

# CAL-PRO REAL ESTATE INSPECTIONS

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## PROPERTY INSPECTION REPORT

1234 Main St.  
Bakersfield California 93306

Buyer Name  
05/06/2019 9:00AM



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# 1: GENERAL INFORMATION / OVERVIEW

## Information

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### General: Overview

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

### General: Notes

**Note:** California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

**Note:** Read the [Standards of Practice](#) set forth by the [InterNational Association of Certified Home Inspectors](#) for an insight into the scope of the inspection.

**Note:** The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home warranty is recommended.**

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**Note:** [For the purpose of this report, all directional references \(left, right, rear, front\) are based on when facing the front of the structure as depicted in the cover image above.](#)

### General: About Thermal Imaging

**Note:** A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.**

## General: Comment Key and Definitions

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

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

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

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

**Finding (F)** = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

**Note** = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

**Minor** = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

**Moderate** = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or a qualified contractor** and are not considered routine maintenance or DIY items.

**Safety / Major** = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

The item, component or system is **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

## 2: INSPECTION / PROPERTY DETAILS

### Information

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**General: In Attendance**

Client, Buyers Agent

**General: Building Type**

Single Family

**General: Occupancy**

Vacant

**General: Utilities**

All Utilities On

**General: Building faces**

North West

**General: Temperature**

60-70 F

**General: Weather Conditions**

Dry, Cloudy

## 3: MISC. CONCERNS / COMMENTS

### Information

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#### **Misc. Concerns / Comments: Lead / Asbestos Warning**

**Note:** Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

#### **Misc. Concerns / Comments: Recently De-Winterized / Vacant**

**Note:** This property was unoccupied and/or recently de-winterized, and the plumbing system has not been in continuous operation recently. It's possible for plumbing leaks to exist but not be apparent. Leaks can be small and take time to become visible. The inspector normally operates all accessible and operable plumbing fixtures, but this limited inspection may not reveal small leaks that only become visible after constant use of the plumbing system. After taking occupancy, monitor the plumbing system for leaks that may become apparent. Areas below the structure should be evaluated after plumbing has been operated. Any problems that are found should be repaired by a qualified plumber.

# 4: GROUNDS

		IN	NI	NP	F
4.1	Grading	X			
4.2	Vegetation	X			
4.3	Driveways, Sidewalks, Patios	X			X
4.4	Porches / Steps / Stoops	X			
4.5	Patio / Porch Covers	X			X
4.6	Decks/Stairs			X	
4.7	Retaining Walls			X	
4.8	Fences/Gates	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Limitations

Grading

### GROUND LIMITATIONS

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

## Findings

4.3.1 Driveways, Sidewalks, Patios

### DRIVEWAY CRACKS / DETERIORATION - TRIP HAZARD - REPAIR

 Safety / Major

Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the driveway, For safety reasons, recommend that a qualified contractor repair as necessary.

Recommendation

Contact a qualified concrete contractor.



4.3.2 Driveways, Sidewalks, Patios

Moderate

**SIDEWALK / PATIO CRACKS / DETERIORATION - REPAIR**

REAR

Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios. Recommend that qualified contractor repair as necessary.

Recommendation

Contact a qualified concrete contractor.



4.3.3 Driveways, Sidewalks, Patios

Safety / Major

**SIDEWALK / PATIO CRACKS / DETERIORATION - TRIP HAZARD - REPAIR**

RIGHT REAR

Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.

Recommendation

Contact a qualified concrete contractor.



4.5.1 Patio / Porch Covers

Moderate

**WATER STAINS AT UNDER-SIDE**

Stains were found at one or more covered patio areas. The inspector was unable to determine if an active leak exists (e.g. recent dry weather, inaccessible height). Recommend asking the property owner about this, monitoring the stains in the future, and/or having a qualified contractor evaluate and repair if necessary.

Recommendation

Contact a qualified general contractor.



# 5: EXTERIOR

		IN	NI	NP	F
5.1	Exterior Walls / Trim	X			
5.2	Eaves / Soffits	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

**Exterior Walls / Trim:  
Construction Material**

Wood Frame

**Exterior Walls / Trim: Wall  
Covering Material**

Stucco

## Limitations

Exterior Walls / Trim

### EXTERIOR LIMITATIONS

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation.



# 6: ROOF

		IN	NI	NP	F
6.1	General	X			
6.2	Coverings	X			
6.3	Flashings	X			
6.4	Skylights, Chimneys & Other Roof Penetrations	X			X
6.5	Roof Drainage Systems			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

**General: Inspection Method**

Fully Traversed

**General: Roofing Material**

Fiberglass Composition Shingles

**General: Flashing Material**

Metal

## Limitations

General

### ROOF LIMITATIONS

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

## Findings

6.4.1 Skylights, Chimneys & Other Roof Penetrations



### SEAL ROOF JACK FLASHING AT PENETRATION(S)

VARIOUS

One or more roof jacks in need of tar maintenance at pipes and/or other penetrations. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor seal roof jack flashing where necessary.

Recommendation

Contact a qualified roofing professional.



## 7: INTERIOR, DOORS, WINDOWS

		IN	NI	NP	F
7.1	Exterior Doors	X			X
7.2	Interior Doors	X			X
7.3	Windows	X			X
7.4	Walls	X			
7.5	Ceiling	X			
7.6	Floors	X			
7.7	Countertops & Cabinets	X			

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### Information

#### Windows: Type

Single-hung, Wood, Single-pane

### Limitations

Exterior Doors

#### INTERIOR LIMITATIONS

The following items are not included in this inspection: cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

### Findings

7.1.1 Exterior Doors

#### DEADBOLT KEYED INSIDE

LEFT REAR BEDROOM

 Safety / Major

An exterior door had double-cylinder deadbolts installed, where a key is required to open them from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts with single-cylinder deadbolts where a handle is installed on the interior side.

Recommendation

Contact a qualified handyman.

## 7.1.2 Exterior Doors

**DEADBOLT MISSING / NOT INSTALLED**

GARAGE RIGHT SIDE

One or more hinged exterior doors had no deadbolt lock installed and relied solely on the entry lockset for security. Recommend installing locksets on exterior doors where missing for added security.

Recommendation

Contact a qualified handyman.

## 7.1.3 Exterior Doors

**EXTERIOR DOOR HOLLOW CORE TYPE**

GARAGE RIGHT SIDE

One or more exterior entrance doors were of hollow-core or thin panel construction rather than solid core or metal. This may represent a security hazard since these doors are easily broken or can easily become deteriorated and/or weathered over time. Recommend that a qualified contractor replace hollow-core / thin panel exterior entrance doors with solid core or metal doors.

Recommendation

Contact a qualified door repair/installation contractor.



## 7.1.4 Exterior Doors

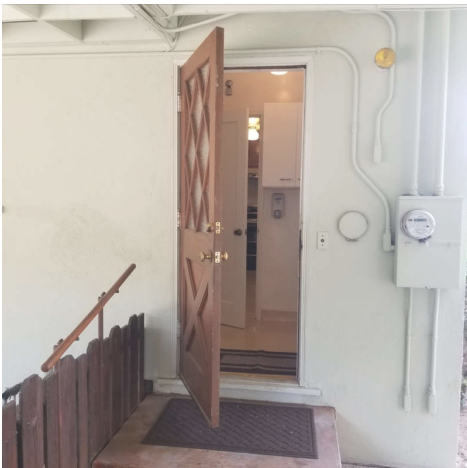
**EXTERIOR DOOR OPENS OUTWARD**

LEFT REAR / GARAGE RIGHT SIDE

One or more exterior entry doors opened outwards and didn't appear to have security hinges and/or an anti pry plate over the lockset area. Doors that open outwards have hinges oriented so the pins are exposed outside and can easily be removed also strikers and/or deadbolts can be pried open. Without security hinges, the door can also be removed allowing someone to gain entry. Recommend that a qualified person install security hinges and an anti pry plate on outward-opening doors where needed for better security.

Recommendation

Contact a qualified door repair/installation contractor.



7.2.1 Interior Doors

 Minor

**BINDS IN / DRAGS JAMB**

RIGHT FRONT BEDROOM / HALLWAY

One or more interior doors were binding and/or dragging the jamb. Recommend that a qualified person repair as necessary. For example, by trimming doors.

Recommendation

Contact a qualified door repair/installation contractor.

7.2.2 Interior Doors

 Minor

**INTERIOR DOOR WON'T LATCH**

REAR BATH

One or more doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.

Recommendation

Contact a qualified handyman.

7.3.1 Windows

 Moderate

**DIFFICULT TO OPEN,CLOSE**

LIVING ROOM / FORMAL DINING AREA / RIGHT REAR BEDROOM

One or more windows were difficult to open and close. Recommend repair by window contractor.

Recommendation

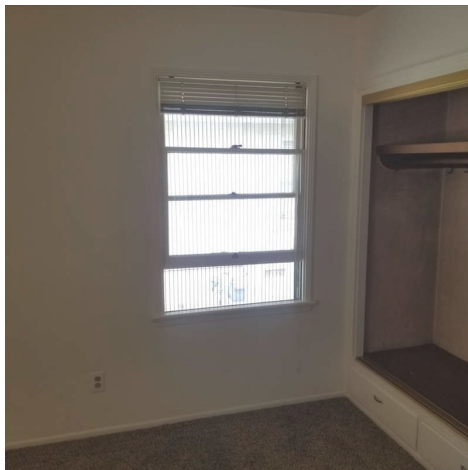
Contact a qualified window repair/installation contractor.



Living Room



Formal Dining Area



Right Rear Bedroom

7.3.2 Windows

 Moderate

**WOULDN'T OPEN**

KITCHEN / KITCHEN NOOK / LIVING ROOM

One or more windows wouldn't open or were painted shut (older homes). Recommend that a qualified person repair windows as necessary so they open and close easily.

Recommendation

Contact a qualified window repair/installation contractor.



Kitchen / Kitchen Nook



Living Room

7.3.3 Windows

Moderate

**LOCKS LOOSE / MISSING / DAMAGED / INOPERABLE / DIFFICULT**

REAR BATH (LOOSE)

Lock mechanisms on one or more windows were loose, missing, damaged, inoperable and/or difficult to operate. This can pose a security risk. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

7.3.4 Windows

Moderate

**SINGLE / DOUBLE-HUNG WINDOW DOES NOT STAY OPEN**

RIGHT REAR BEDROOM / LEFT REAR BEDROOM

Single / Double-Hung window does not stay in the open position (no friction / latch not engaging). Recommend repairs be made by a window specialist.

Recommendation

Contact a qualified window repair/installation contractor.



Right Rear Bedroom



Left Rear Bedroom

## 8: GARAGE / CARPORT

		IN	NI	NP	F
8.1	General	X			
8.2	Structure	X			X
8.3	Occupant Doors			X	
8.4	Vehicle Door	X			
8.5	Automatic Opener	X			
8.6	Floor, Walls, Ceiling	X			

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### Information

**General: Structure Type**

Detached Garage, Attached Carport

**General: Occupant Door**

N/A

**General: Vehicle Door**

Sectional, Metal

**General: Automatic Opener**

**Safety Devices**

Pressure sensitive, Electronic eye, Reversed when tested

**General: Wall Type**

Open framing

**General: Ceiling Type**

Open framing

**Floor, Walls, Ceiling: Laundry Hook-Ups in Garage**

Hookups for a clothes washer and/or dryer were installed in the garage. Although an allowed building practice, the client should be aware that any source of spark or flame, including motors and circuitry in laundry equipment, are a potential source for spark (or flame with a gas-fired clothes dryer). Such equipment should be elevated at least 18 inches off the floor because vapors from gasoline or other flammable fluids that are heavier than air may be present.

### Limitations

General

**GARAGE LIMITATIONS**

The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

### Findings

8.2.1 Structure

**CARPORT SUBSTANDARD / OVER-SPANNED**



Moderate

One or more carport covers were substandard, non-standard and/or over-spanned. Recommend that a qualified licensed contractor repair or replace as necessary, and per standard building practices.

Recommendation

Contact a qualified general contractor.



8.2.2 Structure

**DAMAGED FRAMING**

Moderate

Framing members damaged at one or more areas. Recommend repairs be made by a qualified licensed contractor.

Recommendation

Contact a qualified general contractor.





# 9: PLUMBING

		IN	NI	NP	F
9.1	Excluded Items	X			X
9.2	Service	X			
9.3	Supply Lines	X			X
9.4	Drain, Waste, & Vent Systems	X			X
9.5	Water Heater	X			X
9.6	Sinks / Fixtures	X			X
9.7	Toilets / Bidets	X			X
9.8	Bathtub / Shower	X			X
9.9	Laundry	X			X
9.10	Exhaust Fans / Ventilation	X			X
9.11	Irrigation		X		
9.12	Fuel Systems	X			

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## Information

**Service: Water meter location**

By street

**Service: Water Service Type**

Public

**Service: Water service Material**

Copper

**Service: Water Shut-Off Location**

Exterior front

**Service: Pressure Regulator**

Present  
No

**Service: Sewer Type**

Public

**Supply Lines: Materials**

Copper, PEX, Galvanized

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

**Drain Line Materials**

PVC, ABS, Metal, Brass

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

**Waste Line Materials**

Galvanized, Cast Iron

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

**Vent Materials**

Galvanized

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

**Clean-out Location(s)**

None Found

**Water Heater: Estimated Mfg.**

**Year**

2006

**Water Heater: Energy Source / Type**

Tank, Natural gas

**Water Heater: Capacity**

29 Gallon

**Water Heater: Location**

Utility Room

**Laundry: Information**

Washer Water Supply Hook-ups, Clothes Washer Present (not tested), Dryer Present (not tested), 110 Volt Electric, 240 Volt Electric

**Exhaust Fans / Ventilation: Type**

Window

**Fuel Systems: Fuel Supply Piping Type**

Steel

**Fuel Systems: Fuel Service Type**

Natural Gas

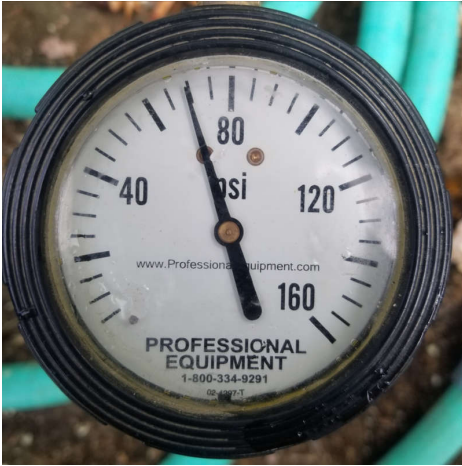
**Fuel Systems: Main Gas Shut-off Location**

Gas Meter, Exterior Left Side

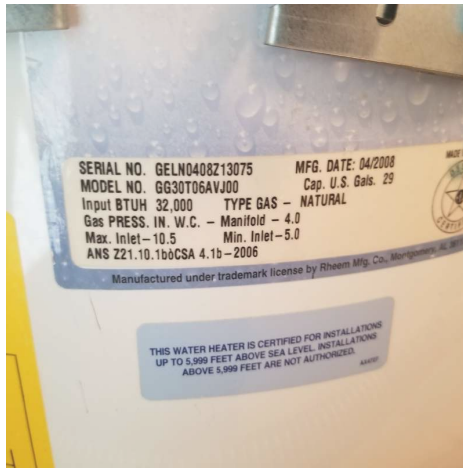
**Service: Water Pressure**

60-70 PSI

View of water pressure at the time of the inspection. 50 to 80 PSI is acceptable 60 to 75 PSI is ideal.



**Water Heater: Equipment Photo**

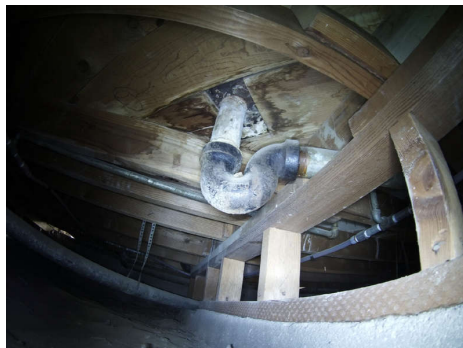
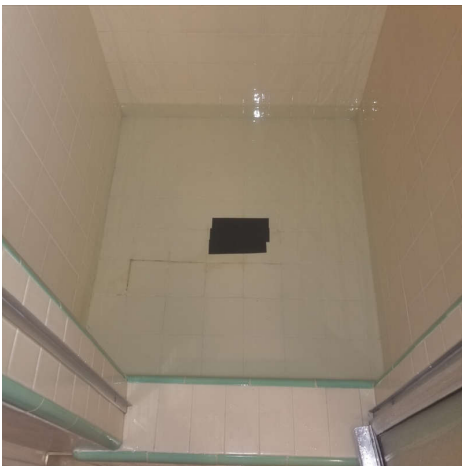


**Bathtub / Shower: Shower Pan Flood Tested / Ok**

Rear Bath

Tiled shower pan was flood tested and no leaks were detected at this time.

**Note:** 2nd floor tiled shower pans, if present, are not flood tested due finished ceilings below.



View under shower during flood test

**Limitations**

## Excluded Items

**PLUMBING SYSTEM LIMITATIONS**

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks, overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

## Excluded Items

**WATER HEATER LIMITATIONS**

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

## Findings

## 9.1.1 Excluded Items

 Moderate**IRRIGATION / SPRINKLERS**

**Note:** This property appeared to have a yard irrigation (sprinkler) system and is excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

## Recommendation

Contact a qualified professional.

## 9.3.1 Supply Lines

 Moderate**OLD GALVANIZED WARNING**

Some or all of the water supply pipes were made of galvanized steel. Based on the age of this structure and the 40-60 year useful life of this piping, it will likely need replacing in the future. Leaks can develop, flow can be restricted due to scale accumulating inside the piping, and water may be rusty. Note that it is beyond the scope of this inspection to determine what percentage of the piping is older, galvanized steel, as much of it is concealed in wall, floor and/or ceiling cavities. Some insurance companies in the state do not insure galvanized plumbing. Recommend the following:

- ~ Budget for replacement in the future
- ~ Monitor these pipes for leaks and decreased flow in the future
- ~ Consider replacing old, galvanized steel piping proactively as client sees fit

Recommendation

Contact a qualified plumbing contractor.

#### 9.4.1 Drain, Waste, & Vent Systems

Moderate

### CAST IRON CRAWL WARNING

The drain lines and vent pipes are made of cast iron. This material has a useful life span of 50-75+ years depending on conditions. No observable leaks were found at time of inspection but client should plan on budgeting for replacement of drain lines in the future. Periodic checkups in the crawl space should be performed to ensure that waste-water is not leaking into crawlspace areas.

Recommendation

Contact a qualified plumbing contractor.

#### 9.4.2 Drain, Waste, & Vent Systems

Safety / Major

### LEAKS

CRAWL SPACE UNDER HALLWAY BATHTUB AND SINK

A leak was found in drain or wastepipes or fittings. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



#### 9.4.3 Drain, Waste, & Vent Systems

Moderate

### RECOMMEND WASTE LINE VIDEO SCOPE

Based on various observations (i.e. the age of this structure, worn or newer waste clean-out caps, other general site conditions), recommend that further inspection of the waste lines using a video scope device to determine if they need repair or replacement. This service can be provided by our company for an additional fee. Property owners are usually responsible for repairs to the side sewer and publicly owned lateral lines. Such repairs can be expensive.

## 9.4.4 Drain, Waste, &amp; Vent Systems

**NO CLEAN-OUT FOUND**

The inspector was unable to locate the main sewer clean-out, and unable to verify that one exists. Such clean-outs can help determine if the main line versus a fixture drain line is clogged, and make clearing out the sewer line easier and less expensive. Without a main sewer clean-out, a plumber's drain clearing machine will need to be run through an internal fixture (e.g. a toilet) or through a vent pipe typically located on the roof. Consult with the property owner, or have a qualified plumber evaluate if necessary, to determine if a clean-out exists. If one is not installed, then recommend that a qualified plumber install one per standard building practices.

## Recommendation

Contact a qualified plumbing contractor.

## 9.5.1 Water Heater

**TPR DRAIN LINE / FLEX CONNECTOR**

One or more flexible connectors were used for the temperature-pressure relief valve drain line. Flex connectors can be bent or kinked so as to restrict the flow of the drain line and impair the operation of the valve. They typically are not rated for the temperature and pressure of water being discharged (potentially 150 psi and 210 degrees F). Flex connectors used this way pose a potential safety hazard for explosion. Recommend that a qualified plumber repair per standard building practices. For example, by installing a drain line made of rigid copper or CPVC plastic pipe.

## Recommendation

Contact a qualified plumbing contractor.



## 9.5.2 Water Heater

**LIFESPAN (8-12 YRS)**

The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

## Recommendation

Contact a qualified plumbing contractor.

## 9.5.3 Water Heater

**NO CATCH / SMITTY PAN INSTALLED**

A water heater was installed in or over a finished living space or in an area where leaking can cause damage, and no catch pan or drain was installed. Catch pans and drains prevent water damage to finished interior spaces below if or when the water heater leaks or is drained. If concerned, consult with a qualified contractor about installing these. Note that drain lines for catch pans are usually installed below the floor level and are difficult at best to install in an existing home.

## Recommendation

Contact a qualified plumbing contractor.

9.6.1 Sinks / Fixtures

 Safety / Major

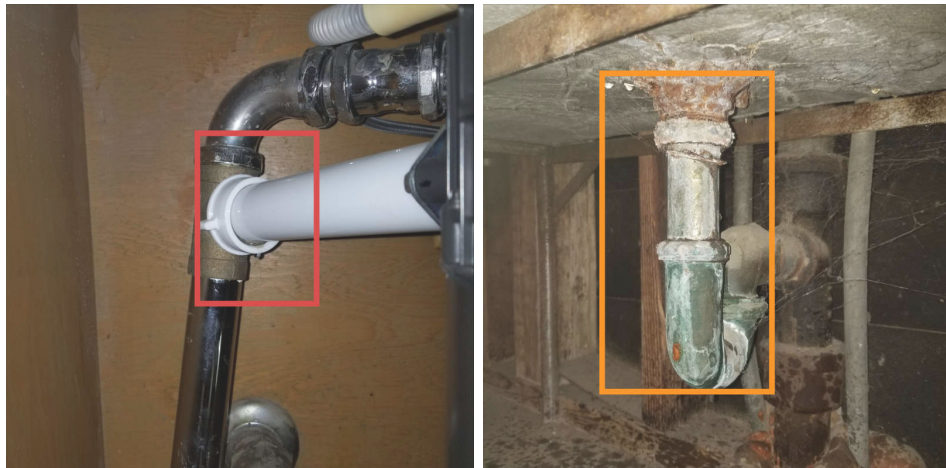
**DRAIN LEAK**

KITCHEN / GARAGE LAUNDRY

One or more leaks were found at the sink drain. A qualified plumber should repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Garage Laundry

9.6.2 Sinks / Fixtures

 Safety / Major

**LEAKING FAUCET BASE / HANDLES**

HALLWAY BATH

Water was leaking at one or more sink faucet base or handles. Recommend that a qualified plumber repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



9.6.3 Sinks / Fixtures

 Moderate

**LOW / NO FLOW**

HALLWAY BATH (HOT SIDE)

The flow from one or more water supply areas was low or inoperable. Recommend that a qualified person evaluate and repair as necessary. Shut-off valves may be partially or fully closed. Note that the inspector may or may not operate shut-off valves. If repairs are needed, a qualified plumber should make them.

Recommendation

Contact a qualified plumbing contractor.



## 9.6.4 Sinks / Fixtures

**SINK DAMAGED - REPAIR OR REPLACE**
 Safety / Major

## GARAGE LAUNDRY

The sink was damaged or significantly deteriorated. Recommend that a qualified plumber repair or replace the sink.

## Recommendation

Contact a qualified plumbing contractor.



## 9.7.1 Toilets / Bidets

**TOILET TANK LEAKS**
 Safety / Major

## REAR BATH

The toilet tank was leaking where it attached to the toilet. Flooring, the sub-floor or areas below may get damaged. Recommend that a qualified contractor remove the tank(s) and install a new rubber ring and tank(s) should be securely anchored to the toilet to prevent movement and leaking.

## Recommendation

Contact a qualified plumbing contractor.



Rear Bath

## 9.8.1 Bathtub / Shower

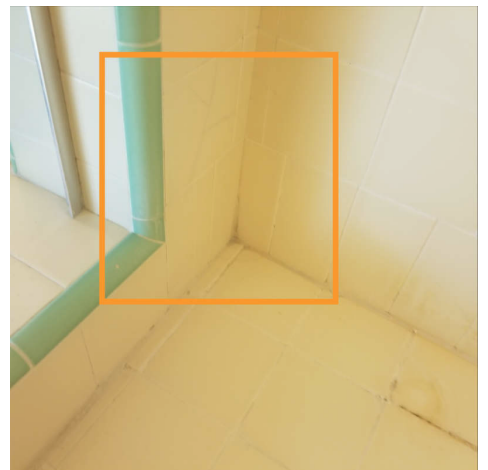
**TILE SUBSTANDARD**
 Moderate

## REAR BATH

Tile and/or grout in one or more locations were damaged, deteriorated, or substandard (e.g. loose or cracked tiles, missing grout). Water can or may have damaged the wall structure as a result. Recommend that a qualified contractor repair as necessary.

## Recommendation

Contact a qualified general contractor.



Laundry Bath

## 9.9.1 Laundry

**LAUNDRY APPLIANCES EXCLUDED**
 Moderate

**Note:** Laundry appliances are not tested or inspected as part of a standard home inspection.

## Recommendation

Contact a qualified professional.

## 9.10.1 Exhaust Fans / Ventilation

**NO EXHAUST FAN INSTALLED**

REAR BATH / HALLWAY BATH

The bathroom with a shower or bathtub didn't have an exhaust fan installed. Although an allowed building practice for the era of construction, moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

Recommendation

Contact a qualified professional.



# 10: ELECTRICAL

		IN	NI	NP	F
10.1	Excluded Items	X			X
10.2	Service	X			
10.3	Panels	X			
10.4	Panel Wiring & Breakers	X			X
10.5	GFCI / AFCI Protection	X			
10.6	Wiring	X			X
10.7	Switches / Receptacles	X			X
10.8	Lighting & Fans	X			X
10.9	Smoke Detectors / CO Alarms / Door Bell	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

### Service: Information

120-240 Voltage, 1 phase 3 wire  
Voltage, System Ground  
Unknown

### Service: Entrance Conductor

**Material**  
Aluminum

### Panels: Main Panel Location

Exterior left rear



### Panels: Panel Capacity

Unknown

### Panels: Main disconnect rating

100 Amp

### GFCI / AFCI Protection: GFCI

reset locations

Exterior rear

### Wiring: Wiring Type

Non Metallic Sheathed, Copper,  
Copper Tinned with Aluminum,  
Cloth covered

**Panels: Sub Panel Location(s)**

Utility, Exterior Right Rear



Utility Sub Panel



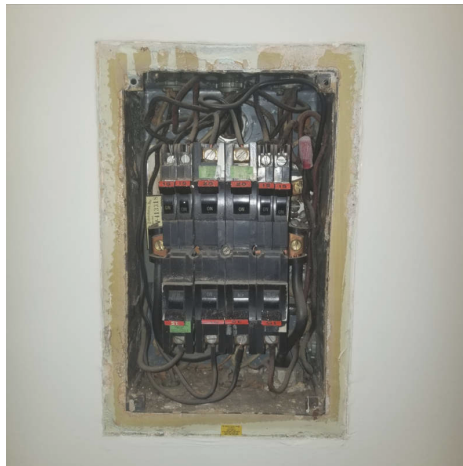
Exterior Sub Panel

**Panel Wiring & Breakers: Over protection devices**

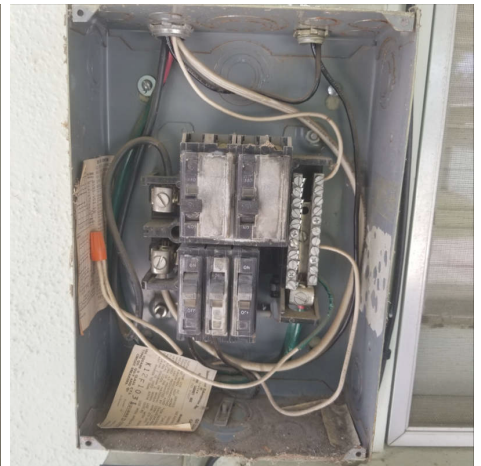
Breakers



Main Panel



Utility Sub Panel

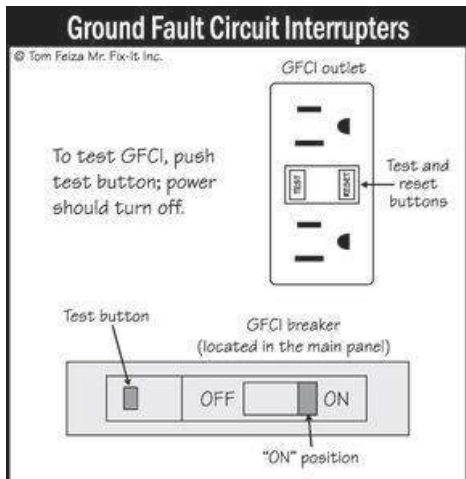


Exterior Right Rear Sub Panel

**GFCI / AFCI Protection: GFCI protection present**

Yes

A **Ground Fault Circuit Interrupter (GFCI)** - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.

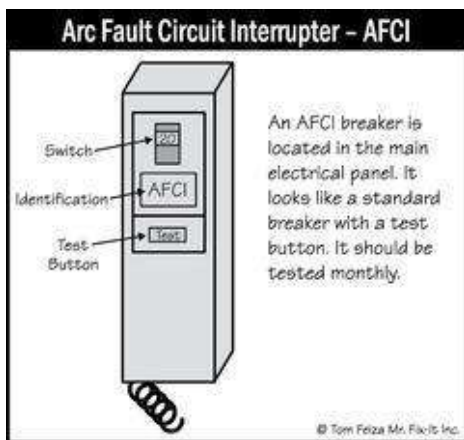


E078

**GFCI / AFCI Protection: AFCI protection present**

No

An **Arc Fault Circuit Interrupter** (AFCI) is a **circuit breaker** that breaks the circuit when it detects an **electric arc** in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).

**Smoke Detectors / CO Alarms / Door Bell: Smoke Detector Installed / Location(s)**

Yes, Hallway, Battery Powered

**Note:** Smoke detectors are tested only for audibility and not tested using actual smoke.

**Smoke Detectors / CO Alarms / Door Bell: Carbon Monoxide Alarm(s) Installed / Location(s)**

Yes, Hallway

**Note:** Carbon Monoxide alarms are tested only for audibility and not tested using actual Carbon Monoxide.

**Limitations**

## Excluded Items

**ELECTRICAL SYSTEM LIMITATIONS**

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors; security, intercom and sound systems; communications wiring,. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Findings**

## 10.1.1 Excluded Items

**CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS**

**Note:** If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

## Recommendation

Contact a qualified professional.

## 10.3.1 Panels

**FEDERAL PACIFIC / STAB-LOK**

## UTILITY SUB PANEL

One or more panels were manufactured by the Federal Pacific Electric company and used "Stab-Lok" circuit breakers. There is evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to, which in term often leads to breakers overheating and in some cases, electrical fires. However, in 2011 the Consumer Products Safety Commission (CPSC) closed an investigation into this product because they did not have enough funding to establish that the circuit breakers pose a risk of injury/fire to consumers. Regardless, and due to other evidence of safety issues, it is recommended that a qualified electrician carefully evaluate all Federal Pacific panels and make recommendations. Some insurance companies in the state are not offering property insurance with this manufacturer's panel installed in single family homes that require a 4 point insurance inspection.



## Recommendation

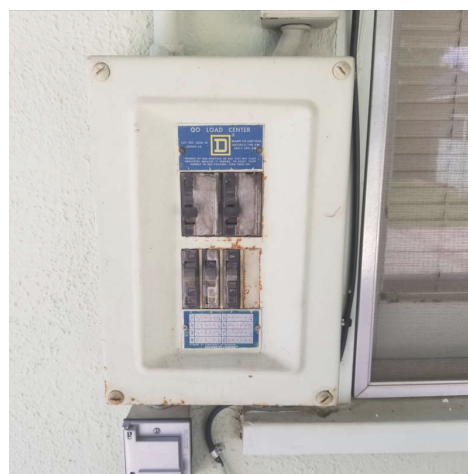
Contact a qualified electrical contractor.

## 10.3.2 Panels

**PANEL NOT DESIGNED FOR EXTERIOR INSTALLATION**

## EXTERIOR RIGHT REAR SUB PANEL

The electrical panel that is installed at the exterior of the building is not designed for exterior installation. This is a safety issue due to the risk of electrical shock. Recommend that repairs be made by a qualified licensed electrical contractor.



## Recommendation

Contact a qualified electrical contractor.

## 10.4.1 Panel Wiring &amp; Breakers

**PANEL NOT GROUNDED**

## EXTERIOR RIGHT REAR SUB PANEL

Grounding of the metal panel enclosure was missing and/or improper. Grounding is done to ensure if the metal panel enclosure becomes energized, excess current has a way to escape to ground and prevent possible shock to anyone touching the metal pan box. Recommend repairs be made by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.

#### 10.4.2 Panel Wiring & Breakers

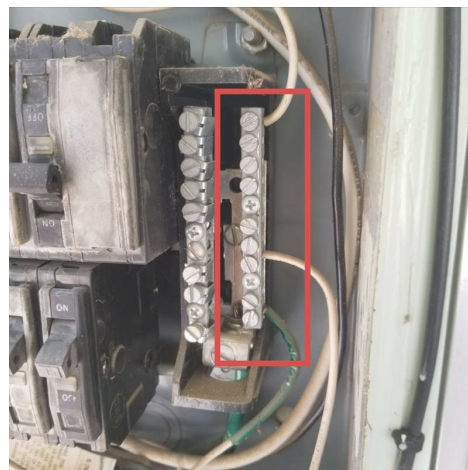
### SUBPANEL NEUTRAL/GROUND BONDED

EXTERIOR RIGHT REAR SUB PANEL

Neutral and equipment ground wires were bonded (connected) at sub-panel(s). This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to a "floating" neutral bar not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Recommend that a qualified electrician repair per standard building practices.

Recommendation

Contact a qualified electrical contractor.



#### 10.5.1 GFCI / AFCI Protection

### MISSING GFCI PROTECTION

REAR BATH / HALLWAY BATH / KITCHEN / GARAGE

One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

1. Outdoors (since 1973)
2. Bathrooms (since 1975)
3. Garages(since 1978)
4. Kitchens (since 1987)
5. Crawl spaces and unfinished basements (since 1990)
6. Wet bar sinks (since 1993)
7. Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.



#### 10.6.1 Wiring

### CLOTH COVERED

UTILITY SUB PANEL



Cloth covered wiring was found at one or more locations. This wiring jacket on this type of wiring becomes brittle with time and when disturbed, can literally break apart by bending or pulling. The rubber sheathing can become brittle, crack, or fall off, which can cause arcing. Cloth jacketed wiring may also be an indication of knob and tube wiring concealed elsewhere as it was used during this time period as well. Recommend a qualified electrician evaluate all cloth covered wiring and repair.

Recommendation

Contact a qualified electrical contractor.

#### 10.6.2 Wiring

### **SUBSTANDARD WIRING**

EXTERIOR REAR

Substandard wiring practices were found (e.g. exposed sheathed wiring, exposed splices, improperly installed lighting / receptacles etc.) Recommend repairs be made by a qualified licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



#### 10.7.1 Switches / Receptacles

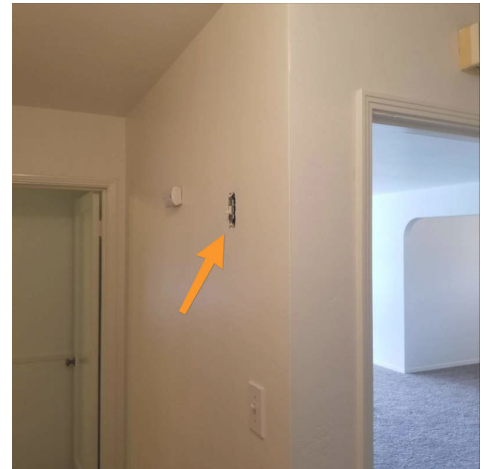
### **COVER PLATE LOOSE / MISSING / DAMAGED**

HALLWAY

A cover plate for a switch and/or a receptacle (outlet) were missing and/or damaged. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Recommendation

Contact a handyman or DIY project



#### 10.7.2 Switches / Receptacles

### **REVERSE POLARITY**

HALLWAY BATH RIGHT REAR BEDROOM / LEFT REAR BEDROOM / GARAGE / REAR PATIO

One or more electric receptacles (outlets) had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a qualified electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.





Hallway Bath



Right Rear Bedroom



Left Rear Bedroom



Garage



Rear Patio

## 10.8.1 Lighting &amp; Fans

**LAMPS INOPERABLE / DIM**

FRONT PORCH / EXTERIOR RIGHT REAR

One or more light fixtures were inoperable (didn't turn on when nearby switches were operated) and/or were very dim. Recommend further evaluation by replacing bulbs and/or consulting with the property owner (perhaps on a switch that was not identified). If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Recommendation

Contact a qualified electrical contractor.



## 10.9.1 Smoke Detectors / CO Alarms / Door Bell

**SMOKE DETECTOR MISSING**

RIGHT FRONT BEDROOM / RIGHT REAR BEDROOM / LEFT REAR BEDROOM

Smoke alarms were missing and/or not installed in one or more locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor). We recommend installing photoelectric type smoke detectors / alarms.

**Note:** Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, [calfire.ca.gov](http://calfire.ca.gov) recommends installing smoke detectors in each bedroom for increased safety. Click [here](#) for more information.



Recommendation

Contact a handyman or DIY project



# 11: BUILT-IN APPLIANCES

		IN	NI	NP	F
11.1	General	X			
11.2	Microwave			X	
11.3	Range/Oven/Cooktop	X			X
11.4	Exhaust / Ventilation	X			X
11.5	Dishwasher	X			X
11.6	Garbage / Food Disposal	X			
11.7	Refrigerator	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

**General: Range / Oven / Cooktop Energy Source / Supply**  
Electric (220v)

**General: Oven Self Cleaning**  
Yes

**General: Exhaust / Ventilation Type**  
Hood, Vented / Ducted

**General: Fridge stays?**  
Unknown

**General: Fridge water supply connection**  
Unknown

## Limitations

General

### APPLIANCE LIMITATIONS

The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, lights, central vacuum systems, elevators and stair lifts. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

## Findings

11.3.1 Range/Oven/Cooktop

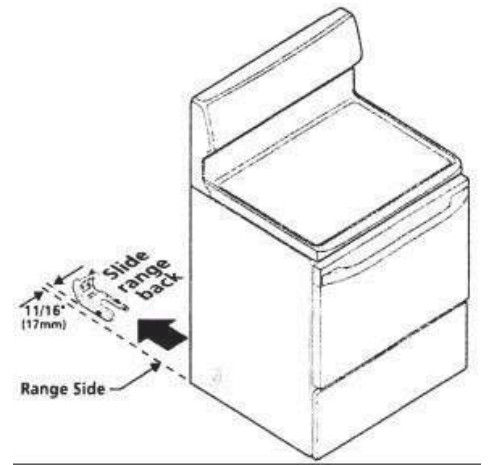
**RANGE / OVEN ANTI-TIP BRACKET NOT INSTALLED / INEFFECTIVE**



The range could tip forward. An anti-tip bracket may not be installed or may be ineffective. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard.

Recommendation

Contact a qualified professional.



### 11.3.2 Range/Oven/Cooktop

 Moderate

#### **SELF CLEAN SYSTEM INOPERABLE / FAULTY**

The oven self cleaning system appears inoperable or faulty. Recommend repairs be made by a qualified appliance repair person.

Recommendation

Contact a qualified appliance repair professional.

### 11.4.1 Exhaust / Ventilation

 Minor

#### **FABRIC DUCT TAPE AT JOINTS / CONNECTIONS**

CABINET ABOVE / ATTIC

Fabric duct tape has been installed at one or more joints / connections of the vent flue. Recommend replacing with HVAC metal tape.

Recommendation

Contact a handyman or DIY project



### 11.5.1 Dishwasher

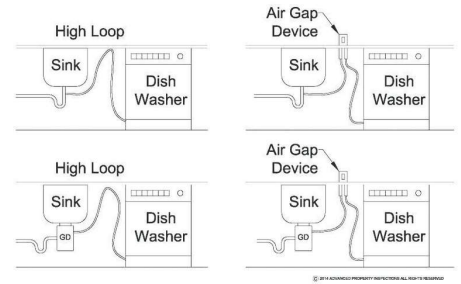
 Moderate

#### **AIR GAP / HIGH LOOP NOT INSTALLED**

No air gap or high loop was visible for the dishwasher drain. An air gap is a device that makes the drain line non-continuous or the drain line is looped high up under the countertop, and prevents wastewater backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have this device built in. Recommend determining if an air gap device is built in to this brand and model of dishwasher (e.g. review installation instructions). If not, or if this cannot be determined, then recommend that a qualified contractor install an air gap or a high loop per standard building practices.

Recommendation

Contact a qualified appliance repair professional.



# 12: HVAC

		IN	NI	NP	F
12.1	General comments	X			X
12.2	Heating / Forced Air	X			
12.3	Heating / Individual / Not Forced Air	X			
12.4	Air Conditioner	X			X
12.5	Ducts and Registers	X			
12.6	Filter & Thermostat	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

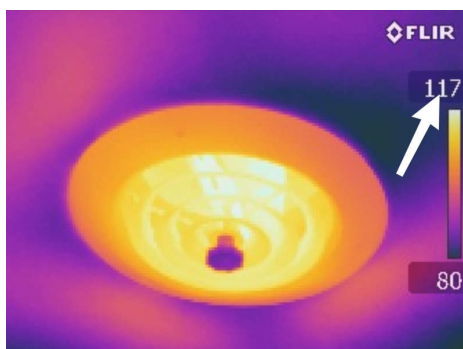
## Information

<b>Heating / Forced Air: Estimated Year Mfg.</b> 2008	<b>Heating / Forced Air: Location</b> Roof	<b>Heating / Forced Air: Energy source</b> Natural gas
<b>Heating / Individual / Not Forced Air: Type</b> Radiant, Wall mounted	<b>Heating / Individual / Not Forced Air: Energy Source</b> Electric	<b>Air Conditioner: Estimated Year Mfg.</b> 2008
<b>Air Conditioner: Location</b> Roof	<b>Air Conditioner: System Type</b> Packaged unit	<b>Air Conditioner: Temperature split</b> 17 F*
<b>Ducts and Registers: Type</b> Ducts and Registers, Flex / insulated, Rigid, Rigid / insulated	<b>Filter &amp; Thermostat: Filter Location(s)</b> Hallway Closet	<b>Filter &amp; Thermostat: Filter Size</b> 20x25x1
<b>Filter &amp; Thermostat: T-stat Location(s)</b> Living Room		

### Heating / Forced Air: Appears Functional

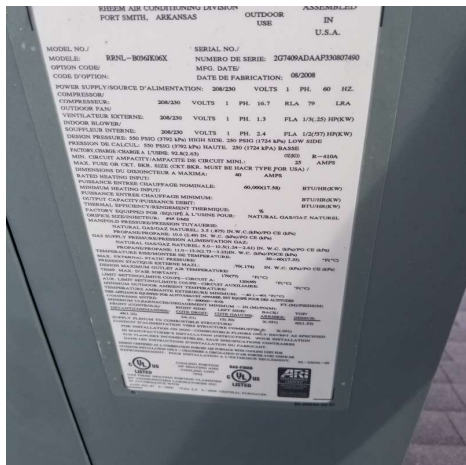
Heat system appears to be in working order. Supply air from the heating system should be 100 degrees Fahrenheit or higher.

The photo(s) below is/are a thermal image of the supply air temperature at register(s) at the time of this inspection.





### Air Conditioner: Equipment Photos



## Limitations

General comments

### HVAC LIMITATIONS

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

## Findings

12.1.1 General comments

Moderate

### SERVICE HEATING / COOLING SYSTEM

The last service date of the forced air heating / cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

Recommendation

Contact a qualified HVAC professional.

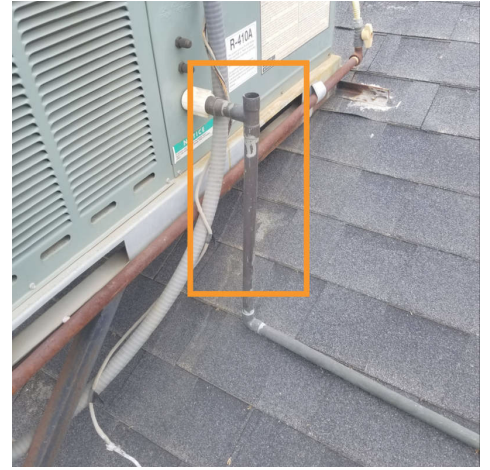
## 12.4.1 Air Conditioner

 Moderate**CONDENSATE DRAIN LINE TRAP MISSING / SUBSTANDARD**

The air conditioner's primary condensate drain line trap was missing and/or substandard. A U-shaped trap with a 2-inch drop should normally be installed to prevent air from moving in or out of the air handler during operation. Without a correctly configured trap, efficiency can be reduced, or condensate water can be pulled into the equipment resulting in wet insulation or components, or microbial growth. Recommend that a qualified HVAC contractor repair per standard building practices.

## Recommendation

Contact a qualified HVAC professional.



## 12.6.1 Filter &amp; Thermostat

 Minor**FILTER DIRTY**

Air filters for the heating and/or cooling system were dirty at one or more locations. Indoor air quality will be reduced as a result. Recommend installing good quality filters at intended locations (e.g. in or at the air handler, behind return air grills). Filters should be sized correctly to minimize air gaps. Many types of filters are available. Recommend installing pleated filters or better rather than the cheapest disposable kind.

## Recommendation

Recommended DIY Project

# 13: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	F
13.1	Fireplaces, Stoves & Inserts	X			X
13.2	Chimney(s)	X			X
13.3	Fuel Burning Appliance Flue(s)	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

### Fireplaces, Stoves & Inserts: Type

Wood burning converted to gas, Masonry, No blower

### Fireplaces, Stoves & Inserts: Gas log lighter

Yes

### Fireplaces, Stoves & Inserts: View of Gas Fireplace and/or Pellet Stove During Operation



### Chimney(s): Type

Masonry

### Fuel Burning Appliance Flue(s):

#### Type

Metal, Type B, Transite

## Limitations

Fireplaces, Stoves & Inserts

### FIREPLACE / STOVE / CHIMNEY / FLUE LIMITATIONS

The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

## Findings



## 13.1.1 Fireplaces, Stoves &amp; Inserts

 Moderate
**"LEVEL 2" CHIMNEY INSPECTION**

One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation



## Recommendation

Contact a qualified chimney contractor.

## 13.1.2 Fireplaces, Stoves &amp; Inserts

 Safety / Major
**DAMPER CAN CLOSE**

A fireplace was equipped with a gas burner and the chimney damper could close. This is a safety hazard due to the possibility of burner or pilot light exhaust gases entering living spaces. Modifications should be made to prevent the damper from ever closing to prevent this. A qualified contractor should repair per standard building practices so the damper cannot close

You can purchase a damper clamp by clicking [here](#).

## Recommendation

Contact a qualified fireplace contractor.



Example

## 13.2.1 Chimney(s)

 Moderate
**CHIMNEY CROWN WAS WORN, CRACKED, MISSING, DETERIORATED**

One or more masonry chimney crowns were worn, cracked, missing, deteriorated and/or unstandard. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.

## Recommendation

Contact a qualified chimney contractor.



## 13.2.2 Chimney(s)

**CHIMNEY SWEEP / CLEANING NEEDED**

A significant amount of creosote or burning by-products (ash, soot, etc.) was visible in one or more chimneys. This is a potential fire hazard and a sign that chimney system maintenance has been deferred. The client should be aware that the type and quality of wood burned, and the moisture content of the wood, will affect the rate at which burning by-products accumulate in the chimney. When wood-burning devices are used regularly, they should be cleaned annually at a minimum. A qualified contractor should evaluate, clean, and repair if necessary.

Click [here](#) for more information regarding chimney cleaning.

## Recommendation

Contact a qualified chimney sweep.

# 14: FOUNDATION

		IN	NI	NP	F
14.1	Foundation	X			
14.2	Seismic Re-Inforcement	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

**Foundation: Foundation Type**  
Crawlspace

**Foundation: Foundation / Stem Wall Material**  
Concrete

**Foundation: Footing Material**  
Concrete

**Seismic Re-Inforcement: Anchor Bolts / Hold Downs**  
Installed

## Limitations

Foundation

### FOUNDATION LIMITATIONS

The inspector performs a visual inspection of accessible components or systems of the foundation. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

# 15: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	F
15.1	Access	X			
15.2	Structure & Sheathing	X			
15.3	Attic Insulation	X			X
15.4	Exhaust & Ventilation	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

**Access: Access Location(s)**

Bedroom closet

**Access: How Viewed**

Viewed From Hatches

**Structure & Sheathing: Types**

Rafters, Ceiling joists, Spaced wood sheathing, Oriented Strand Board (OSB) Sheathing

**Attic Insulation: Insulation Type**

Cellulose Loose Fill

**Attic Insulation: Estimated R Value**

~R-21

**Exhaust & Ventilation:**

**Ventilation Type**

Soffit / Eave vents, Roof vents

**Access: Attic Views**



## Limitations

Access

## ATTIC LIMITATIONS

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

## Findings

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15.3.1 Attic Insulation



### SUBSTANDARD / LESS THAN R-38

The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

Recommendation

Contact a qualified insulation contractor.

# 16: CRAWLSPACE

		IN	NI	NP	F
16.1	Access	X			
16.2	Substructure	X			
16.3	Insulation/Ventilation	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    F = Findings

## Information

**Access: Location**

Exterior right side

**Access: How Viewed**

Drone

**Substructure: Sub floor material**

Diagonal Wood Sub Floor

**Substructure: Beam & Joist Material**

Laminated Beam Noted, Wood  
Floor Joist Noted

**Substructure: Pier/Support Material**

Bearing Wall, Wood, Concrete

**Insulation/Ventilation: Ventilation Type**

Vented

**Insulation/Ventilation: Insulated**

No

**Access: Crawlspace Views**



## Limitations

Access

**CRAWL SPACE LIMITATIONS**

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.