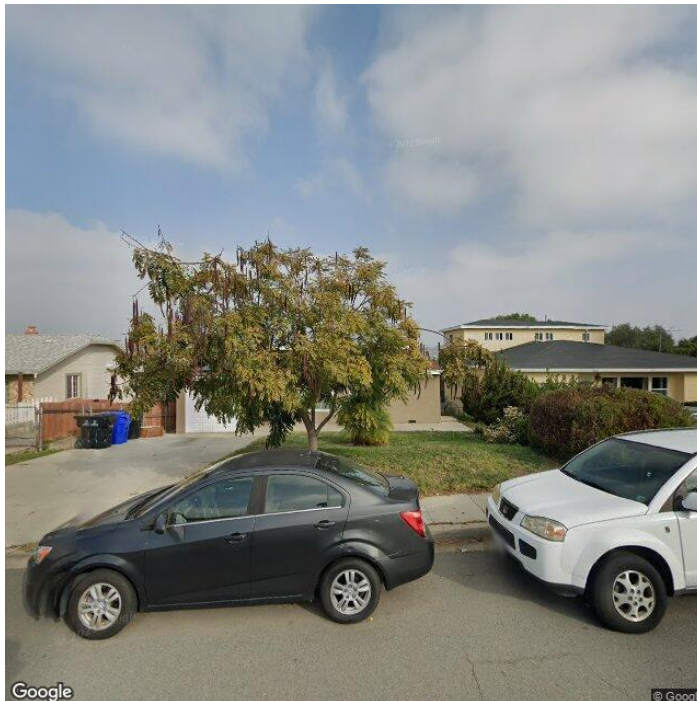




# ASLAN HOME INSPECTION SERVICES

619-618-5126

ASLANHOMEINSPECTIONSERVICES@gmail.com



## INTER NACHI REPORT

4020 Gamma St  
San Diego, CA 92113

Elena Renz

APRIL 23, 2023



Inspector

**Asher Lord**

Internachi Certified Professional Inspector

619-618-5126

aslanhomeinspectionsservices@gmail.com



Agent

**Micah Kerrico**

CORE Real Estate Partners

619-993-7836

micah@coresdre.com

---

# TABLE OF CONTENTS

1: Inspection Detail	6
2: Roof	7
3: Exterior	12
4: Basement, Foundation, Crawlspace & Structure	17
5: Heating	20
6: Plumbing	22
7: Electrical	25
8: Attic, Insulation & Ventilation	28
9: Bathrooms	30
10: Doors, Windows & Interior	32
11: Laundry	35
12: Attached Garage	37
13: Kitchen	40
Standard of Practice	42

[www.BigBenInspections.com](http://www.BigBenInspections.com)

# SUMMARY

73

ITEMS INSPECTED

11

MINOR DEFECT

35

MAJOR DEFECT

Summary Text (enter here)

- ⊖ 2.2.1 Roof - Flashing: Missing Kickout Flashing
- ⊖ 2.4.1 Roof - Gutters & Downspouts: Gutters Missing
- ⊖ 3.4.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Negative Grading
- ⊖ 3.4.2 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Recommend improvement of surface drainage away from house and foundation.
- ⊖ 3.4.3 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Clear your drains
- 🔧 3.6.1 Exterior - Walkways & Driveways: Improperly Sloped Driveway Surface
- ⊖ 3.6.2 Exterior - Walkways & Driveways: Cracking at driveway
- ⊖ 3.7.1 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Loose Handrail
- ⊖ 3.7.2 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Big Differences Between Treads (3/8")
- 🔧 3.9.1 Exterior - Railings, Guards & Handrails: Loose Railing Component
- 🔧 3.10.1 Exterior - Windows: Missing Window Screen
- 🔧 3.11.1 Exterior - Exterior Doors: Screen Door Defect
- ⊖ 3.11.2 Exterior - Exterior Doors: Door lock defect
- ⊖ 3.11.3 Exterior - Exterior Doors: Door lock defect
- ⊖ 4.1.1 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: Active Water Penetration Observed
- ⊖ 4.1.2 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: Prior Water Penetration Observed
- ⊖ 4.1.3 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: Efflorescence Observed

- ⊖ 4.1.4 Basement, Foundation, Crawlspace & Structure - Under-Floor Crawlspace: Signs of prior repair to structural wall
- ⊖ 4.2.1 Basement, Foundation, Crawlspace & Structure - Insulation in Crawlspace: General Absence of Insulation
- 🔧 5.1.1 Heating - Heating System Information: Filter Missing
- ⊖ 5.1.2 Heating - Heating System Information: HVAC register damaged
- ⊖ 5.1.3 Heating - Heating System Information: HVAC vent line runs through drywall without insulator recommend repair
- ⊖ 6.1.1 Plumbing - Main Water Shut-Off Valve: Water meter box is filled with earth meet or not fully visible
- ⊖ 6.4.1 Plumbing - Hot Water Source: Missing expansion tank
- ⊖ 6.4.2 Plumbing - Hot Water Source: Missing sediment trap
- ⊖ 6.6.1 Plumbing - Water Supply & Distribution Systems: Water supply line not strapped every 6 ft
- ⊖ 7.9.1 Electrical - Electrical Defects: Electric cover plates missing in multiple areas.
- ⊖ 8.1.1 Attic, Insulation & Ventilation - Structural Components & Observations in Attic: Prior Water Penetration Observed
- 🔧 8.2.1 Attic, Insulation & Ventilation - Insulation in Attic: Attic Access Lacks Insulation
- ⊖ 9.1.1 Bathrooms - Bathroom Toilets: Toilet loose at base
- ⊖ 9.2.1 Bathrooms - Sinks, Tubs & Showers: Replace shower/tub diverter
- 🔧 9.3.1 Bathrooms - Bathroom Exhaust Fan / Window: Fan Rattles
- 🔧 10.2.1 Doors, Windows & Interior - Windows: Missing Window Screen
- ⊖ 10.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Upstairs bedroom closets are missing flooring
- 🔧 10.6.1 Doors, Windows & Interior - Railings, Guards & Handrails: Loose Railing Component
- ⊖ 10.6.2 Doors, Windows & Interior - Railings, Guards & Handrails: Missing Handrail
- ⊖ 10.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing Smoke Detector
- 🔧 11.1.1 Laundry - Clothes Washer: Strap drain hose
- ⊖ 11.2.1 Laundry - Clothes Dryer: Handyman extension cord wiring
- 🔧 12.1.1 Attached Garage - Garage Floor: Cracked Concrete at Garage Floor
- ⊖ 12.2.1 Attached Garage - Garage Vehicle Door: Garage door has damaged panel
- ⊖ 12.3.1 Attached Garage - Garage Vehicle Door Opener: Pressure reverse in operable
- ⊖ 12.6.1 Attached Garage - Moisture Intrusion in Garage: Negative grade towards garage monitor drain
- ⊖ 13.5.1 Kitchen - Range/Oven/Cooktop: Burner Not Lighting
- ⊖ 13.5.2 Kitchen - Range/Oven/Cooktop: Oven Not Heating Up
- ⊖ 13.5.3 Kitchen - Range/Oven/Cooktop: Recommend budgeting for new oven and range

# 1: INSPECTION DETAIL

## Information

---

**General Inspection Info:  
Occupancy**

Vacant

**General Inspection Info: Weather  
Conditions**

Sunny, Recent Rain

**General Inspection Info: Type of  
Building**

Single Family

**General Inspection Info: In Attendance**

Just the Inspector

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

## 2: ROOF

### Information

---

#### Roof Covering: Homeowner's Responsibility

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

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

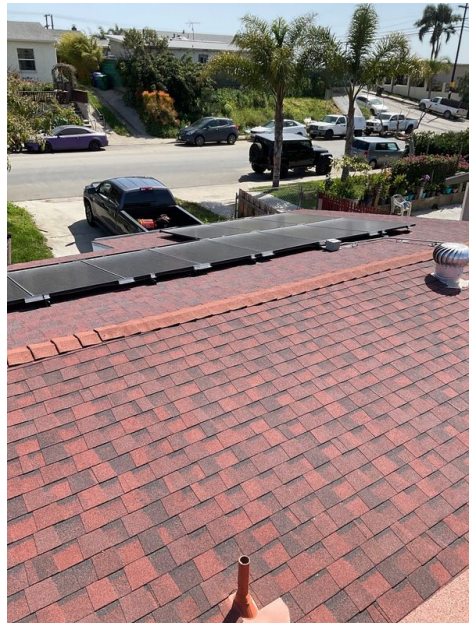
Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

#### Roof Covering: Type of Roof-Covering Described

Asphalt shingle, Asphalt, Flat Roof Material

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 Covering: Roof Was Inspected

#### Roof

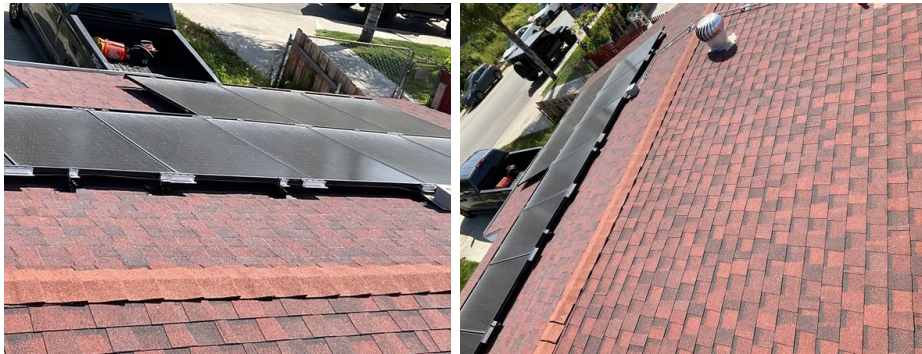
We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.



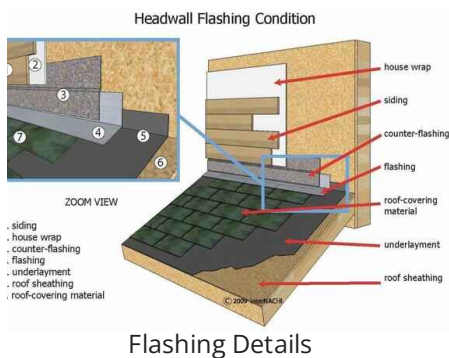
### Roof Covering: Front ridge of roof is older age than the remainder of the roofing.

Front ridge of roof is older age than the remainder of the roofing.



### Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.





### Flashing: Eaves and Gables

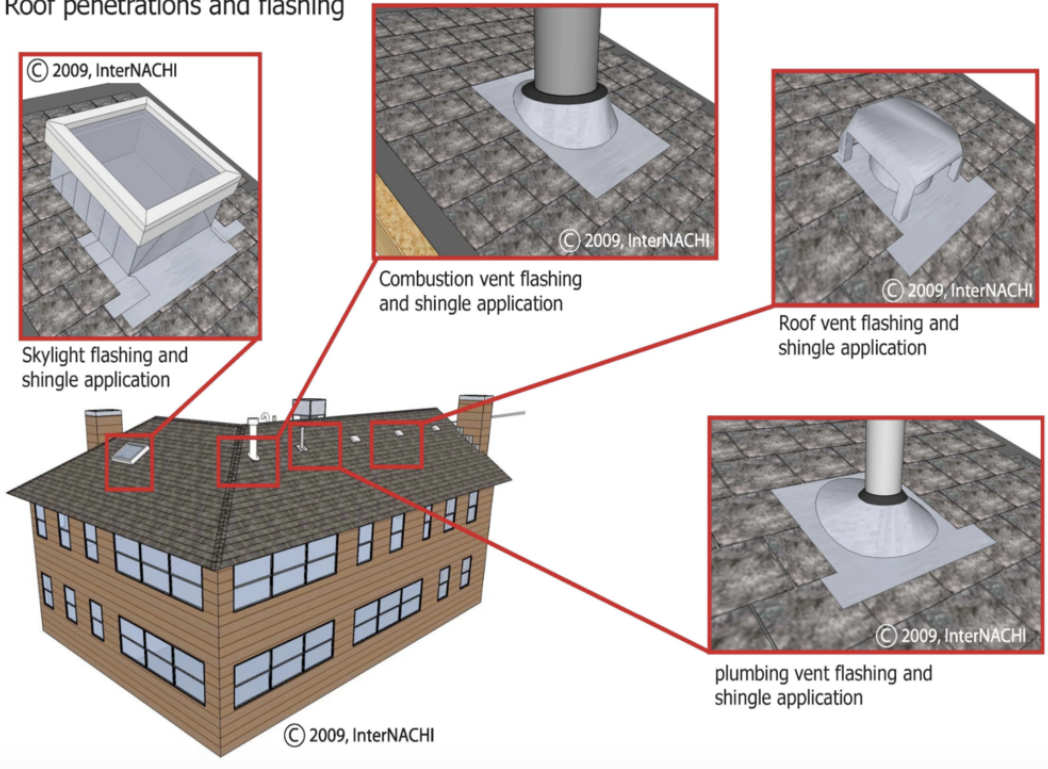
I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

### Plumbing Vent Pipes: 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.

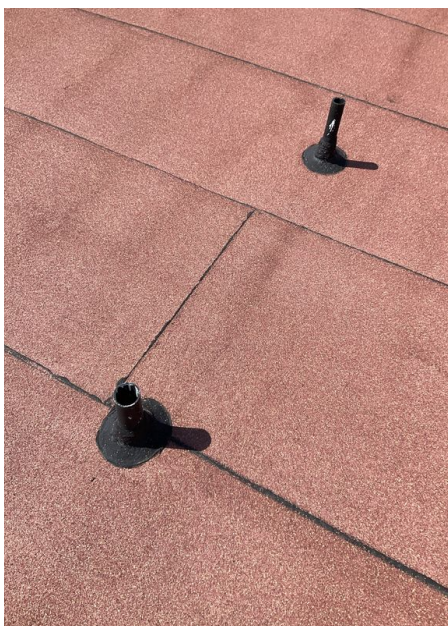
Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

#### 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.



## Gutters & Downspouts: Homeowner's Responsibility

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

## Limitations

Flashing

### DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

## Recommendations

2.2.1 Flashing

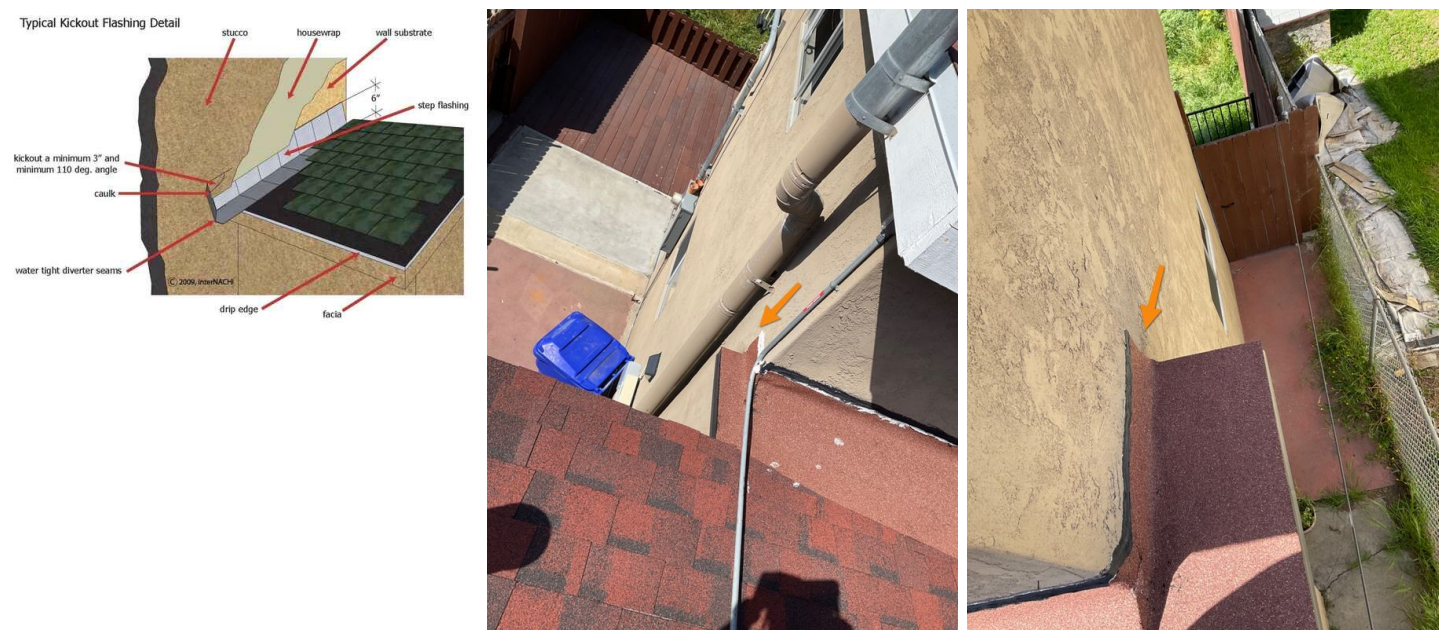
### MISSING KICKOUT FLASHING

Major Defect

I observed a defect at the flashing area called a "kickout." It's missing. Not installed. A kickout flashing "kicks" the roof water away from the house structure and diverts it into a gutter. This missing flashing could lead to hidden moisture intrusion and water damage issues that I would not be able to observe during a visual-only home inspection. A roofing professional is needed to further evaluate and make necessary corrections.

Recommendation

Contact a qualified roofing professional.



2.4.1 Gutters & Downspouts

### GUTTERS MISSING

Major Defect

Gutters are necessary to properly collect rain water from the roof, control it, divert it, and discharge that water away from the house and its foundation. A missing gutter is a defect. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor

## 3: EXTERIOR

### Information

---

#### **General: Exterior Was Inspected**      **Exterior Doors: Exterior Doors**

I inspected the exterior of the house.

#### **Inspected**

I inspected the exterior doors.

#### **General: Homeowner's Responsibility**

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

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

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

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

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

#### **Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described**

Stucco

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

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

#### **Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

#### **GFCIs & Electrical: Inspected GFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

#### **Walkways & Driveways: Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

#### **Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

## **Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected**

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

## **Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected**

I inspected the railings, guards and handrails that were within the scope of the home inspection.

## **Windows: Windows Inspected**

A representative number of windows from the ground surface was inspected.

## **Limitations**

---

Wall-Covering, Flashing & Trim

### **INSPECTION WAS RESTRICTED**

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

## **Recommendations**

---

3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

 Major Defect

### **NEGATIVE GRADING**

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues.

The ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. Downspouts, surface gutters and drains should also be directing water away from the foundation.

Recommendation

Contact a qualified landscaping contractor

3.4.2 Vegetation, Surface Drainage, Retaining Walls & Grading

 Major Defect

### **RECOMMEND IMPROVEMENT OF SURFACE DRAINAGE AWAY FROM HOUSE AND FOUNDATION.**

Recommend improvement of surface drainage away from house and foundation.

Recommendation

Contact a qualified professional.

3.4.3 Vegetation, Surface Drainage, Retaining Walls & Grading

 Major Defect

### **CLEAR YOUR DRAINS**

Clear your drains.

Recommendation

Contact a qualified professional.

## 3.6.1 Walkways &amp; Driveways



Minor Defect

**IMPROPERLY SLOPED DRIVEWAY SURFACE**

I observed that the driveway has a negative slope and drains towards the house. This condition is prone to water penetration into the house structure.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified driveway contractor.



## 3.6.2 Walkways &amp; Driveways



Major Defect

**CRACKING AT DRIVEWAY**

Cracking present at driveway.

Recommendation

Contact a qualified professional.

## 3.7.1 Stairs, Steps, Stoops, Stairways &amp; Ramps



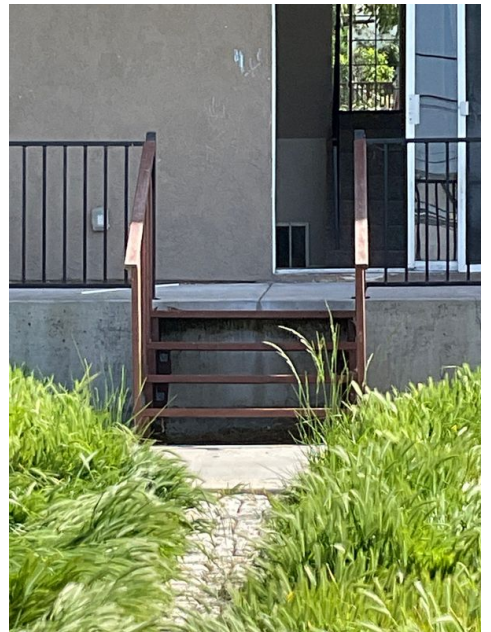
Major Defect

**LOOSE HANDRAIL**

I observed a loose handrail.

Recommendation

Contact a qualified professional.



## 3.7.2 Stairs, Steps, Stoops, Stairways &amp; Ramps



Major Defect

**BIG DIFFERENCES BETWEEN TREADS (3/8")**

I observed that there's a difference between the stair treads from one to another that is greater than 3/8 of an inch.

This poses as a trip hazard. The difference between one step and other is at most 3/8 of an inch.

Recommendation

Contact a qualified professional.



### 3.9.1 Railings, Guards & Handrails

#### **LOOSE RAILING COMPONENT**

I observed a loose railing component. This condition is a safety hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.



Minor Defect



### 3.10.1 Windows

#### **MISSING WINDOW SCREEN**

MULTIPLE

I observed a missing window screen.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.



Minor Defect

### 3.11.1 Exterior Doors

#### **SCREEN DOOR DEFECT**

REAR SLIDING

I observed a defect at the screen door.

Correction and further evaluation is recommended.

Recommendation

Contact a handyman or DIY project



Minor Defect



### 3.11.2 Exterior Doors

#### **DOOR LOCK DEFECT**

##### FRONT DOOR DEADBOLT LOCK

Door lock defect, deadbolt failed to lock or latch.

Recommendation

Contact a qualified professional.

Major Defect

### 3.11.3 Exterior Doors

#### **DOOR LOCK DEFECT**

Front door security screen is missing deadbolt hardware.

Recommendation

Contact a qualified professional.

Major Defect





## 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

### Information

---

<b>Under-Floor Crawlspace: Type of Under-Floor Crawlspace</b>	<b>Under-Floor Crawlspace: Under-Floor Crawl Access Location</b>	<b>Insulation in Crawlspace: Type of Insulation Observed</b>
Foundation Described	Interior	Not visible
Concrete		

<b>Ventilation in Crawlspace: Insulation Type</b>	<b>Ventilation in Crawlspace: Wall vents present</b>
crawlspace	

#### Under-Floor Crawlspace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

#### Under-Floor Crawlspace: Structural Components Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

#### Insulation in Crawlspace: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

#### Insulation in Crawlspace: Approximate Average Depth of Insulation

Attic

missing insulation

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of

#### Ventilation in Crawlspace: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I report as in need of correction the general absence of ventilation in unfinished spaces.

## Ventilation in Crawlspace: Attic Insulation Thickness

Attic

Wall vents present

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of

## Limitations

Not visible

### ONLY PARTIALLY VISIBLE

Base of foundation above grade is only partially visible around house.

Slab not visible

### SLAB NOT VISIBLE AT INSPECTION

Slab not visible at inspection.

## Recommendations

4.1.1 Under-Floor Crawlspace

### ACTIVE WATER PENETRATION OBSERVED

Major Defect

I observed indications of active water penetration into the crawlspace.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.

4.1.2 Under-Floor Crawlspace

### PRIOR WATER PENETRATION OBSERVED

Major Defect

I observed indications that sometime in the past, there was water penetration or intrusion into the crawlspace.

Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.



4.1.3 Under-Floor Crawlspace

### EFFLORESCENCE OBSERVED

Major Defect

I observed efflorescence from the crawlspace.

Efflorescence is the white chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion that could lead to major structural and indoor air quality issues.

I noted the presence of efflorescence in the inspection report because it generally occurs where there is excess moisture, a condition that also encourages the growth of mold.

Recommendation

Contact a qualified professional.



#### 4.1.4 Under-Floor Crawlspace

### **SIGNS OF PRIOR REPAIR TO STRUCTURAL WALL**

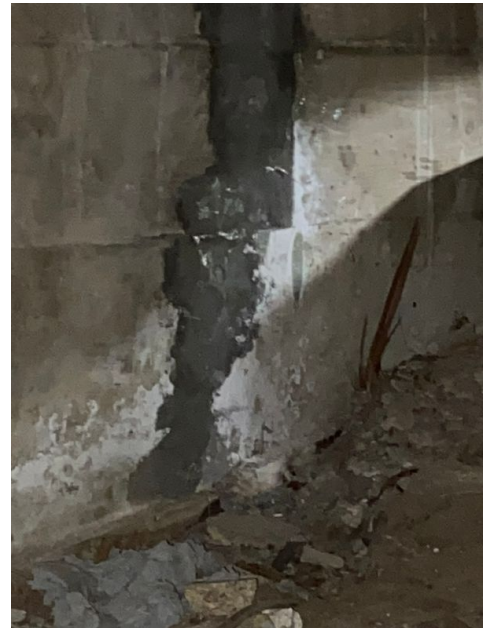
Major Defect

RIGHT SIDE

Signs of prior repair to structural wall are visible in crawl space. Recommend monitoring.

Recommendation

Contact a qualified professional.



#### 4.2.1 Insulation in Crawlspace

### **GENERAL ABSENCE OF INSULATION**

Major Defect

I observed indications of the general absence of insulation in the unfinished crawlspace area.

Recommendation

Contact a qualified insulation contractor.

# 5: HEATING

## Information

### Heating System Information: Energy Source

Gas

### Heating System Information: Heating Method

Warm-Air Heating System

### Heating System Information: Heating system function at time of inspection

Heating system function at time  
of inspection.

### Thermostat and Normal Operating Controls: Thermostat Location

Hallway

### Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

## Recommendations

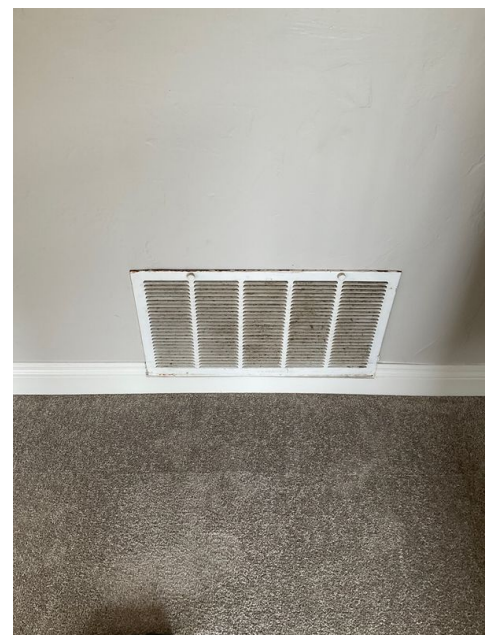
### 5.1.1 Heating System Information

#### **FILTER MISSING**

I observed a missing air filter at the furnace.

Recommendation

Recommended DIY Project



5.1.2 Heating System Information

**HVAC REGISTER DAMAGED**

FAMILY ROOM FLOOR, UPSTAIRS GUEST BEDROOM

HVAC register damagedL

Recommendation

Contact a qualified professional.

Major Defect



5.1.3 Heating System Information

**HVAC VENT LINE RUNS THROUGH DRYWALL WITHOUT INSULATOR RECOMMEND REPAIR**

HVAC vent line runs through drywall without insulator recommend repair.

Recommendation

Contact a qualified professional.

Major Defect



## 6: PLUMBING

### Information

---

**Main Water Shut-Off Valve:****Location of Main Shut-Off Valve**

Outside at curbside, Secondary shut off front exterior wall

**Main Fuel Supply Shut-Off Valve:****Location of Main Shut-Off Valve**

Side of House

**Hot Water Source: Inspected TPR Valve**

I inspected the temperature and pressure relief valve.

**Hot Water Source: Inspected Venting Connections**

I inspected the venting connections.

**Hot Water Source: Inspected Seismic Bracing**

I inspected the seismic bracing for the hot water tank.

**Hot Water Source: Age and manufacture**

Garage

Bradford White 5-10+ years

## Main Water Shut-Off Valve: Homeowner's Responsibility

**It's your job** to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.



## Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

## Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

## Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).

## 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.

## Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks 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.

---

## Water Supply &amp; Distribution Systems

**NOT ALL PIPES WERE INSPECTED**

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

**Recommendations**

---

## 6.1.1 Main Water Shut-Off Valve

**WATER METER BOX IS FILLED WITH EARTH MEET OR NOT FULLY VISIBLE** Major Defect

Water meter box is filled with earth meet or not fully visible.

## Recommendation

Contact a qualified professional.

---

## 6.4.1 Hot Water Source

**MISSING EXPANSION TANK** Major Defect

Water heater is missing expansion tank.

## Recommendation

Contact a qualified professional.

---

## 6.4.2 Hot Water Source

**MISSING SEDIMENT TRAP** Major Defect

Missing sediment trap.

## Recommendation

Contact a qualified professional.

---

## 6.6.1 Water Supply &amp; Distribution Systems

**WATER SUPPLY LINE NOT STRAPPED EVERY 6 FT** Major Defect

In the crawl space there is a copper water supply line not supported every 6 ft.

## Recommendation

Contact a qualified professional.

---



## 7: ELECTRICAL

### Information

#### Service Mast, Service Conduit & Raceway: Inspected the Service Mast, Service Conduit & Raceway

I inspected the electrical service mast, service conduit and raceway.



#### Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.



#### Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.



## Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.



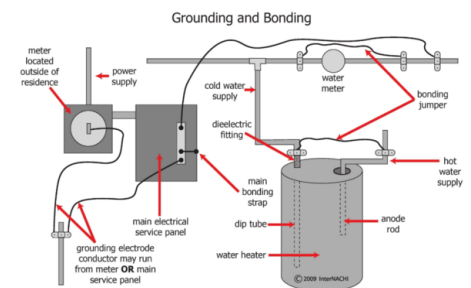
## Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)



## Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



## Main Service Disconnect: Homeowner's Responsibility

**It's your job** to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

## Main Service Disconnect: Main Disconnect Rating, If Labeled

125

I observed indications of the main service disconnect's amperage rating. It was labeled.

## Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

## GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

## Limitations

Service-Entrance Conductors

**NOT VISIBLE**

Not visible

Electrical Wiring

**UNABLE TO INSPECT ALL OF THE WIRING**

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

## Recommendations

---

### 7.9.1 Electrical Defects

#### **ELECTRIC COVER PLATES MISSING IN MULTIPLE AREAS.**

Recommendation

Contact a qualified professional.

Major Defect



## 8: ATTIC, INSULATION & VENTILATION

### Information

---

#### Insulation in Attic: Type of Insulation Observed

Missing

#### Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

#### Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

#### Insulation in Attic: Approximate Average Depth of Insulation

Attic

missing insulation, No insulation present

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

#### Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.

### Limitations

---

Structural Components & Observations in Attic

#### **COULD NOT SEE EVERYTHING IN ATTIC**

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Structural Components & Observations in Attic

#### **INSPECTED FROM ACCESS DOOR ONLY**

Inspected from access door only Due to framing.

### Recommendations

---

## 8.1.1 Structural Components &amp; Observations in Attic

 Major Defect**PRIOR WATER PENETRATION OBSERVED**

I observed indications that sometime in the past there was water penetration or intrusion into the attic. Water marks were observed. Correction and further evaluation is recommended.

Recommendation

Recommend monitoring.

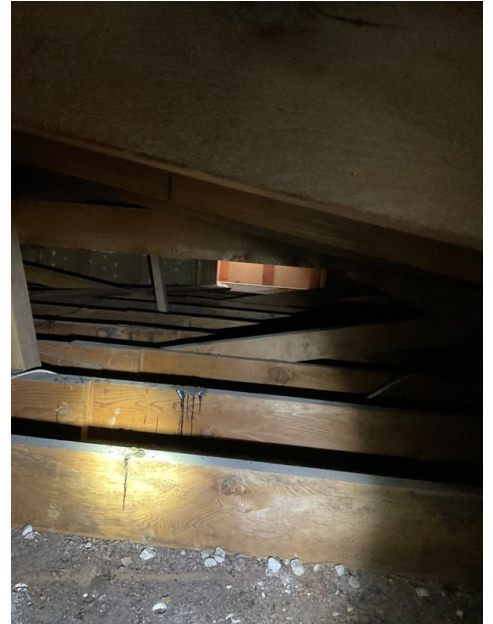
## 8.2.1 Insulation in Attic

 Minor Defect**ATTIC ACCESS LACKS INSULATION**

I observed indications that the access to the attic was not insulated and sealed properly. This condition will create a heat/energy loss area. Adding insulation and air sealing at the attic access is recommended.

Recommendation

Recommended DIY Project



## 9: BATHROOMS

### Information

---

#### Bathroom Toilets: Toilets

##### Inspected

I flushed all of the toilets.

#### Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

#### Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

#### GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

### Limitations

---

Heat Source in Bathroom

#### **NONE PRESENT**

None present

### Recommendations

---

9.1.1 Bathroom Toilets

#### **TOILET LOOSE AT BASE**

MASTER

Toilet loose at base.

Recommendation

Contact a qualified professional.



## 9.2.1 Sinks, Tubs &amp; Showers

**REPLACE SHOWER/TUB DIVERTER**

MASTER

Shower/tub diverter is in need of replacement

Recommendation

Contact a qualified professional.



## 9.3.1 Bathroom Exhaust Fan / Window

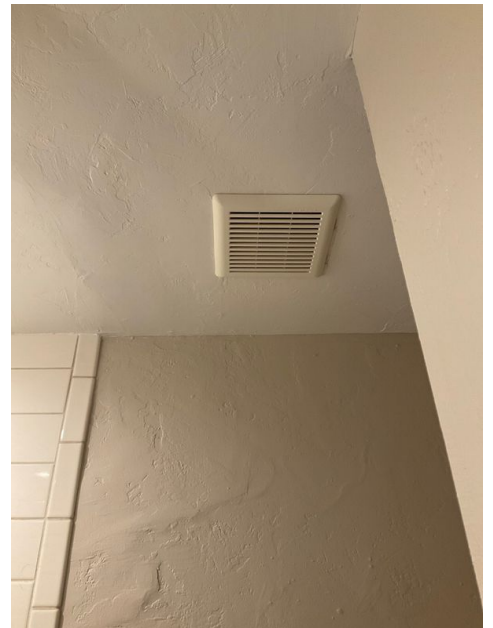
**FAN RATTLES**

DOWNSTAIRS

I observed indications that the fan rattles unexpectedly.

Recommendation

Contact a qualified handyman.



# 10: DOORS, WINDOWS & INTERIOR

## Information

---

### Doors: Doors Inspected

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.

### Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

### Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

### Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

### Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

### Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

## Recommendations

---

### 10.2.1 Windows

#### **MISSING WINDOW SCREEN**

MULTIPLE

I observed a missing window screen.

Recommendation

Contact a qualified window repair/installation contractor.





## 10.4.1 Floors, Walls, Ceilings

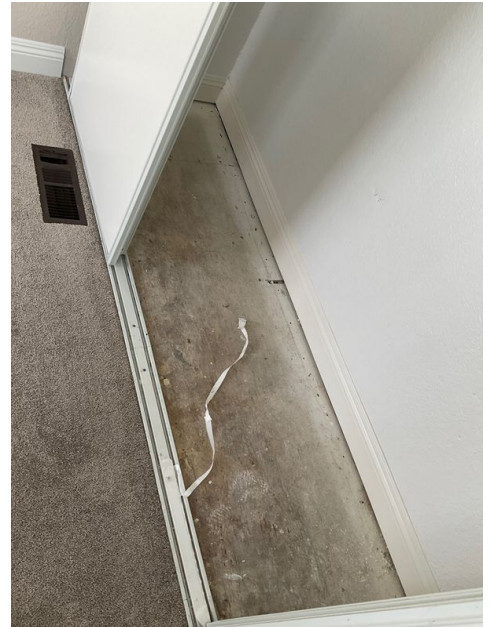
**UPSTAIRS BEDROOM CLOSETS ARE MISSING FLOORING**

Upstairs bedroom closets are missing flooring.

Recommendation

Contact a qualified professional.

Major Defect



## 10.6.1 Railings, Guards &amp; Handrails

**LOOSE RAILING COMPONENT**

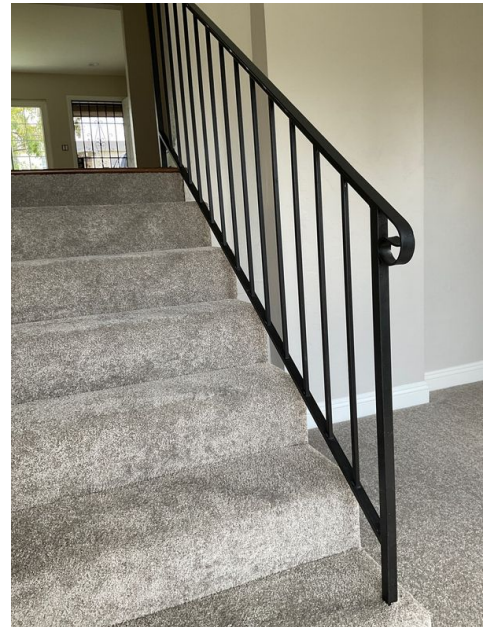
I observed a loose railing component. This condition is a safety hazard.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.

Minor Defect



## 10.6.2 Railings, Guards &amp; Handrails

**MISSING HANDRAIL**

I observed a missing handrail.

There is more than one step here, and I recommend installing a handrail for safety.

Recommendation

Contact a qualified professional.

Major Defect



#### 10.7.1 Presence of Smoke and CO Detectors

### **MISSING SMOKE DETECTOR**

UPSTAIRS GUEST BEDROOM

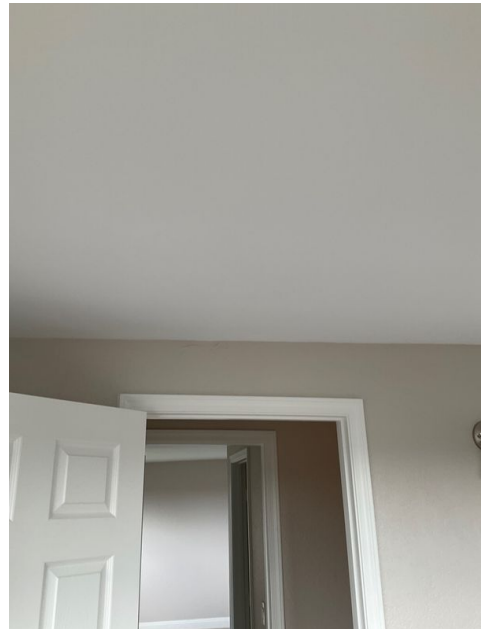
I observed indications of a missing smoke detector. Hazard.

Recommendation

Contact a qualified professional.



Major Defect



# 11: LAUNDRY

## Limitations

Clothes Washer

### **DID NOT INSPECT**

LAUNDRY

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

### **DID NOT INSPECT**

LAUNDRY

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

## Recommendations

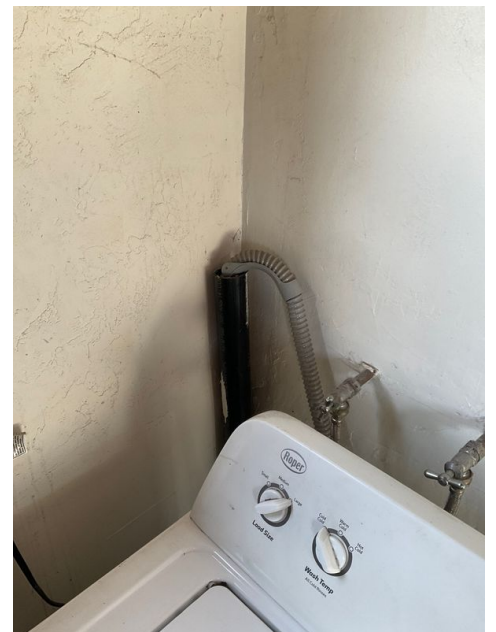
11.1.1 Clothes Washer

### **STRAP DRAIN HOSE**

Washer discharge hose should be strapped to drain line.

Recommendation

Contact a qualified professional.



11.2.1 Clothes Dryer

### **HANDYMAN EXTENSION CORD WIRING**

DRYER

Handyman extension cord wiring.



Recommendation

Contact a qualified professional.



# 12: ATTACHED GARAGE

## Information

### Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

### Garage Vehicle Door: Type of Door Operation

Opener

### Garage Vehicle Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

### Garage Vehicle Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

### Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

### Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

### Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing or an automatic-closing device.

## Recommendations

### 12.1.1 Garage Floor

#### CRACKED CONCRETE AT GARAGE FLOOR



I observed indications of cracks in the garage concrete floor.

Recommendation

Recommend monitoring.



12.2.1 Garage Vehicle Door

**GARAGE DOOR HAS DAMAGED PANEL**

Garage door has damaged panel

Recommendation

Contact a qualified professional.

 Major Defect



12.3.1 Garage Vehicle Door Opener

**PRESSURE REVERSE IN OPERABLE**

Garage door automatic opener pressure reverse is in operable recommend adjustment or repair, safety concern.

Recommendation

Contact a qualified professional.

 Major Defect

12.6.1 Moisture Intrusion in Garage

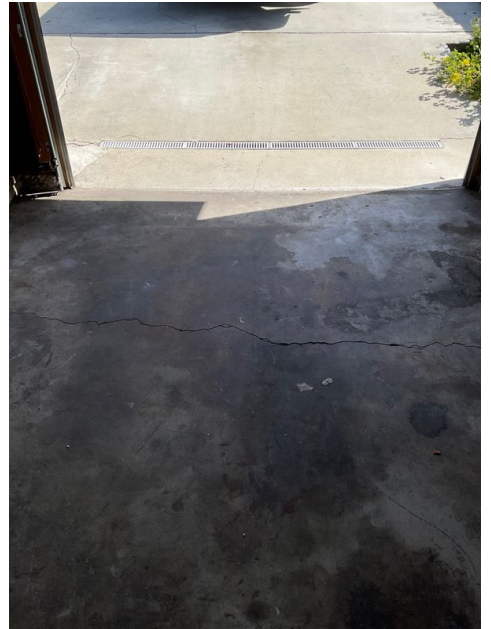
**NEGATIVE GRADE TOWARDS GARAGE MONITOR DRAIN**

Negative grade towards garage monitor drain.

 Major Defect

Recommendation

Contact a qualified professional.



# 13: KITCHEN

## Information

### Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

### Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.

### Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.

### GFCI: GFCI Tested

Kitchen

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

### Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

### Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

### Built-in Microwave: Microwave Turned On

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.

### Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

### Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

## Recommendations

13.5.1 Range/Oven/Cooktop

### BURNER NOT LIGHTING



Major Defect

I observed that one or more heating elements did not heat up when turned on.

Recommendation

Contact a qualified handyman.





13.5.2 Range/Oven/Cooktop

**OVEN NOT HEATING UP**

I observed that the oven was not heating up.

Recommendation

Contact a qualified professional.

 Major Defect

13.5.3 Range/Oven/Cooktop

**RECOMMEND BUDGETING FOR NEW OVEN AND RANGE**

Recommend budgeting for new oven and range.

Recommendation

Contact a qualified professional.

 Major Defect



---

# STANDARDS OF PRACTICE

---

## Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

## Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

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

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

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

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

### II. The inspector shall describe:

1. the type of roof-covering materials.

### III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

## Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

### I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

### III. The inspector shall report as in need of correction:

---

1. any improper spacing between intermediate balusters, spindles and rails.

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

### **I. The inspector shall inspect:**

the foundation;  
the basement;  
the crawlspace; and  
structural components.

### **II. The inspector shall describe:**

the type of foundation; and  
the location of the access to the under-floor space.

### **III. The inspector shall report as in need of correction:**

observed indications of wood in contact with or near soil;  
observed indications of active water penetration;  
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and  
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

## **Heating**

### **I. The inspector shall inspect:**

1. the heating system, using normal operating controls.

### **II. The inspector shall describe:**

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

### **III. The inspector shall report as in need of correction:**

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

## **Plumbing**

### **I. The inspector shall inspect:**

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

### **II. The inspector shall describe:**

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

**III. The inspector shall report as in need of correction:**

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

**Electrical****I. The inspector shall inspect:**

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

**II. The inspector shall describe:**

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

**III. The inspector shall report as in need of correction:**

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

**Attic, Insulation & Ventilation****The inspector shall inspect:**

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;  
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and  
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

**The inspector shall describe:**

the type of insulation observed; and  
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

**The inspector shall report as in need of correction:**

the general absence of insulation or ventilation in unfinished spaces.

**Bathrooms****The home inspector will inspect:**

---

interior water supply, including all fixtures and faucets, by running the water; all toilets for proper operation by flushing; and all sinks, tubs and showers for functional drainage.

**Doors, Windows & Interior****The inspector shall inspect:**

a representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; and garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

**The inspector shall describe:**

a garage vehicle door as manually-operated or installed with a garage door opener.

**The inspector shall report as in need of correction:**

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; photo-electric safety sensors that did not operate properly; and any window that was obviously fogged or displayed other evidence of broken seals.

**Laundry****The inspector shall inspect:**

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

**Attached Garage****The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

**The inspector shall describe:**

a garage vehicle door as manually-operated or installed with a garage door opener.

**Kitchen**

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

**The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.