info@calprogroup.com
(800) 474-3540
-Headquarters-
3565 Taylor Rd Suite D
Loomis, CA 95650

Sacramento Area Office
Loomis, CA

Bay Area Office
Campbell, CA

Property Inspection Report

1234 Anywheretown
City Place, CA 12345

June 5, 2020

Prepared for: John Homebuyer

Report: sample **Address:** 1234 Anywheretown

Inspection Table of Contents

3565 Taylor Rd. Suite D
Loomis, CA 95650
800-474-3540
info@calprogroup.com

June 5, 2020

Mr. John Homebuyer
1234 Anywheretown
City Place, CA 12345

RE: 1234 Anywheretown
City Place, CA 12345

Dear Mr. Homebuyer:

At your request, a visual inspection of the above referenced property was conducted on June 5, 2020 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

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

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of defects that need further evaluation or repair by appropriately Licensed Contractors.

EXTERIOR - FOUNDATION

Exterior Walls:

3.2 Flashing & Trim:
General condition of flashing and trim appears serviceable. 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. **Exposed wood and worn paint surfaces at various locations of the house need painting to help prevent deterioration. Deterioration was noted to the trim at various locations of the house. A qualified trim contractor should be called to make repairs to the damaged areas. Also refer to pest inspection report for repair recommendations.**

Exterior Doors:
3.5 Right Side Entry Door:
Side garage door. Appears serviceable. Hardware operational. **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.**

ROOF SYSTEM

Roof:
4.3 Roof Covering:
Type: Concrete tile. The typical life for a tile roof is approximately 50yrs. General condition appears serviceable at the time of the inspection. REGULAR MAINTENANCE RECOMMENDED: This usually consists of repair/replacement of cracked or loose tiles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis. **Moss growth was noted on roof surface. Removal is recommended. Some areas of the roof surface were obstructed by solar panels and not inspected. Corner cracks noted in various areas of the roof. Make repairs as needed at next roof service. Cracked and slipped tiles noted in various locations of the roof. The underlayment is exposed. A licensed roofing contractor should be called to make repairs as needed.**



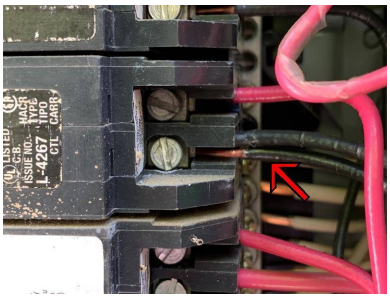
Flashings:
4.4
Metal. General condition appears serviceable. As a preventative maintenance measure we recommend sealing all roof penetrations on an ongoing basis to avoid the possibility of water intrusion. **At least one plumbing vent storm collars is cracked/deteriorated and needs replacement. A licensed roofing contractor should be called to make repairs as needed.**

Eaves - Soffits - Fascias:
4.6 Type & Condition:
General condition of the overhangs appear serviceable. 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. **Worn paint noted to some areas of the overhangs. Paint these areas to prevent premature deterioration. Deterioration noted to barge rafters at various locations. Deterioration noted to overhangs at various locations. A qualified trim carpenter/contractor should be called to make repairs as needed. Also refer to pest inspection report for repair recommendations.**



ELECTRICAL SYSTEM

Electrical Distribution Panels:
5.6 Main Panel Observations:
Main electrical panel appeared to be in serviceable condition at the time of the inspection. Panel appeared to be properly labeled. **Double tapping not allowed - There are multiple wires connected to a single breaker where only one wire should be connected. Have a licensed electrician make corrections as needed.**



HEATING - AIR CONDITIONING

Fireplaces / Solid Fuel Heating:

6.10 Family Room Fireplace:

Type: Gas/Wood - The fireplace is designed to use gas fuel and/or burn wood. Damper is operational. Appears serviceable. **Damper door is operational but had no stop on the door. A damper stop is recommend in gas fireplaces to allow unburned gases to exit the fireplace. Correction recommended. Recommend chimney cleaning & certification prior to use to remove creosote deposits and other debris from chimneys and vents. Any cracking should be evaluated before use. The burner is mounted improperly and needs to be re-secured. Firebox interior panel is damaged and needs evaluation or repair before use.**

6.11 Living Room Fireplace:

Type: Gas/Wood - The fireplace is designed to use gas fuel and/or burn wood. Damper is operational. Appears serviceable. **Damper door is operational but had no stop on the door. A damper stop is recommend in gas fireplaces to allow unburned gases to exit the fireplace. Correction recommended. The burner is mounted improperly and allows flames to exit the fire box when turn on. Re-securing is needed.**

Air Conditioning:

6.20 Condensate Line:

Primary and secondary condensate lines installed, Appears serviceable as far as visible. **Condensation stains and rusting noted in drip pan from a previous leak. Further evaluation is recommended by a licensed HVAC technician to determine the condition of condensate line and pan.**


GARAGE - CARPORT

Garage Door:

12.6 Service Doors:

There is a fire rated or solid core door separating the garage from the living areas of the house. The door had self-closing hinges installed and operable and appeared to be in serviceable condition at the time of the inspection. **Left door threshold sags under foot pressure and is loose. Support is recommended to prevent damage. There is a pet door opening in the left fire door. The fire rating of this door is compromised. Repair or replacement is needed to restore its fire rating.**

Garage Walls:

12.9 Fire Wall

The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished. General condition appears serviceable. **There are openings in the wall and the firewall is compromised. Repair any openings with approved materials to restore its fire rating.**

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to perform your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

CalPro Inspection Group

GENERAL INFORMATION

Client & Site Information:

1.1 Inspection Date:
June 5, 2020.

1.2 Inspection Time:
9:00 AM.

1.3 Client:
Mr. John Homebuyer
1234 Anywheretown
City Place, CA 12345

1.4 Inspection Site:
1234 Anywheretown
City Place, CA 12345

1.5 People Present:
Buyer's Agent, Buyer.

Building Characteristics:

1.6 Main Entry Faces:
West.

1.7 Estimated Age:
Built in 2003. Approx. 4962 Sq. Ft.

1.8 Building Style & Type:
Contemporary, Single family, Detached.

1.9 Stories:
2

1.10 Foundation Type:
Concrete slab on grade.

1.11 Water Source:
Public.

1.12 Sewage Disposal:
Public.

1.13 Utilities Status:
All utilities on.

Climatic Conditions:

1.14 Weather:
Clear.

1.15 Soil Conditions:
Dry.

1.16 Outside Temperature (f):
90-100.

About Rated Items:

1.17

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and 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.

RR = "Repair or Replace" = 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.

GROUNDS

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.

Paving Conditions:

	OK	MM	RR	
2.1 Driveway:	☑	☐	☐	The driveway was paved with concrete. The driveway appeared to be in serviceable condition at the time of the inspection.
2.2 Walks:	☑	☐	☐	Home walkways were constructed of poured concrete. Home walkways appeared to be in serviceable condition at the time of the inspection.

Patio / Porch:

2.3 Slab:	☑	☐	☐	Porch type: Concrete. General condition appears serviceable. Patio type: Concrete. General condition appears serviceable.
2.4 Structure:	☑	☐	☐	Porch type: Same as structure, General condition appears serviceable. Patio type: Same as structure, General condition appears serviceable.
2.5 Cover / Roof:	☑	☐	☐	Porch: Same as main roof. See Roofing page. Patio: Same as main roof. See Roofing page.

Decks / Balcony:

2.6 Condition:	☑	☐	☐	Balcony type: Concrete. General condition appears serviceable.

Fences & Gates:

2.7 Condition:	☐	☑	☐	Type: Wood. General condition of fence and gate appears serviceable. **Typical maintenance recommended:** This includes making repairs/adjustments to gates, repair or replacement of loose/rotted posts and repair or replacement of damaged/missing boards. **Damaged fence boards noted. Replace as needed. Some fencing was inaccessible due to vegetation or stored items. Inaccessible fencing could not be fully inspected. Fence is worn with some damage noted consistent with its age. Some minor repairs or adjustments are needed. Loose sections are noted in some locations. Make repairs as needed. Gate locked at time of inspection. Gate needs repair or adjustment.**

Grading:

	OK	MM	RR	
2.8 Site:	☑	☐	☐	Generally flat site. Grade at foundation appears serviceable. Monitor for proper site drainage.

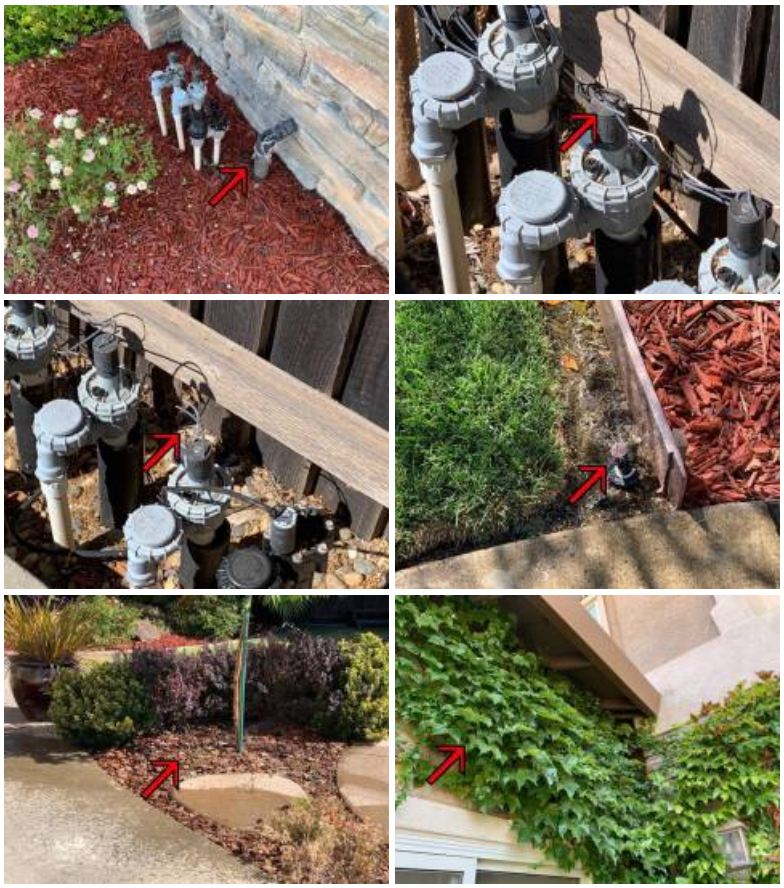
Retaining Walls:

2.9 Condition:	☑	☐	☐	Retaining wall type: Concrete blocks. General condition appears serviceable as far as visible.

Landscaping:

2.10 Condition:	☐	☑	☐	NOTE: Low voltage lighting systems, underground drains, fountains and ponds are beyond the scope of this inspection and are not inspected. General condition of landscaping appears serviceable at the time of the inspection. Sprinklers were operated manually using the bleed valve. Each zone is tested for proper operation of valves and heads. Minor leaks, chipped heads and adequacy of coverage is not noted in the report. Below ground sprinkler and drip pipe leaks will be reported only if evident at the time of the inspection. **Typical Maintenance Recommended:** This includes making repair/adjustments to sprinklers and drips. **Keep plants trimmed away from structure. Foliage is in contact with the walls in various locations. Trim foliage away from walls as needed to prevent damage. Some disconnected irrigation valves were noted. Sprinkler heads in some areas are damaged or non functional. Further evaluation and repairs are recommended. Unknown piping noted at the front of the house. Inquire with the seller regarding its use. Loose drip line at the back of the house. Repair is recommended.**

Report: sample **Address:** 1234 Anywheretown



EXTERIOR - FOUNDATION

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 easy 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.

Exterior Walls:

3.1 Materials & Condition:

OK ☐ MM ☑ RR ☐

Walls are constructed with Stucco. General condition appears serviceable. Cracks noted are typical. Monitor for future movement. As a preventative maintenance measure we recommend caulking/sealing all cracks 1/16" or larger to avoid the possibility of water intrusion. **Note: Some areas of the exterior were inaccessible due to vegetation or stored items. Inaccessible areas were not inspected. Stucco repairs needed in various areas of the house. Dog door opening noted at the back of the house. Repair opening if not needed.**

3.2 Flashing & Trim:

☐ ☐ ☑

General condition of flashing and trim appears serviceable. 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. **Exposed wood and worn paint surfaces at various locations of the house need painting to help prevent deterioration. Deterioration was noted to the trim at various locations of the house. A qualified trim contractor should be called to make repairs to the damaged areas. Also refer to pest inspection report for repair recommendations.**

☐ ☐ ☑


Exterior Doors:

	OK	MM	RR	
3.3 Main Entry Door:	☑	☐	☐	Appears serviceable. Hardware operational. Doorbell was functional.
3.4 Left Side Entry Door:	☑	☐	☐	Side garage door. Appears serviceable. Hardware operational.
3.5 Right Side Entry Door:	☐	☐	☑	Side garage door. Appears serviceable. Hardware operational. **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.**

3.6 Rear Entry Door:	☐	☑	☐	Appears serviceable. Hardware operational. **Make improvement to weather stripping.**

3.7 Rear Slider:	☐	☑	☐	Sliding glass. Appears serviceable. Hardware operational. A screen door is present and was in generally serviceable condition. **The screen door material is damaged and needs repair or replacement.**

	OK	MM	RR	
3.8 Master Bedroom Rear Door:	☑	☐	☐	Sliding glass. Appears serviceable. Hardware operational. A screen door is present and was in generally serviceable condition.
3.9 Front Office Door:	☐	☑	☐	Appears serviceable. Hardware operational. **Deadbolt wont latch without the handing being lifted. This may be by design but is not typical. Further evaluation and repair is recommended. The screen door is tight to operate and needs adjustment or repair to function properly.**

3.10 Downstairs Bedroom Slider:	☑	☐	☐	Sliding glass. Appears serviceable. Hardware operational. A screen door is present and was in generally serviceable condition.
3.11 Loft Balcony Slider:	☐	☑	☐	Sliding glass. Appears serviceable. Hardware operational. A screen door is present and was in generally serviceable condition. **The screen door material is damaged and needs repair or replacement.**
3.12 Front Balcony Door:	☐	☑	☐	Appears serviceable. Hardware operational. **Deadbolt wont latch without the handing being lifted. This may be by design but is not typical. Further evaluation and repair is recommended.**

Exterior Windows:

3.13 Type: Vinyl Double-Pane.

3.14 Overall Condition:	☐	☑	☐	Satisfactory overall, considering age. **Some screens are in fair condition, with fading or small holes noted. Some screens are missing. Replace as needed.**

3.15 Type And Condition Of Sills:	☑	☐	☐	Windows are flush with exterior walls. Re-caulk perimeter of all windows where gaps can be seen and where windows meet

siding/stucco. This is a primary source of water leakage. Also, caulk the seams between adjacent windows where noted. A very narrow seam between adjacent metal frames sometimes allows rainwater to enter the exterior wall cavity. Caulk to be sure.

Chimney:

3.16 Please Note: There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

	OK	MM	RR	
3.17 Chimney Exterior:	☑	☐	☐	Chimney is constructed of stucco materials. General condition appears serviceable.
3.18 Flue:	☐	☐	☐	The inspector was unable to determine the condition of the flue due to limited visibility. Periodic inspection and cleaning recommended.
3.19 Flashing:	☑	☐	☐	The installed flashing around the chimney stack appears to be functional.
3.20 Chimney Cap:	☑	☐	☐	There is a chimney cap. The chimney cap is made of metal. Its function is to keep water from entering the stack and causing deterioration. This cap is functioning as intended. There is a metal rain hat installed. It will help keep rain from entering the flue. There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.
3.21 Height & Clearance:	☑	☐	☐	The chimney installation appears to meet clearance requirements.

Foundation:

3.22 Materials & Condition:	☑	☐	☐	Poured in place slab 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.

3.23 Recent Movement: There is no evidence of any recent movement.

ROOF SYSTEM

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 condition 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, and even attempt to approximate its age, but we will not predict its remaining life expectancy, 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 by not limited to solar systems, antennae, and lightning arrestors.

Roof:

4.1 Style: Gable, Hip.

4.2 Roof Access: Viewed with an pole camera.

	OK	MM	RR	
4.3 Roof Covering:	☐	☐	☑	Type: Concrete tile. The typical life for a tile roof is approximately 50yrs. General condition appears serviceable at the time of the inspection. REGULAR MAINTENANCE RECOMMENDED: This usually consists of repair/replacement of cracked or loose tiles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis. **Moss growth was noted on roof surface. Removal is recommended. Some areas of the roof surface were obstructed by solar panels and not inspected**. **Corner cracks noted in various areas of the roof. Make repairs as needed at next roof service. Cracked and slipped tiles noted in various locations of the roof. The underlayment is exposed. A licensed roofing contractor should be called to make repairs as needed.**
	☐	☐	☑	
	☐	☐	☑	
	☐	☐	☑	
	☐	☐	☑	
	☐	☐	☑	
	☐	☐	☑	
	☐	☐	☑	

Flashings:

4.4

OK MM RR
☐ ☐ ☑ Metal. General condition appears serviceable. As a preventative maintenance measure we recommend sealing all roof penetrations on an ongoing basis to avoid the possibility of water intrusion. **At least**

one plumbing vent storm collars is cracked/deteriorated and needs replacement. A licensed roofing contractor should be called to make repairs as needed.

Valleys:

	OK	MM	RR	
4.5	☑	☐	☐	The valleys appear to be in satisfactory condition. **As a preventative maintenance measure we recommend keeping valleys clean of debris to avoid the possibility of water intrusion.**

Eaves - Soffits - Fascias:

4.6 Type & Condition:	☐	☐	☑	General condition of the overhangs appear serviceable. 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. **Worn paint noted to some areas of the overhangs. Paint these areas to prevent premature deterioration. Deterioration noted to barge rafters at various locations. Deterioration noted to overhangs at various locations. A qualified trim carpenter/contractor should be called to make repairs as needed. Also refer to pest inspection report for repair recommendations.**
	☐	☐	☑	
	☐	☐	☑	
	☐	☐	☑	
	☐	☐	☑	
	☐	☐	☑	




Gutters & Downspouts:

4.7 Type & Condition:

OK MM RR
☐ ☑ ☐ General condition of the gutters and downspouts appear serviceable. Periodic cleaning recommended. **Debris in gutters, evidence of leakage at seams. Cleaning and sealing recommended.**

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:

	OK	MM	RR	
4.8 Access And Observations:	☐	☑	☐	Attic was accessible at the time of the inspection. The inspector was unable to view some areas of the attic due to ductwork and/or low head clearance. Note: The presence of rodents in the attic is beyond the scope of this inspection. The inspector may report of any visible evidence. **An abandoned motor was noted next to the whole house fan. Removal is recommended.**

4.9 Structure:	☑	☐	☐	A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The truss system appears to be in satisfactory condition.
4.10 Insulation:	☐	☑	☐	Blown in fiberglass. **Some insulation is installed unevenly. Redistribution is recommended.**
4.11 Depth & R-factor:	☑	☐	☐	Approximately 9-10+ inches. Adequate.

Ventilation Provisions:

4.12	☑	☐	☐	There appears to be adequate ventilation provided.

ELECTRICAL SYSTEM

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.

Service:

	OK	MM	RR	
5.1 Type & Condition:	☑	☐	☐	Underground, 110/220 Volt, Circuit breakers. General condition appears serviceable. **Solar system not inspected. Inquire with seller.**

5.2 Grounding Equipment:	☑	☐	☐	Grounded via plumbing and/or rod in ground.

Electrical Distribution Panels:

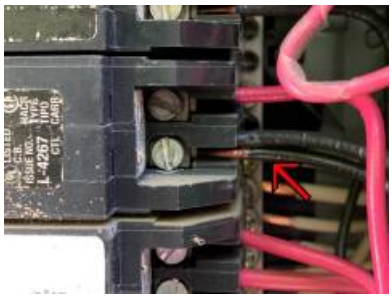
5.3 Main Panel Location:	☑	☐	☐	The main electrical service panel was located at the right side of the residence exterior.

5.4 Main Circuit Rating: 200 amps.

5.5 Service Disconnect Switch: Located at the bottom of main panel.

5.6 Main Panel Observations:	☐	☐	☑	Main electrical panel appeared to be in serviceable condition at the time of the inspection. Panel appeared to be properly labeled. **Double**

tapping not allowed - There are multiple wires connected to a single breaker where only one wire should be connected. Have a licensed electrician make corrections as needed.



OK MM RR

5.7 Subpanels: ☐ ☐ ☐ **The main panel had a location labeled for a garage sub panel. The sub panel was not located in the garage due to stored items. Inquire with the seller regarding its location.**

Conductors:

5.8 Entrance Cables: ☐ ☐ ☐ Cannot determine.

5.9 Branch Wiring: ☑ ☐ ☐ Appears serviceable as far as visible.

Switches & Fixtures:

5.10 General: ☐ ☑ ☐ General condition of the switches and fixtures throughout the house are in serviceable condition. **Lights are not 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. The ceiling fan installed in the family room wobbles and needs balancing/adjustment or repair. This fan remote is damaged and needs repair.**

5.11 Laundry: ☑ ☐ ☐ There is a light and exhaust fan installed. Appears serviceable.

5.12 Garage Walls: ☑ ☐ ☐ Stored items prevent access and testing at some switches. General condition of the switches and fixtures in the garage appear to be in serviceable condition. **Some lights are not operational possibly due to bad bulbs, ballasts or switches. Replace defective bulbs and test fixtures for proper operation and make repairs if needed.**

Electrical Outlets:

5.13 General: ☑ ☐ ☐ Stored items prevent access and testing at some outlets. General condition of the outlets throughout the house appeared to be in serviceable condition. Ground Fault Circuit Interrupter (GFCI) protected electrical outlets in the garage, kitchen and bathrooms appeared to be in serviceable condition at the time of the inspection.

5.14 Laundry: ☐ ☑ ☐ Stored items prevent access and testing of 220 volt dryer outlet. Verify proper operation with seller. **Missing or damaged cover plates**

viewed.

	OK	MM	RR	
5.15 Garage Walls:	☑	☐	☐	Stored items prevent access and testing at some outlets. The outlets in the garage appeared to be in serviceable condition at the time of the inspection.

Electrical Outlets & Fixtures:

5.16 Exterior Walls:	☐	☑	☐	Exterior electrical outlets were Ground Fault Circuit Interrupter (GFCI)-protected, enclosed in weather-resistant covers, responded to testing and appeared to be in serviceable condition at the time of the inspection. Light fixtures appeared to be in generally serviceable condition. Some lights are not operational, possibly due to bad bulbs. Replace burnt bulbs and test fixtures for proper operation. **Some outlet covers at the exterior are damaged and need replacement.**

Attic Wiring:

5.17 Attic & Insulation:	☑	☐	☐	Appears serviceable as far as visible. Most wiring is not visible due to insulation, ductwork or restricted access.

HEATING - AIR CONDITIONING

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.

Heating Equipment:

	OK	MM	RR	
6.1 Type & Location:	☑	☐	☐	Forced Air. Location: Attic. Two units.
6.2 Fuel Source:	☑	☐	☐	Natural Gas.
6.3 Capacity / Approx. Age:	☑	☐	☐	80K-100K BTU. Approx. 18 years. The typical service life for a forced air natural gas furnace is 20 - 25 years.
6.4 General Operation & Cabinet:	☑	☐	☐	General condition appears serviceable with normal temperature output. Unit operated normally at the time of the inspection. Suggest periodically cleaning/servicing blower motor, pilot light, vent system and burners. Annual servicing recommended.

6.5 Pump / Blower Fan:	☑	☐	☐	Blower fan operated properly at the time of the inspection.
6.6 Combustion Air:	☑	☐	☐	Adequate.
6.7 Flues, Vents, Plenum:	☑	☐	☐	General condition appears serviceable as far as visible.
6.8 Air Filters:	☐	☑	☐	**Unable to fully inspect filters due to type installed. Filters are in an enclosed housing. Replacing or cleaning filters every 30 to 45 days is recommended.**
6.9 Normal Controls:	☑	☐	☐	There are multiple thermostats. The structure is divided into zones. Electronic thermostat controls functioned properly during the inspection.

Fireplaces / Solid Fuel Heating:

	OK	MM	RR	
6.10 Family Room Fireplace:	☐	☐	☑	Type: Gas/Wood - The fireplace is designed to use gas fuel and/or burn wood. Damper is operational. Appears serviceable. **Damper door is operational but had no stop on the door. A damper stop is recommend in gas fireplaces to allow unburned gases to exit the fireplace. Correction recommended. Recommend chimney cleaning & certification prior to use to remove creosote deposits and other debris from chimneys and vents. Any cracking should be evaluated before use. The burner is mounted improperly and needs to be re-secured. Firebox interior panel is damaged and needs evaluation or repair before use.**

☐ ☐ ☑



6.11 Living Room Fireplace:	☐	☐	☑	Type: Gas/Wood - The fireplace is designed to use gas fuel and/or burn wood. Damper is operational. Appears serviceable. **Damper door is operational but had no stop on the door. A damper stop is recommend in gas fireplaces to allow unburned gases to exit the fireplace. Correction recommended. The burner is mounted improperly and allows flames to exit the fire box when turn on. Re-securing is needed.**


Air Conditioning:

6.12 Primary Type: Central, Two units.

6.13 Brand: York brand.

	OK	MM	RR	
6.14 Power Source:	☐	☑	☐	Electric - 220 Volt. Electrical disconnect present, **Water tight conduit recommended between the disconnect box and the condenser unit.**


6.15 Capacity / Approx. Age:	☐	☑	☐	Data plate was illegible and this is an educated guess as to its correct size, 10+ SEER. Approx. 18 years. The typical service life for a air conditioning unit is 16 - 20 years. **Although operational at the time of the inspection, the age of this unit is such that you may need to replace it in the near future.**


6.16 Return Air Temp:

Approx. 75 F. Downstairs.

Approx, 74 F Upstairs.

6.17 Supply Air Temp:

Approx, 56 F. Downstairs.

Approx, 57 F. Upstairs.

6.18 Air Temp Drop: Downstairs 20 F Superior cooling. Upstairs 15-17 F Marginal.

	OK	MM	RR	
6.19 System Condition:	☐	☑	☐	General condition appears serviceable. The unit did produce an adequate temperature drop during limited test run. Annual servicing recommended. **The upstairs unit temperature drop was marginal. The unit appears to need servicing. A licensed HVAC contractor should be called to make further evaluation and repairs as needed. The condenser fins are bent in various locations. Have your AC technician make correction recommendations. Refrigerant suction line is exposed and needs pipe insulation added at a minimal expense.**



6.20 Condensate Line:	☐	☐	☑	Primary and secondary condensate lines installed, Appears serviceable as far as visible. **Condensation stains and rusting noted in drip pan from a previous leak. Further evaluation is recommended by a licensed HVAC technician to determine the condition of condensate line and pan.**
	☐	☐	☑	


6.21 Normal Controls:	☑	☐	☐	Thermostat controls functioned properly during the inspection.

Ductwork / Distribution:

6.22 Ducts / Air Supply:	☑	☐	☐	Note: The inspector does not move or interrupt ductwork. Generally, air volume varies from room to room. Visibility of ductwork is limited. Flexible Round, Appears serviceable as far as visible. Air supply appears to be adequate.

Auxiliary Equipment:

	OK	MM	RR	
6.23 Whole House Attic Fan:	☑	☐	☐	The whole house fan operated properly during the inspection. There is a high and low switch and a timer installed. **The smart vent system was not tested. Verify operation with the seller.**

PLUMBING SYSTEM

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 ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, 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, inasmuch 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.

Main Line:

	OK	MM	RR	
7.1 Shut Off:	☑	☐	☐	Main shutoff valve is located at the right side of the building. Valve was not operated.

7.2 Material:	☑	☐	☐	Copper.
7.3 Pressure:	☑	☐	☐	Water pressure was checked at an exterior hose bib. 70 PSI. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Supply Lines:

	OK	MM	RR	
7.4 Material:	☑	☐	☐	Copper as far as visible. Plastic - PEX possible.
7.5 Condition:	☑	☐	☐	Lines not fully visible. Visible lines appear to be in serviceable condition. No leakage is noted, but monitor in the future. 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.

Waste Lines:

7.6 Material:	☑	☐	☐	Plastic - ABS.
7.7 Condition:	☑	☐	☐	Lines not fully visible. Visible lines, traps and vents appear serviceable. No problems noted at the time of the inspection, but monitor in the future. Main waste cleanout is at the front.

Hose Bibbs / Hookups:

7.8 General:	☐	☑	☐	Exterior hose bibbs appeared to be in serviceable condition at the time of the inspection. **Hose bibbs at various locations of the house leak at the stem when operated. Recommend repair or replacement. Hose bibs at the side of the garage for unknown use. Verify use with the seller.**

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch

pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

	OK	MM	RR	
7.9 Power Source:	☑	☐	☐	Gas.
7.10 Capacity:	75 Gallons.			
7.11 Location:	☑	☐	☐	Garage.
7.12 Condition:	☐	☑	☐	Thermal blanket installed - unable to fully view tank. Age of tank: Approx. 18 years. The typical service life for a water heater is 12-15 years. Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed, Water heater is seismically secured. **Although operational at the time of the inspection, the age of this unit is such that you may need to replace it in the near future. No drain pan is installed under the water heater. A drain pan is recommended so that in the event that the water tank starts leaking, water can be directed to a safe location.**

Fuel System:

7.13 Meter / Tank:	☑	☐	☐	Public - Natural gas. Meter located at the right of the residence exterior. System appears serviceable.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain:

7.14 Kitchen Sink:	☐	☑	☐	Stored items prevent access and full viewing under the sink. The kitchen sink, faucet and drainage appeared to be in serviceable condition at the time of the inspection. **Staining/weathering was noted below the sink. No evidence of current leaks but monitor in the future. Openings noted around plumbing pipe penetrations through wall. Recommend sealing openings around pipes with approved materials. Encrustation was noted to drainage piping indicating previous leakage. Monitor for leakage in the future. Sealant recommended between the sink and the countertop to prevent water leakage.**



Hose Bibbs / Hookups

	OK	MM	RR	
7.15 Laundry:	☑	☐	☐	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.

Sink Fixtures & Drain:

7.16 Laundry:	☐	☑	☐	Stored items prevent full inspection, General condition of sink and faucet appears serviceable. Drainage is proper. **The aerator leaks and needs repair.**

KITCHEN - APPLIANCES

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.

Range/ Cooktop / Oven:

	OK	MM	RR	
8.1 Type & Condition:	☑	☐	☐	The home was equipped with a gas cooktop and separate built-in electric oven. The cooktop and oven appeared to be operating normally and in serviceable condition at the time of the inspection.

Ventilation:

8.2 Type & Condition:	☐	☑	☐	External. Fan/Hood operational, **Grease screen is dirty and needs cleaning for proper airflow. The fan switch knob is loose and needs repair or replacement.**

Microwave:

8.3 Condition:	☐	☐	☐	No permanently mounted unit installed.

Refrigerator/Freezer:

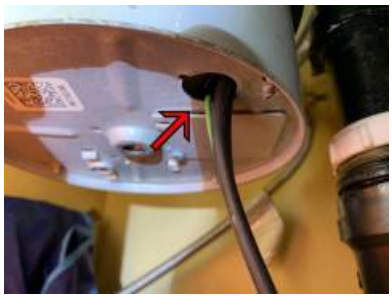
8.4 Type & Condition:	☑	☐	☐	Refrigerator operated properly at the time of the inspection.

Dishwasher:

8.5 Condition:	☐	☑	☐	The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection. 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. Water discharging from the air gap device is an indication of a clogged drain. Drain line should be cleaned or flushed regularly. **The door binds during operation and needs repair.**

Garbage Disposal:

	OK	MM	RR	
8.6 Condition:	☐	☑	☐	The garbage disposal operated properly at the time of the inspection. **Improper wiring noted - There was NO strain relief installed on the main disposal electrical supply cable. Correction recommended. Rusting noted on the outer casing of the island garbage disposal. Monitor for leakage in the future.**



Kitchen Interior:

8.7 Counters & Cabinets:	☐	☑	☐	Stored items prevent full inspection of the cabinets, The kitchen counters and cabinets appeared to be in generally serviceable condition at the time of the inspection. Normal wear noted. Keep vicinity of the sink caulked/sealed to prevent water intrusion. **Cabinet door hardware needs minor adjustment or repair. Grout is cracked at back splash. Sealant recommended at counter top to back splash joint to prevent water leakage under the sink.**

BATHROOMS

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 we 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.

Sink & Cabinetry:

	OK	MM	RR	
9.1 Master Bath:	☐	☑	☐	Stored items prevent access and full viewing under the sink. Sink, fixtures, drainage, counters and cabinets appeared to be in generally serviceable condition. **Sink drain stopper is nonfunctional and needs adjustment or replacement. The drain stop cap is missing. Make repairs as needed. Cabinets are worn and have staining and/or minor damage noted. Some repair may be needed. The sink drainage appeared a bit slower than normal. Drain appears to need cleaning.**

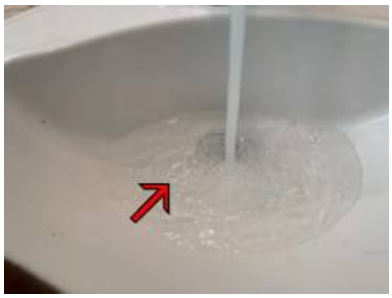
9.2 Front Bathroom Between Beds:	☐	☑	☐	Stored items prevent access and full viewing under the sink. Sink, fixtures, drainage, counters and cabinets appeared to be in generally serviceable condition. **Cracked grout noted in some areas of the counter. Sealant recommended at cracked areas.**

OK MM RR

9.3 Left Bathroom Between Bedrooms: ☐ ☑ ☐ Stored items prevent access and full viewing under the sink. Sink, fixtures, drainage, counters and cabinets appeared to be in generally serviceable condition. **Staining/weathering noted below the sink. There are no signs of current leaks. Monitor in the future. Cracked grout noted in some areas of the counter. Sealant recommended at cracked areas. The sink drainage appeared a bit slower than normal. Drain appears to need cleaning. Cabinets are worn and have staining and/or minor damage noted. Some repair may be needed. Rusting and/or worn paint noted in medicine cabinet. Make repairs as needed.**

9.4 Downstairs Bath: ☐ ☑ ☐ Stored items prevent access and full viewing under the sink. Sink, fixtures, drainage, counters and cabinets appeared to be in generally serviceable condition. **Cabinets are worn and have staining and/or minor damage noted. Some repair may be needed.**

	OK	MM	RR	
9.5 Downstairs Bedroom Bath:	☐	☑	☐	Stored items prevent access and full viewing under the sink. Sink, fixtures, drainage, counters and cabinets appeared to be in generally serviceable condition. **The sink drainage appeared a bit slower than normal. Drain appears to need cleaning.**



Toilet:

9.6 Master Bath:	☑	☐	☐	The toilet was functional and appeared to be in serviceable condition at the time of the inspection. Clean tank regularly to prevent mildew growth. Rusting noted in tank and bolts is typical but should be monitored for future leaks.
9.7 Front Bathroom Between Beds:	☑	☐	☐	The toilet was functional and appeared to be in serviceable condition at the time of the inspection. Clean tank regularly to prevent mildew growth. Rusting noted in tank and bolts is typical but should be monitored for future leaks.
9.8 Left Bathroom Between Bedrooms:	☑	☐	☐	The toilet was functional and appeared to be in serviceable condition at the time of the inspection. Clean tank regularly to prevent mildew growth. Rusting noted in tank and bolts is typical but should be monitored for future leaks.
9.9 Downstairs Bath:	☑	☐	☐	The toilet was functional and appeared to be in serviceable condition at the time of the inspection. Clean tank regularly to prevent mildew growth. Rusting noted in tank and bolts is typical but should be monitored for future leaks.
9.10 Downstairs Bedroom Bath:	☑	☐	☐	The toilet was functional and appeared to be in serviceable condition at the time of the inspection. Clean tank regularly to prevent mildew growth. Rusting noted in tank and bolts is typical but should be monitored for future leaks.

Tub/Shower Fixtures:

9.11 Master Bath:	☐	☑	☐	The fixtures appeared to be in generally serviceable condition at the time of the inspection. The jacuzzi is functioning satisfactorily, has a proper equipment access door and GFCI protection installed. **Shower valve handle is loose and needs re-securing. Leakage was noted at the showerhead connection. Make repairs as needed.**


	OK	MM	RR	
9.12 Front Bathroom Between Beds:	☐	☑	☐	The fixtures appeared to be in generally serviceable condition at the time of the inspection. **Hot and cold water is reversed at shower valve. Have a licensed plumber make corrections as needed. Shower valve handle is loose and needs re-securing. Shower diverter needs adjustment or replacement. Water continues to run through the tub spout when the diverter is in the shower position.**

9.13 Left Bathroom Between Bedrooms:	☑	☐	☐	The fixtures appeared to be in generally serviceable condition at the time of the inspection.
9.14 Downstairs Bath:	☐	☑	☐	The fixtures appeared to be in generally serviceable condition at the time of the inspection. **Shower valve handle is loose and needs re-securing.**
9.15 Downstairs Bedroom Bath:	☐	☑	☐	The fixtures appeared to be in generally serviceable condition at the time of the inspection. **Leakage was noted at the shower valve. Shower valve stem or cartridge appears to need replacement.**

Tub/Shower And Walls:

9.16 Master Bath:	☐	☑	☐	Shower walls and surrounding appeared to be in generally serviceable condition at the time of the inspection. Caulk and seal all tub and shower areas as a precaution. **Weather strip needs repair.**
9.17 Front Bathroom Between Beds:	☑	☐	☐	Shower walls and surrounding appeared to be in generally serviceable condition at the time of the inspection. Caulk and seal all tub and shower areas as a precaution.
9.18 Left Bathroom Between	☑	☐	☐	Shower walls and surrounding appeared to be in generally serviceable

Bedrooms:				condition at the time of the inspection. Caulk and seal all tub and shower areas as a precaution.
	OK	MM	RR	
9.19 Downstairs Bath:	☑	☐	☐	Shower walls and surrounding appeared to be in generally serviceable condition at the time of the inspection. Caulk and seal all tub and shower areas as a precaution.
9.20 Downstairs Bedroom Bath:	☑	☐	☐	Shower walls and surrounding appeared to be in generally serviceable condition at the time of the inspection. Caulk and seal all tub and shower areas as a precaution.

Bath Ventilation:

9.21 Master Bath:	☐	☑	☐	Adequate. A vent fan is installed. The fan operated properly at the time of the inspection. **Fan is in the toilet area only. Installation in the main bathroom area is recommended.**
9.22 Front Bathroom Between Beds:	☑	☐	☐	Adequate. A vent fan is installed. The fan operated properly at the time of the inspection.
9.23 Left Bathroom Between Bedrooms:	☑	☐	☐	Adequate. A vent fan is installed. The fan operated properly at the time of the inspection.
9.24 Downstairs Bath:	☑	☐	☐	Adequate. A vent fan is installed. The fan operated properly at the time of the inspection.
9.25 Downstairs Bedroom Bath:	☑	☐	☐	Adequate. At least a window is provided for ventilation.

INTERIOR ROOMS

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.

General Comments:

10.1

An occupied house such as this one will typically have furniture, storage and other items that will partially block areas from inspection. Closets are usually packed with items which can completely block access and/or inspection. It is recommended that you inspect these areas at the walk through before your closing. Report any adverse findings to your representative prior to closing.

Doors:

	OK	MM	RR	
10.2 Overall Interior Door Condition:	☐	☑	☐	Stored items or furnishings prevent full inspection of some doors. The doors throughout the home appeared to be in serviceable condition at the time of the inspection. **Master bedroom doors rub together and need adjustment to function properly.**

Windows:

10.3 General Type & Condition:	☐	☑	☐	Stored items or furnishings prevent full inspection of some windows. Vinyl, Dual-Pane. The windows appeared to be in serviceable condition throughout the home at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components. **Some windows had discoloration between the panes. Commonly seen in older windows. Make repairs as needed. Sash balance at the living room windows need repair for the windows to function properly.**

Walls:

	OK	MM	RR	
10.4 General Material & Condition:	☑	☐	☐	Stored items or furnishings prevent full inspection. Drywall, Walls appeared to be in generally serviceable condition throughout the home at the time of the inspection.

Ceilings:

10.5 General Type & Condition:	☐	☑	☐	Drywall, Ceilings appeared to be in generally serviceable condition throughout the home at the time of the inspection. **There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials. Previous repair noted in some locations including the downstairs bedroom. Inquire with seller regarding previous repairs.**

Floors:

10.6 General:	☐	☑	☐	Stored items or furnishings prevent full inspection, The home floor surfaces appeared to be in generally serviceable condition at the time of the inspection. **The floors showed general wear in various areas. The floors in some areas exhibited minor squeaking at the time of the inspection. Moisture damage noted to the baseboards in some areas. Remove and replace damaged baseboards as needed.**


Closets:

	OK	MM	RR	
10.7 General:	☐	☑	☐	Stored items or furnishings prevent full inspection, The closets throughout appeared to be in generally serviceable condition at the time of the inspection. **Some closet doors are rough to operate due to damaged tracks. Repair as needed.**

Stairs & Handrails:

10.8 Condition:	☑	☐	☐	Interior stairs serviceable. Handrails serviceable.

Central Vacuum:

10.9 Condition:	☐	☑	☐	**The vacuum was unplugged during the inspection and ran continuously when plugged in. Further evaluation is recommended to determine the cause for the malfunction.**

Smoke, Fire & Carbon Monoxide Detection/Suppression:

10.10 General:	☐	☑	☐	Note: 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. Smoke alarms are hardwired and interconnected. Smoke alarms responded to test button operation. Carbon monoxide alarm(s) responded to test button operation. **Smoke alarms in some areas did not operate, possibly due to missing or dead batteries. Suggest changing batteries or replacement as needed. Older model alarms. Replacement should be considered.**


Counters & Cabinets:

10.11 Laundry:	☐	☑	☐	The laundry counters and/or cabinets appeared to be in generally serviceable condition at the time of the inspection. Normal wear noted. Keep vicinity of the sink caulked/sealed to prevent water intrusion. **Cabinets are worn and have staining and/or minor damage noted. Some repair may be needed.**

LAUNDRY AREA

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.

Laundry:

	OK	MM	RR	
11.1 Location:	☑	☐	☐	Laundry Room.
11.2 Fuel System:	☑	☐	☐	There is a hookup for both a gas dryer and a 220-volt electric dryer.
11.3 Clothes Washer:	☐	☐	☐	Not inspected.
11.4 Clothes Dryer:	☐	☐	☐	Not inspected.
11.5 Dryer Vent:	☑	☐	☐	A dryer vent is provided. **Dryer vent should be inspected and cleaned regularly.**

GARAGE - CARPORT

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.

Type:

12.1 Four car, Attached.

Roof:

	OK	MM	RR	
12.2 Condition:	☑	☐	☐	Same as house, See house roof report.

Ceilings:

12.3 Condition:	☑	☐	☐	Stored items prevent full inspection, Drywall. The garage ceilings appeared to be in serviceable condition at the time of the inspection.

Garage Door:

12.4 Material - Condition:	☐	☑	☐	Aluminum. The overhead vehicle door appeared to be in serviceable condition at the time of the inspection. **Suggest adding second door spring to protect door from damage in case single spring fails. Garage door rubber weather strip at the bottom is damaged or too short and proper seal is not being achieved. Repair or replacement is recommended.**

12.5 Door Operator:	☑	☐	☐	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.
12.6 Service Doors:	☐	☐	☑	There is a fire rated or solid core door separating the garage from the living areas of the house. The door had self-closing hinges installed and operable and appeared to be in serviceable condition at the time of the inspection. **Left door threshold sags under foot pressure and is loose. Support is recommended to prevent damage. There is a pet door opening in the left fire door. The fire rating of this door is compromised. Repair or replacement is needed to restore its fire rating.**

Windows:

	OK	MM	RR	
12.7 Condition:	☑	☐	☐	Stored items prevent full inspection. Fixed window. General condition appears serviceable.

Garage Walls:

12.8 Type & Condition:	☐	☑	☐	Stored items prevent full inspection, Drywall. The garage walls appeared to be in serviceable condition at the time of the inspection. **Wall damage noted in various areas. Repair as needed.**

12.9 Fire Wall	☐	☐	☑	The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished. General condition appears serviceable. **There are openings in the wall and the firewall is compromised. Repair any openings with approved materials to restore its fire rating.**

Floor:

12.10 Condition:	☑	☐	☐	Floor is not fully visible, due to stored items, The garage floor appeared to be in generally serviceable condition at the time of the inspection.

POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

General Comments:

13.0


Pool Surface:

	OK	MM	RR	
13.1 Condition:	☑	☐	☐	Good overall condition.

Skimmer & Basket:

13.2 Condition:	☑	☐	☐	Appears serviceable with good skimming action. A float valve was installed.


Pool Cleaner:

13.3 Condition:	☐	☑	☐	A pressure-side pool cleaner is installed. The pool cleaner was operational during the inspection and has wear noted from normal use. The back-up valve was operational during the inspection. **One of the sprayers in the debris tube was not functional. Repair is recommended to restore optimal cleaning performance.**

Water Features:

13.4 Condition:	☐	☑	☐	General condition appears serviceable. **Leakage was noted at the back of the water feature wall. Repairs are recommended.**

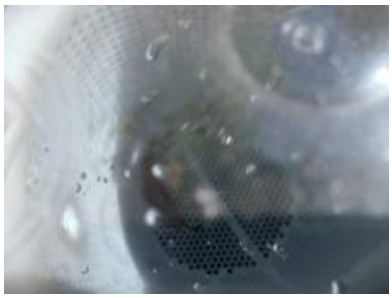


Pool Light:

	OK	MM	RR	
13.5	☑	☐	☐	An LED pool light is installed. GFCI protection was functional during the inspection.

Pumping Equipment:

13.6 Filter Pump:	☐	☑	☐	A variable speed pump is installed. The conduit connections are serviceable with little to no damage or wear noted. The motor is grounded and bonded. **The debris basket needed cleaning at the time of the inspection. The debris basket lid was not removed during the inspection. The pump housing has no securing screws or bolts noted. Securing is recommended.**



13.7 Pool Cleaner Pump:	☑	☐	☐	A single speed pump is installed. The pump housing is mounted to the slab with bolts or screws. The conduit connections are serviceable with little to no damage or wear noted. The motor is grounded and bonded.

	OK	MM	RR	
13.8 Evidence Of Water Leakage:	☐	☑	☐	**One minor leak was noted near the pool cleaner pump. Make repairs as needed.**

13.9 Pool Filter:	☑	☐	☐	A Cartridge filter is installed. General condition appears serviceable. The filter pressure was within normal operating range indicating the filter was not in need of cleaning during the inspection. **The filter was not disassembled during the inspection.**

13.10 Chlorinator:	☐	☐	☐	No chlorinator is installed.

Visible Plumbing Line:

13.11 Condition:	☑	☐	☐	General condition appears serviceable. A auto fill supply valve was noted. Unit was operational during the inspection.

Heaters:

13.12 Type & Condition:	☐	☐	☐	No heating system is provided.

Electric Controls:

13.13 Subpanels:	☑	☐	☐	General condition appears serviceable. Panel appeared to be properly labeled.
13.14 Timers:	☑	☐	☐	Electronic timer controls appear to operate properly. Inquire with the seller as to the operation procedures.

Pool Decking:

13.15 Type & Condition:	☑	☐	☐	Concrete. General condition appears serviceable.
13.16 Child Protection Fencing:	☐	☐	☐	None is provided.

Safety Equipment:

13.17 Condition:	☐	☑	☐	**No pool safety equipment was noted during the inspection. A safety alarm. pool fence & gate, safety cover or water alarm should be installed. Detailed information is available in the California Health and Safety Code sections: 115920-115929.**

Pool Enclosure Or Fencing:

13.18 Overall Condition:	☐	☐	☐	**See general fencing comments.**

Spa/Hot Tub:

	OK	MM	RR	
13.19 Surface:	☐	☐	☐	The spa was not inspected.

InterNACHI Standards of Practice

Last revised January 2018

Table of Contents

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.

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

II. 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:

I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property or its marketability.
VI. An inspection does not determine the insurability of the property.
VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
IX. An inspection does not include items not permanently installed.
X. 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:

A. property boundary lines or encroachments.
B. the condition of any component or system that is not readily accessible.
C. the service life expectancy of any component or system.
D. the size, capacity, BTU, performance or efficiency of any component or system.
E. the cause or reason of any condition.
F. the cause for the need of correction, repair or replacement of any system or component.
G. future conditions.
H. compliance with codes or regulations.
I. the presence of evidence of rodents, birds, bats, animals, insects, or other

pests.
J. the presence of mold, mildew or fungus.
K. the presence of airborne hazards, including radon.
L. the air quality.
M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
N. the existence of electromagnetic fields.
O. any hazardous waste conditions.
P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
Q. acoustical properties.
R. correction, replacement or repair cost estimates.
S. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

A. any system that is shut down.
B. any system that does not function properly.
C. 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.

D. any system that does not turn on with the use of normal operating controls.
E. any shut-off valves or manual stop valves.
F. any electrical disconnect or over-current protection devices.
G. any alarm systems.
H. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

A. 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.
B. dismantle, open or uncover any system or component.
C. enter or access any area that may, in the inspector's opinion, be unsafe.
D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
E. 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.
F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking

on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.

G. inspect decorative items.
H. inspect common elements or areas in multi-unit housing.
I. inspect intercoms, speaker systems or security systems.
J. offer guarantees or warranties.
K. offer or perform any engineering services.
L. offer or perform any trade or professional service other than a home inspection.
M. 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.
N. 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.
O. determine the insurability of a property.
P. perform or offer Phase 1 or environmental audits.
Q. 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:

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 inspector's 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.

3.2. Exterior

I. The inspector shall inspect:

A. the exterior wall-covering materials;
B. the eaves, soffits and fascia;
C. a representative number of windows;
D. all exterior doors;
E. flashing and trim;

F. adjacent walkways and driveways;
G. stairs, steps, stoops, stairways and ramps;
H. porches, patios, decks, balconies and carports;
I. railings, guards and handrails; and
J. 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.

3.3. 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.

3.4. 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, 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.
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.

I. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. 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.

3.6. 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. active plumbing water leaks that were observed during the inspection; 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, back-flow 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, polyethylene, or similar plastic piping.
V. inspect or test for gas or fuel leaks, or indications thereof.

3.7. 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. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

A. the main service disconnects amperage rating, if labeled; and
B. the type of wiring observed.

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

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

3.8. Fireplace

I. The inspector shall inspect:

A. readily accessible and visible portions of the fireplaces and chimneys;
B. lintels above the fireplace openings;
C. damper doors by opening and closing them, if readily accessible and manually operable; and
D. cleanout doors and frames.

II. The inspector shall describe:

A. the type of fireplace.

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

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

IV. The inspector is not required to:

A. inspect the flue or vent system.
B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
C. determine the need for a chimney sweep.
D. operate gas fireplace inserts.
E. light pilot flames.
F. determine the appropriateness of any installation.
G. inspect automatic fuel-fed devices.
H. inspect combustion and/or make-up air devices.
I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
J. ignite or extinguish fires.
K. determine the adequacy of drafts or draft characteristics.
L. move fireplace inserts, stoves or firebox contents.
M. perform a smoke test.
N. dismantle or remove any component.
O. perform a National Fire Protection Association (NFPA)-style inspection.
P. perform a Phase I fireplace and chimney inspection.

3.9. 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.

3.10. 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, 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.
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.

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.