PEACE OF MIND HOME INSPECTIONS
866-757-8480
info@pomteam.com
https://www.pomteam.com

PEACE OF MIND HOME INSPECTIONS

1234 Main St.
Hilmar CA 95324

Buyer Name
02/28/2019 9:00AM

Inspector
David Alvares
InterNACHI NACHI08050707
866-757-8480
info@pomteam.com

Agent
Agent Name
555-555-5555
agent@spectora.com

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1: INSPECTION DETAILS

		IN	NP	NI	O

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

Information

In Attendance
Client's Agent, Home Owner

Temperature (approximate)
65 Fahrenheit (F)

Type of Building
Single Family, 2 Story

Weather Conditions
Cloudy, Recent Rain

Overview
Inspection Overview

Thank You for choosing Peace Of Mind Home Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

Peace of Mind Home Inspections endeavors to perform all inspections in substantial compliance with InterNACHIs Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near the end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate.

This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report.

Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice.

Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the client's inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client.

No use by third parties is intended. We will not be responsible for any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Peace of Mind Home Inspections express written permission.

Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email. Peace of Mind Home Inspections 866-757-8480 or info@pomteam.com.

Peace of Mind Home Pest Control Inc. is doing business as Pease of Mind Home Inspections.

Definitions

Explained

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings/comments that are listed under "Safety / Major" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or system is not in this home or building.

Observations (O) = The item, component or system was inspected and a concern, observation and/or deficiency was found.

This report divides deficiencies into three categories;

Prioritized Action (in red), Recommend/Improve (in orange), and Maintenance /FYI/Defect (colored in blue). Safety Hazards or concerns could be listed in the categories depending on their perceived danger, but should always be addressed, noted or understood.

Prioritized Action - Items or components that were not functional and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

Recommend/Improve - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and may not be considered routine maintenance or DIY repairs.

Maintenance /FYI/Defect - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in our professional opinion and based on what was observed at the time of inspection, and this categorization should not be construed as to mean that items designated as " Maintenance /FYI/Defect " or " Recommend/Improve " do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience, you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

Use Of Photos Or Videos

Photos

Your report includes many photographs or videos. Pictures or videos are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures or videos may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported by photos or videos.

Occupancy

Occupied

For furnished homes, access to some items such as electrical outlets, windows, wall/floor surfaces and cabinet interiors can be restricted by furniture and/or personal belongings. These items are limitations of the inspection and these items may be concealed defects.

Perspective

South

Locations

For the purpose of this report, all directional references (North, East, South West, Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

South

East

North

West

2: FOUNDATION, WALL AND FLOOR STRUCTURE

		IN	NP	NI	O
2.1	Foundation	X			
2.2	Basements, Crawlspaces, Slab On Grade	X			
2.3	Floor Structure	X			
2.4	Wall Structure	X			
2.5	Roof / Ceiling Structure	X			X

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

Information

Foundation: Material
Poured Concrete

Basements, Crawlspaces, Slab On Grade: Foundation Construction Type
Crawl Space Configuration

Basements, Crawlspaces, Slab On Grade: Inspection Method
Within Crawlspace

Floor Structure: Floor Structure
Plywood Subfloor, Wood Pier, Wood Girders/Beams

Wall Structure: Wall Structure
Wood Frame

Roof / Ceiling Structure: Inspection Method
From The Attic Hatch, From The Furnace Platform

Roof / Ceiling Structure: Roof / Ceiling Structure
Sheathing OSB, Trusses

Introduction

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures, and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.



Limitations

Roof / Ceiling Structure

ATTIC VIEWED FROM ACCESS HATCH

2ND FLOOR BEDROOM

The roof space/attic was viewed from the access hatch. All other sections of this report are limited in this area.

Roof / Ceiling Structure

ATTIC VIEWED FROM HVAC PLATFORM

2ND FLOOR ATTIC

The roof space/attic was viewed from the HVAC platform. All other sections of this report are limited in this area.

Observations

2.5.1 Roof / Ceiling Structure

Maintenance/FYI/Defect

ROOF WATER STAINS

SOUTH 2ND FLOOR BEDROOM

Water stains were observed on the roof structure or insulation in the attic. Periodic inspection are recommended.

Recommendation

Recommend monitoring.

2.5.2 Roof / Ceiling Structure

Recommend/Improve

TRUSS CUT/ALTERED

2ND FLOOR HATCH

Roof truss has been slightly cut/altered, truss(es) should not be modified without special engineering of additional support.

Recommendation

Contact a qualified general contractor.

3: ROOF

		IN	NP	NI	O
3.1	Sloped Roof Covering	X			X
3.2	Flashings	X			X
3.3	Roof Drainage Systems	X			X
3.4	Skylights	X			

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

Information

Method of Inspection
Walked on the Roof

Sloped Roof Covering: Layers
1+ Layer

Sloped Roof Covering: Roofing Material
Concrete Tile

Flashings: Material
Steal/Aluminum

Roof Drainage Systems: Gutter Material
Steel/Aluminum, Discharge Above Grade

Introduction

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Sloped Roof Covering: Estimated Age
17 Years

The age of the roofing material is an estimate not a guaranty on the age of the roof.

Sloped Roof Covering: Roof Photos




Sloped Roof Covering: Roof Pitch

Middle 3/12 to 6/12

The slope of a roof is often referred to as the pitch. The slope, or pitch, of the roof is determined by the vertical rise in inches for every horizontal twelve inches (12") length (called the "run"). A roof with x rise/12 run slope means that for every 12 inches horizontally (run), it rises x inches.

Skylights: Skylights

Fixed Curb Type

Skylights can be vulnerable to leaks and should be clean and periodically inspected.

Observations

3.1.1 Sloped Roof Covering

Prioritized Action

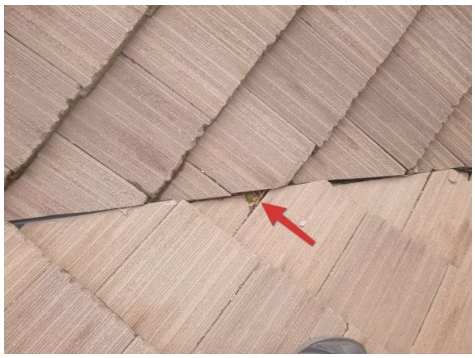
DEBRIS/VEGETATION - TILE ROOF

SKYLIGHT, VALLEYS

Leaves, vegetation or other debris were noted on the roof and should be removed to reduce the risk of leaking or damage to the roofing material. On a tile roof, this may entail the removal of roof tiles should be done by a roofing contractor.

Recommendation

Contact a qualified roofing professional.


3.1.2 Sloped Roof Covering

MOSS/ORGANIC BUILD UP

Maintenance/FYI/Defect

The roof shows evidence of moss and organic build up.

Recommendation

Contact a qualified roofing professional.

3.1.3 Sloped Roof Covering

PRIOR REPAIRS EVIDENT

Maintenance/FYI/Defect

Prior repairs to the roofing were evident. The client should ask the seller as to the history of these repairs.

Recommendation

Recommend monitoring.

3.1.4 Sloped Roof Covering

TILE CHIPPED

Maintenance/FYI/Defect

Upon inspecting the roof, the corners of the roofing tile(s) was/were observed to be chipped or cracked. Chipped tiles with crack less than 3" from the bottom typically do not represent a leaking situation and repairing them typically is done for more aesthetic purposes.

Recommendation

Contact a qualified roofing professional.

3.1.5 Sloped Roof Covering

TILE CRACKED/BROKEN

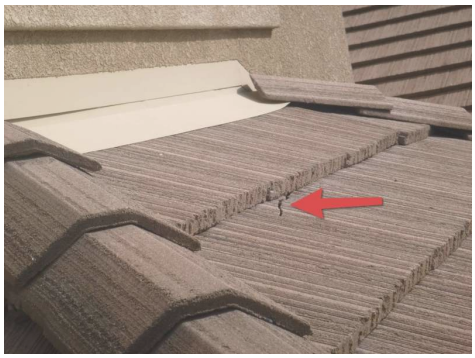
Prioritized Action

GARAGE

The roof tile(s) are cracked or broken. Recommend a qualified roof contractor to repair or replace roof tile(s).

Recommendation

Contact a qualified roofing professional.



3.1.6 Sloped Roof Covering

Maintenance/FYI/Defect

VULNERABLE AREAS/DESIGN

The design of the roof is vulnerable to leaks. Annual inspections, repairs and ongoing maintenance (cleaning of debris and vegetation) will be critical.

Recommendation

Recommend monitoring.

3.2.1 Flashings

Prioritized Action

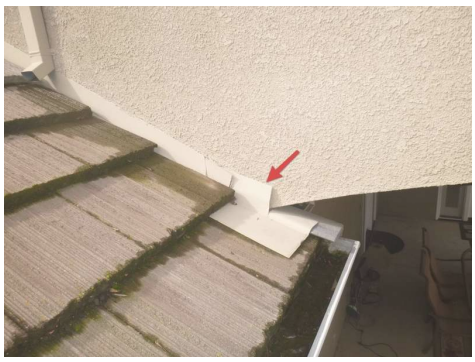
HOLES/GAPS/OPENING

DINING ROOM ROOF TO WALL

The roof flashing was observed to have holes, gaps or openings.

Recommendation

Contact a qualified roofing professional.



3.2.2 Flashings

Maintenance/FYI/Defect

HOG VALLEY VULNERABLE

GARAGE

The hog valley flashing is vulnerable and should be carefully monitored and periodically inspected.

Recommendation

Contact a qualified roofing professional.

3.3.1 Roof Drainage Systems

Maintenance/FYI/Defect

DOWNSPOUT UNDERGROUND DRAINAGE

The downspout is not connected to the underground drainage system.

Recommendation

Contact a handyman or DIY project

3.3.2 Roof Drainage Systems

Maintenance/FYI/Defect

GUTTER CLEANING

The gutters require cleaning to avoid spilling roof runoff around the building and to properly divert water away from the structure.

Recommendation

Contact a handyman or DIY project

4: EXTERIOR

		IN	NP	NI	O
4.1	Siding & Trim	X			X
4.2	Exterior Doors	X			
4.3	Windows	X			
4.4	Walkways & Driveways	X			X
4.5	Eaves, Soffits & Fascia	X			X
4.6	Vegetation, Grading & Drainage	X			
4.7	Fencing	X			X
4.8	Porch, Stairways & Railings	X			X
4.9	Exterior Items			X	
4.10	Covers	X			X

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

Information

Siding & Trim: **Siding Material**
Synthetic Stucco (EIFS)

Exterior Doors: **Exterior Entry Door**
Hinged Door, Fiberglass Composite, Metal

Windows: **Window Material**
Vinyl

Walkways & Driveways: **Driveway Material**
Concrete

Walkways & Driveways: **Walkway Material**
Concrete, Pavers, Stone

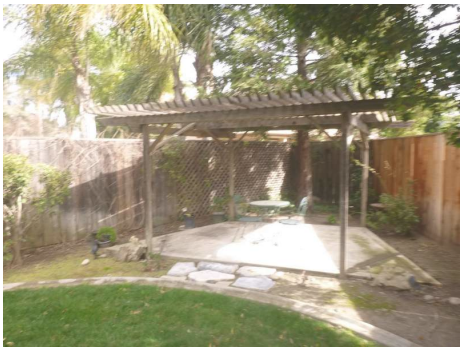
Eaves, Soffits & Fascia: **Material**
Boxed Eave, Stucco

Vegetation, Grading & Drainage: **Grading and Drainage**
Generally Level Grade

Fencing: **Fencing**
Wood

Porch, Stairways & Railings: **Stoop/Steps/Porch**
Concrete

Covers: **Covers**
Wood



Introduction

Inspection of the home exterior typically includes exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Limitations

Exterior Items

FOUNTAIN NOT INSPECTED

The fountain(s) was/were not inspected, the functionality of the fountain was not tested along with the installation. Please note that a possible safety issue may exist if tipped over.

Observations

4.1.1 Siding & Trim

Maintenance/FYI/Defect

LANDSCAPE

Landscaping is in contact with the exterior siding should be trimmed away to reduce the risk of physical, insect, or water damage.

Recommendation

Contact a qualified landscaping contractor

4.1.2 Siding & Trim

Maintenance/FYI/Defect

SIDING GAP/OPENING/HOLES

WEST

Recommendation

Contact a handyman or DIY project

4.1.3 Siding & Trim

Maintenance/FYI/Defect

STUCCO CRACK

Stucco crack(s) were observed on the exterior walls of the house.

Recommendation

Recommend monitoring.

4.4.1 Walkways & Driveways

Maintenance/FYI/Defect

DRIVEWAY CRACKS

Cracks were observed on the driveway.

4.4.2 Walkways & Driveways

Recommend/Improve

WALKWAY TRIP HAZARD

NORTH MASTER BEDROOM

The walkway presents a trip hazard. A tripping hazard is considered to be an uneven surface or sudden or unexpected lip.

Recommendation

Contact a handyman or DIY project

4.5.1 Eaves, Soffits & Fascia

Prioritized Action

EAVES - WATER DAMAGE TERMITE REPORT

The eaves, (fascia, sheathing and/or rafters) shows evidence of water damage/wood deterioration. The client should refer to the wood destroying pest and organism report (termite report) for all locations of wood deteriorations. The client should also contact a licensed roofing contractor further evaluate.

Recommendation

Contact a qualified pest control specialist.

4.5.2 Eaves, Soffits & Fascia

Prioritized Action

EAVES - WATER STAIN ROOFER RECOMMENDED

1ST FLOOR SOUTH BEDROOM, NORTH GARAGE, DINING ROOM

Water staining was observed on the eave(s). This suggests that the roof may be leaking, the client should contact a licensed roofing contractor for further evaluation of the roofing material and repairs should be made as found needed.

Recommendation

Contact a qualified roofing professional.

4.7.1 Fencing

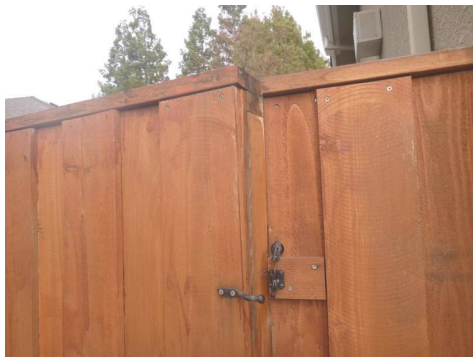
Maintenance/FYI/Defect

GATE ADJUSTMENT

The gate is in need of adjustment to easily closet and latch.

Recommendation

Contact a qualified fencing contractor



4.8.1 Porch, Stairways & Railings

Recommend/Improve

STAIRS/STEPS - NOT THE SAME SIZE

PORCH

The stairs/steps height or depth are not the same sizes which may pose a tripping hazard.

Recommendation

Contact a qualified general contractor.

4.10.1 Covers

Maintenance/FYI/Defect

COVER - EARTH TO WOOD CONTACT POST

The cover support post has earth to wood contact or is embedded in the soil.

Recommendation

Contact a qualified general contractor.

4.10.2 Covers

Maintenance/FYI/Defect

COVER - WATER DAMAGE

The cover shows evidence of water damage or wood deterioration.

Recommendation

Contact a qualified pest control specialist.

5: GARAGE

		IN	NP	NI	O
5.1	Floor	X			
5.2	Walls, Ceiling and Fire Separation	X			
5.3	Occupant Fire Door (From garage to inside of home)	X			X
5.4	Garage Overhead Door	X			X
5.5	Garage Door Opener	X			

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

Information

Type
Attached, 2-Car

Floor: Flooring Material
Concrete

Walls, Ceiling and Fire Separation: Wall Covering Non-Firewall
Drywall, Finished

This is a description of the wall that is not required to be a firewall.

Garage Overhead Door: Material
Steel/Metal/Aluminum

Walls, Ceiling and Fire Separation: Firewall Covering
Drywall, Finished

The firewall the wall that separates the garage from the living areas of the home.

Occupant Fire Door (From garage to inside of home): Fire Door
Composite Door

This door is the door between the garage and the living area of the house.

Garage Door Opener: Garage Door Opener
Garage Door Opener Installed

The garage door opener is tested for basic functionality. The sensors are tested for functionality by using an item to break the beam between the two sensors. The pressure auto reverse is tested by holding out our arm to add pressure to the bottom of the door. A 2X4 stud is not used to test the pressure auto reveres as this may cause damage to the garage door or opener. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Observations

5.2.1 Walls, Ceiling and Fire Separation

Recommend/Improve

FIREWALL BREACH LADDER

Fire separation between the garage and the residence has been breached with the installation of a non-fire rated pull-down ladder.

Recommendation

Contact a qualified drywall contractor.

5.3.1 Occupant Fire Door (From garage to inside of home)

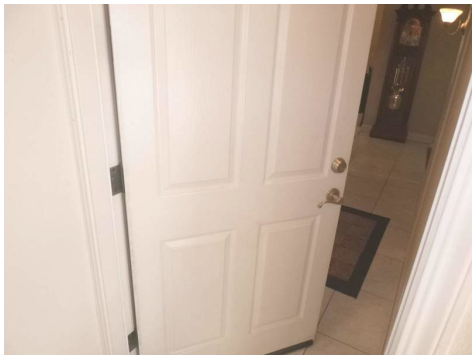
Recommend/Improve

FIRE DOOR SELF CLOSER

The fire door between the garage and the interior of the house should be equipped with a functioning self-closer to prevent automobile fumes from entering the house and for the door to function as a fire rated door.

Recommendation

Contact a qualified door repair/installation contractor.



5.4.1 Garage Overhead Door

Maintenance/FYI/Defect

WEATHERSTRIP

The overhead garage door weather stripping should be installed or replaced. This will reduce weather elements and debris from entering the garage.

Recommendation

Contact a handyman or DIY project

6: ELECTRICAL

		IN	NP	NI	O
6.1	Service Entrance Conductors	X			
6.2	Main, Service & Grounding, Main Over Current Device	X			
6.3	GFCI & AFCI	X			
6.4	Branch Wiring Circuits	X			X
6.5	Lighting Fixtures, Switches & Outlets	X			X
6.6	Smoke and Carbon Monoxide Detectors	X			X
6.7	TV, Telephone, Door Bell	X			X
6.8	Subpanel	X			

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

Information

Service Entrance Conductors: Conductor Material
Not Visible

Service Entrance Conductors: Service Entrance
Underground

Main, Service & Grounding, Main Over Current Device: Grounding/Bonding
Grounded System, Copper, Gas Pipe, Water Pipe

Main, Service & Grounding, Main Over Current Device: Panel Amperage
200 AMP

Main, Service & Grounding, Main Over Current Device: Panel Type
Circuit Breaker

Main, Service & Grounding, Main Over Current Device: Panel Voltage
120/240

Branch Wiring Circuits: Branch Wiring
Aluminum-Multi-Strand, Copper

Branch Wiring Circuits: Wiring Method
Non-Metallic (Romex)

Subpanel: Subpanel Amperage
125 AMP

Subpanel: Subpanel Type
Circuit Breaker

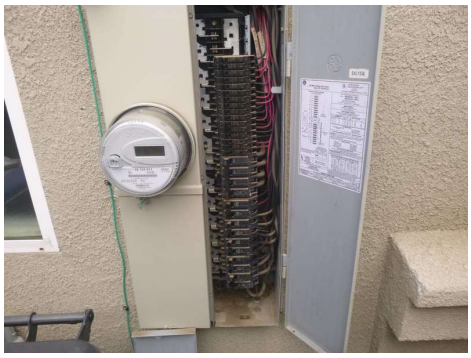
Introduction

The electrical inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a licensed electrical contractor. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the electrical system typically includes inspecting electrical panels, wiring, outlets light, and various other components. Other limitations may apply and will be included in the comments as necessary.

Main, Service & Grounding, Main Over Current Device: Main Panel Location

West Garage

In case of an emergency the electricity can be turned off to the entire home by turning off the main disconnect breaker, if your service does not have a main disconnect then all of the breakers need to be turned off.



GFCI & AFCI: Areas Protected By AFCI Outlets

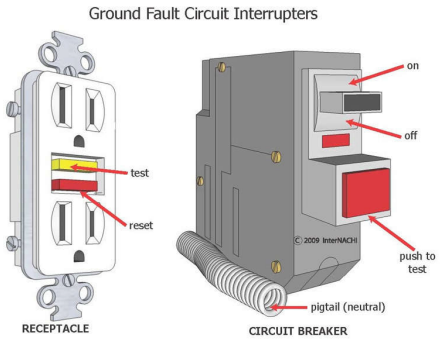
None Found

An Arc Fault Circuit Interrupter (AFCI) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor). If the house is occupied AFCI test buttons will not be tested as they may be connected to a device that requires electricity and testing would cut off the electricity.

GFCI & AFCI: Areas Protected By GFCI Outlets

Bathroom(s), Exterior, Garage, Kitchen, Laundry Room/Area, Pool/Spa, Bar, Sub Panel, Main Panel

Ground fault circuit interrupter (GFCI) devices offer protection from shock or electrocution. GFCI devices are used in wet locations such as the exterior, garage, bathroom, kitchen and whirlpool outlets. If an outlet which is connected to the GFCI device becomes inoperative the GFCI devices such as the outlet or breaker should be located and reset by depressing the reset button.



Lighting Fixtures, Switches & Outlets: General

A representative number of switches, lighting fixtures, and receptacles are tested and inspected.

Smoke and Carbon Monoxide Detectors: Carbon Monoxide Detector Locations

2nd Floor Hallway, Living Room

The carbon monoxide detector is tested by simple pushing the test button and listening for an audible sound.

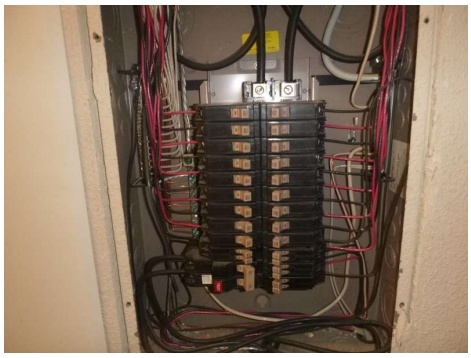
Smoke and Carbon Monoxide Detectors: Smoke Detector Locations

2nd Floor Hallway, Bedroom, Living Room, Front Entry

The smoke detector is tested by simple pushing the test button and listening for an audible sound.

Subpanel: **Subpanel Location**
Utility Room

In case of an emergency the electricity can be turned off to the entire home by turning off the main disconnect breaker, if your service does not have a main disconnect then all of the breakers need to be turned off.

Observations

6.3.1 GFCI & AFCI

Prioritized Action

GFCI INOPERATIVE

NORTH MASTER BEDROOM

Ground fault circuit interrupter (GFCI) outlet is inoperative. The outlet(s) and circuit(s) should be investigated.

Recommendation

Contact a qualified electrical contractor.

6.3.2 GFCI & AFCI

Maintenance/FYI/Defect

NO AFCI INSTALLED

No Arc-fault Circuit Interrupters (AFCI) were observed. Depending on local building practices as of 2014, AFCI protection is required on all branch circuits in new construction.

Recommendation

Contact a qualified electrical contractor.

6.4.1 Branch Wiring Circuits

Maintenance/FYI/Defect

JUNCTION BOX NEEDED, WIRE SPLICE

PATIO EAVE

The electrical conductor (wire) was improperly spliced and should be repaired. All electrical connections should be made inside secured junction boxes fitted with cover plates.

Recommendation

Contact a qualified electrical contractor.

6.4.2 Branch Wiring Circuits

Maintenance/FYI/Defect

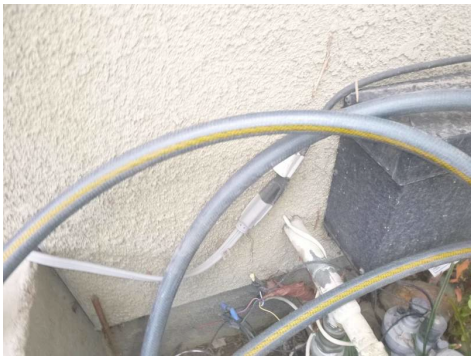
WIRE EXTENSION CORDS

PATIO

The extension cord should not be used as permanent wiring. This wiring should be removed and the client should consult a licensed electrician to properly bring service to the desired location.

Recommendation

Contact a qualified electrical contractor.



6.4.3 Branch Wiring Circuits

Recommend/Improve

WIRE SOIL CONTACT

CRAWLSPACE

The distribution wiring is in contact with the earth and should be properly secured to avoid any contact with the earth.

Recommendation

Contact a qualified electrical contractor.

6.5.1 Lighting Fixtures, Switches & Outlets

Recommend/Improve

COVER EXTERIOR PERMANENT

VARIOUS LOCATIONS

The exterior outlet should have a dome cover installed which allows permanent use. Covers should be installed to protect the outlet from the elements.

Recommendation

Contact a qualified electrical contractor.

6.5.2 Lighting Fixtures, Switches & Outlets

Recommend/Improve

COVER FOR EXTERIOR USAGE

DINING ROOM

The exterior outlet or switch cover is missing or damaged. An exterior cover should be installed to protect the outlet or switch from the elements.

Recommendation

Contact a qualified electrical contractor.

6.5.3 Lighting Fixtures, Switches & Outlets

Recommend/Improve

FAN NOISY

1ST FLOOR SOUTH BEDROOM

The ceiling fan is excessively noisy.

Recommendation

Recommend monitoring.

6.5.4 Lighting Fixtures, Switches & Outlets

Maintenance/FYI/Defect

LIGHT BULBS OUT/MISSING

GARAGE

The light bulb is burnt out and/or missing. A new light bulb should be installed and the light should then be tested.

Recommendation

Contact a handyman or DIY project

6.5.5 Lighting Fixtures, Switches & Outlets

Maintenance/FYI/Defect

LIGHT DUSK/MOTION

Dusk/Motion light is inoperative. Dusk/Motion lights turn on as it becomes dark. They should be evaluated for proper operation at night.

Recommendation

Recommend monitoring.

6.5.6 Lighting Fixtures, Switches & Outlets

Maintenance/FYI/Defect

LIGHT SEAL TOP

The light fixture at the exterior of the house was noted to have a gap at the top of the light fixture. The top of the light fixture should be sealed to prevent water from entering the light fixture.

Recommendation

Contact a handyman or DIY project

6.5.7 Lighting Fixtures, Switches & Outlets

Prioritized Action

OUTLET REVERSED POLARITY

UTILITY ROOM

The outlet has reversed polarity (i.e. it is wired backward). This outlet(s) and the circuit(s) should be investigated and repaired by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

6.5.8 Lighting Fixtures, Switches & Outlets

Prioritized Action

OUTLET UNGROUNDED

UTILITY ROOM

The outlet is ungrounded. The outlet(s) and circuit(s) should be investigated.

Recommendation

Contact a qualified electrical contractor.

6.5.9 Lighting Fixtures, Switches & Outlets

Maintenance/FYI/Defect

SWITCH UNKNOWN

ENTRY CLOSET

Unable to determine what the switch operates. Recommend asking seller prior to closing.

Recommendation

Recommended DIY Project

6.6.1 Smoke and Carbon Monoxide Detectors

Prioritized Action

CARBON MONOXIDE DETECTOR MISSING

FRONT ENTRY

The carbon monoxide detector is missing or not installed. A carbon monoxide detector should be installed within 15' of every bedroom door.

Recommendation

Contact a handyman or DIY project

6.6.2 Smoke and Carbon Monoxide Detectors

Prioritized Action

SMOKE DETECTOR INOPERABLE

1ST & 2ND HALLWAY, 1ST FLOOR BEDROOM, MASTER BEDROOM

The smoke detector is inoperative or did not make a loud audible noise.

Recommendation

Contact a handyman or DIY project

6.7.1 TV, Telephone, Door Bell

Maintenance/FYI/Defect

TV/TELEPHONE COVER MISSING/DAMAGED/LOOSE

The TV and/or Telephone cover is missing, loose or damaged and should be installed to prevent water intrusion.

Recommendation

Contact a handyman or DIY project

7: HEATING, COOLING

		IN	NP	NI	O
7.1	Heating Equipment 1st Floor	X			X
7.2	Heating Equipment 2nd Floor	X			X
7.3	Cooling Equipment 1st Floor	X			
7.4	Cooling Equipment 2nd Floor	X			
7.5	Thermostat	X			
7.6	Distribution Systems	X			
7.7	Vents, Flues & Chimneys	X			
7.8	Whole House Fan	X			

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

Information

Heating Equipment 1st Floor:
Energy Source
Natural Gas

Heating Equipment 1st Floor:
Heat Type
Forced Air

Heating Equipment 2nd Floor:
Energy Source
Natural Gas

Heating Equipment 2nd Floor:
Heat Type
Forced Air

Cooling Equipment 1st Floor:
Cooling Type
AC Condenser

Cooling Equipment 1st Floor:
Estimated Age
17 Years

The age of the cooling system is an estimate and may not be an exact age.

Cooling Equipment 2nd Floor:
Cooling Type
AC Condenser

Cooling Equipment 2nd Floor:
Estimated Age
17 Years

The age of the cooling system is an estimate and may not be an exact age.

Distribution Systems:
Configuration
Ductwork

Vents, Flues & Chimneys: **Vent Flue Type**
Metal Multi-Wall

Whole House Fan: **Whole House Fan Location**
2nd Hallway

Introduction

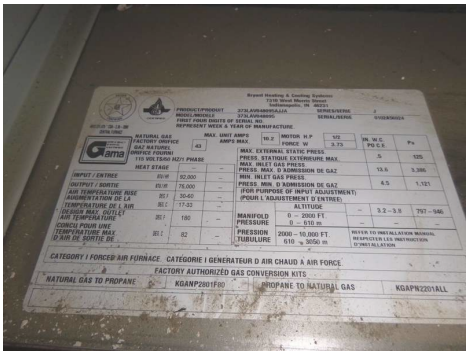
The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

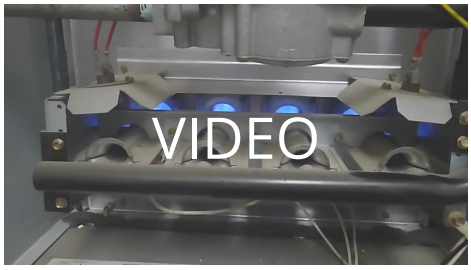
Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat;
- proper location;
- proper system configuration;
- component condition
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- air distribution components;
- proper condensation discharge; and
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

Heating Equipment 1st Floor: Brand

Bryant





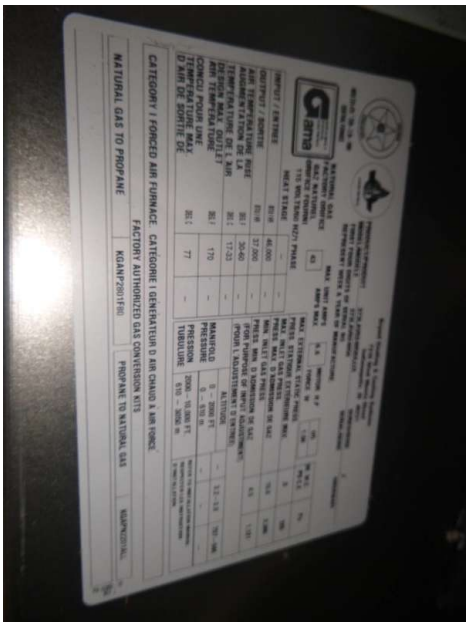
Heating Equipment 1st Floor: Estimated Age

17 Years

The age of the furnace or heat source is an estimate and may not be an exact age.

Heating Equipment 2nd Floor: Brand

Bryant



Heating Equipment 2nd Floor: Estimated Age

17 Years

The age of the furnace or heat source is an estimate and may not be an exact age.

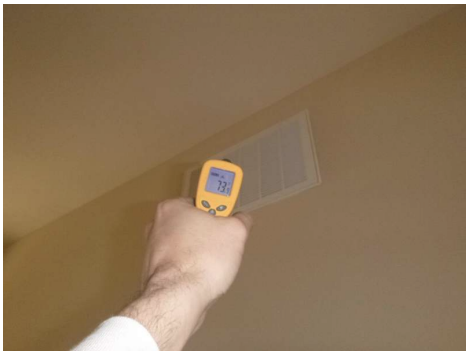
Cooling Equipment 1st Floor: Brand

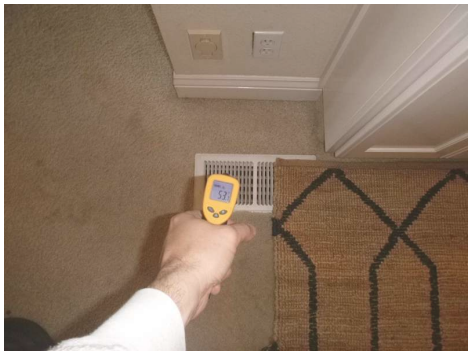
Bryant

Cooling Equipment 1st Floor: Cooling System Temperature Drop

20 Degrees Fahrenheit

Testing the air conditioning systems temperature drop is done by testing the difference between the return vent and register, an adequate temperature drop is 15 degrees Fahrenheit or more.





Cooling Equipment 2nd Floor: Brand

Bryant

Cooling Equipment 2nd Floor: Cooling System Temperature Drop

15 Degrees Fahrenheit

Testing the air conditioning systems temperature drop is done by testing the difference between the return vent and register, an adequate temperature drop is 15 degrees Fahrenheit or more.

Thermostat: Thermostat Location

Living Room, 2nd Floor Bedroom

Observations

7.1.1 Heating Equipment 1st Floor

Maintenance/FYI/Defect

CONDENSATION LINE OR EVAPORATOR COIL PREVIOUS LEAKS

The condensate line or evaporator coil shows signs of previous leaks, the client may choose to have this further evaluated by an HVAC professional.

Recommendation

Contact a qualified heating and cooling contractor

7.1.2 Heating Equipment 1st Floor

Maintenance/FYI/Defect

GAS NO DRIP LEG

No drip leg on the gas piping was present at the furnace.

Recommendation

Contact a qualified plumbing contractor.

7.2.1 Heating Equipment 2nd Floor

Maintenance/FYI/Defect

HEATER SUPPORT WATER STAIN

2ND FLOOR ATTIC

The support structure for the heating system shows signs of water stains.

Recommendation

Recommend monitoring.

7.6.1 Distribution Systems

Maintenance/FYI/Defect

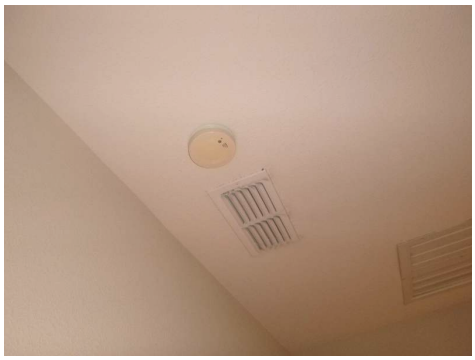
REGISTER NO HVAC SUPPLY

STAIRS

No register or HVAC supply was found. You may wish to add this as an improvement.

Recommendation

Contact a qualified HVAC professional.



8: PLUMBING

		IN	NP	NI	O
8.1	Water Supply, Distribution Systems, Hose Bibs and Valves	X			X
8.2	Drain, Waste, & Vent Systems	X			
8.3	Water Heating Systems, Controls, Flues & Vents	X			X
8.4	Fuel Storage & Distribution Systems	X			
8.5	Showers/Bathtubs	X			X
8.6	Sinks	X			X
8.7	Toilets	X			

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

Information

Water Supply, Distribution Systems, Hose Bibs and Valves: Distribution Water Supply Material
Copper

Water Supply, Distribution Systems, Hose Bibs and Valves: Other Components
Backflow Preventers on Hose Bibs

Drain, Waste, & Vent Systems: Material
ABS

Water Heating Systems, Controls, Flues & Vents: Capacity
50 gallons

Water Heating Systems, Controls, Flues & Vents: Location
Utility Room

Water Heating Systems, Controls, Flues & Vents: Power Source/Type
Natural Gas

Water Heating Systems, Controls, Flues & Vents: Vent Flue Type
Metal Multi-Wall, Metal Single Wall

Fuel Storage & Distribution Systems: Fuel Line Material
Black Iron

Introduction

The General Home Inspection includes inspection of the general plumbing elements that are readily visible at the time of the inspection. Plumbing fixtures are turned on or tested and observed for leaks. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Water Supply, Distribution Systems, Hose Bibs and Valves: **Main Water Shut Off**

South

In case of an emergency, the valve can be used to turn off water to the property.

Water Supply, Distribution Systems, Hose Bibs and Valves: **Water Supply Source**

Public Water Supply

This is the source of the water supply that is assumed to provide water to the home. It is not away clear as to what the souse of the water supply is such as a private well or city water.

Water Heating Systems, Controls, Flues & Vents: **Estimated Age**

17 Years

The age of the water heating system is an estimate and may not be an exact age.

Water Heating Systems, Controls, Flues & Vents: **Manufacturer**

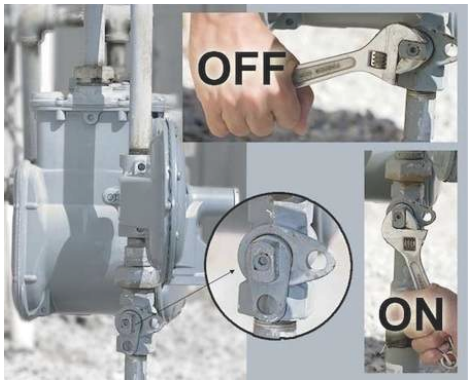
Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Here is a nice maintenance guide from Lowe's to help.

Fuel Storage & Distribution Systems: **Main Gas Shut Off**

West Garage

In case of an emergency, the valve can be used to turn off gas to the property.



Limitations

Drain, Waste, & Vent Systems

SEWER CAMERA EVALUATION

Underground utilities are not visible during a standard home inspection and are therefore specifically excluded from the scope of this report. Waste lines are susceptible to a variety of problems, including blockage and collapse. Tree roots may infiltrate the interior of waste lines, acting as a source of blockage in all pipe and material types. Older drain pipes, which include Orangeburg Pipe and clay tile (pipe) are commonly known to suffer problems like sudden failure, blockage or collapse. Cast Iron pipe can deteriorate from the inside out. For this reason, the Inspector suggests you consider getting a video scan of the sanitary drain line prior to closing.

Observations

8.1.1 Water Supply, Distribution Systems, Hose Bibs and Valves

Maintenance/FYI/Defect

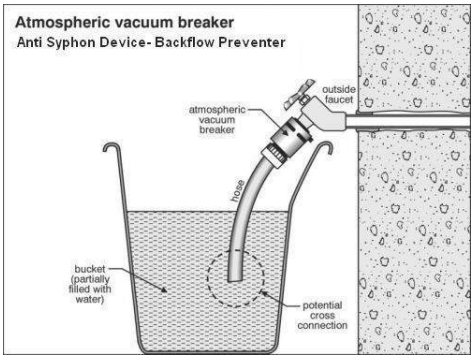
HOSE BIB ANTI-SIPHON

WEST

It is recommended that an anti-siphon device is added to the hose bibs. This prevents water from being siphoned back into the water supply.

Recommendation

Contact a handyman or DIY project



8.1.2 Water Supply, Distribution Systems, Hose Bibs and Valves

Maintenance/FYI/Defect

SUPPLY FREEZING POTENTIAL

The supply pipes and/or hose bibs are not insulated and should be to prevent them from freezing or accidentally bursting in extremely cold temperatures.

Recommendation

Contact a handyman or DIY project

8.3.1 Water Heating Systems, Controls, Flues & Vents

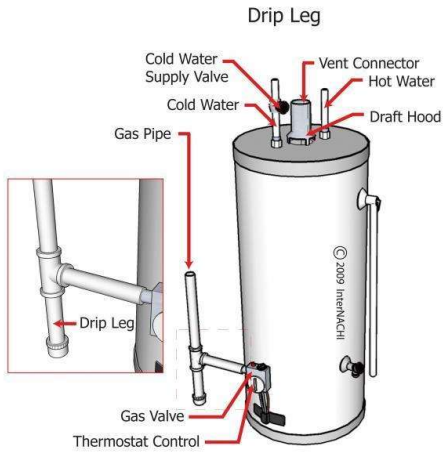
Maintenance/FYI/Defect

GAS NO DRIP LEG

No drip leg on the gas piping was present at the water heater.

Recommendation

Contact a qualified plumbing contractor.



8.3.2 Water Heating Systems, Controls, Flues & Vents

Maintenance/FYI/Defect

SEISMIC STRAP GAP BEHIND WATER HEATER

The water heater has a gap behind the unit allowing movement backward. The back of the unit should have blocking installed to resist movement.

Recommendation

Contact a handyman or DIY project

8.3.3 Water Heating Systems, Controls, Flues & Vents

Maintenance/FYI/Defect

WATER HEATER DRIP PAN NOT INSTALLED

No drip pan was present under the water heater. Recommend installation by a qualified plumber that is plumb to the exterior.

Recommendation

Contact a qualified plumbing contractor.

8.5.1 Showers/Bathtubs

Maintenance/FYI/Defect

SHOWER ENCLOSURE DOOR SWEEP

2ND FLOOR BATHROOM

The shower door sweep at the bottom of the door is damaged or missing and should be installed to prevent water from escaping the shower stall.

Recommendation

Contact a handyman or DIY project

8.6.1 Sinks

Recommend/Improve

SINK DRAIN LEAK

GARAGE

The sink was noted to be leaking at the drain or waste trap assembly.

Recommendation

Contact a qualified plumbing contractor.

8.6.2 Sinks

Maintenance/FYI/Defect

SINK FAUCET AERATOR

1ST FLOOR HALLWAY BATHROOM

The sink faucet aerator is full of debris or missing.

Recommendation

Contact a handyman or DIY project

8.6.3 Sinks

Recommend/Improve

SINK FAUCET HANDLE

The sink faucet handle is missing, loose, or damaged.

Recommendation

Contact a qualified plumbing contractor.

8.6.4 Sinks

Recommend/Improve

SINK FAUCET HANDLE

The sink faucet handle is missing, loose, or damaged.

Recommendation

Contact a qualified plumbing contractor.

8.6.5 Sinks

Prioritized Action

SINK FAUCET LEAK SPOUT

LAUNDRY

The sink faucet spout is leaking.

Recommendation

Contact a qualified plumbing contractor.

9: INSULATION & VENTILATION

		IN	NP	NI	O
9.1	Insulation	X			
9.2	Ventilation	X			
9.3	Exhaust Systems	X			

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

Information

Insulation: Attic Insulation Type
Blown Fiberglass

Insulation: Crawlspace Insulation Type
Batt Fiberglass

Insulation: Wall Insulation Type
Not Visible

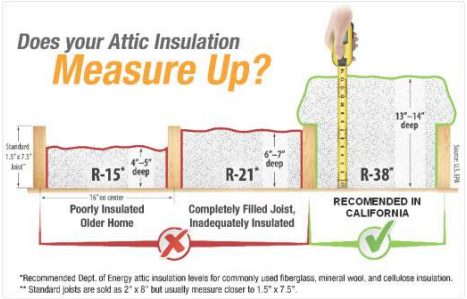
Ventilation: Ventilation Type
Attic Gable Vents, Attic Roof Vent, Attic Soffit Vent

Introduction

This section of insulation and ventilation is general inspection and only describes a representative portion of these items. Many time insulation is not visible at all locations as they are not accessible or visible. Note that not all attic locations are accessible. Also, ventilation is inspected and more clearly noticeable if there is an issue as a result of the lack or improperly ventilation, not that depending on weather conditions humidity or moisture can come and go and may not have been present at the time of the inspection.

Insulation: Attic Estimated R-Value
38 to 50 R-Value

The recommended R-value for attics in California is typically R-38'. The estimate given by this company is only an overall or general estimate and may not be accurate.



Exhaust Systems: Exhaust Fans
Bathroom, Laundry

Exhaust fans are vent moist air from the interior of the house to the exterior.

10: INTERIOR

		IN	NP	NI	O
10.1	Walls/Ceiling	X			
10.2	Floors	X			
10.3	Windows	X			
10.4	Doors	X			
10.5	Countertops & Cabinets	X			

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

Information

Walls/Ceiling: Wall/Ceiling Material
Drywall

Floors: Floor Coverings
Carpet, Engineered Wood, Tile

Windows: Window Type
Hopper
Double/Single Hung, Jalousie, Sliders, Double Pane

Doors: Door Material
Wood-Hollow Core

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate, Tile, Cultured Marble

Introduction

Inspection of the home interior does not include testing for radon, mold, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes:

ROOMS- interior wall, floor, and ceiling coverings and surfaces;

- doors: condition, hardware, and operation;
- windows: condition, hardware, and operation;
- permanently-installed furniture, countertops, shelving, and cabinets; and
- light fixtures

INTERIOR TRIM

- door casing;
- window casing, sash, and sills;
- baseboard; and
- Molding (crown, wainscot, chair rail, etc.)



11: APPLIANCES

		IN	NP	NI	O
11.1	Laundry Facility	X			
11.2	Dishwasher	X			
11.3	Exhaust Systems	X			
11.4	Garbage Disposal	X			
11.5	Built-in Microwave	X			
11.6	Cooktop	X			
11.7	Refrigerator	X			
11.8	Wine Refrigerator	X			X
11.9	Oven	X			
11.10	Central Vacuum	X			

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

Information

Laundry Facility: Laundry Facility

Waste Standpipe Washer, Sink Discharge Washer, Hot and Cold Water Washer, 120 Volt Circuit Washer, 240 Volt Circuit Dryer

Dishwasher: Dishwasher Plumbing

Airgap Present

Exhaust Systems: Exhaust Hood Type

Standalone Exhaust Hood

Garbage Disposal: Picture

Built-in Microwave: Picture

Cooktop: Cooktop

Gas

Refrigerator: Picture

Oven: Oven

Electric

Introduction

Inspection of the appliance is a general overall inspection, not all functions or settings are tested. Only built-in appliances are tested unless otherwise requested or indicated to inspect. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances are outside the scope of this inspection. Predicting the frequency or time frame for repairs or living space on any mechanical device is virtually impossible.

Limitations

Refrigerator

ICE MAKER TURNED OFF

The ice maker was turned off and was not tested to produce ice.

Observations

11.8.1 Wine Refrigerator

Prioritized Action

DUCT CLEARANCE FROM EXHAUST FLUES

UTILITY ROOM

The flexible ductwork has improper clearance from the furnace and exhaust flues which should melt the duct.

Recommendation

Contact a qualified heating and cooling contractor

12: FIREPLACE, STOVE, CHIMNEY

		IN	NP	NI	O
12.1	Fireplaces/Chimney	X			

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

Information

Fireplaces/Chimney: Chimney
Metal - Multi-Wall

Fireplaces/Chimney: Fireplace
Gas Fireplace Insert, Blower/Heatilator

Fireplaces/Chimney: Location
Living Room

Introduction

The fireplace, stove, and chimney inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a fireplace specialist or chimney sweep. Only readily accessible and visible portions of the fireplaces and chimneys will be inspected, many times the interior of flues are not visible or are only partially visible. Other limitations may apply and will be included in the comments as necessary.

13: POOL/SPA/HOT TUB

		IN	NP	NI	O
13.1	Pool/Spa/Hot Tub			X	X
13.2	Pool Safety Act (SB) 442	X			

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

Information

Pool Safety Act (SB) 442: Safety Items

Hot Tub/Spa Locking Cover

Effective January 1, 2018. Sacramento, CA Senate Bill SB442 requires a home Inspector to specify if a residential pool has two of the seven safety devices specified in the bill installed.

(1) An enclosure that meets the requirements of Section 115923 and that isolates the swimming pool or spa from the private single-family home.

(2) Removable mesh fencing in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

(3) An approved safety pool cover.

(4) Exit alarms on the private single-family homes doors that provide direct access to the swimming pool or spa.

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family homes doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME). The client should contact a pool specialist for further evaluation and repair.

The requirements of this article do not apply to any of the following:

(a) Public swimming pools.

(b) Hot tubs or spas with locking safety covers that comply with the American Society for Testing and Materials (ASTM F1346).

(c) An apartment complex, or any residential setting other than a single-family home.

Limitations

Pool/Spa/Hot Tub

POOL/SPA/HOT TUB NOT INSPECTED

A pool/spa/hot tub inspection is not a part of the home inspection except for item associated to Pool Safety Act SB442. The pool/spa/hot tub electrical panel, equipment or other components are not inspected. The client should have the pool/spa/hot tub inspected by a professional pool inspector.

Observations

13.2.1 Pool Safety Act (SB) 442

Recommend/Improve

DOES NOT MEET POOL/SPA/HOT TUB SAFETY ACT

Effective January 1, 2018. Sacramento, CA Senate Bill SB442 requires a home inspector to specify if a residential pool/spa/hot tub does not have two of the seven safety devices specified in the bill installed, therefore not meeting the minimum requirement. The space cover locking cover is not properly installed.

Recommendation

Contact a qualified Swimming Pool Contractor

STANDARDS OF PRACTICE

Inspection Details
1. Definitions and Scope

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

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

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

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

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

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

1. An inspection is not technically exhaustive.
2. An inspection will not identify concealed or latent defects.
3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. An inspection will not determine the suitability of the property for any use.
5. An inspection does not determine the market value of the property or its marketability.
6. An inspection does not determine the insurability of the property.
7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. An inspection does not include items not permanently installed.
10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

1. property boundary lines or encroachments.
2. the condition of any component or system that is not readily accessible.
3. the service life expectancy of any component or system.
4. the size, capacity, BTU, performance or efficiency of any component or system.
5. the cause or reason of any condition.
6. the cause for the need of correction, repair or replacement of any system or component.
7. future conditions.
8. compliance with codes or regulations.
9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. the presence of mold, mildew or fungus.
11. the presence of airborne hazards, including radon.

12. the air quality.
13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. the existence of electromagnetic fields.
15. any hazardous waste conditions.
16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. acoustical properties.
18. correction, replacement or repair cost estimates.
19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

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

III. The inspector is not required to:

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. dismantle, open or uncover any system or component.
3. enter or access any area that may, in the inspector's opinion, be unsafe.
4. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
6. do anything that may, in the inspector's opinion, be unsafe or dangerous to 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.
7. inspect decorative items.
8. inspect common elements or areas in multi-unit housing.
9. inspect intercoms, speaker systems or security systems.
10. offer guarantees or warranties.
11. offer or perform any engineering services.
12. offer or perform any trade or professional service other than a home inspection.
13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. determine the insurability of a property.
16. perform or offer Phase 1 or environmental audits.
17. inspect any system or component that is not included in these Standards.

Foundation, Wall and Floor Structure

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and

4. structural components.

II. The inspector shall describe:

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

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

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

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

Roof

3.1. Roof

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

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

II. The inspector shall describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

IV. The inspector is not required to:

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

Exterior
3.2. Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

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

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

IV. The inspector is not required to:

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

Electrical
3.7. Electrical

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed

and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon-monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

Heating, Cooling
3.4. Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

3.6. Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;

6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

Insulation & Ventilation

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of insulation observed; and
2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

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

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

IV. The inspector is not required to:

1. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

Interior
3.10. Doors, Windows & Interior

I. The inspector shall inspect:

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

II. The inspector shall describe:

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

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

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

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.

1. inspect floor coverings or carpeting.

1. inspect central vacuum systems.
2. inspect for safety glazing.
3. inspect security systems or components.
4. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
5. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the

concealed floor structure.
6. move suspended-ceiling tiles.
7. inspect or move any household appliances.
8. inspect or operate equipment housed in the garage, except as otherwise noted.
9. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
10. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
11. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
12. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
13. inspect microwave ovens or test leakage from microwave ovens.
14. 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.
15. inspect elevators.
16. inspect remote controls.
17. inspect appliances.
18. inspect items not permanently installed.
19. discover firewall compromises.
20. inspect pools, spas or fountains.
21. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
22. determine the structural integrity or leakage of pools or spas.

Fireplace, Stove, Chimney
3.8. Fireplace

I. The inspector shall inspect:

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

II. The inspector shall describe:

1. the type of fireplace.

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

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

IV. The inspector is not required to:

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

15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.