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RESIDENTIAL REPORT

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04/23/2024



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TABLE OF CONTENTS

1: Inspection Details	8
2: Exterior	9
3: Foundation & Structure	17
4: Roof	19
5: Chimney/Fireplace	20
6: Garage/Carport	23
7: Cooling	26
8: Heating	30
9: Plumbing	35
10: Electrical	44
11: Attic, Insulation & Ventilation	54
12: Doors, Windows & Interior	56
13: Built-In Appliances	70
14: Laundry Area	73
15: Irrigation System	74
Standards of Practice	75

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

SUMMARY

28

UPGRADES/MAINTENANCE
ITEMS

60

RECOMMENDED
IMPROVEMENTS

19

SAFETY/MAJOR CONCERNS

IMPORTANT: These summaries are not the entire inspection report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate qualified, licensed contractors evaluate each concern further for repair estimates that may be outside our area of expertise or the scope of our inspection **BEFORE** the close of escrow. Please call our office for any clarifications or further questions.

- 🔧 2.1.1 Exterior - Grading & Drainage:: Re-Secure Rain Gutters
 - ⊖ 2.2.1 Exterior - Siding, Flashing & Trim:: Wood Damage Noted
 - ⊖ 2.2.2 Exterior - Siding, Flashing & Trim:: Weep Screed Inadequate Clearance Noted
 - 🔧 2.2.3 Exterior - Siding, Flashing & Trim:: Needs Paint or Stain
 - ⊖ 2.4.1 Exterior - Exterior Window Trim:: Wood Damage on Window Trim Noted
 - 🔧 2.4.2 Exterior - Exterior Window Trim:: Paint Needed
 - ⊖ 2.6.1 Exterior - Driveways & Walkways:: Driveway Cracking - Repair
 - ⊖ 2.6.2 Exterior - Driveways & Walkways:: Walkway Uneven/Trip Hazard
 - 🔧 2.8.1 Exterior - Patio Cover(s):: Need Painting
 - ⊖ 2.9.1 Exterior - Decks & Balconies:: Surface Re-Coat Needed
 - 🔧 2.10.1 Exterior - Stairs, Guardrails & Handrails:: Railing Has Wide Gaps
 - 🔧 2.10.2 Exterior - Stairs, Guardrails & Handrails:: Paint or Stain Needed
 - ⊖ 2.11.1 Exterior - Trees & Shrubs:: Trees at Roofing
 - ⊖ 2.11.2 Exterior - Trees & Shrubs:: Tree Roots Close to Foundation
 - ⊖ 2.12.1 Exterior - Fencing & Walls:: Damaged Wood Fencing
-

- ⊖ 2.12.2 Exterior - Fencing & Walls:: Leaning/Damaged/Loose Block Wall Noted
- 🔧 3.6.1 Foundation & Structure - Roof and Ceiling Structure:: Old Stains Currently Dry
- ⚠️ 5.1.1 Chimney/Fireplace - Chimney(s):: Missing Spark Arrester/Rain Cap
- 🔧 5.1.2 Chimney/Fireplace - Chimney(s):: Re-seal Chimney Wall/Roof Flashing
- ⚠️ 5.2.1 Chimney/Fireplace - Fireplace(s):: Gas Pipe(s) Needs Sealing
- ⚠️ 5.2.2 Chimney/Fireplace - Fireplace(s):: Cracks Noted in Fireplace Firebox
- ⊖ 5.2.3 Chimney/Fireplace - Fireplace(s):: Loose/Cracked Hearth
- ⊖ 5.2.4 Chimney/Fireplace - Fireplace(s):: Debris Noted In Chimney
- 🔧 6.2.1 Garage/Carport - Ceiling:: Old Stains - Dry
- ⚠️ 6.3.1 Garage/Carport - Walls & Fire Walls:: Hole(s) or Gap(s) at Fire Wall
- ⊖ 6.3.2 Garage/Carport - Walls & Fire Walls:: Vents Blocked
- ⚠️ 6.4.1 Garage/Carport - Garage Interior Door(s):: Self-Closer Needs Repair
- ⊖ 6.5.1 Garage/Carport - Garage Exterior Pedestrian Door(s):: Water Damaged Door Noted
- 🔧 7.2.1 Cooling - Cooling Equipment:: Near End of Life
- ⊖ 7.2.2 Cooling - Cooling Equipment:: Older R-22 (Freon) Noted
- ⊖ 7.2.3 Cooling - Cooling Equipment:: Damaged Fins
- 🔧 7.3.1 Cooling - Operating Condition(s):: Inadequate Cooling
- ⚠️ 8.3.1 Heating - Furnace(s) or Heat Source:: Red-Tagged by the Gas Co.
- ⚠️ 8.7.1 Heating - Distribution Systems:: Possible Asbestos - Damaged Ducts
- ⚠️ 8.7.2 Heating - Distribution Systems:: Abandoned Materials - Possible Asbestos
- ⚠️ 8.8.1 Heating - Vent Flue(s):: Clearance Inadequate to Combustible Material
- ⚠️ 9.6.1 Plumbing - Water Heater Venting:: Missing Transite Adapter
- ⊖ 9.9.1 Plumbing - Water Heater Miscellaneous:: Missing Bonding
- ⊖ 9.9.2 Plumbing - Water Heater Miscellaneous:: No Sediment Trap
- ⚠️ 9.9.3 Plumbing - Water Heater Miscellaneous:: Black Stains and Damage Noted
- ⊖ 9.12.1 Plumbing - Angle Stops/Shut-off Valves:: Corroded Angle Stop(s)
- ⊖ 9.14.1 Plumbing - Drain, Waste, & Vent Systems:: Added Clean Out Noted
- ⊖ 9.14.2 Plumbing - Drain, Waste, & Vent Systems:: Corroded Drain Piping Noted
- ⊖ 9.16.1 Plumbing - Faucet(s):: Loose Faucet Neck Noted
- ⊖ 9.17.1 Plumbing - Sinks(s):: Slow Drain Noted
- 🔧 9.17.2 Plumbing - Sinks(s):: Sink Stopper Needs Repair
- ⊖ 9.20.1 Plumbing - Shower(s):: Cracked/Missing Tiles Noted
- ⊖ 9.20.2 Plumbing - Shower(s):: Damaged/Missing Door Guide
- ⊖ 10.2.1 Electrical - Service Entrance Conductors:: Service Drop Too Low
- ⊖ 10.3.1 Electrical - Main Electric & Main Overcurrent Device:: Breakers Not Completely Labeled
- ⊖ 10.3.2 Electrical - Main Electric & Main Overcurrent Device:: Double-Tapped Neutral/Ground Wiring
- ⊖ 10.4.1 Electrical - Sub-Panel(s): Fuses Too Large
- ⚠️ 10.5.1 Electrical - Circuit Breakers, Fuses:: Double-Tapped Circuit Breaker(s) Noted
- ⚠️ 10.6.1 Electrical - Branch Wiring Circuits:: Extension Cord(s) or Power Strips Were Improperly Installed for Use as Permanent Wiring

- ⚠ 10.7.1 Electrical - GFCI & AFCI:: Modified Without GFCI Protection Installed
- ⚠ 10.7.2 Electrical - GFCI & AFCI:: GFCI Does Not Trip
- ⚠ 10.7.3 Electrical - GFCI & AFCI:: The GFCI has the "Line/Load" Reversed
- ⊖ 10.8.1 Electrical - Receptacles:: Loose Receptacle(s) Noted
- ⊖ 10.8.2 Electrical - Receptacles:: Damaged Receptacle Noted
- ⚠ 10.8.3 Electrical - Receptacles:: Discolored Receptacle Noted
- ⊖ 10.8.4 Electrical - Receptacles:: Non-operational Receptacle(s) Noted
- 🔧 10.10.1 Electrical - Light Fixtures:: Light(s) Inoperative
- ⊖ 10.10.2 Electrical - Light Fixtures:: Missing/Loose Globes or Exposed Bulbs
- ⚠ 10.11.1 Electrical - Junction Boxes:: Open J-Box(es) Needs Repair
- 🔧 10.12.1 Electrical - Ceiling Fan(s):: Light(s) Not Operational
- ⊖ 11.2.1 Attic, Insulation & Ventilation - Insulation:: Missing Insulation Noted
- ⊖ 12.3.1 Doors, Windows & Interior - Doors:: Door Rubs
- ⊖ 12.3.2 Doors, Windows & Interior - Doors:: Door Lock Needs Repair
- 🔧 12.3.3 Doors, Windows & Interior - Doors:: Slide Bolt Needs Repair
- ⊖ 12.3.4 Doors, Windows & Interior - Doors:: Door Knob Hardware Needs Repair
- ⊖ 12.3.5 Doors, Windows & Interior - Doors:: Missing Door Noted
- ⊖ 12.3.6 Doors, Windows & Interior - Doors:: Door Safety Glass Not Marked
- ⚠ 12.3.7 Doors, Windows & Interior - Doors:: Cracked Glass in Door
- 🔧 12.3.8 Doors, Windows & Interior - Doors:: Poor Weather-Stripping
- ⊖ 12.3.9 Doors, Windows & Interior - Doors:: Lock Interference
- 🔧 12.4.1 Doors, Windows & Interior - Closet Doors:: Closet Door(s) Missing
- 🔧 12.4.2 Doors, Windows & Interior - Closet Doors:: Damaged Door Skin
- ⊖ 12.5.1 Doors, Windows & Interior - Windows:: Difficult to Operate
- ⊖ 12.5.2 Doors, Windows & Interior - Windows:: Broken Sash Cord/Spring
- ⊖ 12.5.3 Doors, Windows & Interior - Windows:: Loose Window
- ⊖ 12.5.4 Doors, Windows & Interior - Windows:: Glass Scored/Scratched
- 🔧 12.6.1 Doors, Windows & Interior - Window and Door Screens:: Worn/Damaged Window Screens Noted
- ⊖ 12.6.2 Doors, Windows & Interior - Window and Door Screens:: Missing Window Screen(s)
- ⊖ 12.6.3 Doors, Windows & Interior - Window and Door Screens:: Screen Door is Worn/Damaged
- ⊖ 12.6.4 Doors, Windows & Interior - Window and Door Screens:: Screen Door is Missing
- 🔧 12.7.1 Doors, Windows & Interior - Floors:: Carpet Stains
- 🔧 12.7.2 Doors, Windows & Interior - Floors:: Squeaking Floor(s)
- 🔧 12.7.3 Doors, Windows & Interior - Floors:: Carpet Damage Noted
- ⊖ 12.7.4 Doors, Windows & Interior - Floors:: Flooring Has Open Seams
- ⊖ 12.7.5 Doors, Windows & Interior - Floors:: Loose/Missing Threshold
- ⊖ 12.7.6 Doors, Windows & Interior - Floors:: Unprofessional Flooring Installation
- ⊖ 12.8.1 Doors, Windows & Interior - Walls:: Water Damage
- ⊖ 12.8.2 Doors, Windows & Interior - Walls:: Moisture Stains at Wall Noted
- 🔧 12.8.3 Doors, Windows & Interior - Walls:: Drywall Damage
- 🔧 12.8.4 Doors, Windows & Interior - Walls:: Corrosion Noted on Vanity Mirror

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- 🔧 12.9.1 Doors, Windows & Interior - Ceilings:: Pre-1979 Acoustic Ceiling
 - ⊖ 12.9.2 Doors, Windows & Interior - Ceilings:: Old Moisture Stain(s) Noted
 - 🔧 12.10.1 Doors, Windows & Interior - Steps, Stairways & Railings:: Baluster Spacing Needs Upgrading
 - ⊖ 12.10.2 Doors, Windows & Interior - Steps, Stairways & Railings:: Loose Balusters
 - 🔧 12.10.3 Doors, Windows & Interior - Steps, Stairways & Railings:: Open Stairwell Noted
 - 🔧 12.11.1 Doors, Windows & Interior - Countertops & Cabinets:: Cabinet Door/Drawer Loose/Missing
 - ⊖ 13.1.1 Built-In Appliances - Cooktop:: Electronic Igniter(s) Not Working Properly
 - ⊖ 13.2.1 Built-In Appliances - Oven:: Oven Light not Operational
 - ⊖ 13.2.2 Built-In Appliances - Oven:: Missing Control Knobs
 - ⊖ 13.4.1 Built-In Appliances - Dishwasher:: Basket Damaged
 - ⊖ 13.6.1 Built-In Appliances - Exhaust Systems:: Light Inoperative
 - ⊖ 15.1.1 Irrigation System - Irrigation Recommendations:: Timer is Not Working/Missing

1: INSPECTION DETAILS

Information

Limitations: Utilities Off:

N/A

Service Agreement:

To Be Signed On-line

Payment Type:

Credit Card On-line

Attendees:

Pest Inspector

Weather Conditions:

Overcast

Temperature (approximate):

59 Fahrenheit (F)

Occupancy:

Vacant, Utilities On, Unfurnished

Year Built:

1964 Year Built

Style:

Contemporary

Estimated Year of Original Construction

Type of Building:

Single Family

Levels:

Two

Additional Photos:**Bad Shape:**

Note - Due to the numerous non-maintained items and lack of regular maintenance, there may be additional items that were not discovered as part of this report.

2: EXTERIOR

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

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

Information

Inspection Method:

Visual from grade

Water Feature Types:

N/A

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

Firepit

These items are not part of a property inspection.



Grading & Drainage::

Grading/Slope:

Flat

Grading & Drainage:: Gutters and Drainage:

Exterior

Eave Mounted

Grading & Drainage:: Gutter

Material:

Metal

Grading & Drainage::

Downspouts, Extenders and Drains:

Above Grade

Siding, Flashing & Trim:: Siding

Material(s):

Wood

Siding, Flashing & Trim:: Siding

Style(s):

Exterior

Sprayed Stucco, Wood Panels

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

Wood

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

Wood

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

Exterior

Wood

Exterior Doors:: Exterior Entry Door:

Metal, Glass, French, Sliding glass door

Driveways & Walkways::**Driveway Material:**

Concrete

Driveways & Walkways:: Walkway**Material(s):**

Concrete

Porches/Patios:: Porches, Steps, Patios:

Concrete

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

Balcony Overhang

Decks & Balconies:: Appurtenance (Accessory Areas):

Balcony

Decks & Balconies:: Material(s):

Wood

Stairs, Guardrails & Handrails:: Steps/Stairs

None

Stairs, Guardrails & Handrails:: Guardrailing/Handrail Materials:

Wood

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

> 4 "

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

Wood, Block

Fencing & Walls:: Gate Type(s):

Wood

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.

Trees & Shrubs:: Overgrown Tree(s):

The overgrown trees and shrubs should be cut back or removed to prevent further damage.

Limitations

Driveways & Walkways:

TYPICAL CRACKS:

Cracking on hardscaping and siding are only reported if considered to be a "defect" or a hazardous condition. It is "typical" for concrete, stucco and other hard surfaces to have cracks of less than 1/4" in width and if there is no "offset" or evidence of moisture intrusion these are not identified as needed repair. This is considered part of normal homeowner maintenance.

Porches/Patios:

TYPICAL CRACKS:

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Observations/recommendations

2.1.1 Grading & Drainage:

RE-SECURE RAIN GUTTERS

FRONT EXTERIOR

The rain gutters should be re-secured for proper operation.

 Upgrades/Maintenance Items



2.2.1 Siding, Flashing & Trim:

WOOD DAMAGE NOTED

VARIOUS EXTERIOR

Wood damage noted on the trim/siding should be evaluated/repared by a qualified pest control company.

 Recommended Improvements



2.2.2 Siding, Flashing & Trim:

WEEP SCREED INADEQUATE CLEARANCE NOTED

FRONT AND REAR EXTERIOR

The siding weep screed does not have the required minimum clearance. Minimum clearance requirement is two inches to concrete or solid surfaces and 4 inches to to grade. These areas should be repaired for proper protection of the siding. If not corrected, the siding may become water damaged or moisture could enter the interior walls.

 Recommended Improvements





2.2.3 Siding, Flashing & Trim:

NEEDS PAINT OR STAIN

VARIOUS EXTERIOR

The exterior trim needs re-staining or re-painting to protect it from damage.



Upgrades/Maintenance Items



2.4.1 Exterior Window Trim:

WOOD DAMAGE ON WINDOW TRIM NOTED

VARIOUS EXTERIOR

The wood damaged noted on the exterior window trim should be evaluated and repaired by a qualified pest control company.



Recommended Improvements



2.4.2 Exterior Window Trim:

PAINT NEEDED

VARIOUS EXTERIOR

Paint needed to protect wood from damage. Some older properties may have lead paint. This is not tested by our company.



Upgrades/Maintenance Items



2.6.1 Driveways & Walkways:

DRIVEWAY CRACKING - REPAIR

FRONT EXTERIOR

Cracks due to settling or lift was observed. We recommend repairing these areas to prevent further deterioration.

 Recommended Improvements



2.6.2 Driveways & Walkways:

WALKWAY UNEVEN/TRIP HAZARD

FRONT EXTERIOR

The walkway has lifted or settled and may pose a trip risk. We recommend correcting for safety.

 Recommended Improvements



2.8.1 Patio Cover(s):

NEED PAINTING

 Upgrades/Maintenance Items

The patio covers need paint to prevent damage.



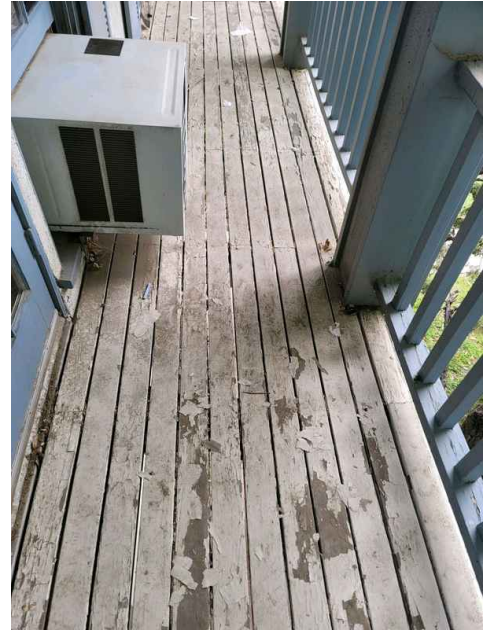
2.9.1 Decks & Balconies:

SURFACE RE-COAT NEEDED

FRONT BALCONY

The balcony shows wear and should be re-coated to prevent water penetration.

 Recommended Improvements



2.10.1 Stairs, Guardrails & Handrails:

RAILING HAS WIDE GAPS

FRONT BALCONY

The guard railing/stair railing has gaps wider than the current 4 inch standard. Upgrading or installing protection is recommended if small children or pets will be present.

 Upgrades/Maintenance Items



2.10.2 Stairs, Guardrails & Handrails:

PAINT OR STAIN NEEDED

FRONT BALCONY

Paint or stain is needed to prevent water damage.

 Upgrades/Maintenance Items



2.11.1 Trees & Shrubs:

TREES AT ROOFING

REAR LEFT EXTERIOR

The trees branches should be cut back from the roof as part of normal maintenance.



2.11.2 Trees & Shrubs:

TREE ROOTS CLOSE TO FOUNDATION

REAR LEFT EXTERIOR

The large tree is too close to the foundation and should be removed to prevent damage to the structure.



2.12.1 Fencing & Walls:

DAMAGED WOOD FENCING

REAR LEFT EXTERIOR

Wood damage was noted on the fencing that should be repaired or replaced as needed.



2.12.2 Fencing & Walls:

LEANING/DAMAGED/LOOSE BLOCK WALL NOTED

REAR RIGHT EXTERIOR

The leaning/loose/damaged sections of the block wall should be repaired as needed.





3: FOUNDATION & STRUCTURE

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

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

Information

Inspection Method:

From Grade Level, Attic Access

Foundation Type:: Type and Material:

Slab on Grade, Concrete

Moisture Levels Observed::

Visible Moisture Level Observed:

Moderate, Recent Rain

Floor Structure:: Material:

Concrete, Slab, Not visible, Wood Joists

Floor Structure:: Sub-Floor:

Concrete, Not Visible, Plywood

Floor Structure::

Basement/Crawlspace Floor:

N/A

Wall Structure:: Type of Structure: Roof and Ceiling Structure::

Wood frame, Not visible

Limitations:

Limited Access

These items limited out inspection of this area.

Foundation Anchoring:: Foundation Bolting:

Not Visible, Visible



Roof and Ceiling Structure:: Roof Sheathing:

Plywood over Skipped Sheathing



Roof and Ceiling Structure:: Roof Structure:

Conventional, Corner Bracing, Rafters/Joists



Limitations

Wall Structure:

NOT VISIBLE

The interior of the walls are not visible for inspection.

Observations/recommendations

3.6.1 Roof and Ceiling Structure:

OLD STAINS CURRENTLY DRY

VARIOUS

The stains appear to be from previous leakage. Although not wet at this time, we recommend checking with the seller as to what repairs were made or have a qualified roofing contractor evaluate further.

 Upgrades/Maintenance Items



Garage



Attic

4: ROOF

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

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

Information

Roofing Information::

Limitations:

N/A, Inaccessible areas were not inspected, Upper Roof Not Inspected

Roofing Information:: Inspection

Method:

Walked on roof

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

None

Flashings:: Material(s):

Metal

Gas Vent Flue Pipe(s):: Vent

Type(s):

Type B Gas Vent, Transite

Roofing Information:: Roof Type/Style:

Gable



Asphalt/Composition Roof Covering:: Serviceable:

The roof appears to be in satisfactory overall condition unless otherwise noted. Normal maintenance should be completed every few years to prevent leakage.

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:
Brick

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

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



Fireplace(s):: Fireplace Type(s):
Gas starter, Wood Burning

Fireplace(s):: Damper:
No Clamp

Fireplace(s):: Doors:
Screen

Observations/recommendations

5.1.1 Chimney(s):

 Safety/Major Concerns

MISSING SPARK ARRESTER/RAIN CAP

LEFT ROOF

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



5.1.2 Chimney(s):

 Upgrades/Maintenance Items

RE-SEAL CHIMNEY WALL/ROOF FLASHING

EXTERIOR

The flashing between the chimney and the wall/roof should be re-sealed with an exterior caulk to prevent water penetration.



5.2.1 Fireplace(s):

GAS PIPE(S) NEEDS SEALING

LIVING ROOM

The hole(s) in the fireplace(s) where the gas line enters, should be sealed with a fireplace mortar for safety.

To order online go to: [Fireplace Caulk](#)



Safety/Major Concerns



5.2.2 Fireplace(s):

CRACKS NOTED IN FIREPLACE FIREBOX

LIVING ROOM

The fireplace interior has some cracking and should be further evaluated and repaired as needed for safe operation.



Safety/Major Concerns



5.2.3 Fireplace(s):

LOOSE/CRACKED HEARTH

LIVING ROOM

The cracked areas of the hearth should be re-grouted or repaired as needed. The supporting area should be checked for adequacy.



Recommended Improvements



5.2.4 Fireplace(s):

DEBRIS NOTED IN CHIMNEY

LIVING ROOM

The debris noted inside the chimney flue should be cleaned out before using for safe operation.



6: GARAGE/CARPORT

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

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

Information

Garage/Carport Style:

N/A

Size:

2 Car

Floor:: Material:

Concrete

Ceiling:: Material:

Open Beam/Rafter

Walls & Fire Walls:: Materials(s):

Wood Framing, Drywall, Fire-rated drywall

Garage Interior Door(s):: Material:

Wood

Garage Exterior Pedestrian Door(s):: Material:

Composite

Garage Vehicle Door(s):: Overhead Door Material(s):

Metal

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 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

Both

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.



Observations/recommendations

6.2.1 Ceiling:

OLD STAINS - DRY

GARAGE

Moisture stains were noted that do not appear to be active. We recommend checking with the owner of the property or having a licensed roofing contractor evaluate further.



6.3.1 Walls & Fire Walls:

HOLE(S) OR GAP(S) AT FIRE WALL

GARAGE

The hole(s) or gap(s) in the garage fire wall should be patched.

Large holes should be patched with fire-rated drywall. Small holes can be sealed with fire-rated expanding foam such as this product: [Fire Block Foam](#)



6.3.2 Walls & Fire Walls:

VENTS BLOCKED



Combustion air vents need to be reopened to allow air flow into garage area for proper combustion.

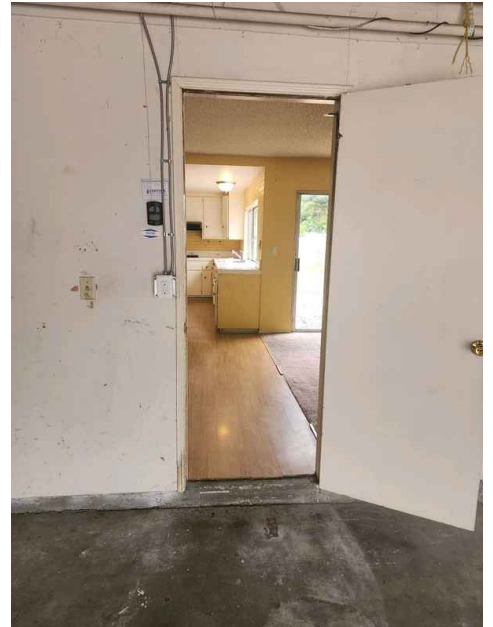


6.4.1 Garage Interior Door(s):

 Safety/Major Concerns**SELF-CLOSER NEEDS REPAIR**

GARAGE

The non-functioning door self-closer should be repaired or replaced as needed. Spring hinges should have a minimum of two installed.



6.5.1 Garage Exterior Pedestrian Door(s):

 Recommended Improvements**WATER DAMAGED DOOR NOTED**

Moisture damage was noted on the garage exterior pedestrian door. We recommend repairing the door or replacing as needed.



7: COOLING

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

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

Information

Type of Air Conditioning System:

Window Unit

The system(s) were tested only by using the thermostat provided.

Cooling Equipment:: Location:

Master Bedroom, Living Room

Cooling Equipment:: Energy Source/Type:

Electric, Wall AC, Window AC



Master Bedroom

Cooling Equipment:: Brand:

Hampton Bay, Goldstar

Operating Condition(s)::

Temperature Differential(s):

Not Tested

As measured between the return air vent(s) and a sampling of air registers.

Distribution System::

Configuration:

Room

Condensate System:: Type(s):

Drains to Exterior

Electrical Components::

Maximum Fuse/Breaker Rating:

10A

As stated on manufacturer's label.

Electrical Components::

Disconnect Type:

Fuses, Plug/Receptacle

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.

Wall or Window Unit(s):

Wall or window style units are tested only for basic operation. No guarantees as to adequacy or performance are made. It is recommended that these systems be installed on dedicated circuits for proper operation.



Cooling Equipment:: Age(s):

20+ Years of Age

The average life expectancy of a heat pump is 15 to 25 years if properly maintained.

Cooling Equipment:: Capacity:

1 Ton



Cooling Equipment:: Refrigerant Type:

R-22 (Freon)

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 central cooling system installed.

General:

NO CENTRAL COOLING SYSTEM

No central cooling system was present.

Observations/recommendations

7.2.1 Cooling Equipment:

NEAR END OF LIFE

EXTERIOR

The air conditioner(s) is/are reaching the end of their useful life expectancy and may need repair or replacement in the near future.

 Upgrades/Maintenance Items



7.2.2 Cooling Equipment:

OLDER R-22 (FREON) NOTED

VARIOUS

The production of R-22 or HCFC-22 (Freon) is being phased out and may be difficult and expensive to purchase for older units.

See Note Here:

[EPA Phase Out](#)

 Recommended Improvements



7.2.3 Cooling Equipment:

DAMAGED FINS

VARIOUS

Damage to the fins was noted which may affect efficiency. A qualified specialist should evaluate further and provide estimate for repair and life expectancy.

Recommended Improvements



7.3.1 Operating Condition(s):

INADEQUATE COOLING

VARIOUS

The air conditioning unit(s) is not cooling adequately and should be evaluated and repaired as needed by a qualified specialist.

Upgrades/Maintenance Items

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	Distribution Systems:	X			X
8.8	Vent Flue(s):	X			X
8.9	Heating/Air Registers:	X			
8.10	Filter(s)/Return Air:	X			
8.11	Electrical Components:	X			

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

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

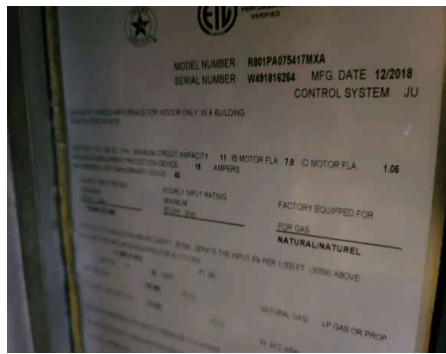
Furnace(s) or Heat Source:: Location:
 Interior Closet



Furnace(s) or Heat Source::

Brand:

Rheem



Furnace(s) or Heat Source:: Age

(Approx.) Years:

6

Furnace(s) or Heat Source::

Energy Source:

Natural Gas

Furnace(s) or Heat Source::

Efficiency:

80%

Furnace(s) or Heat Source:: BTU

Rating(s):

75000

Approximate BTU ratings

Furnace(s) or Heat Source:: Attic

Service Floor:

N/A

HVAC Operating Controls::

Thermostat Location(s):

Staircase

HVAC Operating Controls::

Thermostat Type(s):

Programmable

Bathroom Heat Source(s)::

Type(s):

Forced Air Register



Gas Piping:: Type of Piping:

Black Iron, Flexible, Sediment Trap

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

Flexible B Vent, Metal Vent Pipe, Type B Gas Vent

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](#)

Distribution Systems:: Air Ducts:

Air Ducts to Various Locations, 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

Distribution Systems:

ASBESTOS DUCTWORK POSSIBLE



Observations/recommendations

8.3.1 Furnace(s) or Heat Source:

RED-TAGGED BY THE GAS CO.

INTERIOR CLOSET

This appliance has been red-tagged by the Gas Company. This notice of hazardous condition must be repaired prior to operation of the appliance.



Safety/Major Concerns



8.7.1 Distribution Systems:

POSSIBLE ASBESTOS - DAMAGED DUCTS



ATTIC

The heating air plenum and/or air duct(s) are damaged and need repair. Properties of this age may have asbestos containing materials which is not tested by our company. We recommend having a qualified HVAC contractor evaluate and repair/replace the ducts as needed.



8.7.2 Distribution Systems:

ABANDONED MATERIALS - POSSIBLE ASBESTOS



INTERIOR CLOSET

There is abandoned duct material(s) in the attic that may contain asbestos and should be properly disposed of by a qualified contractor



8.8.1 Vent Flue(s):

CLEARANCE INADEQUATE TO COMBUSTIBLE MATERIAL



INTERIOR CLOSET

The vent flue does not meet the minimum clearance to combustible material(s). This is typically 1 inch for double wall pipes and 6 inch for single wall pipes.



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

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

Information

Filters:

N/A

Water Source:

Public

Main Water Shut-off Device::

Location:

Front



Water Supply and Distribution Piping:: Distribution Supply Piping:

Various

Not fully visible, Part Copper, Copper

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

Water Pressure:: Pressure Regulator Noted:

Front Exterior

Regulators help to control water pressures for safer operation.



Water Heating Systems::

Location:

Garage



Water Heating Systems:: Fuel Source/Type:

Natural Gas, Conventional

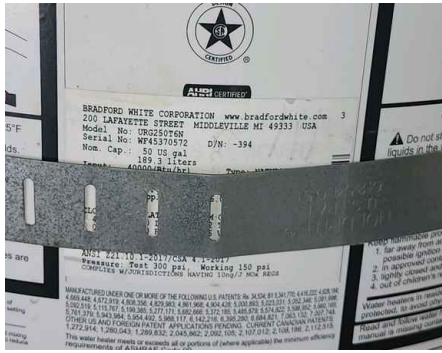
Water Heating Systems:: Capacity/Type:

50

Water Heating Systems::

Estimated Age:

4



W=2020

Water Heater Venting:: Type:

Type B Vent, Gravity, Metal, Transite

Fuel Supply & Distribution Systems:: Fuel Type:

Natural Gas

Fuel Piping:: Material(s):

Black Iron, Flexible Stainless

Drain, Waste, & Vent Systems::

Drain Size:

Not Visible

Drain, Waste, & Vent Systems::

Material:

Not visible, Cast Iron, ABS, Galvanized

Hose Bib(s):: Serviceable:

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

Faucet(s):: Serviceable:

Unless otherwise noted, the faucets were serviceable.

Sinks(s):: Type(s):

Under Counter

Toilet(s):: Low Flow Toilet(s)

Noted:

3

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

Shower Combo

Shower(s):: Type:

Freestanding, Bathtub Combination

Shower(s):: Door Type:

Glass

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

70

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. Most home warranties will not cover plumbing repairs if pressure exceeds 80 psi.

**Water Heating Systems:: Manufacturer:**

Bradford White

We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120°F to kill microbes and no higher than 130°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.ppfahoe.o/>

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, Expansion Tank

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



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

Gas Meter, Right Exterior

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

**Waste System Type:: Type:**

Public Sewer

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

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

Front Exterior

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

Recommended, Not Requested

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

Limitations

Water Heater Venting:

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.

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

9.6.1 Water Heater Venting:

 Safety/Major Concerns

MISSING TRANSITE ADAPTER

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.



Missing

9.9.1 Water Heater Miscellaneous:

 Recommended Improvements

MISSING BONDING

GARAGE

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



9.9.2 Water Heater Miscellaneous:

 Recommended Improvements

NO SEDIMENT TRAP

GARAGE

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



9.9.3 Water Heater Miscellaneous:

 Safety/Major Concerns

BLACK STAINS AND DAMAGE NOTED

GARAGE

The water heater platform or walls have damage and black stains likely due to previous leakage that should be repaired. The interior framing and insulation should be further evaluated and repaired and the drywall platform and/or wall should be replaced as it is also part of the firewall.



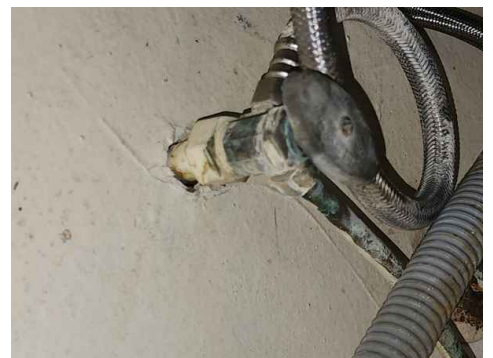
9.12.1 Angle Stops/Shut-off Valves:

Recommended Improvements

CORRODED ANGLE STOP(S)

KITCHEN

The corroded angle stop valves should be replaced due to the risk of leakage.



9.14.1 Drain, Waste, & Vent Systems:

Recommended Improvements

ADDED CLEAN OUT NOTED

FRONT EXTERIOR

We recommend verifying what, if any, repairs or replacement were made to the sewer line or have a professional sewer line video evaluation of the waste piping. An added clean out was noted for the system. Due to the age of the property and the large trees noted that may cause waste line impedance.



9.14.2 Drain, Waste, & Vent Systems:

Recommended Improvements

CORRODED DRAIN PIPING NOTED

KITCHEN

The drain lines are showing corrosion and previous leakage and should be replaced.



9.16.1 Faucet(s):

LOOSE FAUCET NECK NOTED

MASTER BATHROOM

The base of the faucet(s) can usually be re-secured from underneath if accessible.

 Recommended Improvements



9.17.1 Sinks(s):

SLOW DRAIN NOTED

VARIOUS

The slow sink drain should be cleared for proper operation.

 Recommended Improvements



Master Bathroom



Upper Hallway Bathroom

9.17.2 Sinks(s):

SINK STOPPER NEEDS REPAIR

MASTER BATHROOM

The sink drain stopper should be repaired or replaced as part of normal maintenance.

 Upgrades/Maintenance Items



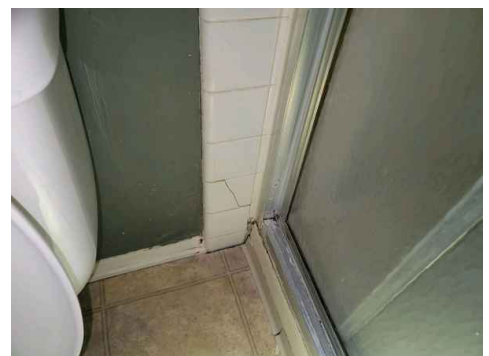
9.20.1 Shower(s):

CRACKED/MISSING TILES NOTED

MASTER BATHROOM

Cracked and missing tiles should be repaired by a qualified contractor to prevent leakage.

 Recommended Improvements



9.20.2 Shower(s):

DAMAGED/MISSING DOOR GUIDE

Recommended Improvements

MASTER BATHROOM

The shower door guide is damaged/missing and should be replaced or repaired. This prevents the door from coming off the track.



10: ELECTRICAL

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

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

Information

Bonding/Grounding Type::

Grounding Type(s):

Cold Water Pipe



Bonding/Grounding Type::

Bonding Noted:

N/A

Service Entrance Conductors::

Electrical Service Conductors:

120 Volts, 220 Volts, Overhead

Main Electric & Main Overcurrent

Device:: Panel Capacity:

100 AMP

Main Electric & Main Overcurrent Device:: Panel Manufacturer:
General Electric



Main Electric & Main Overcurrent Device:: Main Circuit Breaker or Fuse Rating:
100A



Main Electric & Main Overcurrent Device:: Disconnect Type(s):
Circuit Breaker

Sub-Panel(s): Sub Panel Location(s):
Exterior

Sub-Panel(s): Panel Manufacturer:
General Switch



Sub-Panel(s): Panel Capacity:
30 Amp

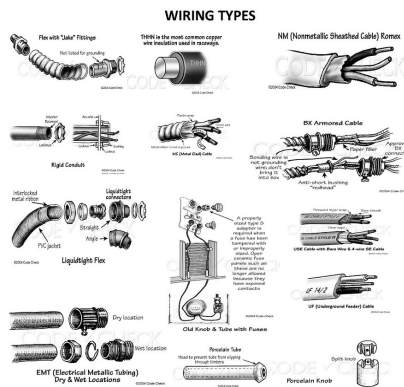
Sub-Panel(s): Disconnect Type(s):
Fuses

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

Branch Wiring Circuits:: Wiring Type/Method:
Not Fully Visible, MC Cable, NM (Romex)

GFCI & AFCI:: GFCI Location(s):
Bathrooms, Garage, Exterior, Living Room

GFCI & AFCI:: GFCI Reset Location(s):
Bathrooms, Garage, Exterior, Living Room



COMMON WIRING TYPES

Receptacles:: Receptacles:
Grounded, Un-grounded, Fully Switched

Light Fixtures:: Lighting Type(s):
Hanging, Surface Mounted, CFL Bulbs, Incandescent Bulb, Hanging, Florescent

Junction Boxes:: Junction Boxes Inspected
Junction boxes were inspected only where visible and readily accessible.

Ceiling Fan(s):: Type(s):
N/A, Switch, Pull-chain

Smoke Detector(s):: Operational
Smoke Detector Location(s):
All Required Locations

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



TYPICAL LOCATIONS

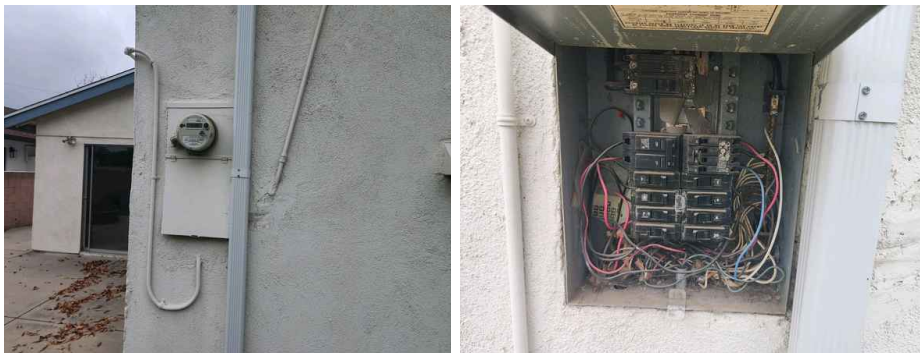
Carbon Monoxide Detectors::

Location(s):

All Required Locations, 7 Year
Battery

Main Electric & Main Overcurrent Device:: Main Panel Location:

Rear



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

30A

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 readily 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.

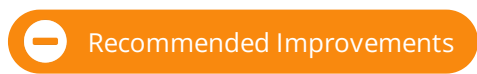
Observations/recommendations

10.2.1 Service Entrance Conductors:

SERVICE DROP TOO LOW

EXTERIOR

The service wiring is lower than the required minimum for proper clearance.



Typical Service Drop Clearance Requirements.

10.3.1 Main Electric & Main

Overcurrent Device:

BREAKERS NOT COMPLETELY LABELED

REAR EXTERIOR

The circuit breakers should be labeled as required for ease of use and in case of an emergency.



10.3.2 Main Electric & Main

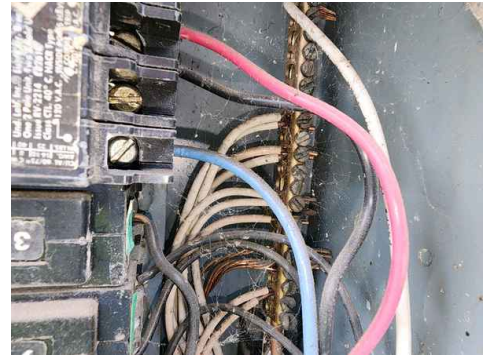
Overcurrent Device:

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.



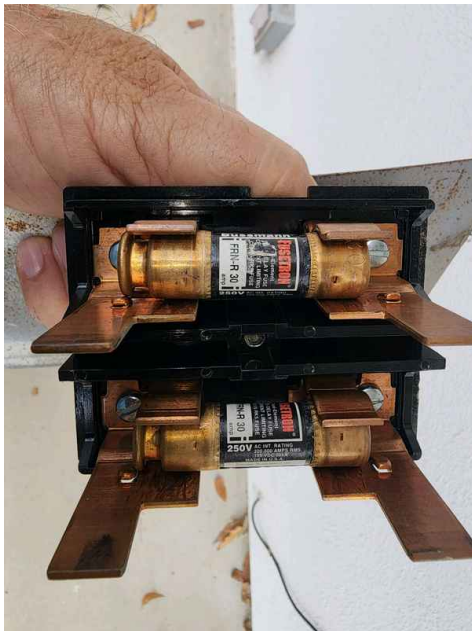
10.4.1 Sub-Panel(s)

FUSES TOO LARGE

REAR RIGHT EXTERIOR

The fuses are too large for the wire size(s) noted and should be replaced with the correct size.

Recommended Improvements



30A Fuses



AWG 12 Wiring

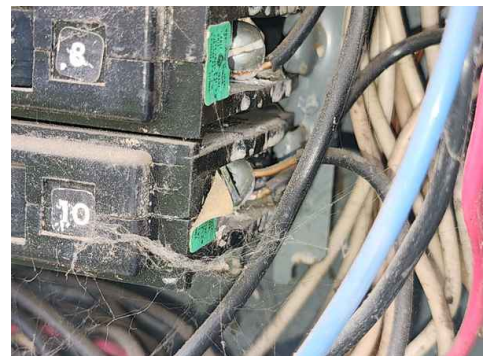
10.5.1 Circuit Breakers, Fuses:

DOUBLE-TAPPED CIRCUIT BREAKER(S) NOTED

REAR EXTERIOR

The double tapped circuit breaker(s) should be re-wired with one wire per breaker has required.

Safety/Major Concerns



10.6.1 Branch Wiring Circuits:

EXTENSION CORD(S) OR POWER STRIPS WERE IMPROPERLY INSTALLED FOR USE AS PERMANENT WIRING

KITCHEN

All extension cords and/or power strips are intended for temporary use only. Permanently installed receptacles are required for equipment that is permanent.



10.7.1 GFCI & AFCI:

MODIFIED WITHOUT GFCI PROTECTION INSTALLED

KITCHEN

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](#)



10.7.2 GFCI & AFCI:

GFCI DOES NOT TRIP

MASTER BATHROOM

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](#)



10.7.3 GFCI & AFCI:

 Safety/Major Concerns

THE GFCI HAS THE "LINE/LOAD" REVERSED

RIGHT EXTERIOR

This condition will likely allow the receptacle to remain "live" when tripped and could cause injury.

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

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



10.8.1 Receptacles:

 Recommended Improvements

LOOSE RECEPTACLE(S) NOTED

VARIOUS

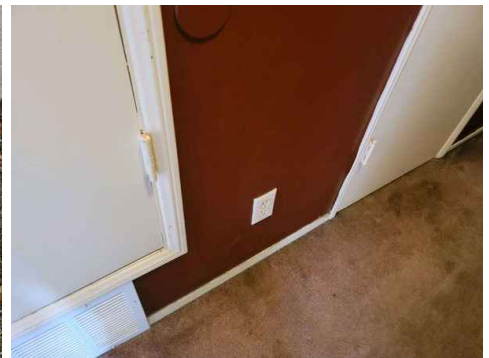
The loose receptacle(s) or junction box(es) should be properly secured in place for safe operation.



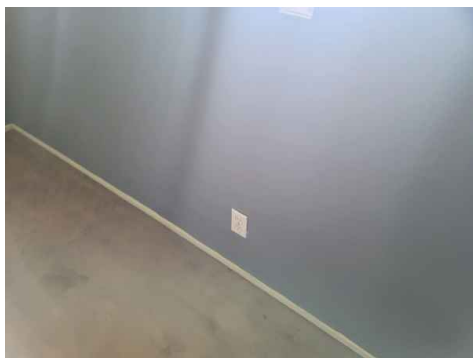
Garage



Rear Exterior



Upper Hallway



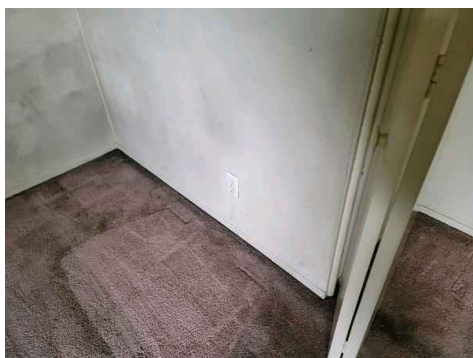
Left Guest Bedroom



Right Guest Bedroom



Right Guest Bedroom



Right Guest Bedroom



Front Guest Bedroom



Living Room



Dining Room



Family Room

10.8.2 Receptacles:

DAMAGED RECEPTACLE NOTED

RIGHT EXTERIOR

The damaged receptacle should be properly repaired or replaced.

 Recommended Improvements



10.8.3 Receptacles:

DISCOLORED RECEPTACLE NOTED

MASTER BEDROOM

The discolored receptacle should be evaluated and repaired or replaced as needed by a qualified electrical contractor.

 Safety/Major Concerns



10.8.4 Receptacles:

NON-OPERATIONAL RECEPTACLE(S) NOTED

GARAGE

The receptacle(s) in this area are not operational. Further evaluation by a qualified electrical contractor is recommended.

 Recommended Improvements



10.10.1 Light Fixtures:

LIGHT(S) INOPERATIVE

VARIOUS

 Upgrades/Maintenance Items

One or more lights are not operating likely due to burned out or missing light bulb(s). Verify operation with seller by having the bulbs replaced.



Master Bathroom



Master Bathroom



Interior Closet

10.10.2 Light Fixtures:

MISSING/LOOSE GLOBES OR EXPOSED BULBS

VARIOUS

 Recommended Improvements

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



Master Bathroom



Lower Bathroom

10.11.1 Junction Boxes:

OPEN J-BOX(ES) NEEDS REPAIR

ATTIC

 Safety/Major Concerns

All junction boxes should be properly enclosed and covered for safety.



10.12.1 Ceiling Fan(s):

LIGHT(S) NOT OPERATIONAL

DINING ROOM

 Upgrades/Maintenance Items

Usually due to the bulbs. We recommend having the seller replace to verify operation.



11: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
11.1	Attic Access:	X			
11.2	Insulation:	X			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:

Limited Access

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

Attic Access:: Location:

Bedroom Closet



Insulation:: Attic Insulation Type:

None

Insulation:: Amount of Sub Area

Insulation:

N/A

Insulation:: Type of Sub Area

Insulation:

N/A

Ventilation:: Ventilation Type:

Turbines, Roof vent, Gable Vents, Soffit Vents

Exhaust Systems:: Exhaust Fans:

Bathroom Exhaust 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:

Removed, None

For more information on insulation go to: 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).

Limitations

Attic Access:

ACCESS PAINTED SHUT

One or more of the attic(s) were not accessible due to being painted shut.

Observations/recommendations

11.2.1 Insulation:

MISSING INSULATION NOTED

ATTIC

Insulation appears to have been pulled out and/or damaged by pests. Recommend a qualified insulation contractor evaluate and repair.

Recommended Improvements



12: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
12.1	Items Not Included as Part of Our Inspection:	X			
12.2	Doorbell:	X			
12.3	Doors:	X			X
12.4	Closet Doors:	X			X
12.5	Windows:	X			X
12.6	Window and Door Screens:	X			X
12.7	Floors:	X			X
12.8	Walls:	X			X
12.9	Ceilings:	X			X
12.10	Steps, Stairways & Railings:	X			X
12.11	Countertops & Cabinets:	X			X

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

Information

Items Not Included as Part of Our Inspection:

Miscellaneous Items: Standard Low-Voltage Systems

Doors:: Material(s):

Glass, Wood, Metal

Doors:: Type of Door(s):
Hinged, French, Sliding Glass

Closet Doors:: Material(s):
Wood

Closet Doors:: Type of Door(s):
Hinged, Bi-Fold

Windows:: Glazing:
Single

Floors:: Floor Coverings:
Laminate, Carpet, Tile, Vinyl

Walls:: Wall Material:
Drywall, Wood, Paneling, Brick

Ceilings:: Ceiling Material:
Acoustic (Popcorn), Drywall

Steps, Stairways & Railings:: Steps Type:
Wood, Carpet, Open

Steps, Stairways & Railings:: Guardrail Type(s):
Wrought Iron

Steps, Stairways & Railings:: Handrail Type(s):
Wrought Iron

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

Countertops & Cabinets:: Cabinetry:
Wood

Acoustic Ceiling Materials (Popcorn/Tile) Pre 1978 Noted:

Acoustic spray/tile 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):
Single-hung, Fixed, Double-hung

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

Observations/recommendations

12.3.1 Doors:

DOOR RUBS

VARIOUS

The door rubs and is difficult to operate. We recommend adjusting or planing the door for proper operation.

[Here is a helpful DIY article](#) on how to fix a sticking door.



Recommended Improvements



Master Bathroom



Master Bedroom

12.3.2 Doors:

DOOR LOCK NEEDS REPAIR

UPPER HALLWAY BATHROOM

The door lock(s) need repair to operate properly.



Recommended Improvements



12.3.3 Doors:

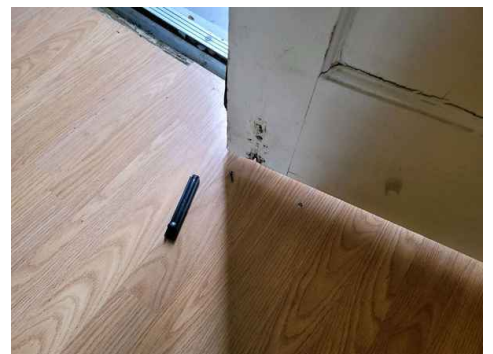
SLIDE BOLT NEEDS REPAIR

ENTRY

The slide bolt does not lock properly and needs adjustment or repair.



Upgrades/Maintenance Items



12.3.4 Doors:

DOOR KNOB HARDWARE NEEDS REPAIR

LEFT GUEST BEDROOM

The door knob hardware needs repair to operate properly.

 Recommended Improvements



12.3.5 Doors:

MISSING DOOR NOTED

INTERIOR CLOSET

The missing door(s) should be replaced as needed.

 Recommended Improvements



12.3.6 Doors:

DOOR SAFETY GLASS NOT MARKED

VARIOUS

The door glass was not clearly marked as being safety glass. We recommend installing a tint film for breakage protection if the tempered glass cannot be verified.

 Recommended Improvements



Living Room



Living Room



Family Room

12.3.7 Doors:

 Safety/Major Concerns**CRACKED GLASS IN DOOR**

FAMILY ROOM

Cracking was noted in the door glass that needs to be repaired or replaced for safety.

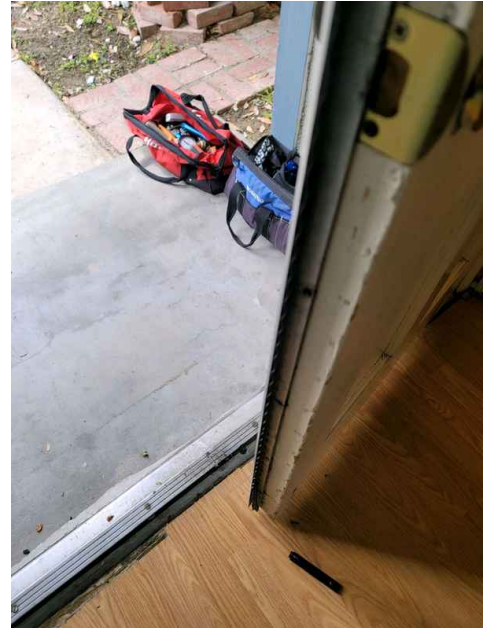


12.3.8 Doors:

 Upgrades/Maintenance Items**POOR WEATHER-STRIPPING**

ENTRY

At the time of the inspection, weather-stripping at interior doors was generally damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.



12.3.9 Doors:

 Recommended Improvements**LOCK INTERFERENCE**

LIVING ROOM

The added lock interferes with the operation of the sliding door and should be removed to allow proper operation of the door.



12.4.1 Closet Doors:

 Upgrades/Maintenance Items**CLOSET DOOR(S) MISSING**

INTERIOR CLOSET

The missing closet door(s) should be replaced.



12.4.2 Closet Doors:

DAMAGED DOOR SKIN

LEFT GUEST BEDROOM

The damaged closet door skin should be repaired.



Upgrades/Maintenance Items



12.5.1 Windows:

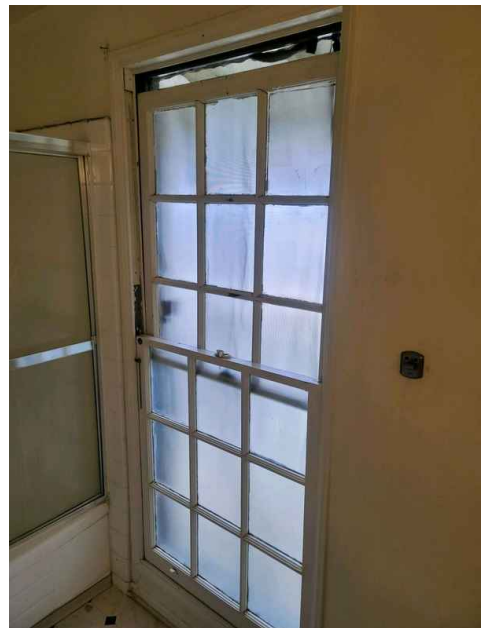
DIFFICULT TO OPERATE

UPPER HALLWAY BATHROOM

One or more windows and/or doors are difficult to operate and need service.



Recommended Improvements



12.5.2 Windows:

BROKEN SASH CORD/SPRING

FRONT GUEST BEDROOM

 Recommended Improvements

The window won't open and close properly due to the broken sash cord/spring that should be repaired.



Lower Bathroom



Lower Bathroom

12.5.3 Windows:

LOOSE WINDOW

UPPER HALLWAY BATHROOM

 Recommended Improvements

The loose window should be repaired as needed.



12.5.4 Windows:

GLASS SCORED/SCRATCHED

FRONT GUEST BEDROOM

 Recommended Improvements

The window glass has been scored or scratched and needs replacement.



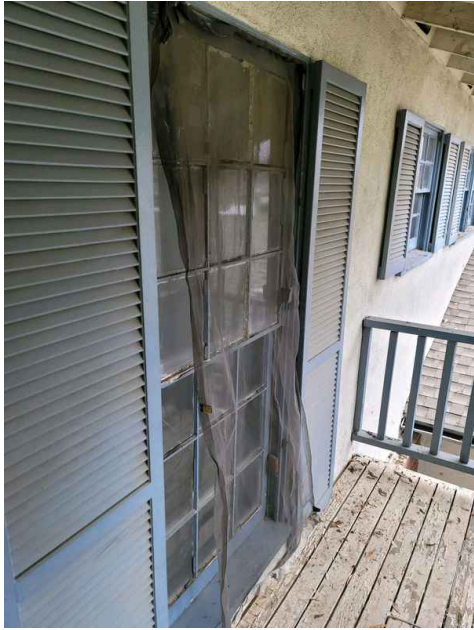
12.6.1 Window and Door Screens:

WORN/DAMAGED WINDOW SCREENS NOTED

VARIOUS

 Upgrades/Maintenance Items

The worn/damaged window screen(s) noted should be repaired or replaced to prevent insects from entering the property.



Kitchen

12.6.2 Window and Door Screens:

MISSING WINDOW SCREEN(S)

VARIOUS

The missing window screens need replacement.

 Recommended Improvements



Left Guest Bedroom



Right Guest Bedroom



Front Guest Bedroom



Lower Bathroom



Lower Bathroom

12.6.3 Window and Door Screens:

 Recommended Improvements

SCREEN DOOR IS WORN/DAMAGED

REAR EXTERIOR

The worn/damaged screen door should be repaired or replaced as needed.



12.6.4 Window and Door Screens:

 Recommended Improvements

SCREEN DOOR IS MISSING

VARIOUS

The missing screen door should be replaced.



Living Room



Family Room



12.7.1 Floors:

 Upgrades/Maintenance Items

CARPET STAINS

VARIOUS

Carpet had areas of staining or discoloration. Recommend a thorough cleaning and stretching if possible by a qualified carpet cleaning company or replacement as desired.



12.7.2 Floors:

SQUEAKING FLOOR(S)

UPPER HALLWAY

Squeaking flooring were noted. This is usually caused by plywood rubbing and can be repaired by adding deck screws to the subflooring. For more information see: [No More Squeaks](#)

 Upgrades/Maintenance Items



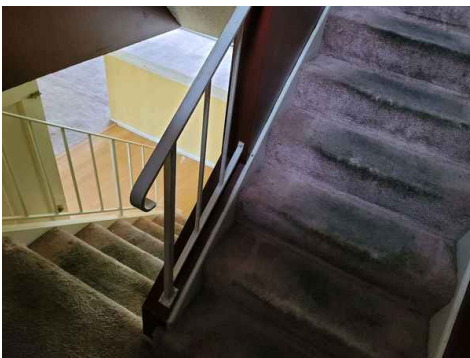
12.7.3 Floors:

CARPET DAMAGE NOTED

VARIOUS

The property has carpet damage visible that needs repair or replacement as it may pose a trip hazard.

 Upgrades/Maintenance Items





12.7.4 Floors:

FLOORING HAS OPEN SEAMS

KITCHEN

The laminate flooring has open seams which may allow moisture penetration or premature wear and should be corrected.

 Recommended Improvements



12.7.5 Floors:

LOOSE/MISSING THRESHOLD

VARIOUS

The loose/mising floor theshold(s) should be installed or secured as needed.

 Recommended Improvements



Family Room



Entry

12.7.6 Floors:

UNPROFESSIONAL FLOORING INSTALLATION

ENTRY

The laminate flooring is loose and uneven in various areas. This is likely due to an unprofessional installation of the flooring materials. Recommend evaluation by a qualified flooring contractor.

 Recommended Improvements



12.8.1 Walls:

WATER DAMAGE

MASTER BATHROOM

The source of the water damage should be verified and repaired and the wall damage should be repaired as needed.

 Recommended Improvements



12.8.2 Walls:

MOISTURE STAINS AT WALL NOTED

UPPER HALLWAY BATHROOM

The stains on the wall(s) visible at the time of the inspection appeared to be the result of previous moisture intrusion. We recommend verifying the source of leakage was repaired and then repairing the wall and repainting with primer as needed.

 Recommended Improvements



12.8.3 Walls:

DRYWALL DAMAGE

VARIOUS

Wall has drywall damage and needs repair. Recommend patching/painting as needed.

 Upgrades/Maintenance Items



Master Bathroom



Front Guest Bedroom



Front Guest Bedroom



Staircase



Lower Bathroom

12.8.4 Walls:

CORROSION NOTED ON VANITY MIRROR

MASTER BATHROOM

The vanity mirror has corrosion noted and should be repaired or covered with trim as desired.



Upgrades/Maintenance Items



12.9.1 Ceilings:

PRE-1979 ACOUSTIC CEILING

Upgrades/Maintenance Items

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.



12.9.2 Ceilings:

OLD MOISTURE STAIN(S) NOTED

ENTRY

Old moisture stain(s) to the ceiling were visible at the time of the inspection. These do not appear to be recent, but we recommend checking with the seller(s) determine if they are aware of the leakage and if repair was made.



Recommended Improvements

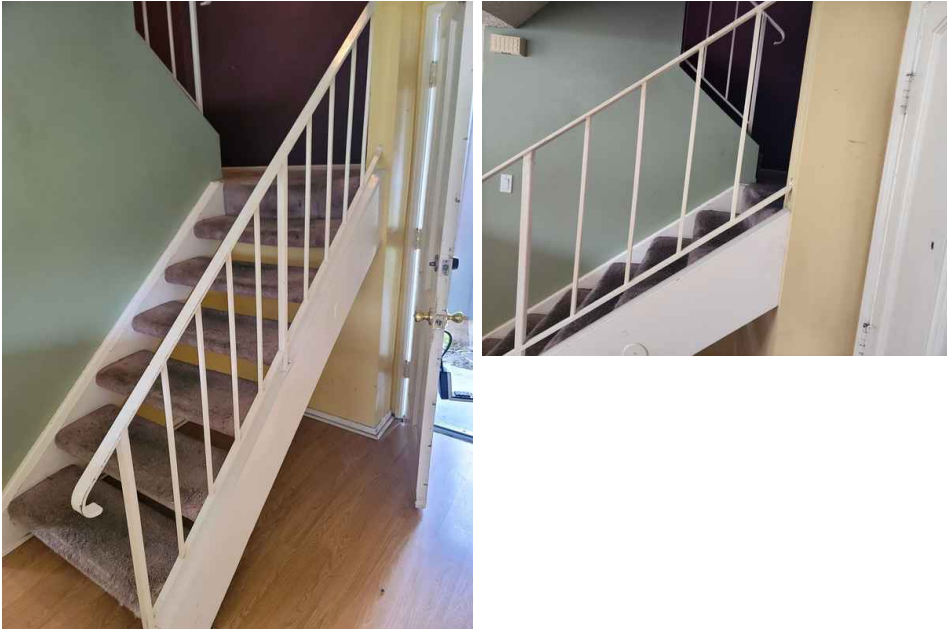


12.10.1 Steps, Stairways & Railings:

BALUSTER SPACING NEEDS UPGRADING

STAIRWELL

The baluster spacing is not up to modern safety standards. The space between balusters should not allow passage of a 4 inch sphere for child safety. We recommend upgrading or installing a protective element if small children or pets will be present.



12.10.2 Steps, Stairways & Railings:

LOOSE BALUSTERS

STAIRCASE

Handrail balusters were loose. This should be repaired for safety.





12.10.3 Steps, Stairways & Railings:



Upgrades/Maintenance Items

OPEN STAIRWELL NOTED

STAIRWELL

The open stairwell was common at the time of construction. This method is no longer allowed as firewalls are required. This can be done as an upgrade if desired by installing additional framing and fire-rated drywall underneath the stairs.



12.11.1 Countertops & Cabinets:



Upgrades/Maintenance Items

**CABINET DOOR/DRAWER
LOOSE/MISSING**

MASTER BATHROOM

One or more cabinet doors/drawers were loose/missing and should be repaired.



13: BUILT-IN APPLIANCES

		IN	NI	NP	O
13.1	Cooktop:	X			X
13.2	Oven:	X			X
13.3	Microwave:			X	
13.4	Dishwasher:	X			X
13.5	Garbage Disposal:	X			
13.6	Exhaust Systems:	X			
13.7	Refrigerator:			X	

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

Information

Cooktop:: Cooktop Fuel:

Gas with Electronic Igniters

Cooktop:: Cooktop Manufacturer: Oven:: Oven Fuel:

GE

Gas

Oven:: Oven Type:

Built-in, Conventional

Oven:: Oven Manufacturer:

Magic Chef

Microwave:: Brand:

N/A

Dishwasher:: Brand:

Whirlpool

Garbage Disposal:: Serviceable:

Exhaust Systems:: Types:

Kitchen

Recirculation, Vent Hood

The vent exhaust location is not verified by the inspector.

Refrigerator:: Limitations:

None

Refrigerator:: Type:

N/A

Refrigerator:: Brand:

None

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:

None

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](#)

Exhaust Systems:: Serviceable:

The exhaust was serviceable by turned on the switch to operate the fan. The inspector is not required to verify or determine the exit location of the air flow.

Limitations

Refrigerator:

ICE MAKER LINE NOT INSPECTED

KITCHEN

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.



Observations/recommendations

13.1.1 Cooktop:

ELECTRONIC IGNITER(S) NOT WORKING PROPERLY

KITCHEN

The electrical igniter(s) on the stove are not working properly and should be repaired as needed.



Recommended Improvements



13.2.1 Oven:

OVEN LIGHT NOT OPERATIONAL

KITCHEN

The oven light should be replaced to verify proper operation.



Recommended Improvements



13.2.2 Oven:

MISSING CONTROL KNOBS

KITCHEN

Range/Oven was missing control knobs. Recommend contacting manufacturer for replacement parts.



Recommended Improvements



13.4.1 Dishwasher:

BASKET DAMAGED

KITCHEN

The dishwasher basket is damaged and needs repair for proper operation.



Recommended Improvements



13.6.1 Exhaust Systems:

LIGHT INOPERATIVE

KITCHEN

The light should have the bulb replaced and further verified for proper operation.



Recommended Improvements



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:

Garage



Laundry Hookups:: Dryer

Hookups:

110V Electric, Natural Gas, Vent connector

Laundry Hookups:: Washer:

Drain Pipe, Hose Bibbs

15: IRRIGATION SYSTEM

		IN	NI	NP	O
15.1	Irrigation Recommendations:	X			X

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

Information

Timer Location(s):

Front Exterior

Valve Type(s):

Automatic

Irrigation Head(s):

Sprayer



Irrigation Recommendations::
Not Tested:

Irrigation Shut-off Valve Location

Front

What appears to be the shut-off valve for the irrigation system was noted at this location.

Observations/recommendations

15.1.1 Irrigation Recommendations:



TIMER IS NOT WORKING/MISSING

FRONT EXTERIOR

The irrigation timer should be repaired or replaced as needed.



STANDARDS OF PRACTICE

Inspection Details

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 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.

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.

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 con rm the operation of every control and feature of an inspected appliance.