



CALPRO INSPECTION GROUP

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## RESIDENTIAL INSPECTION

4614 Taft Ave  
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Faye E. Jinks Revocable Trust

MAY 3, 2024



Inspector

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## 1: INSPECTION DETAILS

### Information

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#### General: General Inspection Information

**If you have any questions about this inspection, please call CalPro Inspection Group at 1-800-474-3540.** This is a VISUAL inspection of accessible areas and components. The inspection and report are intended to provide the client with information regarding the readily accessible overall condition of installed systems and components of the home by using normal operating controls and opening readily operable access panels. (Where multiple instances of the same component exist, a representative number shall be inspected.) The inspection is based on observation of the VISIBLE and APPARENT condition of the structure and components AT THE TIME of the home inspection, and to report on those systems and components inspected that, in the professional opinion of the inspector, are significantly deficient or at the end of their service lives. A home inspection does not include the prediction of future conditions.

**PLEASE READ THE ENTIRE REPORT ALONG WITH ANY OTHER INFORMATION SUPPLIED BY THE INSPECTOR TO UNDERSTAND ALL OF THE CONDITIONS ADDRESSED IN THE REPORT.**

**The Summary which includes two 'levels'**- Contains the most significant issues, but not all details. Please note that the terms used to describe the severity of an item, as used in this report, cannot be guaranteed. There may be hidden damage or conditions. The only way to determine if a cost is major or minor is to have a further evaluation of the issue by an appropriately licensed person or company who can provide an estimate of repairs. By accepting this report the customer agrees to the terms and conditions of the Inspection Agreement.

**Recommendations-** These are the most common items in a home/building. Item warrants attention or monitoring, has a limited remaining useful life expectancy, and/or may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**Repair or Replace Items-** Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman

## dealing with that item or system.

**Not a Code Inspection** - The General Home Inspection is not intended to ensure compliance with building codes; rather, it focuses on identifying safety hazards and system defects through visual inspection. While the Inspection Report may flag issues that could potentially violate building codes, its primary aim is not to confirm compliance or pinpoint code violations. Should you desire confirmation of code compliance, it is advisable to arrange a separate building code-compliance inspection.

It's crucial to address any deficiencies and follow the inspector's recommendations promptly. This allows sufficient time for further assessments by contractors or engineers before the negotiation deadline with the seller expires. If obtaining these evaluations before the Inspection Objection deadline proves challenging, consider requesting an extension through your agent to ensure thorough evaluation and informed decision-making.

**If this report indicates there are inspection conditions that need repair, replacement or additional evaluation. It is highly recommended further evaluation by an appropriately licensed/insured contractor will be needed to determine the full extent of repairs needed, and to verify there are no additional or hidden repairs required. Ensure only approved materials are used in repairs. Obtain documentation of all repairs and estimates concerning damage or hidden damage in writing. This is important, because the inspector may of had limited access to inspection components due to unsafe conditions, limited access or obstructions at the time of the inspection. Hold on to all documents and warranty information.**

**If item repairs are made, call CalPro Inspection Group to schedule a re-inspection. A re-inspection will ensure repaired items are satisfactorily completed. A re-inspection fee will apply.**

Though the Inspector will make every effort to discover all defects, the inspection report does not constitute a guarantee of the absence of Wood-Destroying Organisms or damage therefrom, as this is not a WDO inspection. Recommend a licensed pest control company inspect for any possible issues related to WDO. Refer to your WDO report for any pest-related concerns. If you do not have a WDO report, contact our office if you would like to schedule one.

### General: Style/Type

Multi-level

### General: Estimated Age & Size

Built in 1964, Approx. 1425 sqf.

### General: In Attendance

Sellers Agent

### General: Weather Conditions

Clear

If no rain within the last 3 days, possible leak detection (roof, siding, and openings) may be hindered. Wet surface conditions may only indicate that sprinkler system was operated.

### General: Temperature

50 - 60 Degrees

Temperatures may aid or hinder thermal detection capabilities, especially concerning possible moisture intrusion and low insulation anomalies. Low temperatures may also have a reduced amount of air handler condensate drainage.

### General: Vacant

Home was vacant and had no items or a limited amount of items at time of inspection. As this makes more items accessible, plumbing, HVAC and electrical systems are not utilized daily and often defects may not be revealed or items damaged when testing. Plumbing leakage may not be discovered during short test duration, but may become apparent after occupied and excessive use. *Verify operation of all fixtures at final walk through.*

### General: Home Over 50 Years Old

The home's age is considered by the home inspector while inspecting. It is common to have areas that no longer comply with the current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water staining could be years old from a problem that no longer exists or it may still need further attention and repair. Determining this can be difficult from an older home. Sometimes in older homes, there are signs of damage to wood from wood-eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Items that may be found in homes of this period:

- 1. Asbestos** - Siding materials, insulation, piping, duct insulation, interior materials ect. If left undisturbed should pose no concern. Once the asbestos materials is damaged or the particles become airborne is when it becomes a health hazard. Keep the materials encapsulated (painted). If damaged or removed, a licensed and qualified contractor must safely remove and dispose of.
- 2. Lead Paint** - Lead-Based Paint and/or Lead-Based Paint Hazards Lead Warning Statement Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. The inspector did not test or verify any lead based paint. [www.epa.gov/lead/lead-based-paint-disclosure-rule-section-1018-title-x](http://www.epa.gov/lead/lead-based-paint-disclosure-rule-section-1018-title-x)
- 3. Cast Iron/Galvanized Drain Piping** - All or partially cast iron vent piping (roof vent pipes found), which may also have cast iron sewage line. The type material and condition the sewage line cannot be verified without a sewer scope assessment/inspection. The service life of this pipe is typically 40-50 years. Leakage, clogging and pipe failure can occur at any time from a multitude of reasons. ***A sewer scope inspection is highly advised prior to the end of your inspection period deadline.***
- 4. Galvanized Water Supply Lines** - Over time this type of piping will degrade/rust from the inside out as well as clog similar to a clogged artery. This will diminish water pressure and also allow for sediment to break away clogging aerators and fixtures. Homes of this age will need periodic cleaning of some fixtures to allow for proper operation. If this type of piping still exists in the home, replacement should be considered.
- 5. Cloth/Rygon Electrical Wiring Insulation** - This type of wiring was common in the 1950s-1970s before plastic insulation became the standard. Cloth-sheathed cable is simply not that effective at insulating wires compared to modern plastic insulators. If the home uses this wiring, it's probably lacking in many modern safety features. It may not have three-pronged or GFCI outlets, and may lack grounding. Grounding sends excess electrical current into the ground, rather than back into the electrical system - reducing the risk of arcing and fire. Today, cloth wiring is considered a fire hazard and can make getting insurance coverage more difficult.
- 6. Settlement** - The homes foundation will naturally settle over time, and typically flooring may not be level. If not excessive, this may be considered within tolerances due to age.
- 7. Updates** - The home may have experienced many updates to systems over time that were not permitted. Though not uncommon, this means that the system was not inspected by the county for proper code installation. Any updated system that was not permitted should have a qualified contractor for that system assess for safety and/or code adherence.

## 2: GROUNDS & LANDSCAPING

### Information

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#### General: General Photos



#### General: Information

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would

be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

**Driveway & Walks: General Photos**

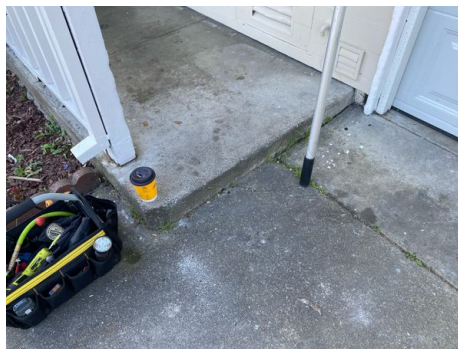


**Driveway & Walks: Driveway Surface**

Concrete

**Exterior Steps & Railings: Exterior Steps Present**

Exterior steps are present and in serviceable condition.



**Driveway & Walks: Walkway Surface**

Concrete

**Porch & Patio: Porch Surface**

Concrete

**Porch & Patio: Porch Structure**

Same As Structure

**Porch & Patio: Patio Surface**

Concrete

**Porch & Patio: Patio Structure**

Open

**Fences & Gates: Fence Material**

Wood

**Observations**

2.2.1 Driveway & Walks

**DRIVEWAY CRACKING**

Cracking observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor repair/seal.



2.2.2 Driveway & Walks

**DRIVEWAY - STAINING**

Staining noted to the driveway surface. Clean as desired.





## 2.4.1 Porch &amp; Patio

**DETERIORATION PORCH STRUCTURE**

Deterioration was noted to the porch structure. A qualified contractor should be called to make repairs to the damaged areas. Also refer to pest inspection report for repair recommendations.



## 2.5.1 Fences &amp; Gates

**DAMAGED BOARDS**

Fence boards are damaged in some areas. Replace boards as needed.



## 2.5.2 Fences &amp; Gates

**FENCE FALLING DOWN**

Sections of fence are loose and are falling down. A qualified fencing contractor should be called to make repairs as needed.



## 2.5.3 Fences &amp; Gates

**FENCE WORN**

The fence is worn in some locations with damage consistent with it's age. Make repairs as needed.

## 2.5.4 Fences &amp; Gates

**GATE NEEDS ADJUSTMENT**

Gate(s) need adjustment or repair to function appropriately.

## 3: EXTERIOR

### Information

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#### General: General Photos



#### General: Informational

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

#### Wall Covering, Flashing & Trim:

##### Siding Material

Stucco, Wood

#### Wall Covering, Flashing & Trim: General Sealant Information

As a preventative maintenance measure we recommend caulking/sealing all voids at siding joints, common trim, and around windows and doors to avoid the possibility of water intrusion and damage. All wood materials should be kept painted to avoid the possibility of moisture related deterioration.

#### Wall Covering, Flashing & Trim: Wood Siding Disclosure

Wood siding and/or trim was installed on the home. Wood requires ongoing maintenance is the single biggest issue with wood exteriors. Siding should be painted or sealed about every 5-9 years, and not allowed to "weather". Wood preparation and caulking are important, as well as, a quality exterior paint. Additionally, you must repair any damage to the wood (removing defect/decay and inspecting wall cavity for hidden damage). Exposed wood is prone to moisture/pest intrusion, which may lead to WDO issues. Monitor siding with periodic maintenance to include caulking trim, windows, piping, etc. A termite bond is highly recommended.

#### Exterior Windows: Window

##### Material

Vinyl Double Pane

#### Exterior Windows: Flush With Wood Trim

Windows are flush with exterior framed walls with wood trim boards. Windows flush in exterior walls sometimes develop rot at siding adjacent and below the lower corners of window openings. The upper edge of the lower trim board acts as a horizontal surface on which rainwater lands and flows into the crack between trim and siding material. Oftentimes, underlying surfaces are unfinished and unsealed, allowing rainwater to soak in and penetrate or deteriorate siding materials. We suggest you periodically check the lower corners of window openings and caulk as needed to obtain long siding life.

### Exterior Windows: Retrofit Windows

Some or all windows appear to be "retrofit" style windows. Water tightness is achieved by sealing the back and side of the trim lip. Any cracking or looseness to the window trim sealant should be sealed to prevent water intrusion.

### Exterior Doors: General Information

All doors are in serviceable condition unless otherwise noted.



### Exterior Doors: Doorbell Functional

Doorbell was functional during the inspection.



### Exterior Foundation: General Photos



### Exterior Foundation: Poured Concrete

Poured concrete. The exterior view of the foundation is limited to the portions visible above grade. The exposed portions of the perimeter foundation walls appear to be in satisfactory condition. Cracks noted are typical. Be sure to take note of any future movement.

## Observations

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3.3.1 Exterior Windows

**DAMAGED SCREEN**

Some bent/damage screens are noted. Make repairs as needed.



3.4.1 Exterior Doors

**JAMB DETERIORATION**

Deterioration noted to door jamb. A qualified trim carpenter should be called to make repairs as needed. Also refer to your pest inspection report for repair recommendations.



## 4: ROOF (MAIN ROOF, PATIO AND PORCH)

### Information

**General: General Roof Photo's**

Every attempt was made to access all areas of the roof, however, limited access may have been available to some areas of roof for inspection. This may have been due to a combination of hazards, to include: roof slope, Slippery conditions (wet roof or granular loss) or any unsafe condition. Verify with seller for any roof documentation, to include warranty.



**General: Information**

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof conditions can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy current age, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including, but not limited to solar systems, antennae, and lightning arrestors.

**General: Roof Type/Style**

Combination

**General: Inspection Method**

Pole Camera, Walked Roof

**Coverings: Main Roof Material**

Asphalt/Composition

**Coverings: Porch Roof Material**

Vinyl/Rubber

**Coverings: Patio Roof Material**

Open

**Valleys: Valley Type**

Closed

As a preventative maintenance measure we recommend keeping valleys clean of debris to avoid the possibility of water intrusion and rusting.

**Flashings: Material**

Metal

**Gutters & Downspouts: Gutter Maintenance Tips**

The following should be performed periodically as a preventative maintenance:

- Clean Gutters: Check gutters regularly to make sure they are clean, and remove any leaves or other debris.
- Secure Gutters: To repair sagging or loose gutters, replace the gutter spikes with gutter screws, using a cordless drill. Gutter screws hold much better than standard gutter spikes, providing support and security.
- Seal Leaks: Use a hose to check the joints and seams for leaks. To repair a leaking joint, clean the area thoroughly and apply silicone caulk to seal it.
- Repair Downspouts: Make sure that downspouts are clear of leaves and other debris, and that any joints fit together properly.

**Eaves, Soffits & Fascia: Maintenance Information**

As a preventative maintenance measure we recommend overhangs be kept painted to avoid the possibility of premature deterioration. Seal any openings to prevent rodent entry into the home/attic.

## Observations

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### 4.2.1 Coverings

**GENERAL WEAR**

Wear noted to roofing consistent with its age. As roofing ages, its water-resistance ability diminishes. The roof should be monitored for leakage and regular maintenance should be performed to prevent water intrusion.

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## 4.2.2 Coverings

**MOSS GROWTH**

Moss growth was noted on roof surface. Removal is recommended.



## 4.2.3 Coverings

**SOFT SECTIONS**

Soft spots have been identified on the roof. The cause was unable to be determined, but could be attributed to aging materials, moisture intrusion or underlying structural issues. It is imperative to have a certified contractor conduct a thorough assessment to determine the exact cause and recommend necessary repairs.



## 4.4.1 Flashings

**WORN OR MISSING PAINT**

Flashing paint is worn or missing in various areas. Recommend painting with an exterior rated paint to prevent premature damage to the material.

## 4.5.1 Gutters &amp; Downspouts

**DOWNSPOUT TERMINATES ON ROOF**

The downspout terminates on the roof. Extending to the gutter or the roofs edge is recommended to prevent premature damage to the roof material.

# 5: ATTIC, INSULATION & VENTILATION

## Information

### General: General Photos



### General: Information

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

**Attic Insulation: Insulation Type**  
Fiberglass Batt, Mineral Wool

**Attic Insulation: Insulation Depth**  
5 - 6"

**Attic Structure: Attic Structure Type**  
Rafters

### Ventilation and Auxiliary

**Equipment: Ventilation Type**  
(Whole House Fan, Attic Fan, Turbines etc.)

Passive, Ridge Vents

## Observations

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### 5.2.1 Attic Observations

#### **POSSIBLE ASBESTOS**

Asbestos-like materials noted in the attic space. Removal/replacement is recommended.

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### 5.3.1 Attic Insulation

#### **DEBRIS**

Debris noted in some areas. Removal is recommended.

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### 5.3.2 Attic Insulation

#### **STAINED INSULATION**

Staining was noted to the attic insulation in various areas. Inquire with seller regarding repair history. Areas near and above these stains should be monitored for potential leakage.

---

### 5.5.1 Ventilation and Auxiliary Equipment

#### **EAVE VENT DAMAGED**

Eave vent is damaged and needs repair to prevent animal intrusion.



### 5.5.2 Ventilation and Auxiliary Equipment

#### **EAVE VENT PAINTED**

Eave vents are painted over in some areas and need replacement to restore proper airflow.

## 6: ELECTRICAL/EXTERIOR & INTERIOR OUTLETS

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## Information

### General: Information

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment. Lights may not be operational in some areas, possibly due to bad bulbs, ballasts or switches. Replace defective bulbs and test fixtures for proper operation and make repairs if needed.

### Service Entrance Conductors: Electrical Service Type

Below Ground

### Main Panel, Service & Grounding: General Photos



### Main Panel, Service & Grounding: Main Panel Location

Front Exterior

### Main Panel, Service & Grounding: Main Circuit Rating

100 AMP

### Main Panel, Service & Grounding: Panel Type

Circuit Breaker

### Subpanels: Sub Panel Location

Entryway closet



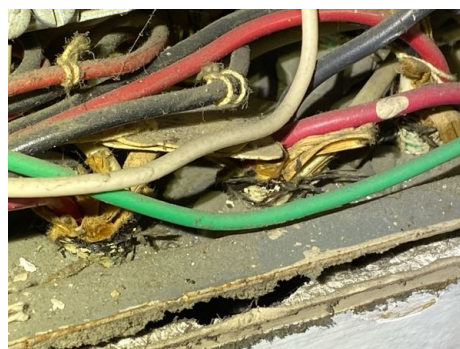
### Branch Wiring Circuits, Breakers & Fuses: Branch Wire Material

Aluminum, Copper



### Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Conduit, Romex, Cloth or Raygon



## Observations

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### 6.2.1 Service Entrance Conductors

#### **METER TAG**

Meter tag is damaged/missing or has been removed. This is an antitamper device to prevent unauthorized modifications to the meter/panel. Recommend contacting electric company regarding further replacement.



### 6.3.1 Main Panel, Service & Grounding

#### **FEDERAL PACIFIC - STABLOK**

The main electrical service panel contained circuit breakers manufactured by Federal Pacific. Federal Pacific Stablok breakers are known to have a high rate of trip failure when exposed to overheating. Failure to trip during overheating is a potential fire hazard. Information about Federal Pacific Stablok circuit breaker problems are widely available on the internet. Panel upgrade should be considered.



### 6.4.1 Subpanels

#### **FEDERAL PACIFIC - STABLOK**

The sub panel contained circuit breakers manufactured by Federal Pacific. Federal Pacific Stablok breakers are known to have a high rate of trip failure when exposed to overheating. Failure to trip during overheating is a potential fire hazard. Information about Federal Pacific Stablok circuit breaker problems are widely available on the internet. Panel upgrade should be considered.

---

## 6.5.1 Branch Wiring Circuits, Breakers &amp; Fuses

**ALUMINUM BRANCH CIRCUITS**

Aluminum wire appears to be installed on branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrician.

## 6.5.2 Branch Wiring Circuits, Breakers &amp; Fuses

**CLOTH WIRING**

In some areas electricity in the home was distributed through old wiring insulated with cloth insulation. This wiring should be evaluated by a licensed contractor.

## 6.5.3 Branch Wiring Circuits, Breakers &amp; Fuses

**EXPOSED SPLICES**

Connections not made within junction boxes. Connections should be installed in a junction box. A licensed electrician should be called to make further evaluation and repairs as needed.



## 6.7.1 Lighting Fixtures &amp; Switches (Interior)

**FIXTURE COVERS MISSING**

Light fixture covers are recommended at various fixtures.



## 6.7.2 Lighting Fixtures &amp; Switches (Interior)

 Safety Hazard**DAMAGED FIXTURE**

Some fixtures in the house were damaged at the time of the inspection, have a qualified, professional, evaluate and replaced as necessary



## 6.9.1 Outlets (Interior)

 Safety Hazard**COVER PLATES MISSING**

One or more outlets are missing a covers/cover plates. This causes short and shock risk. Recommend installation of plates.



## 6.9.2 Outlets (Interior)

**UNGROUNDING OUTLETS PRE 1968**

The home contained ungrounded 3-prong and/or 2-prong electrical outlets in some locations. A grounded outlet installed where no ground wire is present will give the false sense that the outlet does indeed have a ground which can pose a safety risk. Contact a licensed electrician for further evaluation of these outlets.



## 7: HEATING, THERMOSTAT & DUCTWORK

### Information

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**General: General Photos**



**General: Information**

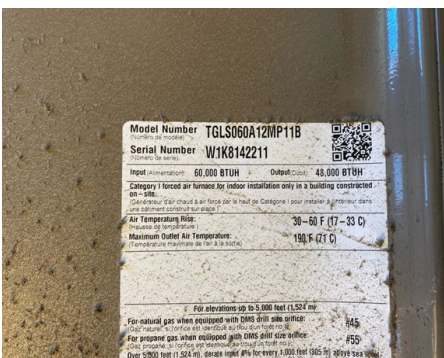
The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

<b>Equipment Fuel Type, Location &amp; Age: Heat Type</b> Forced Air	<b>Equipment Fuel Type, Location &amp; Age: Location</b> Interior Closet	<b>Equipment Fuel Type, Location &amp; Age: Fuel Source</b> Natural Gas
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**Equipment Fuel Type, Location & Age: Age**

6 years

*If over 20 years of age of this unit is such that you may need to replace it in the near future. Budgeting for a new unit should be considered.*



**Operation & Cabinet: Operational Gas Furnace**

The typical service life for a forced air gas furnace is 20-25 years. General condition appears serviceable. Unit operated normally at the time of the inspection and produced an adequate heating temperature, unless mentioned below. Suggest periodically cleaning/servicing blower motor, pilot light, vent system and burners. Annual servicing recommended.



**Burners & Heat Exchangers: Satisfactory Burners**

Burner Flame(s) appear typical unless mentioned below. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected. General condition appears serviceable as far as visible.

**Pump & Blower Fan: Operational**

Blower fan operated properly at the time of the inspection.

**Combustion Air: Adequate**

Combustion air is adequate.

**Thermostat: Good Single Zone**

Thermostat controls functioned properly during the inspection.



**Ductwork: Ductwork Type/Material**

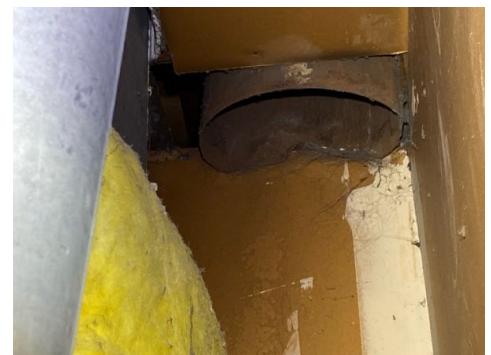
Insulated Flexible Aluminum

**Observations**

7.6.1 Combustion Air

**CLOSET COMBUSTION AIR NO SCREEN**

Recommend screening attic air vent to prevent possible rodent entry into the home.



## 7.8.1 Air Filter

**FILTER NOT FOUND**

The inspector was unable to locate a filter at the time of inspection. Inquire with the seller regarding the filter location if applicable.

## 7.10.1 Ductwork

**DUCT LEAKING**

## ATTIC

Air supply duct was leaking air. Recommend a qualified HVAC technician or vents & ducts contractor repair.

 Safety Hazard

## 8: PLUMBING

### Information

**General: General Information**

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components. Waste and drainpipes pipe condition is usually directly related to their age. Older pipes are subject to damage through decay and root movement, whereas the more modern ABS & PVC pipes are more resilient and less like to be damaged, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, in as much as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

We do not operate pressure regulators and are unable to verify if they are functional, any elevated water pressure that is on a pressure regulator should be evaluated by a licensed plumber.

**General: Water Source**

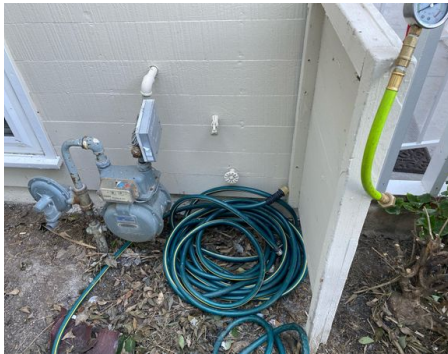
Public

Public water meters/shut-offs/piping and well systems are outside the scope of this inspection and are not evaluated.

**Main Water Shut-off & Pressure: Location**

Front

The shut-off valve is not tested for operation during the inspection. Be forewarned that most cutoff valves are not operated regularly and as such, they are prone to leak when operated. Most main shut-off valves are gate-style and oftentimes fail or leak when operated. A ball valve is recommended for replacement in these cases. Insulated valves and piping often times hide evidence of leakage. While insulation is important during cold months, periodic inspection of the valve and piping should be performed.



**Main Water Shut-off & Pressure:** Water Supply Lines: Water Supply Material  
Water Pressure  
55 PSI  
Copper as far as visible



**Water Supply Lines: Water Shutoffs Information**

Shut-off valves are provided at water lines serving fixtures. Shut-off valves are not tested for operation during the inspection. Be forewarned that most cutoff valves are not operated regularly and as such they are prone to leak when operated. They should only be used to shut off the water in the event of a leak that could damage surrounding materials.

**Water Supply Lines: Supply Pipe Brand( If PEX)**

N/A

**Disclaimer:** If installed, while designed for durability users should be aware of the possibility of premature failure due to various factors, included, but not limited to improper installation, water quality issues, external factors or pipe defects. It is noteworthy that multiple PEX piping manufacturers currently or previously faced legal action. We recommend that you always contact a licensed plumber to evaluate plumbing lines and verify there is no active lawsuits against PEX piping installed at the property.

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

Drain, Waste, Vent Material  
ABS

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

Primary Cleanout Location  
Front



**Water Heater: General Photos**



**Water Heater: Location**  
Garage



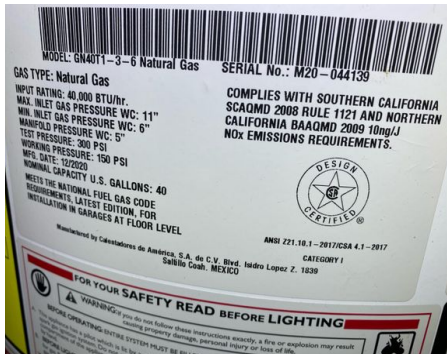
**Water Heater: Capacity**

40 Gallons

**Water Heater: Age**

4 years

*If over 10 years of age (20 years if tankless) this unit is such that you may need to replace it in the near future. Budgeting for a new unit should be considered.*



**Water Heater: Power Source/Type**  
Gas

**Water Heater: Flue Vent Condition**

Flue vent intact and generally serviceable.

**Water Heater: Pressure Relief Valve**

Pressure relief valve noted, not tested.

**Water Heater: Tank Secured**

Water heater is seismically secured.

**Water Heater: Water Shutoff Present**

A water shutoff valve is installed, not tested.

**Water Heater: Water Heater Operational**

Water heater was operational at the time of the inspection.



**Fuel System: Main Gas/Propane Shut-off Location**  
Gas Meter, Front

**Fuel System: Fuel Type**  
Natural Gas

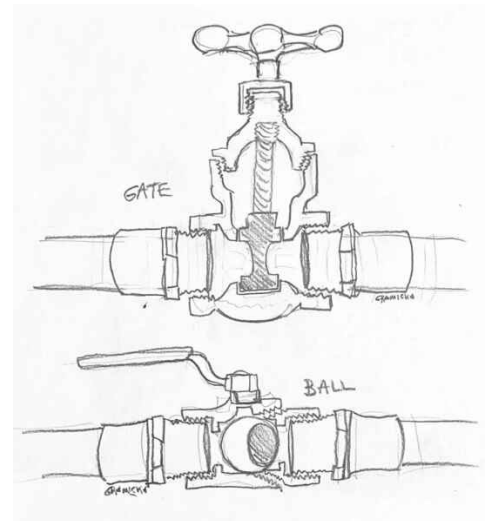


**Observations**

## 8.2.1 Main Water Shut-off &amp; Pressure

**GATE SHUT-OFF REPLACEMENT**

A gate type shut-off is installed and currently in use. This style of shut-off is prone to failure with age and use. Replacement with a ball style shut-off is recommended.



Ball vs Gate Shut-offs

## 8.5.1 Drain, Waste, &amp; Vent Systems

**LEAKING TOILET (TO KITCHEN CEILING)**

Safety Hazard

Leakage noted below a toilet. Recommend a qualified plumber evaluate and repair.



## 8.6.1 Water Heater

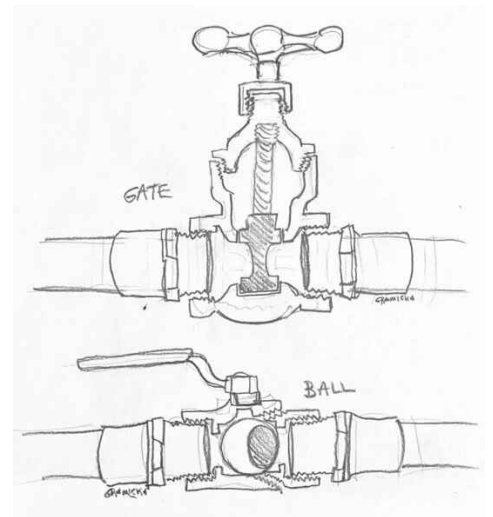
**EXPANSION TANK - MISSING**

No expansion tank was present. The expansion tank is designed to handle the thermal expansion of water as it heats up in the water heater. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

## 8.6.2 Water Heater

**GATE SHUT-OFF REPLACEMENT**

A gate-type shut-off valve is installed and currently in use. This style of shut-off is prone to failure with age and use. Replacement with a ball-style shut-off valve is recommended.



## 8.6.3 Water Heater

**PAN - NOT TO EXTERIOR**

The drain pan installed under the water heater has no pipe that is routed to the exterior or other safe location to prevent water damage in the event of a leak.

## 8.7.1 Fuel System

**CORROSION**

Gas pipes were corroded. This can lead to gas leaks. Recommend contacting local utility company for evaluation and repair.

## 8.7.2 Fuel System

**NO SHUT-OFF KEY**

No shut-off key noted for fuel system. Recommend storing a shut-off key at or near the unit for ease of access during an emergency situation.

## 9: KITCHEN

### Information

**General: General Photos****General: Information**

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

**Kitchen Sink: General Photos**



**Range/Oven/Cooktop: General Photos**



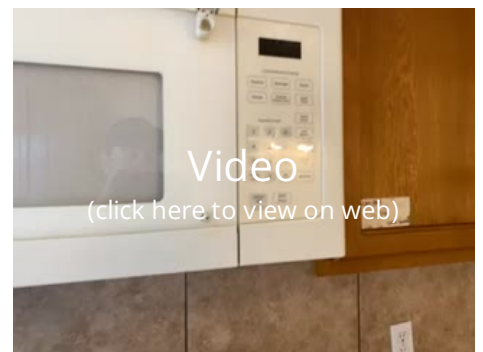
**Range/Oven/Cooktop: Operational**



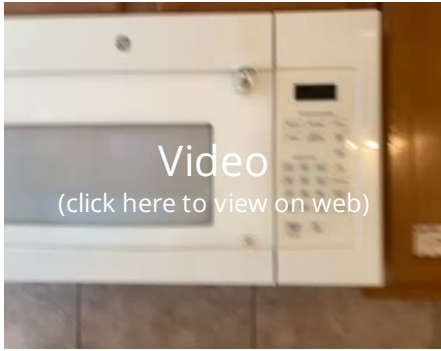
**Range/Oven/Cooktop:  
Range/Oven/Cooktop Type  
Electric Range**

**Exhaust Fan: Exhaust Type  
External**

**Exhaust Fan: Operational**



**Built-in Microwave: Operational**



### Dishwasher: Air Gap Installed

The dishwasher had an air gap device installed in the drain line at the time of the inspection. The air gap is designed to prevent wastewater from contaminating the dishwasher. ***If water is ever discharging from the air gap device that is an indication of a clogged drain. In order to help prevent this the drain line should be cleaned or flushed regularly.***

### Dishwasher: Operational



### Garbage Disposal: Operational



### Countertops & Cabinets: General Photos



### GFCI: Kitchen GFCI Protected

Kitchen outlets were GFCI protected and operational unless mentioned below.

## Observations

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## 9.2.1 Kitchen Sink

**DETERIORATION BELOW SINK**

Deterioration noted to the base of the cabinet under the sink. A licensed cabinetry contractor should be called to make the necessary repairs. Also refer to your pest report for repair recommendations.



## 9.2.2 Kitchen Sink

**POSSIBLE FUNGUS GROWTH**

Possible fungus growth noted below the sink. Make proper evaluations and repairs as needed.



## 9.2.3 Kitchen Sink

**UNKNOWN BLACK SUBSTANCE**

An unknown black substance was noted. No testing was performed at the time of the inspection. Make proper evaluations and repairs if needed.



## 9.4.1 Exhaust Fan

**BAD LIGHT**

One or more of the exhaust fan light(s) appears to be defective and needs replacement.

## 9.4.2 Exhaust Fan

**SCREEN DIRTY**

Grease screen is dirty and needs cleaning for proper airflow.

## 9.5.1 Built-in Microwave

**DAMAGE**

Damage was noted inside or on the microwave. Make further evaluation and repairs if needed.

## 9.6.1 Dishwasher

**AIR GAP DISCHARGING WATER**

Water is discharging from the air gap device. The drain line from the air gap device to the disposal appears to be clogged or pinched. Make further evaluations and repairs.



## 9.7.1 Garbage Disposal

**NOISY**

Unit is noisy and may have debris in the chamber. Clean or repair as needed.

## 9.8.1 Countertops &amp; Cabinets

**CAULK AROUND SINK**

Sealant is damaged/missing in some areas. Re-sealing these areas is recommended.

## 9.8.2 Countertops &amp; Cabinets

**OLD & WORN CABINETS**

Counters and cabinets are older and have wear and staining consistent with age. Some repair may be needed.

## 10: BATHROOMS

### Information

---

**General: General Photos**



### General: Information

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants. Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### General: Wet Area Maintenance Tips

Gaps occur along joints, the transitions between materials or surfaces. These seemingly minor spaces create opportunities for water to penetrate and cause large problems. The typical areas in a bathroom where caulking needs to be maintained exist in and around tubs, showers, and vanities. Specific locations will vary depending on the fixtures and materials installed in your home. Examples include:

- seams of a tub/shower surround;
- wall, where a tub/shower surround terminates;
- top of a tub, where the tile meets the tub;
- ceiling, where the tile meets the ceiling;
- floor, where a tub/shower meets flooring;
- top of a vanity, where a backsplash meets the vanity top;
- top of a backsplash or counter, where it meets the wall; and
- Around faucets, shower heads, hot/cold knobs, and spouts.

Maintaining these areas is easier and less expensive than making the costly repairs that are necessitated by water damage. On an annual basis you should inspect the areas listed above. If the existing caulk is discolored or has mildew on the surface, it can be cleaned by using commercially available cleaners or general household materials such as bleach, baking soda, distilled vinegar, or peroxide. If the existing caulking is dry, loose, damaged, missing, or stained, it should be removed and replaced.

### Sink & Cabinetry: General Photos





**Sink & Cabinetry: Satisfactory**

All sink & cabinetry-related items are generally serviceable & satisfactory unless otherwise noted below.

**Toilet: Satisfactory**

All toilet related items are generally serviceable & satisfactory unless otherwise noted below.

**Tub/Shower Fixtures: Satisfactory**

All tub & shower-related items are generally serviceable & satisfactory unless otherwise noted below.

**Tub/Shower Walls: Satisfactory**

All tub & shower wall-related items are generally serviceable & satisfactory unless otherwise noted below.

**Bath Ventilation: Vent Fan(s) Present**

1st Floor

Adequate. Vent fan(s) installed. The fan(s) operated properly at the time of the inspection unless noted below.

**Bath Ventilation: Window Only**

2nd Floor

Adequate. At least a window is provided for ventilation.

**GFCI: Bathroom Outlets GFCI Protected**

Bathroom outlets were GFCI protected and operational unless mentioned below.

## Observations

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### 10.2.1 Sink & Cabinetry

#### **DETERIORATION BELOW SINK**

Deterioration noted to the base of the cabinet under the sink. A licensed cabinetry contractor should be called to make the necessary repairs. Also refer to your pest report for repair recommendations.



### 10.2.2 Sink & Cabinetry

#### **SINK - SLOW DRAIN**

Sink had slow/poor drainage. Recommend a qualified plumber repair.



### 10.2.3 Sink & Cabinetry

#### **WORN CABINETS**

Cabinets are worn and have staining and/or minor damage noted. Some repair may be needed.

### 10.3.1 Toilet

#### **STAINING AROUND TOILET**

Staining noted at toilet base. Monitor for leakage in the future.

### 10.3.2 Toilet

#### **TOILET LEAKING AT FLOOR**

Toilet is loose at the floor and is leaking. Reset toilet using a new wax seal.



## 10.3.3 Toilet

**TOILET LOOSE**

The toilet was loose at the floor and needs securing. Consider resetting the toilet with a new wax seal. No leakage was noted.

## 10.4.1 Tub/Shower Fixtures

**LOOSE PIPE ESCUTCHEON**

The showerhead pipe escutcheon plate is loose and needs securing.



## 10.4.2 Tub/Shower Fixtures

**SHOWER DIVERTER REPAIR NEEDED**

Shower diverter needs adjustment or replacement. Water continues to run through the tub spout when the diverter is in the shower position.

## 10.4.3 Tub/Shower Fixtures

**SHOWER/TUB VALVE HANDLE LOOSE**

The tub and/or shower valve handle is loose and should be re-secured.



## 10.5.1 Tub/Shower Walls

**CLEAN**

Tub and/or shower area needs cleaning and sanitizing.

10.5.2 Tub/Shower Walls

**MISSING VALVE ESCUTCHEON PLATE**

The escutcheon plate is missing, have a qualified, professional, evaluate and replace to prevent water intrusion



# 11: INTERIOR

## Information

### General: General Photos



### General: Information

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments,

move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

**Sun Rooms: Sun rooms are often installed after the original construction of the home and are often prone to leaks due to poor windows, siding and roofing materials. Most sun rooms are beyond the scope of this inspection, but the inspector will note any findings at their discretion. If present, we recommend having a qualified contractor that specializes in sun rooms fully evaluate the room prior to the close of escrow.**

**Cracking on walls and ceilings: Often homes have cracking noted. Most minor cracking is due to shrinkage of the construction materials. Have a qualified contractor make further evaluation and repairs if needed. It's important to note that recently painted homes may often cover up cracks. Any cracks noted after moving into the home should be monitored and evaluated as necessary.**

### General: Cosmetic Items

Cosmetic items are outside the scope of this inspection, as cosmetic items can be subjective. Walls may have showed prior wall attachment holes, walls and floors may have minor scratches, gouges and staining. Floors may have staining, traffic wear, and minor defects. These items are all found with typical with age and use, which may not be identified in the report. Budget for cosmetic repairs to this home. Cosmetic items identified were at the discretion of the inspector. Though these items are not considered defects, they may be requested for repair or replacement from the seller.

### Walls: Wall Material

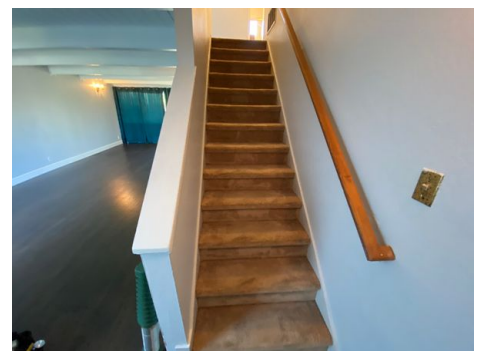
Drywall, Paneling

### Ceilings: Ceiling Material

Drywall, Wood

### Steps, Stairways & Railings:

General Photos



## Limitations

Windows

### SHUTTERS/BLINDS

Shutters and blinds are outside the scope of the inspection, and were not inspected. Blinds may have damage louvers and pull strings. Budget for repairs or replacement.

## Observations

## 11.2.1 Doors

**DAMAGE**

Damage noted to door(s) in some areas. Repair or replace doors as needed.



## 11.2.2 Doors

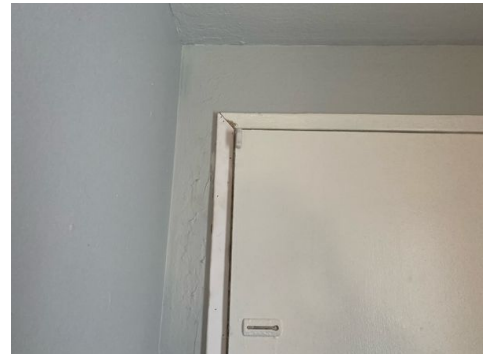
**DOOR STOPS MISSING**

Door stops are missing in some areas. Install as needed.

## 11.2.3 Doors

**RUBS JAMB**

Doors in some areas of the house rub on the jamb and need adjustment to function appropriately.



## 11.3.1 Windows

**CAULKING WINDOW FRAMES**

Caulking recommended around window frames in some areas.



## 11.3.2 Windows

**UNKNOWN BLACK SUBSTANCE**

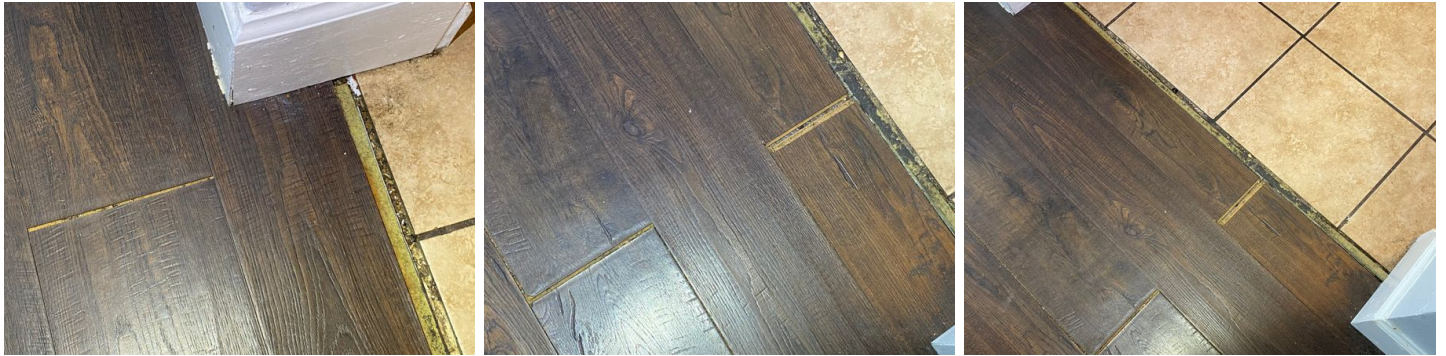
An unknown black substance was noted. No testing was performed at the time of inspection. Further evaluation and possible repair is recommended.

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## 11.4.1 Floors

**EXPOSED SEAMS**

Exposed flooring seams noted in some areas. Make repairs as needed.



## 11.4.2 Floors

**GENERAL WEAR**

The floors showed general wear in various areas.

---

## 11.4.3 Floors

**FLOOR SLOPES EVIDENT**

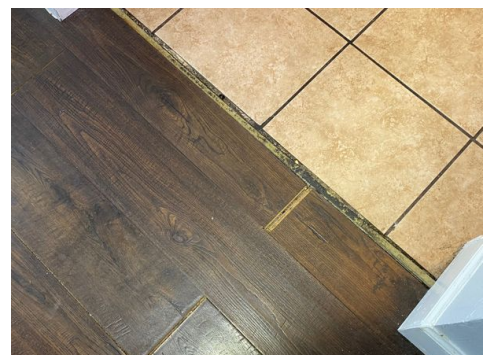
Floor slopes were noted in some areas of the home. No structural analysis was performed at the time of inspection.

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## 11.4.4 Floors

**MISSING TRANSITION**

Missing transitions were noted. The proper installation of transitions at all flooring connection points is recommended to avoid a possible tripping hazard and to prevent premature damage to the flooring.



## 11.4.5 Floors

**MODERATE DAMAGE**

Damage was noted to the flooring in various locations of the home. Make repairs to flooring as needed.



## 11.4.6 Floors

**MOISTURE DAMAGE**

Moisture damage was noted to the flooring. Removal and replacement of all materials damaged by moisture is recommended. Also refer to pest inspection report for repair recommendations.



## 11.4.7 Floors

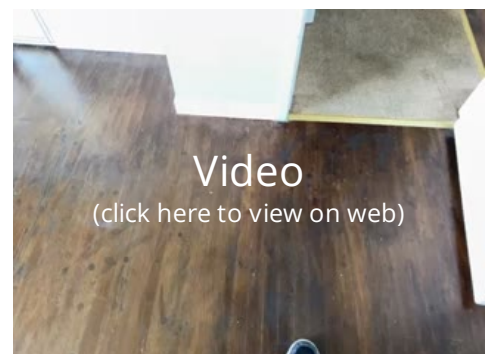
**PET ODORS NOTED**

Pet odors noted in some areas. Clean/replace flooring in these areas as needed.

## 11.4.8 Floors

**SQUEAKING**

The floors in some areas exhibited minor squeaking at the time of the inspection. Make repairs as needed.



## 11.4.9 Floors

**STAINS NOTED**

Stains noted in some areas. Clean/replace flooring in these areas as needed.



## 11.5.1 Walls

**COSMETIC**

Cosmetic repairs and paint are needed in various areas.



## 11.6.1 Ceilings

**MOISTURE STAINS**

Moisture stains noted. Unable to determine if active leakage exists. Make inquiry with the seller as to the history of leaks. Monitor in the future and make repairs as needed.



## 11.6.2 Ceilings

**SEVERE MOISTURE DAMAGE**

Severe moisture damage is noted. The drywall and surrounding areas were actively wet during the time of the inspection. Have a licensed roofing contractor make further evaluation to determine the source of the moisture and make repairs as needed. Repair damaged drywall once moisture source has been identified and repaired.



## 11.8.1 Closets

**NO GUIDES**

Closet door guides are missing in some areas. Install as needed.



## 11.8.2 Closets

**TIGHT TO SLIDE**

Some closet doors are tight to slide. Make adjustments or repairs as needed.

## 12: FIRE/LIFE SAFETY

### Information

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**General: Information**

Current standards recommend that smoke alarms be installed in all common hallways on each floor level and in all sleeping rooms. Carbon Monoxide detectors are recommended in common hallways on each floor level.

***When taking ownership of the home, if smoke and carbon monoxide detectors are older, replacement of previously installed smoke and carbon monoxide detectors should be considered.***

### Observations

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## 12.2.1 Smoke Detectors

**NOT INSTALLED**

No smoke detectors were noted at the time of the inspection. Installation is required areas is needed.



## 12.3.1 Carbon Monoxide Detectors

**NOT INSTALLED**

No carbon monoxide detectors are installed.



# 13: LAUNDRY

## Information

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### General: General Photos



### General: Information

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

### General: Location

Garage

### Washer Connections: Hose bibbs

There is a connection installed in the wall with both hot and cold water and a drain pipe. Hose bibbs not tested. The drain pipe was not flood tested. Plumbing appears serviceable.



**Dryer Components: Dryer Fuel**  
Electric 220V

**Ventilation: No Fan Installed**  
No exhaust fan installed.

### Laundry Sink: General Photos



### Laundry Counters & Cabinets: Cabinets

The laundry counters and/or cabinets appeared to be in generally serviceable condition at the time of the inspection. Normal wear noted.



## Limitations

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Washer Connections

### **INSTALLED EQUIPMENT**

Unable to fully inspect due to installed equipment. Verify condition with the seller.

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Dryer Components

### **INSTALLED EQUIPMENT**

Unable to fully inspect due to installed equipment. Verify condition with the seller.

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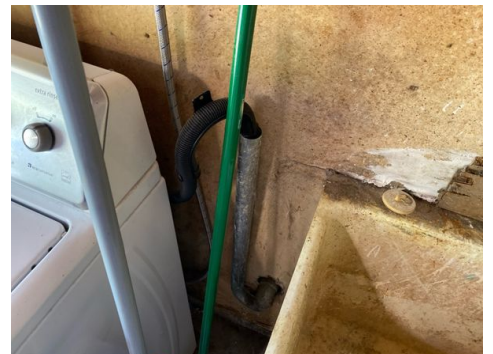
## Observations

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13.2.1 Washer Connections

### **UNSUPPORTED DRAIN LINE**

The drain line for the washer is unsupported at the wall. Pipe support is recommended to prevent damage.



## 13.2.2 Washer Connections

**NO DRAIN PAN**

No drain pan is installed under the washer. A drain pan is recommended so that in the event that the washer starts leaking, water can be directed to a safe location.

## 13.3.1 Dryer Components

**NO DRYER VENT**

No dryer vent is provided. Installation is needed.

 Safety Hazard



## 13.5.1 Laundry Sink

**CONSTANT DRIP**

Constant dripping noted at faucet. The faucet cartridge appears to need replacement.

 Safety Hazard



## 13.6.1 Laundry Counters &amp; Cabinets

**CABINETS WORN**

Cabinets are worn and have staining and/or minor damage noted. Some repair may be needed.

## 14: GARAGE

### Information

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**General: General Photos**

**General: Cosmetic Items**

*Walls, ceilings and/or floors may have showed prior holes, scratches, gouges and minor damage found with typical age and use. These type concerns are considered subjective and cosmetic items, and as such, are outside the scope of the standard home inspection. Cosmetic items may not be identified in the report. Budget for cosmetic repairs to this home.*

**Ceiling: Ceiling Material**

Open Beam

**Walls: Wall Material**

Drywall, Unfinished

**Firewalls: Information**

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

**Garage Door: Material**

Aluminum

**Garage Door Opener: Garage Door Operator Was Functional**

The automatic garage door opener responded to the controls at the time of the inspection. The automatic-reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection.

**Observations**

## 14.3.1 Floor

**CRACKING**

Some cracking noted to the garage floor surface. Monitor in the future and make repairs if needed.



## 14.3.2 Floor

**STAINING**

Garage floor shows visible staining from oil/grease. Recommend scrubbing with a degreaser or cleaning solution.

## 14.4.1 Walls

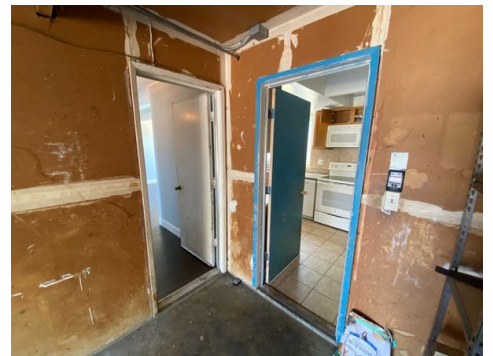
**MOISTURE STAINS**

Moisture stains noted in some areas. Make further evaluations and repairs as needed.

## 14.6.1 Service Door (From Garage to Inside of Home)

**Safety Hazard****BAD FIRE DOOR**

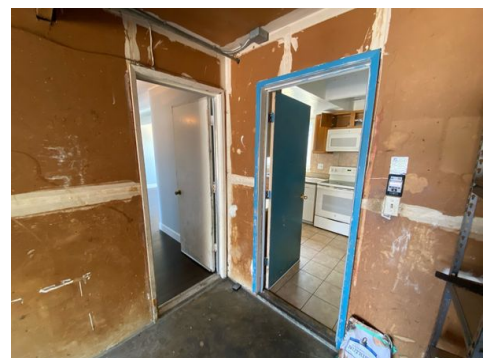
The installed door does not appear to be fire rated. For safety reasons, there should be a fire rated door or a solid core door, as a minimum, between the garage and living areas of the house. Further evaluation and repair recommended.



## 14.6.2 Service Door (From Garage to Inside of Home)

**Safety Hazard****NO SELF CLOSE**

Door does not self close. Self closing hinges recommended are needed.



## 14.7.1 Garage Door

**PANEL DAMAGE**

Damage noted to garage door panels. Repair as needed.



## 15: POST INSPECTION CHECKLIST

### Information

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#### Post Inspection Information: Post Inspection Information

The inspector makes every effort to leave the house as it was when they arrived. The following was verified by the inspector. Verification pictures are included below.

#### Crawlspace & Attic: Attic Access Area Left Clean

The attic access area was left clean after the inspection was completed

#### Crawlspace & Attic: Attic Access Closed/Latched

The attic access was closed/latched after the inspection was completed.

#### Appliances: Oven/Cooktop Off

The oven and/or cooktop were turned off before the inspection was completed.

#### Appliances: Dishwasher Off - No leaks

The dishwasher was turned off before the inspection was completed. No leaks were noted on the floor below the unit at the time of completion.

#### Water Fixtures: Water Fixtures Off

All water fixtures tested were left in the off position before leaving the property.

#### Heating & Cooling: Thermostat Set To Original Temperature/Setting

The thermostat was left at the original position/location before leaving the home.

#### Lighting & Outlets: All GFCI Outlets Reset

All GFCI outlets were reset unless otherwise noted in the inspection report before leaving the home.

#### Lighting & Outlets: Lights/Fixtures Turned Off

All light fixtures were turned off before leaving the home.

#### Keys & Lockbox: Agent Locked Up

The real estate agent secured the home after the inspection was completed.



# 16: INTERNACHI STANDARDS OF PRACTICE

## Information

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### Standards of Practice: Standards of Practice

CALPRO Inspection Group's Standards of Practice

Last revised October 2022

#### Table of Contents

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3. Standards of Practice
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  - 3.4. Heating
  - 3.5. Cooling
  - 3.6. Plumbing
  - 3.7. Electrical
  - 3.8. Fireplace
  - 3.9. Attic, Insulation & Ventilation
  - 3.10. Doors, Windows & Interior
4. Glossary of Terms

#### 1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

#### 2. Limitations, Exceptions & Exclusions

##### 2.1. Limitations:

1. An inspection is not technically exhaustive.
2. An inspection will not identify concealed or latent defects.
3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. An inspection will not determine the suitability of the property for any use.
5. An inspection does not determine the market value of the property or its marketability.
6. An inspection does not determine the insurability of the property.
7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

8. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. An inspection does not include items not permanently installed.
10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

## 2.2. Exclusions:

### I. The inspector is not required to determine:

1. property boundary lines or encroachments.
2. the condition of any component or system that is not readily accessible.
3. the service life expectancy of any component or system.
4. the size, capacity, BTU, performance or efficiency of any component or system.
5. the cause or reason of any condition.
6. the cause for the need of correction, repair or replacement of any system or component.
7. future conditions.
8. compliance with codes or regulations.
9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. the presence of mold, mildew or fungus.
11. the presence of airborne hazards, including radon.
12. the air quality.
13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. the existence of electromagnetic fields.
15. any hazardous waste conditions.
16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. acoustical properties.
18. correction, replacement or repair cost estimates.
19. estimates of the cost to operate any given system.

### II. The inspector is not required to operate:

1. any system that is shut down.
2. any system that does not function properly.
3. or evaluate low-voltage electrical systems, such as, but not limited to:
  1. phone lines;
  2. cable lines;
  3. satellite dishes;
  4. antennae;
  5. lights; or
  6. remote controls.
4. any system that does not turn on with the use of normal operating controls.
5. any shut-off valves or manual stop valves.
6. any electrical disconnect or over-current protection devices.
7. any alarm systems.
8. moisture meters, gas detectors or similar equipment.

### III. The inspector is not required to:

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. dismantle, open or uncover any system or component.
3. enter or access any area that may, in the inspector's opinion, be unsafe.
4. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
6. do anything that may, in the inspector's opinion, be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating

with pets.

7. inspect decorative items.
8. inspect common elements or areas in multi-unit housing.
9. inspect intercoms, speaker systems or security systems.
10. offer guarantees or warranties.
11. offer or perform any engineering services.
12. offer or perform any trade or professional service other than a home inspection.
13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. determine the insurability of a property.
16. perform or offer Phase 1 or environmental audits.
17. inspect any system or component that is not included in these Standards.

### 3. Standards of Practice

#### 3.1. Roof

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

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

II. The inspector shall describe:

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:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

#### 3.2. Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;

7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

### 3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

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

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

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. 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:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

### 3.4. Heating

#### I. The inspector shall inspect:

1. the heating system, using normal operating controls.

#### II. The inspector shall describe:

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

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

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

#### IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. 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.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

### 3.5. Cooling

#### I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

#### II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

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

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

#### IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. 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.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

### 3.6. Plumbing

#### I. The inspector shall inspect:

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

#### II. The inspector shall describe:

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

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

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

#### IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
10. 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.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.

16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21.  
determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22.  
inspect or test for gas or fuel leaks, or indications thereof.

### 3.7. Electrical

#### I. The inspector shall inspect:

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

#### II. The inspector shall describe:

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

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

1. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

#### IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.

9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

### 3.8. Fireplace

#### I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

#### II. The inspector shall describe:

1.  
the type of fireplace.

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

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

#### IV. The inspector is not required to:

1. inspect the flue or vent system.
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. determine the need for a chimney sweep.
4. operate gas fireplace inserts.
5. light pilot flames.
6. determine the appropriateness of any installation.
7. inspect automatic fuel-fed devices.
8. inspect combustion and/or make-up air devices.
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. ignite or extinguish fires.
11. determine the adequacy of drafts or draft characteristics.
12. move fireplace inserts, stoves or firebox contents.
13. perform a smoke test.
14. dismantle or remove any component.
15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.

### 3.9. Attic, Insulation & Ventilation



## I. The inspector shall inspect:

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

## II. The inspector shall describe:

1. the type of insulation observed; and
2. 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:

1.  
the general absence of insulation or ventilation in unfinished spaces.

## IV. The inspector is not required to:

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

## 3.10. Doors, Windows &amp; Interior

## I. The inspector shall inspect:

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

## II. The inspector shall describe:

1.  
a garage vehicle door as manually-operated or installed with a garage door opener.

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

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

## IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
  2. inspect floor coverings or carpeting.
  3. inspect central vacuum systems.
  4. inspect for safety glazing.
  5. inspect security systems or components.
  6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
  7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
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8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

#### 4. Glossary of Terms

- accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
- activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
- adversely affect: To constitute, or potentially constitute, a negative or destructive impact.
- alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
- appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- component: A permanently installed or attached fixture, element or part of a system.
- condition: The visible and conspicuous state of being of an object.
- correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.
- cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.
- crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
- decorative: Ornamental; not required for the operation of essential systems or components of a home.
- describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
- determine: To arrive at an opinion or conclusion pursuant to examination.
- dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.
- enter: To go into an area to observe visible components.
- evaluate: To assess the systems, structures and/or components of a property.

- evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.
- examine: To visually look (see inspect).
- foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.
- function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
- functional: Performing, or able to perform, a function.
- functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.
- general home inspection: See "home inspection."
- home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.
- household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
- identify: To notice and report.
- indication: That which serves to point out, show, or make known the present existence of something under certain conditions.
- inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.
- inspected property: The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.
- inspection report: A written communication (possibly including images) of any material defects observed during the inspection.
- inspector: One who performs a real estate inspection.
- installed: Attached or connected such that the installed item requires a tool for removal.
- material defect: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
- normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.
- observe: To visually notice.
- operate: To cause systems to function or turn on with normal operating controls.
- readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.
- report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)
- representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.
- residential property: Four or fewer residential units.
- residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- safety glazing: Tempered glass, laminated glass, or rigid plastic.
- shut down: Turned off, unplugged, inactive, not in service, not operational, etc.
- structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- system: An assembly of various components which function as a whole.
- technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.
- unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
- verify: To confirm or substantiate.