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RESIDENTIAL CONDO INSPECTION REPORT

98 W La Cerra Dr
Rancho Mirage, CA 92270

Ted Fountas

MAY 9, 2023



Inspector

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SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⊖ 4.1.1 Exterior - Siding, Flashing & Trim: Stucco- Minor Damages & Peeling/Missing Paint
- ⊖ 4.2.1 Exterior - Exterior Doors: SLIDING GLASS DOORS- DIFFICULT TO OPERATE
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- ⚠ 6.3.1 Electrical - Lighting Fixtures, Switches & Receptacles: Reverse Polarity
- ⊖ 6.3.2 Electrical - Lighting Fixtures, Switches & Receptacles: Ceiling Fan- Wobbles when Operated
- ⊖ 6.3.3 Electrical - Lighting Fixtures, Switches & Receptacles: Ceiling Fan Did Not Operate
- ⚠ 6.3.4 Electrical - Lighting Fixtures, Switches & Receptacles: Exterior Outlets Not Exterior Rated
- ⚠ 6.4.1 Electrical - GFCI & AFCI: Missing GFCI Protection in Kitchen, Garage and Exterior
- ⚠ 10.1.1 Attic, Insulation & Ventilation - Insulation General Information: Open Junction Box- Exposed Electrical
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- ⊖ 11.3.1 Interior Systems - Floors: Carpet Loose/Buckling
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- ⊖ 11.6.1 Interior Systems - Kitchen: Garbage Disposal Excessive Noise
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- ⊖ 11.9.1 Interior Systems - Countertops & Cabinets: Water Damage- Cabinet Under Kitchen Sink
- ⊖ 12.2.1 Plumbing - Water Heater: TPR valve arrangement poor
- ⊖ 12.2.2 Plumbing - Water Heater: Evidence of Pest

1: SCOPE AND LIMITATIONS

| | |
|-----|--|
| 1.1 | STANDARDS OF PRACTICE- DEFINITIONS AND SCOPE |
| 1.2 | LIMITATIONS AND EXCEPTIONS |
| 1.3 | EXCLUSIONS |
| 1.4 | NOTICE TO THIRD PARTIES |
| 1.5 | NOTICE: CODES AND REGULATIONS |
| 1.6 | Estimated Life Expectancy Chart for Homes |
| 1.7 | How to Read Your Inspection Report |

Information

STANDARDS OF PRACTICE- DEFINITIONS AND SCOPE: 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 are 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 sited 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.

How to Read Your Inspection

Report: YouTube Video

How to Read Your Home Inspection Report



Watch on  YouTube

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

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.

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.

| | | |
|---|--|--|
| Property Type Attached, Condominium | Approximate Year Built 1975 | Number of Bedrooms One |
| Number of Bathrooms One, Plus Half Bath | Stories One | Property Information Based On Listing |
| Front Door Faces North | In Attendance Client's Agent | Occupancy Owner Occupied |
| Weather Conditions Sunny, Dry, Clear | Approximate Temperature 90 Degrees F | Utilities ON During Inspection Electric Service, Gas Service, Water Service |

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...



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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



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Limitations

Site Information

CONDOMINIUM**KEY TAKEAWAYS**

- A condominium, or condo, is an individually owned unit in a complex or building of units.
- A condo owner owns the air space inside their condo, sharing an ownership interest in the community property, such as the floor, walls, sidewalks, stairwells, and exterior areas.
- A general requirement of a condo owner is monthly payments to a condominium association that is in charge of property upkeep.
- As this description indicates, the condo owner's title to the property does not include the four walls that divide their unit from other units or common areas in the property. The floor, ceiling, sidewalks, stairwells, and exterior areas are all part of the common ownership of the condo.
- The most important thing to understand about a condominium is the homeowners association (HOA). The HOA is responsible for maintaining the parts of the building that are outside the walls of your unit.

The exterior of this unit and the common areas were not examined in detail, except when specifically noted. Even when the roof is covered by the HOA, we still want to inspect the roofing for our clients. We know it is important to you so it is important to us.

MORE ABOUT CONDO'S

Concealed components are not inspected, of course. These items are typically included in a building audit with the results included in a Reserve Fund Study. This document is available through the condominium corporation.

A review of the Reserve Fund Study is important. Major expenses related to common elements should be identified here and condominium unit owners share the expenses related to maintaining, repairing and replacing these common elements. Some of the monthly maintenance fees typically go to a Reserve Fund. There is not always enough money in the Reserve Fund to pay for significant repairs or replacement of common elements. Individual unit owners may be expected to pay a Special Assessment to make up any shortfall. A review of the Reserve Fund Study is outside the scope of a home inspection.

In short, a vast majority of the time, if the repair is inside or if it outside and only accessible to you, it is your responsibility- If the repair is in a common area, accessible to others, the HOA is responsible.

3: ROOF

| | |
|-----|--------------------------|
| 3.1 | Coverings |
| 3.2 | Roof Drainage Systems |
| 3.3 | Flashings & Penetrations |
| 3.4 | Plumbing Vent Pipes |

Information

Coverings: Inspection Performed

Walking on Roof

Coverings: Material

Sprayed Polyurethane Foam (SPF), Clay Tile



Coverings: General Comments

HOA Managed

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 Drainage Systems: Gutter Material

Scuppers

Flashings & Penetrations: Material

ABS Pipe, Metal

Flashings & Penetrations: Wall Intersections

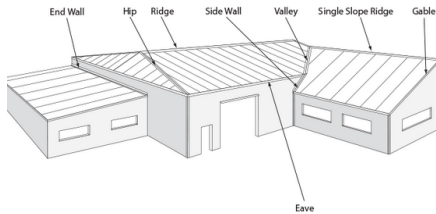
Step Flashing at Roof-Wall Intersections

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

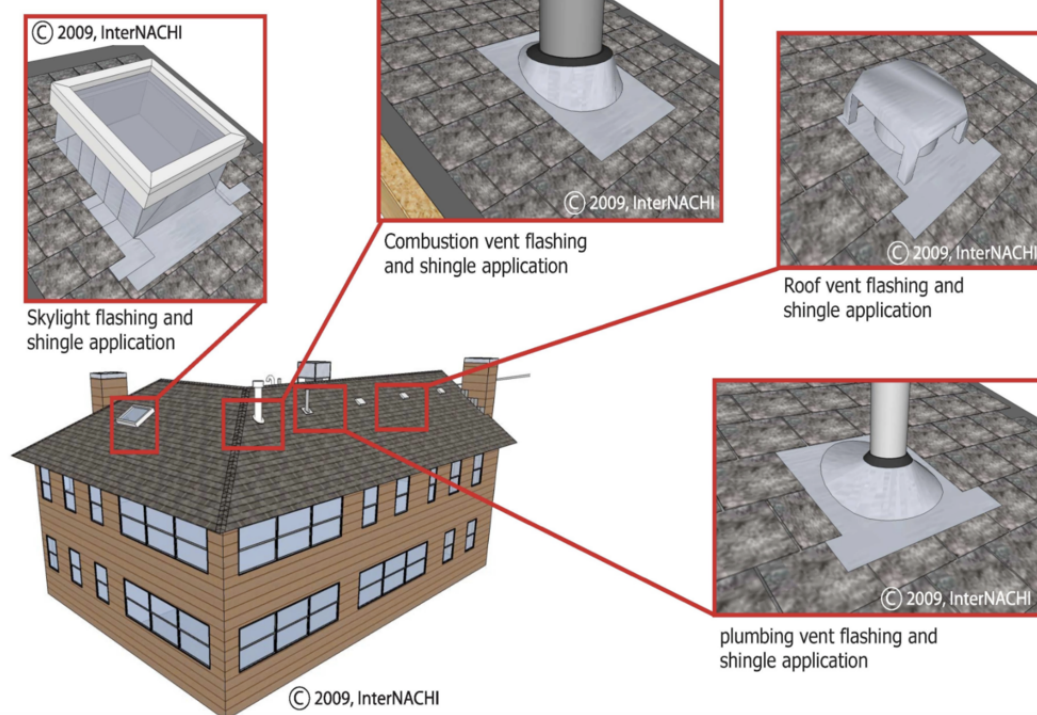
Gable and Rake Flashings are used on two-slope roofs with a center peak to protect the roof wood and help provide a barrier that prevents water from penetrating the roof.

Plumbing Vent Pipes: HOA or Homeowner's Responsibility

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



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.

Limitations

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.

4: EXTERIOR

| | |
|-----|---|
| 4.1 | Siding, Flashing & Trim |
| 4.2 | Exterior Doors |
| 4.3 | Windows |
| 4.4 | Walkways, Patios & Driveways |
| 4.5 | Eaves, Soffits & Fascia |
| 4.6 | Vegetation, Grading, Drainage & Retaining Walls |
| 4.7 | Fencing/Retaining Walls |

Information

Siding, Flashing & Trim: Siding Material

Stucco

Exterior Doors: Exterior Entry Doors

Sliding Glass, Hinged

Windows: Window Type or Types

Metal Frame, Slider

[Types of windows](#)

Windows: Additional Features

Original Installed Windows, Single Pane

Walkways, Patios & Driveways: Driveway Material

Concrete



Walkways, Patios & Driveways: Patios/Courtyard

Tiled Concrete

Walkways, Patios & Driveways: Walkways

Concrete

Eaves, Soffits & Fascia: Materials

Stucco, Metal

Vegetation, Grading, Drainage & Retaining Walls: Landscaping

HOA Managed

Fencing/Retaining Walls: Fencing, Retaining walls and Gates Stucco, Wrought Iron Gate

Limitations

Siding, Flashing & Trim

CONDO INSPECTION

Due to the residence being an attached condominium some of the walls are attached and inspection is not possible. We recommend consulting with HOA for rules and regulations in regards to exterior.

Deficiencies

4.1.1 Siding, Flashing & Trim

STUCCO- MINOR DAMAGES & PEELING/MISSING PAINT

Recommendation

The stucco, in photo locations, has crumbled and cracking. In addition, there were locations where the paint was peeling from stucco. Recommend further evaluation for correction and repairs to stucco and paint.

Recommendation

Contact your local homeowners association



4.2.1 Exterior Doors

SLIDING GLASS DOORS- DIFFICULT TO OPERATE

Recommendation

The sliding glass doors were difficult to operate. I recommend service, repairs and maintenance to sliding glass doors so they operate smoothly and close, latch and lock properly.

Recommendation

Contact a handyman or DIY project



Living Room



Bedroom

4.3.1 Windows

BROKEN WINDOW

Recommendation

The window, in photo location, has 3 chips in glass. Recommend to replace glass.

Recommendation

Contact a qualified window repair/installation contractor.



4.3.2 Windows

MISSING SCREENS FOR WINDOWS

Recommendation

The windows, in photo locations, are missing screens. Recommend to install screens to windows.

Recommendation

Contact a qualified professional.



4.4.1 Walkways, Patios & Driveways

PATIO- TRIP HAZARD

Safety Hazard

The rear patio tiled concrete has settled causing a trip hazard. Recommend repairs.

Recommendation

Contact a qualified concrete contractor.



4.4.2 Walkways, Patios & Driveways

COURTYARD- WATER DAMAGED WOOD/FABRIC COVERINGS DETERIORATED

Recommendation

The courtyard wood structure overhang has experienced water intrusion and deterioration. In addition, the fabric coverings have deteriorated as well. Recommend further evaluation for repairs or replacement of courtyard coverings.

Recommendation

Contact a qualified professional.



4.4.3 Walkways, Patios & Driveways

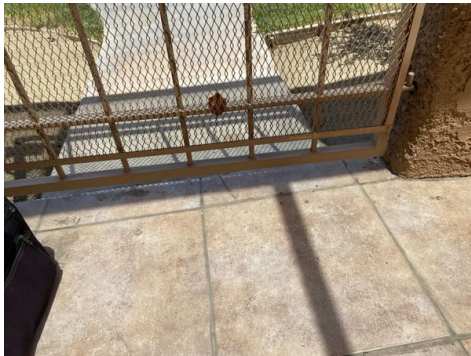
COURTYARD- CRACKED TILES

Recommendation

There were various areas with cracked tiles to courtyard flooring. Recommend to replace tiles.

Recommendation

Contact a qualified professional.



4.6.1 Vegetation, Grading, Drainage & Retaining Walls

TREE- OVERHANG

Maintenance Item

Trees were observed overhanging and/or touching the roof surface. This will contribute natural debris to the roof surface, can cause damage to the roof and prevent proper drainage. Trimming is recommended.

Recommendation

Contact a qualified tree service company.



4.6.2 Vegetation, Grading, Drainage & Retaining Walls



Recommendation

HOSE BIB- DRIPS

The, rear patio, hose bib has a leak and was dripping at time of inspection. Recommend further evaluation for correction and repairs to leaking hose bib.

Recommendation

Contact a qualified professional.



5: GARAGE

| | |
|-----|----------------------------|
| 5.1 | Garage Vehicle Door |
| 5.2 | Garage Door Opener |
| 5.3 | Floors, Ceilings and Walls |

Information

Type
2 Car Garage, Attached

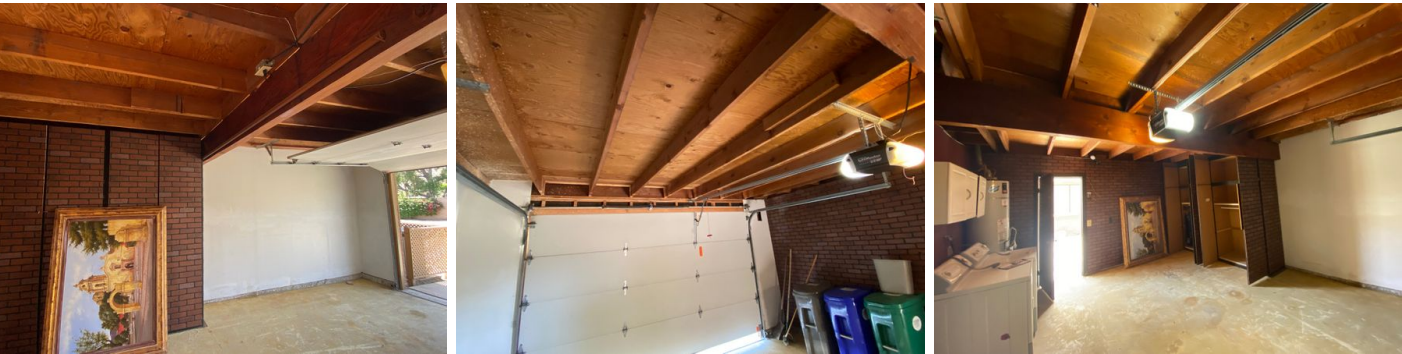
Garage Vehicle Door: Material
Insulated, Metal



Garage Vehicle Door: Type
Roll-Up, Automatic, Track
Operated

Garage Door Opener: Garage Door
Opener
Automatic

Floors, Ceilings and Walls: Inspected



Deficiencies

5.3.1 Floors, Ceilings and Walls



GARAGE- WATER STAINS/MISSING DRYWALL

- Water stains observed to garage ceiling sheathing. The areas were observed with infrared thermal imaging and no moisture was detected. Recommend to monitor areas.
- Garage wall, behind washer and dryer, had missing drywall. Recommend to make repairs and install drywall were missing.

Recommendation

Contact a qualified professional.



6: ELECTRICAL

| | |
|-----|--|
| 6.1 | Electrical General Information |
| 6.2 | Main Disconnect, Distribution Panel and Subpanel Information |
| 6.3 | Lighting Fixtures, Switches & Receptacles |
| 6.4 | GFCI & AFCI |
| 6.5 | Smoke Detector Information |
| 6.6 | Carbon Monoxide Detectors Information |

Information

| | | |
|---|--|---|
| Electrical General Information: Service Entrance Cable and Location Underground- cable not determined | Electrical General Information: System Grounding Material & Type Copper: water pipe/ground rod | Electrical General Information: Service Size 100 Amps (240 volts) |
| Main Disconnect, Distribution Panel and Subpanel Information: Main Disconnect/Service Box Type and Location Breakers- exterior wall | | |



| | | |
|--|--|---|
| Main Disconnect, Distribution Panel and Subpanel Information: Main Disconnect/Service Box Rating 125 AMP | Main Disconnect, Distribution Panel and Subpanel Information: Distribution Panel Type & Location Breakers- exterior wall | Main Disconnect, Distribution Panel and Subpanel Information: Distribution Wire (Conductor) Material and Type Copper: non-metallic sheathed |
|--|--|---|

Main Disconnect, Distribution Panel and Subpanel Information:
Panel Manufacturer

General Electric

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

Grounded- typical

We checked various outlets in different locations to ensure proper installation and function. Normally we check several outlets in each room- based on accessibility and if they're unoccupied.

Lighting Fixtures, Switches & Receptacles: Switches: Overall

We checked a representative number of switches to evaluate their function, installation and safety.

Lighting Fixtures, Switches & Receptacles: Lights: Overall

A representative number of lighting fixtures to evaluate their function, installation and safety.

GFCI & AFCI: GFCI's present

Missing Locations GFCI Protection

GFCI protection was installed for all the receptacles where this type of protection is required. We recommend testing these devices on a monthly basis.

Smoke Detector Information: Smoke Detectors

Present in Required 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

Combined with Smoke Detector

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

Testing of smoke and/or carbon monoxide alarms and determination of the age of smoke and carbon monoxide alarms is 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

DISCONNECT COVERS ARE NOT REMOVED BY THE INSPECTOR.

Main Disconnect, Distribution Panel and Subpanel Information

THE ACCURACY OF THE CIRCUIT LABELS WAS NOT VERIFIED.

Lighting Fixtures, Switches & Receptacles

EXTERIOR LIGHTING DISCLAIMER

The light fixtures on the outside walls of the structure were tested when possible. Testing the operation of the landscape lighting, including any low voltage lighting systems, and testing any lighting controlled by photocell light/dark sensor, is beyond the scope of this inspection.

Deficiencies

6.3.1 Lighting Fixtures, Switches & Receptacles

REVERSE POLARITY

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.



Safety Hazard



Garage

6.3.2 Lighting Fixtures, Switches & Receptacles

CEILING FAN- WOBBLES WHEN OPERATED

The ceiling fan, in primary bedroom, wobbled when operated on high speed. Recommend further evaluation for correction and repairs to wobbly ceiling fan.

Recommendation

Contact a qualified professional.



Recommendation



Bedroom

6.3.3 Lighting Fixtures, Switches & Receptacles



Recommendation

CEILING FAN DID NOT OPERATE

The ceiling fan, in living room, did not operate. Recommend further evaluation for correction and repairs.

Recommendation

Contact a qualified professional.



Living Room

6.3.4 Lighting Fixtures, Switches & Receptacles



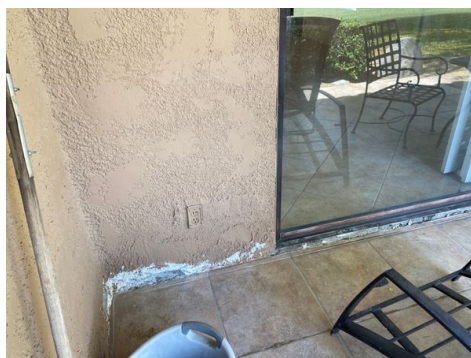
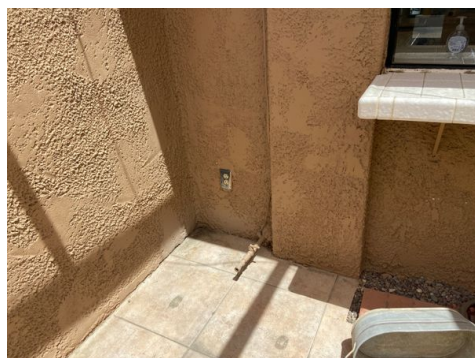
Safety Hazard

EXTERIOR OUTLETS NOT EXTERIOR RATED

Receptacles in wet locations (exposed to weather) must be weather-resistant and have a weatherproof "in-use" cover. This cover provides sealed weather protection even when cords are plugged into the receptacle. Plus, the National Electrical Code requires all outdoor outlets to be GFCI outlets (ground fault circuit interrupter outlets)

Recommendation

Contact a qualified professional.



6.4.1 GFCI & AFCI



Safety Hazard

MISSING GFCI PROTECTION IN KITCHEN, GARAGE AND EXTERIOR

No GFCI protection present in kitchen, garage and exterior. There was a breaker in panel, that might provide GFCI protection, however the outlets did not trip when tested for GFCI protection.

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.



7: STRUCTURE

| | |
|-----|-------------------------------|
| 7.1 | Structure General Information |
|-----|-------------------------------|

Information

| | | |
|--|---|---|
| Structure General Information: Configuration Slab-on-grade | Structure General Information: Foundation Material Poured concrete | Structure General Information: Floor Construction Slab concrete |
| Structure General Information: Exterior Wall Construction Wood frame | Structure General Information: Roof and Ceiling Framing Ceiling joists, Rafters | |

8: COOLING

| | |
|-----|-------------------|
| 8.1 | Cooling Equipment |
|-----|-------------------|

Information

Cooling Equipment: Air-Conditioning Type
Split System, Condenser



Cooling Equipment: Brand
York

Cooling Equipment: Size
3 ton

Cooling Equipment:
Condenser/Heat Pump Year Built
2009 Year Mfr.

Cooling Equipment: Location
Ground

Cooling Equipment: Refrigerant
Type
R-410a

Cooling Equipment: Condensate
System
Discharges to exterior, No
overflow warning device noted,
No automatic shut-off device
noted

Cooling Equipment: Thermostat
location
Hallway

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



9: HEATING

| | |
|-----|----------------------|
| 9.1 | Heating System |
| 9.2 | Distribution Systems |

Information

Heating System: System Type
Furnace, Interior Closet



| | | |
|--|---|---|
| Heating System: Fuel Energy Source Gas | Heating System: Manufacturer York | Heating System: Approximate Age or Manufacture Year 2009 |
| Heating System: Approximate Capacity 60000 BTU/hr | Heating System: Efficiency Conventional | Heating System: Filter Type & Location Disposable, At furnace, Checked and was clean |
| Heating System: Combustion Air Source Exterior | Heating System: Exhaust Venting Method Direct Vent | Heating System: Location of Thermostat Same as air-conditioning system, Hallway |

Heating System: Heater Operated
The heater was operated and demonstrated good system performance.



Distribution Systems: Ducts and Registers

Flex duct work, Insulated, In attic,
Same as air-conditioning

10: ATTIC, INSULATION & VENTILATION

| | |
|------|--------------------------------|
| 10.1 | Insulation General Information |
| 10.2 | Ventilation |

Information

Insulation General Information: Attic Insulation Type
Fiberglass, Batt



| | | |
|--|--|--|
| Insulation General Information: | Insulation General Information: | Ventilation: Attic/Roof Ventilation |
| Attic Insulation Value (approx) | Attic/Roof Air/Vapor Barrier | Type |
| 2- 4 Inches | None Found | Roof vents, Soffit Vents |

Deficiencies

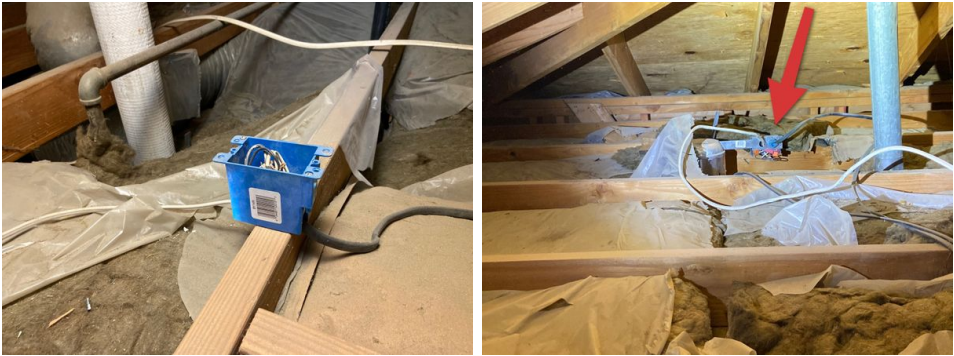
10.1.1 Insulation General Information

 Safety Hazard

OPEN JUNCTION BOX- EXPOSED ELECTRICAL

The open junction boxes observed in attic. This can be a potential fire hazard. Recommend repair immediately.

Recommendation
Contact a qualified electrical contractor.



11: INTERIOR SYSTEMS

| | |
|-------|------------------------|
| 11.1 | Interior Doors |
| 11.2 | Windows |
| 11.3 | Floors |
| 11.4 | Walls |
| 11.5 | Ceilings |
| 11.6 | Kitchen |
| 11.7 | Primary Bathroom |
| 11.8 | Guest Bathroom |
| 11.9 | Countertops & Cabinets |
| 11.10 | Interior Rooms |

Information

Interior Doors: Doors: Overall

The interior doors appeared to be properly installed and in serviceable condition. 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.

Floors: Floor Coverings

Tile, Slate, Carpet

Walls: Wall Material

Drywall/Plaster

Ceilings: Ceiling Material

Drywall/Plaster

Kitchen: Appliances

Refrigerator, Garbage disposal, Dishwasher, Door bell, Microwave, Stove- Electric, Stove- No Gas Hook-Up/Electric Only

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.



**Kitchen: Cabinetry**

Inspected, Original Installed Units

Kitchen: Countertops

Inspected

Kitchen: Kitchen Ventilation

Microwave- discharges to exterior

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: Countertops

Inspected

Primary Bathroom: Cabinetry

Inspected

Primary Bathroom: Toilet

Inspected, Flushed Normally, Secured

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

Primary Bathroom: Ventilation

Exhaust Fan

Guest Bathroom: Photos**Guest Bathroom: Water Basins**

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

Guest Bathroom: Cabinetry

Inspected

Guest Bathroom: Countertops

Inspected

Guest Bathroom: Toilet

Inspected, Flushed Normally,
Secured

Guest Bathroom: Ventilation

Exhaust Fan

Interior Rooms: Main Living Areas**Deficiencies**

11.2.1 Windows

**WINDOWS- DIFFICULT TO OPERATE**

Dust, dirt and debris were observed in window tracks. Further, many of the windows were difficult to operate. We recommend service of all interior windows to include cleaning, lubricants, adjusting and repairs if needed. Some sliding windows are fitted with rollers that glide along the sill track. These rollers wear out and need replacement every few years. Single hung windows may require adjustments. Here is a link to help with window maintenance.

[How to maintain windows](#)

Recommendation

Contact a qualified window repair/installation contractor.

11.3.1 Floors

CARPET LOOSE/BUCKLING

The carpet, in bedroom, had loose or buckling carpet and was stained. This can create a trip hazard. Recommend to replace carpet.

Recommendation

Contact a qualified professional.



11.4.1 Walls

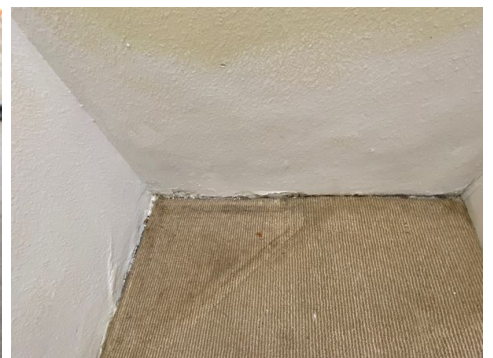
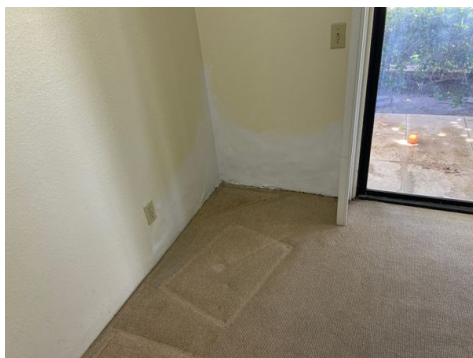
WALLS- WATER STAINS

Water stains observed to drywall in primary bedroom. The area was observed with infrared thermal imaging and no moisture was detected.

- Recommend further evaluation to ensure leak has been repaired.
- In addition, further evaluation, to water damaged areas, including carpeting, for correction and repairs.

Recommendation

Contact a qualified professional.



11.6.1 Kitchen

GARBAGE DISPOSAL EXCESSIVE NOISE

Recommendation

Garbage disposal was excessively noisy. Recommend a qualified plumber evaluate and repair.

[Here is a helpful DIY troubleshooting video.](#)

11.6.2 Kitchen

KITCHEN FAUCET LEAKS

Recommendation

The kitchen faucet leaked when operated. Recommend further evaluation for correction and repairs or replacement.

Recommendation

Contact a qualified professional.



11.8.1 Guest Bathroom

EXHAUST FAN COVER- DOES NOT FIT PROPERLY

Maintenance Item

The cover for the exhaust fan, in half bathroom, did not fit properly. This did not affect the performance of the fan and is an aesthetic issue only. Replace if desired.



Guest Bathroom

11.9.1 Countertops & Cabinets

WATER DAMAGE- CABINET UNDER KITCHEN SINK

KITCHEN



Water damage observed to cabinet under kitchen sink. There was no moisture present at time of inspection. Recommendations:

- Ensure cause for water damage has been remedied.
- Further evaluation for correction and repairs of materials affected by water damage.
- Continue to monitor area.

Recommendation

Contact a qualified professional.



12: PLUMBING

| | |
|------|------------------------------|
| 12.1 | Plumbing General Information |
| 12.2 | Water Heater |
| 12.3 | Drain, Waste, & Vent Systems |

Information

Plumbing General Information:
Water Supply Source

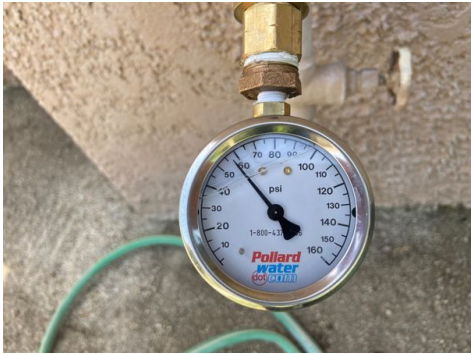
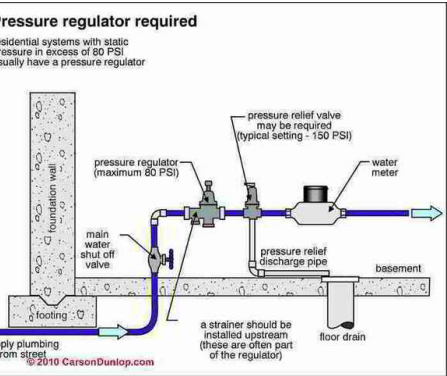
Public

Plumbing General Information:
Water Pressure

55 psi

Plumbing General Information: Main Water Shut Off

Exterior Wall, No Water Pressure Regulator Observed

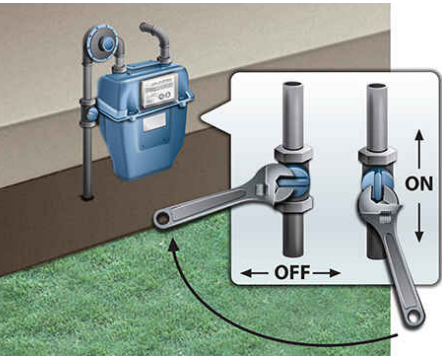


Plumbing General Information:
Main Fuel Supply

Natural Gas

Plumbing General Information: Main Fuel Shut Off Location

Meter- exterior wall



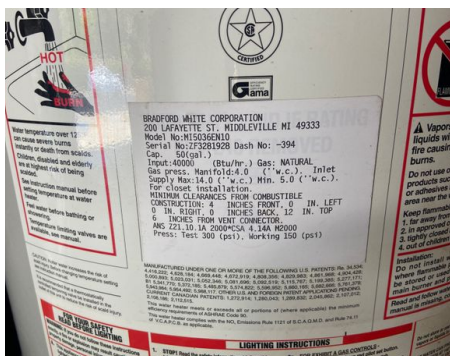
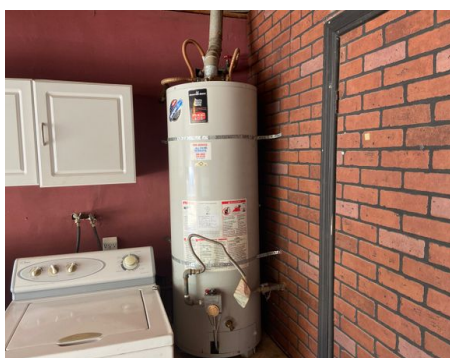
Plumbing General Information: Interior Water Distribution Material

Copper



Plumbing General Information: Waste and Vent Piping in Building
Plumbing General Information: Waste Disposal System
 ABS/PVC plastic Public

Water Heater: Water Heater Type
 Conventional, Natural Gas



Water Heater: Location
 Garage

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: Manufacture Year 2003 www.building-center.org
Water Heater: Capacity 50 gallons

Water Heater: Water Heater Exhaust Venting System
 Direct vent

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: Water Heater Was Operating

The water heater was operating at time of inspection.



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

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.

Deficiencies

12.2.1 Water Heater

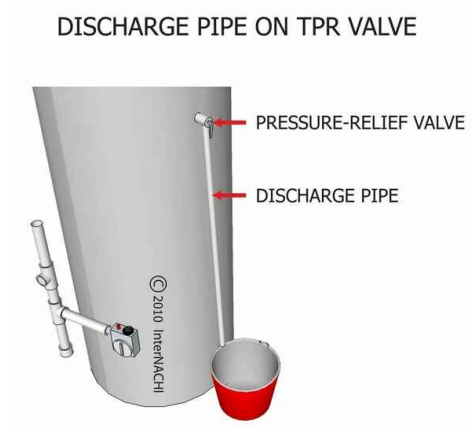
TPR VALVE ARRANGEMENT POOR

The slope on discharge pipe is incorrect. Recommend correction and repair to slope on TPR drain valve. Please review the following link for proper TPR valve discharge piping.

<https://www.nachi.org/tpr-valves-discharge-piping.htm>

Recommendation

Contact a qualified plumbing contractor.



12.2.2 Water Heater

EVIDENCE OF PEST

Evidence of pest was observed. Further evaluation licensed pest control company needed. Recommend to prevent pest from damaging water heater closet and components.

Recommendation

Contact a qualified professional.

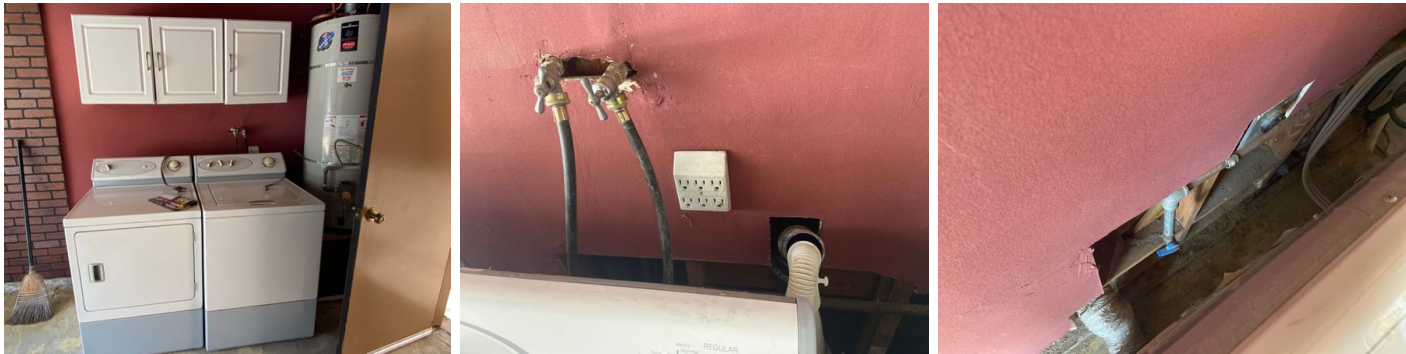
13: LAUNDRY

| | |
|------|--------------------|
| 13.1 | Laundry Facilities |
|------|--------------------|

Information

Laundry Facilities: Laundry Facility Items

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



Limitations

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

Laundry Facilities

HOT & COLD VALVES ARE NOT OPERATED

We only report if visual damage or leaks present.

STANDARDS OF PRACTICE

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.

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.

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.

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.

Attic, Insulation & Ventilation

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

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.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent

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

Laundry

The inspector shall inspect:

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