



HIGHLANDER INSPECTIONS

909-963-0756

nspctrloch@gmail.com

<https://www.highlanderinspections.com>



RESIDENTIAL PROPERTY

720 Buckingham Square
Lake Arrowhead, CA 92352

Lisa Strawn

JULY 24, 2025



Inspector

Loch Bell

InterNACHI Certified Master Inspector

909-963-0756

nspctrloch@gmail.com



Agent

Marci Worthington

Compass - So Cal Resorts

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Thank you for choosing Highlander Inspections to perform your property inspection. Highlander Inspections strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the [International Association of Certified Home Inspectors](#). As such, we inspect the readily accessible, visually observable, installed systems and components of the building. This inspection is not technically exhaustive. The goal of this inspection, and report, is to place you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the property and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all needs for improvement will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are: not functioning properly, significantly deficient, unsafe, or are near the end of their service life. If the cause for the deficiency is not readily apparent, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI® Standards are present but are not inspected, the reason(s) the item was not inspected is reported. A copy of the InterNACHI Standards of Practice is available at: <https://www.nachi.org/sop.htm>. These Standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what is included in the home inspection and report. They are also included in this report, by section in the "standards" tab. This report is effectively a snapshot in time of the house—recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report. The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without express written permission from Highlander Inspections. Again, thank you very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call, text or email us.

The General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may

violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

"Qualified Professional" refers to a licensed, state certified (where applicable) and insured contractor or tradesman with a reasonable amount of experience. Qualified Professionals (contractors) conducting the repairs should provide written documentation in the form of a third party agreement, work order, or detailed invoice and preferably a warranty on their work. Additionally, we recommended that all qualified parties or specialists, when on-site, be asked to not only make essential repairs but to also further evaluate a system or component and to make recommendations as to other beneficial repairs, improvements or upgrades. The client is advised to seek at least two professional opinions and acquire estimates of repairs as to any defects, comments, mentions, and recommendations in this report. We recommend that all repair concerns and cost estimates be completed and documented prior to closing or purchasing the property.

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MINOR CONCERN: Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Significant Concerns if left neglected for extended periods of time. These concerns are usually straightforward to remedy.

MODERATE CONCERN: Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns may require further evaluation or may be more complicated to remedy.

SIGNIFICANT CONCERN: 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 or property. These concerns may be imminent, difficult or expensive to remedy.

SUMMARY



MAINTENANCE ITEM



MODERATE CONCERN

SAFETY HAZARD

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2.1.1 Roof - Coverings: Granule Loss

2.3.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Masonry degradation

2.4.1 Roof - Roof Drainage Systems: Gutters/Downspouts Not Present

3.5.1 Exterior - Siding, Flashing & Trim: Signs of potential water damage

- ⊖ 3.5.2 Exterior - Siding, Flashing & Trim: Damaged Siding / Trim
- ⊖ 3.5.3 Exterior - Siding, Flashing & Trim: Lap Separation
- 🔧 3.6.1 Exterior - Exterior Doors: Service / Maintenance needed
- 🔧 3.6.2 Exterior - Exterior Doors: Screen door missing
- 🔧 3.6.3 Exterior - Exterior Doors: No Key
- ⊖ 4.4.1 Electrical - Fixtures, Lighting, Switches, Receptacles & Wiring: Open ground
- ⊖ 4.4.2 Electrical - Fixtures, Lighting, Switches, Receptacles & Wiring: Inoperable fixture
- ⚠️ 4.5.1 Electrical - GFCI & AFCI: Unprotected Receptacle
- ⚠️ 4.5.2 Electrical - GFCI & AFCI: Reversed polarity
- ⚠️ 4.7.1 Electrical - Carbon Monoxide Detectors: Insufficient amount
- ⊖ 5.2.1 Plumbing - Fuel Storage & Distribution Systems: Unprotected meter
- ⊖ 5.4.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Incompatible support material
- ⊖ 5.4.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet loose
- 🔧 5.4.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Galvanized Steel Pipe
- 🔧 5.5.1 Plumbing - Drain, Waste, & Vent Systems: Cast Iron drain line
- ⚠️ 6.1.1 Sewer Scope - Sewer Scope Inspection Details: Roots
- 🔧 7.2.1 Heating - Equipment: Needs Servicing / Cleaning
- 🔧 9.3.1 Doors, Windows & Interior - Floors: Unlevel Floor
- ⊖ 11.1.1 Built-in Appliances - Dishwasher: Missing air gap device
- ⊖ 11.2.1 Built-in Appliances - Range/Oven/Cooktop: Range Not Fastened
- ⊖ 12.3.1 Attic, Insulation & Ventilation - Exhaust Systems: Dryer Exhaust improper materials
- ⊖ 13.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Crack
- ⊖ 13.2.1 Basement, Foundation, Crawlspace & Structure - Basement / Crawlspace: Inadequate ventilation

1: INSPECTION DETAILS

Information

In Attendance Cleaners, Inspector	Utilities Basic Utilities were on	Occupancy Furnished, STR
Type of Building Single Family Residence, Multi Level, No Attic, Crawlspace / Buildup, No Garage	Style Traditional	Average Temperature° & Relative Humidity % 75° & 27%
	Weather Conditions Clear, Dry, Dry Ground, Light Breeze	General Bearing of Building front East

2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Flashings	X			
2.3	Skylights, Chimneys & Other Roof Penetrations	X			X
2.4	Roof Drainage Systems	X			X

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

Information

Commentary

Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. Highlander Inspections recommends an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life. It is impossible to inspect the total underside surface of the roof for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leaks can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors. Estimates of roof age are approximations only and do not preclude the possibility of leakage.

Inspection Location/Method

Visual

Roof Type/Style

Gable

Covering Material

Asphalt & Fiberglass Composition
Dimensional Shingle

Approximate Age

Second half of expected life span

Here is a good reference on life expectancies, by section or type of material:

<https://www.nachi.org/life-expectancy.htm>

Visible Sheathing Material

Planks

Roof Penetration Flashing Material

Galvanized Metal

Gutter Type & Material

Not Present

Visible Chimney Material

Brick Masonry

Observations

2.1.1 Coverings

GRANULE LOSS

 Moderate Concern

Granule loss and exposed fibers of the roof covering were observed. This is a sign of aging, and exposes the shingles to the elements more and more as time passes. Monitoring the condition and budgeting for a roof replacement before long is recommended.

Recommendation

Recommend monitoring.

2.3.1 Skylights, Chimneys & Other Roof Penetrations

 Maintenance Item

MASONRY DEGRADATION

Masonry was degrading in more than one location. Correction is recommended.

Recommendation

Contact a qualified masonry professional.



2.4.1 Roof Drainage Systems

 Moderate Concern

GUTTERS/DOWNSPOUTS NOT PRESENT

A gutter, downspout, and drain system was not present *in all applicable locations*.

A gutter and downspout and drain system is suggested, as an upgrade after purchase, because it will collect water from the roof that can then be directed away from the building to help prevent erosion or other material damage.

Recommendation

Contact a qualified gutter contractor



3: EXTERIOR

		IN	NI	NP	O
3.1	Vegetation, Grading, Drainage & Retaining Walls	X			
3.2	Walkways, Patios & Driveways	X			
3.3	Decks, Balconies, Porches & Steps	X			
3.4	Eaves, Soffits & Fascia	X			
3.5	Siding, Flashing & Trim	X			X
3.6	Exterior Doors	X			X

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Information

Defensible Space

Defensible space refers to the area surrounding a building that is mitigated to protect it from wildfires. Adequate defensible space is one of the most important factors in determining a building's ability to survive a wildfire. Defensible space performs the following functions:

Ideally, a carefully maintained defensible space does not contain enough fuel to allow a wildfire to reach a house. Here is a link to Cal Fire for a clear understanding: [Defensible Space](#)

California state law mandates a minimum of 100 feet of defensible space for houses in rural locations. Trees and shrubs surrounding a house should be trimmed and spaced apart a safe distance from one another. Trees that are very close to the house should be removed because this is where fire prevention is most critical. Firewood should be stored a safe distance from the building to provide adequate fire separation.

Inspection Method Ground, Visual	Driveway, Patio and Walkway Material Asphalt, Natural Earth	Siding & Trim Material Wood
Appurtenance Material Wood	Exterior Doors Sliding Framed Glass, Wood	Appurtenance Deck

Observations

3.5.1 Siding, Flashing & Trim

SIGNS OF POTENTIAL WATER DAMAGE

Siding or trim presented signs of potential water damage in more than one location. This could lead to further deterioration and/or fungal growth. The extent of any concealed damage was not determined. Further evaluation & correction by a qualified professional is recommended.

Recommendation

Contact a qualified siding specialist.



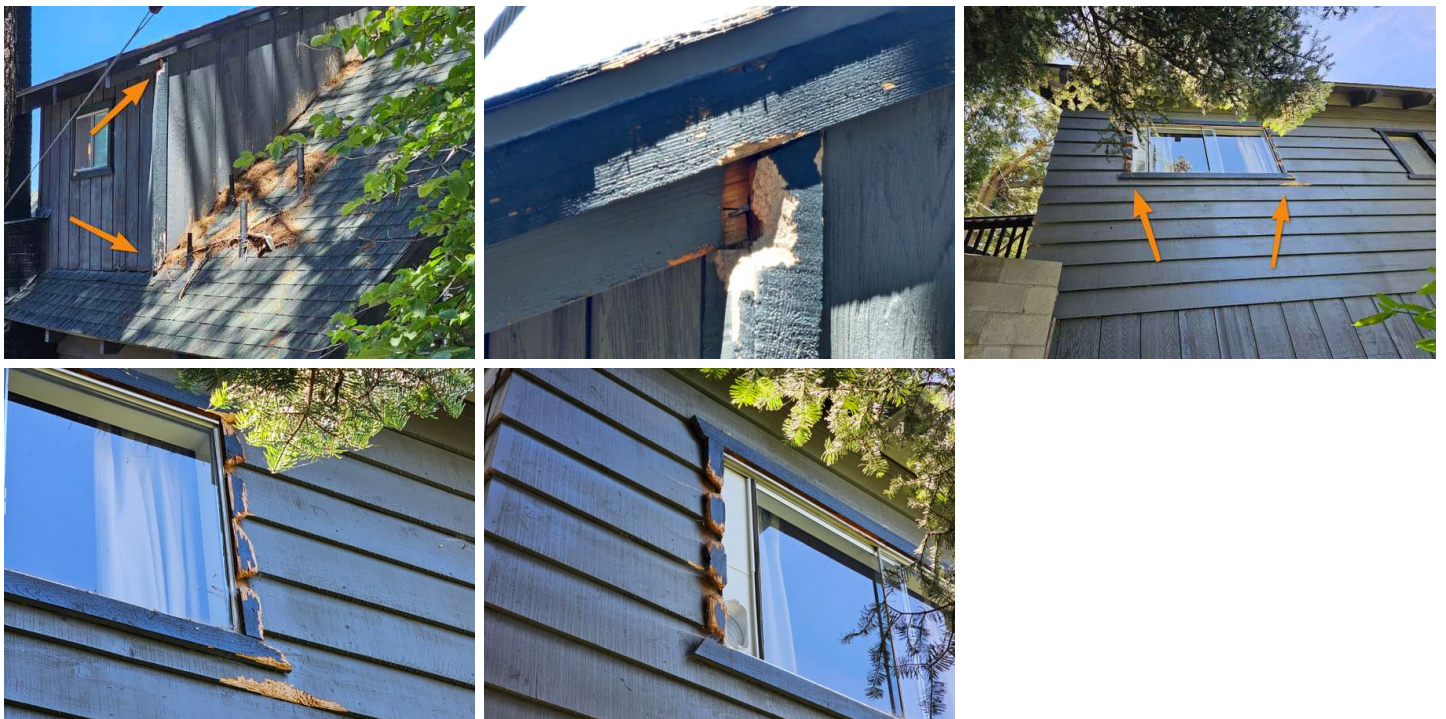
3.5.2 Siding, Flashing & Trim

DAMAGED SIDING / TRIM

Damaged siding / trim was present in more than one location. Damage to the exterior envelope can allow water infiltration. Correction is recommended.

Recommendation

Contact a qualified siding specialist.



3.5.3 Siding, Flashing & Trim

LAP SEPARATION

Moderate Concern

Separation in a lap of the siding was observed. This can allow water and moisture into the inside of the wall, damaging insulation and creating an environment for fungal growth and material decay. Highlander Inspections recommends correction as needed by a qualified professional.

Recommendation

Contact a qualified siding specialist.



3.6.1 Exterior Doors

SERVICE / MAINTENANCE NEEDED

Maintenance Item

The doors needs servicing, maintenance, adjustment, etc. Hardware (locks, latches, hinges), weatherstripping, threshold, rollers / wheels, etc. presented evidence of age and normal wear & tear. Correction is recommended.

Recommendation

Contact a qualified door repair/installation contractor.



3.6.2 Exterior Doors

SCREEN DOOR MISSING

Maintenance Item

LIVING ROOM

Missing screen door in the living room.



Living Room

3.6.3 Exterior Doors

NO KEY

A keyed safety lock on a sliding door in the den was locked and no key was observed. Inspector was unable to inspect locked door operation or the exterior of the house at that level.



4: ELECTRICAL

		IN	NI	NP	O
4.1	Service Entrance Conductors	X			
4.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
4.3	Branch Wiring Circuits, Breakers & Fuses	X			
4.4	Fixtures, Lighting, Switches, Receptacles & Wiring	X			X
4.5	GFCI & AFCI	X			X
4.6	Smoke Detectors	X			
4.7	Carbon Monoxide Detectors	X			X

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Information

Commentary

All issues or concerns listed in this Electrical section should be understood as current. Repairs should be a priority, and should be made by a qualified and licensed electrical contractor.

Electrical Service Conductors

Overhead, 240 Volts

Main Panel Location

Exterior, southeast corner



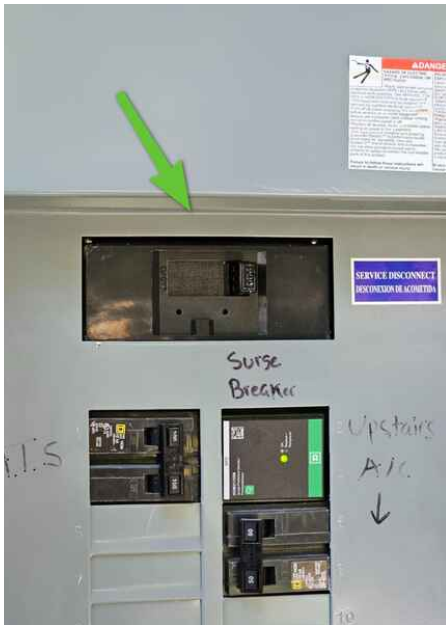
Main Panel



Main Panel



Main Panel & Main Breaker



Main Breaker

Sub Panel Location

Next to main panel



Sub Panel



Sub Panel

Emergency Backup Generator & Panel

An emergency backup generator & electrical panel were present. Highlander Inspections recommends the following:

- gain a full understanding of the system from the product manual, the current owner and the individual that installed it, if possible.
- consult a qualified professional (licensed electrician) to evaluate the components and system prior to use.
- generators should be regularly serviced & maintained by a qualified professional.

**Panel Manufacturer**

Generac, Square D

Panel Type

Circuit Breaker

Main Panel Capacity

200 Amp

Wiring Method

Non metallic sheathed

Branch Wiring 15 and 20 Amp

Copper

Observed grounding & bonding

Electrical ground, Water piping bonding, Gas piping bonding

In layman's terms, bonding provides an easy path for unintentional electricity (i.e. lightning energizing the water pipes) to travel to the electrical system's "ground" instead of traveling to "ground" through the nearest person.

Generally speaking, the difference between grounding and bonding is:

Bonding is connecting the electrical system ground to the houses other systems metal components (water, gas, metal ducting, etc.). Bonding occurs when metal that could carry electricity (but is not supposed to) is intentionally connected together to provide a permanent low resistance path that is capable of conducting all electricity accidentally carried by the metal back to its source (earth/ground).

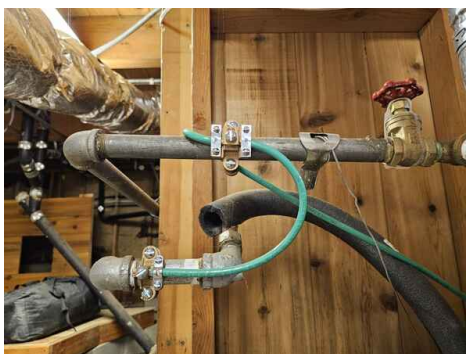
Grounding is a direct connection to the earth to aid in removing damaging transient over-voltages due to lightning.

The purpose of bonding is to ensure the electrical continuity of the fault current path, to provide the capacity and ability to conduct safely, any fault current likely to be imposed, and to aid in the operation of the over-current protection device (breaker, GFCI, fuse, etc).

Properly bonding all metal parts within an electrical system and metal piping in the building (water and gas pipes) helps ensure a low-impedance fault current path, instead of your body.



Electrical Ground



Water Piping Bonding



Gas Piping Bonding

GFCI & AFCI: Commentary

Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amp is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/jet-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Arc Fault Circuit Interrupter - AFCI - is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an

insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum in new homes, all bedroom circuits are normally AFCI protected. Soon, all electrical circuits in new homes will require AFCI protection. Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits by a qualified professional as an extra preventive fire safety measure.

Smoke Detectors: Commentary

1. Test smoke detectors monthly, and replace their batteries at least twice per year. Change the batteries when you change your clocks for Daylight Saving Time. Most models emit a chirping noise when the batteries are low to alert the homeowner that they need replacement.
2. Smoke detectors should be replaced when ownership is assumed, when they fail to respond to testing, every 10 years. The radioactive element in ionization smoke alarms will decay beyond usability within 10 years. Ten year old detectors are less than 50% effective.
3. Smoke detectors should be replaced if they become damaged or wet, are accidentally painted over, are exposed to fire or grease, or are triggered without apparent cause.
4. Never disable a smoke alarm. Use the alarms silencing feature to stop nuisance or false alarms triggered by cooking smoke or fireplaces.
5. Parents should stage periodic night-time fire drills to assess whether their children will awaken from the alarm and respond appropriately.
6. Smoke detectors should be installed in the following locations:
 - on the ceiling or wall outside of each separate sleeping area in the vicinity of bedrooms;
 - in each bedroom, as most fires occur during sleeping hours;
 - in the basement, preferably on the ceiling near the basement stairs;
 - in the garage, due to all the combustible materials commonly stored there;
 - on the ceiling or on the wall with the top of the detector no less than 12 inches from the intersection
 - on each level within a building, including basements and cellars, but not crawlspaces or uninhabited attics.
7. A qualified professional should be used to install smoke detectors that are hard wired to the house electrical and/or alarm system.

Carbon Monoxide Detectors: California Requirements

California law requires that as of July 1, 2011, all existing single-family dwellings have no less than one carbon monoxide detector **per level** installed inside the home.

The law does not apply to a dwelling unit which does not have any of the following:

- a fossil fuel burning heater or appliance,
- a fireplace,
- an attached garage.

Observations

4.4.1 Fixtures, Lighting, Switches, Receptacles & Wiring

OPEN GROUND

LOWER LEVEL STAIRWELL

A three prong receptacle presented an open ground (no ground connection).

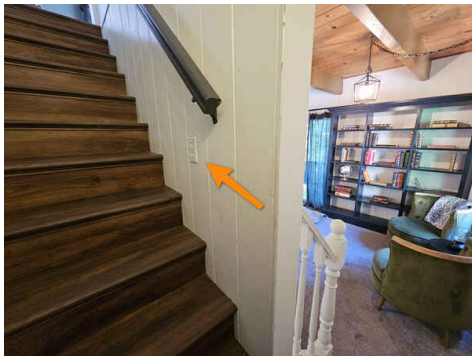
To eliminate safety hazards;

1. All 3 prong receptacles should be grounded, or
2. Non-grounded 3 prong receptacles on a 2 wire circuit should be GFCI type with a label indicating it is not grounded.

Correction by a qualified professional is recommended.

Recommendation

Contact a qualified electrical contractor.



Lower Level Stairwell



Open Ground

4.4.2 Fixtures, Lighting, Switches, Receptacles & Wiring

**INOPERABLE FIXTURE**

ENTRY LEVEL COMMON BATHROOM, LIVING ROOM, UPPER LEVEL WEST BEDROOM

More than one fixture (heater, switch, fan) would not operate using normal controls. Further evaluation & correction by a qualified professional is recommended.

Recommendation

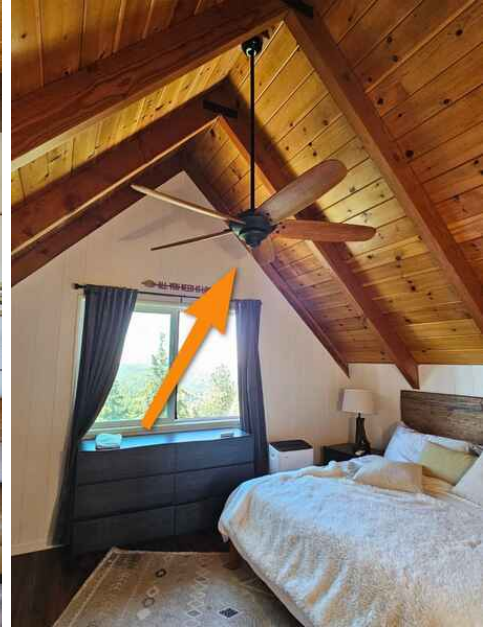
Contact a qualified electrical contractor.



Entry Level Common Bathroom



Living Room



Upper Level South Bedroom

4.5.1 GFCI & AFCI

UNPROTECTED RECEPTACLE

LIVING ROOM DECK

A receptacle without GFCI (Ground Fault Circuit Interrupter) protection in a wet/damp location was present. These devices became required in Bathrooms and Exterior in 1975, Garages in 1978, Kitchens in 1987, Laundry Areas in 2014.

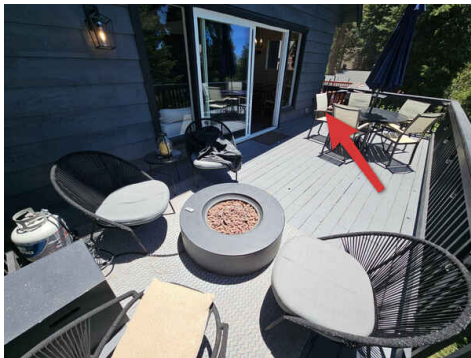
These general rules apply to updating the electrical system, and other systems and components (plumbing, hvac, etc.) to current requirements:

1. Existing work does not need to be updated if it complied with the rules in effect when installed, and if the system or component is functioning safely.
2. New work, and existing work that is modified or extended, should comply with the rules in effect when the work was done. This second rule applies regardless of whether a permit was required or issued.
3. Receptacles within 6 feet of a sink should be protected.
4. Exterior fixtures should be rated for outdoor use and protected from water infiltration.

As a safety upgrade, Highlander Inspections recommends installation of GFCI protection by a qualified professional at the noted locations.

Recommendation

Contact a qualified electrical contractor.



Living Room Deck



Test results in "No Trip"



4.5.2 GFCI & AFCI

REVERSED POLARITY

LOWER LEVEL BATHROOM

A receptacle had reversed polarity (hot and neutral reversed) and the trip feature did not work. Correction by a qualified professional is recommended.

Recommendation

Contact a qualified electrical contractor.



Lower Level Bathroom

4.7.1 Carbon Monoxide Detectors

INSUFFICIENT AMOUNT

ALL 3 LEVELS

An insufficient number of carbon monoxide detectors was observed:

- Each habitable level of the house heated with a fuel fired system (natural gas, wood, etc.) should be equipped with a CO detector.

Highlander Inspections recommends installation.

Recommendation

Contact a qualified professional.



5: PLUMBING

		IN	NI	NP	O
5.1	Hot Water Systems	X			
5.2	Fuel Storage & Distribution Systems	X			X
5.3	Main Water Shut-off Device	X			
5.4	Water Supply, Distribution Systems & Fixtures	X			X
5.5	Drain, Waste, & Vent Systems	X			X
5.6	Sump Pump			X	

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

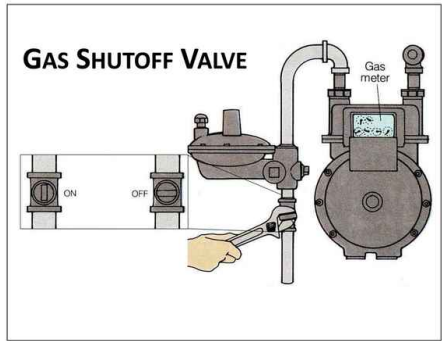
Information

Fuel Type

Natural Gas Utility

Main Gas Shut-off Location

Gas Meter, south side



Water Source

Public



Water Meter Box

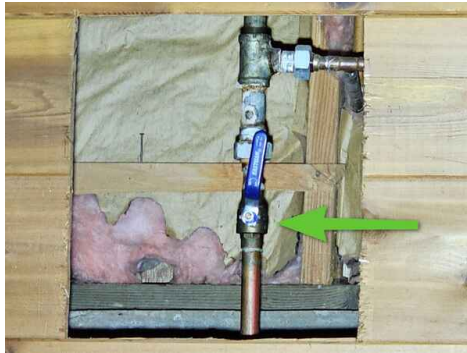


Water Meter Box

Main Water Shutoff Location

Buildup

Righty tighty to close, Lefty loosy to open.

**Visible Water Supply Material**

Galvanized Steel

Visible Water Distribution Material

Copper, Galvanized Steel

Visible Drain Material

ABS, Cast Iron

Drain Size

2", 3"

Low Flow Toilets

3

California law (Civil Code 1101.4) requires all single family residences built on or before January 1, 1994 to be equipped with water conserving plumbing fixtures after January 1, 2017.

Available Washer & Dryer**Hookups**

hot & cold water supply, drain,
natural gas, 120V & 240V electric,
dryer exhaust

Hot Water Systems: Location

Buildup



Hot Water Systems: Manufacturer
Bradford White

It is recommended to flush & service your water heater annually for optimal performance.
[Here is a nice maintenance guide from Lowe's to help.](#)



Hot Water Systems: Power Source
Natural Gas

Hot Water Systems: Water Heater Type
Gas-fired tank

Hot Water Systems: Build Date
2009



Hot Water Systems: Capacity
40 gallons

Observations

5.2.1 Fuel Storage & Distribution Systems

 Moderate Concern

UNPROTECTED METER

The inspector observed an unprotected meter. During the snow season, the meter, diaphragm and vent can be buried, freezing the diaphragm into a non operational condition, and trapping vented natural gas which will escape through openings in the building creating a fire hazard. Installation of a protective cover is recommended.

Recommendation

Contact your local utility company



Gas Meter Cover

5.4.1 Water Supply, Distribution Systems & Fixtures

 Moderate Concern

INCOMPATIBLE SUPPORT MATERIAL

Material used to support copper piping was not a compatible type. Galvanized steel and copper in contact with each other will create a galvanic reaction (mineral reaction causing deterioration of both metals). Correction or replacement with a compatible material is recommended.

Recommendation

Contact a qualified professional.



5.4.2 Water Supply, Distribution Systems & Fixtures

**Moderate Concern**

TOILET LOOSE

UPPER LEVEL BATHROOM

Toilet installation was loose / unstable. Correction as necessary to ensure the wax ring is properly functioning and still sealed is recommended.

Recommendation

Contact a qualified plumbing contractor.



Upper Level Bathroom

5.4.3 Water Supply, Distribution Systems & Fixtures

**Maintenance Item**

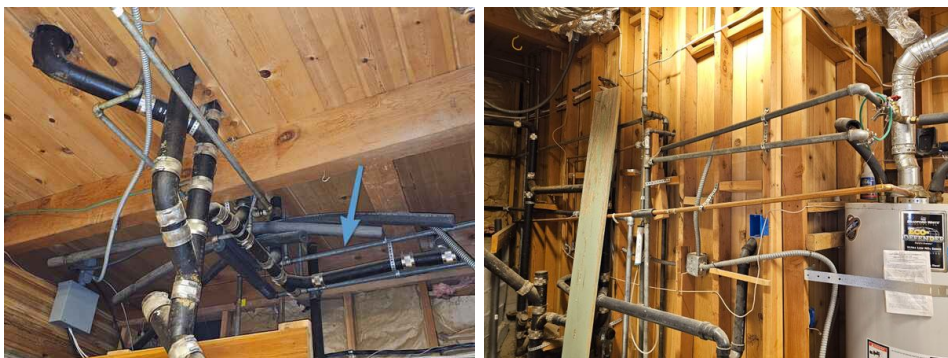
GALVANIZED STEEL PIPE

Water distribution lines appeared to be galvanized steel pipe.

- The expected service life of galvanized steel pipe is about 50 years. Some of this pipe may be nearing the end of its expected serviceable life.
- Degradation of the material begins on the inside and works its way outward. Some indications are: blisters of corrosion, discolored water at fixtures, reduced or weak flow at fixtures.
- Highlander Inspections recommends monitoring the condition & budgeting for replacement as needed in the future.

Recommendation

Recommend monitoring.



5.5.1 Drain, Waste, & Vent Systems

**CAST IRON DRAIN LINE**

Cast Iron drain line was observed. This material has an expected life span of 50 - 60 years. Highlander Inspections recommends monitoring serviceability & correcting as needed.

Here is a helpful chart on life expectancies: <https://www.nachi.org/life-expectancy.htm>

Recommendation

Recommend monitoring.

6: SEWER SCOPE

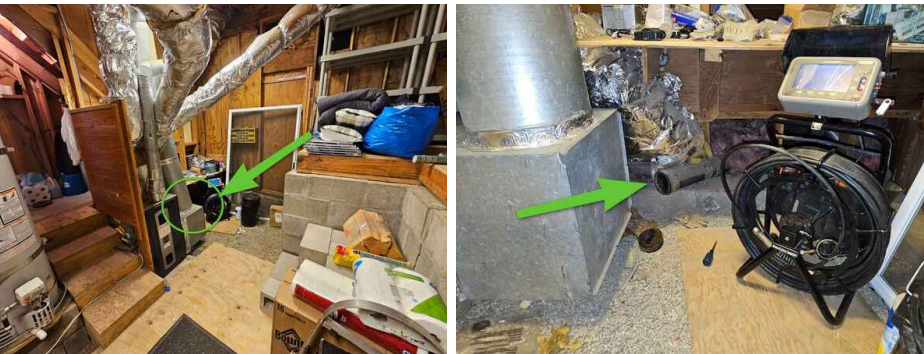
		IN	NI	NP	O
6.1	Sewer Scope Inspection Details	X			X

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Sewer Scope Inspection Details: Camera access location

Buildup



Sewer Scope Inspection Details: Length of line (counter readout)

72 feet

Length of cable used, measured from point of entry to the furthest point reached.

Sewer Scope Inspection Details: Underfloor drain material ABS, Cast Iron	Sewer Scope Inspection Details: Lateral line material ABS, Cast Iron, Clay	Sewer Scope Inspection Details: YouTube video link Sewer line video
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Observations

6.1.1 Sewer Scope Inspection Details

ROOTS

72 FEET

Root infiltration was observed. Roots typically enter through compromised joints and other unintentional openings. Cleaning by a qualified professional is needed.

Recommendation

Contact a qualified plumbing contractor.

Safety Hazard



7: HEATING

		IN	NI	NP	O
7.1	Normal Operating Controls	X			
7.2	Equipment	X			X
7.3	Vents, Flues & Chimneys	X			
7.4	Distribution Systems	X			
7.5	Presence of Installed Heat Source in Each Room	X			

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

Information

Commentary

The heating system inspection is general and not technically exhaustive. The inspector will test the heater using the thermostat and/or other normal controls. Highlander Inspections highly recommends that a standard, seasonal or yearly, service and maintenance contract with a qualified heating professional be obtained. This provides a more thorough investigation of the entire home's heating and filtering system as well as maintaining it at peak efficiency thereby increasing service life & energy efficiency.

The industry average service design life for most forced air furnaces is 15-20 years. The average service design life of boilers can vary from as little as 10 years to as many as 50 years depending on the type and quality of materials used in their manufacture. Routine upkeep/maintenance, regional weather/climate, and location/placement of the mechanical systems will all play critical roles in the longevity of these systems.

Thermostat Location

Living room



Living Room



Heater Location

Buildup

Energy Source

Electricity, Natural Gas

Heat Type

Gas fired forced air heater

Ductwork

Flexible, Rigid, Insulated

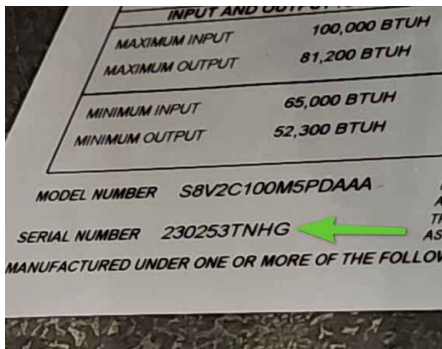
Heater Brand

American Standard



Build Date

2023



Observations

7.2.1 Equipment

NEEDS SERVICING / CLEANING



Maintenance Item

Heating appliances should be cleaned and serviced annually. Highlander Inspections recommends having a qualified professional regularly each season; clean, service and certify the heating equipment and system.

Recommendation

Contact a qualified heating and cooling contractor



8: COOLING

[illegible]

Limitations

General

NOT PRESENT

A cooling system was not present at time of inspection.

9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
9.1	Doors	X			
9.2	Windows	X			
9.3	Floors	X			X
9.4	Walls	X			
9.5	Ceilings	X			
9.6	Steps, Stairways & Railings	X			
9.7	Countertops & Cabinets	X			
9.8	Tub/Shower	X			

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

Information

Floor Coverings

Carpet, Laminated Planks, Tile

Wall Material

Drywall, Paneling

Ceiling Material

Metal tile, Wood

Window Type

Fixed, Sliders, Single Pane, Dual pane, Metal Frame, Vinyl frame

Window Manufacturer

Hi Lite, Ply-Gem

Countertop Material

Solid surface composite

Cabinetry

Wood

Observations

9.3.1 Floors

UNLEVEL FLOOR

LIVING ROOM, KITCHEN

An out of level floor was present. Further evaluation by a qualified professional is recommended.

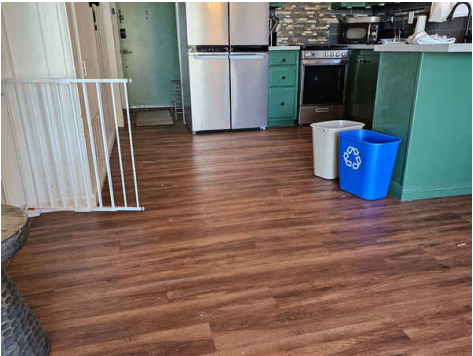
Recommendation

Contact a qualified general contractor.

 Maintenance Item



Living Room



Kitchen

10: FIREPLACE

		IN	NI	NP	O
10.1	Fireplace	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Fireplace: Commentary

This inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. This inspection does not determine the safety of the fireplace in terms of the condition of liner, or the absence of a liner. Any comment made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered prior to purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

Fireplace: Location

Den

Fireplace: Type

Masonry, Factory built airtight insert

Fireplace: Fuel Type

Wood



11: BUILT-IN APPLIANCES

		IN	NI	NP	O
11.1	Dishwasher	X			X
11.2	Range/Oven/Cooktop	X			X
11.3	Refrigerator	X			
11.4	Garbage Disposal	X			
11.5	Built-in Microwave			X	

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

Information

Commentary

The inspector observed and operated the basic functions of the following appliances if present: permanently installed range, cook top, and permanently installed oven; ventilation equipment or range hood; garbage disposal; permanently installed microwave oven. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Interior temperatures of the refrigerator/freezer are not tested. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. Dishwashers are not operated. No opinion is offered as to the adequacy of dishwasher operation. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be assessed.

Dishwasher: Brand

Frigidaire

Range/Oven/Cooktop: Brand

General Electric

Range/Oven/Cooktop: Energy

Source

Electricity, Natural Gas

Range/Oven/Cooktop: Exhaust Hood Type

Vented

Refrigerator: Brand

Whirlpool

Observations

11.1.1 Dishwasher

**MISSING AIR GAP DEVICE**

An air gap device was not present. An air gap device is a form of backflow prevention to keep drain water from re-entering the dishwasher due to system malfunction. The drain hose should be routed to the air gap device (attached to the sink top), then to the drain. Installation by a qualified professional is recommended.

Recommendation

Contact a qualified plumbing contractor.



11.2.1 Range/Oven/Cooktop

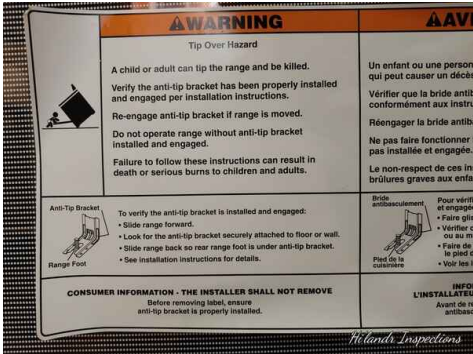
RANGE NOT FASTENED

Moderate Concern

An anti-tip safety device was not present. This poses a safety hazard. Highlander Inspections recommends correction by a qualified professional.

Recommendation

Contact a qualified appliance repair professional.



Example of an approved anti tip device



Example of an installed device



wall mount device



wall mount device

12: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
12.1	Attic			X	
12.2	Ventilation	X			
12.3	Exhaust Systems	X			X

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

Information

Exhaust systems	Visible dryer vent
Dryer exhaust	Metal (Flex)

Limitations

General
NO ATTIC PRESENT
No attic was present, house had an open beam ceiling.

Observations

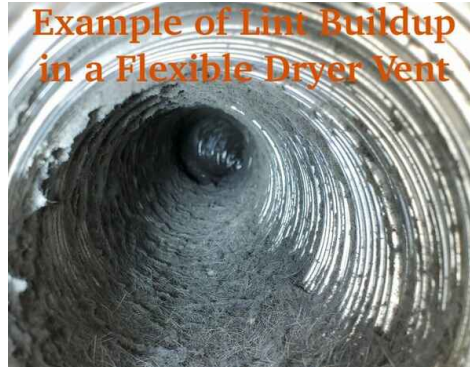
12.3.1 Exhaust Systems

**DRYER EXHAUST IMPROPER MATERIALS**

Flexible dryer duct was installed beyond the laundry room. Flex duct is allowed from the dryer to the duct connection at the wall / floor leading to the exterior. From the exhaust connection to the end, it must be smooth wall metal with no screws protruding to the inside. Lint can become built up on the ridges inside the duct, restricting flow & creating a potential fire hazard. Correction is recommended.

Recommendation

Contact a qualified heating and cooling contractor



13: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
13.1	Foundation	X			X
13.2	Basement / Crawlspace	X			X
13.3	Vapor Retarders (Crawlspace or Basement)	X			
13.4	Floor Structure	X			
13.5	Wall Structure	X			
13.6	Roof structure	X			

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

Information

Inspection Method

Visual

Access Location

Den

Foundation Material / Type

Concrete footing w/ raised stemwall

Structure Material

Wood floor joists, Wood framing

Sub-floor Material

Plywood

Basement / Crawlspace Floor

Exposed Earth

Crawlspace/Basement ventilation type

None Observed

Crawlspace/Basement insulation type

None observed

Observations

13.1.1 Foundation

FOUNDATION CRACK

 Moderate Concern

A crack more than 1/4 inch wide was observed in the foundation. Highlander Inspections recommends further assessment and correction as needed by a qualified professional.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a foundation contractor.



13.2.1 Basement / Crawlspace

**INADEQUATE VENTILATION**

The ventilation in the underfloor area appeared to be non existent.

- No cross flow ventilation was observed in the buildup (underfloor) area. Moisture in the ground and air will remain for longer periods of time than normal, creating a potential conducive environment for fungal growth.

Correction by a qualified professional is recommended.

Recommendation

Contact a qualified general contractor.

14: GARAGE

[illegible]

Limitations

General

NOT PRESENT

There was no garage on this property at time of inspection.

STANDARDS OF PRACTICE

Roof

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

Exterior

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

Electrical

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

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the

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

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Doors, Windows & Interior

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

Built-in Appliances

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

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Basement, Foundation, Crawlspace & Structure

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