



# SHACKS & SHANTIES INSPECTION SERVICES

530-598-7856

[mike@shacksandshanties.com](mailto:mike@shacksandshanties.com)

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



## RESIDENTIAL INSPECTION REPORT

1234 Main St.  
Yreka CA 96097

Buyer Name

07/16/2018 9:00AM



Inspector

Michael Colombo, CMI, CPI  
CMI, CPI

530-598-7856

[mike@shacksandshanties.com](mailto:mike@shacksandshanties.com)



Agent

Agent Name

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

Table of Contents

Table of Contents	2
SUMMARY	5
1: INSPECTION DETAILS	6
2: ROOF	7
3: EXTERIOR	9
4: STRUCTURAL - INCLUDING FOUNDATION	17
5: ELECTRICAL	18
6: PLUMBING	21
7: HEATING	23
8: COOLING	25
9: FIREPLACE OR WOOD STOVE	26
10: INTERIOR, DOORS, & WINDOWS	27
11: APPLIANCES	28
12: INSULATION (AS OBSERVED FROM ATTIC & CRAWLSPACE)	29
13: VENTILATION (AS OBSERVED FROM ATTIC & CRAWLSPACE)	30
14: GARAGE - ATTACHED	31
15: GARAGE - DETACHED	33
STANDARDS OF PRACTICE	36

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, 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. [Photos included in the report representative only and do not necessarily 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/or 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, but only those material defects observed on the date of the inspection.](#)

This Inspection Report was prepared only for the client named in this report, it is not transferrable and cannot be sold. 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.

Shacks & Shanties Inspections Services and the client named herein, retain exclusive ownership of this report, and it is not transferrable and cannot be sold. No rights or privileges for the use of this report are given, extended to or implied to any other person or persons besides the client named in this report. No permission is granted, implied or given to any other party besides the client named in this report, for the use this report in any transaction.

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.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, remove panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the client(s) named in this report, third-parties to this information should hire Shacks & Shanties Inspection Services (530-598-7856) to perform an inspection to meet their specific needs and to obtain current information concerning this property.

### **OWNERSHIP AND USE OF REPORT**

This report is the exclusive property of Shacks & Shanties Inspection Services and our client. Shacks & Shanties is not responsible for misinterpretations by third parties. This report cannot be sold and is not transferrable. If you're reading this report but did not hire Shacks & Shanties Inspection Services to perform the original inspection, please note that no rights or privileges for the use of this report are granted, extended to or implied to any other person or persons not named in this report, and this report cannot be used in any other transaction. Shacks & Shanties Inspection Services, and the inspector of record on this report disclaims the reliability of any part of this report if used in any "third-party" transactions.

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 even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us at (530) 598-7856, or email to [info@shacksandshanties.com](mailto:info@shacksandshanties.com) so that we can arrange for a re-inspection. Thank you!

Copyright 2018, Shacks & Shanties Inspection Services, All Rights Reserved.

SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



DEFICIENCY OBSERVED



SAFETY ADVISORY

-  2.4.1 Roof - Roof Drainage System: Downspout Termination
-  3.3.1 Exterior - Driveway: Asphalt Cracks
-  3.3.2 Exterior - Driveway: Cement Cracks
-  3.3.3 Exterior - Driveway: Spalling in Cement
-  3.4.1 Exterior - Walkways: Cement Cracks
-  3.5.1 Exterior - Porch & Covered Entryway: Cement Cracks
-  3.6.1 Exterior - Siding: Seams Unsealed
-  3.6.2 Exterior - Siding: Minor Damage and/or Holes
-  3.7.1 Exterior - Trim: Paint or Seal
-  3.9.1 Exterior - Eave, Soffit, & Fascia: Fascia Paint or Seal
-  3.9.2 Exterior - Eave, Soffit, & Fascia: Fascia - Moisture Damaged
-  3.10.1 Exterior - Deck & Balcony: Ground Contact
-  5.4.1 Electrical - Main Panel, Service Disconnect & Grounding, Main Over-current Device: Panel Legend
-  5.11.1 Electrical - Smoke Detectors: Smoke Detectors
-  5.12.1 Electrical - Carbon Monoxide Detectors: Carbon Monoxide Detectors
-  14.5.1 Garage - Attached - Floor: Cement Cracks
-  15.7.1 Garage - Detached - Floor: Cement Cracks
-  15.10.1 Garage - Detached - Driveway: Asphalt Cracks

# 1: INSPECTION DETAILS

## Information

<b>In Attendance</b> Client's Agent, Property Owner	<b>Occupancy</b> Occupied	<b>Type of Building</b> Single Family
<b>Style</b> Colonial, Multi-level	<b>Approximate Age</b> 20 - 30 Years	<b>Front Faces</b> South
<b>Temperature (approximate)</b> 79 Fahrenheit (F)	<b>Weather Conditions</b> Clear	<b>Thermal/Infrared Imaging</b> No
<b>Water Testing</b> No	<b>Well Pump &amp; Systems Testing</b> No	<b>Mold Testing</b> No
<b>Radon Testing</b> No	<b>Septic System</b> No	

### Inspection Method

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

Your general home inspection is a non-invasive inspection of the general condition of the house systems and components at the time of inspection. Nothing is removed, disassembled, or moved during the general home inspection. Working doors, windows and access hatches are opened, and normal operating controls are used to inspect the condition of systems. Appliances are 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. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. [The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.](#)



2: ROOF

		IN	NI	NP	MI	DO	SA
2.1	Covering	X					
2.2	Flashing	X					
2.3	Skylights, Chimneys & Other Roof Penetrations	X					
2.4	Roof Drainage System	X				X	

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Binoculars, Ground, Ladder	<b>Roof Type/Style</b> Gable	<b>Roof Structure</b> Engineered Trusses
<b>Covering: Material</b> Architectural Asphalt Shingles	<b>Covering: Condition</b> Good	<b>Covering: Layers</b> Single Layer
<b>Flashing: Material</b> Metal	<b>Flashing: Condition</b> Good	<b>Skylights, Chimneys &amp; Other Roof Penetrations: Chimney Exterior</b> Metal Flue Pipe
<b>Skylights, Chimneys &amp; Other Roof Penetrations: Condition</b> Good	<b>Skylights, Chimneys &amp; Other Roof Penetrations: Number of Skylights</b> None	<b>Roof Drainage System: Gutter Material</b> Metal
<b>Roof Drainage System: Condition</b> Good		

Covering: Architectural Asphalt Shingles Description

The roof was covered with laminated fiberglass composition asphalt shingles. Laminated shingles are composted 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. 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 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

2.4.1 Roof Drainage System

Deficiency Observed

DOWNSPOUT TERMINATION

One or more downspouts drain too close to the foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a installing downspout extensions to direct water at least 4 feet from the foundation.

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



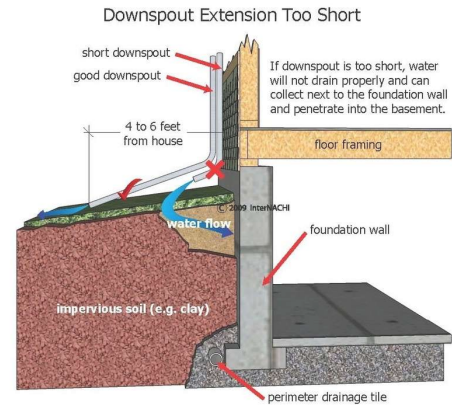
East



South



East



REFERENCE DRAWING



3: EXTERIOR

		IN	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		
3.6	Siding	X			X		
3.7	Trim	X			X		
3.8	Exterior Doors	X					
3.9	Eave, Soffit, & Fascia	X			X	X	
3.10	Deck & Balcony	X			X		
3.11	Patio	X					
3.12	Stairways, Steps, Stoops, & Ramps	X					
3.13	Railing & Handrails			X			
3.14	Patio Cover			X			
3.15	Deck Cover			X			
3.16	Carport			X			

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

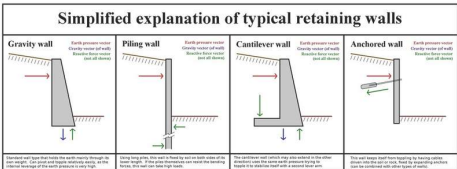
<b>Inspection Method</b> Visual, Tactile	<b>Grading &amp; Drainage: Grading</b> Good	<b>Grading &amp; Drainage: Drainage</b> Good
<b>Retaining Wall: Condition</b> Good	<b>Driveway: Information</b> Asphalt, Concrete	<b>Driveway: Condition</b> Good
<b>Walkways: Information</b> Concrete	<b>Walkways: Condition</b> Good	<b>Porch &amp; Covered Entryway: Information</b> Front Porch
<b>Porch &amp; Covered Entryway: Material or Construction</b> Concrete	<b>Porch &amp; Covered Entryway: Condition</b> Good	<b>Siding: Siding Style</b> Clapboard
<b>Siding: Condition</b> Good	<b>Trim: Material</b> Wood	<b>Trim: Condition</b> Good
<b>Exterior Doors: Type</b> Wood, Sliding Glass	<b>Exterior Doors: Condition</b> Good	<b>Eave, Soffit, &amp; Fascia: Material</b> Wood
<b>Eave, Soffit, &amp; Fascia: Condition</b> Good	<b>Deck &amp; Balcony: Information</b> Deck	<b>Deck &amp; Balcony: Material or Construction</b> Wood
<b>Deck &amp; Balcony: Condition</b> Good	<b>Patio: Information</b> Patio	<b>Patio: Material or Construction</b> Concrete

<b>Patio: Condition</b> Good	<b>Stairways, Steps, Stoops, &amp; Ramps: Information</b> Stairs	<b>Stairways, Steps, Stoops, &amp; Ramps: Material or Construction</b> Concrete
<b>Stairways, Steps, Stoops, &amp; Ramps: Condition</b> Good	<b>Railing &amp; Handrails: Condition</b> N/A	<b>Patio Cover: Information</b> N/A
<b>Patio Cover: Material or Construction</b> N/A	<b>Patio Cover: Condition</b> N/A	<b>Deck Cover: Information</b> N/A
<b>Deck Cover: Material or Construction</b> N/A	<b>Deck Cover: Condition</b> N/A	<b>Carport: Information</b> N/A
<b>Carport: Material or Construction</b> N/A	<b>Carport: Condition</b> N/A	

**Retaining Wall: Information**  
Masonry Block

**GENERAL INFORMATION:** A retaining wall is a structure that holds or retains earth behind it. It controls erosion of the soil and protects your house and/or property from soil/mud slides and sometimes flooding. There are many types of materials that can be used to create retaining walls; such as concrete blocks, poured concrete, treated timbers, rocks or boulders. While the type of retaining wall is not always obvious, and the home inspection does not endeavor to determine the type that may be present; below is brief information on some types of retaining walls:

- Gravity walls depend on their mass (stone, concrete or other heavy material) to resist pressure from behind and may have a "batter" setback to improve stability by leaning back toward the retained soil.
- Cantilevered retaining walls are made from an internal stem of steel-reinforced, cast-in-place concrete or mortared masonry (often in the shape of an inverted T). These walls cantilever loads (like a beam) to a large, structural footing, converting horizontal pressures from behind the wall to vertical pressures on the ground below. These walls require rigid concrete footings below seasonal frost depth. This type of wall uses much less material than a traditional gravity wall.
- Sheet pile retaining walls are usually used in soft soil and tight spaces. Sheet pile walls are made out of steel, vinyl or wood planks which are driven into the ground. Taller sheet pile walls will need a tie-back anchor, or "dead-man" placed in the soil a distance behind the face of the wall, that is tied to the wall, usually by a cable or a rod. Anchors are then placed behind the potential failure plane in the soil.
- Anchored retaining wall can be constructed in any of the aforementioned styles but also includes additional strength using cables or other stays anchored in the rock or soil behind it. While technically complex, this method is very useful where high loads are expected, or where the wall itself has to be slender and would otherwise be too weak.



Types of Retaining Walls

**Siding: Siding Material**  
Fiber Cement

Ensure that bottom edges of siding, both the T-111 and clapboards are sealed (painted) against weather (water penetration). The narrow bottom edges, especially close to the ground, are vulnerable to moisture penetration and this causes the siding to de-laminate and deteriorate, that in turn shortens service life.

## Eave, Soffit, & Fascia: Type

### Soffit

**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.

## Limitations

### Grading & Drainage

#### DRY SEASON

A visual assessment of general grading and draining was performed at the time of inspection. However, this is a general "eyeball" inspection and is not exhaustive, and no special equipment is used. Additionally, the observations were made during the dry season, and while no visual indication of deficiency were noted; the conditions may change during the wet season.

### Grading & Drainage

#### NON-TECHNICAL VISUAL OBSERVATION ONLY

A visual assessment of general grading and draining was performed at the time of inspection. However, this is a general "eyeball" inspection and is not exhaustive, and no special equipment is used. Conditions may change during varying degrees of storm activity.

## Observations

### 3.3.1 Driveway

#### ASPHALT CRACKS

Cracks were observed in asphalt driveway. Cracking is a normal occurrence in asphalt driveways; however, in cold climates, water seeps in and further destroys the asphalt when it expands and contracts during freeze/thaw cycle. Asphalt driveway cracks may be sealed to prevent further damage to the asphalt and extend service life.

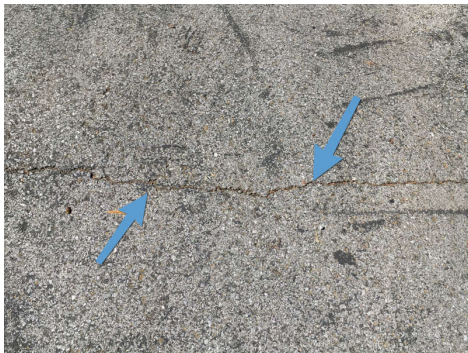
[Follow this link](#) for a helpful article on how to repair asphalt driveways.



Maintenance Item

## Recommendation

Contact a handyman or DIY project



## 3.3.2 Driveway

**CEMENT CRACKS**

Maintenance Item

Cement cracks were observed in driveway. These cracks are likely from normal concrete shrinkage. These do not impact the foundation, nor do they represent failure of the concrete. Shrinkage and minor settling cracks causes the cement to become 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 and prolong service life. Also, using a cement stain, or paint will help prevent spalling. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

[See Attachments for additional information on concrete cracks and deterioration](#) .

## Recommendation

Contact a handyman or DIY project



## 3.3.3 Driveway

**SPALLING IN CEMENT**

Maintenance Item

Spalling was observed in the cement driveway. Spalling occurs when water in the capillaries of the concrete freezes, creating pressure. Over time, repeated freeze/thaw cycles breaks away the top surface of the concrete, leaving pit marks and exposing the coarse aggregate. De-icing chemicals aggravate the already stressed concrete, thus increasing the damage when a freeze occurs. De-icing chemicals are picked up from the road drip onto the surface. Polymer-modified cementitious overlay may be applied to repair spalled areas and prevent further deterioration. Once the overlay cures, apply a waterproofing sealer to prevent the problem from reoccurring.

[Follow this link](#) for an informative article on how easy it is to repair spalled concrete.

[See Attachments for additional information on concrete cracks and deterioration](#)

## Recommendation

Contact a handyman or DIY project





3.4.1 Walkways

CEMENT CRACKS

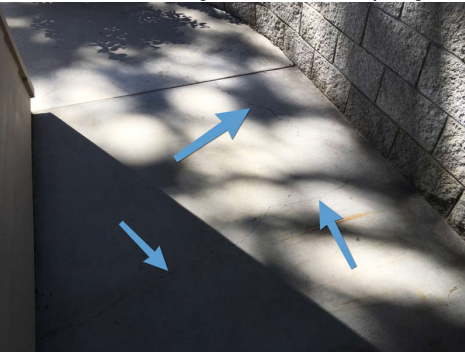
Maintenance Item

Cement cracks were observed in driveway. These cracks are likely from normal concrete shrinkage. These do not impact the foundation, nor do they represent failure of the concrete. Shrinkage and minor settling cracks causes the cement to become 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 and prolong service life. Also, using a cement stain, or paint will help prevent spalling. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

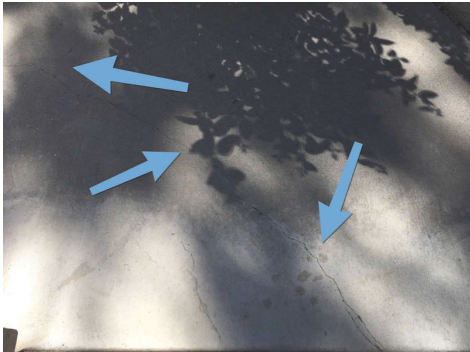
See Attachments for additional information on concrete cracks and deterioration .

Recommendation

Contact a handyman or DIY project



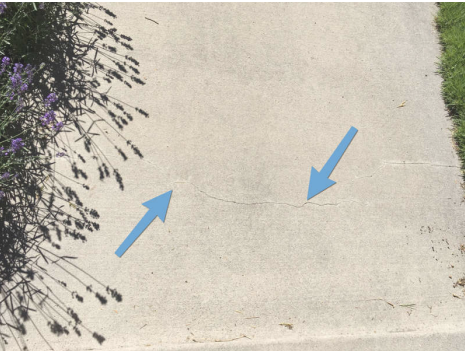
Back



Back



Front



Front

3.5.1 Porch & Covered Entryway

CEMENT CRACKS

Maintenance Item



Cement cracks were observed in porch. These cracks are likely from normal concrete shrinkage. These do not impact the foundation, nor do they represent failure of the concrete. Shrinkage and minor settling cracks causes the cement to become 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 and prolong service life. Also, using a cement stain, or paint will help prevent spalling. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

**See Attachments for additional information on concrete cracks and deterioration.**

#### Recommendation

Contact a qualified professional.



### 3.6.1 Siding

#### SEAMS UNSEALED



One or more siding boards were observed to have open, or unsealed ends, (butt ends, joints or seams), which may be allowing moisture intrusion. All joints should be properly sealed with appropriate sealant. Recommend repair.

#### ADDITIONAL INFORMATION:

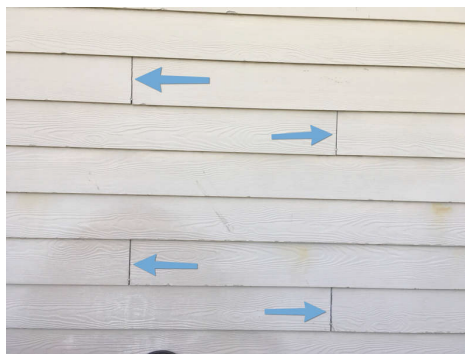
End-to End Clapboard Seam - Traditional wood clapboard siding is lined up butt end to butt end and usually sealed with caulking before being painted. The purpose of joint sealant is to minimize water wicking through the end grain of the wood. Fiber cement board is installed in much the same fashion. With fiber cement, just like wood clapboards, the end joints need spot painting, priming/sealing and painting to avoid damage to the plank from water absorption.

#### Recommendation

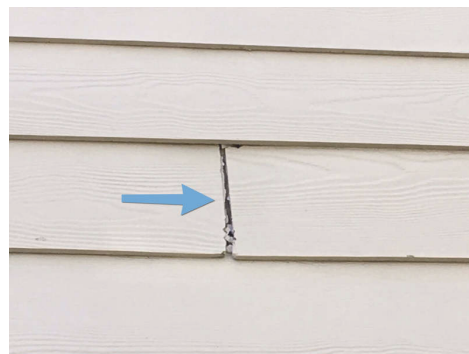
Contact a handyman or DIY project



East



East



East



East

3.6.2 Siding

Maintenance Item

MINOR DAMAGE AND/OR HOLES

Area(s) of damage, and/or holes, to the siding material was observed. When siding is damaged or holes are present, the siding material is more vulnerable to water damage and deterioration, even fiber-cement material. Recommend these areas be painted, or sealed to prevent further deterioration.

Recommendation

Contact a handyman or DIY project



3.7.1 Trim

Maintenance Item

PAINT OR SEAL

Trim was observed to have slightly deteriorated/peeling/missing paint, or seal. Wood trim that is unsealed and open to weathering will deteriorate and be vulnerable to wood rot (dry rot) conditions. Recommend painting all trim after moving into the house.

Recommendation

Contact a handyman or DIY project



3.9.1 Eave, Soffit, & Fascia

Maintenance Item

FASCIA PAINT OR SEAL

The fascia was observed to have peeling/missing paint. Wood exposed to moisture and weather becomes vulnerable to deterioration and dry rot conditions. Recommend painting, as necessary.

Recommendation

Contact a handyman or DIY project





North

3.9.2 Eave, Soffit, & Fascia

 Deficiency Observed

FASCIA - MOISTURE DAMAGED

One or more sections of the fascia were observed to have moisture damage with wood rot (dry rot) conditions. Recommend qualified contractor evaluate and make recommendation for 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/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.



Northwest

3.10.1 Deck & Balcony

 Maintenance Item

GROUND CONTACT

Wood structures were observed to be in contact with the ground. This will cause moisture damage and encourage wood destroying pests. All soil should be pulled away from wood structures.

Recommendation

Recommended DIY Project



West

4: STRUCTURAL - INCLUDING FOUNDATION

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

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Visual, Tactile	<b>Attic Information</b> Attic Hatch - Interior Closet	<b>Crawlspc Information</b> Interior Hatch
<b>Roof Structure: Material</b> OSB/Plywood Sheathing, 12" I-Joist Rafters	<b>Foundation Structure - Exterior &amp; Crawlspc: Type &amp; Material</b> Concrete Perimeter Foundation, Post & Pier	<b>Foundation Structure - Exterior &amp; Crawlspc: Structure</b> Engineered Joists, Engineered Beams
<b>Foundation Structure - Exterior &amp; Basement: Type &amp; Material</b> N/A	<b>Foundation Structure - Exterior &amp; Basement: Structure</b> N/A	<b>Floor Structure: Structural Material</b> Engineered Wood Beams, Engineered I-Joists
<b>Floor Structure: Basement/Crawlspc Floor</b> No Vapor Barrier	<b>Floor Structure: Sub-floor</b> OSB/Plywood	<b>Wall Structure: Structure</b> 2 X 6 Wood
<b>Ceiling Structure: Ceiling Structure</b> Engineered I-Joists		

5: ELECTRICAL

		IN	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, Service Disconnect & Grounding, Main Over-current Device	X					X
5.5	Sub-panels, Service Disconnect & Grounding, Main Over-current Device	X					
5.6	Branch Wiring, Circuits, Breakers & Fuses	X					
5.7	Lighting Fixtures (Ceiling Fans)	X					
5.8	Switches & Receptacles	X					
5.9	AFCI (Arc Fault Circuit Interrupt)			X			
5.10	GFCI (Ground Fault Circuit Interrupt)	X					
5.11	Smoke Detectors	X			X		
5.12	Carbon Monoxide Detectors	X			X		

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Visual, Test Equipment	<b>Service Drop</b> Underground	<b>Service Entrance Conductors:</b> <b>Electrical Service Conductors</b> Copper
<b>Main Panel, Service Disconnect &amp; Grounding, Main Over-current Device: Main Panel Location</b> Exterior, West Side	<b>Main Panel, Service Disconnect &amp; Grounding, Main Over-current Device: Panel Manufacturer</b> Square D	<b>Main Panel, Service Disconnect &amp; Grounding, Main Over-current Device: Panel Type</b> Circuit Breaker





<b>Sub-panels, Service Disconnect &amp; Grounding, Main Over-current Device: Sub-Panel Location</b>	<b>Sub-panels, Service Disconnect &amp; Grounding, Main Over-current Device: Sub-Panel Manufacturer</b>	<b>Sub-panels, Service Disconnect &amp; Grounding, Main Over-current Device: Sub-Panel Type</b>
Water Heater Closet, Detatched Garage	Murray, Square D	Circuit Breaker



Water Heater Closet

<b>Branch Wiring, Circuits, Breakers &amp; Fuses: Branch Wire</b>	<b>Branch Wiring, Circuits, Breakers &amp; Fuses: Wiring Method</b>
15 and 20 AMP Copper	Romex

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

**Main Panel, Service Disconnect & Grounding, Main Over-current Device: Service**  
200 AMP  
Here is a link to an article with useful information about the electrical load on houses:[Understanding Home Electrical Loads](#)

**Sub-panels, Service Disconnect & Grounding, Main Over-current Device: Service**  
200 AMP  
Here is a link to an article with useful information about the electrical load on houses:[Understanding Home Electrical Loads](#)

Observations

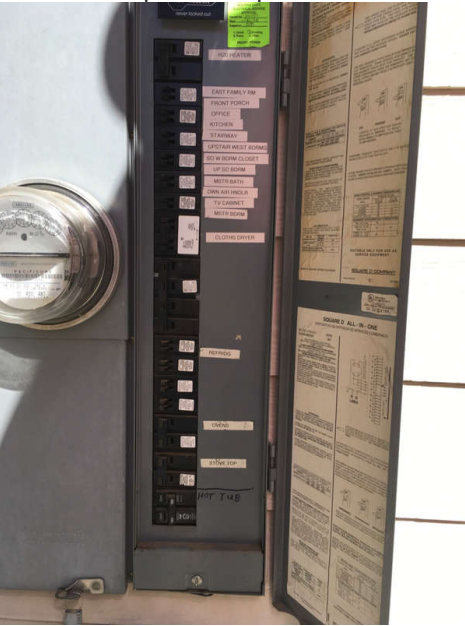
5.4.1 Main Panel, Service Disconnect & Grounding, Main Over-current Device

PANEL LEGEND

 Safety Advisory

The distribution panel was observed to either be missing a legend, or label identifying individual circuits at the service panel cabinet, or it was illegible. The cabinet should contain a clearly-marked legend identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly-marked legend, or label be installed.

Recommendation  
Contact a qualified professional.



1	1/2 bath light & fan, closet light	16	Furnace/AC
2	Refridgerator		
3	Dishwasher	17	Furnace/AC
4	Disposall, pendant light, under cabinet lights		
5	Master closet light, master light & fan, master bath light & fan	18	Range
6	Washing machine		
7	Loft fan & lights	19	Range
8	Guest fan & light, guest bath fan & light, attic light, upstairs hall light		
9	Living fan & lights, entry light, stair light, front patio light, back patio	20	
10	Garage door, garage light, laundry light & fan		
11		21	
12		22	
13	Dryer		
14	Dryer	23	
15	Vent hood		

EXAMPLE

5.11.1 Smoke Detectors

SMOKE DETECTORS

Maintenance Item

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 .](#)

Recommendation  
Contact a qualified professional.

5.12.1 Carbon Monoxide Detectors

CARBON MONOXIDE DETECTORS

Maintenance Item

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 .](#)

Recommendation  
Contact a qualified professional.

6: PLUMBING

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

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

**Filters**  
None


**Service Provider**  
N/A

**Water Supply, Distribution System & Fixtures: Water Supply Material**  
Not Visible

**Water Source**  
HOA

**Main Water Shut-off Device: Location**  
Unable to Locate

**Hot Water System - Controls, Flue & Venting: Location**  
West Exterior Closet



**Hot Water System - Controls, Flue & Venting: Capacity**  
50 gallons

**Hot Water System - Controls, Flue & Venting: Model No.**  
51PP  
Owner's manual attached, if available.

**Sewer**  
Septic System

**Water Supply, Distribution System & Fixtures: Distribution Material**  
Copper

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

**Hot Water System - Controls, Flue & Venting: Serial No.**  
97115086T

**Hot Water System - Controls, Flue & Venting: Manufacture Date**  
November 1997

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

**Drain, Waste, & Vent Systems: Washer Drain Size**  
2"

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

**Sewer Ejector Pump System: Location**  
None

**Basement or Crawlspace Sump Pump System: Location**  
None



**Fuel Storage & Distribution System: Main Gas Shut-off Location**  
At Tank



**Hot Water System - Controls, Flue & Venting: Manufacturer**  
Bock

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

**Sewer Ejector Pump System: Sewer Pump System**  
Not Applicable

If present, our house is equipped with a sewer pumping system. This system is needed to pump wastewater to the sewer service provider's main pipe. This system requires routine monitoring and maintenance.

**Basement or Crawlspace Sump Pump System: Sump Pump System**  
Not Applicable

If present, your house is equipped with a sump pump system. This system is needed to pump water from your basement or crawlspace to the either the sewer service provider's main pipe, or to a water drain system. This system requires routine monitoring and maintenance.

7: HEATING

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

IN = InspectedNI = Not InspectedNP = Not PresentMI = Maintenance ItemDO = Deficiency ObservedSA = Safety Advisory

Information

**Inspection Method**  
Visual

**Equipment: Energy Source**  
Electric

**Equipment: Model No.**  
Downstairs Unit: MA 45H |  
Upstairs Unit: SA 30H  
  
Owners manual attached to report, if available.

**Distribution System: Ductwork**  
Insulated

**Equipment: Servicing/Cleaning**  
  
Recommend a qualified HVAC technician clean and perform routine service of the system upon moving into the house.  
  
Here is a resource on the importance of furnace maintenance.

**Normal Operating Controls: Location of Thermostat**  
Living Room, Bedroom

**Equipment: Information**  
Forced Air, Hydronic

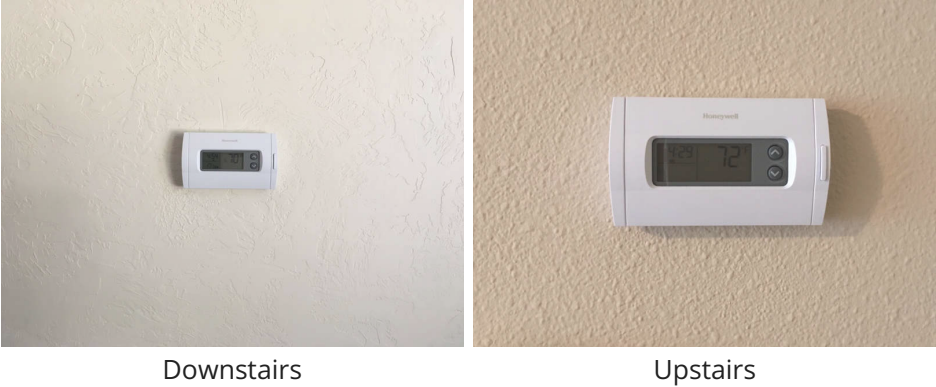
**Equipment: Location**  
Interior Closet

**Equipment: Serial No.**  
Downstairs Unit: L97689429 |  
Upstairs Unit: C98767934

**Equipment: Manufacturer**  
Apollo

**Equipment: Filters**  
Two, Disposable, 20 X 14

**Equipment: Manufacture Date**  
Downstairs Unit: 1997 | Upstairs Unit: 1998



Limitations



General

**WARM TEMPERATURE**

Heating was not operated due to warm temperature at time of inspection. Recommend having unit and system serviced by a qualified HVAC technician prior to use.

---

Equipment

**WARM TEMPERATURE**

Outside ambient temperatures were above safe operating parameters for heating unit. The heating unit was not operated. It is recommended that unit is serviced by a licensed, experienced technician prior to operating in warm temperatures for cleaning, evaluation, maintenance and any necessary repairs.

8: COOLING

		IN	NI	NP	MI	DO	SA
8.1	Cooling Equipment			X			
8.2	Normal Operating Controls			X			
8.3	Distribution System			X			
8.4	Presence of Installed Cooling Source in Each Room			X			

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> None	<b>Cooling Equipment: Air Conditioning Information</b> None	<b>Cooling Equipment: Manufacturer</b> None
<b>Cooling Equipment: Energy Source/Type</b> N/A	<b>Cooling Equipment: Location</b> N/A	<b>Cooling Equipment: Filter Information</b> N/A
<b>Cooling Equipment: Model No.</b> N/A  Owners manual attached to report, if available.	<b>Cooling Equipment: Serial No.</b> N/A	<b>Cooling Equipment: Manufacture Date</b> N/A
<b>Distribution System: Configuration</b> N/A	<b>Distribution System: Distribution</b> N/A	

9: FIREPLACE OR WOOD STOVE

		IN	NI	NP	MI	DO	SA
9.1	Clean-out Doors & Frames	X					
9.2	Damper Operation	X					
9.3	Exterior - Hearth, Cladding, & Clearances	X					
9.4	Interior/Fire Box	X					
9.5	Mantels/Lintels Above Fireplace Opening	X					

IN = InspectedNI = Not InspectedNP = Not PresentMI = Maintenance ItemDO = Deficiency ObservedSA = Safety Advisory

Information

Information

Wood Burning Stove

Interior/Fire Box: Condition

Good

Service Before Use

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

10: INTERIOR, DOORS, & WINDOWS

		IN	NI	NP	MI	DO	SA
10.1	Doors	X					
10.2	Windows	X					
10.3	Floors	X					
10.4	Walls	X					
10.5	Ceilings	X					
10.6	Stairways & Steps	X					
10.7	Railings & Handrails	X					
10.8	Kitchen Cabinets & Countertops	X					
10.9	Bathroom Cabinets & Countertops	X					

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Visual, Tactile, Operated	<b>Doors: Type/Material</b> Hollow Core, Composite	<b>Windows: Manufacturer</b> Unknown
<b>Windows: Window Type</b> Casement, Single-hung, Dual Pane	<b>Floors: Floor Covering</b> Carpet, Hardwood, Tile	<b>Walls: Wall Material</b> Drywall
<b>Ceilings: Ceiling Material</b> Drywall	<b>Kitchen Cabinets &amp; Countertops: Cabinetry</b> Wood	<b>Kitchen Cabinets &amp; Countertops: Countertop Material</b> Tile, Wood Butcher Block
<b>Bathroom Cabinets &amp; Countertops: Cabinetry</b> Laminate	<b>Bathroom Cabinets &amp; Countertops: Countertop Material</b> Corian-type Solid Surface	

11: APPLIANCES

		IN	NI	NP	MI	DO	SA
11.1	Refrigerator	X					
11.2	Range/Cooktop	X					
11.3	Oven	X					
11.4	Built-in Microwave	X					
11.5	Dishwasher	X					
11.6	Garbage Disposal	X					
11.7	Garbage Compactor	X					

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Visual, Tactile, Operating Controls	<b>Dryer Power Source</b> 220 Electric	<b>Refrigerator: Information</b> GE
<b>Refrigerator: Cubby Dimensions</b> 36"W X 70"H	<b>Range/Cooktop: Range Manufacturer</b> KitchenAid	<b>Range/Cooktop: Range Energy Source</b> Electric
<b>Range/Cooktop: Exhaust Hood Manufacturer</b> Unknown	<b>Range/Cooktop: Exhaust Hood Type</b> Vented	<b>Oven: Oven Manufacturer</b> Kenmore
<b>Oven: Oven Energy Source</b> Electric	<b>Built-in Microwave: Manufacturer</b> Whirlpool	<b>Dishwasher: Information</b> Bosch
<b>Garbage Disposal: Manufacturer</b> In-Sink-Erator	<b>Garbage Compactor: Manufacturer</b> KitchenAid	

Limitations

Dishwasher

DISHES IN DISHWASHER

Dishwasher was not operated due to dishes being in dishwasher at time of inspection.





12: INSULATION (AS OBSERVED FROM ATTIC & CRAWLSPACE)

		IN	NI	NP	MI	DO	SA
12.1	Ceiling Insulation	X					
12.2	Floor Insulation	X					
12.3	Vapor Retarders (Crawlspace or Basement)			X			

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Visual, Tactile	<b>Ceiling Insulation: Insulation Type</b> Batt	<b>Ceiling Insulation: Thickness or R-Value</b> 6" Thick Batt, R-21
<b>Ceiling Insulation: Condition</b> Good	<b>Floor Insulation: Flooring Insulation</b> Batt	<b>Floor Insulation: Thickness or R-Value</b> 8" Thick Batt, R-25
<b>Vapor Retarders (Crawlspace or Basement): Vapor Barrier</b> N/A	<b>Vapor Retarders (Crawlspace or Basement): Material</b> N/A	

13: VENTILATION (AS OBSERVED FROM ATTIC & CRAWLSPACE)

		IN	NI	NP	MI	DO	SA
13.1	Ventilation in Attic	X					
13.2	Ventilation in Foundation or Basement	X					
13.3	Exhaust Systems	X					

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Visual, Tactile	<b>Dryer Vent</b> Rigid	<b>Ventilation in Attic: Attic Ventilation</b> Soffit Vents, Whole House Fan
<b>Ventilation in Foundation or Basement: Foundation Ventilation</b> Yes	<b>Exhaust Systems: Exhaust Fans</b> Fan Only	

# 14: GARAGE - ATTACHED

		IN	NI	NP	MI	DO	SA
14.1	Garage Door	X					
14.2	Ceiling	X					
14.3	Walls	X					
14.4	Firewall Separation	X					
14.5	Floor	X			X		
14.6	Windows	X					
14.7	Occupant Door	X					

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed


SA = Safety Advisory

## Information

<b>Inspection Method</b> Visual, Tactile	<b>Garage Door: Type &amp; Material</b> Roll-up, Metal	<b>Garage Door: Automatic Door Opener</b> Genie
<b>Ceiling: Ceiling Material</b> Drywall	<b>Walls: Wall Material</b> Drywall	<b>Firewall Separation: Present</b> Yes
<b>Floor: Floor Material or Covering</b> Cement	<b>Windows: Manufacturer</b> Unknown	<b>Windows: Window Type</b> Sliders

## Observations

14.5.1 Floor

Maintenance Item

### CEMENT CRACKS

Cement cracks were observed in garage floor. These cracks are likely from normal concrete shrinkage. These do not impact the foundation, nor do they represent failure of the concrete. Shrinkage and minor settling cracks causes the cement to become vulnerable to further deterioration. Sealing cracks with the proper sealant can help prevent deterioration at these cracks and prolong service life. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

**See Attachments for additional information on concrete cracks and deterioration .**

Recommendation  
Contact a handyman or DIY project





15: GARAGE - DETACHED

		IN	NI	NP	MI	DO	SA
15.1	Roof	X					
15.2	Exterior	X					
15.3	Garage Door	X					
15.4	Ceiling	X					
15.5	Walls	X					
15.6	Firewall Separation			X			
15.7	Floor	X			X		
15.8	Windows	X					
15.9	Occupant Door	X					
15.10	Driveway	X			X		
15.11	Electrical	X					

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Visual, Tactile	<b>Roof: Structure</b> 2 X 6 Rafters	<b>Roof: Roof Covering</b> Metal
<b>Roof: Roof Covering Condition</b> Good	<b>Roof: Flashing Condition</b> Good	<b>Roof: Flashing Material</b> Metal
<b>Exterior: Siding Material</b> Metal	<b>Exterior: Siding Style</b> N/A	<b>Exterior: Siding Condition</b> Good
<b>Exterior: Trim Condition</b> Good	<b>Exterior: Eaves, Soffit, &amp; Fascia Condition</b> Good	<b>Garage Door: Type</b> Roll-up, Manual
<b>Garage Door: Automatic Door Opener</b> None	<b>Garage Door: Material</b> Metal	<b>Garage Door: Insulation</b> Yes
<b>Ceiling: Ceiling Material</b> Unfinished	<b>Ceiling: Insulated</b> Yes	<b>Walls: Insulated</b> Yes
<b>Walls: Wall Material</b> Unfinished	<b>Floor: Floor Material or Covering</b> Cement	<b>Windows: Manufacturer</b> Unknown
<b>Windows: Window Type</b> Sliders	<b>Electrical: Information</b> Conduit, Romex, Subpanel, Circuit Breakers	<b>Electrical: Service Entrance Conductors &amp; Branch Wiring</b> Copper
<b>Electrical: Service</b> 100 AMP		

**Floor: Condition**

Good

Normal cement shrinkage cracks may have been observed; however, these do not impact your foundation, nor does this mean a failure of the slab. Monitor for worsening and seal or repair, as necessary.

**Observations**

15.7.1 Floor

**CEMENT CRACKS**

Maintenance Item

Cement cracks were observed in garage floor. These cracks are likely from normal concrete shrinkage. These do not impact the foundation, nor do they represent failure of the concrete. Shrinkage and minor settling cracks causes the cement to become vulnerable to further deterioration. Sealing cracks with the proper sealant can help prevent deterioration at these cracks and prolong service life. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

[See Attachments for additional information on concrete cracks and deterioration](#) .



15.10.1 Driveway

**ASPHALT CRACKS**

Maintenance Item

Cracks were observed in asphalt driveway. Cracking is a normal occurrence in asphalt driveways; however, in cold climates, water seeps in and further destroys the asphalt when it expands and contracts during freeze/thaw cycle. Asphalt driveway cracks may be sealed to prevent further damage to the asphalt and extend service life.

[Follow this link](#) for a helpful article on how to repair asphalt driveways.

Recommendation

Contact a handyman or DIY project







# 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 - Including Foundation

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 service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C.

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

## Plumbing

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

## Heating

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

## Cooling

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

**Interior, Doors, & Windows**

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.