.3 Electrical - Main & Subpanels: Missing/Illigible Panel Labels
- ⚠ 5.2.4 Electrical - Main & Subpanels: Wire Joints In Panel(s)
- ⚠ 5.2.5 Electrical - Main & Subpanels: Improper Dead Front Fasteners
- ⚠ 5.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Double Tapped Breakers
- ⊖ 5.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle(s)
- ⚠ 5.5.1 Electrical - GFCI & AFCI Protection: Non Functioning GFCI Receptacle(s)
- ⚠ 5.5.2 Electrical - GFCI & AFCI Protection: GFCI Receptacle(s) Re-set Fail
- ⚠ 5.5.3 Electrical - GFCI & AFCI Protection: Missing/Damaged GFCI Receptacles Garage Interior
- ⚠ 5.7.1 Electrical - Carbon Monoxide Detectors: Installation of Carbon Monoxide Detector(s)
- ⊖ 6.1.1 Roof - Coverings: Damaged Roofing Material
- ⊖ 6.1.2 Roof - Coverings: End of Service Life



- ⊖ 6.5.1 Roof - Roof Structure & Attics: Evidence of Past Leak
- ⚠ 6.6.1 Roof - Chimney: Missing/Damaged Chimney Liner
- ⚠ 6.6.2 Roof - Chimney: Missing Spark/Rain/Vermin Screen
- ⊖ 7.1.1 Doors, Windows & Interior - Windows: Deteriorated Frame/Trim Material
- ⊖ 7.3.1 Doors, Windows & Interior - Floors: Soft/Sloping Flooring
- ⊖ 7.3.2 Doors, Windows & Interior - Floors: Irregular Flooring Material Installation
- ⊖ 7.3.3 Doors, Windows & Interior - Floors: Deteriorated/Damaged Flooring Material
- ⊖ 7.4.1 Doors, Windows & Interior - Walls: Major Corner Cracks
- ⊖ 7.5.1 Doors, Windows & Interior - Ceilings: Blistered Paint
- ⚠ 7.6.1 Doors, Windows & Interior - Interior Steps, Stairways & Railings: Baluster Spaces Too Wide
- ⚠ 7.8.1 Doors, Windows & Interior - Fireplace: Excessively Dirty Flue
- ⚠ 7.8.2 Doors, Windows & Interior - Fireplace: Missing Damper Clamp
- ⊖ 11.1.1 Attic Insulation & Ventilation - Attic Insulation: Displaced Insulation
- ⊖ 11.3.1 Attic Insulation & Ventilation - Ventilation: Damaged/Deteriorated Vent Screens
- ⊖  
12.1.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Missing Crawlspace Access Cover/Grate
- ⊖  
12.1.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Restricted Crawlspace Access
- ⊖  
12.1.3 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Insufficient Crawlspace Ventilation
- ⊖ 12.2.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Major
- ⊖ 12.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Damaged/Altered Joist(s)
- ⊖ 12.3.2 Basement, Foundation, Crawlspace & Structure - Floor Structure: Evidence of Water Intrusion
- ⊖ 12.3.3 Basement, Foundation, Crawlspace & Structure - Floor Structure: Alteration/Repairs

# 1: INSPECTION DETAILS

## Information

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### Occupancy

Furnished, Occupied,  
Furnished(Staged)

### Type of Building

Detached, Single Family

### Weather Conditions

Cloudy

### Temperature (approximate)

63 Fahrenheit (F)

### Client/Agent(s) Participation

Full Agent Participation, Full  
Client Participation, Agent  
Representative Participation

### In Attendance

Client, Listing Agent, Resident Pet(s) (Dogs), Property Residents, Staging Personell, City Contractors Active

**All** Individuals present day of inspection are noted. Clients and agents that appear on the inspection agreement, and contract are noted for their attendance and participation. Clients/agents that participate in verbal summary performed at the inspected property at the conclusion are noted as "Full Participation".

## 2: EXTERIOR

		IN	NI	NP	R
2.1	Sidewalks, Walkways, & Driveways	X			X
2.2	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.3	Wall Siding Material	X			X
2.4	Walls & Firewalls	X			
2.5	Exterior Doors	X			X
2.6	Exterior Appurtenances	X			X
2.7	Eaves, Soffits & Fascia	X			
2.8	Gates and Fencing	X			
2.9	Sprinkler/Irrigation System		X		
2.10	Drowning Safety Features	X			
2.11	Swimming Pool/Spa/Above-Ground Hot Tub		X		
2.12	Pool/Spa Equipment		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Information

#### Sidewalks, Walkways, & Driveways: Sidewalk/Walkway Materials

Concrete, Pebble Inlay, Concrete Pavers, Gravel

#### Sidewalks, Walkways, & Driveways: Driveway Material

Concrete, Artificial Turf

#### Sidewalks, Walkways, & Driveways: System/Safety Concerns

No major system or safety concerns unless otherwise noted.

#### Wall Siding Material: Siding Material

Stucco

#### Exterior Doors: Screen Doors

Sliding Screen Doors Noted

#### Exterior Doors: Door Functionality

All doors appear functional unless otherwise noted in this report.

#### Exterior Appurtenances: Appurtenance

Front Porch, Rear Porch, Side Porch, Patio Cover, Balcony, Wood Deck

#### Exterior Appurtenances: Deck Material

Concrete, Composite

#### Gates and Fencing: Fencing Material

Chain Link, Concrete Block, Steel, Wood

#### Gates and Fencing: Gate Material

Wood, Steel

#### Exterior Evaluation

The evaluation of all exterior components that are part of a standard home inspection are limited to the conditions present on the day of the inspection. Weather leading up to the day of the inspection as well as the immediate weather conditions on the day of the inspection can create accessibility limitations. Personal belongings present as well as trees, shrubs and other foliage can potentially prevent clear visibility of deficiencies that may exist. I **will not** move or displace any personal belongings, trees, shrubs or other foliage to gain access to exterior components. Exterior components **will not** be evaluated if I deem for any reason access to be unsafe or cause for potential damage to exterior components or personal belongings.

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**Sidewalks, Walkways, & Driveways: Sidewalk**

Sidewalk/walkways appear to be an average overall condition for age and material type.

**Sidewalks, Walkways, & Driveways: Driveways**

Driveway appears to be in average overall condition for age and material type.

**Sidewalks, Walkways, & Driveways: Minor Settlement Cracks**

Minor settlement cracking was observed at one or more locations of concrete surfaces. Further deterioration may occur due to normal wear and use. I recommend monitoring for expansion, and sealing to prolong the useful expected life of the concrete.

**Vegetation, Grading, Drainage & Retaining Walls: Lot Grading**

Overall lot grading appears adequate. No obvious sloping toward structure unless otherwise noted in this report.

**Vegetation, Grading, Drainage & Retaining Walls: Grade Level**

Grade level appears above weep screed at one or more locations. This can adversely affect exterior siding finish and/or materials over time.

**Vegetation, Grading, Drainage & Retaining Walls: No Drains Present**

No visible drains present. No visible significant drainage issues present unless otherwise noted in this report .

**Walls & Firewalls: Exterior Wall Evaluation**

All exterior walls are subject to weathering from natural elements. Some suffer accelerated weathering due to vegetation and water contact. Southern California is known to suffer periodic seismic activity. Small cracks are often present due to this activity and normal settling. Unless otherwise noted, such cracks are considered to be cosmetic in nature and do not impact the structural integrity or functionality of the home.

**Walls & Firewalls: Exterior Wall Condition**

All exterior walls appear and average overall condition for age and material type. No obvious deficiencies noted unless otherwise noted.

**Exterior Doors: Exterior Doors**

Wood with Glass Inserts, Sliding Glass Doors Noted, Barn Style Door

All exterior doors appear to be in average overall condition unless otherwise noted in this report.

**Exterior Doors: Doors Condition**

All doors appear in average overall condition for age, material type, use and location. No obvious deficiencies unless otherwise noted in this report.

**Exterior Appurtenances: Front Porch**

No obvious deficiencies observed unless otherwise noted. Porch materials appear in average overall condition. with normal wear for age, material type and use. Decking and railings were present and appear functional and in average condition unless otherwise noted.

**Exterior Appurtenances: Rear/Side Porch(s)**

No obvious deficiencies observed unless otherwise noted. Porch materials appear in average overall condition. with normal wear for age, material type and use. Decking and railings were present and appear functional and in sound condition unless otherwise noted.

**Exterior Appurtenances: Decking (Concrete)**

Minor settlement cracks noted. These are common and normal. Unless otherwise noted these appear to be cosmetic in nature. I recommend monitoring for enlargement or extension over time. If the condition worsens, I recommend a qualified professional evaluate options to correct or replace as desired.

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**Exterior Appurtenances: Balconies**

No obvious deficiencies observed unless otherwise noted. Balcony(s) appear in average overall condition. with normal wear for age, material type and use. Decking and railings were present and appear functional and in sound condition unless otherwise noted.

**Exterior Appurtenances: Overall Condition**

Porch areas appear functional and in average overall condition with normal wear for age and type of construction materials used. No obvious deficiencies unless otherwise noted.

**Exterior Appurtenances: Wood Decks**

One or more decks noted constructed of wood or combination of wood and composite materials noted. Deck materials appear in average overall condition. with normal wear for age, material type and use. Decking and railings were present and appear functional and in average condition unless otherwise noted.

**Eaves, Soffits & Fascia: Eaves/Soffits/Facia**

Visible materials constructing eaves/soffits and fascia appear to be in average overall condition for age and material type. No deficiencies noted unless otherwise noted in this report.

**Gates and Fencing: Fencing Condition**

Fencing appeared functional and in average overall condition for age and material type at the time of inspection. The structural assembly was inaccessible. No obvious deficiencies unless otherwise noted.

**Gates and Fencing: Gate(s) Condition**

Gates appeared functional and in average overall condition for age and material type at the time of inspection. The structural assembly was inaccessible. No obvious deficiencies unless otherwise noted.

**Sprinkler/Irrigation System: Control Panel Location**

Not Inspected

The control panel(s) was not function tested unless otherwise requested in the form of a scheduled sprinkler/irrigation inspection.

**Drowning Safety Features : Water Activity Risks**

All water sports and activities come with risk. Knowing the risks and having drowning prevention strategies in place before and during water sports and activities reduce drowning incidents. The installation of a residential pool barrier is a leading strategy to further California's goal of dramatically reducing unintentional injury.

**Drowning Safety Features : California State Senate Bill No. 442 Pool Safety Act**

California Senate bill No. 442 - Chapter 670 "Pool Safety Act"

[https://leginfo.ca.gov/faces/billTextClient.xhtml?bill\\_id=201720180SB442](https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB442) requires that at least (2) of the (7) specified drowning prevention safety features mandated in the subdivision section 115922 of the Health and Safety code be present.

**Drowning Safety Features : Safety Features (NOT Present)**

NOT PRESENT

This home **Does Not** appear to have (2) or more of the (7) drowning prevention safety features listed in SB 442.

**Drowning Safety Features : Safety Features (2 or More Present)**

Not Present

This home **Does** appear to have (2) or more of the drowning prevention safety features listed in SB 442.

**Drowning Safety Features : Feature - Pool Enclosure**

Not Present

An enclosure that appears to meet the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

**Drowning Safety Features : Feature - Removable Mesh Fencing**

Not Present

Removable mesh fencing that appears to meet American Society for Testing and Materials (ASTM) specifications F2286 standards in conjunction with a gate that is self closing and self latching and can accommodate a key lockable device. Inspector unable to determine if the fencing at the residence is in compliance with the specified standards.

**Drowning Safety Features : Feature - Safety Pool Cover**

Not Present

What appears to be an approved safety pool cover as defined in subdivision (d) of Section 115921.

**Drowning Safety Features : Feature - Exit Alarm(s)**

Not Present

Exit alarms on the private single-family homes doors that provide direct access to the swimming pool and/or spa. The exit alarm may cause either an "alarm noise" or a verbal warning such as a repeating notification that "the door is open". Inspector unable to verify if the decibel ratings on these alarms meet requirements.

**Drowning Safety Features : Feature - Self Closing/Latching Entry/Exit Devices**

Not Present

A self closing/self latching device with a release mechanism that appears to be placed no lower than 54 inches above the floor on a private single-family homes doors or gates providing direct access to the swimming pool or spa.

**Drowning Safety Features : Feature - In Pool/Spa Alarm**

Not Present

An alarm that appears, when placed in a swimming pool or spa, will sound upon an accidental or unauthorized entrance into the water.

**Drowning Safety Features : Feature - Other Means of Protection**

Not Present

Other means of protection that appears to provide a degree of protection greater than that afforded by any of the other feature set forth. Inspector unable to verify if the protection means has been independently tested by an approved laboratory as meeting those standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

**Swimming Pool/Spa/Above-Ground Hot Tub: Pool/Spa Construction Type**

Above Ground Spa

Determination of pool/spa construction type is based on observed visible portions of the structure.

**Swimming Pool/Spa/Above-Ground Hot Tub: Decking**

Not Inspected

Deck appears in average overall condition for age and material type unless otherwise noted. It appears functional and structurally sound.

**Swimming Pool/Spa/Above-Ground Hot Tub: Coping**

Not Inspected

Coping appears in average overall condition. It appears functional with no obvious deficiencies unless otherwise noted.

**Pool/Spa Equipment: Water Fill Unit**

Not Inspected

Water fill unit was operated. It appeared to respond to operating controls and function at time of inspection.

**Pool/Spa Equipment: Filter**

Not Inspected

Filtered was operated and appeared to function at time of inspection. A "back flush" of the filter was NOT performed at time of inspection.

**Pool/Spa Equipment: Skimmer/Basket**

Not Inspected

Skimmer and/or Basket appear in average overall condition. Skimmer was function tested and appeared to function at time of inspection.

**Pool/Spa Equipment: Heater**

Not Inspected

Heater was function tested and appeared to respond to normal operating controls with no major deficiencies unless otherwise noted.

**Limitations**

Wall Siding Material

**EXTERIOR WALL INACCESSABILITY**

Some areas of the exterior were not accessible due to vegetation or personal belongings. Inspector on able to verify condition of these areas.

Gates and Fencing

**LIMITED ACCESS**

Fencing and/or gates were not fully inspected due to vegetation and/or personal belongings present at time of inspection.

**Recommendations**

2.1.1 Sidewalks, Walkways, &amp; Driveways

**WALKWAY(S) SLOPE TOWARD STRUCTURE**

One or more areas of concrete walkways slope toward the structure creating poor drainage that can damage structural components. I recommend a qualified professional evaluate for options to correct as desired.

Recommendation

Contact a qualified concrete contractor.



Recommendations



Right Exterior

2.1.2 Sidewalks, Walkways, &amp; Driveways

**WALKWAY TRIP HAZARD**

Safety Hazard



One or more uneven and/or cracked slabs creating potential trip hazards noted. I recommend a qualified professional evaluate for options to repair as desired.

Recommendation

Contact a qualified concrete contractor.



Left Front Exterior

2.2.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendations

**TREE/STUMP PROXIMITY**

Trees and/stumps appear close in proximity to structure. Living Invasive trees and remaining tree stumps may contribute to adverse affects on structural components such as foundations, walkways and driveways or plumbing drain waste lines. I recommend a qualified professional evaluate for options to remove or manage growth as desired.

Recommendation

Contact a qualified tree service company.



Front Exterior



Multiple Trees at Rear Exterior

2.3.1 Wall Siding Material

Recommendations

**VEGETATION ATTACHED TO STUCCO**

Vegetation attached to stucco at one or more locations noted. This vegetation attachment can cause premature damage to stucco and/or underpayment materials. I recommend a qualified professional evaluate for options remove as desired

Recommendation

Contact a stucco repair contractor



Left Exterior

### 2.5.1 Exterior Doors



Safety Hazard

#### **DOUBLE KEYED EGRESS**

One or more double keyed egress doors noted. This is a safety consideration. I recommend a qualified professional evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified door repair/installation contractor.



Right Side Porch

### 2.6.1 Exterior Appurtenances



Recommendations

#### **DETERIORATED DECK BOARDS**

One or more deteriorated deck boards noted. These wood boards can present trip and splinter hazards as well as an overall negative effect on the structural integrity of the deck system. I recommend a qualified professional evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified deck contractor.



2nd Floor Balcony

### 2.6.2 Exterior Appurtenances

#### **IMPROPER DECK CONSTRUCTION PRACTICES**

**Safety Hazard**

One or more deck structures appear to be improperly constructed one or areas. I recommend a qualified professional evaluate for options to correct or replace and desired.

#### Recommendation

Contact a qualified deck contractor.



2nd Floor Deck to Living Space Transition

### 2.6.3 Exterior Appurtenances

#### **MISSING/IMPROPERLY INSTALLED LEDGER BOARD**

**Safety Hazard**

Missing/improperly attached Ledger board(s) noted. This can result in unsafe deck and/or patio coverings attachment to the structure. I Recommend a qualified professional evaluate for options to replace or correct as desired.

#### Recommendation

Contact a qualified deck contractor.





2nd Floor Balcony-Missing Ledger/Irregular Attachment Bedroom

2.6.4 Exterior Appurtenances

 Safety Hazard

**MISSING HANDRAIL**

Missing handrail at one or more locations noted. This is a safety consideration. I recommend a qualified professional evaluate for options install a handrail as desired.

Recommendation

Contact a qualified deck contractor.



Right Side Porch

2.6.5 Exterior Appurtenances

 Recommendations

**DETERIORATED/DAMAGED COVERING MATERIALS**

Deterioration/Damaged porch/patio covering material noted at one or more locations. I recommend a qualified professional evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified deck contractor.



Front Porch Exterior



Rear Patio Cover Joists



2nd Floor Balcony

### 2.6.6 Exterior Appurtenances

#### IRREGULAR DECK RAILING MATERIAL

 Safety Hazard

One or more deck railings appear to be constructed of unsafe materials. This is a safety consideration. I recommend a qualified professional evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified deck contractor.



Missing Sufficient Baluster Materials

### 2.6.7 Exterior Appurtenances

#### IRREGULAR PORCH COVER HEIGHT

 Safety Hazard

One or more porch coverings appear to be constructed at an unsafe height. This is a safety consideration. I recommend a qualified professional evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified roofing professional.



2nd Floor Balcony Cover

## 3: GARAGE DOOR

		IN	NI	NP	R
3.1	Garage Door	X			
3.2	Garage Door Opener	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Information

#### Garage Door: Material

Aluminum, Non-insulated

#### Garage Door: Type

Sectional

#### Garage Door Opener: Garage Opener Type(s)

Belt Drive



#### Garage Door: Garage Door Condition

Door appears in average overall condition for its age and material type. This includes, but not limited to, tracks, rollers, tension bars, mounting brackets, hardware, and emergency release mechanism.

#### Garage Door Opener: Automatic Opener Condition

Garage door opener was operated. It appeared functional using normal operating controls at time of inspection unless otherwise noted.

#### Garage Door Opener: Safety Auto Reverse Sensor System

Safety auto reverse sensor system present. It was tested and appears to be operating at design.

## 4: PLUMBING

		IN	NI	NP	R
4.1	Water Meter/Main Shut-off Device		X		
4.2	Water Supply, Distribution Systems & Fixtures	X			X
4.3	Drain, Waste, & Vent Systems	X			X
4.4	Fuel Storage & Distribution Systems	X			
4.5	Hot Water Systems, Controls & Vents	X			
4.6	Hot Water Systems, Controls & Vents 2	X			X
4.7	Sump Pump			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Information

#### Water Source

Public

#### Water Meter/Main Shut-off

##### Device: Meter Location

Unable to Locate

#### Water Meter/Main Shut-off

##### Device: Main Shut-Off Location

Unable to Locate

#### Water Meter/Main Shut-off

##### Device: Water Pressure

50 Psi

Pressure is approximate.

#### Water Supply, Distribution

##### Systems & Fixtures: Hose Bib

Hose bib appears functional.

#### Water Supply, Distribution

##### Systems & Fixtures: Filters

Sediment Filter



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

##### Material

ABS, Iron



**Fuel Storage & Distribution Systems: Main Gas Shut-off Location**

Exterior Adjacent to Meter



Main Shut Off Valve

**Hot Water Systems, Controls & Vents: Location**

Left Exterior Wall

**Hot Water Systems, Controls & Vents: Power Source/Type**

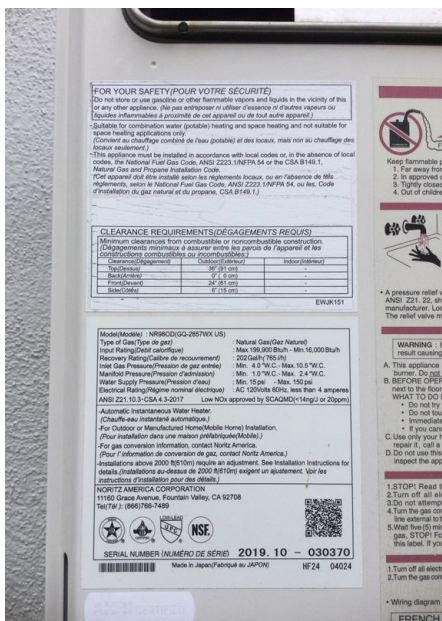
Natural Gas

**Hot Water Systems, Controls & Vents: Capacity**

N/A Tankless On Demand

**Hot Water Systems, Controls & Vents: Pre-Filter System**

Present



**Hot Water Systems, Controls & Vents: Overflow Line Material**

Copper

**Hot Water Systems, Controls & Vents: Combustion Venting Pipe Material**

Motorized Vent

**Hot Water Systems, Controls & Vents: Expansion Tank**

Not Present

**Hot Water Systems, Controls & Vents 2: Location**

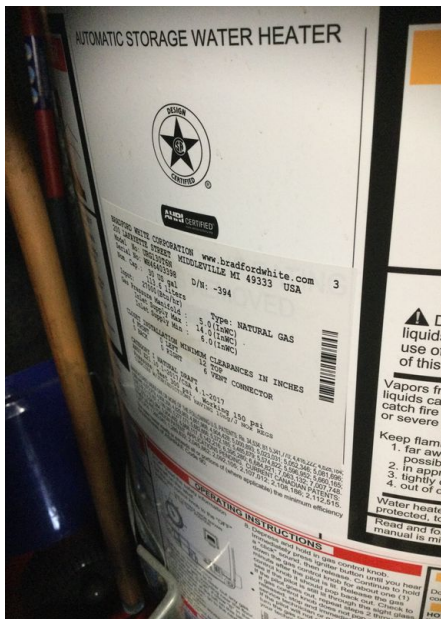
Garage

**Hot Water Systems, Controls & Vents 2: Power Source/Type**

Natural Gas

**Hot Water Systems, Controls & Vents 2: Capacity**

30

**Hot Water Systems, Controls & Vents 2: Pre-Filter System**

Not Present

**Hot Water Systems, Controls & Vents 2: Overflow Line Material**

Copper

**Hot Water Systems, Controls & Vents 2: Combustion Venting Pipe Material**

Metal Double Wall

**Hot Water Systems, Controls & Vents 2: Expansion Tank**

Not Present

**Sump Pump: Location**

No Visible Pump [ Noted

**Water Meter/Main Shut-off Device: No Visible Unit Shut Off Valve**

Inspector noted no visible shut off valve for unit water supply. I recommend contacting the HOA for all water supply procedures in the event of an emergency.

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

Copper, Galvanized, Pex

Galvanized plumbing materials where present, appeared to function normally for age and installation unless otherwise noted in this report. Not all plumbing supply materials are visible during the inspection. Visible excessive corrosion, low functional flow at tested faucets/fixtures, or installation deficiencies for any observed material will be noted accordingly with associated recommendations. Galvanized plumbing supply materials are subject to age and water mineral content. Though water service to all accessible faucets and/or fixtures appear normal, it is likely that the galvanized material present in the water supply system will need to be replaced sooner than other newer materials found in the system.

**Water Supply, Distribution Systems & Fixtures: Supply System**

Visible water supply piping appears adequate functional and in average overall condition.

No visible leaking noted at time of inspection.

**Water Supply, Distribution Systems & Fixtures: Fixtures**

Indoor plumbing fixtures (toilets, sink faucets, showers, etc.) are evaluated by limited function testing. Each fixture is operated to establish function only. Inspector is unable to determine flow rate of fixtures. Obvious leaks evidence of past leaking and excessive corrosion are noted if identified.

### **Water Supply, Distribution Systems & Fixtures: Isolation Valves**

Isolation valves were present and appear functional. No valves were tested unless otherwise noted in this report. Many homes have isolation valves that have not been exercised for extended periods of time. Such valves are prone to corrosion or gasket deterioration. To reduce the potential of leaks for catastrophic failure of these valves the inspector exercises valves only when I specifically requested by client.

### **Water Supply, Distribution Systems & Fixtures: Water Filtration**

Inspector noted the presence of a water filtration system. Evaluation of these systems are beyond the scope of this inspection. Specialized equipment and training are required to determine accurate pH, particulate count and efficiency of these systems. We recommend evaluation by a qualified trade person for verification of proper calibration and functionality prior to close of inspection period as desired.

### **Water Supply, Distribution Systems & Fixtures: Toilets**

Toilets appear to be in average overall condition for age and material type. No obvious deficiencies unless otherwise noted.

### **Drain, Waste, & Vent Systems: Drains**

Visible drain and waste piping appears in average overall condition for age and material type and appears functional at time of inspection unless otherwise noted.

### **Drain, Waste, & Vent Systems: Vents**

Visible vent piping appears in average overall condition for material age and type unless otherwise noted. No obvious deficiencies noted in drain/waste piping unless otherwise noted.

### **Fuel Storage & Distribution Systems: Gas Supply System**

No gas smell (mercaptan additive) noted at time of inspection.

Inspector did not note an anti-tip shut off device at main meter unless otherwise noted in this report. Some jurisdictions require that this device be installed as a safety feature. We recommend confirming requirements with jurisdiction having authority. If so required we recommend installation by a qualified professional.

### **Fuel Storage & Distribution Systems: Seismic Shut-Off Valve (SSOV)**

Not Present

Some jurisdictions require the presence of an anti-tip device at the gas meter/shut off valve. I recommend inquiring with your local jurisdiction to find out if such a device is required.

### **Fuel Storage & Distribution Systems: CSST (Corrugated Stainless Steel Tubing)**

No Visible Yellow CSST Noted

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

### **Hot Water Systems, Controls & Vents: Manufacturer**

Noritz

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

### **Hot Water Systems, Controls & Vents: Overall Condition**

Water heating unit appears in average overall condition. No recommendations unless otherwise noted.

### **Hot Water Systems, Controls & Vents: Temperature Pressure Relief Valve (TPRV)**

A temperature pressure relief valve (TPR Valve) is present and appears functional. It was not tested. This safety valve releases water (and thus relieves pressure) if either the temperature or pressure in the tank gets too high.

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**Hot Water Systems, Controls & Vents: TPRV (Temperature Pressure Relief Valve) Overflow Line**

A TPRV (temperature pressure relief valve) overflow line is present and appears functional unless otherwise noted.

**Hot Water Systems, Controls & Vents: Combustion Venting**

Combustion venting appears functional and adequate. No obvious deficiencies observed unless otherwise noted.

**Hot Water Systems, Controls & Vents: Gas Supply/Valve**

Gas supply valves and flex gas lines present, appear functional, and in average overall condition unless noted otherwise in this report.

**Hot Water Systems, Controls & Vents: Temperature Control Unit (Tankless)**

Hot water temperature control unit appears in average condition and functional with no deficiencies unless otherwise noted in this report.

**Hot Water Systems, Controls & Vents 2: Manufacturer**

Bradford White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

**Hot Water Systems, Controls & Vents 2: Overall Condition**

Water heating unit appears in average overall condition. No recommendations unless otherwise noted.

**Hot Water Systems, Controls & Vents 2: Base**

Base appears in average overall condition. No obvious deficiencies unless otherwise noted.

**Hot Water Systems, Controls & Vents 2: Temperature Pressure Relief Valve (TPRV)**

A temperature pressure relief valve (TPR Valve) is present and appears functional. It was not tested. This safety valve releases water (and thus relieves pressure) if either the temperature or pressure in the tank gets too high.

**Hot Water Systems, Controls & Vents 2: TPRV (Temperature Pressure Relief Valve) Overflow Line**

A TPRV (temperature pressure relief valve) overflow line is present and appears functional unless otherwise noted.

**Hot Water Systems, Controls & Vents 2: Combustion Venting**

Combustion venting appears functional and adequate. No obvious deficiencies observed unless otherwise noted.

**Hot Water Systems, Controls & Vents 2: Gas Supply/Valve**

Gas supply valves and flex gas lines present, appear functional, and in average overall condition unless noted otherwise in this report.

**Hot Water Systems, Controls & Vents 2: Strapping**

Strapping appears adequate. No obvious deficiencies unless otherwise noted.

---

## Limitations

Drain, Waste, & Vent Systems

**DRAINS**

Inspection of all sections of drain pipes was not possible due to limited access, finished walls and ceilings to check for defects such as but not limited to leaks, corrosion, improper workmanship, and/or damage.

## Drain, Waste, &amp; Vent Systems

**VENTS**

Inspector not able to fully inspect vents from end to end do to portions being portions being obstructed by construction materials, wall finishes, drywall/plaster.

**Recommendations**

## 4.2.1 Water Supply, Distribution Systems &amp; Fixtures



Recommendations

**IRREGULAR TOILET OPERATION**

One air more irregularly operating toilets noted. Toilet(s) appears in average operational condition. Toilet mechanicals did not appear to function as designed when flushed. I recommend a qualified professional evaluate for options to repair or replace as desired.

## Recommendation

Contact a qualified plumbing contractor.



1st Floor Hallway Bathroom-Faulty ReFill

## 4.2.2 Water Supply, Distribution Systems &amp; Fixtures



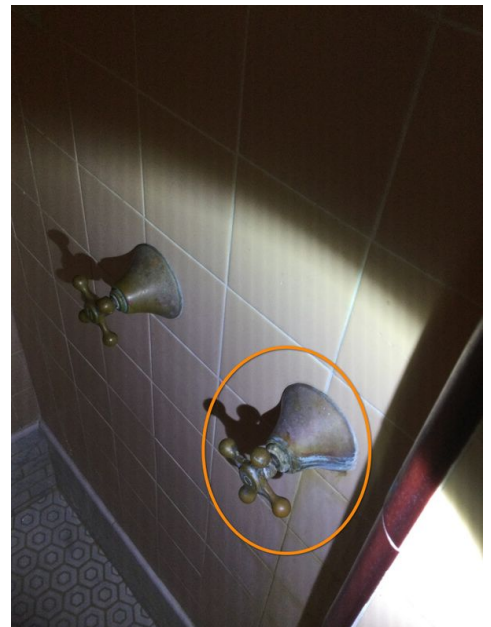
Recommendations

**DETERIORATED/DAMAGED FIXTURES**

One or more damaged/deteriorated fixtures noted. I recommend a qualified professional evaluate for options to correct or replace as desired.

## Recommendation

Contact a qualified plumbing contractor.



1st Floor Hallway Bathroom

## 4.2.3 Water Supply, Distribution Systems &amp; Fixtures



Recommendations

**LOOSE FAUCET/FIXTURE**



One or more loose faucets and/or fixtures noted. I recommend a qualified licensed plumber for options to repair or replace is desired.

Recommendation

Contact a qualified plumbing contractor.



1st Floor Hallway Bathroom-Missing Anchor

4.2.4 Water Supply, Distribution Systems & Fixtures



Recommendations

### **MISSING/DAMAGED/LEAKING HOSE BIB**

Hose bib appears to be leaking. Damaged handle noted. I recommend a qualified tradesperson evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified plumbing contractor.



Rear Exterior Leaking Bib

4.2.5 Water Supply, Distribution Systems & Fixtures



Recommendations

### **NON FUNCTIONING FIXTURE**

One or more nonfunctioning fixtures noted. Fixtures appear to be connected to supply lines for hot and cold water source. No water flow in hot or cold position when function tested. I recommend a qualified plumbing professional evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

#### 4.2.6 Water Supply, Distribution Systems & Fixtures



Recommendations

### UNSUPPORTED SUPPLY MATERIAL

One or more sections of unsupported supply line noted . I recommend a qualified professional evaluate for options to correct as desired.

Recommendation

Contact a qualified plumbing contractor.



All PEX Materials

#### 4.3.1 Drain, Waste, & Vent Systems



Recommendations

### LOOSE TOILET CONNECTION

One or more loose toilet connections noted. I recommend a qualified tradesman evaluate for options to correct as desired.

Recommendation

Contact a qualified plumbing contractor.





2nd Floor Master Bathroom

#### 4.4.1 Fuel Storage & Distribution Systems



Recommendations

### **DETERIORATED/DAMAGED ENCLOSURE**

Deterioration/Damaged noted at one or more parts of the gas meter enclosure. I recommend a qualified professional evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified general contractor.



#### 4.6.1 Hot Water Systems, Controls & Vents 2



Recommendations

### **MISSING SEDIMENT TRAP**

Missing sediment trap noted. A sediment trap serves as a collection area for potential sediment to reduce the chances of the clogging of gas valves or burners. I recommend evaluation by a qualified licensed plumber for options to install as desired.

Recommendation

Contact a qualified plumbing contractor.



4.6.2 Hot Water Systems, Controls & Vents 2

 Safety Hazard

**MISSING/IRREGULAR TPR VALVE OVERFLOW LINE**

Missing/irregular TPRV (temperature pressure relief valve) overflow line noted. This is a potential safety hazard. I recommend a qualified trades person evaluate for options to correct as desired.

Recommendation

Contact a qualified plumbing contractor.



Insufficient Length



Garage Interior-Damaged

4.6.3 Hot Water Systems, Controls & Vents 2

 Safety Hazard

**NO BURNER IGNITION**

The burner was unresponsive and did not ignite, despite gas flowing properly. Recommend a qualified plumber evaluate and repair.

## Recommendation

Contact a qualified plumbing contractor.

## 4.6.4 Hot Water Systems, Controls &amp; Vents 2

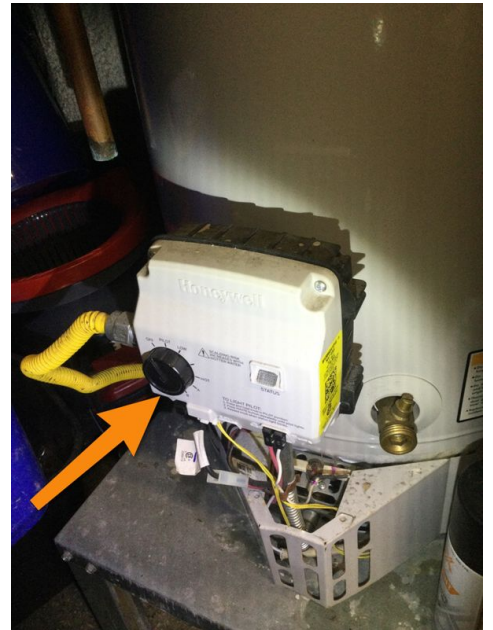
**WATER HEATER NOT IN SERVICE**

## Recommendations

One or more water heating units were not in service at time of inspection. Unit was not function tested. Unit appeared in average condition and serviceable. I recommend a qualified professional evaluate to determine if unit is functional and and safe for use.

## Recommendation

Contact a qualified plumbing contractor.



Garage Interior Location

# 5: ELECTRICAL

		IN	NI	NP	R
5.1	Service Entrance Conductors	X			
5.2	Main & Subpanels	X			X
5.3	Branch Wiring Circuits, Breakers & Fuses	X			X
5.4	Lighting Fixtures, Switches & Receptacles	X			X
5.5	GFCI & AFCI Protection	X			X
5.6	Smoke Detectors	X			
5.7	Carbon Monoxide Detectors			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

**Service Entrance Conductors:**  
**Electrical Service Conductors**  
 Overhead

**Main & Subpanels: Main Panel**  
**Location**  
 Right Rear Exterior

**Main & Subpanels: Main Panel**  
**Capacity**  
 200 AMP



Main Panel



**Main & Subpanels: Main Panel**  
**Type**  
 Circuit Breaker

**Main & Subpanels: Main Panel**  
**Wire Type**  
 Aluminum Lugs

**Main & Subpanels: Sub Panel**  
**Wire Type**  
 Copper

**Main & Subpanels: Sub Panel**  
**Type(s)**  
 Breaker

**Branch Wiring Circuits, Breakers & Fuses: Branch Wire Type**  
 Copper, Aluminum Multi Strand

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
 Non-Metalic Sheathed Cable



**GFCI & AFCI Protection:****GFCI/AFCI Breakers**

No AFCI Breakers Present, GFCI  
Breaker(s) Present



GFI Breaker at Spa Sub Panel

**Electrical Systems**

This report describes the amperage rating of the service, the location of the main disconnect and any sub panels, the presence of aluminum branch circuit wiring and the presence of or absence of smoke detectors. Inspectors are required to inspect the visible portions of the service drop from the utility to the house, the service grounding, the interior components of the service panels and subpanels when readily accessible, the conductors, overcurrent protection devices (fuses or breakers) ground fault circuit interrupter receptacles and a representative number of installed lighting fixtures, switches, and receptacles. All issues or concerns listed in this electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and made by a qualified licensed electrician.

**Service Entrance Conductors: Photovoltaic (Solar) Panel Array System**

One or more panels noted as part of a photovoltaic (solar) array system noted. Inspector unable to determine the adequacy or efficiency of such systems or components. The system is evaluated for overall physical condition and integration into existing electrical service.

**Main & Subpanels: Main Panel Condition**

All components of the main panel appear to be in average overall condition, properly installed, and functioning as intended unless otherwise noted.

**Main & Subpanels: Sub Panel Location**

Left Exterior Enclosure, Above Ground Spa Area, Garage Interior



Left Exterior Sub Panel



Spa Sub Panel

**Main & Subpanels: Sub Panel Condition**

All components of the sub panel appear to be in average overall condition, properly installed, and functioning as intended unless otherwise noted.

## Branch Wiring Circuits, Breakers & Fuses: Curcuit Breaker Amperage

60 Amp, 70 Amp, 40 Amp, 15 Amp, 50 Amp



Main Panel



Left Exterior Sub Panel



Exterior Spa Sub Panel



Garage Interior Sub Panel

## Branch Wiring Circuits, Breakers & Fuses: Branch Wiring,Circuits, Breakers and Fuses

Branch circuits and appear to be functional with no obvious deficiencies unless otherwise noted.

## Lighting Fixtures, Switches & Receptacles: Connected Devices

All connected devises and fixtures appear to be functional with no obvious deficiencies unless otherwise noted.

## Lighting Fixtures, Switches & Receptacles: Lighting

Interior and exterior lighting appears adequate. No obvious deficiencies unless otherwise noted.

## Lighting Fixtures, Switches & Receptacles: Switches

Interior and exterior switches appear adequate with no obvious deficiencies unless otherwise noted.



### **Lighting Fixtures, Switches & Receptacles: Receptacles**

Accessible and tested receptacles are in average overall condition and appear functional. No obvious deficiencies unless otherwise noted.

### **GFCI & AFCI Protection: Kitchen GFCI Receptacles**

Kitchen GFCI receptacles present and functional unless otherwise noted.

### **GFCI & AFCI Protection: Bathroom GFCI Receptacles**

Bathroom GFCI receptacles present and functional unless otherwise noted.

### **GFCI & AFCI Protection: Exterior GFCI Receptacles**

Exterior GFCI receptacles present and functional unless otherwise noted.

### **GFCI & AFCI Protection: AFCI Breakers Not Present**

No AFCI breakers or receptacles noted. Although AFCI (arc fault circuit interrupter) protection may not have been required when this structure was originally constructed, general knowledge of AFCI protection of safe building practices current building codes require the installation of AFCI protection in all bedroom receptacles to reduce potential arcing which is a potential fire hazard

### **GFCI & AFCI Protection: GFCI Reset Location(s)**

N/A

GFCI (ground fault circuit interrupters) found in kitchens, bathrooms laundry areas and the exterior where electrical receptacles are near water can have reset buttons when tripped. Sometimes receptacles are protected by GFI breakers with found in electrical panels.

### **Smoke Detectors: Smoke/Carbon Monoxide Detectors Testing**

Testing of smoke detectors and carbon monoxide detectors is limited in this inspection to pushing the test button only verifies that there is power at the detector - either a battery or hardwired to the house power and not the operational workings of the detector. The operational check is done by filling heat sensors with smoke or approved gases and is beyond the scope of this inspection. Battery operated smoke alarms and Carbon monoxide detectors should be checked routinely and batteries changed frequently.

### **Smoke Detectors: Smoke Detectors**

Smoke detector(s) test button(s) were operated. They appeared to function properly at time of inspection.

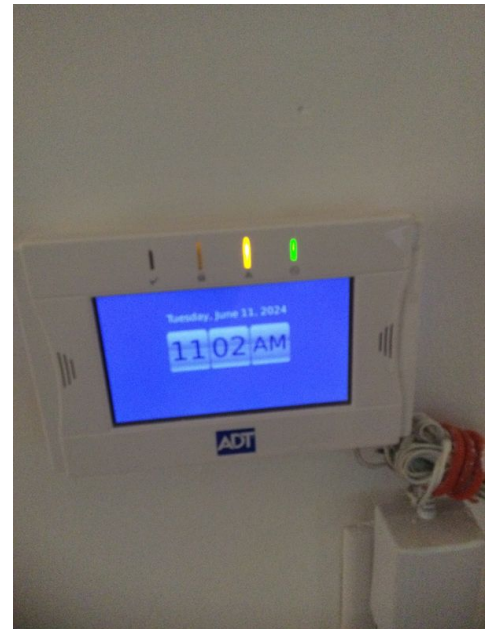


## **Limitations**

Branch Wiring Circuits, Breakers & Fuses

## LOW VOLTAGE ALARM

A low-voltage alarm system or low-voltage intercom system or both are installed. Due to the specialized nature of these systems I recommend the client review the systems with the seller. The systems are not tested as they are beyond the scope of this inspection.



## Recommendations

5.1.1 Service Entrance Conductors

### UNSAFE SERVICE DROP HEIGHT

 Safety Hazard

Overhead Service drop wires appear to be at an unsafe height not allowing enough clearance above the roof. I recommend contacting the local electric utility company or qualified professional to evaluate for options to correct as desired.

Recommendation

Contact a qualified electrical contractor.



5.1.2 Service Entrance Conductors

### TREE/VEGETATION CONTACT

 Safety Hazard

Service lines are in contact with trees and/or vegetation en route to service mast. This is a potential safety consideration. I recommend a qualified professional evaluate for options to correct as desired.

Recommendation

Contact a qualified tree service company.



### 5.2.1 Main & Subpanels

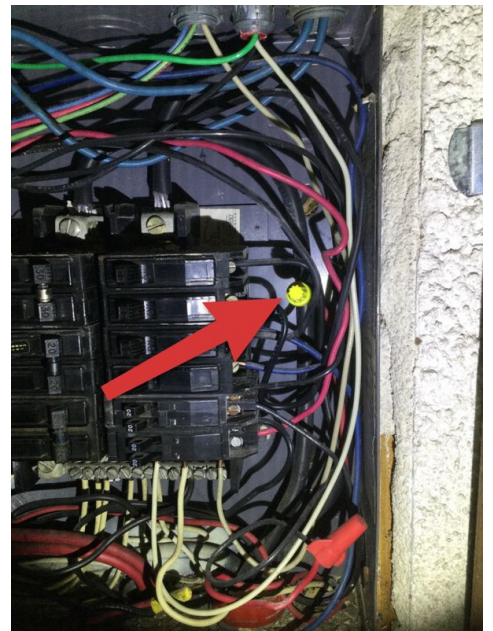
#### **ABANDONED WIRE(S)**

 Safety Hazard

One or more abandoned wires noted. This is a safety consideration. I recommend a qualified professional evaluate for options to correct as desired.

#### Recommendation

Contact a qualified electrical contractor.



Garage Interior Sub Panel

### 5.2.2 Main & Subpanels

#### **MAIN/SUB PANEL ACCESS OBSTRUCTION**

 Safety Hazard

The Main/Sub panel(s) were obstructed preventing safe access in the event of an emergency where immediate access may be necessary. A 36" area in front of panels should be kept clear. I recommend a qualified professional evaluate for options to correct as desired.

#### Recommendation

Contact a qualified general contractor.





Main Panel



Left Exterior Sub Panel



Garage Interior Sub Panel

5.2.3 Main & Subpanels

**MISSING/ILLEGIBLE PANEL LABELS**

EXTERIOR SPA SUB PANEL

 Recommendations

Missing/Illegible labels noted at one or more electrical panels noted. I recommend a qualified professional evaluate and confirm correct labeling of branch circuits correspond at all panels noted in this report.

Recommendation

Contact a qualified electrical contractor.

5.2.4 Main & Subpanels

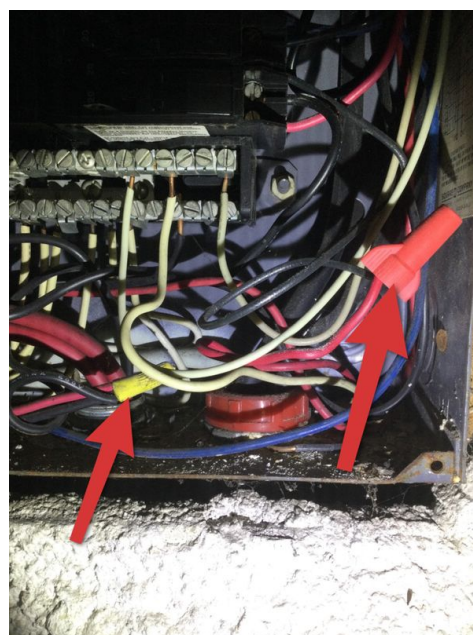
**WIRE JOINTS IN PANEL(S)**

 Safety Hazard

One or more wire joint present in panel. It is recommended that these are made up outside the main and/or sub panels. I recommend a qualified professional evaluate for options to correct as desired.

Recommendation

Contact a qualified electrical contractor.



Garage Interior Sub Panel

5.2.5 Main & Subpanels

**IMPROPER DEAD FRONT FASTENERS**

 Safety Hazard

One or more dead front fasteners (screws) noted. These are potential safety considerations. I recommend a qualified professional evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified electrical contractor.



Garage Interior Sub Panel

5.3.1 Branch Wiring Circuits, Breakers & Fuses

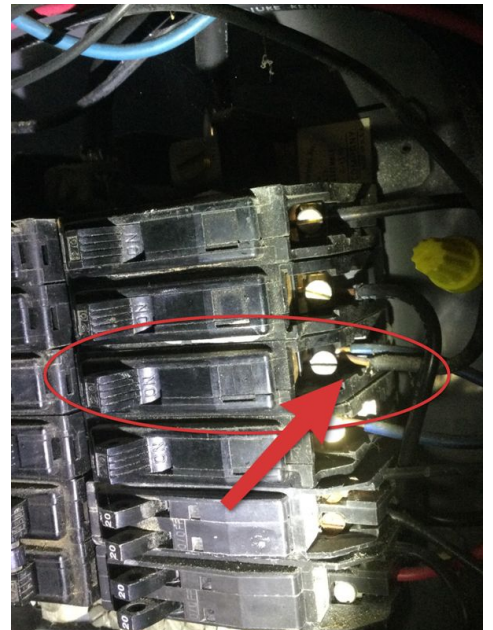
 Safety Hazard

### **DOUBLE TAPPED BREAKERS**

One or more double tapped breakers in panel and or sub panels noted. This is considered irregular and is a potential safety hazard. I recommend a qualified professional evaluate for options to correct as desired.

Recommendation

Contact a qualified electrical contractor.



Garage Interior Sub Panel-20 Amp Breaker

5.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendations

### **UNGROUND RECEPTACLE(S)**

One or more ungrounded receptacles noted. To eliminate safety hazards and potential damage to electronic appliances, grounded receptacles are recommended. I recommend the use of a surge protector where sensitive electronic appliances will be used or a qualified professional evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified electrical contractor.





1st Floor Bedroom

5.5.1 GFCI & AFCI Protection

 Safety Hazard

**NON FUNCTIONING GFCI RECEPTACLE(S)**

One or more GFCI receptacles noted nonfunctional. I recommend a qualified professional evaluate for options to repair or replace as desired

Recommendation

Contact a qualified electrical contractor.



1st Floor Hallway Bathroom



1st Floor Rear Bathroom



Kitchen

5.5.2 GFCI & AFCI Protection

 Safety Hazard

**GFCI RECEPTACLE(S) RE-SET FAIL**

One or more GFCI receptacles failed to re-set after function testing. I recommend a qualified professional evaluate to properly re-set, correct or replace as desired.

Recommendation

Contact a qualified electrical contractor.



At Exterior Spa Location

### 5.5.3 GFCI & AFCI Protection

#### **MISSING/DAMAGED GFCI RECEPTACLES GARAGE INTERIOR**

MISSING-ALL GARAGE RECEPTACLES

Missing/Non Functioning GFCI receptacles noted at garage interior location.

This is a safety consideration. GFCI (Ground Fault Circuit Interrupters) are recommend near any water source present such as kitchens, bathrooms and areas of the exterior, including garages where electric powered appliances may be used. This also includes receptacles for electric automatic garage door openers. I recommend a qualified professional evaluate for proper installation options at all recommended areas as desired.

Recommendation

Contact a qualified electrical contractor.



### 5.7.1 Carbon Monoxide Detectors

#### **INSTALLATION OF CARBON MONOXIDE DETECTOR(S)**

I recommend installation of carbon monoxide detector(s) as recommended by chosen manufactures suggested methods and locations. It is recommended to do so before close of inspection period if desired.



## 6: ROOF

		IN	NI	NP	R
6.1	Coverings	X			X
6.2	Flashings	X			
6.3	Roof Penetrations	X			
6.4	Roof Drainage Systems	X			
6.5	Roof Structure & Attics	X			X
6.6	Chimney	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Information

#### Coverings: Material

Asphalt Shingles, Composition  
Roll

#### Coverings: Multiple Roofing Material Types

One or more types of roofing  
material noted at one or more  
locations.

#### Flashings: Flashing Material

Metal

#### Roof Penetrations: Skylights Functionality

Skylights appear functional.

#### Roof Drainage Systems: Gutter Material

Aluminum, Partial  
Gutters/Downspouts Noted,  
Scuppers/ Downspouts

#### Roof Structure & Attics: Attic Access Location(s)

Hallway Ceiling, Bedroom Closet  
Ceiling

#### Roof Structure & Attics: Attic View

Accessible Portions of Attic

#### Roof Structure & Attics: Construction Type

Conventional

#### Roof Structure & Attics: Roof Sheathing Material

Wood Plank, Plywood, Wood  
Shake

#### Chimney: Chimney Type

Masonry

#### Chimney: Chimney Cap

Chimney cap present and  
appears functional.

#### Roof Inspection Access

Roof

Roof is visually inspected from accessible points of the exterior and/or interior. If roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not evaluated by walking on top of said material. Every effort is made to gain access to the surface of the roof and all roofs are evaluated by walking upon them unless otherwise noted in this report. Client is advised that this is a limited review and a licensed roofing contractor should be contacted if a more detailed report is desired.

#### Coverings: Roof Functionality

All inspected areas of roof covering materials appear functional with no obvious deficiencies unless otherwise noted in this report.

#### Coverings: Roof Material Condition

Roof covering material appears in average overall condition unless otherwise noted.

### **Flashings: Flashing**

Metal flashing material noted in valleys and/or drip edge. Material appears in average overall condition and appears functional with no obvious deficiencies unless otherwise noted in this report.

### **Roof Penetrations: Visible Roof Penetrations**

Visible roof penetrations appeared functional and in average overall condition unless otherwise noted in this report.

### **Roof Penetrations: Vents/Flue Penetrations**

Vent and/or flue roof penetrations appear functional and in average overall condition for age and material type unless otherwise noted.

### **Roof Penetrations: Skylights**

One or more skylights were noted within the roof covering field. Inspection is limited to exterior roof evaluation when possible and interior visual inspection when possible.

### **Roof Penetrations: Skylights Condition**

Skylights appear in average overall condition. No obvious deficiencies unless otherwise noted in this report.

### **Roof Drainage Systems: Gutters/Downspouts/Scuppers**

Gutters and downspouts noted. They appear to be in average overall condition with no obvious deficiencies unless otherwise noted. We recommend regular maintenance to remove debris and organic growth to promote efficient operation.

### **Roof Structure & Attics: Roof Structure Components**

Roof structural components appear functional and in average overall condition unless otherwise noted in this report.

### **Roof Structure & Attics: Roof Structure**

Determination of roof structure is made by viewing from accessible portions of the roof and attic space. No obvious deficiencies at time of inspection unless otherwise noted in this report.

### **Roof Structure & Attics: Multi-Story**

Due to the design of portions of this structure, the space between ceilings and floors was not fully visually inspected. If concerns exist, regarding this area we recommend client contact a qualified licensed roofing contractor for specialized technical evaluation.

### **Chimney: Chimney Condition**

Chimney appears in average overall condition. No obvious deficiencies or safety concerns were identified unless otherwise noted in this report. All components appear functional.

### **Chimney: Chimney**

Level II inspection - The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a level to inspection each time a resident is sold. Inspection levels are explained at ([www.org/pressroom/press-inspection-levels-explained.htm](http://www.org/pressroom/press-inspection-levels-explained.htm)) It is also advised that this inspection be conducted by a certified chimney sweep as certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).

## **Limitations**

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Coverings

### **ELECTRIC SOLAR ARRAY PRESENT**

An electric solar array present at time of inspection. Some areas of the roofing material are not visible.

---

## Roof Structure &amp; Attics

**ACCESABILITY LIMITATIONS**

Inspector notes that there may be latent defects that are not visible at time of inspection due to presence of insulation. These include, but are not limited to structural elements such as ceiling/flooring joists, rafter to wall connections, or wall to wall connections. Additionally electrical wiring, junction boxes or fixtures that are not visible due to insulation present cannot be evaluated. These components are exempted from this inspection

**Recommendations**

## 6.1.1 Coverings

**Recommendations****DAMAGED ROOFING MATERIAL**

One or more areas of damaged roof coverings noted. I Recommend a qualified professional evaluate for options to correct or replace as desired.

## Recommendation

Contact a qualified roofing professional.



## 6.1.2 Coverings

**Recommendations****END OF SERVICE LIFE**

One or more areas of roofing materials appear to be at or near the end of its service life. Though age and warranty, where present and verifiable may exist, the roof covering materials appear in failing condition. I recommend a qualified professional evaluate for options to correct or replace as desired.

## Recommendation

Contact a qualified roofing professional.

## 6.5.1 Roof Structure &amp; Attics

**Recommendations****EVIDENCE OF PAST LEAK**

Evidence of past leaks at one or more locations noted. I recommend evaluation by a qualified professional for options to repair and prevent as desired.

## Recommendation

Contact a qualified roofing professional.





Garage Interior



1st Floor Attic



2nd Floor Gable into Attic

6.6.1 Chimney

**MISSING/DAMAGED CHIMNEY LINER**

 Safety Hazard

One or mor damaged/missing chimney liners noted. This is a safety consideration that can deteriorate the chimney structure allowing harmful gasses to enter home. I recommend a qualified professional evaluate for options to correct for safe usage.

Recommendation

Contact a qualified chimney contractor.



Cracks in Liner

6.6.2 Chimney

**MISSING SPARK/RAIN/VERMIN SCREEN**

 Safety Hazard

Spark/Rain/Vermin screen missing. These devices can prevent water/pest/vermin intrusion as well as controlling sparks when burning wood. I recommend a qualified chimney professional evaluate for options to install if desired.

Recommendation

Contact a qualified chimney contractor.



## 7: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
7.1	Windows	X			X
7.2	Doors	X			
7.3	Floors	X			X
7.4	Walls	X			X
7.5	Ceilings	X			X
7.6	Interior Steps, Stairways & Railings	X			X
7.7	Countertops & Cabinets	X			
7.8	Fireplace	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Information

#### Windows: Window Type

Single Pane, Sliders, Louvered,  
Single-hung, Double Pane

#### Windows: Window Material Type

Aluminum, Vinyl, Wood

#### Windows: Window Functionality

All operated windows appear functional unless otherwise noted.

#### Windows: Security Bars

No security bars noted.

#### Doors: Interior Doors

Hollow Wood Doors Noted,  
Pocket Doors Noted, Wood Doors  
with Glass Inserts

#### Doors: Overall Condition

All doors appear functional unless noted otherwise in this report.

#### Floors: Floor Coverings

Engineered Wood, Hardwood,  
Natural Stone Tile, Carpet

#### Walls: Wall Material

Drywall, Plaster, Ceramic Tile,  
Faux Stone

#### Ceilings: Ceiling Material

Drywall, Plaster, Wood

#### Countertops & Cabinets: Countertop Material

Ceramic Tile, Quartz, Granite

#### Countertops & Cabinets: Counter Tops

Counter tops appear functional  
unless otherwise noted.

#### Countertops & Cabinets: Cabinetry Material

Laminate, Wood, MDF/Particle  
Board

#### Fireplace: Fireplace Location(s)

Master Bedroom, Family Room

#### Fireplace: Damper

Damper Present

#### Fireplace: Fireplace/Chimney Type

Masonry

#### Fireplace: Function Test Information

Not Function Tested

#### Fireplace: Gas Line in Firebox

Present

#### Windows: Single Pane Windows

Single paned windows noted. When single pane windows/glass panes are present I attempt to verify that they are manufactured/retrofitted with safety glass. This is not always possible to determine. If your home has single pane windows I recommend evaluation by a qualified window specialist for verification of this type of glass as a safety consideration. Inspector makes no warranty or guarantee that any such glass noted is designated as safety glass.

**Windows: Shower/Bath Window Present**

Shower/bath window present in one or more locations noted. The windows are susceptible to deterioration from excess moisture. I recommend regular monitoring of materials for signs of deterioration to prevent water intrusion and related damage.

**Windows: Window Condition**

Windows appear an average overall condition. No obvious deficiencies unless otherwise noted

**Doors: Fire Rated Doors**

Not Present

The door between garage and interior living space appears to be a fire rated door with functioning self closing mechanism unless otherwise noted in this report.

**Floors: Flooring Condition**

Flooring material appears in average overall condition and is functional. No obvious deficiencies noted at time of inspection unless otherwise noted.

**Walls: Interior Wall Condition**

All interior walls appear in average overall condition for age and material type. No obvious deficiencies unless otherwise noted.

**Walls: ShowerBath Wall Covering**

Ceramic Tile, Natural Stone Tile

Bathroom shower walls appear an average overall condition for the age of material type. No obvious deficiencies noted unless otherwise noted in this report.

**Ceilings: Ceiling Condition**

Ceiling appears in average overall condition and is functional with no obvious deficiencies observed at time of inspection unless otherwise noted.

**Interior Steps, Stairways & Railings: Stairs**

Stairs appear in average overall condition. They are functional with no obvious deficiencies unless otherwise noted.

**Interior Steps, Stairways & Railings: Railing**

Hand rails and stair railings where present appear in average overall condition. They are functional with no obvious deficiencies unless otherwise noted.

**Interior Steps, Stairways & Railings: Steps**

Steps appear in average overall condition. They are functional with no obvious deficiencies unless otherwise noted.

**Countertops & Cabinets: Cabinets/Drawers**

Cabinet and drawers appear functional and operate as designed unless otherwise noted.

**Fireplace: Fireplace/Firebox Condition**

Fireplace/Firebox appear in average overall condition. No obvious deficiencies or safety concerns were identified unless otherwise noted in this report. All components appear functional.

**Fireplace: Damper Functionality**

Damper was exercised (opened and closed) several times. It appears functional with no obvious deficiencies unless otherwise noted.

**Fireplace: Damper Clamp**

Not Present

Some current jurisdictions require a damper clamp in place where wood burning fireplace(s) are present.

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## Limitations

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Windows

### **WINDOW EVALUATION**

In accordance with industry standards, I do not test every window in the house, particularly if the room is heavily furnished. I do test unobstructed windows in bedrooms to ensure that at least one provides an emergency exit. Window function is not exercised where stops and limiters that are not apart of the original manufacturers design are present. I highly recommend all windows being evaluated for overall condition and proper operation during the final walkthrough Inspection.

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Walls

### **INTERIOR WALLS**

Inspector unable to determine quality of workmanship or integrity of underlying components.

---

Walls

### **INTERIOR WALL INACCESSABILITY**

Some areas were not fully accessible due to personal items. Inspector unable to verify condition of these areas.

---

Walls

### **NEW INTERIOR PAINT**

New paint noted in areas. Although it may improve appearance, it may conceal any possible defects or prior repairs. Please see termite report for determination of adequacy of underlayment materials.

---

Countertops & Cabinets

### **COUNTERS AND CABINETS**

Some areas of counter tops and cabinets/drawers not visible due to stored personal items.

---

Fireplace

### **FIREPLACE LIMITATIONS**

Full length of fireplace vent pipe not accessible.

---

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## Recommendations

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7.1.1 Windows

### **DETERIORATED FRAME/TRIM MATERIAL**



Recommendations



One or more windows display damaged frame and/or trim materials. I recommend a qualified professional evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified window repair/installation contractor.



Rear Exterior

7.3.1 Floors

**SOFT/SLOPING FLOORING**

 Recommendations

One or more areas of flooring soft spots/sloping noted. I recommend a qualified professional evaluate for options to correct as desired.

Recommendation

Contact a qualified flooring contractor



2nd Floor Master Bathroom



Living Room

7.3.2 Floors

**IRREGULAR FLOORING MATERIAL INSTALLATION**

 Recommendations

One or more areas of flooring appear irregularly installed. I recommend a qualified professional evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified flooring contractor



2nd Floor Master Bathroom Shower Drain Grate

### 7.3.3 Floors

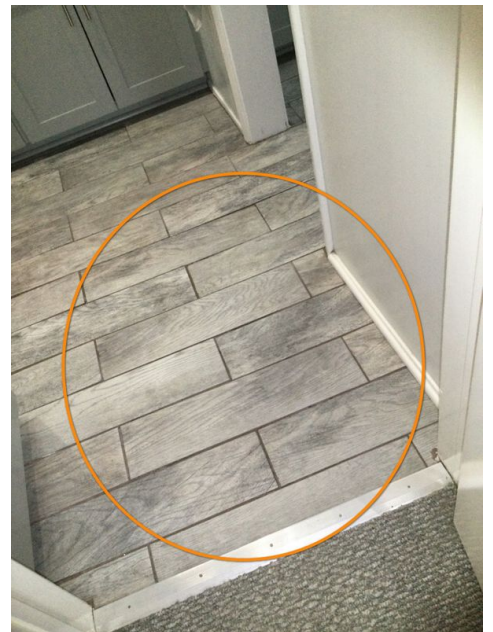
#### **DETERIORATED/DAMAGED FLOORING MATERIAL**

Deteriorated/damaged flooring material noted at one or more locations. I recommend a qualified professional evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified flooring contractor

 Recommendations



2nd Floor Master Bathroom-Grout Lines

### 7.4.1 Walls

#### **MAJOR CORNER CRACKS**

Cracking visible at the corners of doors and windows. Indicate soil movement, which is a structural concern and should be evaluated by a structural engineer.

Recommendation

Contact a qualified structural engineer.

 Recommendations



1st Floor Study

7.5.1 Ceilings

**BLISTERED PAINT**

Blistered paint at one or areas areas of the ceiling noted. Areas tested dry at time of inspection. I recommend a qualified professional evaluate for options to correct as desired.

Recommendation

Contact a qualified general contractor.

 Recommendations



2nd Floor Master Bathroom

7.6.1 Interior Steps, Stairways & Railings

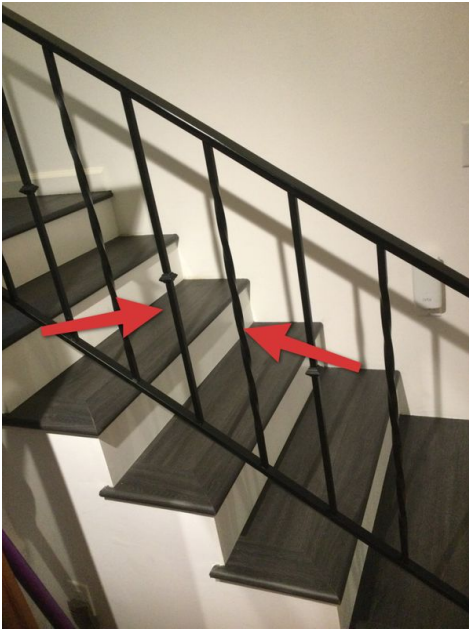
**BALUSTER SPACES TOO WIDE**

The baluster spacing appears to be an unsafe width. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. I recommend a qualified professional evaluate to correct or replace as desired.

Recommendation

Contact a qualified carpenter.

 Safety Hazard



#### 7.8.1 Fireplace

### **EXCESSIVELY DIRTY FLUE**



One or more chimney flues appear dirty with excessive amounts of creosote present when observing from the interior firebox. This is a potential safety consideration. I recommend a qualified professional evaluate for options to correct as desired.

#### Recommendation

Contact a qualified chimney sweep.

#### 7.8.2 Fireplace

### **MISSING DAMPER CLAMP**



Missing damper clamp(s) at one or more fireplace flue dampers noted. A damper clamp is necessary where natural gas fueled fireplaces are present. Natural gas exhaust fumes are smokeless, odorless, contain carbon monoxide (CO) and are potentially undetectable if the damper is inadvertently in the closed position. I recommend a qualified professional evaluate for to install as desired.

#### Recommendation

Contact a qualified chimney contractor.





1st Floor Family Room



Master Bedroom



## 8: BUILT-IN APPLIANCES

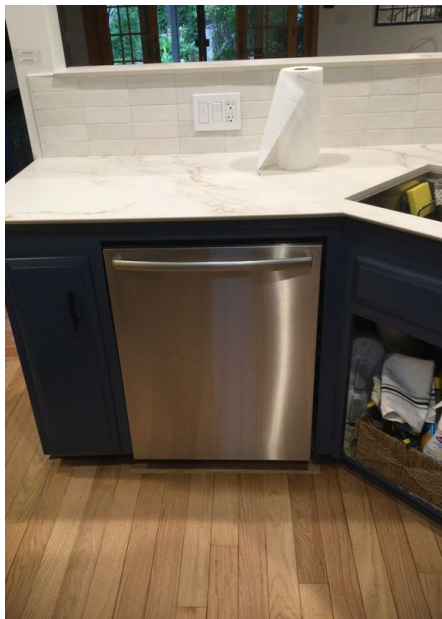
		IN	NI	NP	R
8.1	Doorbell	X			
8.2	Dishwasher		X		
8.3	Bathroom Exhaust Fans	X			
8.4	Refrigerator		X		
8.5	Range/Oven/Cooktop and Exhaust Hood		X		
8.6	Garbage Disposal	X			
8.7	Dryer Vent	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Information

#### Dishwasher: Brand

Bosch, Not Inspected



#### Dishwasher: Air Gap

Not Present

#### Bathroom Exhaust Fans: Bath Fan Type

Fan with Light

#### Range/Oven/Cooktop and Exhaust Hood: Range/Oven Energy Source

Electric, Gas

#### Range/Oven/Cooktop and Exhaust Hood: Exhaust Hood Type

Not Inspected, Vented

#### Dryer Vent: Dryer Vent Material

Metal Flex

#### Doorbell: Low Voltage Ringer/Camera System

An electric low voltage ringer/camera system present. These systems are not tested for performance or features. It is recommended to consult with seller regarding features and functional operation.

#### Bathroom Exhaust Fans: Bath Fan

Bath fan was operated and appeared functional at time inspection unless otherwise noted.

**Refrigerator: Brand**

Samsung, Not Inspected



**Range/Oven/Cooktop and Exhaust Hood: Range/Oven Brand**

Samsung, Not Inspected



## Garbage Disposal: Garbage Disposal

Garbage disposal operated normally and appeared functional at time of inspection unless otherwise noted.



## Dryer Vent: Dryer Vent Condition

Dryer vent present and appears functional and in average overall condition unless otherwise noted.

## Limitations

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Dishwasher

### **APPLIANCE NOT FUNCTION TESTED**

Appliance was not function tested at time of inspection.

---

Range/Oven/Cooktop and Exhaust Hood

### **APPLIANCE NOT FUNCTION TESTED**

Appliance was not function tested at time of inspection.

---

# 9: HEATING

		IN	NI	NP	R
9.1	Equipment	X			
9.2	Equipment 2	X			
9.3	Normal Operating Controls	X			

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## Information

### Equipment: Energy Source

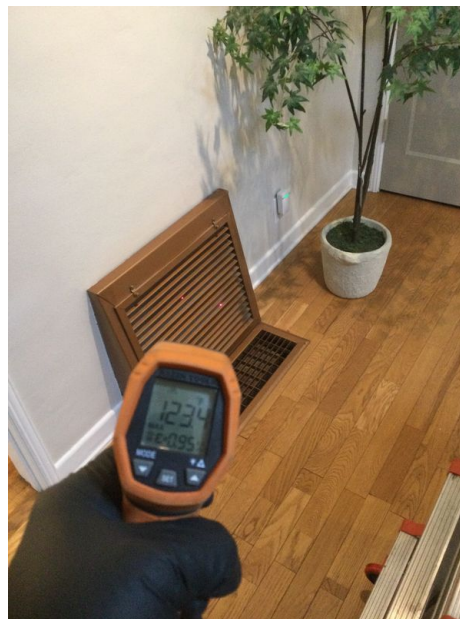
Natural Gas

### Equipment: Heat Type

Radiant Heat

### Equipment: Enclosure

Enclosure appears functional.



### Equipment: Gas Flex Line

Gas flex line is present and appears functional.

### Equipment 2: Energy Source

Electric

### Equipment 2: Heat Type

Split System

### Heating System Evaluation

\*Limited Inspection Only. The last Service date is over one year ago or is unable to be determined. Although this unit may be operating properly with thermostatic or other controls, there are areas that cannot be evaluated without specialized equipment and/or training. I recommend an annual inspection and certification by a qualified HVAC technician.

### Equipment: Heating Unit Condition

Heater responded to normal demand and appears functional and in average overall condition for age.

### Equipment 2: Heating Unit Condition

Heater responded to normal demand and appears functional and in average overall condition for age.

**Normal Operating Controls: Wall Mounted Thermostat(s)**

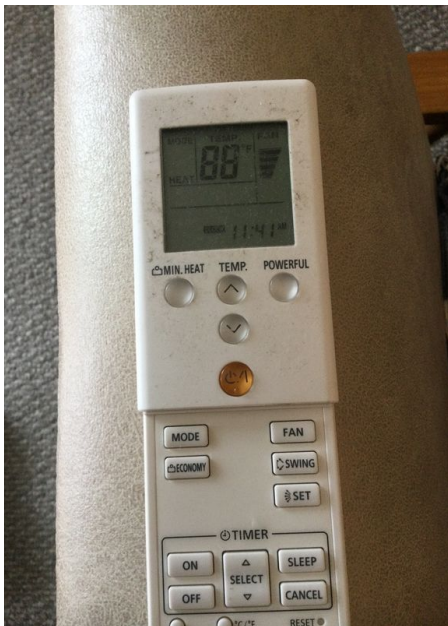
Thermostat(s) appears functional and responded to normal control functions unless otherwise noted.



Dining Area Location

**Normal Operating Controls: Remote Ductless Control**

Remote ductless control appears in average functional condition unless otherwise noted in this report.





# 10: COOLING

		IN	NI	NP	R
10.1	Cooling Equipment	X			
10.2	Normal Operating Controls	X			
10.3	Distribution System	X			
10.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

### Cooling Equipment: Energy Source/Type

Electric, Mini Split

### Cooling Equipment: Location

Exterior Right

### Cooling Equipment: Disconnect Switch/Fuse Location

Exterior at Unit



### Distribution System: Configuration

Mini Split

### Distribution System: Refrigerant Lines

Refrigerant appear functional.

### Cooling Equipment: A/C Compressor Condition

A/C compressor unit appears functional and in average overall condition for age.

### Normal Operating Controls: Normal Operating Controls Function

Cooling system was function tested using normal operation controls. A/C responded to thermostat and appeared to function as designed unless otherwise noted.



### Presence of Installed Cooling Source in Each Room: Ductless Registers

One or more rooms have ductless A/C registers. Each unit appears in average overall condition and responded to normal operating controls. No obvious deficiencies unless otherwise noted in this report.



# 11: ATTIC INSULATION & VENTILATION

		IN	NI	NP	R
11.1	Attic Insulation	X			X
11.2	Crawlspace/Basement Insulation			X	
11.3	Ventilation	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

**Crawlspace/Basement Insulation:**    **Ventilation: Ventilation Type**  
**Sub Floor/Basement Insulation**      Gable Vents, Fixed Field  
 Insulation Not Present

**Ventilation: Attic Ventilation**  
 Attic ventilation appears  
 adequate at time of inspection.

**Attic Insulation: Insulation Depth**  
 6"

Insulation material depth is an approximate average as insulation material can vary in different areas of the attic.

**Attic Insulation: Partial Insulation Present**

Insulation present at one or more areas of attic space. Entire attic was not insulated.

## Limitations

Attic Insulation

### LIMITED EVALUATION

Entering attics that are heavily insulated may cause damage to the insulation, attic framing, and/or ceiling materials. Attics with deep insulation may limit the inspectors ability to safely walk due to non-visible framing members. In such cases the attic is only partially accessed. Inspectors will not crawl in limited clearance attics when there is believed to be a potential danger to themselves or high potential of damage to structure. In such cases, the inspector is limited to a review of the attic space from attic access hatch only.

## Recommendations

11.1.1 Attic Insulation

### DISPLACED INSULATION



Displaced insulation noted at one of our locations. I recommend a qualified professional if I wait for options to correct as desired

Recommendation

Contact a qualified insulation contractor.



1st Floor Attic

11.3.1 Ventilation

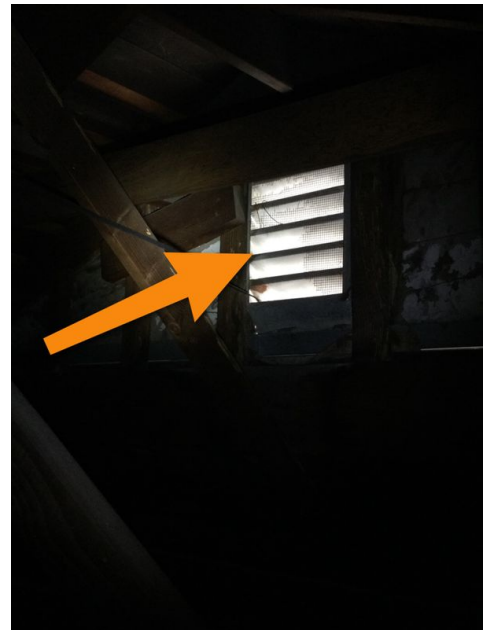
**DAMAGED/DETERIORATED VENT SCREENS**

One or more Damaged/Deteriorated vent screens noted which could allow pests to enter. I Recommend a qualified Professional evaluate for options to correct or replace as desired.

Recommendation

Contact a qualified general contractor.

 Recommendations



2nd Floor Attic

# 12: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
12.1	Basements & Crawlspace	X			X
12.2	Foundation	X			X
12.3	Floor Structure	X			X
12.4	Wall Structure	X			
12.5	Ceiling Structure	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

### Basements & Crawlspace: Crawlspace Access

Panel Access Noted

### Basements & Crawlspace: Ventilation

Crawlspace ventilation appears adequate no obvious deficiencies noted.

### Basements & Crawlspace: Basement/Crawlspace Floor

Dirt

### Foundation: Foundation Type

Raised Foundation with  
Crawlspace Access

### Foundation: Foundation Materials

Post and Pier, Concrete Slab in  
Garage, Epoxy Coating (Garage  
Slab)

### Foundation: Anchor Bolts

Anchor bolts are present and  
appear functional.

### Floor Structure: Material

Wood Joists

### Floor Structure: Sub-floor

Diagonal Plank

### Basements & Crawlspace: Ventilation Openings

Screened vent openings noted. Vent screens appear adequate and in average overall condition for age and material type. No obvious deficiencies unless otherwise noted.

### Basements & Crawlspace: Access Panel

One or more access panel(s) are present and appear in average overall condition. No functional deficiencies noted.

### Foundation: Inspection Method

Crawlspace Access, Visual

This report describes the foundation, floor, wall, and ceiling systems and the methods used to inspect any accessible underfloor crawlspace areas. Inspectors visually inspect and probe the structural components off the home, including the foundation and visible framing, where deterioration is suspected or where clear indications of possible deterioration exists. probing is not done when doing so will damage finished surfaces or when no deterioration or is presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural system or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guarantee that the foundation, and the overall structure and structural elements of the building is sound.

### Foundation: Minor Cracks

Crack(s) approx 1/4" or less present at one or more locations. Cracks do not appear to be related to structural deficiencies present in other systems unless other wise noted in this report. I recommend monitoring or a qualified professional evaluate for options to correct as desired.



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**Foundation: Efflorescence**

Efflorescence noted at visible locations of concrete foundation walls, perimeter and/or cripple walls. This is a mineral deposit left behind on the surface of the concrete when moisture evaporation occurs. Moisture may have infiltrated from ground water table, exterior sources or within the confines of the crawlspace. Inspector is unable to accurately determine source unless otherwise indicated in this report.

**Foundation: Minor Cracking**

Minor cracking noted. This is a relatively common condition that often occurs during the concrete curing process and is not normally a reason for concern. We recommend monitoring and further consultation with a qualified contractor should the condition worsen or if water intrusion occurs.

**Floor Structure: Sub Flooring**

Sub flooring appears in average overall condition for age and material type and appears functional. No obvious deficiencies observed at time of inspection unless otherwise noted.

**Wall Structure: Additions/Re-Model Work**

It appears that this structure has had addition/remodel work done. I recommend client check for permits with local municipal authorities having jurisdiction.

**Wall Structure: Wall Structure**

Walls structure appears in average overall condition and appears functional. No obvious deficiencies noted unless otherwise noted in this report.

**Ceiling Structure: Ceiling Structure**

Ceilings appear in average overall condition and are functional with no obvious deficiencies noted at time of inspection unless otherwise noted.

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## Limitations

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### Basements & Crawlspaces

**LIMITED CRAWLSPACE ACCESS-ADDITION(S) OBSTRUCTIONS**

Limited Access to one or more crawlspace areas of addition(s) noted. Inspector unable to access all areas of crawlspace due to inadequate access points allowing safe entry for evaluation.

---

### Basements & Crawlspaces

**LIMITED CRAWLSPACE ACCESS**

One or more areas of the crawlspace were inaccessible due to one or any combination of HVAC ducting or equipment, electrical materials, plumbing drain and supply lines or debris unsafe to approach and traverse.

---

### Foundation

**LIMITED CRAWLSPACE ACCESS**

One ore more areas of the crawlspace were inaccessible due to systems components such as, but not limited to; plumbing supply/drain lines, electrical conduit placement and/or HVAC ducting. Not all systems components located in the crawlspace were visually evaluated. I recommend a qualified professional evaluate for safe access to all areas of the crawlspace before close of inspection period.

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Floor Structure

## SUB FLOORING

Inspector unable to evaluate some areas of the subfloor due to flooring materials. All concrete slab on grade sub flooring experiences some degree of cracking do to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed the materials and condition of the underlying concrete subfloor and cannot be determined.

Floor Structure

## LIMITED ACCESS TO CRAWLSPACE

Limited Access to one or more areas of the crawlspace noted at time of inspection. One or more areas of the sub flooring material were not visibly accessible.

## Recommendations

12.1.1 Basements &amp; Crawlspaces

### MISSING CRAWLSPACE ACCESS COVER/GRATE



Missing crawlspace access cover/grate cover noted. This is can allow unwanted access to vermin, pests, pets or children. I recommend a qualified professional evaluate for options to correct as desired.

Recommendation

Contact a qualified general contractor.



Left Exterior Access

12.1.2 Basements &amp; Crawlspaces

### RESTRICTED CRAWLSPACE ACCESS



Restricted access at one or more areas of the crawlspace noted. Inspector unable to safely access one or more areas of the crawlspace. Visible access points created between original structure and addition were obstructed by a combination of plumbing system components. I recommend a qualified professional evaluate for options to create safe access to all areas of the crawlspace as desired.

Recommendation

Contact a qualified general contractor.

12.1.3 Basements &amp; Crawlspaces

### INSUFFICIENT CRAWLSPACE VENTILATION



Excessive moisture levels present in crawlspace are potentially caused from insufficient ventilation. Decks, fencing and/or neighboring structures can prevent free flowing air circulation. I recommend a qualified professional evaluate for options to correct as desired.

Recommendation

Contact a foundation contractor.



Right Living Room Sub Area-Restricted Ventilation

12.2.1 Foundation



Recommendations

### **FOUNDATION CRACKS - MAJOR**

Severe cracking approximately 1/2' or larger noted at one or more locations in foundation walls. This is typically consistent with soil movement and could lead to damage to structural components, foundation and/or slabs. I Recommend monitoring or a qualified professional evaluate for options to correct as desired.

Recommendation

Contact a foundation contractor.



Right Living Room Sub Area

12.3.1 Floor Structure



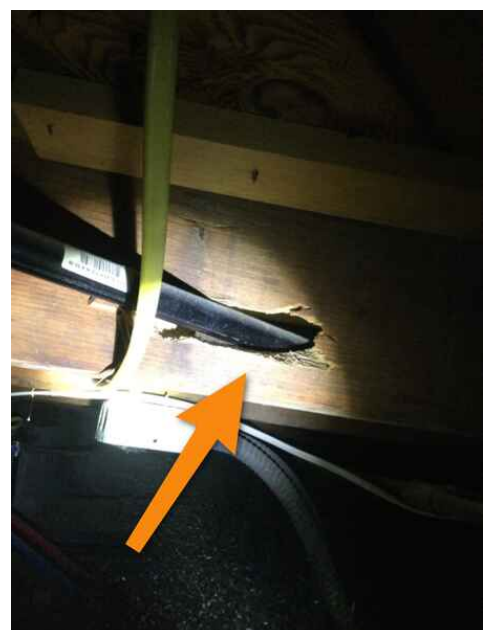
Recommendations

### **DAMAGED/ALTERED JOIST(S)**

One or more floor joists appear damaged or improperly altered. This can cause damage to the structural integrity of the floor system. I recommend a qualified professional evaluate for options to correct as desired.

Recommendation

Contact a qualified flooring contractor



Guest Bathroom Sub Area-Excessive Penetration of Joist

## 12.3.2 Floor Structure

**EVIDENCE OF WATER INTRUSION**

Evidence of water intrusion in the underlying floor structure at one or more locations noted. I recommend a qualified professional evaluate for options to correct as desired.

## Recommendation

Contact a qualified flooring contractor



Right Living Room Sub Area

## 12.3.3 Floor Structure

**ALTERATION/REPAIRS**

Evidence of alteration and/or repairs at one or more locations of the flooring system noted. Inspector is unable to determine structural integrity or effectiveness of altered/repared areas. I recommend buyer contact seller to request and review any existing documentation relative to this alteration and/or repair to determine if any warranties exist. NO warranty for this or any other alteration or repair is implied by this inspection.

## Recommendation

Contact a qualified flooring contractor



Kitchen Sub Area

# STANDARDS OF PRACTICE

## Exterior

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

## Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

## Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices



or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

### Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

### Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

### Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

### Heating

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

### Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of

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

### **Attic Insulation & Ventilation**

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

### **Basement, Foundation, Crawlspace & Structure**

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