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## RESIDENTIAL REPORT

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This report was completed following the California Real Estate Inspection Association (CREIA) Standards of Practice.

# SUMMARY



UPGRADES/MAINTENANCE  
ITEMS



RECOMMENDED  
IMPROVEMENTS



SAFETY/MAJOR CONCERNS

- 2.9.1 Exterior - Stairs, Guardrails & Handrails:: Uneven Rise on Step(s)
- 3.7.1 Foundation & Structure - Roof and Ceiling Structure:: Old Stains No Action Needed
- 5.1.1 Chimney/Fireplace - Chimney(s):: Missing Spark Arrester/Rain Cap
- 5.2.1 Chimney/Fireplace - Fireplace(s):: Missing Damper Clamp
- 5.2.2 Chimney/Fireplace - Fireplace(s):: Fireplace Firebox is Cracked
- 5.2.3 Chimney/Fireplace - Fireplace(s):: Rigid Aluminum Gas Pipe is Kinked
- 8.8.1 Heating - Distribution Systems:: Ducts Not Sealed
- 9.7.1 Plumbing - Water Heater TPR Valve:: Terminate TPR Valve Pipe to Exterior
- 9.8.1 Plumbing - Water Heater Venting:: Missing Transite Adapter
- 9.9.1 Plumbing - Water Heater Miscellaneous:: Missing Bonding
- 9.9.2 Plumbing - Water Heater Miscellaneous:: No Expansion Tank
- 9.9.3 Plumbing - Water Heater Miscellaneous:: No Sediment Trap
- 9.18.1 Plumbing - Toilet(s):: Loose Toilet(s) Noted
- 10.3.1 Electrical - Main Electric & Sub-Panels, Main Overcurrent Device:: Zinsco/Sylvania Electric Panel
- 10.3.2 Electrical - Main Electric & Sub-Panels, Main Overcurrent Device:: Knockouts/Filler Plates Missing
- 10.3.3 Electrical - Main Electric & Sub-Panels, Main Overcurrent Device:: Double-Tapped Neutral/Ground Wiring
- 10.5.1 Electrical - Branch Wiring Circuits:: Exposed Individual Wires Noted
- 10.6.1 Electrical - GFCI & AFCI:: GFCI Does Not Trip
- 10.6.2 Electrical - GFCI & AFCI:: Upgrade - GFCI for Older Property
- 10.6.3 Electrical - GFCI & AFCI:: Modified Without GFCI Protection Installed
- 10.9.1 Electrical - Light Fixtures:: Missing Globes or Exposed Bulbs
- 10.13.1 Electrical - Smoke Detector(s):: Missing Smoke Detector(s)
- 10.13.2 Electrical - Smoke Detector(s):: Upgrade Smoke Detector(s)
- 10.14.1 Electrical - Carbon Monoxide Detectors:: Missing Carbon Monoxide (CO) Detector(s)
- 13.5.1 Doors, Windows & Interior - Windows:: Failed Thermal Seal(s)
- 13.9.1 Doors, Windows & Interior - Ceilings:: Pre-1979 Acoustic Ceiling

🔍 13.9.2 Doors, Windows & Interior - Ceilings:: Stain(s) on Ceiling Noted

# 1: INSPECTION DETAILS

## Information

---

**Limitations: Utilities Off:**

N/A

**Service Agreement:**

Signed On-line

**Payment Type:**

Credit Card On-line

**Attendees:**Seller's Realtor, Pest Control  
Inspector**Weather Conditions:**

Clear

**Temperature (approximate):**

78 Fahrenheit (F)

**Occupancy:**Partially Furnished, Utilities On,  
Vacant**Year Built:**1968 Year Built  
Estimated Year of Original  
Construction**Style:**

Multi-Level

**Type of Building:**

Detached

**# Levels:**

Split Level

## 2: EXTERIOR

		IN	NI	NP	O
2.1	Grading & Drainage:	X			
2.2	Siding, Flashing & Trim:	X			
2.3	Eaves, Soffits & Fascia:	X			
2.4	Exterior Window Trim:	X			
2.5	Exterior Doors:	X			
2.6	Driveways, Porches/Patios & Walkways:	X			
2.7	Patio Cover(s):	X			
2.8	Decks & Balconies:			X	
2.9	Stairs, Guardrails & Handrails:	X			
2.10	Trees & Shrubs:		X		
2.11	Fencing & Walls:	X			
2.12	Retaining Walls:			X	

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### Information

**Inspection Method:**

Visual from grade

**Water Feature Types:**

Bird Bath

The fountains were empty and not tested.

**Barbecues, Firepits and Exterior Fixtures (Excluded from Inspection):**

N/A

These items are not part of a property inspection.

**Shed Was Not Inspected:**

Rear Right Exterior

The shed is not included as part of our inspection.



**Grading & Drainage::**

**Grading/Slope:**

Away from Property, Flat, Slope

**Grading & Drainage:: Gutters and Drainage:**

Exterior

Eave Mounted

**Grading & Drainage:: Gutter Material:**

Metal

**Grading & Drainage:: Downspouts, Extenders and Drains:**

Above Grade, Surface Blocks

**Siding, Flashing & Trim:: Siding Material(s):**

Stucco

**Siding, Flashing & Trim:: Siding Style(s):**

Exterior

Sprayed Stucco

**Siding, Flashing & Trim:: Trim Material(s):**

Wood

**Eaves, Soffits & Fascia:: Material(s):**

Wood

**Exterior Window Trim:: Window Trim:**

Exterior  
Wood, Stucco, Metal

**Exterior Doors:: Exterior Entry Door:**

Glass, Wood

**Driveways, Porches/Patios & Walkways:: Driveway Material:**

Pavers

**Driveways, Porches/Patios & Walkways:: Walkway Material(s):**

Concrete, Paver

**Driveways, Porches/Patios & Walkways:: Porches, Steps, Patios:**

Concrete

**Patio Cover(s):: Type(s):**

Wood Lattice, Solid Wood



**Decks & Balconies::**

**Appurtenance (accessory areas):**  
N/A

**Decks & Balconies:: Material(s):**

N/A

**Stairs, Guardrails & Handrails:: Materials:**

Metal, Stucco Wall

**Stairs, Guardrails & Handrails:: Spindle Spacing (Approximate):**

4"

**Stairs, Guardrails & Handrails:: Steps:**

Concrete

**Fencing & Walls:: Fence/Wall Type(s):**

Chain Link, Block

**Fencing & Walls:: Gate Type(s):**  
Metal

**Retaining Walls:: Materials**  
**Noted**

N/A

The materials were visually observed where readily accessible only.

**Stairs, Guardrails & Handrails:: Railing Height (Approximate):**

36"

Newer standards have increased railing height to 42 inch for new construction and replacement in most jurisdictions. The spindle spacing has been decreased to 4 inch maximum in most jurisdictions.

**Observations/recommendations**

2.9.1 Stairs, Guardrails & Handrails:

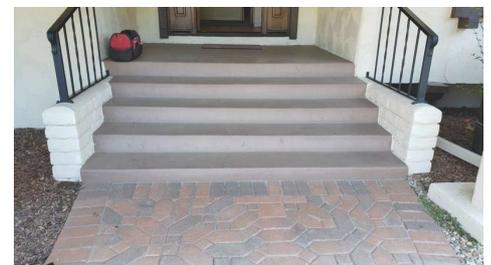
**UNEVEN RISE ON STEP(S)**

FRONT EXTERIOR

The steps should not vary in rise by more than 3/8" to prevent tripping.

Recommendation

Contact a qualified professional.



# 3: FOUNDATION & STRUCTURE

		IN	NI	NP	O
3.1	Foundation Type:	X			
3.2	Basements & Crawlspaces:	X			
3.3	Moisture Levels Observed:	X			
3.4	Foundation Anchoring:	X			
3.5	Floor Structure:	X			
3.6	Wall Structure:	X			
3.7	Roof and Ceiling Structure:	X			

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## Information

**Inspection Method:**

Attic Access, Crawlspace Access, From Grade Level

**Foundation Type:: Type and Material:**

Concrete, Crawlspace, Slab on Grade, Concrete Stem Walls Noted

**Foundation Type::**

**Basement/Crawlspace Access:**

Rear Exterior



**Basements & Crawlspaces::**

**Access Location(s):**

Exterior

**Basements & Crawlspaces::**

**Type:**

Crawlspace

**Moisture Levels Observed::**

**Visible Moisture Level Observed:**

None

**Foundation Anchoring::**

**Foundation Bolting:**

Visible

**Floor Structure:: Material:**

Concrete Stem Walls, Slab, Wood Beams, Wood Joists

**Floor Structure:: Sub-Floor:**

Plywood, Not visible



**Floor Structure::**

**Basement/Crawlspace Floor:**

Dirt

**Wall Structure:: Type of Structure:**

Wood frame, Not visible

**Roof and Ceiling Structure::**

**Limitations:**

Limited Access

These items limited out inspection of this area.

**Roof and Ceiling Structure:: Roof Structure:**

Rafters/Joists, Trusses

## Roof and Ceiling Structure:: Roof Sheathing:

Plywood over Skipped Sheathing



## Limitations

Floor Structure:

### INSULATION ON SUB-FLOORING

CRAWLSPACE

The insulation limited our view of the sub-floor and joists.



Wall Structure:

### NOT VISIBLE

The interior of the walls are not visible for inspection.

## Observations/recommendations

3.7.1 Roof and Ceiling Structure:

### OLD STAINS NO ACTION NEEDED

ATTIC

The stains appear to be from previous leakage. The stains appear to be from a long time ago and do not represent a current concern.

Recommendation

Recommend monitoring.



Upgrades/Maintenance Items



# 4: ROOF

		IN	NI	NP	O
4.1	Asphalt/Composition Roof Covering:			X	
4.2	Tile Roof Covering:	X			
4.3	Flat Roof Covering:	X			
4.4	Roof Valley(s):			X	
4.5	Flashings:	X			
4.6	Gas Vent Flue Pipe(s):	X			

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## Information

**Limitations:**

Inaccessible areas were not inspected

**Inspection Method:**

Ground, Binoculars, Bedroom Windows, Ladder, Roof edge

**Roof Type/Style:**

Gable

**Tile Roof Covering:: Spare Tile Noted:**

N/A

**Flat Roof Covering:: Material(s):**

Patio  
Bitumen (Torch Down)

**Roof Valley(s):: Type(s):**

None



**Flashings:: Material(s):**

Metal

**Gas Vent Flue Pipe(s):: Gas Vent Type(s):**

Type B Gas Vent

**Tile Roof Covering:: Material(s):**

Clay Tile



# 5: CHIMNEY/FIREPLACE

		IN	NI	NP	O
5.1	Chimney(s):	X			X
5.2	Fireplace(s):	X			X

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## Information

**Chimney(s):: Chimney Type:**  
Concrete Pre-cast

**Chimney(s):: Chimney Cap or Spark Arrester:**  
None

**Fireplace(s):: Fireplace Type(s):**  
Concrete  
The gas fireplace has an electric switch that typically turns on the flame.

**Fireplace(s):: Damper:**  
No Clamp

**Fireplace(s):: Doors:**  
Screen

**Fireplace(s):: Location(s):**  
Living Room

## Observations/recommendations

5.1.1 Chimney(s):

 Safety/Major Concerns

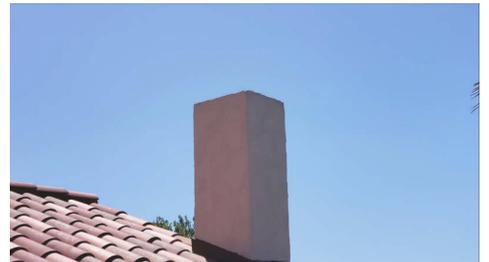
### MISSING SPARK ARRESTER/RAIN CAP

RIGHT EXTERIOR

The missing chimney rain cap should be properly installed to reduce water and debris buildup and prevent sparks from escaping.

Recommendation

Contact a qualified chimney contractor.



5.2.1 Fireplace(s):

 Safety/Major Concerns

### MISSING DAMPER CLAMP

LIVING ROOM

The gas company requires this for all gas log or glass fireplaces.

On some fireplaces another way to keep the damper "open" is to secure the lever in the "open" position.

One of the easiest to install can be purchased here: [Fireplace Damper Clamp](#)

Recommendation

Contact a qualified handyman.



## 5.2.2 Fireplace(s):

**FIREPLACE FIREBOX IS CRACKED**

Safety/Major Concerns

LIVING ROOM

The fireplace interior is cracking and should be further evaluated and repaired as needed for safe operation. A level 2 fireplace inspection should be performed by a qualified chimney specialist to determine the extent of the repair needed.

Recommendation

Contact a qualified chimney contractor.



## 5.2.3 Fireplace(s):

**RIGID ALUMINUM GAS PIPE IS KINKED**

Safety/Major Concerns

LIVING ROOM

The rigid aluminum gas pipe is kinked/restricted and should be replaced with a flexible gas pipe.

Recommendation

Contact a qualified professional.



## 6: GARAGE/CARPORT

		IN	NI	NP	O
6.1	Floor:	X			
6.2	Ceiling:	X			
6.3	Walls & Firewalls:	X			
6.4	Garage Interior Door(s):	X			
6.5	Garage Exterior Pedestrian Door(s):	X			
6.6	Garage Vehicle Door(s):	X			
6.7	Garage Door Opener:	X			

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### Information

**Garage Style:**

Attached

**Size:**

2 Car

**Floor:: Material:**

Concrete

**Ceiling:: Material:**

Open Beam/Rafter  
Holes

**Walls & Firewalls:: Materials(s):**

Drywall, Fire-rated drywall

**Garage Interior Door(s):: Wood:**

Wood

**Garage Exterior Pedestrian**

**Door(s):: Material:**

Wood, Glass

**Garage Vehicle Door(s)::**

**Overhead Door Material(s):**

Metal, Insulated

**Garage Vehicle Door(s):: Vehicle**

**Door(s) Style:**

Sectional (Roll-up)

**Garage Door Opener:: Number of Door Openers:**

Garage  
1 Qty

**Garage Door Opener:: Provisions:**

N/A

**Limitations:**

N/A

If any of the item(s) above are marked, our inspection of this area was limited.

**Garage Interior Door(s):: Self-Closer Operational:**

The self-closing mechanism for the interior pedestrian door was serviceable.

**Garage Door Opener:: Tested and Found to be Operational:**

Garage

The garage door opener(s) were tested using the standard control button and found to be operating properly at the time of our inspection unless otherwise noted.

**Garage Door Opener:: Auto-Reverse Type Tested:**

Garage

N/A

Unless otherwise noted, the photo-eyes or mechanical reversing mechanism(s) were tested and found to operate properly.

### Limitations

Floor:

**TYPICAL CRACK(S) NOTED**

GARAGE

Typical cracks were noted that do not appear to pose a problem at this time.

# 7: COOLING

		IN	NI	NP	O
7.1	Limitations:			X	
7.2	Operating Condition(s):			X	
7.3	Cooling Equipment:			X	
7.4	Distribution System:			X	
7.5	Condensate System:			X	
7.6	Electrical Components:			X	

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## Information

**Type of Air Conditioning System:** None  
 The system(s) were tested only by using the thermostat provided.

**Operating Condition(s):**  
**Temperature Differential(s):** N/A  
 As measured between the return air vent(s) and a sampling of air registers.

**Cooling Equipment:: Location:** N/A

**Cooling Equipment:: Energy Source/Type:** N/A

**Cooling Equipment:: Brand:** N/A

**Cooling Equipment:: Capacity:** N/A

**Distribution System:: Configuration:** N/A

**Condensate System:: Type(s):** N/A

**Electrical Components:: Maximum Fuse/Breaker Rating:** N/A  
 As stated on manufacturer's label.

**Electrical Components:: Disconnect Type:** N/A

**Provisions:** N/A  
 The items noted are likely for convenience if an air conditioning system is to be added. For further information, contact a qualified contractor.

**Cooling Equipment:: Refrigerant Type:** N/A  
 It should be noted that R-22 Freon is no longer approved for use in California and obtaining it for service may be difficult or expensive.

## Limitations

Limitations:  
**N/A**

Limitations were not applicable as there was no cooling system installed.

# 8: HEATING

		IN	NI	NP	O
8.1	Limitations:	X			
8.2	General:	X			
8.3	Furnace(s) or Heat Source:	X			
8.4	HVAC Operating Controls:	X			
8.5	Bathroom Heat Source(s):	X			
8.6	Gas Piping:	X			
8.7	Vent Flue(s):	X			
8.8	Distribution Systems:	X			X
8.9	Heating/Air Registers:	X			
8.10	Filter(s)/Return Air:	X			
8.11	Electrical Components:	X			

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## Information

**Limitations:: Limited Access:**

N/A

Our Inspection was limited due to the above conditions.

**Furnace(s) or Heat Source:: Heat**

**Type:**

Gas Forced Air Furnace

**Furnace(s) or Heat Source::**

**Location:**

Hallway Closet



**Furnace(s) or Heat Source::**

**Brand:**

Bryant

**Furnace(s) or Heat Source:: Age**

**(Approx.) Years:**

21

**Furnace(s) or Heat Source::**

**Energy Source:**

Natural Gas

**Furnace(s) or Heat Source::**

**Efficiency:**

80%

**Furnace(s) or Heat Source:: BTU**

**Rating(s):**

80000

Approximate BTU ratings

**Furnace(s) or Heat Source:: Attic**

**Service Floor:**

N/A

**HVAC Operating Controls::**

**Thermostat Location(s):**

Dining Room

**HVAC Operating Controls::**

**Thermostat Type(s):**

Standard

**Bathroom Heat Source(s)::**

**Type(s):**

Forced Air Register



**Gas Piping:: Type of Piping:**

Black Iron, Flexible

**Filter(s)/Return Air:: Filter**

**Location(s):**

At base of unit

Filters should be checked quarterly and replaced as needed.

**Electrical Components:: Safety**

**Shut-Off Switch Noted:**



**General:: Serviceable:**

The unit(s) were serviceable and operated using the standard controls unless otherwise noted.

**Furnace(s) or Heat Source:: Serviceable:**

The heating system(s) were operational at the time of our inspection. The systems are tested by operating the thermostat(s) and checking the flame or condenser (where applicable) for apparent discrepancies. No air flow testing or HERS rating is conducted as part of our inspection.

**HVAC Operating Controls:: For Energy Savings:**

Energy Saving Thermostats can be found here: (Our favorite) Ecobee4 is here [Ecobee Smart Thermostat](#)

Another great choice is the Nest found here: [Nest Smart Thermostat](#)

**Vent Flue(s):: Material(s):**

Type B Gas Vent, Metal Vent Pipe, Transite



### Distribution Systems:: Air Ducts:

Not visible, Air Ducts to Various Locations, Insulated, Possible Asbestos

We remind you that testing for the presence or environmental issues such as asbestos or fiberglass materials is not part of our inspection. Testing of this nature should be done by a qualified environmental specialist.

## Limitations

Vent Flue(s):

### TRANSITE PIPE NOTED

**Note** - The vent pipe appears to be transite which may contain asbestos. We remind you that evaluation for the presence of environmental materials such as asbestos are beyond the scope of our inspection. You need to be aware that some buyers are concerned about asbestos materials in relation to health considerations as well as cost to remove the materials should conditions of the materials or remodeling call for it. If further evaluation is desired, a qualified specialist should be consulted.

## Observations/recommendations

8.8.1 Distribution Systems:

### DUCTS NOT SEALED

ATTIC

Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.

Recommendation

Contact a qualified HVAC professional.



# 9: PLUMBING

		IN	NI	NP	O
9.1	Main Water Shut-off Device:	X			
9.2	Water Supply and Distribution Piping:	X			
9.3	Water Pressure:	X			X
9.4	Water Heating Systems:	X			
9.5	Water Heater Bracing:	X			
9.6	Water Heater Supply Piping:	X			
9.7	Water Heater TPR Valve:	X			X
9.8	Water Heater Venting:	X			X
9.9	Water Heater Miscellaneous:	X			X
9.10	Waste System Type:	X			
9.11	Drain, Waste, & Vent Systems:	X			
9.12	Fuel Supply & Distribution Systems:	X			
9.13	Fuel Piping:	X			
9.14	Hose Bib(s):	X			
9.15	Angle Stops/Shut-off Valves:		X		
9.16	Faucet(s):	X			
9.17	Sinks(s):	X			
9.18	Toilet(s):	X			
9.19	Bathtub(s):	X			
9.20	Shower(s):	X			

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## Information

**Filters:**

Water softener

**Water Source:**

Public

**Main Water Shut-off Device::**

**Location:**

Front Left Exterior  
Front



**Water Supply and Distribution**

**Piping:: Distribution Supply**

**Piping:**

Various

Not fully visible, Copper

This is based on the visible pipes noted at the time of inspection.

**Water Pressure:: Pressure Regulator Noted:**

Garage

Regulators help to control water pressures for safer operation.

**Water Heating Systems:: Capacity/Type:**

40

**Water Heating Systems:: Fuel Source/Type:**

Natural Gas, Conventional

**Water Heating Systems:: Location:**

Garage

**Water Heating Systems:: Estimated Age:**

6

**Water Heater Venting:: Type:**

Type B Vent, Gravity, Transite

**Drain, Waste, & Vent Systems::****Clean-Out Noted:**

None noted

**Drain, Waste, & Vent Systems::****Drain Size:**

2", 3", Not Visible

**Drain, Waste, & Vent Systems::****Material:**

ABS, Not visible

**Fuel Supply & Distribution****Systems:: Fuel Type:**

Natural Gas

**Fuel Piping:: Material(s):**

Galvanized, Black Iron, Flexible Stainless, Rigid Aluminum

**Hose Bib(s):: Serviceable:**

The hose bib(s) were serviceable unless otherwise noted.

**Sinks(s):: Type(s):**

Built-in, Under Counter

**Toilet(s):: Low Flow Toilet(s)****Noted:**

2

**Bathtub(s):: Types of Bathtub(s):**

Shower Combo

**Shower(s):: Type:**

Bathtub Combination

**Shower(s):: Door Type:**

None

**Water Supply Piping Location(s):**

Not Fully Visible

If some of the water supply piping runs under and through the slab, it is mostly not visible for inspection. Since we cannot predict when and if these pipes may fail, we recommend the following to help minimize the risk: Check to make sure you water pressure is less than 80 psi on a regular basis (if your shower gets stronger this may not be a good thing), If you have a hot water recirculation system, only run the timer 2 to 3 hours per day (We recommend 2 in the morning and 1 in the evening) to reduce wear and energy loss. Flush out all plumbing lines annually (including flushing the water heater) to minimize sediment accumulation.

**Water Supply and Distribution Piping:: Main Water Supply Piping:**

Exterior

Not Fully Visible, Copper

This is described only where visible and readily accessible. As most of the piping is not readily visible nor accessible, no guarantees can be made as to the type of material(s) used for the piping.

**Water Pressure:: Measured Water Pressure:**

Exterior Front Left Exterior

80

Normal water pressure ranges from 40 to 80 psi. Pressure regulators are typically preset for 60 psi at the factory. Pressure over 80 psi exceeds building standards and may cause premature failures of the components.

**Water Heating Systems:: Manufacturer:**

Rheem

We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

**Water Heater Bracing:: Seismic Bracing:**

Properly installed

For information see: <https://www.documents.dgs.ca.gov/dsa/pubs/waterheaterbracing.pdf>

**Water Heater Supply Piping:: Type:**

Copper, Flexible

Information on newer non-metallic plumbing types can be found at:

<http://www.pexinfo.com/>

<https://www.ppfahome.org/>

**Water Heater TPR Valve:: TPR Valve:**

Standard, Serviceable

The purpose of the Temperature/Pressure Relief (TPR) Valve is to release excess pressure in the case of the tank being over pressurized as a safety device.

**Water Heater Miscellaneous:: Added Features:**

Water Heater(s)

Drain Pan

These items may be required in newer installations depending on the jurisdiction.

**Waste System Type:: Type:**

Public Sewer

Determination of the sewer or septic system condition is not part of our inspection.

**Drain, Waste, & Vent Systems:: Sewer Line Video:**

Not Requested, Performed by Outside Company

Sewer line video examination of the underground waste piping is recommended for houses more than 30 years old or where large trees are present.

**Fuel Supply & Distribution Systems:: Main Gas Shut-Off Location:**

Gas Meter, Left Exterior

We recommend installing a gas shut-off wrench near the meter in case of an emergency.



## Limitations

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Angle Stops/Shut-off Valves:

**SHUT-OFF VALVES ARE NOT TESTED**

VARIOUS

Due to the potential for causing leaks, testing of angle stops and shut-off valves is beyond the scope of our inspection.

## Observations/recommendations

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9.7.1 Water Heater TPR Valve:

**TERMINATE TPR VALVE PIPE TO EXTERIOR**

GARAGE

The TPR Valve discharge pipe should be terminated at the exterior.

If this cannot be done, a gas water heater can often use a Watts 210 valve in lieu of the TPR valve.

For information on the Watts valve, see the following: [Watts Info](#)

To order one go here: [Watts 210 Valve](#)

Recommendation

Contact a qualified plumbing contractor.



Recommended Improvements



## 9.8.1 Water Heater Venting:

**MISSING TRANSITE ADAPTER**

GARAGE

The vent pipe should have an adapter installed between the transite and the metal vent connectors as required by the gas company for safe operation.

Typically an Amerivent style Bell 3-4BTI (or similar depending on size). See photo shown.

Recommendation

Contact a qualified handyman.



Recommended Improvements



## 9.9.1 Water Heater Miscellaneous:

**MISSING BONDING**

GARAGE

Bonding of the water pipes to the gas piping is required for newer installations by most jurisdictions.

Recommendation

Contact a qualified handyman.



Upgrades/Maintenance Items



## 9.9.2 Water Heater Miscellaneous:

**NO EXPANSION TANK**

GARAGE

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified contractor evaluate and upgrade if necessary.

For more information or to purchase one go to: [Expansion Tanks](#)

Recommendation

Contact a qualified plumbing contractor.



Upgrades/Maintenance Items



9.9.3 Water Heater Miscellaneous:



Upgrades/Maintenance Items

### NO SEDIMENT TRAP

GARAGE

Sediment traps are recommended by most manufacturers to protect the gas valve and equipment.

Recommendation

Contact a qualified handyman.



9.18.1 Toilet(s):



Recommended Improvements

### LOOSE TOILET(S) NOTED

MASTER BATHROOM

Toilet(s) should be properly secured to the floor to prevent leakage.

Recommendation

Contact a qualified plumbing contractor.



# 10: ELECTRICAL

		IN	NI	NP	O
10.1	Bonding/Grounding Type:	X			
10.2	Service Entrance Conductors:	X			
10.3	Main Electric & Sub-Panels, Main Overcurrent Device:	X			
10.4	Circuit Breakers, Fuses:	X			
10.5	Branch Wiring Circuits:	X			
10.6	GFCI & AFCI:	X			X
10.7	Receptacles:	X			
10.8	Switches:	X			
10.9	Light Fixtures:	X			X
10.10	Junction Boxes:	X			
10.11	Ceiling Fan(s):	X			
10.12	Low-Voltage Systems:		X		
10.13	Smoke Detector(s):	X			X
10.14	Carbon Monoxide Detectors:	X			

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

## Information

**Bonding/Grounding Type::**  
**Grounding Type(s):**  
 Not Visible

**Bonding/Grounding Type::**  
**Bonding Noted:**  
 None

**Service Entrance Conductors::**  
**Electrical Service Conductors:**  
 120 Volts, 220 Volts, Below Ground

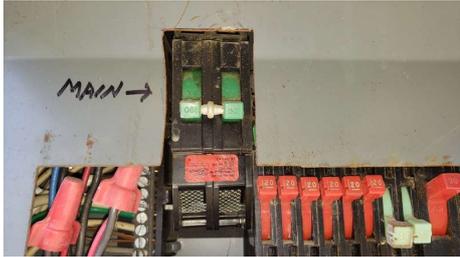
**Main Electric & Sub-Panels, Main Overcurrent Device::** Main Panel  
**Location:**  
 Rear exterior

**Main Electric & Sub-Panels, Main Overcurrent Device::** Panel  
**Capacity:**  
 100 AMP

**Main Electric & Sub-Panels, Main Overcurrent Device::** Panel  
**Manufacturer:**  
 Sylvania



**Main Electric & Sub-Panels, Main Overcurrent Device:: Main Circuit Breaker or Fuse Rating:**  
100A



**Main Electric & Sub-Panels, Main Overcurrent Device:: Labeled:**  
The circuit breakers are labeled.

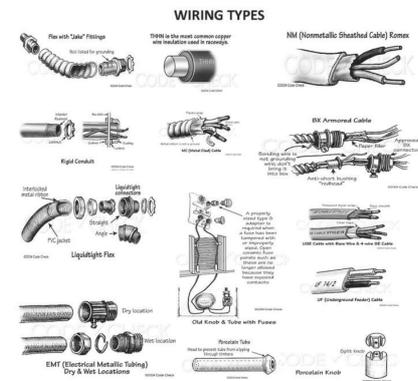


**Main Electric & Sub-Panels, Main Overcurrent Device:: Disconnect Type(s):**  
Circuit Breaker

**Main Electric & Sub-Panels, Main Overcurrent Device:: Sub Panel Location:**  
N/A

**Circuit Breakers, Fuses:: Breaker Types:**  
120V, 220V

**Branch Wiring Circuits:: Wiring Type/Method:**  
Not Fully Visible, NM (Romex), Flexible Conduit, Conduit



COMMON WIRING TYPES

**GFCI & AFCI:: GFCI Location(s):**  
Exterior, Master Bathroom, Kitchen Counters, Kitchen at Sink, Kitchen Island

**GFCI & AFCI:: GFCI Reset Location(s):**  
Master Bathroom, Kitchen

**Receptacles:: Receptacles:**  
"1/2 Hot", Grounded

**Light Fixtures:: Lighting Type(s):**  
Recessed Lights, Incandescent Bulb, Hanging

**Ceiling Fan(s):: Type(s):**  
Switch, Pull-chain

**Smoke Detector(s):: Smoke Detector Location(s):**  
Some Location(s)



TYPICAL LOCATIONS

**Smoke Detector(s):: Type(s):**  
10 Year Battery Type

**Carbon Monoxide Detectors::****Location(s):**

Some Locations

**Backup Generator Provisions**

Rear Exterior

Provisions were noted for a backup generator system.

**Circuit Breakers, Fuses:: Fuse(s) Noted:**

N/A

Fuse sizes should always be matched to wire gauge for safety. If a fuse blows, never install a large one without ensuring the circuit or wires will not be overloaded.

**Branch Wiring Circuits:: Branch Wiring 15/20 A:**

Copper

The wiring is inspected only where readably accessible and visible. When aluminum solid wiring is present, all modifications and repairs to aluminum wiring should follow these strict guidelines from the CPSC.

**Aluminum Wiring****GFCI & AFCI:: AFCIs (Arc-Fault) Protection:**

None

These devices are typically not tested in occupied properties and should be verified by the owner.

**Switches:: Serviceable:**

A representative number of switches were operated and found to be operational unless otherwise noted.

**Smoke Detector(s):: Smoke Detector Laws in California:**

Current Requirements in California (Some municipalities may differ)

[CA Smoke Detector Requirements](#)

**Limitations**

Low-Voltage Systems:

**NOT INSPECTED**

Low-voltage systems are not included as part of our inspection.

**Observations/recommendations**

10.3.1 Main Electric & Sub-Panels, Main  
Overcurrent Device:



**Safety/Major Concerns**

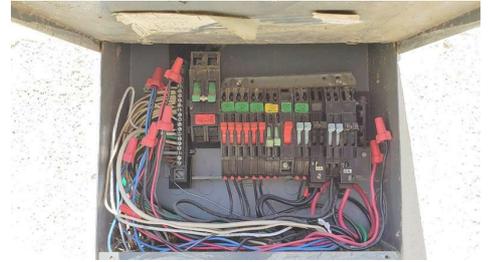
**ZINSCO/SYLVANIA ELECTRIC PANEL**

REAR EXTERIOR

These panels are outdated and have been identified as more likely to cause issues as the breakers are not locked in place. We recommend having a qualified electrical contractor evaluate further to determine if repairs or replacement are indicated. Unless otherwise noted, no signs or overheating were visible.

Recommendation

Contact a qualified electrical contractor.



10.3.2 Main Electric & Sub-Panels, Main Overcurrent Device:

 Safety/Major Concerns

**KNOCKOUTS/FILLER PLATES MISSING**

REAR EXTERIOR

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



10.3.3 Main Electric & Sub-Panels, Main Overcurrent Device:

 Recommended Improvements

**DOUBLE-TAPPED NEUTRAL/GROUND WIRING**

REAR EXTERIOR

Double-tapping of the neutral/ground bus in the main panel used to be common, but is not longer done this way. No evidence of any problems were noted at this time. If you wish to upgrade the connections a qualified electrician should be consulted.

Recommendation

Contact a qualified electrical contractor.



10.5.1 Branch Wiring Circuits:

 Safety/Major Concerns

**EXPOSED INDIVIDUAL WIRES NOTED**

DINING ROOM , FAMILY ROOM , MASTER BEDROOM

There are exposed to single conductor wires noted. All wiring that's exposed should be either enclosed in conduit or replaced with an approved wire method for safety

Recommendation

Contact a qualified electrical contractor.



10.6.1 GFCI & AFCI:

 Safety/Major Concerns

**GFCI DOES NOT TRIP**

KITCHEN, EXTERIOR

GFCI appears to be defective and should be replaced for safety.

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

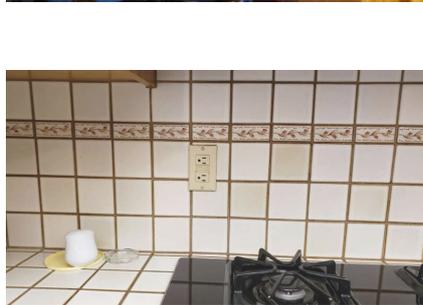
For more information or to order GFCI receptacles go here: [GFCIs](#)

Recommendation

Contact a qualified electrical contractor.



Exterior



Kitchen



Exterior



Exterior

10.6.2 GFCI & AFCI:

 Recommended Improvements

**UPGRADE - GFCI FOR OLDER PROPERTY**

GUEST BATHROOM, GARAGE

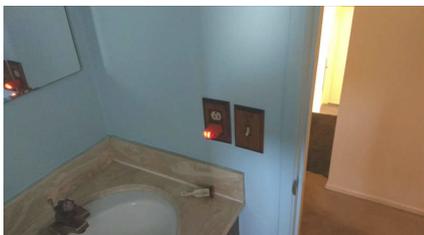
We recommend installing GFCI protection as a safety upgrade. Although likely not required at the time of original construction, they are easily installed and add great safety enhancement.

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

For more information or to order GFCI receptacles go here: [GFCIs](#)

Recommendation

Contact a qualified electrical contractor.



Guest Bathroom



Garage

10.6.3 GFCI & AFCI:

 Safety/Major Concerns

**MODIFIED WITHOUT GFCI PROTECTION INSTALLED**

GARAGE, EXTERIOR

Some receptacle(s) have been modified without GFCI protection installed. We recommend having a qualified electrical contractor install these for safety in all recommended locations.

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

For more information or to order GFCI receptacles go here: [GFCIs](#)

Recommendation

Contact a qualified electrical contractor.



Garage



Garage



Rear Exterior

10.9.1 Light Fixtures:

### MISSING GLOBES OR EXPOSED BULBS

PANTRY

The light fixtures should have globes installed where possible or be upgraded to have fully enclosed light fixtures installed for increased safety.

Recommendation

Contact a qualified handyman.



10.13.1 Smoke Detector(s):

### MISSING SMOKE DETECTOR(S)

We recommend installing smoke detectors in all bedrooms for safety.

Our favorite "Dual smoke and fire alarms" can be found here: [Smoke Detectors](#)

Recommendation

Contact a handyman or DIY project



10.13.2 Smoke Detector(s):

### UPGRADE SMOKE DETECTOR(S)

BEDROOM(S) , 2ND FLOOR HALLWAY

The missing smoke detector(s) should be upgraded for safety.

Our favorite "Dual smoke and fire alarms" can be found here: [Smoke Detectors](#)

Recommendation

Contact a handyman or DIY project



10.14.1 Carbon Monoxide Detectors:

## **MISSING CARBON MONOXIDE (CO) DETECTOR(S)**

2ND FLOOR HALLWAY

The carbon monoxide detector is missing in this location.

To purchase one go to a local hardware store or:

To order one directly from Amazon go here: [Carbon Monoxide \(CO\) Detectors](#)

Recommendation

Contact a handyman or DIY project



# 11: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
11.1	Attic Access:	X			
11.2	Insulation:	X			
11.3	Ventilation:	X			
11.4	Exhaust Systems:	X			
11.5	Fire Safety:	X			

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

## Information

### Limitations:

Insulation

Our inspection of the attics was limited due to the conditions noted.

### Attic Access:: Location:

Hallway Ceiling

### Insulation:: Attic Insulation

Type:

Fiberglass, Loose-fill

### Insulation:: Amount of Sub Area

Insulation:

None, < 3 Inches

### Insulation:: Type of Sub Area

Insulation:

Fiberglass, Batts

### Ventilation:: Ventilation Type:

Roof vent, Soffit Vents



### Exhaust Systems:: Exhaust Fans:

Cooktop/Range Vent Fan,  
Openable bathroom windows

### Vermin Noted:

N/A

Identification of rodents or other types of pests is not part of our inspection. A qualified pest control company should be contracted is desired.

### Insulation:: Amount of Attic Insulation:

3 to 4 Inches

For more information on insulation go to: [https://energy.gov/sites/prod/files/guide\\_to\\_home\\_insulation.pdf](https://energy.gov/sites/prod/files/guide_to_home_insulation.pdf)

### Fire Safety:: Information:

The attic fire safety includes firewalls between garages and attic space and adjoining units (if any).

# 12: BUILT-IN APPLIANCES

		IN	NI	NP	O
12.1	Cooktop:	X			
12.2	Range:			X	
12.3	Oven:	X			
12.4	Microwave:	X			
12.5	Dishwasher:	X			
12.6	Garbage Disposal:	X			
12.7	Exhaust Systems:	X			
12.8	Refrigerator:	X			

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

## Information

**Cooktop:: Cooktop Fuel:**

Gas with Electronic Igniters

**Cooktop:: Cooktop**

**Manufacturer:**

Whirlpool

**Oven:: Oven Fuel:**

Electric

**Oven:: Oven Type:**

Microwave Combination, Self-cleaning, Convection

**Oven:: Oven Manufacturer:**

GE

**Microwave:: Serviceable:**

The microwave oven is tested by heating water in the unit.

**Microwave:: Brand:**

GE

**Dishwasher:: Brand:**

Kitchen Aid

**Garbage Disposal:: Serviceable:**

**Exhaust Systems:: Serviceable:**

The exhaust was serviceable.

**Exhaust Systems:: Types:**

Kitchen

Vent Hood, Vents to Exterior

**Refrigerator:: Limitations:**

Serviceable

Doors are hung the wrong direction.

**Refrigerator:: Type:**

Bottom Freezer, Side by Side Doors

**Refrigerator:: Brand:**

GE

**Cooktop:: Serviceable:**

The cooktop was serviceable at the time of our inspection unless otherwise noted.

**Oven:: Serviceable:**

The oven(s) were serviceable at the time of our inspection unless otherwise noted. The testing includes the oven and broiler settings for operation only and is not an accuracy test of temperature.

**Microwave:: Type:**

Oven/Combo

Portable microwave ovens are not included as part of our inspection. Built in microwaves are tested by heating water to verify operation.

**Dishwasher:: Serviceable:**

The dishwasher was run through a cycle to verify basic operation. All dishwashers should have a cycle run with dishwasher cleaner at least once a year to ensure proper operation.

**To order the cleaner go to: [Dishwasher Cleaner](#)**

## Limitations

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Refrigerator:

**ICE MAKER LINE NOT INSPECTED**

The water line for an ice maker connection is not part of our inspection. This lines and valves should be inspected frequently as they are prone to leakage.

## 13: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
13.1	Items Not Included as Part of Our Inspection:	X			
13.2	Doorbell:	X			
13.3	Doors:	X			
13.4	Closet Doors:	X			
13.5	Windows:	X			X
13.6	Window and Door Screens:	X			
13.7	Floors:	X			
13.8	Walls:	X			
13.9	Ceilings:	X			X
13.10	Steps, Stairways & Railings:	X			
13.11	Countertops & Cabinets:	X			

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

### Information

**Items Not Included as Part of Our Inspection:: Miscellaneous Items:**  
N/A

**Doorbell:: Type(s):**  
Standard

**Doors:: Material(s):**  
Hollow, Wood

**Doors:: Type of Door(s):**  
Hinged, Louvered

**Closet Doors:: Material(s):**  
Composite, Hollow, Wood

**Closet Doors:: Type of Door(s):**  
Hinged, Sliding

**Windows:: Glazing:**  
Single, Double

**Floors:: Floor Coverings:**  
Carpet, Tile, Linoleum

**Walls:: Wall Material:**  
Drywall, Paneling, Wallpaper

**Ceilings:: Ceiling Material:**  
Acoustic (Popcorn)

**Steps, Stairways & Railings:: Guardrail Type(s):**  
Metal

**Steps, Stairways & Railings:: Handrail Type(s):**  
Metal

**Steps, Stairways & Railings:: Steps Type:**  
Carpet

**Countertops & Cabinets:: Countertop Material:**  
Tile, Solid Surface

**Countertops & Cabinets:: Cabinetry:**  
Wood

#### Acoustic Ceiling Materials (Popcorn) Pre 1978 Noted:

Various

Acoustic spray before 1979 was allowed to contain asbestos. Our inspection does not include testing for or identifying of environmental concerns. If this is a concern, a qualified environmental specialist should be consulted.



**Windows:: Window Style(s):**

Sliders, Fixed

A representative number of windows were operationally tested where readily accessible.

**Observations/recommendations**

13.5.1 Windows:

 Recommended Improvements

**FAILED THERMAL SEAL(S)**

2ND FLOOR REAR RIGHT BEDROOM

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace as needed.

Recommendation

Contact a qualified window repair/installation contractor.



13.9.1 Ceilings:

 Upgrades/Maintenance Items

**PRE-1979 ACOUSTIC CEILING**

VARIOUS

Acoustic ceilings installed prior to 1979 may contain asbestos. Testing for environmental materials is not part of our inspection. Any repair work or removal of these materials should be done by a qualified professional.

Recommendation

Contact a qualified professional.

13.9.2 Ceilings:

 Recommended Improvements

**STAIN(S) ON CEILING NOTED**

LIVING ROOM, MASTER BEDROOM CLOSET

The stains in the ceilings were dry at the time of our inspection. We recommend asking the seller to verify that repair was made or have a contractor remove the damaged areas for further evaluation.

Recommendation

Recommend monitoring.



Living Room



Master Bedroom

# 14: LAUNDRY AREA

		IN	NI	NP	O
14.1	Location:	X			
14.2	Laundry Hookups:	X			

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

## Information

**Location:: Location:**  
Interior Room

**Laundry Hookups:: Dryer Hookups:**  
220V Electric, Natural Gas

**Laundry Hookups:: Washer:**  
Hose bibs

# 15: IRRIGATION SYSTEM

		IN	NI	NP	O
15.1	Irrigation Recommendations:	X			

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

## Information

**Timer Location(s):**

Garage

**Valve Type(s):**

Automatic

**Irrigation Head(s):**

Sprayer

**Irrigation Recommendations:: Representative Number Tested:**

A representative number of irrigation valves and heads were tested and observed for visible performance. Drip systems are not tested nor are underground issues inspected.

# STANDARDS OF PRACTICE

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## 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.

## Foundation & 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.

## 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

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.

## 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 service-entrance 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.

**Built-In Appliances**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

**Doors, Windows & 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.