



SHACKS & SHANTIES INSPECTION SERVICES

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<https://www.shacksandshanties.com/>



RESIDENTIAL INSPECTION REPORT - MAIN HOUSE

1234 Main St.
Yreka CA 96097

Buyer Name
03/21/2019 9:00AM



Inspector
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Any summary of this report is not the entire report. The complete report includes attachments and/or additional information items that are of importance to the client. It is recommended that the client read the complete report to fully understand the inspection.

A third-party repair estimate report is available for this inspection. Please visit our website at www.shacksandshanties.com, or call us at 530-598-7856, to order a repair estimate report based on this inspection.

ANY AND ALL PHOTOS INCLUDED IN THIS PUBLISHED REPORT ARE REPRESENTATIVE AND FOR REFERENCE PURPOSES ONLY, AND DO NOT NECESSARILY DEFINE THE ENTIRE EXTENT OF ANY MAINTENANCE, DEFICIENCY, OR SAFETY ITEM. Photos are to be used as a guide only, and the entire system or component should be taken into consideration when being evaluated.

Thank you for choosing [Shacks & Shanties Inspection Services](#) for your home inspection. We appreciate your confidence.

We understand that whatever the circumstances of your new house purchase - first time, second home, rental/investment property, etc. - it is a big investment that you want to make sure is right for you. With that in mind, please remember and understand that no house is perfect; there will always be something that needs minor (or sometimes major) repair or maintenance. Small or minor (and even big or major) repair and/or maintenance items do not necessarily make a house unlivable, does not mean that it will fall down around you after you move in, nor make it unsafe. Ongoing maintenance and repairs are a part of homeownership, and there is always something that needs attention. An inspection endeavors to help you determine what those items might be, at the date and time specified in the inspection report. This information is to help you decide how those items figure in to your desire to purchase. Your Real Estate Agent, and Shacks & Shanties Inspection Services are here to help you realize your goals of homeownership.

Best Wishes,

Shacks & Shanties Inspection Services

ADDITIONAL INFORMATION

All photos are representative, for narrative purposes only, are taken on the date noted in the report, are not intended to convey or imply the condition, safety, service life, nor a guaranty or warranty, nor do they define the entire scope of any deficiency. Photos are to be used as a guide only, and the entire system or component should be taken into consideration when being evaluated.

This inspection report covers systems and components of the inspected property on the date and time as noted in the report and does not extend beyond said date. No guaranty or warranty is stated or implied as to any inspected system or component. The general home inspection will not reveal every issue that exists or ever could exist,

nor does it predict future conditions.

This inspection report was prepared only for the client named in this report, for the property address noted and is valid only for the date and time stated in this report. This report is not transferrable and cannot be sold.

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This inspection was conducted in accordance with InterNACHI [Standards of Practice and Code of Ethics](#) by an InterNACHI Certified Professional Inspector, and certified by the Master Inspector Certification Board as a Master Inspector.

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It is very likely that conditions related to the house have changed, even if the report is recent. You should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may have been corrected and improved. Don't rely on old information about one of the biggest investments you'll ever make. Remember that the cost of a home inspection is very small compared to the value of the home. Protect your family and your investment, and please call us at (530) 598-7856, or email to lori@shacksandshanties.com so that we can arrange for a fresh inspection. Thank you!

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SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



DEFICIENCY OBSERVED



SAFETY ADVISORY

-  2.2.1 Roof - Flashing: Loose/Separated
-  2.6.1 Roof - Roof Drainage System: Downspout Termination
-  3.3.1 Exterior - Driveway: Asphalt Damage
-  3.4.1 Exterior - Walkways: Damaged
-  3.5.1 Exterior - Porch & Covered Entryway: Deteriorated - Wood Rot
-  3.5.2 Exterior - Porch & Covered Entryway: Deterioration or Damage
-  3.6.1 Exterior - Siding: Paint or Seal
-  3.6.2 Exterior - Siding: Ground Contact
-  3.6.3 Exterior - Siding: Minor Cracks
-  3.7.1 Exterior - Trim: Paint or Seal
-  3.8.1 Exterior - Doors: Door Sill, Framing, or Trim
-  3.8.2 Exterior - Doors: Hardware Damaged
-  3.9.1 Exterior - Windows: Screens
-  3.11.1 Exterior - Fascia: Paint or Seal
-  3.12.1 Exterior - Deck: Ground Clearance
-  3.12.2 Exterior - Deck: Multiple Observations
-  3.12.3 Exterior - Deck: Trex Deterioration
-  3.15.1 Exterior - Stairways, Steps, Stoops, & Ramps: Ground Clearance
-  3.15.2 Exterior - Stairways, Steps, Stoops, & Ramps: Concrete Cracks
-  3.16.1 Exterior - Railing & Handrails: Missing Railing
-  3.16.2 Exterior - Railing & Handrails: Water Seal
-  4.5.1 Structural - Foundation - Crawlspace & Exterior: Foundation Cracks - Common
-  4.5.2 Structural - Foundation - Crawlspace & Exterior: Evidence of Vermin
-  5.8.1 Electrical - Lighting Fixtures (Including Ceiling Fans): Cover Missing
-  5.9.1 Electrical - Switches & Receptacles: Interior Cover Plate
-  5.9.2 Electrical - Switches & Receptacles: No Power
-  5.12.1 Electrical - Smoke Detectors: Non-Functioning and/or Missing
-  5.13.1 Electrical - Carbon Monoxide Detectors: Missing

- ⊖ 6.3.1 Plumbing - Plumbing Fixtures (Faucets, Sinks, Toilets, etc.): Fixture in Disrepair
- 🔧 14.1.1 Appliances - Refrigerator: Minor Damage
- ⊖ 14.3.1 Appliances - Cooktop (No Oven): Cracked Glasstop
- ⊖ 14.8.1 Appliances - Garbage Disposal: Inoperable
- ⊖ 16.3.1 Ventilation (As Observed From Attic & Crawlspace) - Exhaust Systems: Attic Termination
- ⊖ 17.1.1 Garage - Attached - Garage Door: Auto Reverse
- ⊖ 18.1.1 Garage - Attached - 2 - Garage Door: Panel Damage

1: INSPECTION INFORMATION

Information

In Attendance

Listing Agent, Property Owner

Occupancy

Occupied

Type of Building

Single Family

Style

Log Cabin

Approximate Age

10 - 20 Years

Front Faces

North

Temperature (approximate)

60 Fahrenheit (F)

Weather Conditions

Clear

Thermal/Infrared Imaging

No

Water Testing

No

Well Pump & Systems Testing

No

Septic System Video Inspection

No

Mold Testing

No

Radon Testing

No

Inspection Highlights

The subject property is a 19 year old house that appeared to be in good condition, overall. No major structural issues were observed during the course of this visual, non-invasive inspection.

The areas of concern are as follows:

- 1. The decks are of concern with regard to construction methods observed and the condition of the Trex decking. Find more information regarding Trex decking class action lawsuit and possible replacement under the Exterior Section; Information.**
- 2. The crawlspace, especially the floor insulation, was observed to be heavily infested with rodents or other vermin. As rodents and their fecal matter may cause health problems, they should be cleared and the area cleaned.**

These highlights are not the full report. Please read the full report carefully, including Information and Limitation sections; and review attachments for the complete inspection information. Please call us with any questions - we are here to help!

Non-technical, Non-invasive, Visual Inspection

A non-technical, non-invasive, visual-only assessment of the systems and components of the house was performed at the time of inspection. However, this is a general visual inspection and is not technically exhaustive, and special equipment may or may not have been used. This visual only evaluation is only intended to provide information and education on the condition of these systems.

This inspection provides observed conditions at the time of inspection only, and does not provide or imply any warranty or guarantee of any system, component, or unit performance beyond this date, nor does it predict safety, future damage, operability, or failure of any system, component or unit.

ADDITIONAL INFORMATION:

Your general home inspection is a non-invasive, non-technical visual inspection of the general condition of the house systems and components at the date and time set for inspection. Nothing is removed, disassembled, or relocated during the general home inspection. A representative number of working doors, windows and access hatches are opened, and normal operating controls may be used to inspect the condition of systems. Appliances may be operated with normal operating controls; however, if any appliance, including heating, cooling and hot water systems are disconnected from a power source, the inspector will not connect that appliance for inspection and it will not be inspected. Any electrical circuit breakers that are off at the time of inspection will not be turned on for the inspection, and anything served by that circuit will not be inspected. If public water service or main water valves are off, they will not be turned on for the inspection.

The general home inspection is based on the observations made on the date and time of the inspection, and is not a prediction of safety or future conditions. The general home inspection will not reveal every issue that currently exists or ever could exist, but only those conditions that were observed on the date of the inspection.

Additionally, if the observations were made during dry weather conditions and no visual indication of deficiency was noted; the conditions may change during the wet season.

Condition Indication

Any system, component, unit or item that may have a condition indicator (i.e.: good, fair, poor, aged, damaged, etc.) is indicative of the overall general condition; is based on non-invasive, non-technical, visual-only observations made at time of inspection only, with any maintenance, deficiency, or safety conditions noted.

Dry Conditions

A visual, non-invasive inspection was performed. All observations were made during the dry season or in dry weather conditions, and while no visual indication of deficiency may be noted; the conditions may change during the wet season or during wet weather.

Inspection Method

Non-Invasive, Visual, Tactile, Auditory, Olfactory, Operating Controls

Your general residential inspection is a non-invasive, non-technical visual inspection of the general condition of the house systems and components at the date and time set for inspection. [The general residential inspection will not reveal every issue that exists or ever could exist, but only those items observed and reported on the date of the inspection.](#)

2: ROOF

		IN	LI	NI	NP	MI	DO	SA
2.1	Covering	X						
2.2	Flashing	X				X		
2.3	Chimney or Flue	X						
2.4	Skylights				X			
2.5	Other Roof Penetrations	X						
2.6	Roof Drainage System	X				X		

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present MI = Maintenance Item
 DO = Deficiency Observed SA = Safety Advisory

Information

Inspection Method

Binoculars, Ground, Ladder

Roof Type/Style

Gable

Roof Structure

Engineered Trusses,
OSB/Plywood Sheathing

Covering: Material

Architectural Asphalt Shingles

Covering: Layers

Single Layer

Covering: Overall Condition

Good

Flashing: Material

Metal

Flashing: Condition

Good

Chimney or Flue: Chimney

Exterior

Metal Flue Pipe

Chimney or Flue: Condition

Good

Skylights: Number of Skylights

None

Skylights: Condition

N/A

Other Roof Penetrations: Type

Plumbing Vent Pipe, Exhaust
Venting, Attic Venting

Other Roof Penetrations:

Condition

Good

Roof Drainage System: Gutter

Material

Metal

Roof Drainage System:

Condition

Good

Annual Inspection Recommended

Roof systems become vulnerable and fail for various reasons, including moisture damage, wood destroying pests, mechanical damage, vegetation, aging, etc. It is recommended that an annual inspection be conducted to determine the condition of the roof system that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems. If desired, when the snow cover clears, an appointment for a more complete exterior roof inspection may be scheduled.

Covering: Architectural Asphalt Shingles Description

The roof was covered with laminated fiberglass composition asphalt shingles. Laminated shingles are composed of multiple layers bonded together. Laminated shingles are also called "architectural" or "laminated" shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. This type of shingle have an average expected life of thirty (30) years.

With any exceptions noted, the composition asphalt shingles observed on the roof of this house appeared to be in good condition with normal signs of aging and wear. They appeared to be adequately protecting the underlying house structure at the time of inspection.

Covering: Architectural Asphalt Shingles - Remaining Life Expectancy

Asphalt composition shingles have a total average life expectancy of thirty (30) years. However, there are many variables that will impact the actual years of service that will be realized from the shingles; such as attic temperature, weather, installation method, manufacturing defects, mechanical damage, etc. The asphalt composition shingles covering the roof of this house exhibited general deterioration commensurate with normal aging of the roof covering. They appeared to be adequately protecting the underlying house structure at the time of inspection. It is estimated that the remaining service life of the roof covering is ten (10) or more years.

The inspector does not hereby provide a certification, guarantee, or warranty as to roof condition, installation, or remaining life expectancy of the roof covering. Any estimates made herein are based solely upon general observation at the time of inspection. Estimated life and/or remaining life expectancy is given for information only, is not a certification, guarantee, or warranty. For a certification of roof covering condition and remaining life expectancy, it is recommended that you contact a properly licensed, experienced roofing contractor for evaluation.

Observations

2.2.1 Flashing



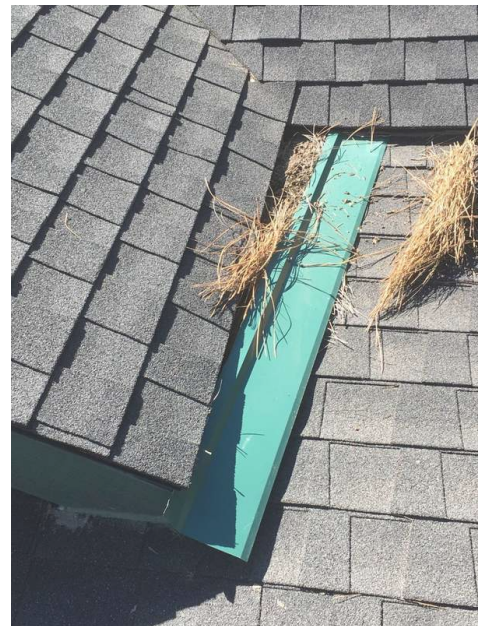
Maintenance Item

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water penetration. Recommend repair.

Recommendation

Contact a qualified roofing professional.



2.6.1 Roof Drainage System

 Maintenance Item

DOWNSPOUT TERMINATION

One or more downspouts were observed to terminate (discharge or drain) too close to the foundation. This can result in excessive saturation of the soil around the foundation, which can lead to foundation deterioration, damage and structural movement. Recommend installing downspout extensions to direct water at least four feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



South



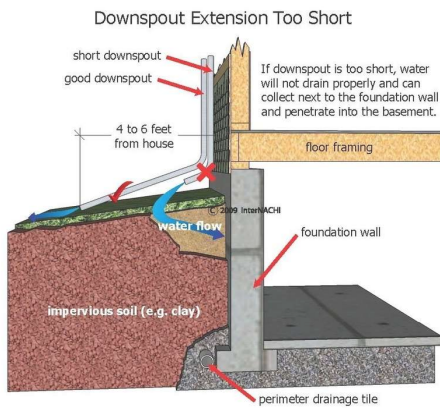
Northwest



Southwest



Southeast



REFERENCE DRAWING

3: EXTERIOR

		IN	LI	NI	NP	MI	DO	SA
3.1	Grading & Drainage	X						
3.2	Retaining Wall				X			
3.3	Driveway	X					X	
3.4	Walkways	X					X	
3.5	Porch & Covered Entryway	X				X	X	
3.6	Siding	X				X		
3.7	Trim	X				X		
3.8	Doors	X				X	X	
3.9	Windows	X						
3.10	Eave & Soffit	X						
3.11	Fascia	X				X		
3.12	Deck	X				X	X	
3.13	Balcony or Veranda				X			
3.14	Patio				X			
3.15	Stairways, Steps, Stoops, & Ramps	X				X		
3.16	Railing & Handrails	X				X		X
3.17	Patio Cover				X			
3.18	Deck Cover				X			
3.19	Carport				X			

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present MI = Maintenance Item
 DO = Deficiency Observed SA = Safety Advisory

Information

Inspection Method

Visual, Tactile

Grading & Drainage: Grading

Good

Grading & Drainage: Drainage

Good

Retaining Wall: Information

N/A

Retaining Wall: Condition

N/A

Driveway: Information

Asphalt, Gravel

Driveway: Condition

Good, Fair

Walkways: Information

Concrete, Pavers

Walkways: Condition

Good

Porch & Covered Entryway: Information

Covered Porch

Porch & Covered Entryway: Material or Construction

Wood, Pavers

Porch & Covered Entryway: Condition

Good

Siding: Siding Material

Fiber Cement, Stone Veneer, Wood

Siding: Siding Style

Clapboard, Lap, Log, Stone Veneer

Siding: Condition

Good

Trim: Material

Wood

Trim: Condition

Good

Doors: Type

Wood, Vinyl

Doors: Condition

Good

Windows: Type

Slider, Single Hung

Windows: Condition

Good

Eave & Soffit : Material

Wood

Eave & Soffit : Condition

Good

Fascia: Material

Wood

Fascia: Condition

Good

Deck: Information

Deck

Deck: Material or Construction

Wood, Composite

Deck: Condition

Good

Balcony or Veranda: Information

N/A

Balcony or Veranda: Material or Construction

N/A

Balcony or Veranda: Condition

N/A

Patio: Information

N/A

Patio: Material or Construction

N/A

Patio: Condition

N/A

Stairways, Steps, Stoops, & Ramps: Information

Stairs, Stoops

Stairways, Steps, Stoops, & Ramps: Material or Construction

Wood, Composite Trex-type, Concrete, Pavers

Stairways, Steps, Stoops, & Ramps: Condition

Good

Railing & Handrails: Material or Construction

Wood

Railing & Handrails: Condition

Good

Patio Cover: Information

N/A

Patio Cover: Material or Construction

N/A

Patio Cover: Condition

N/A

Deck Cover: Information

N/A

Deck Cover: Material or Construction

N/A

Deck Cover: Condition

N/A

Carport: Information

N/A

Carport: Material or Construction

N/A

Carport: Condition

N/A

Annual Inspection Recommended

Exterior house systems become vulnerable and fail for various reasons, including moisture damage, wood destroying pests, mechanical damage, vegetation, aging, etc. It is recommended that an annual inspection be conducted to determine the condition of the exterior systems of the house that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

Doors: Possible Water Penetration

Evidence of possible water penetration at South facing exterior door in laundry room. This does not appear to be due to a construction or door deficiency, and is due to ordinary storm activity. There is not much that can be done to correct this beyond constructing a cover over the door to protect it from storm activity.



Exterior South Utility/Laundry Room



Exterior South Utility/Laundry Room



Exterior South Utility/Laundry Room

Eave & Soffit : Type

Open Eave

ABOUT EAVES, SOFFITS & FASCIA: The eaves are the edges of the roof that overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to direct water clear of the walls and may be decorated, or the ends left exposed as part of an architectural style. Soffits are actually eaves that have been "boxed" in so that the rafters are not seen.

Hip roofs have a continuous eave that extends completely around the building. A gable roof has an eave along the side walls, formed at the rafter ends. Most gable roofs also have a rake eave, or rake extension formed on the gable ends. This is created by extending the rafters out past the building ends. Not only does the eave add to the appearance of the home, it also helps protect the building from sun, rain and snow.

The rafter tails, or ends are finished with a fascia board that helps protect the rafters from water penetration, which will lead to wood rot. Fascia boards must be monitored and maintained so that water does not penetrate the wood and cause wood rot. Fascia boards are vulnerable to leaking rain gutters and at the corners, where often, the cut ends were not painted or sealed to keep out moisture, and in either instance, wood rot will set in.

With the exception of intentionally exposed rafter tails as part of an architectural feature, fascia boards should always be installed.

In many instances the eaves of today's houses are finished off with a soffit - the covering on the underside of the overhang. Older houses often have an open eave, with the rafters adding to the decor. Some houses, such as might be seen on a Craftsman-style, have exposed rafter tails, or ends. Exposed rafter tails must be monitored and maintained yearly to prevent rain water penetration of the wood, which causes wood rot.

Soffits must be designed and installed properly. One of the most important factors is proper ventilation. If soffits are not ventilated, they can cause the formation of ice dams at the eaves. As the attic warms from the house heat, it allows the roof surface to melt snow, or ice, which then runs down into the colder eave surfaces and freezes back again. This creates an ice dam that allows water to work its way back into the walls and ceilings of the house. Venting both the attic with eave vents and the soffit with vent systems increases air circulation and prevents this problem. Ventilation not only prevents ice dams, but helps reduce heat build-up in the summer.

Deck: Trex Decking - Early Problems

SOURCE: Trex Company, Inc.



October 19, 2016 11:26 ET

Trex Company Re-announces to Consumers the Replacement Program for Defective Decking Manufactured between 2002 and 2007 for Sale in the Western United States

Warns of Potential Step-Through Injury Hazard if Decking Not Replaced

WINCHESTER, VA--(Marketwired - October 19, 2016) - Trex Company, Inc. (NYSE: TREX), the world's largest manufacturer of wood-alternative decking and railing products, has previously announced that a small percentage of decking boards manufactured at its Fernley, Nevada plant between 2002 and 2007 exhibit surface flaking due to a manufacturing problem. Trex is once more notifying consumers in 16 western states who may have purchased defective Trex decking product exhibiting surface flaking to contact the company and receive replacement materials.

Trex is issuing this re-announcement notice because boards exhibiting the surface flaking defect may continue to deteriorate over time and ultimately break, posing a safety hazard. Trex has received reports of step-through incidents that have occurred as a result of boards that have not been replaced. These incidents have not involved significant injury, however, the potential for serious injury exists if deteriorating boards are not replaced on a timely basis.

Trex strongly encourages homeowners in the western United States to closely examine their decks, particularly in high traffic areas, for any signs of cracking or peeling. If a homeowner notices evidence of flaking or board deterioration, they should contact Trex immediately and participate in the established replacement program.

In 2010, a class action settlement was approved that provides for a comprehensive replacement program for any decking affected by surface flaking. Under the terms of the settlement, Trex replaces any decking boards exhibiting the defect, and provides a portion of the labor payment to replace the decking.

The surface flaking issue only affected a small percentage of product manufactured at Trex's Fernley, Nevada plant between 2002 and 2007, and sold in the western United States (Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, New Mexico, North Dakota, Oregon, South Dakota, Texas, Utah, Washington and Wyoming). This issue does not apply to any Trex products sold in other states or to any product manufactured at Trex's Fernley, Nevada plant after 2007, when industry-leading manufacturing improvements and rigorous testing were instituted to ensure the quality and structural integrity of Trex decking products.

In general, Trex recommends that homeowners always monitor their decks to ensure the structure is in good condition. Any issues should be rectified as soon as possible, as the situation can grow more severe with the passing of time.

"Trex fully stands behind the quality of its product and urges consumers affected by this defect to remedy the potential safety hazard by taking advantage of the existing replacement program," said Jim Cline, president and CEO of Trex. "The replacement program currently in place has been very successful in reaching consumers who purchased defective decking materials. We encourage affected consumers who have not yet participated in our program to contact us as soon as possible to replace their decking materials."

Consumers may download a claim form and instructions on how to file such form at www.trex.com/legal/classactionsettlement.aspx, or they may call 866-241-4396.

About Trex Company

Trex Company is the world's largest manufacturer of high performance wood-alternative decking and railing, with more than 20 years of product experience. Stocked in more than 6,700 retail locations worldwide, Trex outdoor living products offer a wide range of style options with fewer ongoing maintenance requirements than wood, as well as a truly environmentally responsible choice. For more information, visit trex.com. You also can follow Trex on Twitter (@Trex_Company), Instagram (@trexcompany) Pinterest (trexcompany), or Houzz (trex-company-inc), "like" Trex on Facebook, or view product and demonstration videos on the brand's YouTube channel (TheTrexCo).

[Follow this link regarding possible claim for replacement.](#)

Deck: Annual Inspection Recommended

Decks commonly become compromised and fail, causing injury. There are various reasons this happens - aging, dry rot or other wood destroying organisms, fasteners aging, and incorrect construction methods. It is recommended that the deck is inspected annually to determine the condition and safety of the structure.

Limitations

Deck

LIMITED ACCESS

Access beneath the deck was limited and structural members and deck attachment was not inspected in non-visible areas.

Observations

3.3.1 Driveway

Deficiency Observed

ASPHALT DAMAGE

Cracks were observed in asphalt driveway apron that appeared to be caused by tree roots. Repair will entail removing the tree and repaving driveway apron.

Recommendation

Contact a qualified professional.



North



North

3.4.1 Walkways

Deficiency Observed

DAMAGED

Damaged areas of the walkway were observed. These areas may be a tripping/injury hazard and should be repaired.

Recommendation

Contact a qualified professional.



North



North

3.5.1 Porch & Covered Entryway

Deficiency Observed

DETERIORATED - WOOD ROT

The structural post was observed to have a small area of moisture damage with wood rot (dry rot.) Recommend repair.

ADDITIONAL INFORMATION:

Dry Rot: Wood rot/dry rot is caused by biological fungal organisms that require a certain amount of moisture to thrive. The fungus digests the parts of the wood that give the wood strength and stiffness. Scraping or painting only, will not stop dry rot from continuing to infiltrate the wood and compromise its integrity.

Treating and preventing dry rot is a three-step process. Step 1 is to locate and stop the source of the moisture. Step 2 is to remove and replace any damaged wood that has become structurally weakened. Step 3 is to treat new and existing wood with borate wood preservative to prevent growth of the dry rot fungus and kill any fungus already in the wood.

Recommendation

Contact a handyman or DIY project



North

3.5.2 Porch & Covered Entryway

 Maintenance Item

DETERIORATION OR DAMAGE

One or more areas of damage or deterioration was observed in the veneer treatment. Recommend repair.

Recommendation

Contact a qualified professional.



North



North



North

3.6.1 Siding

 Maintenance Item

PAINT OR SEAL

The wood log veneer siding was observed to be have one or more areas of deteriorated, missing, peeling paint, or seal. This will allow moisture penetration that will further deteriorate siding. Additionally, all areas where cracking (or checking) is present should be sealed before painting. Recommend re-painting or sealing house siding.

Recommendation

Contact a qualified painting contractor.



South



East



West

3.6.2 Siding

 Maintenance Item

GROUND CONTACT

Inadequate clearance between siding and/or trim and ground was observed, with deterioration and/or damage present. Recommend a minimum ground clearance between bottom of siding and ground of 6" to 8". Siding was observed to be in contact with ground, with evidence of wood rot (dry rot). Wood that touches the ground/soil will wick moisture and start to deteriorate. This also sets up ideal conditions for dry rot to damage wood, and invites wood destroying pests. Recommend soil be pulled away from all trim for a minimum ground clearance between bottom of trim and ground of 6" to 8" and replace and treat areas of dry rot, as necessary.



East

Recommendation

Contact a handyman or DIY project

3.6.3 Siding

 Maintenance Item

MINOR CRACKS

Small stress cracks were observed in masonry siding. This type of crack can occur due to stress, age, damage, settling over time and other causes. These were not, at the time of inspection, observed to be compromising the integrity of the siding; however, due to water penetration, which will contribute to and hasten deterioration, it is recommended that these cracks be sealed.

Additionally, the mortar in some areas was observed to be deteriorating and falling away. This can happen with normal shrinkage and the quality of the mortar. Recommend these areas be repaired, as necessary.

Recommendation

Contact a qualified professional.



South (Stress Crack)



South (Stress Crack)



South (Mortar Deterioration)

3.7.1 Trim

 Maintenance Item

PAINT OR SEAL

Trim was observed to have deteriorated, peeling, missing paint, or seal. Trim that is unsealed and open to weathering will deteriorate and be vulnerable to wood rot (dry rot) conditions. Trim functions as more than an aesthetic accoutrement to the house structure. Trim is an important part of protecting the house structure from water and pest infiltration. Recommend painting or sealing all trim.

Recommendation

Contact a handyman or DIY project



Southeast



South

3.8.1 Doors

 Maintenance Item

DOOR SILL, FRAMING, OR TRIM

Paint or seal around door sill, framing, and/or trim was observed to be damaged, deteriorated or worn. Recommend repainting.

Recommendation

Contact a qualified painting contractor.



South

3.8.2 Doors

Deficiency Observed

HARDWARE DAMAGED

One or more pieces of door hardware are damaged. Recommend repair or replace.

Recommendation

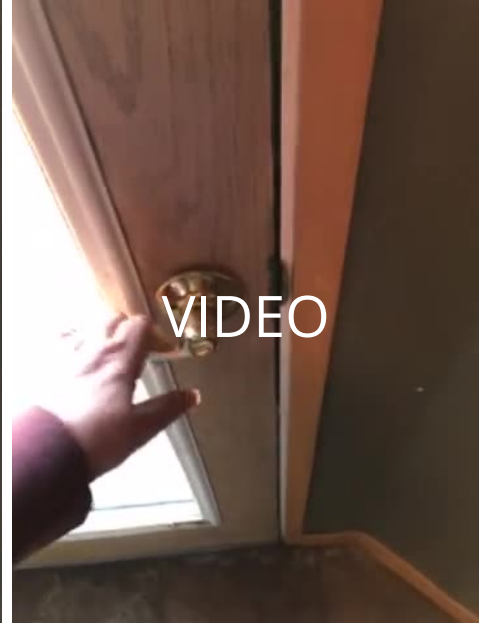
Contact a handyman or DIY project



Front Door



South



3.9.1 Windows

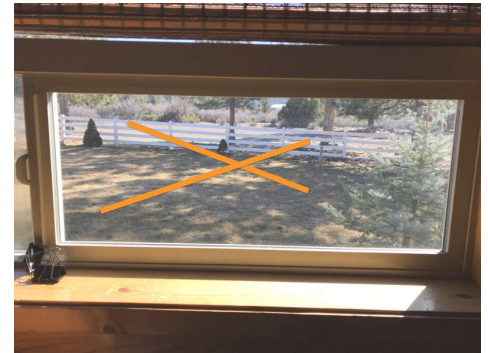
Deficiency Observed

SCREENS

One or more screens were observed to be missing or damaged. Recommend repair or replacement.

Recommendation

Contact a handyman or DIY project



Living Room South

3.11.1 Fascia

 Maintenance Item

PAINT OR SEAL

The fascia were observed to have deteriorated, peeling, or missing paint. Wood exposed to moisture and weather becomes vulnerable to deterioration and dry rot conditions. Fascia board functions as more than just an aesthetic accoutrement to the house. Fascia serves to keep water away from the rafter tails and prevents or discourages water damage. Recommend painting, as necessary.

Recommendation

Contact a qualified painting contractor.



South



West



West



East

3.12.1 Deck



Maintenance Item

GROUND CLEARANCE

Deck support members were observed to be in contact with ground. Wood that touches the ground/soil will wick moisture and start to deteriorate. This also sets up ideal conditions for dry rot to damage wood, and invites wood destroying pests. Composite Trex-type of material should also not be in contact with the ground as it will become moisture damaged and deteriorate. Recommend all soil be pulled away from all wood structures.

Recommendation

Contact a handyman or DIY project



South



South



South



South

3.12.2 Deck



Deficiency Observed

MULTIPLE OBSERVATIONS

Deck failures account for thousands of injuries each year in the US. Most of these injuries are caused by deficient construction methods and unsafe guardrails and handrails. Deck failures can happen in an instant when loads become more than the structure can bear. Multiple observations regarding potential deck safety were made.

1. **Ledger Board:** The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse.
2. **Missing Flashing:** Flashing was observed to be missing at ledger/siding.
3. **Construction Method:** It appeared that the visible deck was constructed over an existing, older deck structure. Support structures were not observed to be constructed in a professional manner and the extra load of the new deck on top of the older deck may be more than the original deck was designed for.
4. **Hot Tub Deck:** The deck the hot tub is sitting on was observed to not be constructed in a professional manner. Connections and support structures may not be adequate to handle the load safely.
5. **Ground Contact:** Many structural members were observed to be in direct contact with the ground. This will allow moisture damage, dry rot, and encourage wood destroying organisms to infiltrate wood and compromise the structure.

Recommendations:

1. Ideally, a licensed contractor experienced in safe deck construction should evaluate the entire structure.
2. At least, the deck structure should be closely monitored for structural integrity, stability and safety. Especially prior to exerting a heavy load (such as a party with numerous people.)

Recommendation

Contact a qualified general contractor.



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck

3.12.3 Deck

Deficiency Observed

TREX DETERIORATION

Trex, or Trex-type decking was observed to be deteriorated and may eventually loose its its load-bearing ability. Deteriorated boards were observed to be deflecting (soft, bending) when walked. As the Trex company warns of possible step-through injuries, it is recommend replacing deck boards for safety.

[See the INFORMATION tab in this section for more.](#)

[Follow this link for more information about possibility of filing a claim for replacement.](#)

Recommendation

Contact a qualified professional.



South



South

3.15.1 Stairways, Steps, Stoops, & Ramps

 Maintenance Item

GROUND CLEARANCE

Deck support members were observed to be in contact with ground. Wood that touches the ground/soil will wick moisture and and start to deteriorate. This also sets up ideal conditions for dry rot to damage wood, and invites wood destroying pests. Recommend all soil be pulled away from all wood structures.

Recommendation

Contact a handyman or DIY project



South



South

3.15.2 Stairways, Steps, Stoops, & Ramps

 Maintenance Item

CONCRETE CRACKS

One or more cracks were observed in cement stairs. These do not impact your foundation, nor do they represent failure of the concrete patio slab. Shrinkage and minor settling cracks can make the cement vulnerable to further deterioration when water penetrates and the freeze/thaw cycle starts to damage the concrete. Sealing cracks with the proper sealant can help prevent weathering deterioration at these cracks. Also, using a cement stain, or paint will help prevent spalling. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

[Follow this link for DIY tips on repairing concrete cracks .](#)

Recommendation

Contact a handyman or DIY project



North



North

3.16.1 Railing & Handrails

 Safety Advisory

MISSING RAILING

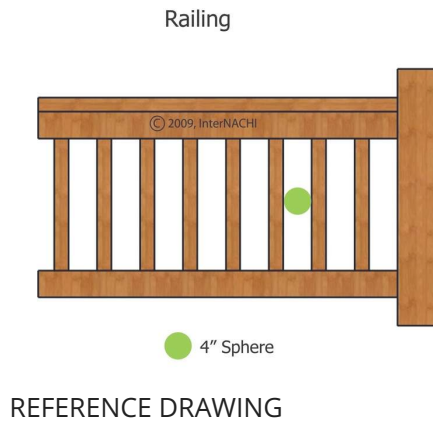
Handrail and/or guardrail was observed to be missing at time of inspection. Requirements vary among states and municipalities; however, generally where the surface of the deck is thirty inches (30") above grade (from the ground) a guardrail is required. Consider installing a guardrail.

Recommendation

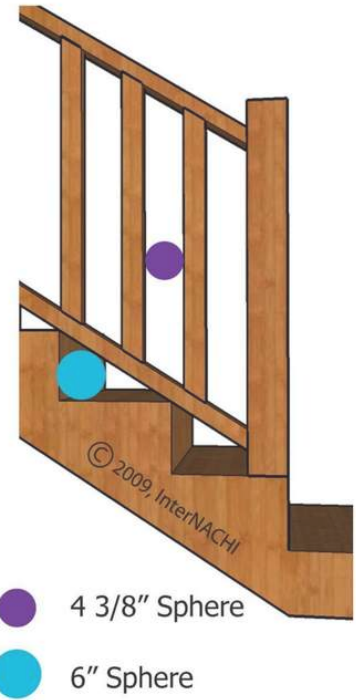
Contact a qualified carpenter.



South



Stair Railing



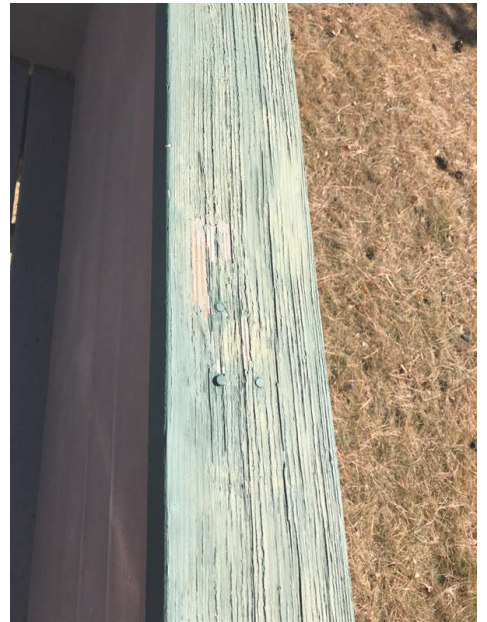
3.16.2 Railing & Handrails

**WATER SEAL**

One or more areas was observed have deteriorated, missing, peeling paint or water seal; allowing for deterioration from weathering. Recommend water sealant/weatherproofing be applied.

Recommendation

Contact a handyman or DIY project



South

4: STRUCTURAL

		IN	LI	NI	NP	MI	DO	SA
4.1	Roof Structure	X						
4.2	Ceiling Structure	X						
4.3	Wall Structure	X						
4.4	Floor Structure	X						
4.5	Foundation - Crawlspace & Exterior	X					X	
4.6	Foundation - Basement & Exterior				X			

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present MI = Maintenance Item
 DO = Deficiency Observed SA = Safety Advisory

Information

Inspection Method

Visual, Tactile

Attic Information

Attic Hatch - Interior
 Utility/Laundry Room

Crawlspace Information

Exterior Hatch

Roof Structure: Construction

2 X 4 Engineered Trusses

Roof Structure: Condition

Good

Ceiling Structure: Ceiling Structure

2 X 4 Joists

Ceiling Structure: Condition

Good

Wall Structure: Structure

2 X 6 Wood, 2 X 4 Wood

Wall Structure: Condition

Good

Floor Structure: Structural Material

Wood I-Joists, Engineered Wood Beams, Concrete Piers, Wood Posts

Floor Structure: Basement or Crawlspace Floor

Dirt, No Vapor Barrier

Floor Structure: Sub-floor

OSB/Plywood

Floor Structure: Condition

Good

Foundation - Crawlspace & Exterior: Type & Material

Concrete Perimeter Foundation, Post & Pier

Foundation - Crawlspace & Exterior: Structure

4 X 4 Posts, Concrete Piers, Engineered Beams, Wood I - Joists

Foundation - Crawlspace & Exterior: Condition

Good

Foundation - Basement & Exterior: Type & Material

N/A

Foundation - Basement & Exterior: Structure

N/A

Foundation - Basement & Exterior: Condition

N/A

Annual Inspection Recommended

Structural systems become vulnerable and fail for various reasons, including moisture damage, settling, wood destroying pests, mechanical damage, aging, etc. It is recommended that an annual inspection be conducted to determine the condition of the structural systems of the house that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

Observations

4.5.1 Foundation - Crawlspace & Exterior

 Maintenance Item

FOUNDATION CRACKS - COMMON

One or more cracks were observed in the perimeter foundation that are consistent with normal concrete shrinkage, age, or some settling; however, this does not necessarily mean the foundation is failing, or compromised. Shrinkage and some other types of cracks in concrete are typical, and are usually characterized as being less than three millimeters in width and are not offset. These types of cracks may also appear when the soil supporting the foundation becomes too wet. Recommend sealing with appropriate sealant to prevent moisture penetration and prolong service life, and continued monitoring.

[Follow this link to an informational article on foundation cracks.](#)

Also, see information in the Attachments regarding cement cracks and what causes deterioration.

Recommendation

Contact a handyman or DIY project



South

4.5.2 Foundation - Crawlspace & Exterior

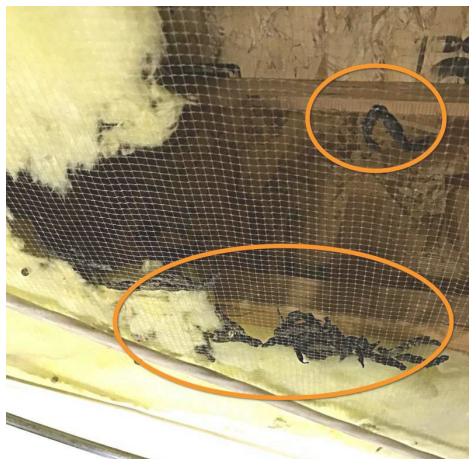
 Deficiency Observed

EVIDENCE OF VERMIN

Evidence of moderate to heavy infestation of rodents and/or other vermin was observed in the crawlspace as evidenced by large amounts of fecal matter and damage to the insulation. This was observed throughout the entire crawlspace. Rodents and their droppings can carry disease that can become airborne and pose a health risk. Recommend extermination and remediation.

Recommendation

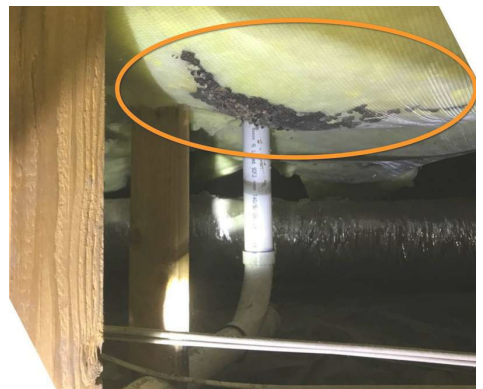
Contact a qualified professional.



Crawlspace



Crawlspace



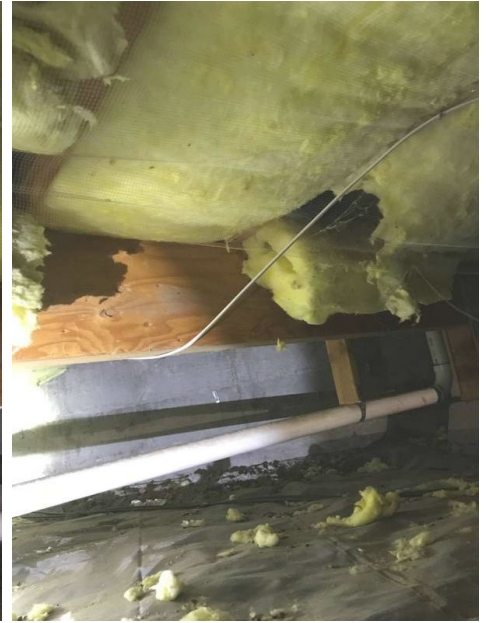
Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace

5: ELECTRICAL

		IN	LI	NI	NP	MI	DO	SA
5.1	Service Mast, Head, Drip Loop, & Conduit				X			
5.2	Meter & Base			X				
5.3	Service Entrance Conductors			X				
5.4	Main Panel			X				
5.5	Main Service Disconnect			X				
5.6	Sub-panel - Hot Tub	X						
5.7	Branch Wiring, Circuits, Breakers & Fuses	X						
5.8	Lighting Fixtures (Including Ceiling Fans)	X				X		
5.9	Switches & Receptacles	X					X	X
5.10	AFCI (Arc Fault Circuit Interrupt)	X						
5.11	GFCI (Ground Fault Circuit Interrupt)	X						
5.12	Smoke Detectors	X						X
5.13	Carbon Monoxide Detectors	X						X

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present MI = Maintenance Item
 DO = Deficiency Observed SA = Safety Advisory

Information

Inspection Method
 Visual, Test Equipment

Service Drop
 Underground

Service Mast, Head, Drip Loop, & Conduit: Condition
 N/A

Meter & Base: Meter Type
 Unknown

Service Entrance Conductors: Electrical Service Conductors
 Unknown

Main Panel: Main Panel Location
 Garage

Main Panel: Panel Manufacturer
 Unknown

Main Panel: Overcurrent Protection Device Type
 Unknown

Main Panel: Panel Capacity
 Unknown

Main Service Disconnect: Location
 Unknown

Main Service Disconnect: Panel Type
 Unknown

Sub-panel - Hot Tub: Sub-Panel Location
 Exterior, West

Sub-panel - Hot Tub: Sub-Panel Manufacturer
 Unknown

Sub-panel - Hot Tub: Sub-Panel Capacity
 Unknown

Sub-panel - Hot Tub: Sub-Panel Type
 Circuit Breaker

Branch Wiring, Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
 Unknown

Branch Wiring, Circuits, Breakers & Fuses: Wiring Method
 Type NM (Romex)

Lighting Fixtures (Including Ceiling Fans): Condition
 Good

Service Provider
 Pacific Power

Pacific Power: 1-888-221-7070; <https://www.pacificpower.net/res/moving-center.html>

Smoke Detectors: Meet Current Standard

No

Currently, in California, smoke alarms are required to be installed on each floor, in each sleeping room and in the immediate vicinity outside of the bedrooms (i.e. a hallway). Proper smoke alarm placement also depends on local ordinance. [Calif. Building Code R314.3] **However, currently, in California, operable hardwired and battery-operated smoke alarms that were approved and listed when they were installed don't need to be replaced immediately. [Health & S C 13113.7(a)(4); 13113.7(d)(3)]**

Smoke detectors, as observed, may or may not meet current California requirements and/or standards. The smoke detectors, as observed, did appear to meet California requirements and/or standards that were in place at the time of construction.

It is easy to bring a house up to current California requirement for smoke detectors, as battery powered (as approved by California State Fire Marshall) units are allowed for older construction, and do not have to be hard-wired.

ADDITIONAL INFORMATION:

A part of all residential properties Smoke alarms approved by the State Fire Marshal are required to be placed in all residential properties in California. The State Fire Marshal lists all approved smoke alarms. [Calif. Health & Safety Code 13113.7] Beginning July 1, 2014, the State Fire Marshal required all battery-operated smoke alarms to contain a non-replaceable battery that lasts at least ten years. [Health & S C 13114(b)]

Beginning January 1, 2015, the State Fire Marshal required all smoke alarms (battery-powered, or powered by electricity) to:

- display the date of manufacture;
- provide a place where the date of installation can be written; and
- incorporate a hush feature.

Operable hardwired and battery-operated smoke alarms that were approved and listed when they were installed don't need to be replaced immediately. [Health & S C 13113.7(a)(4); 13113.7(d)(3)]

Note Local ordinance may require replacement sooner. [Health & S C 13113.7(a)(4)]

When an existing smoke alarm no longer works, the replacement smoke alarm is to meet all new requirements.

Smoke alarms are not required if a State Fire Marshal-approved fire alarm system with smoke detectors is installed on the property. An existing fire sprinkler system no longer exempts a residential property owner from smoke alarm installation requirements. [Health & S C 13113.7(a)(5)]

Violations of smoke alarm rules incur a maximum fine of \$200 for each offense. [Health & S C 13113.7(e)]

Enforcement on a transfer of a single family residence Enforcement of smoke alarm rules is also triggered on the transfer of a single family residence (SFR). Sellers certify the property is in compliance with smoke alarm rules on the Transfer Disclosure Statement (TDS). The certification TDS is handed to the buyer as soon as practicable (ASAP) before the seller enters into a purchase agreement or counteroffer. [Health & S C 13113.8(b)-(c)]

Smoke alarm rules for rentals: Owners of multi-unit residential property or a single family residence (SFR) rental property are required to install, maintain and test smoke alarms on their property. [Health & S C 13113.7(d)(2)] Owners (or property managers, as owners agents) are required to ensure smoke alarms are operable when a new tenancy is created. [Health & S C 13113.7(d)(2)(B)] However, tenants are responsible for notifying the owner or property manager if the smoke alarm becomes inoperable. The owner is not in violation of smoke alarm requirements if they are unaware of a malfunction in the smoke alarm after the tenant is given possession. [Health & S C 13113.7(d)(2)(B)] Additionally, owners of any residential rental property are to install additional smoke alarms to ensure devices are located in accordance with **current local building standards**. [Health & S C 13113.7(d)(3)]

In California, smoke alarms are to be installed on each floor, in each sleeping room and in the immediate vicinity outside of the bedrooms (i.e. a hallway). Proper smoke alarm placement also depends on local ordinance. [Calif. Building Code R314.3] Smoke detector laws don't mandate the frequency of owner inspections. However, landlords have a duty to inspect the premises upon entry for any purpose. Inspections need not be exhaustive, but landlords are liable for any dangerous condition that is observable by a reasonable person. [Mora v. Baker Commodities, Inc. (1989) 210 CA3d 771]

Thus, if a smoke alarm defect can be reasonably ascertained visually during a landlords visit to the unit, the landlord needs to repair or replace the device.

Smoke Detectors: Smoke Detectors

All smoke detectors should be checked for adequate number and placement, and should be tested for proper operation upon moving into the house.

[See Additional Documents for more information about smoke detectors/alarms](#)

Carbon Monoxide Detectors: Meet Current Standard

No

Carbon monoxide detectors, as observed, may or may not meet current California requirements and/or standards.

CALIFORNIA CARBON MONOXIDE DETECTOR REQUIREMENTS

The California's Carbon Monoxide Poisoning Prevention Act of 2010 dictates that, starting from July 1, 2011, all residential property, 1 to 4 units must be equipped with approved carbon monoxide detector equipment.

The equipment must be approved by the California State Fire Marshal. New construction or remodels shall be hard-wired with battery back-up, interconnecting all detectors so that when one alarm sounds, they all do. Finally, Carbon Monoxide alarms are not intended and neither suitable for fire and smoke detection.

California's Carbon Monoxide Poisoning Prevention Act of 2010

A carbon monoxide detector is a plug-in device, either battery supplied or wired to alternate current that emits a highly distinctive sound when carbon monoxide is detected. A carbon monoxide detector is not the same as a smoke detector; however, if a combination detector is being installed, it should be capable of identifying both fumes with different sounds.

Every builder must install these approved devices, Cal. Health & Safety Cod17926(a), in each dwelling unit as following this applicable time period:

For all existing single-family dwelling units on or before July 1, 2011

For all other existing dwelling units, duplex/apartment/condominium complex, on or before Jan. 1, 2013. The Carbon Monoxide Poisoning Prevention Act of 2010 mandates that detectors must be installed if the residential unit has any of the following:

- Gas appliances such as gas stove, fireplace, gas water heater, etc.
- Fireplace
- An attached garage

From January 1, 2013, all multi-family units will be required to install Carbon Monoxide detectors, even if the property is listed as a rental property.

Information specific to the Act is found in the California Health and Safety Code Sections 13260 through 13263. See the California Health & Safety Code Sections 13261 & 17926.

Carbon Monoxide Detector California Code Requirements

California building code standards require that all new constructions, per section R315, mandate that the detector must be:

Installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) in dwelling units and on every level including basements within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Under section 420 of the CBC also requires that the monoxide detector must be:

Installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) in dwelling units and on every level including basements within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Carbon Monoxide Detector Installation

Carbon monoxide detectors required by the law on the State of California should be installed properly. As a general practice carbon monoxide detectors shall be installed:

- On a wall about five feet above from floor level.
- It is recommended installing the detector at least 6 inches from all exterior walls and at least 3 feet from HVAC vents.
- Carbon monoxide detectors can be installed on ceiling; however, wall installation is recommended.
- Each floor needs its own set of monoxide detectors when required by building codes.
- It is recommended installing carbon monoxide detectors near the sleeping area.
- Follow manufacturer's recommendations or follow guidelines by Standard 720 of the National Fire Protection Association.

Carbon Monoxide Approved Manufacturers

The following is a list of carbon monoxide detectors manufacturers approved by the State Fire Marshall Office. Please check the current and updated approved manufacturers for the most recent list.

BRK BRANDS, INC.

GENTEX CORPORATION
Linear LLC
Universal Security Instruments
KIDDE SAFETY
PATRICK PLASTICS INC
QUANTUM GROUP INC

Carbon Monoxide Risk

Carbon monoxide can be deadly and extremely harmful. It is produced by burning fuels, coal, wood, oil, gas and several other petroleum-based products. It is also produced by common industrial equipment, cars, and electrical generators. Lower levels of carbon monoxide poisoning could produce:

- Headaches
- Dizziness
- Disorientation
- Nausea
- Fatigue

Please see [California Carbon Monoxide Requirement FAQ](#) attached to the report.

Carbon Monoxide Detectors: Carbon Monoxide Detectors

Carbon monoxide detectors are required when any liquid (gas, diesel, kerosene, etc.) or solid fuel (wood, wood pellets, etc.) appliances, fireplaces, or stoves are used for the house. Existing carbon monoxide detectors, if any, should be tested for proper operation upon moving into the house.

[See Additional Documents for more information about carbon monoxide detectors/alarms](#)

Limitations

General

MAIN PANEL & METER INACCESSIBLE

The main electrical panel and meter were inaccessible at the time of inspection. The main panel and meter were located inside a garage that had an inoperable door that could not be opened. The meter base and main electrical panel were not inspected.

Meter & Base

MAIN PANEL & METER INACCESSIBLE

The main electrical panel and meter were inaccessible at the time of inspection. The main panel and meter were located inside a garage that had an inoperable door that could not be opened. The meter base and main electrical panel were not inspected.

Main Panel

MAIN PANEL & METER INACCESSIBLE

The main electrical panel and meter were inaccessible at the time of inspection. The main panel and meter were located inside a garage that had an inoperable door that could not be opened. The meter base and main electrical panel were not inspected.

Main Service Disconnect

MAIN PANEL & METER INACCESSIBLE

The main electrical panel and meter were inaccessible at the time of inspection. The main panel and meter were located inside a garage that had an inoperable door that could not be opened. The meter base and main electrical panel were not inspected.

Observations

5.8.1 Lighting Fixtures (Including Ceiling Fans)

 Maintenance Item

COVER MISSING

One or more lighting fixtures were observed to be missing a protective cover (aka: shade.) This allows for short and shock risk. Recommend installation of cover.

Recommendation

Contact a handyman or DIY project



Office/Den

5.9.1 Switches & Receptacles

 Safety Advisory

INTERIOR COVER PLATE

One or more receptacles were observed have missing or damaged cover plate. This allows for short and shock risk. Recommend installation of plates.

Recommendation

Contact a handyman or DIY project



Master Bedroom



Entryway Ceiling

5.9.2 Switches & Receptacles

 Deficiency Observed

NO POWER

The receptacles and switches servicing one/or more rooms in the house were observed to be without power, or current, when tested. If circuit breaker(s) in electrical panel(s) are tripped or in the off position, it is recommended that an electrician evaluate before to ensure there are no faults in the circuit. Recommend evaluation and repair, as necessary.

Recommendation

Contact a qualified electrical contractor.



Utility/Laundry Room

5.12.1 Smoke Detectors



NON-FUNCTIONING AND/OR MISSING

One or more smoke detectors were observed to be installed, but not functioning properly; or, smoke detector units were observed to be missing. Recommend replacement or installation.

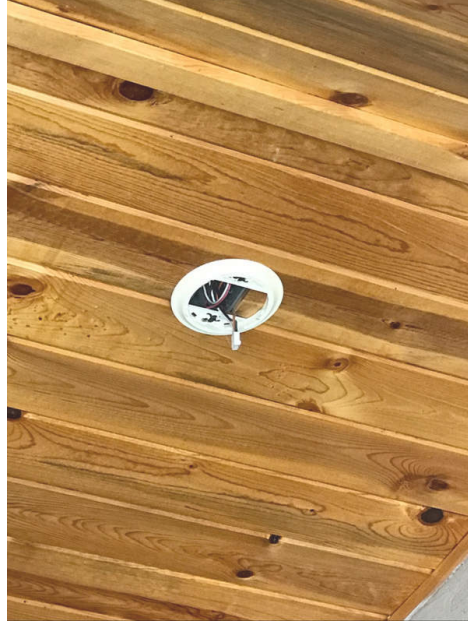
See the attached "About Smoke & Carbon Monoxide Detectors" for more information. Also, see the attached "The Safe Home" Book.

Recommendation

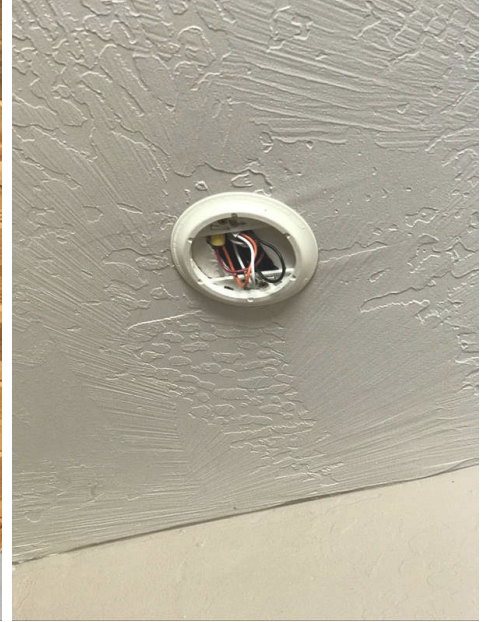
Contact a handyman or DIY project



Office/Den



Master Bedroom



Bedroom



Hallway

5.13.1 Carbon Monoxide Detectors

**MISSING**

Carbon monoxide detector(s) were observed to be missing, an inadequate number placed, or placed in an incorrect location. Recommend evaluation and installation where necessary. See the attached "About Smoke & Carbon Monoxide Detectors" for more information. **See the attached "About Smoke & Carbon Monoxide Detectors" for more information. Also, see the attached "The Safe Home" Book.**

Recommendation

Contact a handyman or DIY project

6: PLUMBING

		IN	LI	NI	NP	MI	DO	SA
6.1	Main Water Shut-off Device	X						
6.2	Water Supply & Distribution System	X						
6.3	Plumbing Fixtures (Faucets, Sinks, Toilets, etc.)	X					X	
6.4	Hot Water System - Controls, Flue & Venting	X						
6.5	Drain, Waste, & Vent Systems	X						
6.6	Sewer Ejector Pump System				X			
6.7	Basement or Crawlspace Sump Pump System				X			
6.8	Exterior Hose Bibs (Faucets)	X						
6.9	Fire Suppression System	X			X			

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present MI = Maintenance Item
 DO = Deficiency Observed SA = Safety Advisory

Information

Water Source

Well

Sewer

Septic System

Service Provider

N/A

Main Water Shut-off Device:

Location

At Well

Water Supply & Distribution System: Distribution Material

Copper

Water Supply & Distribution System: Water Supply Material

PVC

Plumbing Fixtures (Faucets, Sinks, Toilets, etc.): Condition

Good

Hot Water System - Controls, Flue & Venting: Location

Garage

Hot Water System - Controls, Flue & Venting: Manufacturer

Reliance

Hot Water System - Controls, Flue & Venting: Power Source/Type

Electric

Hot Water System - Controls, Flue & Venting: Capacity

55 gallons

Hot Water System - Controls, Flue & Venting: Model No.

6 50 DORT 210

Owner's manual attached, if available.

Hot Water System - Controls, Flue & Venting: Serial No.

1402J000229

Hot Water System - Controls, Flue & Venting: Manufacture Date

January 2014

Hot Water System - Controls, Flue & Venting: Unit Age

5 years

Drain, Waste, & Vent Systems: Material

PVC

Drain, Waste, & Vent Systems: Washer Drain Size

2"

Sewer Ejector Pump System: Location

None

Sewer Ejector Pump System: Sewer Pump System

Not Applicable

Basement or Crawlspace Sump Pump System: Location

None

Basement or Crawlspace Sump Pump System: Sump Pump System

Not Applicable

Fire Suppression System:

Information

Not Present

Filters, Softener, or Conditioner System

Unknown

Water filter, softener, or conditioner systems are not part of the home inspection and these systems were not inspected. Recommend having the system serviced by technician upon moving in to the house.

Annual Inspection Recommended

Plumbing systems develop problems at various points for various reasons. Plumbing leaks in walls, under sinks, in the crawlspace, and other locations can cause significant damage over time. It is recommended that an annual inspection be conducted to determine the condition of the plumbing system that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

Hot Water System - Controls, Flue & Venting: Annual Maintenance Recommended

It is recommended to flush and service your water heater tank unit 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.

Observations

6.3.1 Plumbing Fixtures (Faucets, Sinks, Toilets, etc.)

Deficiency Observed

FIXTURE IN DISREPAIR

One or more fixtures were observed to be in disrepair or not functioning correctly. Recommend repair or replacement, as necessary.

Recommendation

Contact a handyman or DIY project



Master Bathroom

Kitchen



Bathroom

7: FUEL STORAGE & DISTRIBUTION

		IN	LI	NI	NP	MI	DO	SA
7.1	Fuel Storage	X						
7.2	Main Shut Off	X						

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present MI = Maintenance Item
 DO = Deficiency Observed SA = Safety Advisory

Information

Inspection Method

Visual, Tactile

Fuel Type

Propane

Fuel Storage: Storage Location

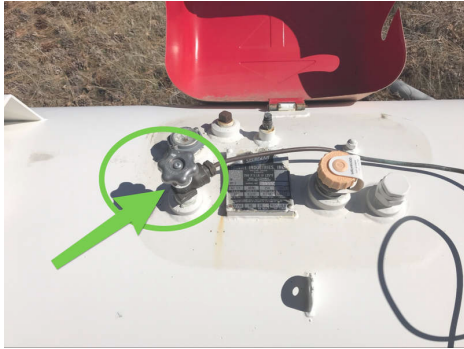
East

Fuel Storage: Storage Type

Above Ground

Main Shut Off: Location

At Tank



East



East

8: HEATING

		IN	LI	NI	NP	MI	DO	SA
8.1	Equipment			X				
8.2	Normal Operating Controls	X						
8.3	Distribution System	X						
8.4	Vents, Flues & Chimneys		X					
8.5	Presence of Installed Heat Source in Each Room	X						

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Information

Inspection Method

Visual, Tactile

Equipment: Information

Forced Air, Split System

Equipment: Manufacturer

Unknown

Equipment: Energy Source

Unknown

Equipment: Location

Unknown

Equipment: Filters

Disposable

Equipment: Model No.

Unknown

Equipment: Serial No.

Unknown

Equipment: Manufacture Date

Unknown

Owners manual attached to report, if available.

Equipment: Age

Unknown

Normal Operating Controls:

Location of Thermostat

In Hallway

Distribution System:

Configuration

Split, Heat Pump

Distribution System: Ductwork

Insulated

Presence of Installed Heat

Source in Each Room:

Information

Present

Equipment: Servicing/Cleaning

Recommend a qualified HVAC technician clean and perform routine service of the system upon moving into the house, and annually thereafter.

Limitations

Equipment

INACCESSIBLE

This unit or area was obstructed or inaccessible and was not inspected.

9: COOLING

		IN	LI	NI	NP	MI	DO	SA
9.1	Cooling Equipment	X						
9.2	Normal Operating Controls	X						
9.3	Distribution System	X						
9.4	Presence of Installed Cooling Source in Each Room	X						

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Information

Inspection Method

Visual, Tactile

Cooling Equipment: Air Conditioning Information

Split System, Heat Pump

Cooling Equipment: Manufacturer

York

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Exterior West

Cooling Equipment: Filters

Disposable

Cooling Equipment: Model No.

E4FH030S06A

Cooling Equipment: Serial No.

WAMM016933

Cooling Equipment: Manufacture Date

January 2003

Owners manual attached to report, if available.

Cooling Equipment: Age

16 years

Normal Operating Controls: Location of Thermostat

In Hallway

Distribution System: Configuration

Heat Pump, Split System

Distribution System: Distribution

Insulated Ducts

Presence of Installed Cooling Source in Each Room: Information

Present

Cooling Equipment: Unit Age & Warranty

Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

Cooling Equipment: Servicing/Cleaning

Recommend a qualified HVAC technician clean and perform routine service of the system upon moving into the house.

Limitations

Cooling Equipment

LOW AMBIENT TEMPERATURE

The air conditioning unit or system was not operated due to low ambient outdoor temperature. This may cause damage to the unit. Recommend having the unit or system serviced by a HVAC technician prior to warm season operation.

10: FIREPLACE - LIVING ROOM

		IN	LI	NI	NP	MI	DO	SA
10.1	Clean-out Doors & Frames	X						
10.2	Damper Operation	X						
10.3	Exterior - Hearth, Cladding, & Clearances	X						
10.4	Interior/Fire Box	X						
10.5	Mantels/Lintels Above Fireplace Opening	X						

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present MI = Maintenance Item
 DO = Deficiency Observed SA = Safety Advisory

Information

Information

Gas Log Fireplace

Clean-out Doors & Frames: Condition

Good

Damper Operation: Condition

N/A

Exterior - Hearth, Cladding, & Clearances: Condition

Good

Interior/Fire Box: Condition

Good

Mantels/Lintels Above Fireplace Opening: Condition

Good

Service Before Use

Recommend service by qualified technician/chimney sweep for cleaning, maintenance and any necessary repairs (to include chimney, flue and/or flue pipe) prior to use, and once each year before cold season.

Annual Inspection Recommended

Fireplace systems develop problems at various points for various reasons. Damage to fireboxes, flue and other systems can cause various hazards for the house and its residents. It is recommended that an annual inspection be conducted to determine the condition of the fireplace system that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

Limitations

General

NOT OPERATED

The gas log fireplace(s) was not operated as advised by seller. The inspector does not provide or imply any warranty or guarantee of any system, component, or unit performance beyond this date, nor does it predict safety, future damage, operability, or failure of any system, component or unit.

11: FIREPLACE - MASTER BEDROOM

		IN	LI	NI	NP	MI	DO	SA
11.1	Clean-out Doors & Frames	X						
11.2	Damper Operation	X						
11.3	Exterior - Hearth, Cladding, & Clearances	X						
11.4	Interior/Fire Box	X						
11.5	Mantels/Lintels Above Fireplace Opening	X						

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present MI = Maintenance Item
 DO = Deficiency Observed SA = Safety Advisory

Information

Information

Gas Log Fireplace

Clean-out Doors & Frames: Condition

Good

Damper Operation: Condition

N/A

Exterior - Hearth, Cladding, & Clearances: Condition

Good

Interior/Fire Box: Condition

Good

Mantels/Lintels Above Fireplace Opening: Condition

Good

Service Before Use

Recommend service by qualified technician/chimney sweep for cleaning, maintenance and any necessary repairs (to include chimney, flue and/or flue pipe) prior to use, and once each year before cold season.

Annual Inspection Recommended

Fireplace systems develop problems at various points for various reasons. Damage to fireboxes, flue and other systems can cause various hazards for the house and its residents. It is recommended that an annual inspection be conducted to determine the condition of the fireplace system that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

Limitations

General

NOT OPERATED

The gas log fireplace(s) was not operated as advised by seller. The inspector does not provide or imply any warranty or guarantee of any system, component, or unit performance beyond this date, nor does it predict safety, future damage, operability, or failure of any system, component or unit.

12: WOOD STOVE

		IN	LI	NI	NP	MI	DO	SA
12.1	Clean-out Doors & Frames				X			
12.2	Damper Operation				X			
12.3	Interior/Fire Box				X			
12.4	Hearth & Wall Clearances				X			

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present MI = Maintenance Item
 DO = Deficiency Observed SA = Safety Advisory

Information

Information
None

Clean-out Doors & Frames: Condition
N/A

Damper Operation: Condition
N/A

Interior/Fire Box: Condition
N/A

Hearth & Wall Clearances: Condition
N/A

13: INTERIOR

		IN	LI	NI	NP	MI	DO	SA
13.1	Doors	X						
13.2	Windows	X						
13.3	Floors	X						
13.4	Walls	X						
13.5	Ceilings	X						
13.6	Skylights				X			
13.7	Stairways & Steps				X			
13.8	Railings & Handrails				X			
13.9	Kitchen Cabinets & Countertops	X						
13.10	Bathroom Cabinets & Countertops	X						
13.11	Shower/Tub & Enclosure	X						
13.12	Central Vacuum System				X			
13.13	Laundry Room	X						

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Information

Inspection Method
 Visual, Tactile, Operated

Doors: Type/Material
 Wood

Doors: Condition
 Good

Windows: Manufacturer
 Milgard

Windows: Window Type
 Single-hung, Sliders

Windows: Condition
 Good

Floors: Floor Covering
 Carpet, Tile, Hardwood

Floors: Condition
 Good

Walls: Wall Material
 Drywall

Walls: Condition
 Good

Ceilings: Ceiling Material
 Drywall, Wood

Ceilings: Condition
 Good

Skylights: Condition
 N/A

Stairways & Steps: Condition
 N/A

Railings & Handrails: Condition
 N/A

Kitchen Cabinets & Countertops: Cabinetry
 Wood

Kitchen Cabinets & Countertops: Countertops
 Tile

Kitchen Cabinets & Countertops: Condition
 Good

Bathroom Cabinets & Countertops: Cabinetry
 Wood

Bathroom Cabinets & Countertops: Countertops
 Tile

Bathroom Cabinets & Countertops: Condition
 Good

Shower/Tub & Enclosure: Condition
 Good

Central Vacuum System: Information
 Not Present

Laundry Room: Cabinets
 Wood

Laundry Room: Countertops
 N/A

Laundry Room: Condition
 Good

Laundry Room: Dryer Power Source
 220 Electric

Limitations

Shower/Tub & Enclosure

SHOWER PAN(S) NOT LEAK TESTED

The shower pan(s), if any, was NOT tested for leaking at the time of inspection. This inspection provides visual-only observations at the time of inspection, and does not provide or imply any warranty or guarantee of any system, component, or unit performance beyond this date, nor does it predict safety, future damage, operability, or failure of any system, component or unit.

14: APPLIANCES

		IN	LI	NI	NP	MI	DO	SA
14.1	Refrigerator	X				X		
14.2	Range/Oven Combo				X			
14.3	Cooktop (No Oven)	X					X	
14.4	Oven (No Cooktop)	X						
14.5	Exhaust Hood	X						
14.6	Built-in Microwave				X			
14.7	Dishwasher	X						
14.8	Garbage Disposal	X					X	
14.9	Garbage Compactor				X			

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Information

Inspection Method

Visual, Tactile, Operating Controls

Refrigerator: Manufacturer

Frigidaire

Refrigerator: Cubby Dimensions

37"W X 70"H

Refrigerator: Model No.

FRS26KR4AB0

Refrigerator: Serial No.

LA11904062

Refrigerator: Manufacture Date

May 2001

Refrigerator: Unit Age

18 years

Range/Oven Combo: Manufacturer

None

Range/Oven Combo: Energy Source

N/A

Range/Oven Combo: Model No.

N/A or Unknown

Range/Oven Combo: Serial No.

N/A or Unknown

Range/Oven Combo: Manufacture Date

N/A or Unknown

Range/Oven Combo: Unit Age

N/A or Unknown

Cooktop (No Oven): Manufacturer

Jenn-Air

Cooktop (No Oven): Energy Source

Electric

Cooktop (No Oven): Model No.

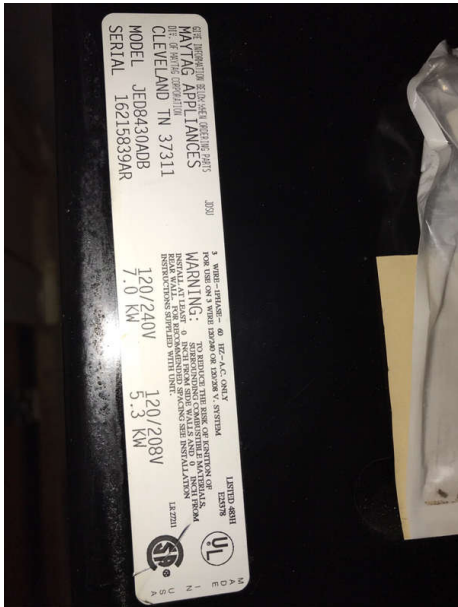
N/A or Unknown

Cooktop (No Oven): Serial No.

N/A or Unknown

Cooktop (No Oven): Manufacture Date

N/A or Unknown



Cooktop (No Oven): Unit Age
N/A or Unknown

Oven (No Cooktop): Manufacturer
Kenmore

Oven (No Cooktop): Energy Source
Electric

Oven (No Cooktop): Model No.
N/A or Unknown

Oven (No Cooktop): Serial No.
N/A or Unknown

Oven (No Cooktop): Manufacture Date
N/A or Unknown



Oven (No Cooktop): Unit Age
N/A or Unknown

Exhaust Hood: Manufacturer
Jenn Air

Exhaust Hood: Type
Down-Draft

Exhaust Hood: Model No.
N/A or Unknown

Exhaust Hood: Serial No.
N/A or Unknown

Exhaust Hood: Manufacture Date
N/A or Unknown

Exhaust Hood: Unit Age
N/A or Unknown

Built-in Microwave: Manufacturer
None

Built-in Microwave: Model No.
N/A or Unknown

Built-in Microwave: Serial No.
N/A or Unknown

Built-in Microwave: Manufacture Date
N/A or Unknown

Built-in Microwave: Unit Age
N/A or Unknown

Dishwasher: Manufacturer

Kenmore

Dishwasher: Model No.

665 13093N412

Dishwasher: Serial No.

F71018011

Dishwasher: Manufacture Date

March 2017

Dishwasher: Unit Age

2 years

Garbage Disposal: Manufacturer

Waste King

Garbage Disposal: Model No.

N/A or Unknown

Garbage Disposal: Serial No.

N/A or Unknown

Garbage Disposal: Manufacture Date

N/A or Unknown

Garbage Disposal: Unit Age

N/A or Unknown

Garbage Compactor: Manufacturer

None

Garbage Compactor: Model No.

N/A or Unknown

Garbage Compactor: Serial No.

N/A or Unknown

Garbage Compactor: Manufacture Date

N/A or Unknown

Garbage Compactor: Unit Age

N/A or Unknown

Refrigerator: Unit Age & Warranty

Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

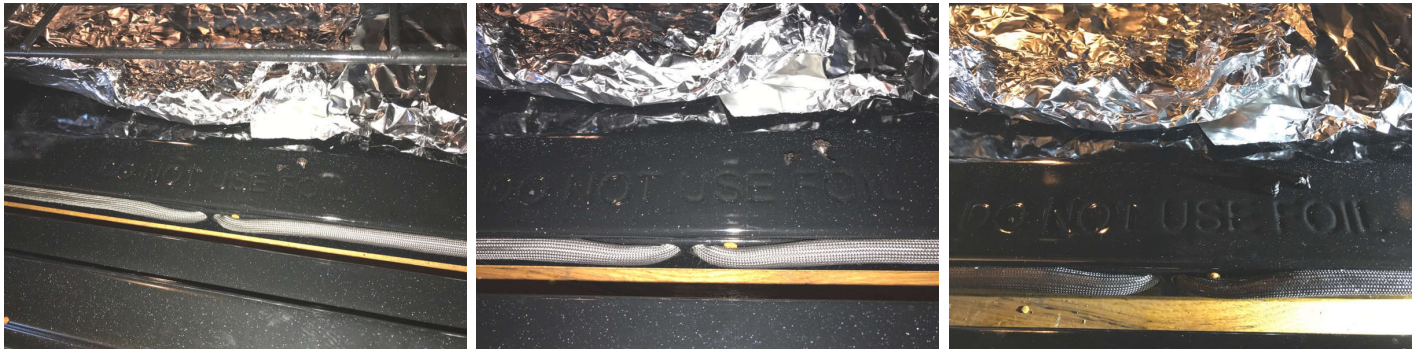
Refrigerator: Average Life Expectancy

Unit was observed to be past the average expected service life for appliance category. Due to the age of the unit, it is unknown how much longer it will perform, and parts may no longer be available for repair.

Cooktop (No Oven): Unit Age & Warranty

Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

Oven (No Cooktop): Do Not Use Foil



Garbage Disposal: Unit Age & Warranty

Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

Observations

14.1.1 Refrigerator

 Maintenance Item

MINOR DAMAGE

The door handle was observed to be damaged. Recommend repair.

Recommendation

Contact a handyman or DIY project



Kitchen

14.3.1 Cooktop (No Oven)

 Deficiency Observed

CRACKED GLASSTOP

Glass cooktop was observed to be damaged. Recommend repair.

Recommendation

Contact a qualified appliance repair professional.



Kitchen

14.8.1 Garbage Disposal

 Deficiency Observed**INOPERABLE**

Garbage disposal was inoperable at the time of inspection.
Recommend repair or replacement.

Recommendation

Contact a qualified appliance repair professional.



Kitchen

15: INSULATION (AS OBSERVED FROM ATTIC & CRAWLSPACE)

		IN	LI	NI	NP	MI	DO	SA
15.1	Ceiling Insulation	X						
15.2	Floor Insulation	X						
15.3	Vapor Retarders (Crawlspace or Basement)	X						

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present MI = Maintenance Item
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Information

Inspection Method

Visual, Tactile

Ceiling Insulation: Insulation Type

Blown

Ceiling Insulation: Thickness or R-Value

8" Blown

Ceiling Insulation: Condition

Good

Floor Insulation: Information

Batt

Floor Insulation: Thickness or R-Value

12" Batt

Floor Insulation: Condition

Good

Vapor Retarders (Crawlspace or Basement): Vapor Barrier

None

Vapor Retarders (Crawlspace or Basement): Material

None

Vapor Retarders (Crawlspace or Basement): Condition

N/A

16: VENTILATION (AS OBSERVED FROM ATTIC & CRAWLSPACE)

		IN	LI	NI	NP	MI	DO	SA
16.1	Ventilation in Attic	X						
16.2	Ventilation in Foundation or Basement	X						
16.3	Exhaust Systems	X					X	

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Information

Inspection Method

Visual, Tactile

Dryer Vent

Not Visible

Ventilation in Attic: Attic

Ventilation

Eave Vents, Ridge Vents

Ventilation in Foundation or Basement: Foundation Ventilation

None

Exhaust Systems: Exhaust Fans

Fan/Heat/Light

Observations

16.3.1 Exhaust Systems

 Deficiency Observed

ATTIC TERMINATION

One or more bathroom and/or laundry room exhaust fans appeared to be venting into the attic, which can cause moisture and mold. All exhaust vent ducts should terminate to the outside of the house with correct penetration and termination ductwork. Recommend repair and/or modifications to ensure correct venting to exterior.

Recommendation

Contact a qualified professional.

*No Photo Available
For This Observation*

17: GARAGE - ATTACHED

		IN	LI	NI	NP	MI	DO	SA
17.1	Garage Door	X					X	
17.2	Ceiling	X						
17.3	Walls	X						
17.4	Floor	X						
17.5	Windows	X						
17.6	Firewall Separation	X						
17.7	Occupant Door	X						

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present MI = Maintenance Item
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Information

Inspection Method

Visual, Tactile

Garage Door: Type & Material

Roll-up, Automatic, Metal

Garage Door: Automatic Door Opener

Overhead Door

Garage Door: Insulated

Yes

Garage Door: Condition

Good

Ceiling: Ceiling Material

Drywall

Ceiling: Insulated

Yes

Ceiling: Condition

Good

Walls: Wall Material

Drywall

Walls: Condition

Good

Floor: Floor Material or Covering

Cement

Floor: Condition

Good

Windows: Manufacturer

Milgard

Windows: Window Type

Sliders

Windows: Condition

Good

Firewall Separation: Present

Yes

Firewall Separation: Condition

Good

Occupant Door : Self Closing

Yes

Occupant Door : Fire Door

Yes

Occupant Door : Condition

Good

Observations

17.1.1 Garage Door

 Deficiency Observed**AUTO REVERSE**

The auto reverse was missing or the sensor was not responding at time of inspection. This is a safety concern for children and pets. Recommend checking alignment of sensors and repair/replace, if necessary.



Garage

18: GARAGE - ATTACHED - 2

		IN	LI	NI	NP	MI	DO	SA
18.1	Garage Door	X	X				X	
18.2	Ceiling			X				
18.3	Walls			X				
18.4	Floor			X				
18.5	Windows			X				
18.6	Firewall Separation			X				
18.7	Occupant Door				X			

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present MI = Maintenance Item
 DO = Deficiency Observed SA = Safety Advisory

Information

Inspection Method

Visual, Tactile

Garage Door: Type & Material

Roll-up, Metal, Automatic

Garage Door: Automatic Door Opener

Unknown

Garage Door: Insulated

Unknown

Garage Door: Condition

Damaged

Ceiling: Ceiling Material

Unknown

Ceiling: Insulated

Unknown

Ceiling: Condition

Unknown

Walls: Wall Material

Unknown

Walls: Condition

Unknown

Floor: Floor Material or Covering

Unknown

Floor: Condition

Unknown

Windows: Manufacturer

Unknown

Windows: Window Type

Unknown

Windows: Condition

Unknown

Firewall Separation: Present

Unknown

Firewall Separation: Condition

Unknown

Occupant Door : Self Closing

No

Occupant Door : Fire Door

No

Occupant Door : Condition

N/A

Limitations

General

NOT ACCESSIBLE

The garage was not accessible at time of inspection and was not inspected.

Garage Door

DAMAGED - NOT OPERABLE

Due to damage observed, the automatic door was not operated. Condition of automatic door operator was undetermined. Access to the inside of the garage was not possible as no other entry was available.

Observations

18.1.1 Garage Door



Deficiency Observed

PANEL DAMAGE

Garage door was observed to be damaged and was not operable at the time of inspection. Recommend repair

Recommendation

Contact a qualified garage door contractor.



STANDARDS OF PRACTICE

Roof

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

Exterior

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

Structural

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.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C.

remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Fuel Storage & Distribution

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

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The

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

Cooling

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

Fireplace - Living Room

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. clean-out 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. clean-outs 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.

Fireplace - Master Bedroom

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. clean-out 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. clean-outs 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.

Wood Stove

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. clean-out 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. clean-outs 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.

Interior

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

Appliances

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

Insulation (As Observed From Attic & Crawlspace)

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.

Ventilation (As Observed From Attic & Crawlspace)

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.