



INSPX HOME SOLUTIONS, LLC

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## RESIDENTIAL INSPECTION REPORT

2102 Marguerite St  
Palm Springs, CA 92264

Rebecca May

MAY 9, 2022



Inspector

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# 1: SCOPE AND LIMITATIONS

## Information

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### How to Read Your Inspection Report: YouTube Video

How to Read Your Home Inspection Report



Watch on  YouTube

### 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 or no permits pulled at the local building department, it's possible the unit was unlawfully installed. Also, a new addition to the home is evident, but there are no or few existing permits, the addition may have been unlawfully added and could present costly issues in the future.*

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

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

## Limitations

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### 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.

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### 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

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|                                                 |                                                       |                                                                                          |
|-------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------|
| <b>Property Type</b><br>Detached, Single Family | <b>Approximate Year Built</b><br>2005                 | <b>Age Based On</b><br>Listing                                                           |
| <b>Number of Bedrooms</b><br>Three              | <b>Number of Bathrooms</b><br>Two, Plus Half Bath     | <b>Stories</b><br>One                                                                    |
| <b>Front Door Faces</b><br>West                 | <b>Weather Conditions</b><br>Sunny, Dry, Windy, Clear | <b>Approximate Temperature</b><br>80 Degrees F                                           |
| <b>In Attendance</b><br>Client                  | <b>Occupancy</b><br>Vacant                            | <b>Utilities ON During Inspection</b><br>Electric Service, Gas Service,<br>Water Service |

### INSPECTION CATEGORIES:

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

### YOUR REPORT:

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

### Is Your Home Located in a Flood Zone?

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

# 3: STRUCTURE

## Information

**Structure General Information:**  
**Configuration**

Slab-on-grade

**Structure General Information:**  
**Exterior Wall Construction**

Wood frame

**Structure General Information:**  
**Floor Construction**

Slab concrete

**Structure General Information:**  
**Roof and Ceiling Framing**

Ceiling joists, Trusses, Rafters

**Structure General Information:**  
**Foundation Material**

Poured concrete

4: ROOF

Information

|                                                           |                                                       |                                                                  |
|-----------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------|
| <b>Coverings: Inspection Performed</b><br>Walking on Roof | <b>Roof Drainage Systems: Gutter Material</b><br>None | <b>Flashings &amp; Penetrations: Material</b><br>ABS Pipe, Metal |
| <b>Coverings: Material</b><br>Concrete Tile               |                                                       |                                                                  |



Coverings: General Comments  
Hip Roof

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.

## Flashings & Penetrations: 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.

## Flashings & Penetrations: 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).

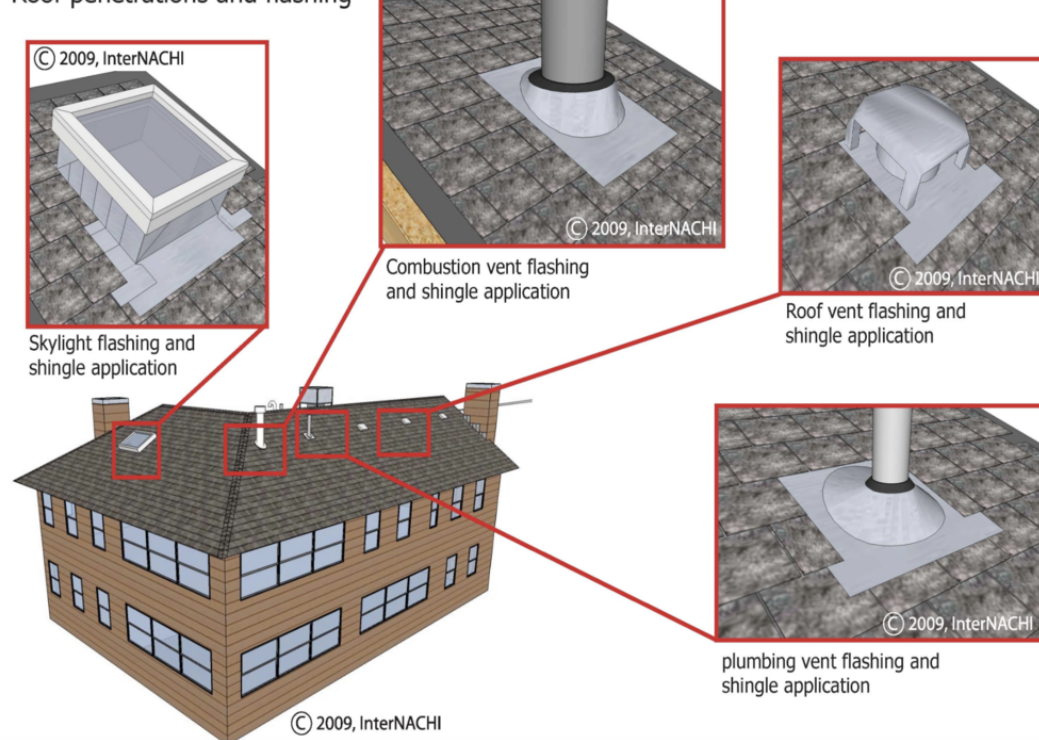
There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

## 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.

## Chimney: Type of Chimney

Stucco, Chimney Cap, Spark Arrestor, Crown Cap

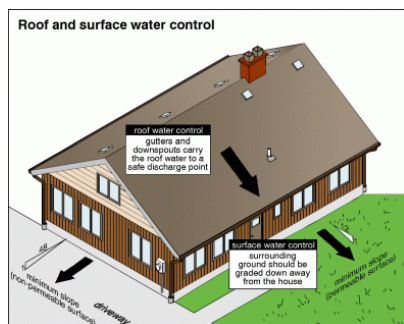


## Limitations

### Roof Drainage Systems

#### NO GUTTERS

There is no provision for roof top drainage. Lack of gutters may be an annoyance at some locations. Gutters are not required and are not a common feature here in the desert. We recommend observing drain patterns during the next rain storm to ensure rain water run off is being diverted away from the structure. If improvement of the drainage system is needed the installation of gutters and downspouts would be the primary feature. If further action is required to improve the drainage system the installation of drains to divert run off to street would be necessary. Commenting on soil conditions is beyond the scope of this inspection.



### Flashings & Penetrations

#### UNABLE TO SEE EVERYTHING

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

### Plumbing Vent Pipes

#### UNABLE TO REACH ALL THE PIPES

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

### Chimney

#### CHIMNEY INTERIOR IS BEYOND THE SCOPE

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

## Deficiencies

### 4.1.1 Coverings

#### TILES CRACKED/BROKEN/LOOSE



Upon observation the roof had cracked/broken tiles in various locations throughout the roof top. In addition, there were also previous repaired tiles that we recommend be evaluated to ensure the caulking is still viable. I recommend repair or replace all broken, cracked or loose tile to prevent moisture intrusion and/or mold, additionally to evaluate the caulking of previously repaired tile for viability.



# 5: EXTERIOR

## Information

|                                                                        |                                                                                                      |                                                                                                        |
|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Siding, Flashing &amp; Trim: Siding Material</b><br>Stucco          | <b>Exterior Doors: Exterior Entry Door Types</b><br>Hinged, Sliding Glass                            | <b>Windows: Window Type or Types</b><br>Composite, Picture, Slider<br><a href="#">Types of windows</a> |
| <b>Windows: Additional Features</b><br>Dual Pane, Screens              | <b>Walkways, Patios &amp; Driveways: Patios/Courtyard</b><br>Concrete                                | <b>Walkways, Patios &amp; Driveways: Walkways</b><br>Concrete                                          |
| <b>Eaves, Soffits &amp; Fascia: Materials</b><br>Stucco                | <b>Fencing/Retaining Walls: Fencing, Retaining walls and Gates</b><br>Block wall, Wrought Iron Gates |                                                                                                        |
| <b>Walkways, Patios &amp; Driveways: Driveway Material</b><br>Concrete |                                                                                                      |                                                                                                        |



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

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

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

Miscellaneous Features: Additional Features

Fire Pit

Natural gas to fire pit.



Limitations

Vegetation, Grading, Drainage & Retaining Walls

LANDSCAPE IRRIGATION-

Not inspected- outside the scope of the inspection. However, we do note leaks if observed during the course of our inspection.

Deficiencies

5.1.1 Siding, Flashing & Trim

CAULK MAINTENANCE NEEDED

 Maintenance Item or Observation

While inspecting the exterior of the home I noticed areas of caulk that need to be touched up to preserve functionality. This is common and homeowners should proactively monitor for deterioration of caulk beads.

Recommendation

Contact a handyman or DIY project

5.2.1 Exterior Doors

DOOR TRIM- DETERIORATING

 Defect/Recommendation

The wood trim components around the exterior doors were found to be deteriorating. We recommend repair and painting for preventative maintenance and making any necessary repairs or replacement to prep for paint.

Recommendation

Contact a qualified painting contractor.



## 5.2.2 Exterior Doors

**DOOR DAMAGED**

Replace or repair damaged door.

Recommendation

Contact a qualified professional.



## 5.3.1 Windows

**CAULK MAINTENANCE REQUIRED**

While inspecting the windows I observed areas in need of caulking to prevent water intrusion. This is a common home maintenance task but should not be neglected in order to avoid moisture intrusion and possible water damage

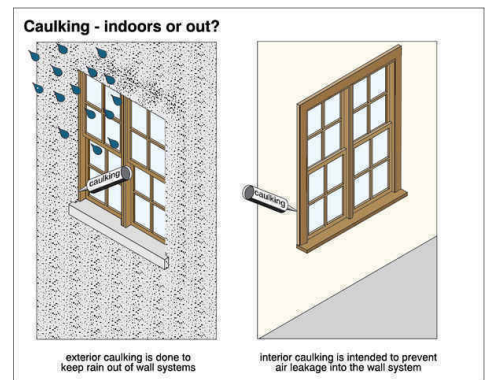
[DIY Info Video](#)

Recommendation

Contact a handyman or DIY project



Maintenance Item or Observation



Caulking

## 5.3.2 Windows

**MISSING SCREENS**

We observed various windows without screens. Recommend installing screens to all windows where applicable.

Recommendation

Contact a handyman or DIY project



Maintenance Item or Observation



5.4.1 Walkways, Patios & Driveways

 Maintenance Item or Observation

**PATIO & WALKWAYS- MINOR CRACKING**

Normal settling cracks observed. Recommend monitor and/or patch/seal.

Recommendation  
Recommend monitoring.



5.7.1 Fencing/Retaining Walls

 Maintenance Item or Observation

**EFFLORESCENCE**

Efflorescence is a crystalline deposit of salts that can form when water is present in or on brick, concrete, stone, stucco or other building surfaces. It has a white or greyish tint and consists of salt deposits that remain on the surface after water evaporates. Recommend to fix irrigation system to not over water and clean block wall.

Recommendation  
Contact a qualified professional.



# 6: GARAGE

## Information

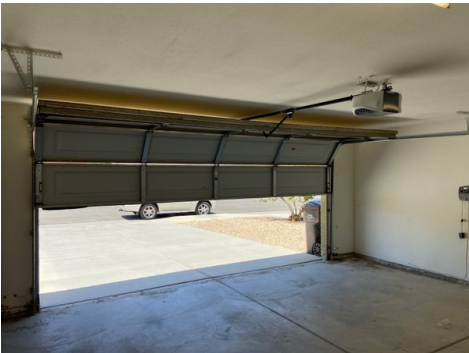
**Type**  
3 car garage, Attached, Finished-drywall

**Fire & Safety: Garage Entry Door**  
Fire Rated

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

**Garage Vehicle Door: Material**  
Non-insulated, Metal

**Garage Vehicle Door: Type**  
Roll-Up, Automatic, Manual, Track  
Single car garage is manually operated.



**Garage Door Opener: Inspected**  
Automatic garage door openers are operated and evaluated. Sensors are tested



Floors, Ceilings and Walls: Inspected



Deficiencies

6.1.1 Fire & Safety

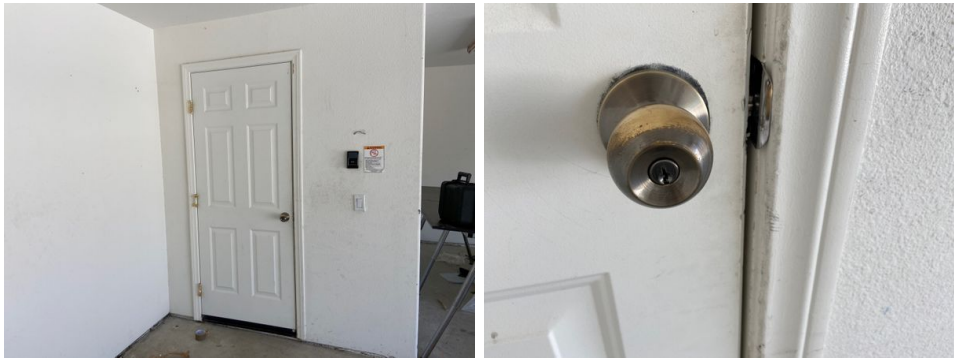
**GARAGE ENTRY DOOR DID NOT OPEN**

 Safety Hazard or Major Defect

The garage entry door handle would not allow for door to open. Recommend to fix handle and ensure door self closes and latches.

Recommendation

Contact a qualified professional.



6.2.1 Garage Vehicle Door

**WEATHERSTRIPPING DAMAGED**

 Defect/Recommendation

Replace weatherstripping around vehicle door

Recommendation

Contact a qualified professional.



7: ELECTRICAL

Information

**Electrical General Information:**  
**Service Entrance Cable and Location**  
Underground- cable not determined

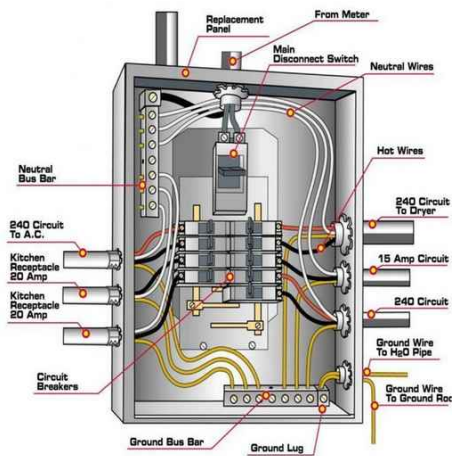
**Main Disconnect, Distribution Panel and Subpanel Information:**  
**Main Disconnect/Service Box Rating**  
200 AMP

**Electrical General Information:**  
**Service Size**  
200 Amps (240 volts)

**Main Disconnect, Distribution Panel and Subpanel Information:**  
**Distribution Panel Type & Location**  
Breakers- exterior wall

**Electrical General Information:**  
**System Grounding Material & Type**  
Copper: water pipe/ground rod

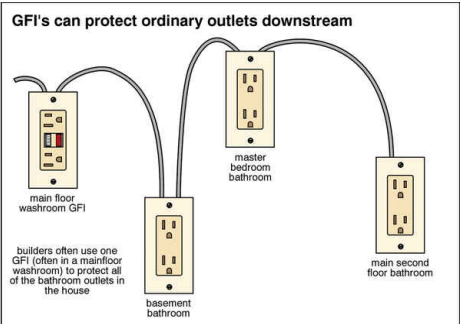
**Main Disconnect, Distribution Panel and Subpanel Information:**  
**Distribution Wire (Conductor) Material and Type**  
Copper: non-metallic sheathed



**Typical Home Breaker Box**  
use caution when troubleshooting your breaker box

**Main Disconnect, Distribution Panel and Subpanel Information:**  
**Panel Manufacturer**  
Cutler Hammer

**GFCI & AFCI:** GFCI's present  
GFCI- garage, GFCI- exterior,  
GFCI- bathrooms, GFCI- kitchen



Breakers- exterior wall



Grounded- typical

Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition and operating properly.

A representative number of lighting fixtures were operated and found to be in working condition.

We checked a representative number of switches and found they were installed properly, operating and in serviceable condition.

## Hardwired, Missing Locations

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

## Hardwired

Carbon Monoxide Alarms shall be installed in the following locations:

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

## Limitations

---

Electrical General Information

## **NOT INCLUDED AS PART OF THE BUILDING INSPECTION**

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

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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.**

---

Smoke Detector Information

## **CAR REQUIREMENTS FOR SMOKE DETECTORS**

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

---

Carbon Monoxide Detectors Information

## **CAR REQUIREMENTS FOR CARBON MONOXIDE REQUIREMENTS**

**Carbon Monoxide alarms must be installed outside each separate sleeping area in the immediate vicinity of the bedroom(s), and on every level of home, including basements.**

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

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Carbon Monoxide Detectors Information

## **NOT TESTED**

## **Deficiencies**

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7.2.1 Main Disconnect, Distribution Panel and Subpanel Information

## **PANEL DAMAGED**



Safety Hazard or Major Defect

The panel cover hinges are missing. When removing if unaware this can be very dangerous.

**Damaged components to distribution panel can lead to serious injuries or death. Recommend repair immediately.**



### 7.3.1 Lighting Fixtures, Switches & Receptacles

Defect/Recommendation

#### **CEILING FAN INOPERABLE**

FRONT GUEST BEDROOM

The ceiling fan did not respond to remote. Repair or replace.

Recommendation

Contact a qualified professional.



### 7.3.2 Lighting Fixtures, Switches & Receptacles

Defect/Recommendation

#### **COVER PLATES DAMAGED/MISSING**

One or more receptacles have a damaged or missing cover plate. When the cover plates are broken or removed, some wires are exposed. Even though plugging in a device is typically 100% safe, exposed wires can pose a danger. Cover plates hide these wires so that you can't accidentally touch them. The cover plates also keep the outlet firmly locked in place. Without the plates, the outlet can be moved easily, which can lead to loose wires and premature wear. In addition, cracked outlet plates will likely become a dust trap and, ultimately, a fire hazard.

Prevent Electrical Hazards- Recommend replace all damaged/missing cover plates to avoid the exposure of electrical wiring and to keep fingers from coming into contact with energized parts.



### 7.3.3 Lighting Fixtures, Switches & Receptacles

#### **LIGHTS INOPERABLE**

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a handyman or DIY project

Defect/Recommendation



Hallway



Primary Bathroom

#### 7.3.4 Lighting Fixtures, Switches & Receptacles



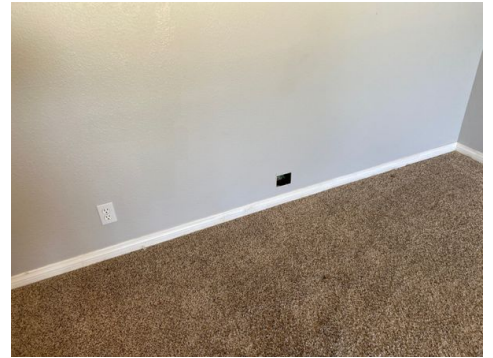
Maintenance Item or Observation

### LOOSE/MISSING COVER PLATE FOR CABLE WIRING

Repair or replace loose cover plate for cable.

Recommendation

Contact a handyman or DIY project



Primary Bedroom

#### 7.5.1 Smoke Detector Information



Safety Hazard or Major Defect

### MISSING/DAMAGED SMOKE DETECTORS

Repair hardwired smoke detectors to functioning in all installed locations.

See link below for installing and maintaining smoke alarms.

[Installing and maintaining smoke alarms](#)

Recommendation

Contact a qualified professional.

# 8: ATTIC, INSULATION & VENTILATION

## Information

|                                                                                                   |                                                                                       |                                                                              |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>Insulation General Information:</b><br><b>Attic Insulation Value (approx)</b><br>12- 14 Inches | <b>Insulation General Information:</b><br><b>Attic/Roof Air/Vapor Barrier</b><br>Foil | <b>Insulation General Information:</b><br><b>Garage Attic</b><br>Not Visible |
| <b>Ventilation: Attic/Roof Ventilation Type</b><br>Roof vents, Gable Vents, Soffit Vents          | <b>Ventilation: Bathroom ventilation</b><br>Exhaust fan                               | <b>Ventilation: Laundry ventilation</b><br>Exhaust fan                       |
| <b>Insulation General Information: Attic Insulation Type</b><br>Fiberglass, Batt                  |                                                                                       |                                                                              |



## Limitations

Insulation General Information

**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.

## Deficiencies

8.2.1 Ventilation

**ATTIC FAN INOPERABLE**

PRIMARY BATH

Attic fan was inoperable at time of inspection. Recommend an attic fan specialist evaluate and repair.

Recommendation

Contact a qualified appliance repair professional.

 Defect/Recommendation

9: COOLING

Information

**Cooling Equipment: Brand**  
Lennox

**Cooling Equipment: Size**  
5 ton

**Cooling Equipment: Condenser/Heat Pump Year Built**  
2016 years

**Cooling Equipment: Location**  
Ground

**Cooling Equipment: Refrigerant Type**  
R-410a

**Cooling Equipment: Air-Conditioning Type**  
Split System, Condenser



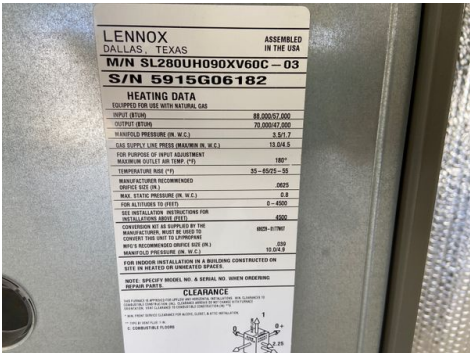
**Cooling Equipment: Thermostat location**  
Hallway



10: HEATING

Information

|                                                                                  |                                                                                                                   |                                                                                     |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Heating System: Fuel Energy Source</b><br>Gas                                 | <b>Heating System: Manufacturer</b><br>Lennox                                                                     | <b>Heating System: Approximate Age or Manufacture Year</b><br>2015                  |
| <b>Heating System: Approximate Capacity</b><br>88000 BTU/hr                      | <b>Heating System: Efficiency</b><br>Conventional                                                                 | <b>Heating System: Filter Type &amp; Location</b><br>Disposable, At furnace         |
| <b>Heating System: Combustion Air Source</b><br>Exterior                         | <b>Heating System: Exhaust Venting Method</b><br>Direct Vent                                                      | <b>Heating System: Condensate System</b><br>Discharges to exterior, Condensate Pump |
| <b>Heating System: Location of Thermostat</b><br>Same as air-conditioning system | <b>Distribution Systems: Ducts and Registers</b><br>Insulated, Flex duct work, In attic, Same as air-conditioning |                                                                                     |
| <b>Heating System: System Type</b><br>Furnace, In Garage                         |                                                                                                                   |                                                                                     |



## Fireplace: Fireplace General Information

Gas fireplace, Gas logs, Metal liner, Damper



## Limitations

Heating System

### CONDENSATE PUMP

The condensate pump is outside the scope of inspection.

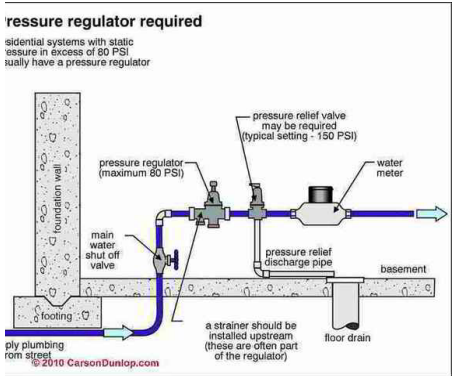
# 11: PLUMBING SYSTEM

## Information

|                                                                                     |                                                                                                                                                                                                            |                                                                      |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>Plumbing General Information: Water Supply Source</b><br>Public                  | <b>Plumbing General Information: Water Pressure</b><br>110 psi                                                                                                                                             | <b>Plumbing General Information: Main Fuel Supply</b><br>Natural Gas |
| <b>Plumbing General Information: Interior Water Distribution Material</b><br>Copper | <b>Plumbing General Information: Waste and Vent Piping in Building</b><br>ABS plastic                                                                                                                      | <b>Plumbing General Information: Waste Disposal System</b><br>Public |
| <b>Water Heater: Location</b><br>Garage                                             | <b>Water Heater: Manufacture Year</b><br>2005 years<br><br><a href="https://www.building-center.org/bradford-white-water-heater-age/">https://www.building-center.org/bradford-white-water-heater-age/</a> | <b>Water Heater: Capacity</b><br>40 gallons                          |
| <b>Water Heater: Water Heater Exhaust Venting System</b><br>Direct vent             | <b>Fixtures: Bathtubs</b><br><br>The bathtub(s) are operated and evaluated.                                                                                                                                |                                                                      |

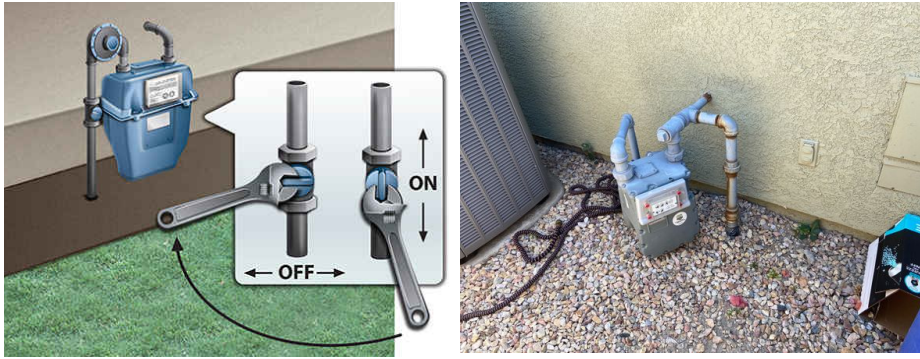


### Plumbing General Information: Main Water Shut Off Exterior Wall, Water Pressure Regulator



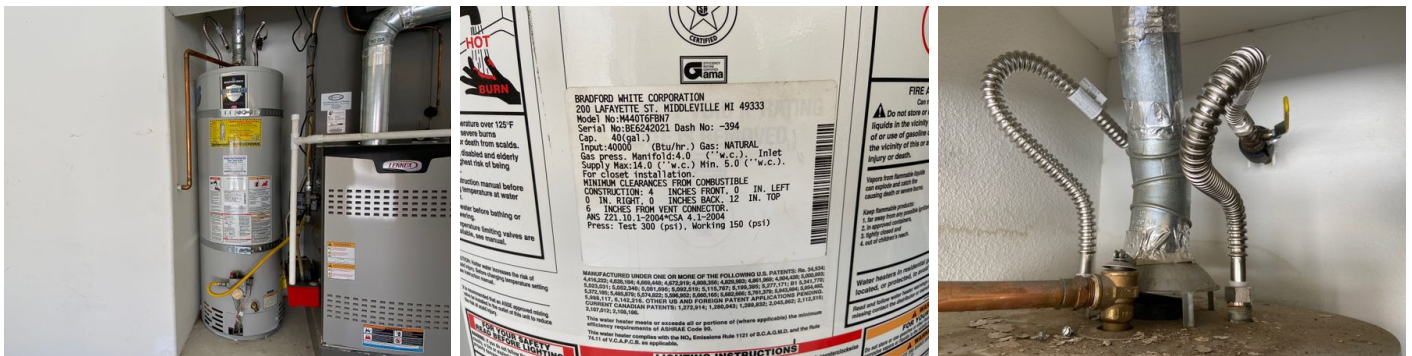
## Plumbing General Information: Main Fuel Shut Off Location

Meter- exterior wall



## Water Heater: Water Heater Type

Conventional



## 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.](#)

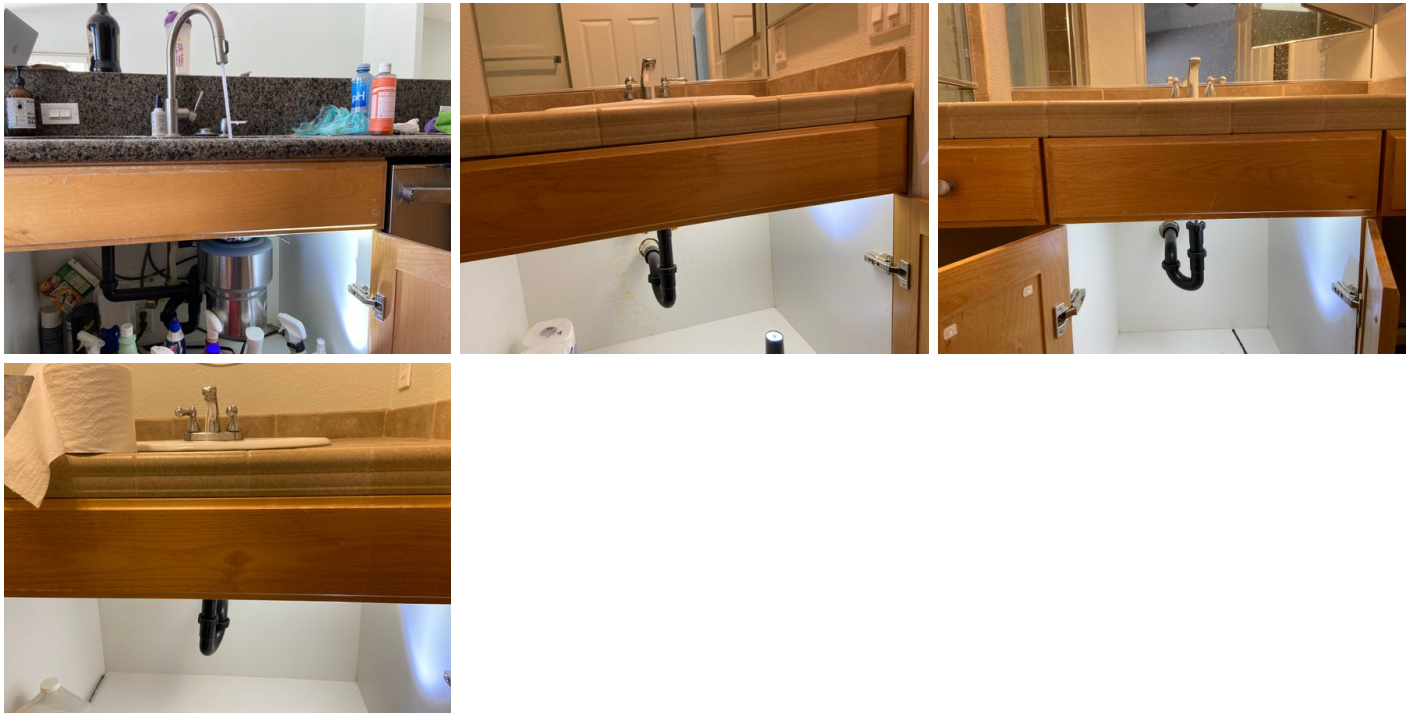
## Fixtures: Shower(s)

The shower(s) are operated and evaluated.



Fixtures: Water Basins

The wash basins are operated and evaluated.



Fixtures: Toilets

The toilets are flushed and evaluated to see if functioning properly.



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

11.1.1 Plumbing General Information  
**BROKEN BIB HANDLE**

Defect/Recommendation

Replace handle on hose bib.

Recommendation

Recommended DIY Project



#### 11.1.2 Plumbing General Information

### HIGH WATER PRESSURE- ADJUST WATER PRESSURE

The water pressure should be between 40-80psi. The home is equipped with water pressure regulator. Adjust water pressure regulator accordingly to be between 40-80psi.

Recommendation

Contact a qualified professional.



Defect/Recommendation

#### 11.1.3 Plumbing General Information

### HOSE BIB INOPERABLE

Repair hose bib so water is present.

Recommendation

Contact a qualified professional.



Defect/Recommendation



#### 11.2.1 Water Heater

### WATER STAINS- NO MOISTURE DETECTED

Water stains observed in water heater closet. These appear to be older. No moisture was detected at inspection. No immediate action required. Paint during normal course of maintenance.



Maintenance Item or Observation



## 11.3.1 Fixtures

**CLOGGED AERATOR**

## POWDER BATH

The aerator for wet bar was clogged causing poor water pressure and water to spray everywhere when operated fully operated. Recommend to replace aerator.

## Recommendation

Contact a qualified professional.



Defect/Recommendation

## 11.3.2 Fixtures

**IMPROVE CAULKING AND GROUT**

Both showers Grout and caulking has deteriorated and is missing in some areas. Recommend to repair/replace the grout and caulking in both showers to prevent moisture intrusion into underlying structure.

## Recommendation

Contact a qualified tile contractor



Maintenance Item or Observation

## 11.3.3 Fixtures

**TOILET- RUNS CONTINUOUSLY**

## HALLWAY BATH

Repair flush mechanism in toilet. After recommend testing toilet for weak or obstructed flush and make repairs if needed.

## Recommendation

Contact a qualified professional.



Defect/Recommendation



# 12: INTERIOR

## Information

**Floors: Floor Coverings**  
Carpet, Tile

**Walls: Wall Material**  
Drywall/Plaster

**Ceilings: Ceiling Material**  
Drywall/Plaster

**Kitchen: Kitchen Ventilation**  
Microwave- recirculating

**Countertops & Cabinets:**  
**Cabinetry**  
Inspected

**Countertops & Cabinets:**  
**Countertops**  
Inspected

**Interior Photos: Casita Photos**

**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.

**Kitchen: Appliances**

Refrigerator, Wall Oven, Microwave, Dishwasher, Garbage disposal, Door bell, Cooktop- gas



## Interior Photos: Bedrooms



## Interior Photos: Bathrooms



## Interior Photos: Main Living Areas



## Limitations

Kitchen

**REFRIGERATOR ICE MAKERS NOT TESTED**

## Deficiencies

## 12.2.1 Windows

**DAMAGED HARDWARE AT WINDOW**

I observed damage to the lock mechanism at front window.

## Recommendation

Contact a qualified window repair/installation contractor.



Defect/Recommendation



## 12.3.1 Floors

**CARPET STAINS**

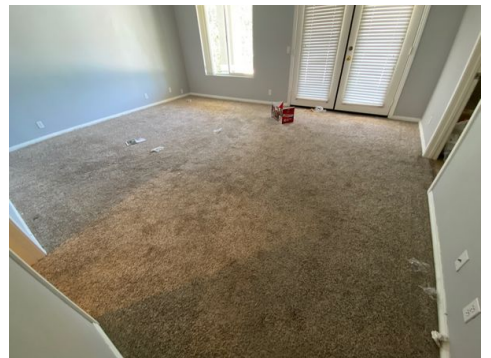
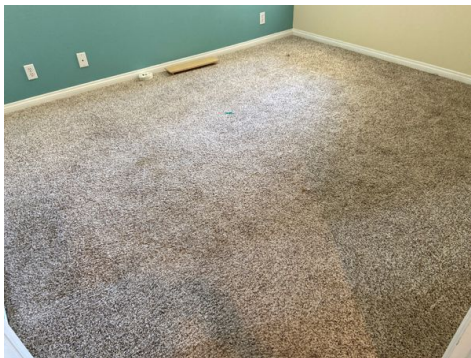
Carpet had areas of staining, pet odors and discoloration. Recommendation is to replace carpets.

## Recommendation

Contact a qualified flooring contractor



Maintenance Item or Observation



## 12.4.1 Walls

**CRACKED MIRROR**

## PRIMARY BATH

Replace cracked mirror in bathroom.

## Recommendation

Contact a qualified professional.



Defect/Recommendation



## 12.6.1 Kitchen

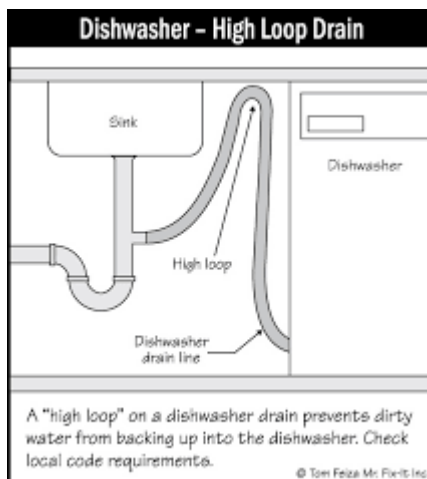
**NO HIGH DRAIN LOOP ON DISHWASHER DRAIN**

Defect/Recommendation

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

Recommendation

Contact a qualified professional.



## 12.6.2 Kitchen

**REFRIGERATOR WATER DISPENSER INOPERABLE**

Defect/Recommendation

Repair refrigerator to allow water to dispense.

Recommendation

Contact a qualified professional.



# 13: LAUNDRY

## Information

---

### Laundry Facilities: Laundry Facility Items

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



# 14: SWIMMING POOLS AND SPAS

## Information

|                                                                              |                                                                                           |                                                                           |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>General: Interior Finish Materials</b><br>Pebble                          | <b>Pool Electrical: GFCI Protection</b><br>At Equipment Area, Pool Light(s), Spa Light(s) | <b>Pool Electrical: Wiring Type:</b><br>Rigid Metal, Liquid Tight Conduit |
| <b>Filtering/Cleaning Type: Cleaning Systems</b><br>Side-wall whips, Suction | <b>Pool Plumbing:: Fill Valve Type:</b><br>Auto-fill valve with float                     | <b>Pool Plumbing:: Pipes:</b><br>PVC, Automatic Pool & Spa Valves         |
| <b>Pumps/Motors: Pump Types:</b><br>Circulation, Spa jet                     | <b>Heating: BTU Rating:</b><br>400000<br>399,900                                          | <b>Pool Area Coping, Tile and Decking:: Decking Type:</b><br>Concrete     |
| <b>General: Type of Pool/Spa:</b><br>Inground Pool and Spa                   |                                                                                           |                                                                           |



**General: Pool and Spa Safety Information:**

**Pool and Spa Safety Information:**

For up to date pool safety recommendations go to the following:

[Pool Safely](#)

and

[Red Cross Pool Safety](#)

and

[Pool Safety Guidelines](#)

and

[Barrier Guidelines](#)

California Law has been modified to direct pool/spa owners to recommend at least 2 of the 7 Safety Items are present. The Swimming Pool Safety Act:

[CA Pool Safety Act](#)

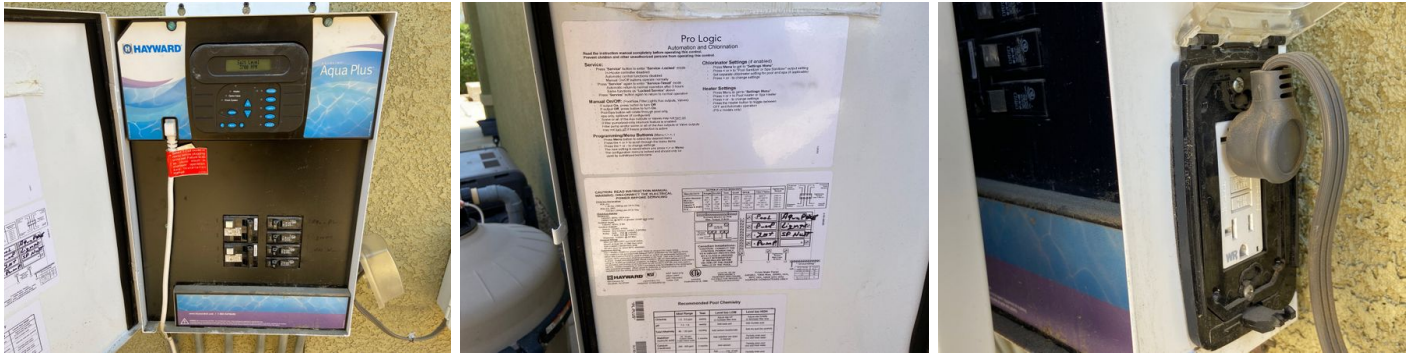
**Safety Devices: Pool Barriers:**

Dual Drain System, Gate(s) Self-closing/Self-latching, Home Alarm System, Perimeter Yard Fencing

All pool fencing should be a minimum of 60 inches with the latch a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area.

Pool Electrical: Circuit Breaker Location(s):

Equipment Area, Main House Panel



Pool Electrical: Equipment Grounding & Bonding

Pump(s), Heater

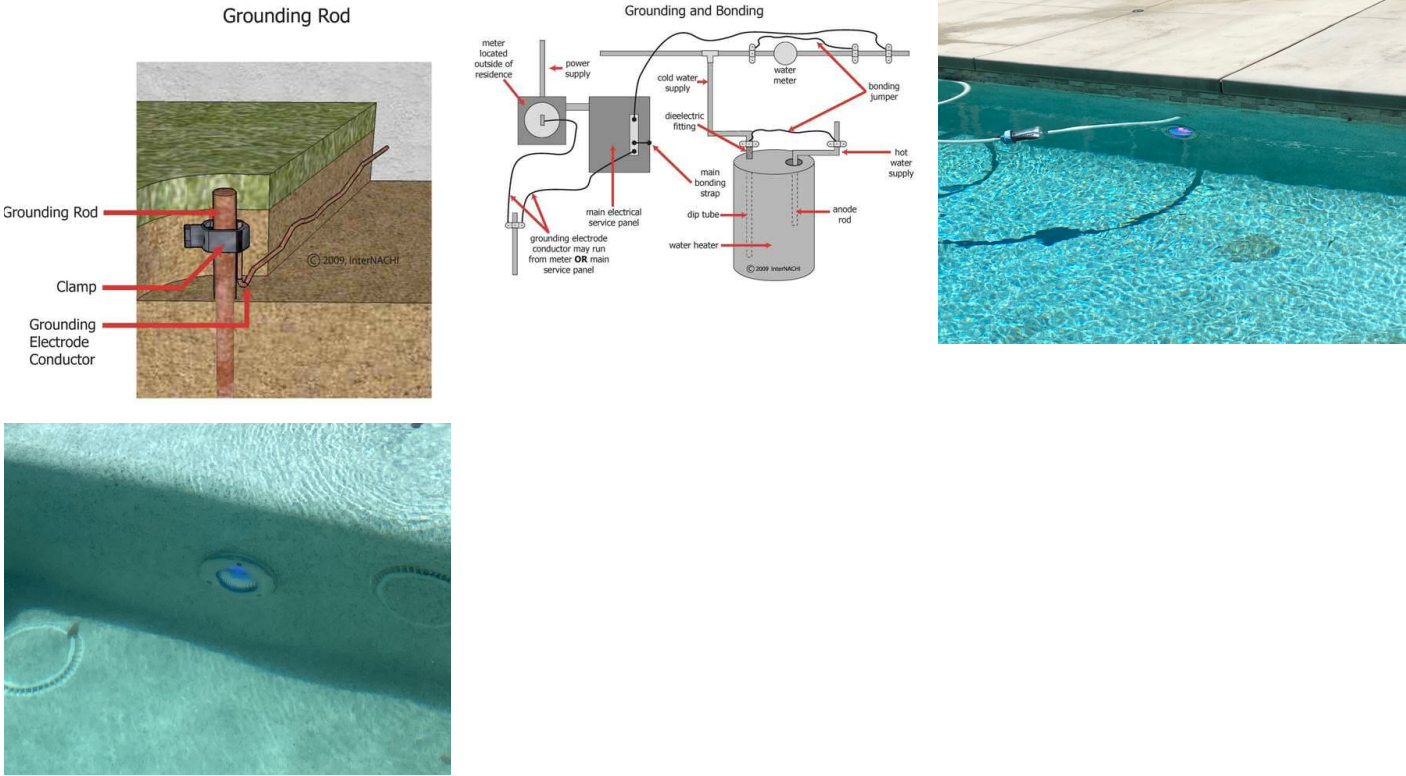
**Grounding:**

In the majority of cases, an electrician will ground your pool equipment by attaching a ground wire to the electrical panel that supplies power to your pool systems. However, depending on your setup you may also be able to tie your pool grounding into your main electrical panel and rely on the grounding there.

Pool equipment can also be grounded through GFCI (Ground Fault Circuit Interrupter) outlets. These outlets detect when your electrical equipment may be drawing too much power (such as during a short or fault) and interrupt the circuit. The outlet cuts power to the shorting device and provides a safe ground path for the electricity.

**Bonding:**

Bonding is joining metallic parts to form an electrically conductive path that will result in electrical continuity between components to ensure that the electrical potential will be the same throughout. This is referred to as equipotential bonding. Keeping the electrical potential at the same level reduces the hazard created by stray currents in the pool or in the ground around the pool. Connecting (or bonding) everything metallic in and around the pool will help eliminate voltage gradients (or differences in electrical potential) from one part of the pool to another, and from metallic equipment to the pool water.



**Filtering/Cleaning Type: Filtration Type:**  
Cartridge



**Filtering/Cleaning Type: Water Treatment:**  
Salt Water System

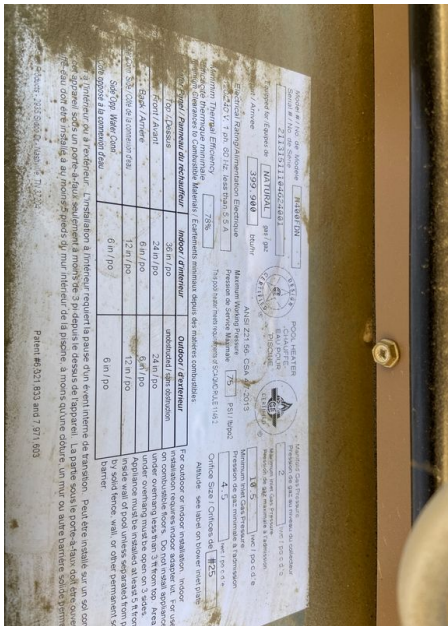
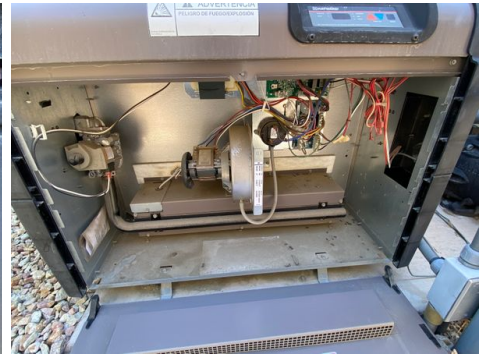


**Pumps/Motors: Motor Type**  
Capacitor, Variable Speed



## Heating: Heating Type: Natural Gas Heater

The heater was operated and inspected. The heating system responded and displayed good system performance.



## Heating: Age of Heater (Approx): 2015

<https://www.howtolookatahouse.com/Blog/Entries/2021/2/how-do-i-determine-the-age-of-a-hayward-pool-heater-from-the-serial-number.html>

## Pool Area Coping, Tile and Decking:: Coping Type: Concrete

Coping is the material—usually natural stone or various forms of concrete—mounted over the top of the pool shell's "bond beam" (the upper portion of the wall). This is where the pool structure meets the surrounding deck. Typically, coping is installed in a 12-inch swath around the pool perimeter, as well as the spa. With a few possible exceptions, the entire pool and spa perimeter is finished with coping. Exceptions usually include rock waterfalls, rim flow spas, and vanishing edges, as well as some beach entries, swim-up bars, and other custom specialty features.



Limitations

General

LIMITED INSPECTION

Pools and spas contain plumbing, electrical, heating and mechanical components. Inspection of these elements is limited to the main pump, filtration system, gas heaters (where applicable), exposed and accessible lines and fixtures. Inspected items are examined for significant non-performance, excessive or unusual wear, leakage and general state of repair. Pool/spa bodies, portable spas, non-visible waste, return/supply lines, spa jet water force, buried electrical conduit, thermostats, heating elements, solar systems, chemical dispensers, water chemistry, conditioning devices, timers, controllers, sweeps, covers and gas lines are considered beyond the scope of this inspection. Review of these items requires a qualified and licensed specialist and usually intrusive/exhaustive testing. This is a limited basic function inspection with a focus on safety. Further review by a professional is always recommended.

Deficiencies

14.7.1 Heating

SERVICE HEATER LIGHT

The light to service heater came on while operating. The heater did not function.

Recommendation

Contact a qualified Swimming Pool Contractor

 Defect/Recommendation



# STANDARDS OF PRACTICE

## Structure

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

## Roof

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

## Exterior

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

## Electrical

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

emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

### **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.

### **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.

### **Plumbing System**

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

**Interior**

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

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

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