



INSPX HOME SOLUTIONS, LLC

760.442.3920

psinspx@gmail.com

<https://paulinspx.com>



RESIDENTIAL INSPECTION REPORT

130 Don Miguel Cir
Palm Desert, CA 92260

Nancy Homer

MAY 14, 2023



Inspector

Paul Johnson

Paul Johnson

NACHI19032018

7604423920

psinspx@gmail.com



Agent

Cecilia Williams

Coldwell Banker Realty

312-593-5043

ceciliawilliams8@gmail.com

TABLE OF CONTENTS

1: Scope and Limitations	4
2: Inspection Details	8
3: Structure	11
4: Roof	12
5: Exterior	19
6: Garage	23
7: Electrical	25
8: Heating	29
9: Cooling	31
10: Plumbing System	32
11: Interior Systems	35
12: Laundry	43
Standard of Practice	44

SUMMARY

53

ITEMS INSPECTED

3

MAINTENANCE ITEM OR
OBSERVATION

11

DEFECT/RECOMMENDATIO
N

2

SAFETY HAZARD OR MAJOR
DEFECT

- 🔧 5.1.1 Exterior - Siding, Flashing & Trim: Stucco- Crumbling
- ⊖ 5.2.1 Exterior - Exterior Doors: Sliding Door Track- Damaged/ Screen Door Difficult to Operate
- ⊖ 5.3.1 Exterior - Windows: Windows- Missing Screens
- ⊖ 5.4.1 Exterior - Walkways, Patios & Driveways: Patio Structures Deteriorating
- ⊖ 5.4.2 Exterior - Walkways, Patios & Driveways: Patio Wood Post- Cracking
- ⊖ 6.4.1 Garage - Floors, Ceilings and Walls: Cracked Concrete at Garage Floor
- ⚠️ 7.4.1 Electrical - GFCI & AFCI: Missing GFCI Protection
- ⚠️ 7.5.1 Electrical - Smoke Detector Information: Missing in Bedrooms
- ⊖ 11.1.1 Interior Systems - Interior Doors: Closet Sliding Glass Doors- Difficult to Operate
- ⊖ 11.1.2 Interior Systems - Interior Doors: Laundry Door- Loose/Unsecured
- 🔧 11.3.1 Interior Systems - Floors: Carpet Stains
- ⊖ 11.6.1 Interior Systems - Kitchen: No High Drain Loop on Dishwasher Drain
- 🔧 11.6.2 Interior Systems - Kitchen: Improve Caulking
- ⊖ 11.7.1 Interior Systems - Primary Bathroom: Cracked Tiles In Shower
- ⊖ 11.7.2 Interior Systems - Primary Bathroom: Tub Spigot/Diverter Inadequate
- ⊖ 11.10.1 Interior Systems - Interior Rooms: Wet Bar Sink- Water Stains in Cabinet

1: SCOPE AND LIMITATIONS

Information

How to Read Your Inspection

Report: YouTube Video

How to Read Your Home Inspection Report



Watch on  YouTube

Our Standards of Practice for Your Inspection

INSPX HOME SOLUTIONS, LLC strictly adheres to InterNACHI's® Standard of Practices which can be linked to at this web address: [InterNACHI Standard of Practice](#) The State of California does not currently legislate or license home inspectors or property inspectors and therefore, INSPX HOME SOLUTIONS, LLC joined the world's largest leading association for home inspectors, InterNACHI®, to insure proper certifications and training for our inspectors. Below is an annotated scope of a home inspection:

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. *The home inspection will not reveal every issue that exists or ever could exist, but only those **material defects observed on the date of the inspection.***

1.2. A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

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

NOTICE TO THIRD PARTIES: Notice to Third Parties

The contents of this report are confidential and intended solely for the use of the individual, individuals, or entity to which *INSPX HOME SOLUTIONS, LLC* was hired to inspect at the property address listed on this report. If you are not the named individual, individuals or entity listed on this inspection report, you should not disseminate, distribute, copy, or rely upon this report. If you are not the intended recipient of this inspection report, you are now notified that disclosing, copying, distributing, or taking action in reliance of these contents is strictly prohibited as this report is copyrighted by *INSPX HOME SOLUTIONS, LLC* and is intended solely for our client/s. ALL RIGHTS RESERVED. The inspector strongly advises against any reliance on this report for future observations.

Should you not be the client/s who retained our company to inspect this property, we recommend that you retain a qualified home/ property inspector to provide you with your own inspection and report regarding this property. Liability under this report is limited to the party identified on the cover page of this report.

NOTICE: CODES AND REGULATIONS: Check With Your Local Building Department

We highly recommend the purchaser check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the construction or remodeling of a home. Additionally, it is wise to check with the governing departments to obtain information concerning permits that have or have not been obtained by the previous owners. *EXAMPLES: You see a brand new heating and air-conditioning unit installed, but there or no permits pulled at the local building department, it's possible the unit was unlawfully installed. Also, a new addition to the home is evident, but there are no or few existing permits, the addition may have been unlawfully added and could present costly issues in the future.*

Estimated Life Expectancy Chart for Homes: Estimated Life Expectancy Chart for Homes

Items in this report may have been cited as "Near or Past its estimated life expectancy"- To review this data please visit [InterNACHI's Standard Estimated Life Expectancy Chart for Homes](#). Please keep in mind these results are based on regular recommended maintenance and conditions like reasonable wear and tear, and not extreme weather or other conditions, neglect, or over-use or abuse. These are guidelines only and not to be relied upon as guarantees or warranties.

Limitations

LIMITATIONS AND EXCEPTIONS

LIMITATIONS AND EXCEPTIONS

2.1. Limitations:

An inspection is not technically exhaustive.

An inspection will not identify concealed or latent defects.

An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.

An inspection will not determine the suitability of the property for any use.

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

An inspection does not determine the insurability of the property.

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

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

An inspection does not include items not permanently installed.

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

EXCLUSIONS

OUTSIDE THE SCOPE OF A HOME INSPECTION

2.2. Exclusions:

I. The inspector is not required to determine:

- property boundary lines or encroachments.
- the condition of any component or system that is not readily accessible.
- the service life expectancy of any component or system.
- the size, capacity, BTU, performance or efficiency of any component or system.
- the cause or reason of any condition.
- the cause for the need of correction, repair or replacement of any system or component.
- future conditions.
- **compliance with codes or regulations.**
- the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
- the presence of mold, mildew or fungus unless you have specifically contracted us to perform said inspection.
- the presence of airborne hazards, including radon unless you have specifically contracted us to perform said inspection
- the air quality unless you have specifically contracted us to perform said inspection
- the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
- the existence of electromagnetic fields.
- any hazardous waste conditions.
- any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
- acoustical properties.
- correction, replacement or repair cost estimates.
- estimates of the cost to operate any given system.

II. The inspector is not required to operate:

- any system that is shut down.
- any system that does not function properly.
- or evaluate low-voltage electrical systems, such as, but not limited to:
 1. phone lines;
 2. cable lines;
 3. satellite dishes;
 4. antennae;
 5. lights; or
 6. remote controls.
- any system that does not turn on with the use of normal operating controls.
- any shut-off valves or manual stop valves.
- any electrical disconnect or over-current protection devices.
- any alarm systems.
- moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

- move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
- dismantle, open or uncover any system or component.
- enter or access any area that may, in the inspector's opinion, be unsafe.
- enter crawlspaces or other areas that may be unsafe or not readily accessible.
- inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
- do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
- inspect decorative items.

- inspect common elements or areas in multi-unit housing.
- inspect intercoms, speaker systems or security systems.
- offer guarantees or warranties.
- offer or perform any engineering services.
- offer or perform any trade or professional service other than a home inspection.
- research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
- determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
- determine the insurability of a property.
- perform or offer Phase 1 or environmental audits.
- inspect any system or component that is not included in these Standards.

2: INSPECTION DETAILS

Information

Property Type Attached, Condominium, PUD	Approximate Year Built 1979	Gross Living Area 1347 Sf
Number of Bedrooms Two	Number of Bathrooms Two	Property Information Based On Listing
Stories One	Front Door Faces West	Weather Conditions Sunny, Hot, Dry, Clear
Approximate Temperature 90 Degrees F	In Attendance Client, Client's Agent, Listing Agent	Occupancy Owner Occupied
Utilities ON During Inspection Electric Service, Gas Service, Water Service		

INSPECTION CATEGORIES:

- 1) Maintenance Items** - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.
- 2) Recommendations** - Most items typically fall into this category. These observations may require a qualified licensed contractor to evaluate further and repair or replace, but the cost is typically reasonable.
- 3) Defects (known as a Material Defect)** - This category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace either now or in the near future or could be a health and safety hazard.

YOUR REPORT:

Thank you for allowing **INSPX HOME SOLUTIONS, LLC** to inspect your new home or property. **Please carefully read your entire Inspection Report.** If you have any questions concerning your report please don't hesitate to call us at 760-442-3920. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.** Any and all evaluations reported by **INSPX HOME SOLUTIONS, LLC** should be carried out prior to closing. We recommend that you and/or your representative complete a final walk-through inspection *immediately before* closing to check the condition of the property.

Is Your Home Located in a Flood Zone?

You can check to see if your home is located in a flood zone or if it is close to one. Visit the FEMA Flood Map Service Center at [FEMA Flood Map](#)

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

REPLACE THIS VIDEO OF ME WITH YOU talking about what r...



Share



Watch on  YouTube

Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

REPLACE THIS VIDEO WITH A VIDEO OF YOU Talking About ...



Share



Watch on  YouTube

3: STRUCTURE

Information

Structure General Information: Configuration Slab-on-grade	Structure General Information: Floor Construction Slab concrete	Structure General Information: Foundation Material Poured concrete
Structure General Information: Exterior Wall Construction Wood frame	Structure General Information: Roof and Ceiling Framing Not Visible	

4: ROOF

Information

Roof Drainage Systems: Gutter Material
Metal

Flashings & Penetrations: Material
ABS Pipe, Metal

Chimney: Type of Chimney
Stucco, Chimney Cap, Spark Arrestor



Roof Coverings: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

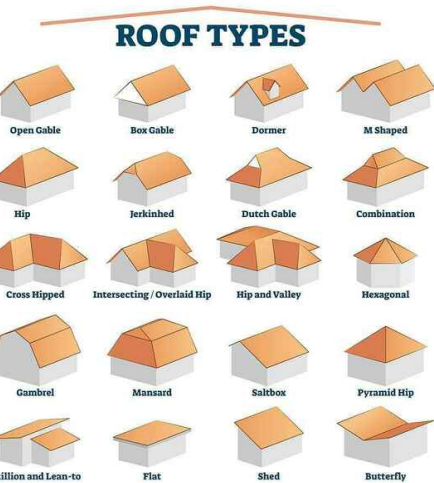
Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Coverings: Inspection Performed

From Ladder

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.



Roof Coverings: Material

Clay Tile, Sprayed Polyurethane Foam (SPF)

**Roof Coverings: Clay Tile**

A tile roof can last more than 100 years, especially when installed in the right climate. Fasteners for clay tile roofs: clay tiles are secured to the roof deck using wire, special clips, concrete, ballast stones, or metal clips. Clay tiles at roof gable edges are often nailed through multiple pre-cast holes in special roof edge tiles in areas where wind blow-off is a common risk. Clay and concrete tile roofs have been known to withstand hail, high winds, and even fire. Even though these roofs are very durable, they may require repairs or maintenance due to breakage from heavy impact.

Roof Coverings: Polyurethane Foam Roof or SPR

Spray Polyurethane Foam, more commonly referred to as SPF, is a material that's sprayed as a liquid so it can expand into a foam, creating a solid layer across an existing roof. Spray foam roofs get spray applied, meaning they can be a ½ inch, 2 inches, or 10 inches, or really any thickness a spray foam applicator feels like doing. Spray foam does not shrink or degrade over time.

This is because spray foam is protected with a thin layer (usually 20-30 mils) of silicone coating. The coating is installed in two separate coats, with granules embedded into the topcoat.

ENERGY EFFICIENT:

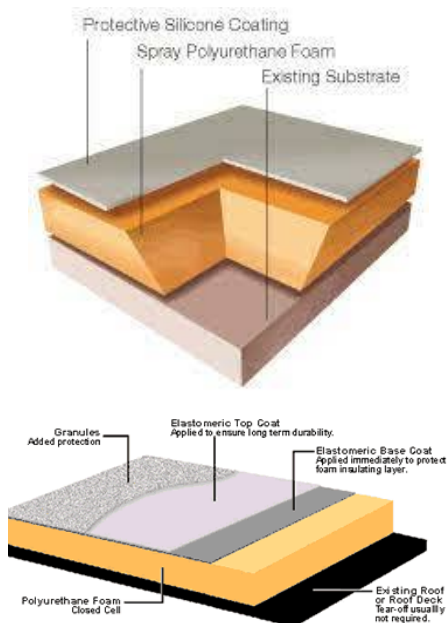
SPF roofing delivers thermal, air, and moisture barriers to provide the highest R-value per inch, which means the material provides better insulation for the building. The polyurethane foam keeps heat out in the summer, in during the winter, lowering energy costs for facility owners. The silicone top coating resists UV light, protecting the foam and reduces heat absorption (emissivity).

MAINTENANCE:

Once an SPF roof is installed, it requires minimal preventative maintenance and repair. If properly maintained, your SPF roof can last over 50 years. SPF roofing systems should be inspected semi-annually, in the Spring and again in the Fall. Additional inspections are also suggested following any event that might have caused damage to the system. In the event where a silicone recoating is needed, there's no tear-off of the existing materials; you apply the new coat on top of the current system.

Spray foam does not have as high of resistance to punctures or damage. If your SPF roof is damaged, you must call an SPF contractor to perform the repair. The repair needs to be made with silicone because typical roofing repair materials do not adhere to the silicone coating.

[Click here for source of information](#)



Roof Drainage Systems: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Flashings & Penetrations: Wall Intersections

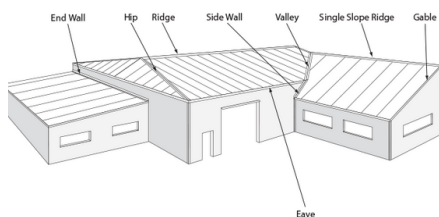
Step Flashing at Roof-Wall Intersections

Step flashing is often made of corrosion-resistant metal. It should extend at least 4 inches up the wall from the roof deck and at least four inches out along the roof deck. The flashing is integrated with the roof and wall drainage planes in shingle fashion, so that the top layer of the WRB or flashing laps over the bottom layer.

Step flashing should be installed any time the roof intersects with a wall, such as a dormer. This flashing protects walls from water intrusion.

If present, I looked for flashing where the roof covering meets a wall or siding material to ensure counter flashings were installed in these locations.

This is not an exhaustive inspection of all flashing areas.



Roof Flashings

Flashings & Penetrations: Eaves and Gables

Eave Flashing / Drip Edge Flashing

Eave and Drip Flashings are used on the overhang, at the side or ends, and at the edge of the roof to protect the facade from a wide range of weather conditions. They provide support for the shingles, and create a roof drip edge that helps channel water into a gutter or away from the facade.

Gable/Rake Flashing

Gable and Rake Flashings are used on two-slope roofs with a center peak to protect the roof wood and help provide a barrier that prevents water from penetrating the roof.

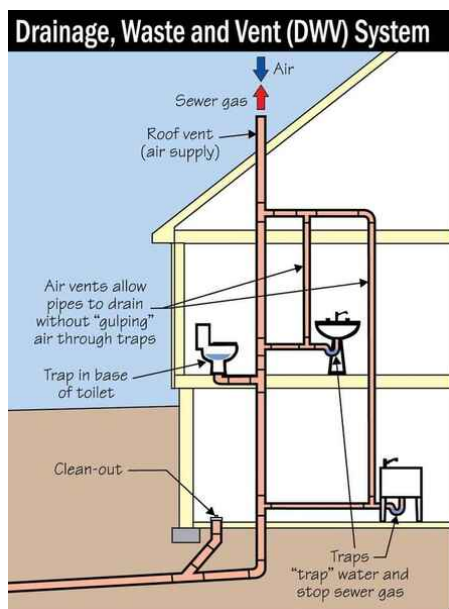
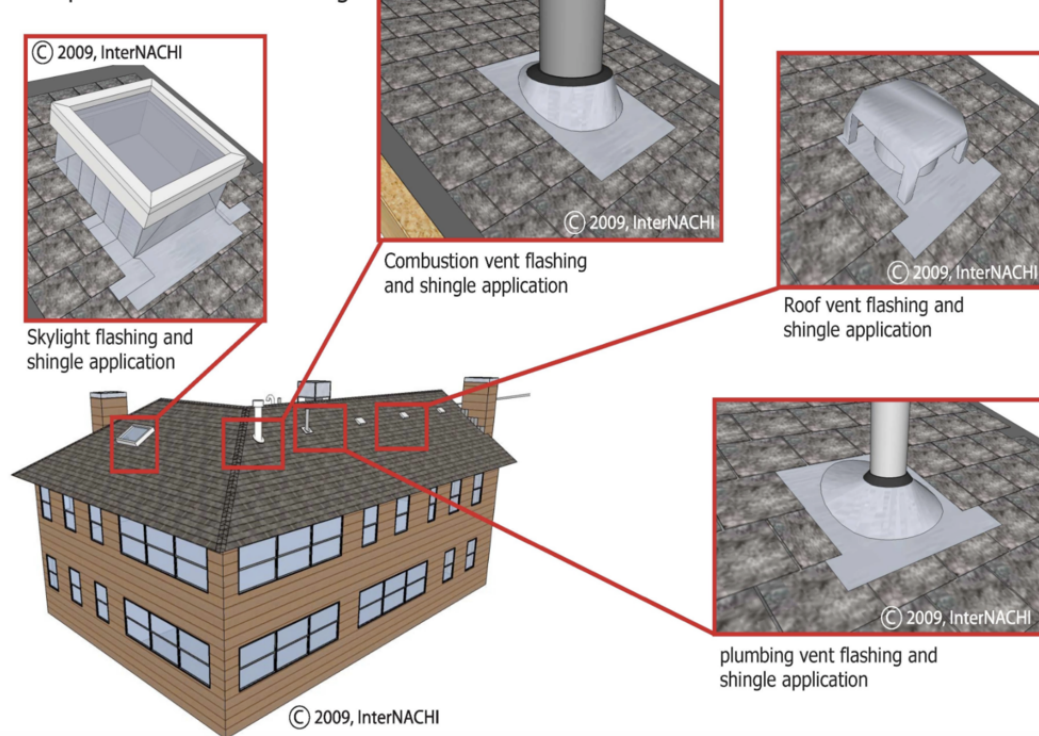
Plumbing Vent Pipes: Homeowner's Responsibility

The vent stack is a vertical drain line that goes through your home's roof to reach the outside. No running water goes through the plumbing vent. It connects with your main roof vent, allowing gases to vent and maintain the proper pressure within your home's plumbing system.

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Roof penetrations and flashing



Drain, Waste and Vent System

Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

Skylight: Skylights Inspected

Skylights are notoriously problematic and a common point of leaks. It is important to keep the area around the skylight free of debris and to monitor it for evidence of water leaks during heavy rains and/or winter snow melts.

From outside, watch the glazing for cracks or breaks, loosening of the flashing, and rusting or decaying frames. Skylights should be checked from the interior, too.



Limitations

Roof Coverings

CONDOMINIUM

I did inspect the roof, flashings and penetrations and the findings are documented in this report. However, due to residence being an attached condominium typically these areas are covered by the HOA. We do recommend consulting with HOA to know repairs and maintenance procedures.

Flashings & Penetrations

UNABLE TO SEE EVERYTHING

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

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Chimney

LIMITED INSPECTION

Visual Observation Only

The scope of the inspection is limited to readily accessible and visible portions of the fireplace and chimney. The inspection should NOT be considered all-inclusive or technically exhaustive. The inspection only involves a visual-only examination of readily accessible portions of the chimney exterior, interior and accessible portions of the appliance and the chimney connection.

ALL FIREPLACES, FUEL-BURNING STOVES AND CHIMNEYS SHOULD BE INSPECTED BY A CERTIFIED CHIMNEY SWEEP PRIOR TO THE CLIENT'S FIRST USE, AND NOT LESS THAN ONCE ANNUALLY.

5: EXTERIOR

Information

Siding, Flashing & Trim: Siding

Material

Stucco

Exterior Doors: Exterior Entry

Door Types

Sliding Glass, Hinged

Windows: Window Type or Types

Metal Frame, Picture, Slider,

Single Pane, Screens

[Types of windows](#)

Walkways, Patios & Driveways:

Patios/Courtyard

Concrete

Walkways, Patios & Driveways:

Walkways

Concrete

Eaves, Soffits & Fascia: Materials

Hardboard/Plywood

Vegetation, Grading & Drainage :

Grading & Drainage

Flat Lot, Slopes Away From

Garage, Slopes Away From

Building

Vegetation, Grading & Drainage :

Landscaping

On Timer, HOA Controls Exterior

Fencing/Retaining Walls: Fencing

Material

Block wall

Fencing/Retaining Walls: Gates

Wrought Iron

Siding, Flashing & Trim: Homeowner's Responsibility

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

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

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

Walkways, Patios & Driveways: Driveway Material

Concrete



Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

We inspected the eaves, soffits and fascia. We were not able to inspect every detail of the eaves, soffit or fascia, since a home inspection is limited in its scope.

The eaves refer to the edge of a roof that overhangs the exterior wall.

Limitations

Siding, Flashing & Trim

SHARED EXTERIOR

Due to the residence having shared yards and vegetation against structure parts of the exterior walls were not accessible.

Deficiencies

5.1.1 Siding, Flashing & Trim

STUCCO-CRUMBLING

The stucco is loose and beginning to crumble at lower wall, in photo locations. Crumbling stucco appears to have been caused from moisture intrusion. As more stucco crumbles away, the problem worsens because the stucco integrity is breached and additional water can seep inside. Since it's a porous material, stucco needs to be protected from any moisture intrusion. Typically, a clear concrete masonry sealer is applied, which penetrates through the stucco and prevents any moisture from getting in. Recommend further evaluation for correction, repair and prevention maintenance.

Recommendation

Contact a qualified professional.



Maintenance Item or Observation



Rear Patio



Front Courtyard

5.2.1 Exterior Doors

SLIDING DOOR TRACK- DAMAGED/ SCREEN DOOR DIFFICULT TO OPERATE



The sliding glass door metal track was damaged- making it difficult to operate the screen slider. Recommend further evaluation for correction and repairs.

Recommendation

Contact a qualified window repair/installation contractor.



Atrium



Atrium

5.3.1 Windows

WINDOWS- MISSING SCREENS



Provide screens to windows in photo locations.

Recommendation

Contact a handyman or DIY project



5.4.1 Walkways, Patios & Driveways

PATIO STRUCTURES DETERIORATING



The front courtyard and atrium wood coverings structures have experienced water damage and deterioration.

We recommend further evaluation by qualified professional to determine best course of action to repair or replace deteriorated wood and/or structure.

Recommendation

Contact a qualified professional.



Courtyard



Courtyard



Courtyard



Courtyard



Atrium



Atrium

5.4.2 Walkways, Patios & Driveways

PATIO WOOD POST- CRACKING



Defect/Recommendation

The rear patio post has cracking. Recommend further evaluation for correction and repairs or possible replacement.

Recommendation

Contact a qualified professional.



6: GARAGE

Information

**Fire & Safety: Dwelling Garage
Fire Separation**

Drywalled

Type

Attached, 2 car garage

Garage Vehicle Door: Material
Metal, Non-insulated**Garage Vehicle Door: Type**
Roll-Up, Automatic, Track

Opening



Closing

Garage Door Opener: Inspected

Automatic garage door openers are operated and evaluated. Sensors are tested

Floors, Ceilings and Walls: Inspected

Deficiencies

6.4.1 Floors, Ceilings and Walls

CRACKED CONCRETE AT GARAGE FLOOR

Defect/Recommendation

I observed cracking to garage concrete floor. Recommend further evaluation for repairs- to include patching and sealing as preventative maintenance.

Recommendation

Contact a qualified concrete contractor.



7: ELECTRICAL

Information

Electrical General Information: Service Entrance Cable and Location

Underground- cable not
determined

Main Disconnect, Distribution Panel and Subpanel Information: Main Disconnect/Service Box Rating

125 AMP

Main Disconnect, Distribution Panel and Subpanel Information: Panel Manufacturer

No Data Tag Present

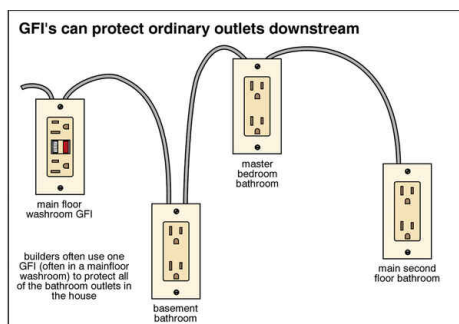
Electrical General Information: Service Size

125 Amps (240 Volts)

Main Disconnect, Distribution Panel and Subpanel Information: Distribution Panel Type & Location

Breakers- exterior wall

GFCI & AFCI: GFCI's present Incomplete GFCI's



Main Disconnect, Distribution Panel and Subpanel Information: Main Disconnect/Service Box Type and Location

Breakers- exterior wall



Lighting Fixtures, Switches & Receptacles: Type and Number of Outlets (Receptacles)

Grounded- typical

Various outlets in different locations, usually several in each room depending on accessibility, are evaluated for proper function, installation and safety.

Lighting Fixtures, Switches & Receptacles: Lights: Overall

A representative number of lighting fixtures are operated and evaluated for proper function, installation and safety.

Lighting Fixtures, Switches & Receptacles: Switches: Overall

We checked a representative number of switches to ensure proper function.

Smoke Detector Information: Smoke Detectors

Missing Locations

1.4 of the California Building Code. One smoke alarm should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.

Carbon Monoxide Detectors Information: Carbon Monoxide Detectors

Present-In Required Locations

Carbon Monoxide Alarms shall be installed in the following locations:

- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
- On every level of a dwelling unit including basements.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Limitations

Electrical General Information

NOT INCLUDED AS PART OF THE BUILDING INSPECTION

Remote control devices. Low voltage wiring systems and components. Solar, wind, and other renewable energy systems. Amperage, voltage, and impedance measurements. Generators.

Electrical General Information

PANEL COVERS ARE NOT REMOVED

Disconnect covers are not removed by the home inspector. Also, the accuracy of the circuit index (labels) was not verified.

Main Disconnect, Distribution Panel and Subpanel Information

DATA TAG NOT PRESENT OR NOT LEGIBLE.

Without the data tag present we are unable to identify which kind of breakers should be used as replacements in the panel, the type of panel, the service max for the panel and other important data as it relates to the inspection. We recommend trying to find the name and type of your panel and if possible print out the manufactures data and place in panel. This will help when service and/or repairs are made.

Main Disconnect, Distribution Panel and Subpanel Information

DISCONNECT COVERS ARE NOT REMOVED BY THE INSPECTOR.

Main Disconnect, Distribution Panel and Subpanel Information

THE ACCURACY OF THE CIRCUIT LABELS WAS NOT VERIFIED.

GFCI & AFCI

OCCUPIED GFCI RECEPTACLES

Due to GFCI outlet being occupied during inspection I was unable to test the outlet.



Garage

Smoke Detector Information

CAR REQUIREMENTS FOR SMOKE DETECTORS

[Click for CAR requirements for smoke detectors](#)

Deficiencies

7.4.1 GFCI & AFCI

MISSING GFCI PROTECTION Safety Hazard or Major Defect

There was no GFCI protection noted in garage, kitchen, bathrooms, at wet-bar and exterior locations.

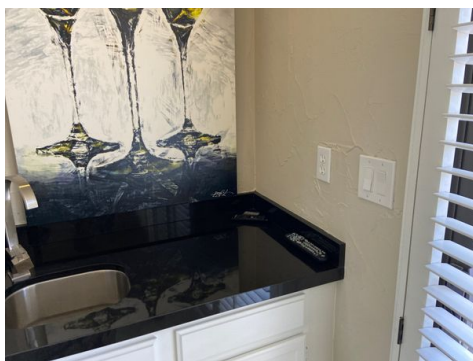
GFCI outlets should be installed in any potentially wet or damp areas such as kitchens, bathrooms, laundry rooms, outdoors, basements, garages and workshops. Damp areas can make you prone to dangerous electric shock but using a GFCI outlet can greatly reduce your risk of injury.

Recommend installing ground fault protection in noted locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Guest Bathroom



Primary Bathroom



Primary Bathroom



7.5.1 Smoke Detector Information

MISSING IN BEDROOMS

Smoke detectors are required in all bedrooms. See link below for installing and maintaining smoke alarms.

[Installing and maintaining smoke alarms](#)

Recommendation

Contact a qualified professional.

 Safety Hazard or Major Defect

8: HEATING

Information

Heating System: Fuel Energy

Gas

Heating System: Approximate Capacity

90000 BTU/hr

Heating System: Combustion Air Source

Exterior

Heating System: Location of Thermostat

Same as air-conditioning system,
Dining Area

Heating System: System Type

Package Unit (Furnace)

Heating System: Manufacturer

Bryant

Heating System: Efficiency

Conventional

Heating System: Condensate System

Discharges Off Roof

Distribution Systems: Ducts and Registers

Same as air-conditioning, Not Visible., Ceiling Registers, Built-In

Heating System: Manufacture

Year

2018 Year Built

Heating System: Filter Type & Location

Disposable, At return air register

Heating System: Exhaust Venting Method

Direct Vent

Fireplace: Type of Fireplace

Masonry

[illegible]

Heating System: Heater Operated

The heater was operated and demonstrated good system performance.



Fireplace: Fireplace General Information

Gas fireplace, Decorative Glass, Metal liner, Functioning, Damper, Damper closed, Damper Open



9: COOLING

Information

Cooling Equipment: Brand

Bryant

Cooling Equipment: Location

Roof

Cooling Equipment: Air-Conditioning Type

Package Unit (same as heater)

Cooling Equipment: Size

4 ton

Cooling Equipment: Refrigerant Type

R-410a

Cooling Equipment: Manufacture Year

2018 Year Built

Cooling Equipment: Thermostat location

Dining Area



Cooling Equipment: Air-Conditioning System Operated
The a/c was operated and demonstrated good system performance.

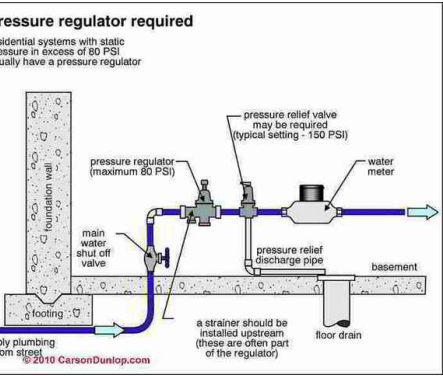


10: PLUMBING SYSTEM

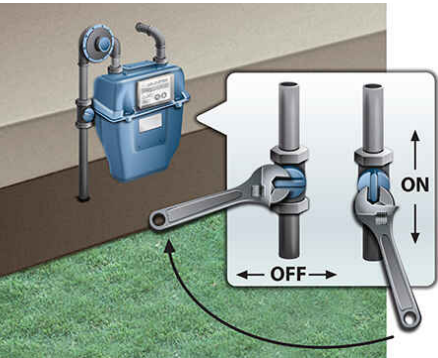
Information

Plumbing General Information: Water Supply Source Public	Plumbing General Information: Water Pressure 75 psi	Plumbing General Information: Main Fuel Supply Natural Gas
Plumbing General Information: Interior Water Distribution Material Copper	Plumbing General Information: Waste and Vent Piping in Building ABS plastic	Plumbing General Information: Waste Disposal System Public
Water Heater: Location Garage	Water Heater: Manufacture Year or Approx. Age 2020 Year Built	Water Heater: Capacity 50 gallons
Water Heater: Water Heater Exhaust Venting System Direct vent	Water Heater: Water Heater Was Operating The water heater was operating at time of inspection.	

Plumbing General Information: Main Water Shut Off
Exterior Wall, Near Front Entry, Water Pressure Regulator

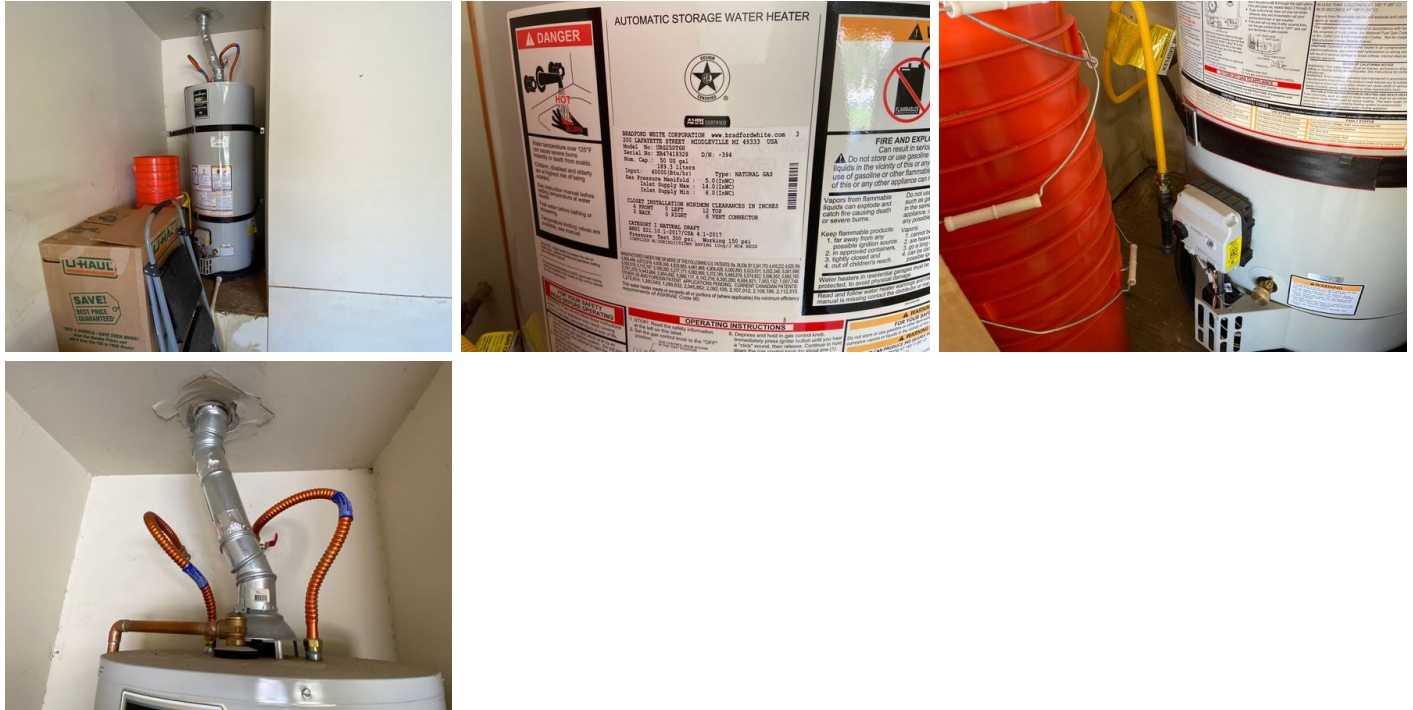


Plumbing General Information: Main Fuel Shut Off Location
Meter- exterior wall



Water Heater: Water Heater Type

Conventional, Natural Gas



Water Heater: 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.](#)

Water Heater: Temperature Pressure Relief (TPR) Valve

Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels.

Water Heater: Earthquake Strapping

California Plumbing Code Section 507.2 requires that all water heaters shall be supported and strapped to prevent movement during an earthquake. Two metal straps, not less than 22 gauge, nor less than 5/8-inch wide shall be used.

Water Heater: FVIR- Flammable Vapor Ignition Resistant

Residential water heaters manufactured after 2003 are "F.V.I.R." (Flammable Vapor Ignition Resistant) compliant. For the most part, this means that the combustion chamber is now sealed. In order to light the water heater, you must use the pilot mechanism and you can no longer use a match.

Water Heater: Drip Pan

For water heaters located in an area where water damage can occur, or an inside location, in an attic or 2nd floor where water leakage could cause damage to your home, a drip pan with a drain pipe running to an approved location (usually the exterior) is required.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Limitations

Plumbing General Information

WATER CONDITIONING SYSTEMS

We recommend following manufacturer guidelines for maintenance program.

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

11: INTERIOR SYSTEMS

Information

Floors: Floor Coverings Tile, Carpet	Walls: Wall Material Drywall/Plaster	Ceilings: Ceiling Material Drywall/Plaster, Acoustic/Popcorn Texture
Kitchen: Cabinetry Inspected	Kitchen: Countertops Inspected	Kitchen: Kitchen Ventilation Microwave- discharges to exterior
Primary Bathroom: Countertops Inspected	Primary Bathroom: Cabinetry Inspected	Primary Bathroom: Ventilation Exhaust Fans
Guest Bathroom: Cabinetry Inspected	Guest Bathroom: Countertops Inspected	Guest Bathroom: Toilet Inspected, Flushed Normally, Secured
Guest Bathroom: Ventilation Exhaust Fan Only		

Interior Doors: Doors: Overall

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

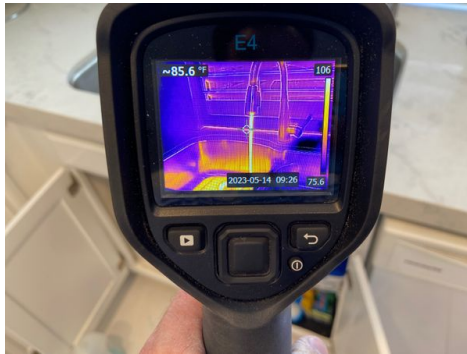
I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Kitchen: Appliances

Water Heater, Refrigerator, Dishwasher, Garbage disposal, Door bell, Microwave, Stove- Electric

All mentioned appliances are operated under normal operating conditions.

- The refrigerator ice-maker operation cannot be verified.
- We do not operate trash compactors- buyer to verify if operational.
- The dishwasher is not run through a full cycle- it is turned on to ensure water is functioning, let run for approximately 5 minutes then run through a drain cycle to observe for any active leaks. The drying cycle is not part of the home inspection.



Primary Bathroom: Photos



Primary Bathroom: Shower(s)

The shower(s) are operated and evaluated for adequate water flow, draining patterns, leaks and installation.

Primary Bathroom: Water Basins

The wash basins are operated and evaluated for adequate water flow, draining patterns, leaks and installation.

Primary Bathroom: Toilet

Inspected, Flushed Normally, Secured

The toilets are flushed and evaluated for adequate water flow, draining patterns, leaks and installation.

Guest Bathroom: Photos



Guest Bathroom: Shower(s)

The shower(s) are operated and evaluated for adequate water flow, draining patterns, leaks and installation.

Guest Bathroom: Water Basins

The wash basins are operated and evaluated for adequate water flow, draining patterns, leaks and installation.

Guest Bathroom: Bathtubs

The bathtub(s) are operated and evaluated for adequate water flow, draining patterns, leaks and installation.

Interior Rooms: Main Living Areas



Interior Rooms: Bedrooms



Deficiencies

11.1.1 Interior Doors

CLOSET SLIDING GLASS DOORS- DIFFICULT TO OPERATE

The sliding mirror closet doors, in photo locations, were difficult to operate. Recommend further evaluation for correction and repairs.

Recommendation

Contact a qualified handyman.





Primary Bedroom



Guest Bedroom

11.1.2 Interior Doors

LAUNDRY DOOR- LOOSE/UNSECURED

The left-side door, opening to laundry area, was damaged and did not operate properly. Recommend further evaluation for correction and repair.

Recommendation

Contact a qualified professional.



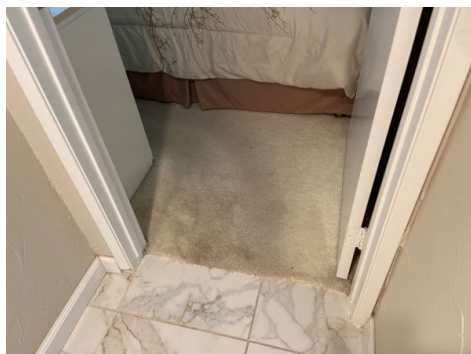
11.3.1 Floors

CARPET STAINS

The carpet had areas, photo locations provided, with staining/discoloration and pet odors. Recommend cleaning to remove stains and odors. Replacement if desired.

Recommendation

Contact a carpet cleaner.





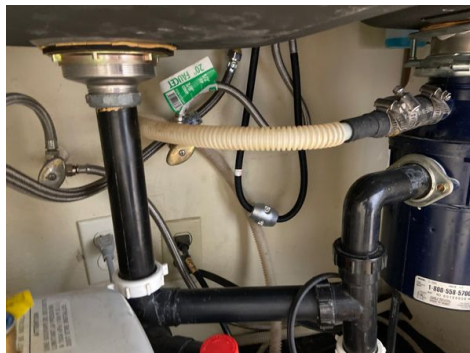
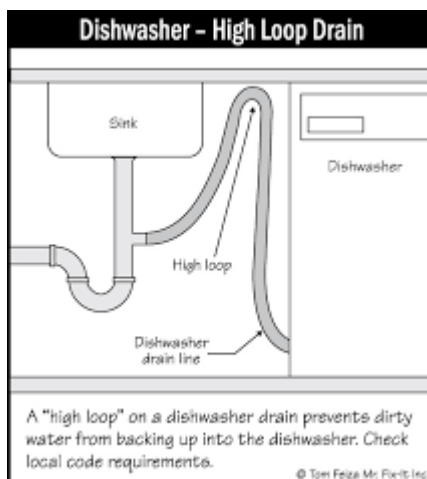
11.6.1 Kitchen

NO HIGH DRAIN LOOP ON DISHWASHER DRAIN

Dishwashers and sinks usually connect to the same drain. If the sink includes a garbage disposal, both the sink and the dishwasher discharge wastewater through it. Without some type of backflow prevention, dirty water from a clogged sink drain can flow backward through the drain and contaminate the dishwasher. Recommend the installation of an air-gap device or high drain loop to prevent back flow. Additionally, I recommend replacing the drain line from the dishwasher to garbage disposal due to build-up observed throughout the line.

Recommendation

Contact a qualified professional.



11.6.2 Kitchen

IMPROVE CAULKING

The kitchen has areas of missing or deteriorated caulking. We recommend to improve and maintenance caulking in kitchen, baths and wet-bar.

Recommendation

Contact a qualified professional.



11.7.1 Primary Bathroom

 Defect/Recommendation

CRACKED TILES IN SHOWER

Cracked tiles were noted in shower flooring. We recommend repairing or replacing cracked tiles in showers.

Recommendation

Contact a qualified professional.



Primary Bathroom



Primary Bathroom

11.7.2 Primary Bathroom

 Defect/Recommendation

TUB SPIGOT/DIVERTER INADEQUATE

GUEST BATHROOM

While operating the tub/shower diverter the water to tub does not adequately shut off when operating shower. Recommend to repair or replace tub spigot.

Recommendation

Contact a qualified plumbing contractor.



11.10.1 Interior Rooms

 Defect/Recommendation

WET BAR SINK- WATER STAINS IN CABINET

Water stains were observed to drywall inside the wet-bar sink cabinet. There was no moisture detected at time of inspection. At time of inspection the water valves were turned off. We recommend further evaluation to find and cure cause of water stains or to ensure there are no current leaks present and make any necessary repairs.

Recommendation

Contact a qualified professional.



12: LAUNDRY

Information

Laundry Facilities: Laundry ventilation

Exhaust fan

Laundry Facilities: Laundry Facility Items

Washer, Hot & Cold water supply, Dryer vented to outside, 240 volt dryer hook up, Waste standpipe, Electric Dryer



Limitations

Laundry Facilities

HOT & COLD VALVES ARE NOT OPERATED

We only report if visual damage or leaks present.

Laundry Facilities

WASHER & DRYER ARE NOT OPERATED

The are personal items and outside the scope of the inspection. It is unknown if the washer and dryer stay or go, therefore are considered personal items.

Operated upon request only.

Laundry Facilities

WASHING MACHINE CONNECTIONS NOT TESTED

STANDARDS OF PRACTICE

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.

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.

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.

Electrical

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

or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any 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.

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.

Plumbing System

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

Interior Systems

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.

Laundry**The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.