



HIGHLANDER INSPECTIONS

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RESIDENTIAL INSPECTION

1234 Main St.
Big Bear Lake, California 92315

Buyer Name

05/29/2019 9:00AM



Inspector

Loch Bell

InterNACHI Certified Professional
Inspector

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Agent

Agent Name

555-555-5555

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Thank you for choosing Highlander Inspections, LLC to perform your home inspection. Highlander Inspections strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the [International Association of Certified Home Inspectors](#). As such, we inspect the readily accessible, visually observable, installed systems and components of the home. This inspection is not technically exhaustive. The goal of this inspection and report is to place you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all needs for improvement will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are: not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI® Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well. A copy of the InterNACHI Standards of Practice is available at: <https://www.nachi.org/sop.htm>. These Standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what is included in the home inspection and report. The report is effectively a snapshot of the house—recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report. The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without express written permission from Highlander Inspections, LLC. Again, thank you very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call, text or email us.

The General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

"Qualified Professional" refers to a licensed, state certified (where applicable) and insured contractor or tradesman with a reasonable amount of experience. Qualified Professionals (contractors) conducting the repairs should provide written documentation in the form of a third party agreement, work order, or detailed invoice and preferably a warranty on their work. Additionally, I recommended that all qualified parties or specialists, when on-site, be asked to not only make essential repairs but to also further evaluate a system or component and to make recommendations as to other beneficial repairs, improvements or upgrades. The client is advised to seek at least two professional opinions and acquire estimates of repairs as to any defects, comments, mentions, and recommendations in this report. I recommend that all repair concerns and cost estimates be completed and documented prior to closing or purchasing property.

Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report.

NOTICE TO THIRD PARTIES: This report is the exclusive property of Highlander Inspections LLC 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 home inspector of their choice to provide them with their own inspection and report.

Environmental issues are out of the scope of today's inspection and should be addressed separately. This inspection will not result in the information of presence of any environmental hazard that may be present, although if noticed in the course of my inspection may be reported as a possible concern. There may be environmental concerns that although may be present were not seen by the inspection today since I am not here for that type of inspection.

MINOR CONCERN

Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Significant Concerns if left neglected for extended periods of time. These concerns are usually straightforward to remedy.

MODERATE CONCERN

Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns may require further evaluation or may be more complicated to remedy.

SIGNIFICANT CONCERN

A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These concerns may be imminent, difficult or expensive to remedy.

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

-  2.1.1 Roof - Coverings: Debris
-  2.1.2 Roof - Coverings: Lifting fasteners
-  2.1.3 Roof - Coverings: Tiles Cracked/Broken
-  2.3.1 Roof - Flashings: Sealant cracks
-  2.3.2 Roof - Flashings: Vent Pipe Short
-  3.1.1 Exterior - Siding, Flashing & Trim: Damaged Siding
-  3.4.1 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
-  3.5.1 Exterior - Decks, Balconies, Porches & Steps: Uneven Riser Height
-  3.5.2 Exterior - Decks, Balconies, Porches & Steps: Improper materials
-  3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation Contact
-  3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
-  3.6.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Obstructed drain
-  4.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Knockouts Missing
-  4.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Double Tap - Neutral
-  4.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Inadequate support
-  4.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plate Damaged
-  4.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plate Missing
-  4.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Reversed Polarity
-  4.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Damaged / Loose Receptacle
-  4.4.5 Electrical - Lighting Fixtures, Switches & Receptacles: No Power
-  4.5.1 Electrical - GFCI & AFCI: No power
-  4.5.2 Electrical - GFCI & AFCI: Defective GFCI
-  5.2.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Leaking valve
-  5.2.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Stopper inoperable
-  5.2.3 Plumbing - Water Supply, Distribution Systems & Fixtures: Damaged / cracked shower enclosure
-  6.1.1 Heating - Equipment: Intake / Exhaust vent connection missing
-  7.1.1 Cooling - Cooling Equipment: Insulation Missing or Damaged
-  8.1.1 Doors, Windows & Interior - Doors: Warped Door Doesn't Latch

-
- ⊖ 8.1.2 Doors, Windows & Interior - Doors: Door Latch Alignment
 - ⊖ 8.1.3 Doors, Windows & Interior - Doors: Door Sticks
 - ⊖ 8.1.4 Doors, Windows & Interior - Doors: Screens Damaged
 - 🔧 8.4.1 Doors, Windows & Interior - Walls: Cracks
 - 🔧 8.8.1 Doors, Windows & Interior - Tub/Shower: Sealant Decadence
 - ⊖ 10.1.1 Fireplace - Fireplace: Missing damper clamp
 - 🔧 10.1.2 Fireplace - Fireplace: Fireplace gas control valve
 - ⊖ 11.3.1 Attic, Insulation & Ventilation - Exhaust Systems: Exhaust damper missing
 - ⊖ 12.2.1 Basement, Foundation, Crawlspace & Structure - Basement / Crawlspace: Efflorescence
 - 🔧 12.2.2 Basement, Foundation, Crawlspace & Structure - Basement / Crawlspace: Insulation missing, damaged or fallen
 - 🔧 12.2.3 Basement, Foundation, Crawlspace & Structure - Basement / Crawlspace: No Moisture Barrier
 - ⊖ 13.3.1 Garage - Walls & Firewalls: Compromised Firewall
 - ⊖ 13.4.1 Garage - Garage Door: Panel Damage
 - ⊖ 13.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing

1: INSPECTION DETAILS

Information

In Attendance

None

Utilities

Basic Utilities were on

Occupancy

Furnished, Vacant

Type of Building

Single Family, Attached Garage

Weather Conditions

Clear, Dry, Dry Ground

General Bearing of Building front

West

ORIENTATION: For the sake of this inspection the front of the home is regarded as the exterior wall that faces the road that corresponds with the home address. References to the "left" or "right" of the home are determined by facing the front of the home.

Limitations

2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Roof Drainage Systems			X	
2.3	Flashings	X			X
2.4	Skylights, Chimneys & Other Roof Penetrations	X			
2.5	Observable Structure	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Inspection Method

Ground

Covering Material

Composite

Approximate Age

First 1/3 of expected lifespan

Gutter Type

None

Roof Penetration Flashing Material

Galvanized Metal

Sheathing Material

Plywood, OSB, Planks

Chimney Chase Material (visible) Observable Structure: Materials

Stone

Wood Framing, Exposed Beams,
Plywood, OSB

Commentary

I recommend an annual maintenance check, and repair of the roof components as needed (roof material, flashings, ridge caps) by a qualified professional.

Roof Type/Style

Gable, Combination

It is highly recommended to ask the seller about the age & history of the roof and obtain roof documentation (if available). Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life. It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

Limitations

General

STEEP SLOPE

I observed the roof from the ground level and deck areas, but did not walk the entire roof surface. The roof was too high (more than 16 feet) or too steep (6/12 slope or more) to inspect. I did my best to inspect from the roof edge in the lower areas, but I didn't walk the roof as I always try to. I recommend having a qualified professional provide regular annual maintenance to the roof and flashings.

Roof Drainage Systems

NOT PRESENT

No gutters or downspouts observed to be present on building at time of inspection. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Observations

2.1.1 Coverings

 Maintenance Item

DEBRIS

VALLEYS AND CHIMNEYS

Debris was observed on roof surface. Tree droppings will trap water and moisture long enough for it to eventually find a path beneath the roofing and into the structure. I recommend removal of the debris.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

 Recommendation

LIFTING FASTENERS

ABOVE GARAGE

I observed lifting fasteners in one or more location. I recommend correction by a qualified professional.

Recommendation

Contact a qualified roofing professional.

2.1.3 Coverings

 Recommendation

TILES CRACKED/BROKEN

MAIN ENTRY, NORTHEAST DORMER

Roof had cracked/broken tiles. I recommend consulting a qualified professional to replace to prevent moisture intrusion and damage.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

**SEALANT CRACKS**

I observed sealant at one or more flashings to be dried and cracked. I recommend correction.

Recommendation

Contact a qualified roofing professional.

2.3.2 Flashings

**VENT PIPE SHORT**

Observed one or more vent pipe not extended above the roof adequately (broken off). I recommend consulting a qualified professional and extending 6 to 12 inches above the roof for proper flashing, and ventilation during snow events.

Recommendation

Contact a qualified professional.

3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Eaves, Soffits & Fascia	X			
3.3	Exterior Doors	X			
3.4	Walkways, Patios & Driveways	X			X
3.5	Decks, Balconies, Porches & Steps	X			X
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

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

Information

Inspection Method

Ground, Visual

Siding, Flashing & Trim: Siding & Trim Material

Wood

Siding, Flashing & Trim: Siding Style

Horizontal lap, Log, Plank

Exterior Doors: Exterior Entry Door

Wood & Glass, Wood Frame, Wood

Walkways, Patios & Driveways: Driveway, Patio and Walkway Material

Concrete, Pavers, Lawn

Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps

Decks, Balconies, Porches & Steps: Material

Wood

Limitations

Observations

3.1.1 Siding, Flashing & Trim

DAMAGED SIDING

WEST FACE TO THE RIGHT OF THE ENTRY

Observed damaged siding in one or more location.

Recommendation

Contact a qualified siding specialist.



Recommendation



3.4.1 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Cracks observed in concrete flatwork in one or more location. I recommend a patch & seal DIY project, or consult a qualified professional for evaluation and correction.



Maintenance Item

Recommendation

Recommended DIY Project

3.5.1 Decks, Balconies, Porches & Steps

UNEVEN RISER HEIGHT

EAST FACE NORTH END BETWEEN LANDING AND DECK

Observed uneven riser height at steps. A difference larger than 3/8 of an inch presents a trip hazard. I recommend consulting a qualified professional for evaluation and correction.

Recommendation

Contact a qualified general contractor.



3.5.2 Decks, Balconies, Porches & Steps

IMPROPER MATERIALS

SOUTHEAST CORNER

Observed use of improper material application. Use of OSB as a shim below an exposed exterior framing member will retain moisture and degrade at an accelerated rate. I recommend replacement by a qualified professional.

Recommendation

Contact a qualified deck contractor.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION CONTACT

Observed vegetation in contact with the building in one or more location. This can cause damage to finish and materials. Watering of the vegetation next to the structure also introduces excess moisture into the soil at the footing. I recommend creating a space between the vegetation and building of at least 18 inches.

Recommendation

Contact a qualified landscaping contractor



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

TREE OVERHANG

Observed tree branches overhanging the roof. This can cause damage to the roof and prevent proper drainage. A safe distance is 5 - 6 feet of separation. I recommend consulting a qualified professional to trim to allow for proper drainage and prevent potential injury or roof damage from falling dead wood.

Recommendation

Contact a qualified tree service company.

3.6.3 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

OBSTRUCTED DRAIN

TRENCH DRAIN AT GARAGE

I observed drain lines nearly filled with material preventing the collection of water. I recommend clearing away material to allow the flow of water away from the building.

Recommendation

Contact a qualified professional.



4: ELECTRICAL

		IN	NI	NP	O
4.1	Service Entrance Conductors	X			
4.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
4.3	Branch Wiring Circuits, Breakers & Fuses	X			X
4.4	Lighting Fixtures, Switches & Receptacles	X			X
4.5	GFCI & AFCI	X			X
4.6	Smoke Detectors	X			
4.7	Carbon Monoxide Detectors	X			

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

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Southwest Corner

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Laundry, Utility Room

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex, NM Sheathed

Commentary

All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified and licensed electrical contractor.

GFCI & AFCI: Commentary

Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Arc Fault Circuit Interrupter -AFCI - is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon, all electrical circuits in new homes will require AFCI protection. Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure by a qualified professional

Smoke Detectors: Commentary

1. Test smoke alarms monthly, and replace their batteries at least twice per year. Change the batteries when you change your clocks for Daylight Saving Time. Most models emit a chirping noise when the batteries are low to alert the homeowner that they need replacement.
2. Smoke alarms should be replaced when they fail to respond to testing, or every 10 years, whichever is sooner. The radioactive element in ionization smoke alarms will decay beyond usability within 10 years. Ten year old detectors are less than 50% effective.
3. Smoke detectors should be replaced if they become damaged or wet, are accidentally painted over, are exposed to fire or grease, or are triggered without apparent cause.
4. Never disable a smoke alarm. Use the alarms silencing feature to stop nuisance or false alarms triggered by cooking smoke or fireplaces.
5. Parents should stage periodic night-time fire drills to assess whether their children will awaken from the alarm and respond appropriately.
6. Smoke alarms should be installed in the following locations:
 - on the ceiling or wall outside of each separate sleeping area in the vicinity of bedrooms;
 - in each bedroom, as most fires occur during sleeping hours;
 - in the basement, preferably on the ceiling near the basement stairs;
 - in the garage, due to all the combustible materials commonly stored there;
 - on the ceiling or on the wall with the top of the detector between 6 to 12 inches from the ceiling; and/or
 - in each story within a building, including basements and cellars, but not crawlspaces or uninhabited attics.
7. A qualified professional should be used to install smoke detectors that are hard wired to the house electrical system.

Carbon Monoxide Detectors: California Requirements

California law requires that as of July 1, 2011, all existing single-family dwellings have Carbon monOxide detectors installed. The law does not apply to a dwelling unit which does not have **any** of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage.

Limitations

Observations

4.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



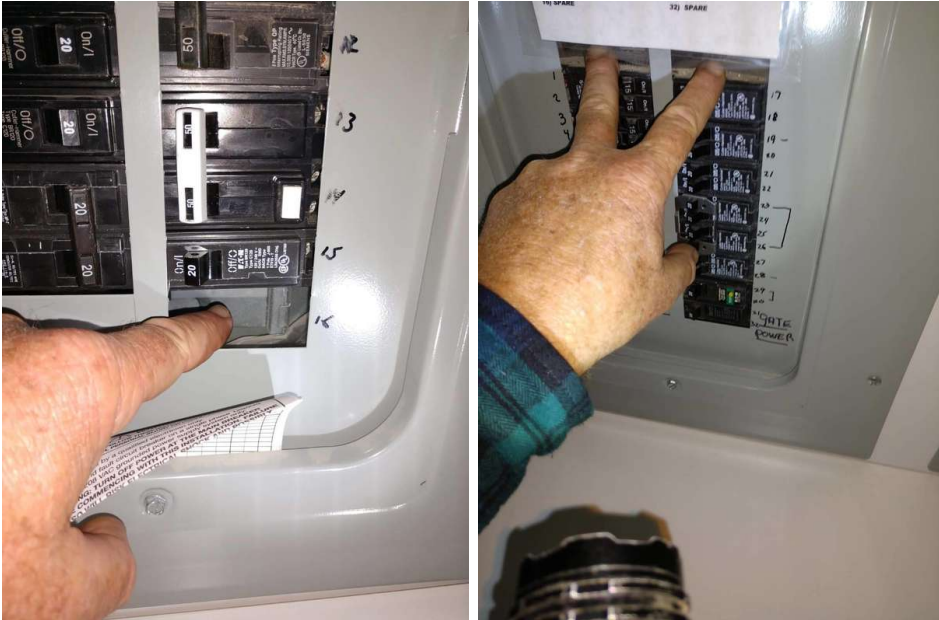
KNOCKOUTS MISSING

LAUNDRY ROOM PANELS

Observed one or more "knockouts" were missing in the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly replaced by a qualified professional.

Recommendation

Contact a qualified electrical contractor.



4.3.1 Branch Wiring Circuits, Breakers & Fuses

 Safety Hazard

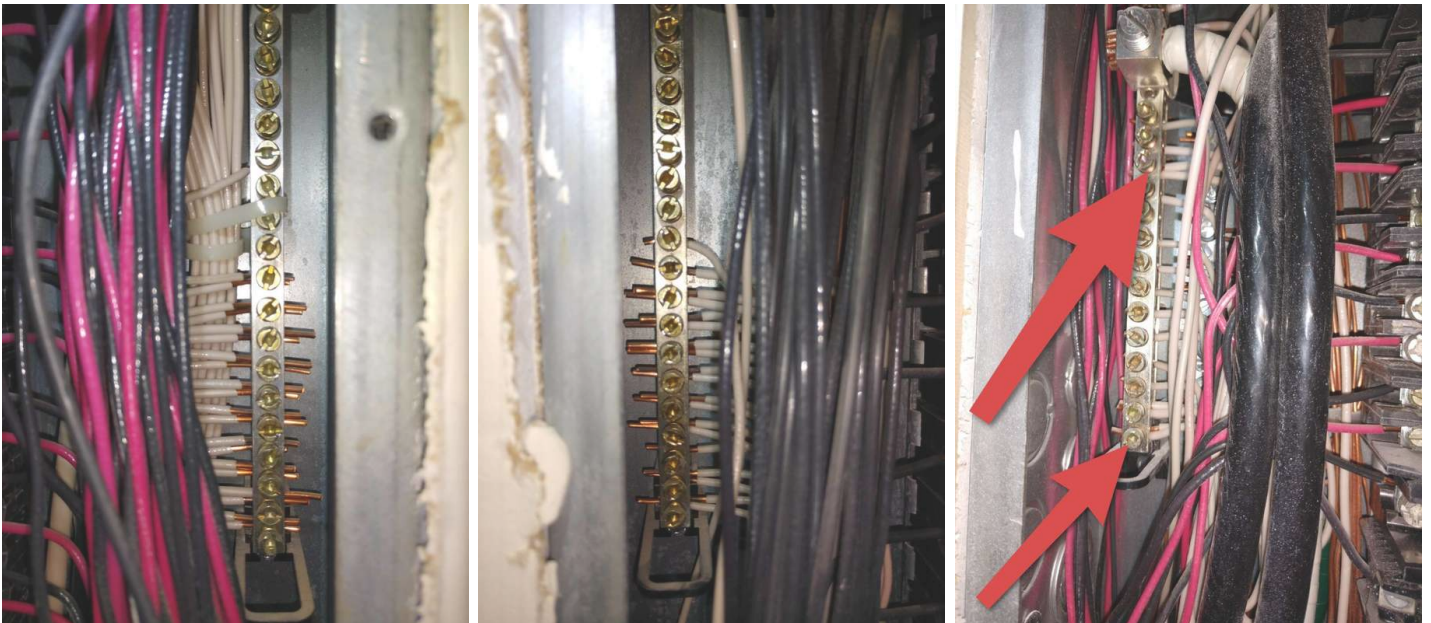
DOUBLE TAP - NEUTRAL

ALL 4 SUB PANELS

Observed one or more lugs on neutral bus bar with more than one wire. This prevents isolation of the circuit if it needs to be worked on, and wires may slip out of lugs that are not designed for multiple conductors, creating a fire hazard. I recommend consulting a qualified professional to evaluate and correct.

Recommendation

Contact a qualified electrical contractor.



4.3.2 Branch Wiring Circuits, Breakers & Fuses

 Recommendation

INADEQUATE SUPPORT

SOUTH SIDE A/C CONDENSERS

I observed inadequate support / anchoring of wiring in one or more location. Wiring should be supported / anchored within one foot of boxes and at least every four feet in between. I recommend consulting a qualified professional to evaluate and correct.

Recommendation

Contact a qualified professional.



4.4.1 Lighting Fixtures, Switches & Receptacles

 Maintenance Item

COVER PLATE DAMAGED

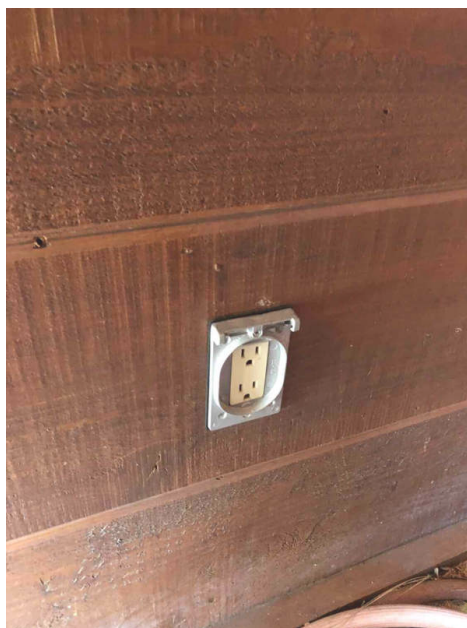
One or more switch or receptacle have a damaged cover plate. I recommend replacement.

Recommendation

Recommended DIY Project



Garage



1st Floor Southeast Patio

4.4.2 Lighting Fixtures, Switches & Receptacles

 Maintenance Item

COVER PLATE MISSING

Observed one or more outlets (junction box, receptacle, switch) were missing a cover plate. This creates a short and shock risk. I recommend installation.

Recommendation

Recommended DIY Project



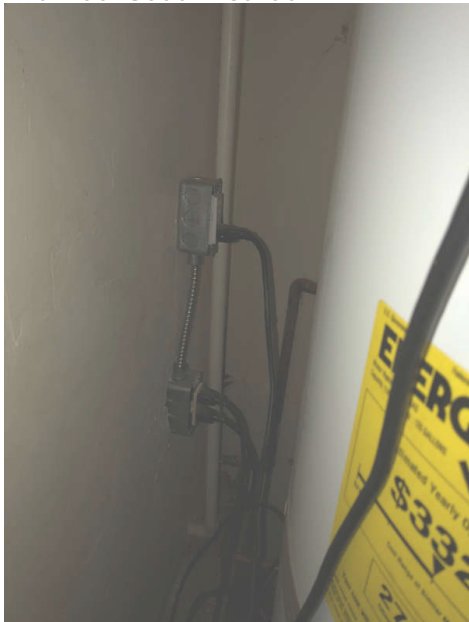
2nd Floor South Bedroom



Garage



Basement wine cellar



Basement Utility Room



Basement utility room



Garage

4.4.3 Lighting Fixtures, Switches & Receptacles

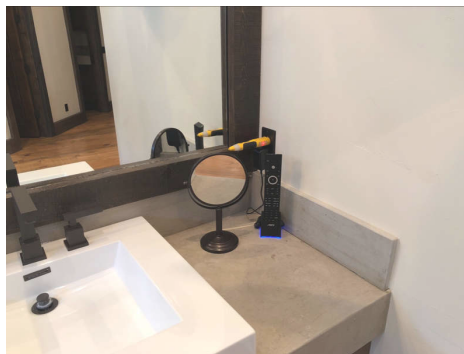
Recommendation

REVERSED POLARITY

Observed one or more receptacles have been wired in reverse polarity (hot and neutral reversed). This can create a shock hazard. I recommend correction by a qualified professional.

Recommendation

Contact a qualified electrical contractor.



2nd Floor South Bathroom

4.4.4 Lighting Fixtures, Switches & Receptacles

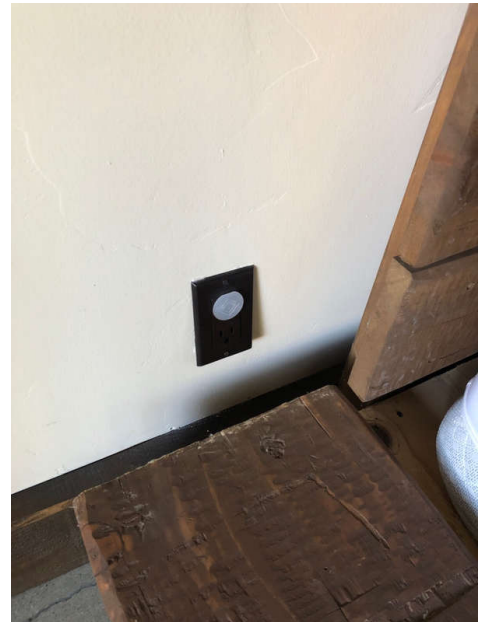
Recommendation

DAMAGED / LOOSE RECEPTACLE

I observed one or more damaged / loose receptacle(s). Receptacles having damage (cracks, missing insulation, etc.) or that are loose (moves around when inserting or removing plug) cause a potential electrical short or electrocution hazard. I recommend having a qualified professional evaluate and correct.

Recommendation

Contact a qualified electrical contractor.



Basement Southeast Bedroom

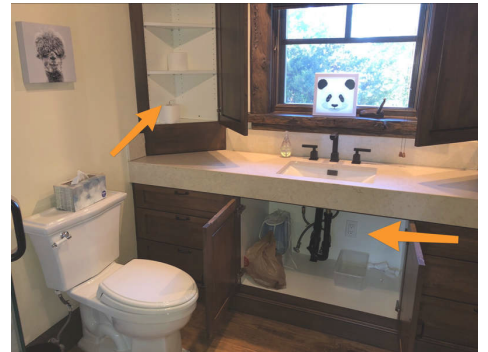
4.4.5 Lighting Fixtures, Switches & Receptacles

NO POWER

I observed no power to one or more electrical outlet. I recommend consulting a qualified professional for evaluation and correction.

Recommendation

Contact a qualified electrical contractor.



2nd Floor Northeast Bathroom

4.5.1 GFCI & AFCI

NO POWER

Observed no power to outlet outside

Recommendation

Contact a qualified professional.





2nd Floor Master Patio



1st Floor Southeast Patio

4.5.2 GFCI & AFCI

DEFECTIVE GFCI

When tested the gfcı outlet will not reset.

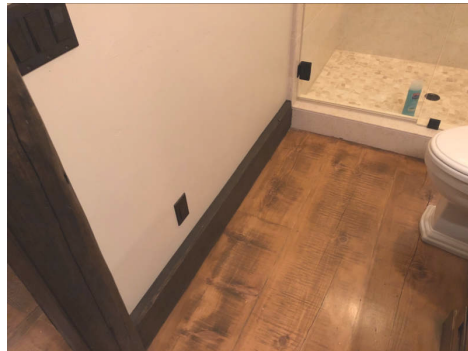
Recommendation

Contact a qualified professional.

 Recommendation



2nd Floor Northwest Bathroom



2nd Floor Southwest Bathroom

5: PLUMBING

		IN	NI	NP	O
5.1	Main Water Shut-off Device	X			X
5.2	Water Supply, Distribution Systems & Fixtures	X			X
5.3	Drain, Waste, & Vent Systems	X			
5.4	Hot Water Systems, Controls, Flues & Vents	X			
5.5	Fuel Storage & Distribution Systems	X			
5.6	Sump Pump	X			

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

Information

Water Source

Public

Filters

Sediment Filter

Water Supply, Distribution Systems & Fixtures: Water Supply Material (visible)

Not Visible

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Pex

Drain, Waste, & Vent Systems: Drain Size

1 1/2", 2", 3", 4"

Drain, Waste, & Vent Systems: Material

ABS, Iron

Hot Water Systems, Controls, Flues & Vents: Location

Utility Room

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Natural Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

75 gallons

Hot Water Systems, Controls, Flues & Vents: Insta-hot

kitchen island west end

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

Sump Pump: Location

Utility Room

Pressure (psi)

110

Water pressure is measured using a portable gauge attached to an exterior hose bibb.

Main Water Shut-off Device: Location

Unknown

Unable to locate main water shutoff valve on the property at time of inspection. I suggest obtaining the information from the current owners or the maintenance personnel.

Water Supply, Distribution Systems & Fixtures: Low Flow Toilets

12

California law (Civil Code 1101.4) requires all single family residences built on or before January 1, 1994 to be equipped with water conserving plumbing fixtures after January 1, 2017.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Limitations

Observations

5.2.1 Water Supply, Distribution Systems & Fixtures

Recommendation

LEAKING VALVE

WEST SIDE TO THE RIGHT OF THE ENTRY

Observed leaking water supply valve. Recommend correction by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



5.2.2 Water Supply, Distribution Systems & Fixtures

Recommendation

STOPPER INOPERABLE

2ND FLOOR LEFT BATHROOM

Stopper was inoperable.

Recommendation

Contact a qualified professional.



5.2.3 Water Supply, Distribution Systems & Fixtures

Recommendation

DAMAGED / CRACKED SHOWER ENCLOSURE

Damaged grout line in shower enclosure.

Recommendation

Contact a qualified professional.



2nd Floor Northwest Bathroom, floor
to wall intersection.

6: HEATING

		IN	NI	NP	O
6.1	Equipment	X			X
6.2	Normal Operating Controls	X			
6.3	Distribution Systems	X			
6.4	Vents, Flues & Chimneys	X			
6.5	Presence of Installed Heat Source in Each Room	X			

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

Information

Equipment: Heater Brand

Goodman

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Gas-Fired Heat, Forced Air

Normal Operating Controls:

Location

lower level - between rec. room and theater near patio door.
 entry level - outside kitchen and at south side hall near laundry.
 upper level - south by wet bar and north in hallway

Distribution Systems: Ductwork

Insulated, Flexible

Limitations

Observations

6.1.1 Equipment

INTAKE / EXHAUST VENT CONNECTION MISSING

Observed missing intake / exhaust vent connector. I recommend consulting a qualified professional for evaluation and correction.

Recommendation

Contact a qualified heating and cooling contractor



Recommendation



7: COOLING

		IN	NI	NP	O
7.1	Cooling Equipment	X			X
7.2	Normal Operating Controls	X			
7.3	Distribution System	X			
7.4	Presence of Installed Cooling Source in Each Room	X			

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

Information

Cooling Equipment: Brand
Goodman

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior East, Exterior South

Distribution System: Configuration
Split

Limitations

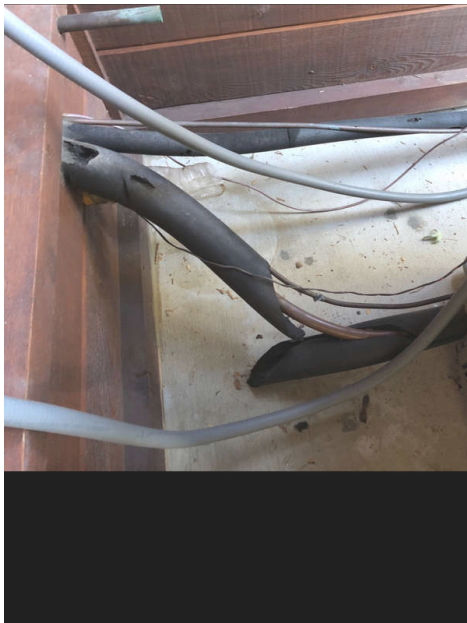
Observations

7.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

 Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.



8: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
8.1	Doors	X			X
8.2	Windows	X			
8.3	Floors	X			
8.4	Walls	X			
8.5	Ceilings	X			
8.6	Steps, Stairways & Railings	X			
8.7	Countertops & Cabinets	X			
8.8	Tub/Shower	X			

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

Information

Windows: Window Manufacturer **Windows: Window Type**

Andersen

Dual pane, Casement, Wood frame

Floors: Floor Coverings

Solid wood planks

Walls: Wall Material

Drywall, Sound-deadening panels

Ceilings: Ceiling Material

Drywall, Wood

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Composite

Limitations

Observations

8.1.1 Doors



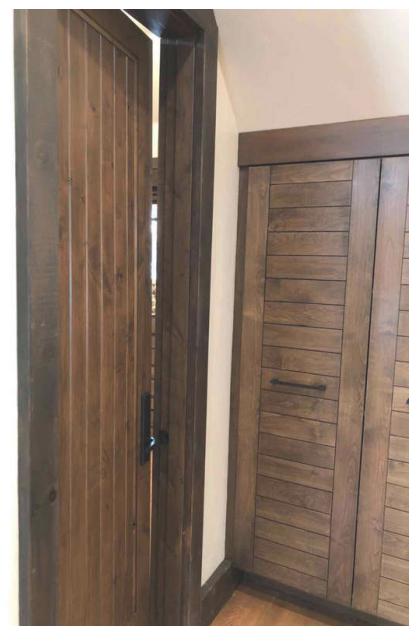
Recommendation

WARPED DOOR DOESN'T LATCH

I observed one or more door that doesn't latch properly due to being warped. I recommend evaluation and correction by a qualified professional

Recommendation

Contact a qualified door repair/installation contractor.



2nd Floor South Master Closet

8.1.2 Doors

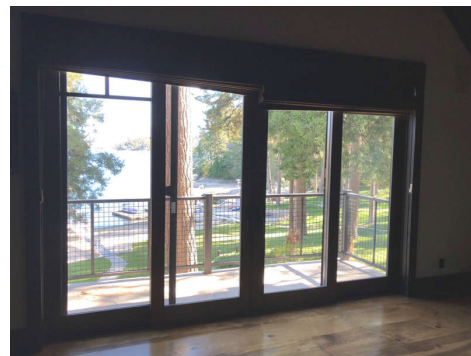
 Recommendation

DOOR LATCH ALIGNMENT

Door latch and/or strike plate is out of alignment. I recommend correction by a qualified professional.

Recommendation

Contact a qualified door repair/installation contractor.



2nd Floor Southeast Master Bedroom

8.1.3 Doors

 Recommendation

DOOR STICKS

Door sticks and won't open. Recommend evaluation and correction by licensed contractor

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a qualified door repair/installation contractor.



1st Floor Southeast Bedroom Closet

8.1.4 Doors

 Recommendation

SCREENS DAMAGED

Observed one or more damaged window or door screen. Recommend repair/replacement by qualified professional.

Recommendation

Contact a qualified professional.



1st Floor

8.4.1 Walls

 Maintenance Item

CRACKS

Observed cracks at the intersections and surfaces of walls in one or more location. I recommend monitoring for change, consult a qualified professional as needed for correction.

Recommendation

Recommend monitoring.



1st Floor Southwest Bathroom

8.8.1 Tub/Shower

 Maintenance Item

SEALANT DECADENCE

Observed sealant in tub/shower enclosure degrading and becoming ineffective in one or more location. I recommend removing, cleaning and replacing as a DIY project, or consult a qualified professional for correction.

Recommendation

Contact a qualified painting contractor.



1st Floor Southeast Bathroom

9: BUILT-IN APPLIANCES

		IN	NI	NP	O
9.1	Dishwasher	X			
9.2	Refrigerator	X			
9.3	Range/Oven/Cooktop	X			
9.4	Garbage Disposal	X			
9.5	Built-in Microwave	X			

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

Information

Range/Oven/Cooktop: Exhaust Hood Type
 Vented

Range/Oven/Cooktop: Range/Oven Energy Source
 Natural Gas, Electric

Scope of Work

Inspector observed and operated the basic functions of the following appliances if present: permanently installed dishwasher; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; permanently installed microwave oven. Interior refrigerator/freezer temperatures are not tested. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

Limitations

10: FIREPLACE

		IN	NI	NP	O
10.1	Fireplace	X			X

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

Information

Fireplace: Type / Material

3rd Floor West Living Room
Natural Gas



Fireplace: Loft Sitting Room Fireplace

Natural gas control valve inset behind Masonry is non-operational

Fireplace: Commentary

The Fireplace system of this home was inspected and reported on with the covered information. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comment made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

Observations

10.1.1 Fireplace

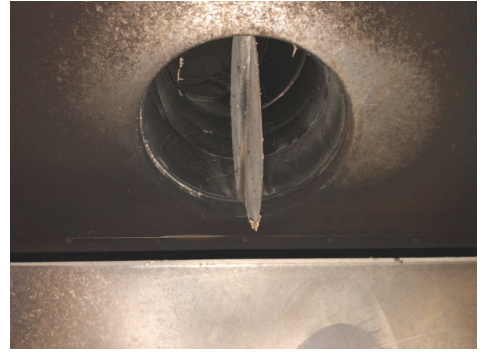
MISSING DAMPER CLAMP

2nd floor left fire place missing damper clamp.



Recommendation

Contact a qualified professional.



10.1.2 Fireplace

FIREPLACE GAS CONTROL VALVE

WEST LOFT SITTING ROOM FIREPLACE

The natural gas control valve inset behind the masonry stones is non-operational

Recommendation

Contact a qualified professional.



11: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
11.1	Attic Insulation	X			
11.2	Ventilation	X			
11.3	Exhaust Systems	X			X
11.4	Roof Structure	X			

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

Information

Dryer Power Source

110 Volt, Natural Gas

Dryer Vent

Metal, Metal (Flex)

Flooring Insulation

Batt, Faced, Fiberglass

Attic Insulation: Insulation Type

Fiberglass, Batt, Kraft Faced

Attic Insulation: R-value (approximate)

30

Ventilation: Attic Ventilation Type

Not Present

Ventilation: Crawlspace/Basement Ventilation Type

None Observed

Exhaust Systems: Exhaust Fans

Fan with Light

Roof Structure: Material

Wood, OSB

Limitations

Observations

11.3.1 Exhaust Systems

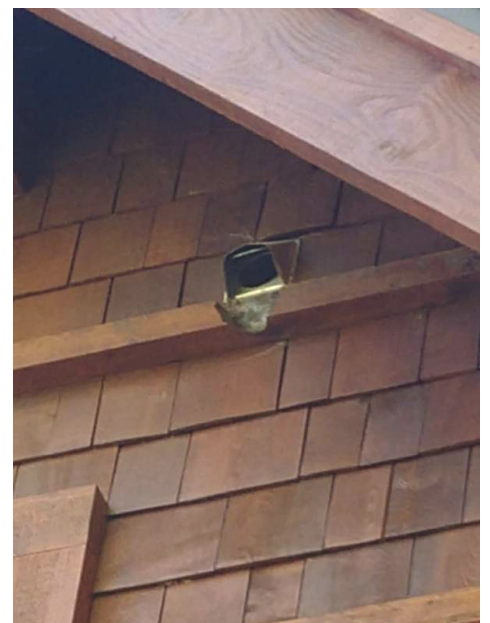
EXHAUST DAMPER MISSING

NORTH WALL

Observed missing damper in exhaust duct. I recommend replacement (wildlife may find it an inviting nesting place).

Recommendation

Contact a qualified professional.



12: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
12.1	Foundation	X			
12.2	Basement / Crawlspace	X			X
12.3	Vapor Retarders (Crawlspace or Basement)	X			
12.4	Floor Structure	X			
12.5	Wall Structure	X			
12.6	Ceiling Structure	X			

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

Information

Inspection Method

Crawlspace Access

Access Location

South, Side

Foundation: Material

Concrete

Floor Structure:

Basement/Crawlspace Floor

Dirt

Floor Structure: Structure

Material

Wood Post & Beam, Wood floor joists

Floor Structure: Sub-floor

OSB, Plywood

Limitations

Observations

12.2.1 Basement / Crawlspace

 Recommendation

EFFLORESCENCE

Efflorescence is present on the crawlspace surface (bare earth). This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. I recommend a qualified professional identify the source of moisture and correct.



12.2.2 Basement / Crawlspace

 Maintenance Item

INSULATION MISSING, DAMAGED OR FALLEN

I observed in one or more location missing, damaged or fallen insulation from the floor or wall structure. I recommend reinstalling the insulation to improve climate control in the conditioned space above as a DIY project or by a qualified professional.

Recommendation

Contact a qualified insulation contractor.



12.2.3 Basement / Crawlspace

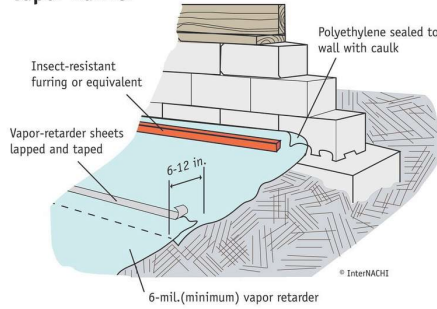
 Maintenance Item

NO MOISTURE BARRIER

I observed the absence of a moisture barrier on the floor (exposed dirt) of the crawlspace. This is not a requirement of any kind, but it will reduce the amount of ground moisture introduced into the area below the conditioned space (living area). I recommend considering installation of a moisture barrier.



Proper Crawlspace Vapor Barrier



13: GARAGE

		IN	NI	NP	O
13.1	Ceiling	X			
13.2	Floor	X			
13.3	Walls & Firewalls	X			X
13.4	Garage Door	X			
13.5	Garage Door Opener	X			
13.6	Occupant Door (From garage to inside of home)	X			X

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

Information

Garage Door: Material

Wood

Garage Door: Type

Sectional, Up-and-Over, Automatic

Limitations

Observations

13.3.1 Walls & Firewalls

COMPROMISED FIREWALL

SOUTH SIDE BEHIND STORAGE DOORS

Observed damaged drywall or unsealed penetration or transition. I recommend correction by a qualified professional.

Recommendation

Contact a qualified drywall contractor.

 Recommendation

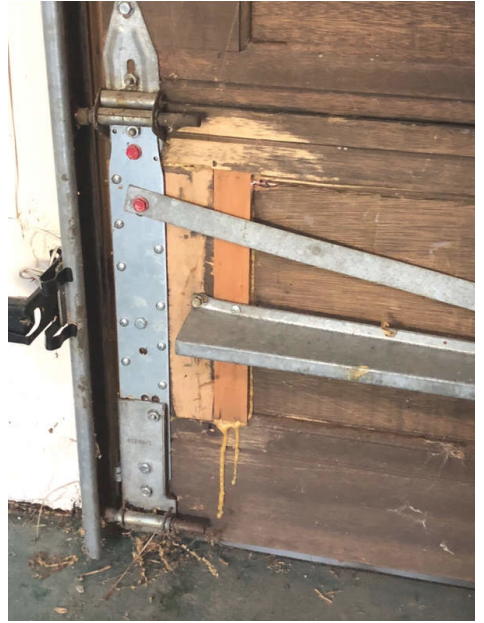


13.4.1 Garage Door

PANEL DAMAGE

 Recommendation

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.



Left door

13.6.1 Occupant Door (From garage to inside of home)

 Recommendation

NOT SELF-CLOSING

Door separating garage from home should have self-closing hinges or a door closer to help prevent spread of a fire to living space. I recommend installation self-closing hinges or a door closer.

[DIY Resource Link.](#)



STANDARDS OF PRACTICE

Roof

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

Exterior

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

Electrical

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

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the

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

Heating

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

Cooling

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

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse

or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

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

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.

Basement, Foundation, Crawlspace & Structure

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.