



TRITON HOME INSPECTIONS

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FEBRUARY 15, 2025



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# SUMMARY



ITEMS INSPECTED



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.3.1 Exterior - Exterior Doors: Screen Door Missing
- ⊖ 2.3.2 Exterior - Exterior Doors: Door Trim
- ⊖ 2.7.1 Exterior - Fences and Gates: Fences and Gates
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- ⚠ 6.5.3 Electrical - Lighting Fixtures, Switches & Receptacles: Loose outlet
- ⊖ 7.4.1 Plumbing/Fuel Storage - Water Supply, Distribution Systems & Fixtures: No Water Flow
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- ⊖ 7.4.3 Plumbing/Fuel Storage - Water Supply, Distribution Systems & Fixtures: Water Hammer
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- ⊖ 7.5.2 Plumbing/Fuel Storage - Hot Water Systems, Controls, Flues & Vents: TPRV has too many elbows
- ⊖ 7.5.3 Plumbing/Fuel Storage - Hot Water Systems, Controls, Flues & Vents: No Drip Pan
- ⊖ 7.7.1 Plumbing/Fuel Storage - Sinks: Faucet
- ⊖ 7.7.2 Plumbing/Fuel Storage - Sinks: Flex Line
- ⊖ 7.7.3 Plumbing/Fuel Storage - Sinks: Drain Plug
- ⊖ 7.8.1 Plumbing/Fuel Storage - Jetted Tub: Equipment access
- ⊖ 8.2.1 Heating - Equipment: Sediment Trap
- ⊖ 8.4.1 Heating - Distribution Systems: Dirty Filters
- ⊖ 9.2.1 Cooling - Cooling Equipment: Fins
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- ⊖ 12.2.1 Doors, Windows & Interior - Doors: Closet door
- ⊖ 12.3.1 Doors, Windows & Interior - Windows: Failed Seal
- ⊖ 12.4.1 Doors, Windows & Interior - Floors: Warping
- ⊖ 12.4.2 Doors, Windows & Interior - Floors: Baseboards/wall

- ⊖ 12.6.1 Doors, Windows & Interior - Ceilings: Dry Moisture Stain
- ⊖ 12.6.2 Doors, Windows & Interior - Ceilings: Moisture
- ⚠ 14.3.1 Laundry - Dryer Vent: Dryer Vent

# 1: INSPECTION DETAILS

|     |         | IN | NI | NP | O |
|-----|---------|----|----|----|---|
| 1.1 | General | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### General: In Attendance

Client, Client's Agent

### General: Occupancy

Furnished, Occupied

### General: Type of Building

Single Family

### General: Weather Conditions

Clear

### General: Thermal Imaging

#### IMPORTANT INFORMATION ABOUT THERMAL IMAGING

Thermal imaging can detect defects that may go unnoticed otherwise. For example, it is not practical to inspect every inch of a freshly painted ceiling with a moisture meter to find evidence of moisture. This would require substantial time with the use of a ladder or scaffolding in some cases. There may not be any observable evidence of a leak by looking at the ceiling with the naked eye. By using an IR camera, the whole ceiling can be scanned for evidence of a leak or other anomalies. Limitations of Thermal Imaging IR Cameras do not "see" moisture, and they are not x-ray vision cameras. An IR camera only sees the surface temperature. It cannot help to determine where an old leak existed if the area has dried. It also cannot predict or help us find leaks that may happen in the future, or under conditions that are different than the time of inspection. For example, I cannot find roof leaks in the middle of summer. I cannot find small leaks that are present under normal use but have not been leaking due to the house being vacant. An example may be a small leak under a toilet that has not been used. I may not find this leak, but it may show up after the toilet is flushed regularly. And I may not be able to determine leaking windows unless rain and wind conditions are causing a leak at the time of inspection. In the end, IR Cameras are just another tool in our tool bag which I use to provide you with as much information as possible.

**I can only report on the evidence present at the time of inspection.**

### General: Standards Of Practice

Please read our company's Standards of Practice that we follow.

As a home inspector, these are the Standards we follow.

<https://www.nachi.org/sop.htm>

## Limitations

General

### LIMITATIONS

Thank you for choosing Triton Home Inspections. I really appreciate your business and want to ensure that you get the most out of my inspection and this inspection report. A lot of time and care have been taken to prepare this document for you. Please read the entire inspection report and call us immediately with any questions.

\*\*\*\*Verbal statements or opinions expressed at the time of the inspection are not to be relied upon. Only the statements written in this report are the official opinions of your inspector Ken Stoermer.\*\*\*\*

Very Important Next Steps:

Step 1: Read the entire inspection report!

Step 2: Call your inspector immediately at 760/533-6605, if you have any questions, concerns, or need changes made to the inspection report.

Step 3: Make a list of all Discovery Items marked Consideration Items, Attention Items, and Safety Concerns identified in this report as needing repair or further evaluation.

Step 4: Contact licensed contractors, specialist, and/or qualified professionals and have the Systems marked Consideration Items, Attention Items, and Safety Concerns further evaluated or repaired BEFORE THE END OF YOUR CONTINGENCY PERIOD.

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of Triton Home Inspections and the Clients who's name appears in the Inspection Details section of the report labeled Client.

Unauthorized reproduction and/or distribution of this report is strictly prohibited.

Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with Triton Home Inspections.

Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION. Subsequent buyers should have a new inspection performed to protect their interests.

Triton Home Inspections inspect properties in accordance with the Standards of Practice of the International Association of Certified Home Inspectors and our inspection agreement which are listed on our website at the following link: [Inspection Agreement](#). Items that are excluded (not inspected) are indicated in the contract and/or disclaimed in the aforementioned Standards of Practice. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components that are present and accessible. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. You must obtain estimates for any items noted in the report that require further evaluation or repair. The inspector cannot know what expense would be considered significant by client, as everyone's budget is different. It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. . This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

\*\*\*\*\* VERY IMPORTANT\*\*\*\*\*

We feel that everything in this inspection report is significant. Especially the Discovery items marked Observation Items, Attention Items and Safety Concern. We cannot assume liability for an item, system,

or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you that when as little as one Component is called out as Observation Items, Attention Items, or Safety Concern in any System of this home inspection report, you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period.

These licensed specialist may identify additional components within that system that need to be repaired/replaced or recommend some upgrades that could affect your evaluation of the property.

Definitions that may help you understand the above statement better:

System = a set of components working together as parts of a mechanism or an interconnecting network.

Examples of a system would be; the Roofing system, the Plumbing system, the Electrical system.

Component = a part or an element of a system. Examples of components would be; a shingle in a Roofing system, a faucet in a Plumbing system, a circuit breaker in an Electrical system.

## SCOPE OF WORK

You have contracted for me, Ken Stoermer at Triton Home Inspections, to perform a general home inspection. I performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting Standards of Practice. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general home inspection is completed on-site, at a fraction of the cost and within an hour. Consequently, this general home inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be.

The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional components, material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. I strongly urge you to follow my further evaluation recommendations as stated in the inspection report prior to the end of your contingency period to prevent unexpected issues from arising after the close of escrow.

I evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. I do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. I am not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, I do not test the quality of the air within a residence. However, clean air is essential to good health, and I recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A home and its systems and its components are complicated, and because of this and the limitations of an on-site report, I only offer unlimited consultation and encourage you to ask questions. I encourage candid and forthright communication between all parties, because I believe that it is the only way to avoid stressful disputes and costly litigation. Remember, I only summarized the report on-site and it is essential that you read all of it, and that any recommendations that are made for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and my service does not include any form of warranty or guarantee.

Definitions of Comments:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. That professional should inspect the entire system or component, as problems at one area could indicate

problems at other areas of the system. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and it appeared to be functioning as intended.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended.

Not Present (NP) = This item, component or unit is not in this home or building.

Discovery (D) = One of the following conditions exist: Observation Items, Attention Item, or Safety Concern.

Discovery Items Defined

Observation Items = May include one or more of the following conditions:

1. Items that may not be affecting the function or usability of a system or component. However, if not corrected, it may at some point in the future.
2. Items that may required repair due to age and/or normal wear and tear.
3. The items should be monitored; repair or replacement should be considered.

Attention Items = May include any one or more of the following conditions:

1. The item is not functioning as intended.
2. The item and its entire system need to be further evaluated by a licensed contractor in that field (Plumbing = Plumber, Electrical = Electrician, etc.). The item and/or other items within the system (not identified in this report) may need to be repaired or replaced.
3. Areas, systems or components that were not accessible by our company.

Safety Concern = May include the following condition:

1. Items or systems in which the current state poses a potential safety hazard to the occupants or structure (in the inspectors opinion). This item should be immediately further evaluated and repaired by a qualified technician/contractor to ensure safety.

Note: Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be discovered by the licensed contractor. This is why I strongly recommend that you seek further inspections and evaluations BEFORE THE END OF YOUR CONTINGENCY PERIOD. I cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.

A home inspection and its report are only describing the condition of the systems and components of this house on the day of inspection. This home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.

I HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your home, swimming pool, roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.

Mold:

If you or a family member has health problems, or you are concerned about mold, it is YOUR responsibility to get an air quality or mold inspection completed, regardless of the findings in this report. Triton Home Inspections is not a mold inspection company and is not qualified/licensed to inspect for nor identify mold.

Environmental Hazards:

My company is not licensed or trained to inspect for or test for environmental hazards. If you or anyone occupying or visiting this property are concerned about environmental hazards like; lead, radon, mold, PCBs, mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air, you need to contact a licensed environmental hygienist to have them visit the property and test for these issues.

Pest:

My company is not licensed or trained to inspect for pest to include but not limited to: rodents, insects, wood destroying organisms or the damage caused by these animals/organisms.

Pictures:



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Any pictures included in this report are not meant to represent every defect that has been found. There may be Observation, Attention and Safety Concern items that do not have a picture included. We suggest reading the entire report to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

Please Note: Triton Home Inspections hereby certifies that we have no interest present or prospective in the property, buyer, seller, lender or any other party involved in this transaction.

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General

## **MICROBIAL GROWTHS**

No microbial growths were observed at this home inspection. A home inspection is a non-invasive procedure, so the home inspector cannot see behind walls, ceilings, furniture and stored items, cabinets and any other areas that may be hidden from view.

If you or a family member has health problems, or if you are concerned about mold, it is YOUR responsibility to get an air quality or mold inspection completed, regardless of the findings in this report.

## 2: EXTERIOR

|     |   | IN | NI | NP | O |
|-----|---|----|----|----|---|
| 2.1 | General   | X  |    |    |   |
| 2.2 | Siding, Flashing & Trim                         | X  |    |    |   |
| 2.3 | Exterior Doors                                  | X  |    |    | X |
| 2.4 | Walkways, Patios & Driveways                    | X  |    |    |   |
| 2.5 | Vegetation, Grading, Drainage & Retaining Walls | X  |    |    |   |
| 2.6 | Weep Screed                                     | X  |    |    |   |
| 2.7 | Fences and Gates                                | X  |    |    | X |
| 2.8 | Expansion Joints                                | X  |    |    |   |

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### Observations

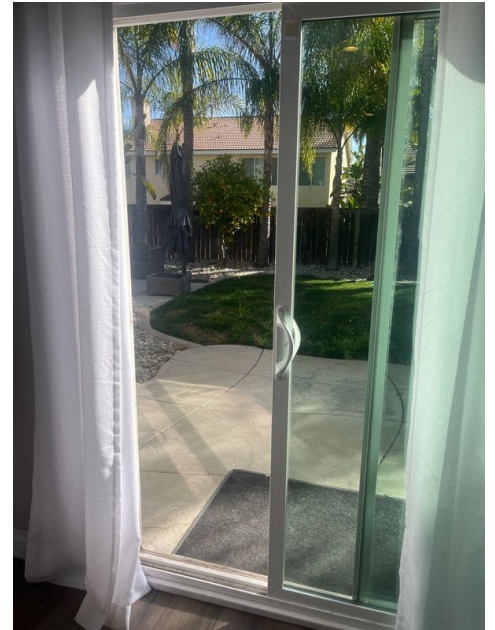
#### 2.3.1 Exterior Doors

##### **SCREEN DOOR MISSING**

Missing the screen door.

Recommendation

Contact a qualified professional.



#### 2.3.2 Exterior Doors

##### **DOOR TRIM**

Damaged door trim here at the glass slider.

Recommendation

Contact a qualified professional.



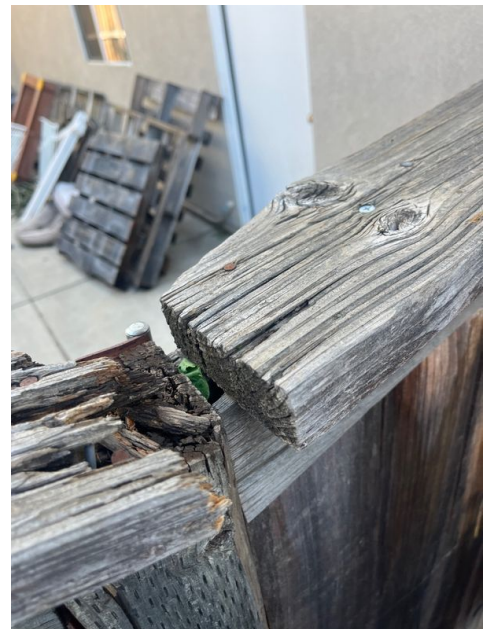
2.7.1 Fences and Gates

**FENCES AND GATES**

Gate is deteriorated.

Recommendation

Contact a qualified professional.



# 3: ROOF

|     |   | IN | NI | NP | O |
|-----|---|----|----|----|---|
| 3.1 | General                                       | X  |    |    |   |
| 3.2 | Coverings                                     | X  |    |    | X |
| 3.3 | Roof Drainage Systems                         | X  |    |    |   |
| 3.4 | Flashings                                     | X  |    |    |   |
| 3.5 | Skylights, Chimneys & Other Roof Penetrations | X  |    |    |   |
| 3.6 | Roof Structure                                | X  |    |    |   |
| 3.7 | Eaves, Soffits and Fascia Board               | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### General: Inspection Method

Drone

### General: Roof General: Roof Overview

ROOF GENERAL: Roof Overview.

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations and signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

This home is identified as having a tile roof covering, so it was inspected from the ground, by drone and the attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the CREIA and ASHI standards of practice. The entire roof was not visible and I cannot guarantee that all of the tiles are in good condition. I recommend that you have the roof inspected by a licensed roof contractor if you are concerned that there may be tiles that are broken or have slipped out of position.

Recommend that you include "roof" coverage on a home warranty. To guarantee this roof will not leak, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service.

Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with your home warranty.

## Limitations

General

### LIMITATIONS

## Observations

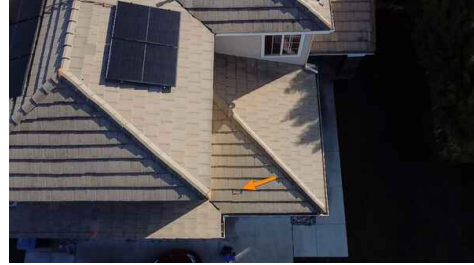
3.2.1 Coverings

### CRACKED ROOF TILES

Cracked tiles noted. The roof covering was inspected by a drone and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the Inter-NACHI standards of practice. The entire roof was not visible, and there may be additional defects. I recommend further evaluation of the entire roof before the end of your contingency period by a licensed roofer and repair as needed to ensure the roof functions properly.

#### Recommendation

Contact a qualified roofing professional.



Previously cracked and repaired but it is cracking again. This is why you want new tiles and not just a bandaid of sealant.

## 4: GARAGE

|     |   | IN | NI | NP | O |
|-----|---|----|----|----|---|
| 4.1 | General                                       | X  |    |    |   |
| 4.2 | Ceiling                                       | X  |    |    |   |
| 4.3 | Floor   | X  |    |    |   |
| 4.4 | Walls & Fire Separation Wall                  | X  |    |    |   |
| 4.5 | Garage Door                                   | X  |    |    | X |
| 4.6 | Garage Door Opener                            | X  |    |    |   |
| 4.7 | Exposed Gas appliances                        | X  |    |    |   |
| 4.8 | Occupant Door (From garage to inside of home) | X  |    |    |   |
| 4.9 | Vents   | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

#### General: Attached Garage

### Observations

#### 4.5.1 Garage Door

##### **MISSING HARDWARE**

Missing an important piece of hardware here at this garage door hinge.

Recommendation

Contact a qualified professional.



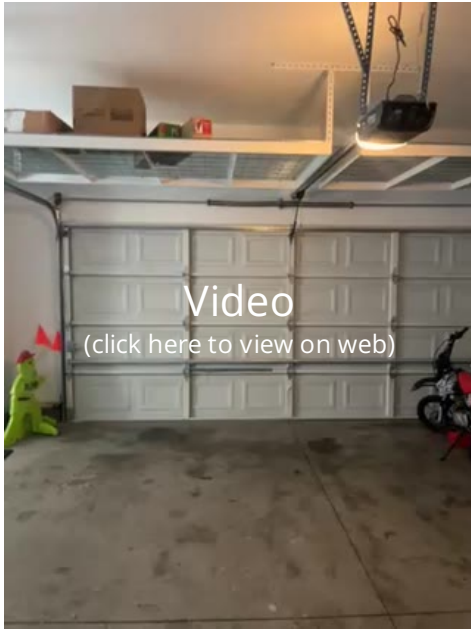
#### 4.5.2 Garage Door

##### **OPERATION**

The garage door only opens 1/3 of the way. Door is not functioning properly.

Recommendation

Contact a qualified professional.



## 5: FOUNDATION, CRAWLSPACE & STRUCTURE

|     |            | IN | NI | NP | O |
|-----|------------|----|----|----|---|
| 5.1 | General    | X  |    |    |   |
| 5.2 | Foundation | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**General: Inspection Method**

Attic Access, Infrared, Visual

**Foundation: Material**

Slab on Grade

**Foundation: Foundation**

Concrete slab floors were obscured by flooring and couldn't be fully evaluated.



# 6: ELECTRICAL

|     |  | IN | NI | NP | O |
|-----|--|----|----|----|---|
| 6.1 | General  | X  |    |    |   |
| 6.2 | Service Entrance Conductors                                    | X  |    |    |   |
| 6.3 | Main & Subpanels, Service & Grounding, Main Overcurrent Device | X  |    |    |   |
| 6.4 | Branch Wiring Circuits, Breakers & Fuses                       | X  |    |    |   |
| 6.5 | Lighting Fixtures, Switches & Receptacles                      | X  |    |    | X |
| 6.6 | GFCI & AFCI  | X  |    |    |   |
| 6.7 | Smoke Detectors  | X  |    |    |   |
| 6.8 | Carbon Monoxide Detectors                                      | X  |    |    |   |

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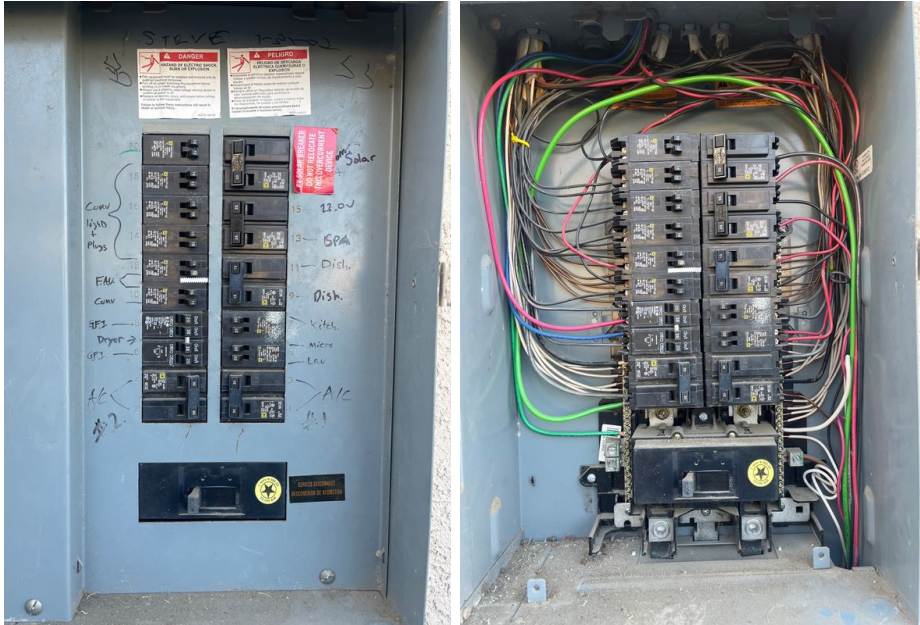
## Information

**Service Entrance Conductors:**  
**Electrical Service Conductors**  
 Below Ground

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity**  
 200 AMP



## Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Square D



### Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper

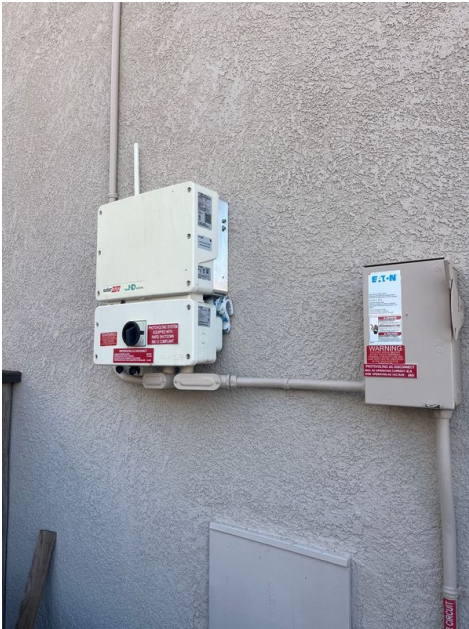
Electrical codes have evolved, and continue to evolve each year. Older homes did not have the same requirements as newer homes. This evolution is a response to new electrical conveniences, safety concerns, and modern lifestyles. For example, a house built prior to the 1960s did not have a receptacle for garage door openers, microwaves, dishwashers, and clothes washers for example simply because these items were not available. Houses constructed prior to 1995 have many more circuits, receptacles, and safety features than old homes, but they likely have numerous receptacles on one circuit and do not have as many dedicated circuits as a new electrical system. This is typically the case in kitchens where all receptacles share one circuit (dishwasher, waste disposer, refrigerator, counter receptacles, etc.). This may become a conflict when new appliances are installed such as over-the-range microwaves. Many installation companies insist on current standards before they will install items such as microwaves, ovens, dishwashers, garage door openers, or washers and dryers. As a result, they may not install new items without insisting on some electrical upgrades. Home inspectors do not evaluate individual circuits for capacities, or identify which receptacles are on a particular circuit. Note: older homes are NOT required to be upgraded by the seller. Clients are hereby informed that some electrical upgrades will likely be required by some appliance installers and those costs will be your responsibility.

## Limitations

General

### PHOTOVOLTAIC SYSTEM

Not inspected. This type of inspection is beyond the scope of a home inspection.



## General

### LIMITED EVALUATION

#### The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

## Observations

## 6.5.1 Lighting Fixtures, Switches &amp; Receptacles

**LAMP INOPERABLE**

This closet light fixture was inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

## Recommendation

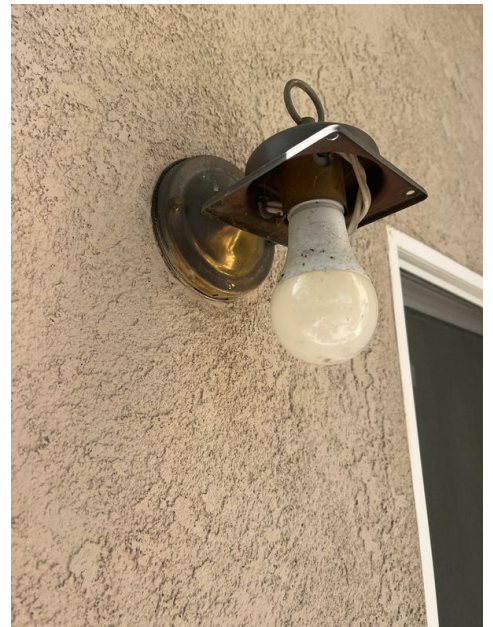
Contact a qualified professional.



## 6.5.2 Lighting Fixtures, Switches &amp; Receptacles

**GLOBE COVER MISSING**

A globe or cover for exterior light fixture is missing. Recommend replacing as necessary to avoid exposed bulbs.



## 6.5.3 Lighting Fixtures, Switches &amp; Receptacles

**LOOSE OUTLET**

Safety Hazard

Loose outlet exposing the electrical wiring. This is a safety hazard and need repair.

Recommendation

Contact a qualified electrical contractor.





# 7: PLUMBING/FUEL STORAGE

|      |   | IN | NI | NP | O |
|------|---|----|----|----|---|
| 7.1  | General                                       | X  |    |    |   |
| 7.2  | Main Water Shut-off Device                    | X  |    |    |   |
| 7.3  | Drain, Waste, & Vent Systems                  |    | X  |    |   |
| 7.4  | Water Supply, Distribution Systems & Fixtures | X  |    |    | X |
| 7.5  | Hot Water Systems, Controls, Flues & Vents    | X  |    |    | X |
| 7.6  | Fuel Storage & Distribution Systems           | X  |    |    |   |
| 7.7  | Sinks   | X  |    |    | X |
| 7.8  | Jetted Tub                                    | X  |    |    | X |
| 7.9  | Bathroom Vent                                 | X  |    |    |   |
| 7.10 | Landscape Sprinkler Valves                    |    | X  |    |   |
| 7.11 | Toilets                                       | X  |    |    |   |
| 7.12 | Shower/Bath                                   | X  |    |    |   |
| 7.13 | Gas line                                      | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### General: Water Source

Public



### Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

### Hot Water Systems, Controls, Flues & Vents: Location

Garage

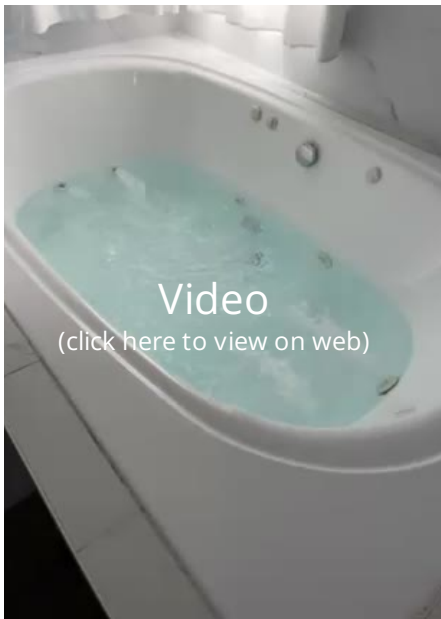


### Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas

### Jetted Tub: Photo

In working order at the time of the home inspection.



### Main Water Shut-off Device: Location

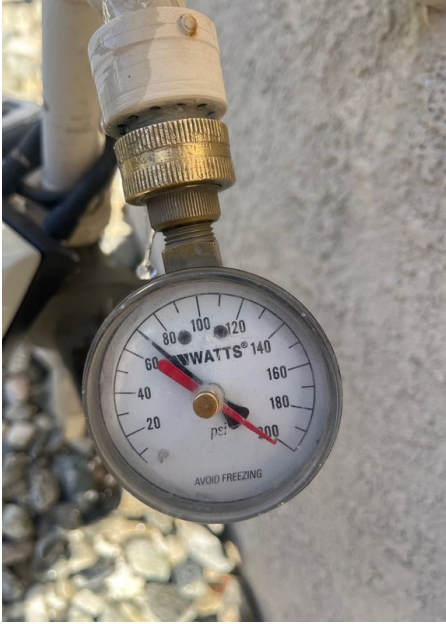
Front

This is where you go if you have an emergency water shutoff situation or are going out of town and want to shut the water off. This is always a good idea to do when leaving town for an extended period of time.



## Water Supply, Distribution Systems & Fixtures: Water Pressure

Water pressure measured at 70psi. 40-80PSI is the recommendation for residential water pressure.



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

American Standard

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.](#)

## Limitations

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General

### LIMITATIONS



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**The inspector is not required to:**

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
10. 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.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
21. inspect or test for gas or fuel leaks, or indications thereof.

---

**Drain, Waste, & Vent Systems****VIDEO SCOPING OF THE DRAIN AND WASTE LINES**

Our inspection of the drain waste lines is limited to running water down each sink, tub and shower drain and look for slow or clogged drains at each fixture. This test is very limited and does not ensure that the main drain line is not blocked or clogged and truly functional. Only a sewer line video scope can provide an accurate and detailed inspection of the main sewer line. Problems with the main sewer line can be very expensive to repair and should be identified during your contingency period. Because of this, I highly recommend contacting a qualified sewer line video inspection company and have the main drain line video scoped before the end of your contingency period.

---

**Landscape Sprinkler Valves****NOT INSPECTED**

Landscape sprinklers and their valves are not inspected by the home inspector. Recommend inquiring with the seller the use of the sprinkler system and making sure there are no broken sprinkler heads and/or leaks in the system.

Inspecting these systems is beyond the scope of a home inspection.



## Observations

### 7.4.1 Water Supply, Distribution Systems & Fixtures

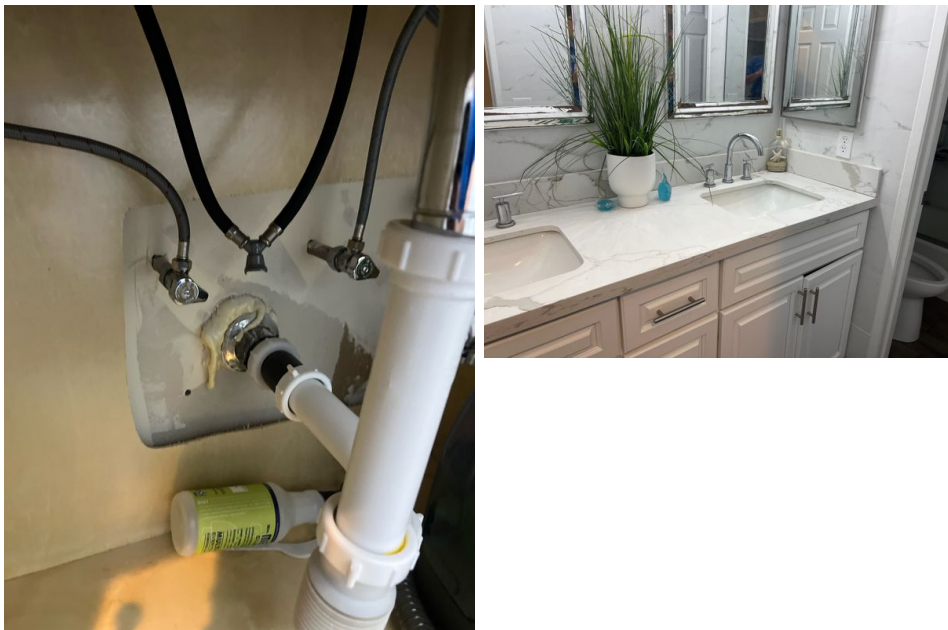
#### **NO WATER FLOW**

The hot and/or cold water supply flow for this bathroom sink was inoperable. Recommend that a qualified plumber evaluate and repair as necessary.

Home inspector does not turn any shut off valves as these can break causing damage.

Recommendation

Contact a qualified professional.



### 7.4.2 Water Supply, Distribution Systems & Fixtures

#### **WATER TEMP**

The water temperature exceeds 120. Possible scalding hazard. See chart

Recommend you adjust the water temperature at the water heater prior to move-in.

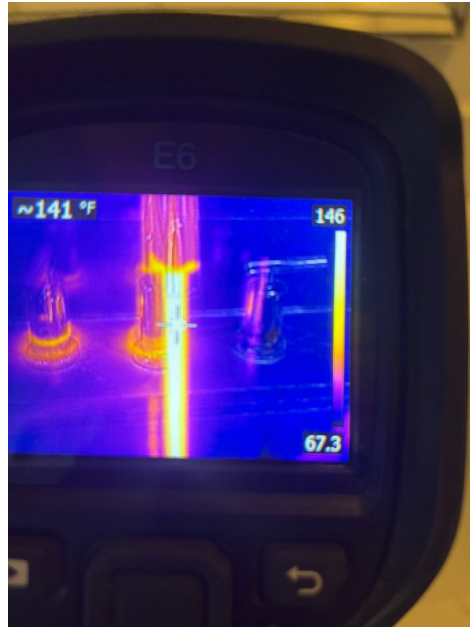
Recommendation

Contact a qualified professional.



**Water Temperature Safety Chart**

| Temperature | Amount of Time to Cause Serious Burn |
|-------------|--------------------------------------|
| 120°F       | More than 5 minutes                  |
| 125°F       | 1 ½ to 2 minutes                     |
| 130°F       | Approx. 30 seconds                   |
| 135°F       | Approx. 10 seconds                   |
| 140°F       | Approx. 5 seconds                    |
| 145°F       | Less than 5 seconds                  |
| 150°F       | Approx. 1 ½ seconds                  |
| 155°F       | Approx. 1 seconds                    |



7.4.3 Water Supply, Distribution Systems & Fixtures

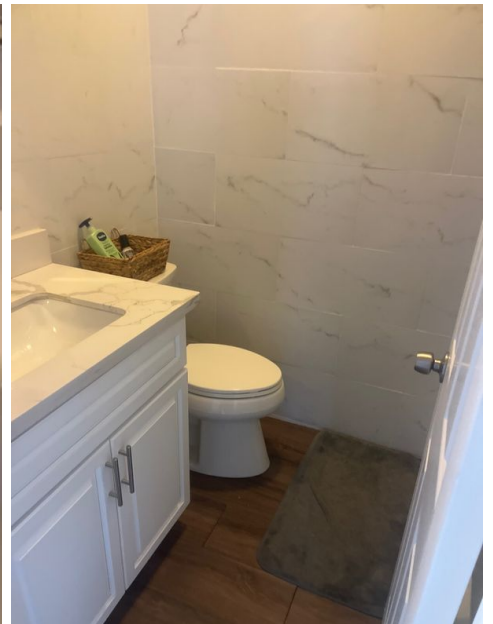
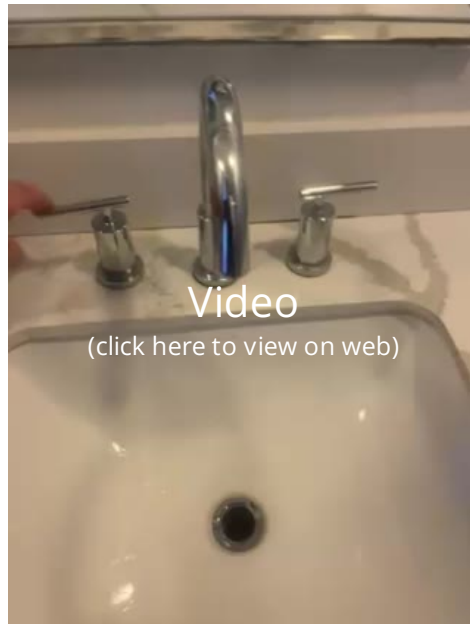
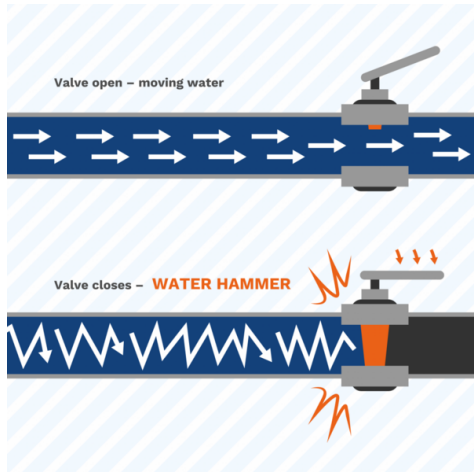
**WATER HAMMER**

Water hammering.

Water hammer is a phenomenon that occurs when the flow of water in your pipes is abruptly stopped. When the cold or hot water is shut off, the pressure resonates through the pipes, causing them to bang against anything in the vicinity, such as nearby studs, joists or other water pipes.

Recommendation

Contact a qualified professional.



1st Floor Bathroom

7.5.1 Hot Water Systems, Controls, Flues & Vents

**AGE OF WATER HEATER**

The water heater is near, at or beyond its useful lifespan.

Based on the manufacturer's suggested service life, the average life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality.

Recommendation

Contact a qualified professional.



2014

#### 7.5.2 Hot Water Systems, Controls, Flues & Vents

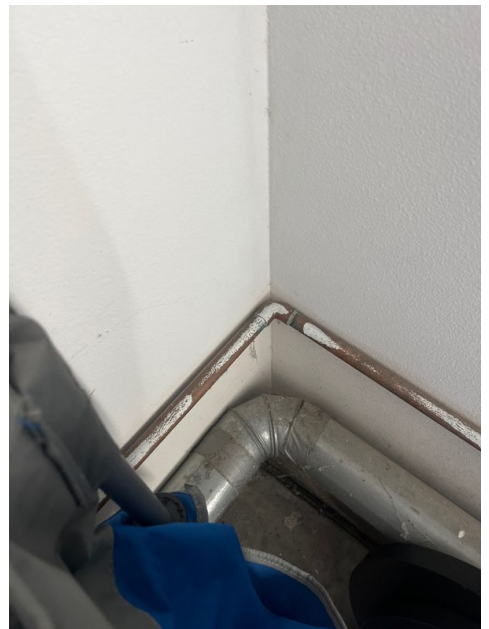
### TPRV HAS TOO MANY ELBOWS

Counted 6 90 degree elbows in the temperature relief valve.

Most water heater manufacturers limit the number of 90 degree elbows in the blow off leg **to 4 or less**.

Recommendation

Contact a qualified professional.







### 7.5.3 Hot Water Systems, Controls, Flues & Vents

#### **NO DRIP PAN**

No drip pan with a drain line to the exterior was present. Recommend installation by a qualified plumber.



### 7.7.1 Sinks

#### **FAUCET**

Loose bathroom sink faucet.

Recommendation

Contact a qualified professional.



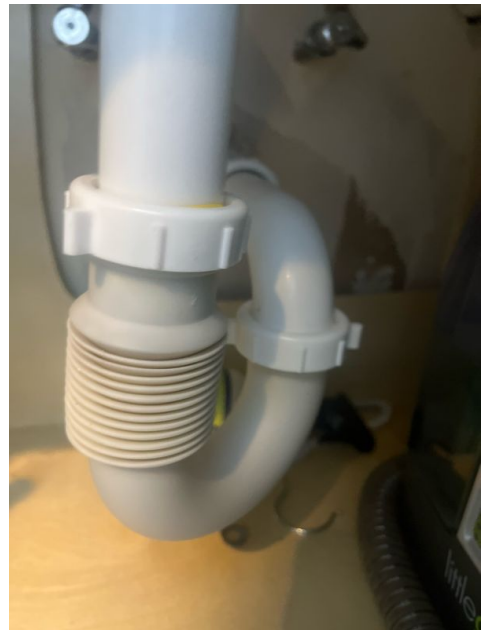
### 7.7.2 Sinks

#### **FLEX LINE**

Ribbed, flexible drain pipe was used at the bathroom sinks. This type of drain pipe accumulates debris more easily than smooth wall pipe and is likely to clog. Recommend that a qualified plumber replace flexible piping with standard plumbing components (smooth wall pipe) to prevent clogged drains.

Recommendation

Contact a qualified professional.





### 7.7.3 Sinks

#### **DRAIN PLUG**

Missing a drain plug for this bathroom sink.

Recommendation

Contact a qualified professional.



### 7.8.1 Jetted Tub

#### **EQUIPMENT ACCESS**

No equipment access for the jetted tub was found.

### Why You Need an Access Panel for Your Jacuzzi

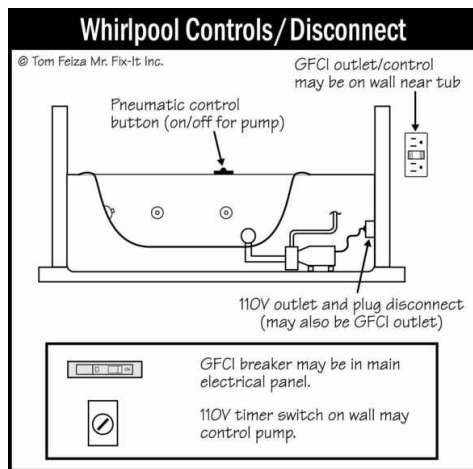
In order for your Jacuzzi function, it needs (at the very least) a circulation pump, heater, plumbing, spouts, and a motor. As with any piece of equipment that includes so many working parts, it requires regular maintenance and malfunctions can occur. To perform maintenance and fix malfunctions, you need a point of access.

In addition to being readily accessible, the working parts beneath your Jacuzzi also need to be protected, especially since the area in and around the Jacuzzi will be constantly exposed to water. This is where an especially equipped access panel will come in.

If you don't have an access panel to your Jacuzzi, then you will have one of two problems: either there will be an opening that is vulnerable to damage and safety risks, or access to your Jacuzzi's components are (illegally) sealed, and you cannot repair or maintain your tub.

### Recommendation

Contact a qualified professional.



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# 8: HEATING

|     |  | IN | NI | NP | O |
|-----|--|----|----|----|---|
| 8.1 | General  | X  |    |    |   |
| 8.2 | Equipment                                      | X  |    |    | X |
| 8.3 | Normal Operating Controls                      | X  |    |    |   |
| 8.4 | Distribution Systems                           | X  |    |    | X |
| 8.5 | Presence of Installed Heat Source in Each Room | X  |    |    |   |
| 8.6 | Combustion Air                                 | X  |    |    |   |

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## Information

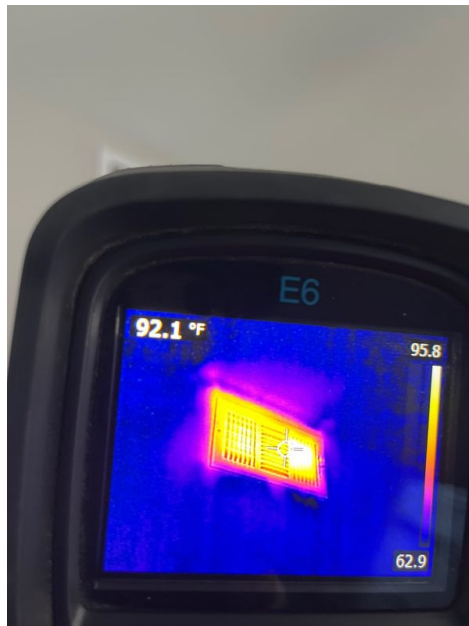
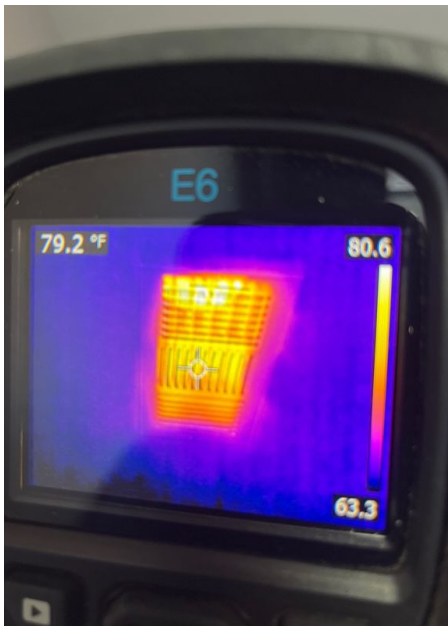
**Equipment: Energy Source**  
Gas

**Distribution Systems: Ductwork**  
Insulated

**Equipment: Brand**  
Aire-Flo



**Equipment: Heat Type**  
Forced Air



## Limitations

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General

### LIMITATIONS

#### **HEATING GENERAL: Heating and Cooling System Limitations**

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

#### **HEATING GENERAL: Additional Heating and Cooling System Limitations**

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

#### **FLUE(S) FOR HEATING EQUIPMENT: Flue Pipe Not Fully Visible**

The entire length of the flue pipe cannot be fully observed due to wall coverings, floor coverings, HVAC ducting, insulation, framing materials, or other obstructions. The interiors of these flue pipes cannot be fully viewed by or company.

#### **DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): General HVAC Ducting Limitations**

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

## Observations

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8.2.1 Equipment

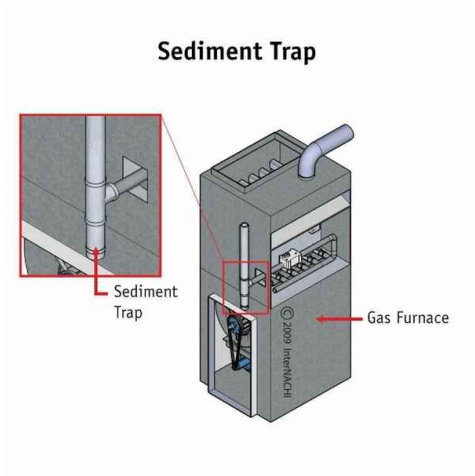
### **SEDIMENT TRAP**

One of the furnaces is not equipped with a sediment trap drip leg like the second does.

An HVAC professional can install one.

Recommendation

Contact a qualified HVAC professional.



Here is the second furnace that has the sediment trap.

#### 8.4.1 Distribution Systems

### **DIRTY FILTERS**

Recommend changing out this dirty filter.

Recommendation

Contact a qualified professional.



# 9: COOLING

|     |                           | IN | NI | NP | O |
|-----|---------------------------|----|----|----|---|
| 9.1 | General                   | X  |    |    |   |
| 9.2 | Cooling Equipment         | X  |    |    | X |
| 9.3 | Normal Operating Controls | X  |    |    |   |
| 9.4 | Distribution System       | X  |    |    |   |
| 9.5 | Ceiling Fan               | X  |    |    |   |

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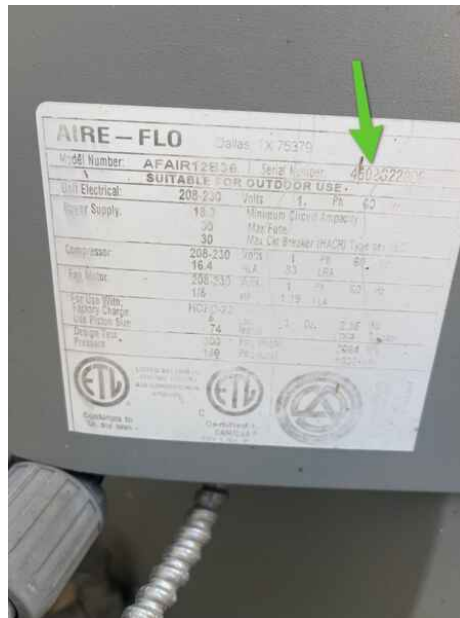
## Information

### Cooling Equipment: Energy Source/Type

Central Air Conditioner

### Cooling Equipment: Manufacture Date of Condenser

2002





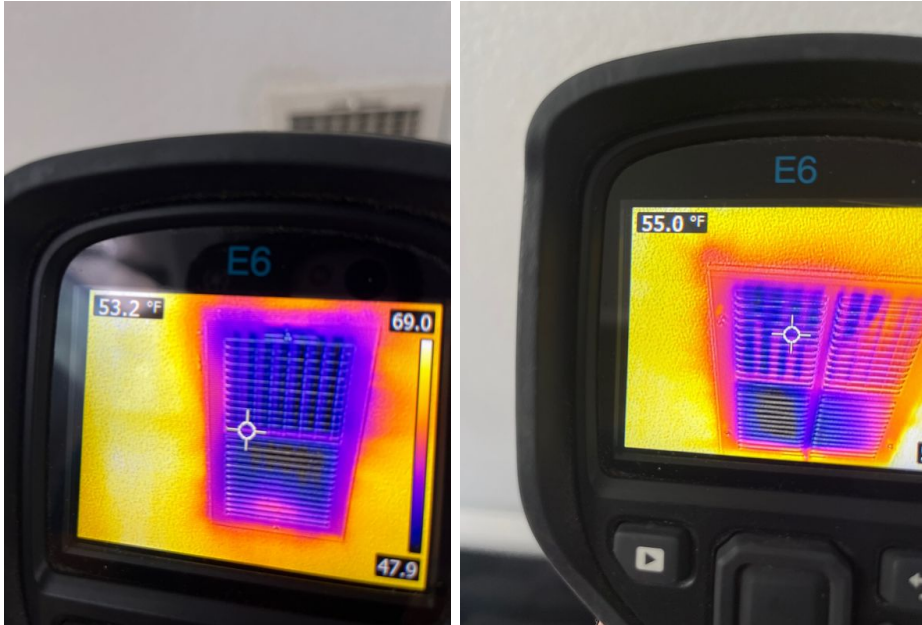
**Cooling Equipment: Brand**  
Aire-Flo





## Distribution System: Configuration

Central



## Observations

### 9.2.1 Cooling Equipment

#### FINS

Damaged fins on both the condensers. The performance and efficiency may be affected with the air conditioner. Recommend service and repair, if that is possible.

Recommendation

Contact a qualified professional.



# 10: FIREPLACE

|      |                         | IN | NI | NP | O |
|------|-------------------------|----|----|----|---|
| 10.1 | General                 | X  |    |    |   |
| 10.2 | Vents, Flues & Chimneys | X  |    |    |   |
| 10.3 | Damper Doors            | X  |    |    |   |
| 10.4 | Fireplace glass door    | X  |    |    |   |
| 10.5 | Gas Line                | X  |    |    |   |
| 10.6 | Hearth                  | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### General: Type

Gas



### Gas Line: Gas line Capped

The gas line was capped at the time of the home inspection.



## Limitations

General

### LINERS

CHIMNEYS AND FLUES (for fireplaces): Liner NI

The liner was not fully inspected inspected by our company. It is recommended to have a qualified chimney sweep clean and inspect for safety.

General

### LIMITATIONS

The inspector is not required to:

1. inspect the flue or vent system.
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. determine the need for a chimney sweep.
4. operate gas fireplace inserts.
5. light pilot flames.
6. determine the appropriateness of any installation.
7. inspect automatic fuel-fed devices.
8. inspect combustion and/or make-up air devices.
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. ignite or extinguish fires.
11. determine the adequacy of drafts or draft characteristics.
12. move fireplace inserts, stoves or firebox contents.
13. perform a smoke test.
14. dismantle or remove any component.
15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.



# 11: BUILT-IN KITCHEN APPLIANCES

|      |                    | IN | NI | NP | O |
|------|--------------------|----|----|----|---|
| 11.1 | General            | X  |    |    |   |
| 11.2 | Dishwasher         | X  |    |    |   |
| 11.3 | Refrigerator       | X  |    |    |   |
| 11.4 | Range/Oven/Cooktop | X  |    |    | X |
| 11.5 | Garbage Disposal   | X  |    |    |   |
| 11.6 | Sink Sprayer       | X  |    |    |   |
| 11.7 | Ventilation System | X  |    |    | X |
| 11.8 | Built-in Microwave | X  |    |    |   |

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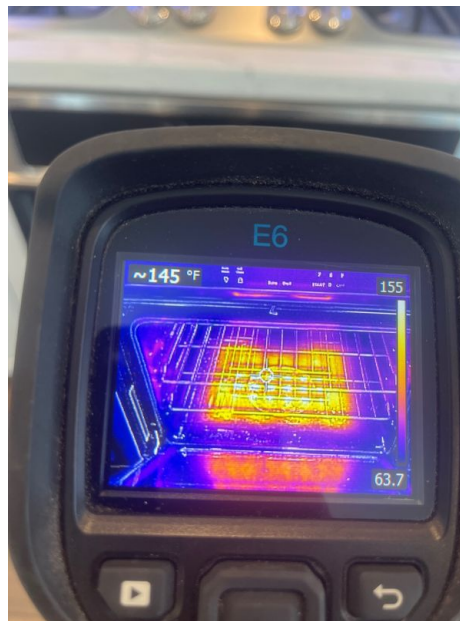
## Information

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

Re-circulate, Vented

### Range/Oven/Cooktop: Range/Oven Energy Source

Gas



### General: Appliances

Appliances were not moved during the home inspection.

We did not inspect behind or beneath each of the kitchen appliances. Problems could exist behind these appliances that were not observed.

You can request to have them moved to do further evaluation of the condition behind and below the appliances that were not moved.

## Observations

### 11.4.1 Range/Oven/Cooktop

#### **BURNER NOT LIGHTING**

The back burner did not ignite when prompted.



#### 11.7.1 Ventilation System

##### **FAN RECIRCULATES**

The cooktop has a vent system installed, but the air recirculates when using the vent, indicating that something is blocking the air from venting out the vent. The microwave was probably installed incorrectly as far as the vent system goes.

Recommendation

Contact a qualified professional.



## 12: DOORS, WINDOWS & INTERIOR

|      |                             | IN | NI | NP | O |
|------|-----------------------------|----|----|----|---|
| 12.1 | General                     | X  |    |    |   |
| 12.2 | Doors                       | X  |    |    | X |
| 12.3 | Windows                     | X  |    |    | X |
| 12.4 | Floors                      | X  |    |    | X |
| 12.5 | Walls                       | X  |    |    |   |
| 12.6 | Ceilings                    | X  |    |    | X |
| 12.7 | Steps, Stairways & Railings | X  |    |    |   |
| 12.8 | Countertops & Cabinets      | X  |    |    |   |
| 12.9 | Bathroom Caulking           | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Limitations

General

#### LIMITATIONS

##### The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.

---

General

### **STORED ITEMS**

The kitchen and bathroom cabinets had many stored personal items and cleaning items and could not be fully evaluated for damage or microbial growths.

Recommend all bathroom and kitchen cabinets be fully inspected when items have been removed, before the end of your contingency period.

---

General

### **STORED ITEMS AND FURNITURE**

Many areas of this property had stored items and furniture that hindered a full inspection of the property. The home inspector does not move furniture, rugs and carpets or personal items to inspect the concealed areas. Please be aware that problems or damage may exist but not limited to areas such as behind furniture, in closets, under rugs and inside cabinets that were obscured and not readily accessible.

A full evaluation or inspection should be done when items have been removed and should be done before the end of your contingency period.

## **Observations**

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12.2.1 Doors

### **CLOSET DOOR**

Missing the bedroom sliding closet doors.

Recommendation

Contact a qualified professional.



12.3.1 Windows

### **FAILED SEAL**

Condensation or staining was visible between multi-pane glass in this primary bedroom window. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below.

Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

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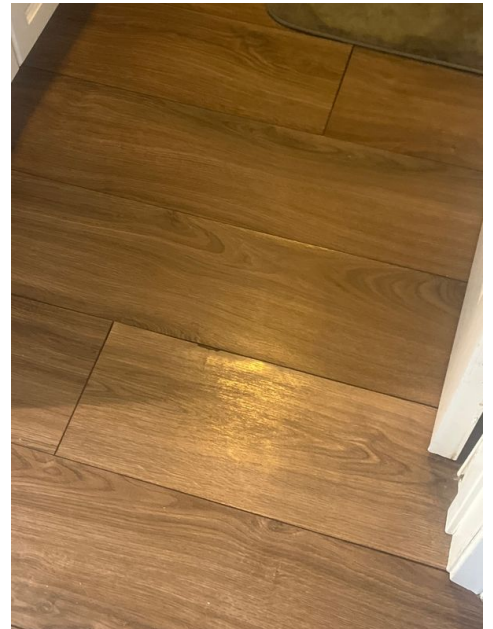
12.4.1 Floors

**WARPING**

The floor covering here at the downstairs bathroom is warping possibly due to moisture damage.

Recommendation

Contact a qualified professional.



1st Floor Bathroom

12.4.2 Floors

**BASEBOARDS/WALL**

Damaged baseboard.

Recommendation

Contact a qualified professional.



### 12.6.1 Ceilings

#### **DRY MOISTURE STAIN**

Moisture staining here at the ceiling near the kitchen. No moisture was detected. Possibly a previous leak but recommended to talk with the sellers about any disclosures regarding previous leaks.

These stains are below the upstairs bathroom.

Recommendation

Contact a qualified professional.



### 12.6.2 Ceilings

#### **MOISTURE**

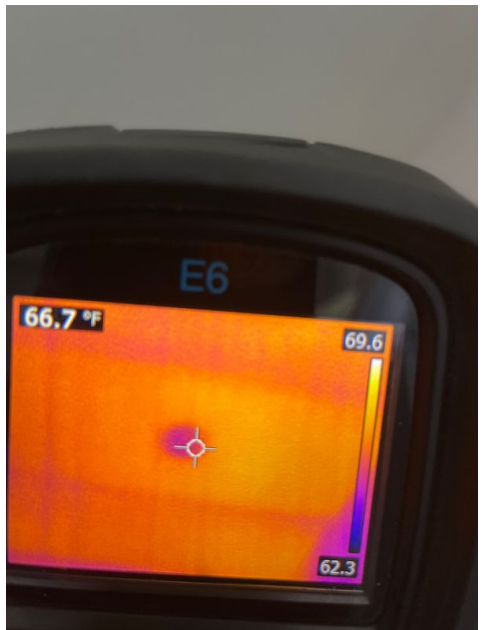
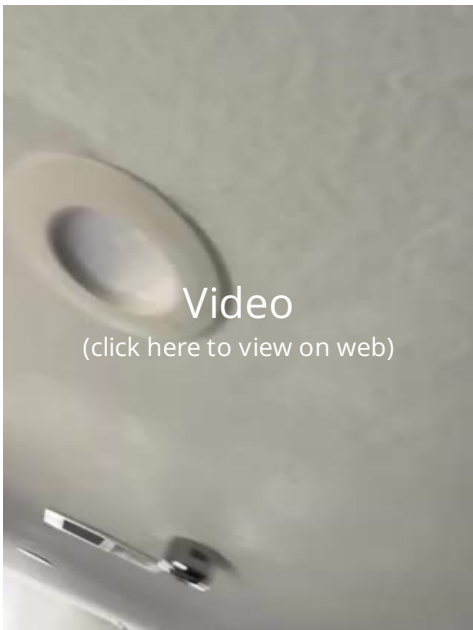
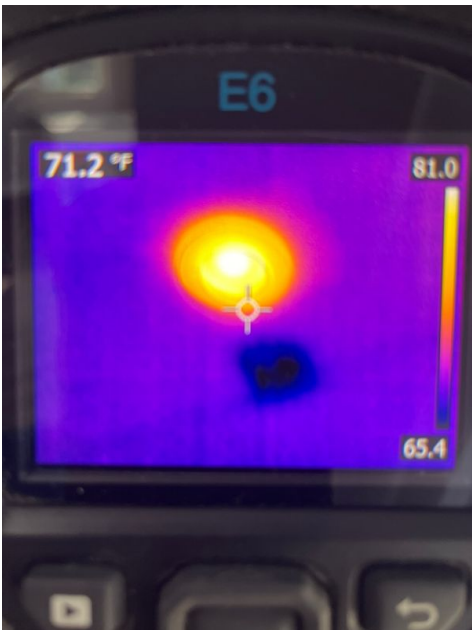
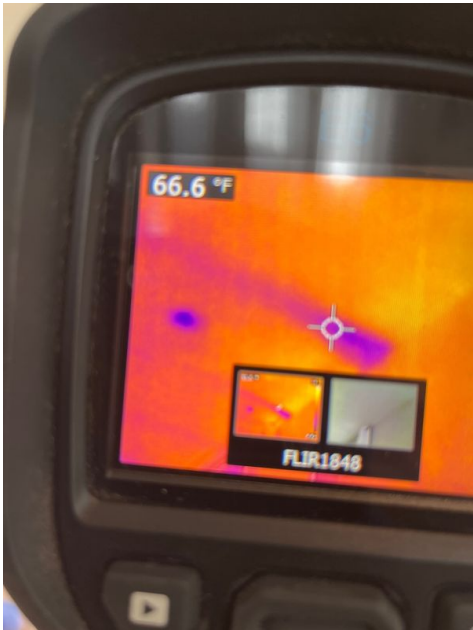
Moisture issues here in the kitchen below the primary bathroom. Either the shower and/or the jetted tub have some type of leak. There were at least 4 different areas that have higher than normal moisture readings.

This should be further evaluated by a licensed plumber.

Recommendation

Contact a qualified professional.









# 13: ATTIC, INSULATION & VENTILATION

|      |                  | IN | NI | NP | O |
|------|------------------|----|----|----|---|
| 13.1 | General          | X  |    |    |   |
| 13.2 | Attic Insulation | X  |    |    |   |
| 13.3 | Ventilation      | X  |    |    |   |
| 13.4 | Roof Trusses     | X  |    |    |   |
| 13.5 | Moisture Stains  | X  |    |    |   |
| 13.6 | Interior         | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Attic Insulation: Insulation Type

Loose-fill



## Limitations

General

### LIMITATIONS

**The inspector is not required to:**

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

# 14: LAUNDRY

|      |            | IN | NI | NP | O |
|------|------------|----|----|----|---|
| 14.1 | General    | X  |    |    |   |
| 14.2 | Dryer      | X  |    |    |   |
| 14.3 | Dryer Vent | X  |    |    | X |
| 14.4 | Washer     | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Observations

14.3.1 Dryer Vent



### DRYER VENT

Recommend a cleaning of the dryer duct work. Possible buildup of lint inside the vent. Failing to perform regular dryer vent cleaning causes lint to accumulate within your ductwork to the point that it becomes a fire hazard. But it also causes the following major issues: your dryer takes more time to dry clothes--sometimes 3 or more cycles.

Recommendation

Contact a qualified professional.

# STANDARDS OF PRACTICE

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