PROPERTY INSPECTION REPORT

1234 Main St.
Torrance California 90501

Buyer Name
11/27/2018 9:00AM

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INTRODUCTION

We have inspected the major structural components and mechanical systems for signs of significant non- performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the American Society of Home Inspectors. You will also find a copy at the end of this inspection report. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and and opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report

SUMMARY

13.1.1 Laundry Room - General: All ok

14.1.1 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Damper Clamp Missing

14.1.2 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Hearth, Sides or Top Undersized

16.1.1 Attic, Insulation & Ventilation - Access: Signs of Rodents

1: GENERAL INFORMATION / OVERVIEW

Information

General Notes: **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: 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.

General Notes: Notes

Scope: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and or vegetation.

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 American Society of Home Inspectorsfor 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.**

Notice to Third Parties: This report is the exclusive property of Equity Building Inspection and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report.

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 Notes: Occupancy
Occupied

General Notes: Type of Building
Single Family Residence

General Notes: In Attendance
Buyer

General Notes: Weather
60-70 Degrees, Sunny

General Notes: Pre 1970

Due to the age of this building, there will be features and systems that do not conform to present building standards. While we attempt to point out conditions that might affect health and safety as well as structural issues that may need correction, we do not warrant that all non-conforming conditions are reported. Imperfections such as sloping floors, floors and stairs that squeak, along with sticking doors are common in a building of this age. An older building, such as this one, will require upgrading and repair now and then and in the future, as all buildings do.

General Notes: Added or Remodled

Sections of this building may have been remodeled or added on to. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures obtained. This information can also be so obtained through the cities building department.

Electrical Shutoff
Rear

Water Shut Off
front

Gas Shutoff
Left Side

Disclaimers: **Items or Components not inspected**

Barbecue

The listed items were excluded from this report and are out of the scope of a standard home inspection. If concerned, we recommend having a separate inspection by a trades-person who is an expert in this particular system.

2: EXTERIOR

Information

Basic Information: Topography
Flat and Level

Basic Information: Driveway
Pavers

Basic Information: Walkways
Concrete

Exterior Walls / Trim: Exterior Notes

The visible exterior surfaces and materials of the building were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Keep in mind that if this is a condo or townhome, we may make a specific comment concerning a deck or balcony but this would not include an entire exterior inspection as these areas would be covered under the Homeowners Association.

Exterior Walls / Trim: Wall Covering Material
Wood

Exterior Walls / Trim: Construction Material
Wood Frame

Exterior Walls / Trim: Ok, Items to note

The trim component were found to be in fair to good condition based on their age with exceptions noted here or in other sections of this report.

Eaves / Soffits / Trim: Ok

The trim component were found to be in fair to good condition based on their age with exceptions noted here or in other sections of this report.

Doors / Windows: Window Types
wood

Conditions

2.2.1 Exterior Walls / Trim

Minor

CAULKING SUBSTANDARD / MISSING

Caulk was substandard and/or missing in some areas. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used.

Recommendation
Recommended DIY Project

2.3.1 Eaves / Soffits / Trim

Moderate

PEELING PAINT

There are sections of the trim that are peeling and in need of pain or staining.

Recommendation
Contact a qualified professional.

2.4.1 Doors / Windows

DAMAGED DOOR

Moderate

One or more of the exterior doors is deteriorated or damaged. We recommend repair or replacement by a qualified technician or handyman. (Guest house entry)

Recommendation

Contact a qualified general contractor.

2.4.2 Doors / Windows

WINDOW DAMAGE

Safety / Major

GUEST HOUSE

One or more of the exterior windows is deteriorated or damaged. We recommend repair or replacement by a qualified technician or handyman.

Recommendation

Contact a qualified general contractor.

3: GROUNDS

Information

Grading: **Grading Outline**

Grading / Lot Drainage: Grading / Drainage Overview The grading around the home was inspected to determine that it was designed to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report. Grading / Lot Drainage: Grading Limitations The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

Conditions

3.1.1 Grading

Moderate

NEGATIVE GRADE

RIGHT SIDE

The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It can be a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings and/or a qualified licensed contractor install a retaining wall.

Recommendation

Contact a qualified landscaping contractor

3.2.1 Vegetation

Moderate

TREE NEAR / CONTACTING BUILDING

Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report if applicable). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

Recommendation

Contact a qualified tree service company.


3.5.1 Fences/Gates

Minor

FENCE REPAIR - MINOR

Fences and/or gates are damaged and/or deteriorated in some areas. Make repairs or replace sections as necessary.

Recommendation

Contact a handyman or DIY project

3.7.1 Decks/Stairs

Moderate

DAMAGED STAIRS

FRONT

We found deterioration at one or more of the stair or stairway. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood or damaged materials should be replaced.

Recommendation

Contact a qualified deck contractor.

4: ELECTRICAL

Information

Basic Info: Electrical Notes

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, over current protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

Basic Info: Service Entry Type
Overhead

Basic Info: Voltage
120/220v

Basic Info: Wiring Method
Non-Metallic Sheathed Cable

Basic Info: Main Panel Location
Exterior Rear

Basic Info: Amperage
200 AMP

Basic Info: Grounding Type
Driven Rod

Basic Info: Disconnect Type
Breakers

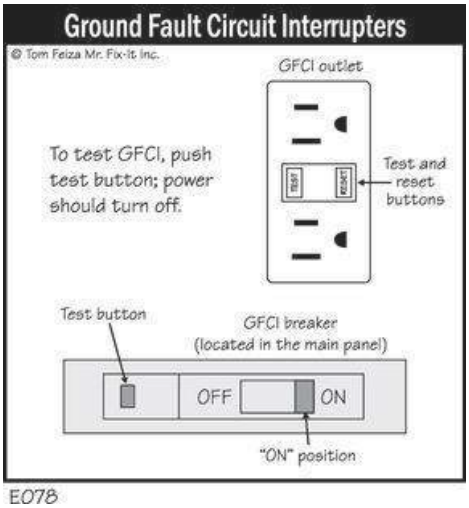
Basic Info: Conductors
Copper

Panel Wiring & Breakers : Over protection devices
Breakers

Grounding: Grounding Type
Both Driven Rod and Cold water Piping

GFCI / AFCI Protection: GFCI protection present
Some

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.



Smoke Detectors / CO Alarms / Door Bell: Smoke Detector Installed / Location(s)
Yes, Hallway

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)

No

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

Excluded Items: Cable / Satellite / Telephone / Inter Communication / Alarm Stystems

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.

Conditions

4.3.1 Panels

Moderate

VEGETATION

Access to the panel was limited due to vegetation. We recommend the vegetation be eliminated for safe and convenient access to the panel.

Recommendation

Contact a qualified professional.

4.10.1 Smoke Detectors / CO Alarms / Door Bell

Safety / Major

CARBON MONOXIDE ALARM MISSING AND/OR INOPERABLE

Carbon monoxide alarms were missing and/or inoperable from one or more sleeping areas and/or on one or more levels. This is a potential safety hazard. CO alarms need to be installed in the vicinity of each sleeping area, on each level of the structure and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards.

Recommendation

Contact a handyman or DIY project

5: PLUMBING

Information

Basic Information: Plumbing Notes

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

Basic Information: Plumbing Materials

Copper

Basic Information: Water Service Type

Public

Basic Information: Water Service Material

Copper

Basic Information: Drain Line Materials

ABS, Cast Iron

Basic Information: Ok, With Exceptions

The plumbing system was found to be in serviceable condition with the exceptions noted herein.

Excluded Items: 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.

Service: Pressure Regulator Present

No

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.

Toilets / Bidets: Low Flow All

Ill tournaments were found to be at the lower flow time with exceptions noted herein.

Bathtub / Shower: Shower Pan Flood Tested / Ok

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

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

Fuel Systems: Fuel Supply Piping Type

Steel

Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturers installation instructions. **Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.**

Fuel Systems: Fuel Service Type

Natural Gas

Fuel Systems: Main Gas Shut-off Location

Gas Meter

Conditions

5.4.1 Supply Lines

Safety / Major

LEAKING

UNDER MAIN HOUSE

There are one or more areas where there are leaks coming from the supply plumbing. We recommend further evaluation and repair by licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

5.5.1 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.

5.5.2 Drain, Waste, & Vent Systems

Moderate

DRAIN / WASTE DAMAGED

UNDER GUEST HOUSE

One or more drain or waste pipes or fittings were damaged or highly corroded and one of the is leaking. Recommend that a qualified plumber evaluate and repair as necessary and per standard building practices.

Recommendation

Contact a qualified plumbing contractor.

6: INTERIOR, DOORS, WINDOWS

Information

Basic Info: Bedrooms
Five

Basic Info: Bathrooms
Four

Basic Info: Windows
Wood

Surfaces Overall: Normal Wear and Tear

The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

Surfaces Overall: Rooms Full of Stuff

Many of the areas and surfaces were not visible to inspect due to an excessive amount of personal belongings. Once removed, reportable conditions may be present. We recommend these areas be reviewed prior to the close of escrow.

Windows: Type
Wood, Double-hung

Smoke and CO Detectors: CA Health and Safety Code 13113.7

California Health and Safety Code 13113.7 and 17926 and 310.9.1.4 of the California Building Code.

Smoke and Carbon Monoxide Detectors:

Proper placement requires one smoke detector for each floor of multi-family dwellings where no sleeping quarters are located, in addition to one smoke detector in each sleeping quarters and one smoke detector in all hallways adjacent to sleeping quarters. Enclosed stairwells that provide service to multiple dwellings are required to have a smoke detector. These smoke detectors must be the type that have the 10 year battery life, have a hush feature and a place to write the installation date. Exception being if the existing units are hard wired.

Carbon Monoxide Detectors:

Proper placement requires one carbon monoxide detector in all hallways adjacent to sleeping quarters in dwellings that have gas burning appliances and on every level of the building.

Smoke and CO Detectors: Both Smoke and Carbon Detectors Installed

There are carbon monoxide and smoke detectors installed in their approved locations unless otherwise noted herein

Conditions

6.4.1 Interior Doors

Moderate

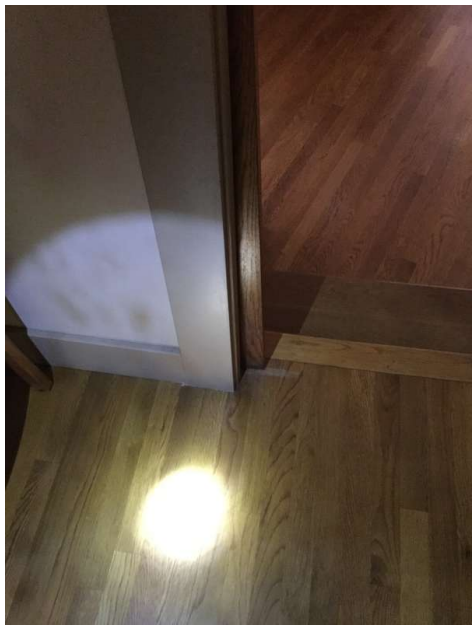
CLOSET DOOR OFF TRACK

DINING ROOM

The dining room pocket doors in one or more locations were off track. Recommend repair for proper functionality.

Recommendation

Contact a qualified handyman.



6.4.2 Interior Doors

Minor

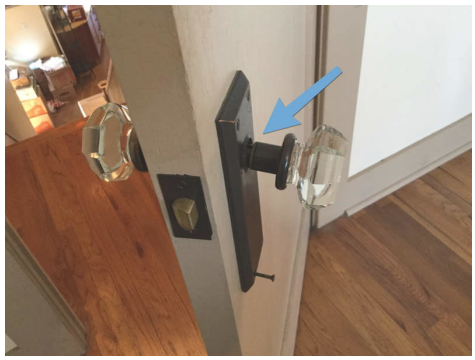
HARDWARE LOOSE / DAMAGED / MISSING

2ND FLOOR FRONT BEDROOM

Some interior door hardware (locksets, hinges and/or pulls) were inoperable, damaged, loose and/or missing. Recommend that a qualified person repair or replace as necessary.

Recommendation

Contact a handyman or DIY project



6.4.3 Interior Doors

Safety / Major

DOUBLE KEY

MASTER BEDROOM LIVING ROOM

There is a double keyed lock on an exterior door. This is a potential hazard as you may not be able to have access to the key . Trying to get out of the door in emergency. We recommend replacement with the proper thumb lock key.

Recommendation

Contact a qualified professional.

6.5.1 Windows

Moderate

WOULDN'T OPEN

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.

6.5.2 Windows

Moderate

SASH CORDS CUT / DAMAGED / MISSING

2ND FLOOR REAR

Sash cords on one or more wood windows were cut, damaged and/or missing. Windows may not stay open without additional support as a result. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

6.5.3 Windows

Moderate

LOCKS NOT WORKING

LIVING ROOM

The locks on one or more of the windows did not operate when tested. We recommend repair or replacement.

Recommendation

Contact a qualified professional.

7: KITCHEN

Information

Range/Cooktop/Oven: Fuel Type
Natural gas, Electric

Conditions

7.2.1 Garbage Disposal
Moderate
INOPERABLE
GUEST HOUSE

Garbage disposal was inoperable at the time of inspection. Recommend qualified professional repair.Here is a DIY resource for troubleshooting. The switch is also improperly located.

Recommendation
Contact a qualified professional.

7.4.1 Range/Cooktop/Oven
Moderate
INOPERABLE - BAKE
GIEST HOUSE

The oven bake function appeared to be inoperable. Consult with the property owner. If necessary, a qualified person should repair.

Recommendation
Contact a qualified appliance repair professional.

7.4.2 Range/Cooktop/Oven
Moderate
INOPERABLE - COOKTOP

1 / 2 / 3 / 4 cooktop *burner(s) / element(s)* were inoperable. Recommend that a qualified person repair as necessary.
(Number 2 burner and. All burners in guest house kitchen)

Recommendation
Contact a qualified appliance repair professional.

8: GARAGE

Information

General: Structure Type
Attached Garage

General: Occupant Door
Solid

General: Vehicle Door
Sectional

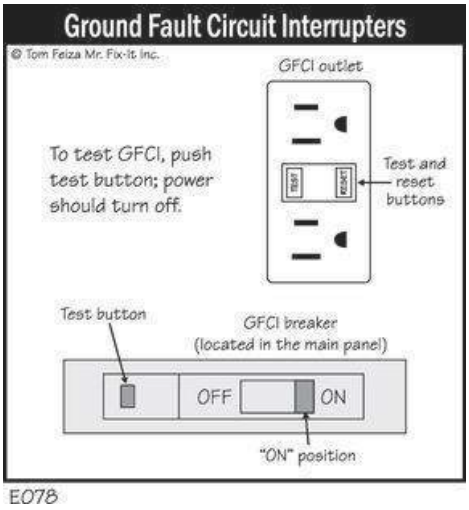
General: Automatic Opener Safety Devices
Electronic eye

General: Wall Type
Finished

General: Ceiling Type
Finished

GFCI / AFCI Protection: GFCI protection present
No

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.



Limitations

General

PERSONAL BELONGINGS

We could not fully inspect the garage due to the amount of personal belongings. We recommend further inspection of the garage once it is vacant.

Conditions

8.1.1 General

ALL OK

Moderate

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection with possible exceptions noted herein.

Recommendation
Contact a qualified professional.

8.3.1 Occupant Doors

Safety / Major

SELF-CLOSING DEVICE MISSING

The self-closing device on the door between the garage and the house is not installed / missing. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

Recommendation
Contact a qualified professional.

8.5.1 Automatic Opener

Safety / Major

INOPERABLE

One or more automatic door openers were inoperable. Recommend that a qualified contractor evaluate and repair or replace opener(s) as necessary.

Recommendation
Contact a qualified garage door contractor.

8.6.1 GFCI / AFCI Protection

Safety / Major

MISSING GFCI PROTECTION

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.

9: ROOF

Information

General: Roof Notes

NOTE: We are not licensed roofing contractors. Feel free to hire one prior to closing. A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

General: Inspection Method

Fully Traversed

General: Roofing Material

Asphalt, Rolled

General: Dimensional Composition Shingles Installed

Architectural Shingles

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These 'premium' shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layer of asphalt are added over the mat, and lastly ceramic granules are added over the upper layer of asphalt for protection against the elements (wind, rain, UV rays from the sun). Architectural shingles typically have higher wind resistance numbers than their 3-tab counterparts, and resist leaks better. 30 - 50 year warranties are common with these shingles, but the warranty is highly prorated after 25 - 30 years. Typical replacement is usually needed 23 - 28 years after the initial installation.

Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice.The following factors affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof.
- Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

General: **Flashing Material**

Metal, Asphalt

Comp/Wood: **Comp Shingle Info**

The shingles are comprised of asphalt or fiberglass material impregnated with mineral granules that are designed to deflect the deteriorating ultra violet rays of the sun. The most common of these roofs are warranted by manufactures to last from fifteen to twenty-five years. The actual service life of the roof will vary depending on a number of factors including the quality of the materials and the method of installation. Regular maintenance will certainly extend the life of any roof.

Comp/Wood: **Roof OK**

The roofing surface was found to be in satisfactory age based on its age.



Conditions

9.4.1 Flashings

Moderate

FLASHING IMPROPERLY INSTALLED / SUBSTANDARD

Flashing has improperly installed and/loose or substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified roofing professional.

9.4.2 Flashings

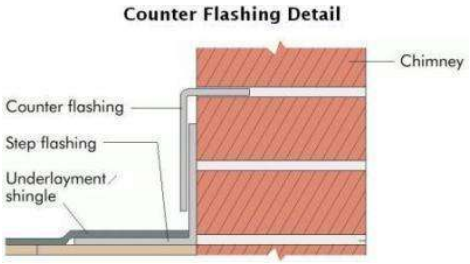
Moderate

CHIMNEY COUNTER FLASHING MISSING, LOOSE, DAMAGED AND/OR SUBSTANDARD

Chimney counter flashing missing, loose, damaged and/or substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified roofing professional.



9.7.1 Maintenance / Other

Minor

DEBRIS (PINE NEEDLES AND/OR LEAVES) ON ROOF SURFACE

Debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.

Recommendation

Contact a qualified professional.

10: HVAC

Information

Basic Information: Heating Type

Forced Hot Air

There are two units.

Basic Information: Heat Exchanger

The heat exchanger is a component that is not easily accessible and is outside the scope of this inspection.

Basic Information: Location

Attic

Two units located in attic.

Basic Information: Energy source

Natural gas

Air Conditioner: System Ok

The temperature split differential between the return air and supply registers was within the 14-22 degree (F) range at time of inspection.

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

Air Conditioner: Location

Exterior

Air Conditioner: System Type

Split system

Air Conditioner: Temperature split

19 F*

Filter & Thermostat: T-stat Location(s)

1st Floor Family room

Conditions

10.4.1 Air Conditioner

Minor

EQUIPMENT PAD NOT LEVEL

The pad for the air conditioning condensing unit was not level, undermined, substandard or missing and/or damaged or deteriorated. This unit requires adequate support. The compressor may be damaged if this unit is tilted 10 degrees or more. Also, the pad should elevate the unit above the soil to prevent corrosion. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified HVAC professional.

11: WATER HEATER

Information

Water Heater: Energy Source / Type
Gas, Tank

Water Heater: Capacity
50 Gallon

Water Heater: Location
Exterior closet

Water Heater: Equipment Photo

Conditions

11.1.1 Water Heater

Moderate

LIFESPAN OVER 12 YEARS

The estimated useful life for most water heaters is 8-12 years. This water heater is 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.

12: BATHROOM(S)

Information

Bathroom Overall: Bathrooms OK Items to Note

The bathroom(s), including the sink, tub, shower and surfaces were inspected and found to be in serviceable condition with exceptions noted herein.

Bathroom Overall: Bathroom View(s)

Master

Bathroom Overall: Shower Pan Limitations

Shower pans, if present, are not tested for leaks as this would be a technically exhaustive test. The only way to test shower pans for leaks is to block off the drain and fill the shower pan with 1-2" of water, looking for leaks on drywall or framing below, which would cause damage to the home. Therefore the shower is operated as normal and the areas under the bathroom are examined for indications of leaks. These pans are known to leak and can potentially be a major expense to correct. A licensed plumber should be consulted if more invasive testing is desired.

Bathroom Overall: Tub and Shower Drain Information

Water was ran through the drains of tubs and showers for an extended period of time, and then looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What I can't replicate is the affects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time.

Conditions

12.3.1 Toilet

Safety / Major

LOOSE POSSIBLE DAMAGE

GUEST HOUSE

The toilet was loose and may have caused possible damage to the flooring below. We recommend further inspection and repair to both the toilet and related flooring.

Recommendation
Contact a qualified professional.

12.5.1 Bathtub / Shower

Moderate

DIVERTER PULL DAMAGED

MASTER AND GUEST HOUSE

The diverter pull was not functioning properly. Recommend repair.

Recommendation
Contact a qualified plumbing contractor.

12.5.2 Bathtub / Shower

Moderate

JETTED TUB / MOLD FROM JETS

MASTER

Debris came out of the jets when the jetted bathtub was turned on. Some jetted tub designs allow water to stagnate in pipes, resulting in mold or bacteria growth that is expelled from jets. It's unlikely that repairs or modifications can be made to prevent this if it is occurring. It may be possible to prevent such biological growth by running hot water and bleach or dishwasher soap (low sudsing) through the jetted bathtub periodically.

12.8.1 GFCI & AFCI

Safety / Major

NO GFCI PROTECTION INSTALLED

MASTER BATH TUB AREA

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation
Contact a qualified electrical contractor.

12.9.1 Walls

Moderate

WALL AND CEILING DAMAGED

2ND FLOOR

One or more walls and ceilings were damaged or had substandard repairs. Recommend that a qualified person repair as necessary.

Recommendation
Contact a qualified drywall contractor.

13: LAUNDRY ROOM

Information

General: **Dryer Power Source**
110 Volt

General: **Dryer Vent**
Unknown

General: **Unit installed**
Both

Conditions

13.1.1 General

Minor

ALL OK

Both the washer and dryers hookups were found to be in acceptable condition.

Recommendation

Contact a qualified professional.

14: FIREPLACES AND FUEL-BURNING APPLIANCES

Information

Fireplaces, Stoves & Inserts: Type
Gas log insert

Fireplaces, Stoves & Inserts: Gas log lighter
Both Units
Yes

Fireplaces, Stoves & Inserts: Fireplace disclaimer

Actually lighting the fireplace is beyond the scope of a General home inspection. If the unit has a switch, we will test its operation. A visual observation of the flue, within the scope of a standard home inspection, may not detect defects beyond our limited view (12 to 18 inches) or where soot has accumulated. A more thorough inspection can be performed by a specialist.

Conditions

14.1.1 Fireplaces, Stoves & Inserts

Safety / Major

DAMPER CLAMP MISSING

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 (damper clamp). 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

14.1.2 Fireplaces, Stoves & Inserts

Safety / Major

HEARTH, SIDES OR TOP UNDERSIZED

FRONT UNIT

The fireplace hearth was undersized. Embers may ignite combustible surfaces nearby. This is a fire hazard. For fireplaces with a firebox less than 6 square feet in size, hearths should be at least 16 inches deep in front and extend at least 8 inches to the sides. For fireboxes more than 6 square feet in size, hearths should be at least 20 inches deep and extend 12 inches to each side. Recommend that a qualified person make repairs or modifications per standard building practices if necessary. For example, by installing a non-flammable hearth pad, or by extending the existing hearth with non-flammable materials.

Recommendation

Contact a qualified fireplace contractor.

15: FOUNDATION

Information

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

Not visible

Not Fully visible.

16: ATTIC, INSULATION & VENTILATION

Information

Access: Access Location(s)
Hallways

Access: No Attic Access
2nd Floor

No accessible attic spaces were found or inspected at this property. The inspector attempts to locate attic access points and evaluate attic spaces if/where possible.

Access: How Viewed
Viewed From Hatches

Conditions

16.1.1 Access

Safety / Major

SIGNS OF RODENTS

There are signs of either bird or rodent and pest station in the attic area

Recommendation

Contact a qualified professional.

17: CONCLUSION

STANDARDS OF PRACTICE

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.

Grounds
I. The inspector shall inspect: the exterior wall-covering materials, flashing and trim; all exterior doors; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; the eaves, soffits and fascia; a representative number of windows; and vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. The inspector shall describe: the type of exterior wall-covering materials. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. 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.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

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.

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, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

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.

HVAC

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.

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.

Fireplaces and Fuel-Burning Appliances

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.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.