



CAL-PRO REAL ESTATE INSPECTIONS

(661) 873-5200

calpro@calproinspections.com

<http://www.CalProInspections.com>



PROPERTY INSPECTION REPORT COPY

1234 Main St.
Bakersfield California 93306

Buyer Name

02/13/2018 9:00AM



Inspector

Mike Hazelwood

InterNACHI #0731201

(661) 873-5200

calpro@calproinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: GENERAL INFORMATION / OVERVIEW	5
2: INSPECTION / PROPERTY DETAILS	7
3: MISC. CONCERNS / COMMENTS	8
4: GROUNDS	10
5: EXTERIOR	12
6: ROOF	13
7: GARAGE / CARPORT	15
8: INTERIOR, DOORS, WINDOWS	16
9: PLUMBING	20
10: ELECTRICAL	27
11: BUILT-IN APPLIANCES	32
12: HVAC	34
13: FIREPLACES AND FUEL-BURNING APPLIANCES	38
14: FOUNDATION	39
15: ATTIC, INSULATION & VENTILATION	40
16: POOL	41

SUMMARY

- ☐ Misc. Concerns / Comments - Misc. Concerns / Comments: Microbial Like Growths
- ☐ Misc. Concerns / Comments - Misc. Concerns / Comments: Rodent Evidence
- ☐ Grounds - Vegetation: Vegetation Too Close / In Contact with Building
- ☐ Grounds - Grading: Soil in Contact with Stucco, Brick and/or Stone (faulty grading)
- ☐ Grounds - Fences/Gates: Fence Repair - Minor
- ☐ Grounds - Driveways, Sidewalks, Patios: Sidewalk / Patio Cracks / Deterioration - Trip Hazard - Repair
- ☐ Garage / Carport - Occupant Doors: Door Not Fire Resistant
- ☐ Garage / Carport - Floor, Walls, Ceiling: Unprotected Furnace
- ☐ Plumbing - Supply Lines: Hose Bib Leaked While Off
- ☐ Plumbing - Supply Lines: Hose Bib Leaked While On
- ☐ Plumbing - Supply Lines: Hose Bib Missing Backflow Preventer
- ☐ Plumbing - Supply Lines: Exterior Hose bib Not Secure
- ☐ Plumbing - Sinks / Fixtures: Flexible Pipe
- ☐ Plumbing - Sinks / Fixtures: Drain Leak
- ☐ Plumbing - Sinks / Fixtures: Drain Lines / Fittings Corroded
- ☐ Plumbing - Sinks / Fixtures: Water Filter Service Spout Damaged / Inoperable
- ☐ Plumbing - Water Heater: Lifespan (8-12 yrs)
- ☐ Plumbing - Water Heater: Stains / Damage Below / Around Water Heater
- ☐ Plumbing - Irrigation: Sprinkler Heads Clogged
- ☐ Plumbing - Irrigation: Sprinklers Hitting Structure.
- ☐ Plumbing - Service: Main Leaking
- ☐ Plumbing - Laundry: Dryer Vent Needs Cleaning - Now
- ☐ Plumbing - Drain, Waste, & Vent Systems: SewerScan Issues
- ☐ Plumbing - Toilets / Bidets: Toilet Loose
- ☐ Built-in Appliances - Dishwasher: Not Secure, Missing / Damaged Screw(s) and/or Bracket(s)
- ☐ Built-in Appliances - Range/Oven/Cooktop: Cooktop / Stove Burner Ignitor(s) Do Not Shut Off
- ☐ Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Gaps Face/Firebox
- ☐ Fireplaces and Fuel-Burning Appliances - Chimney(s): Chimney Sweep / Cleaning Needed
- ☐ Pool - Fences / Gates / Barriers: Alarms on Doors Inoperable
- ☐ Pool - Fences / Gates / Barriers: Fewer than Two Drowning Prevention Safety Features
- ☐ Pool - Fences / Gates / Barriers: Exterior House Door(s) Open Towards Pool Area
- ☐ Roof - Coverings: Roof Tile(s) Cracked, Broken, Loose and/or Missing
- ☐ Roof - General: Roof Partially or Fully Obscured By
- ☐ Roof - General: Roof Inspection Limited
- ☐ Roof - Skylights, Chimneys & Other Roof Penetrations: Skylight: Glazing Cracked, Damaged and/or Missing
- ☐ Electrical - Excluded Items: Cable / Satellite / Telephone / Inter Communication / Alarm Systems
- ☐ Electrical - Excluded Items: Photovoltaic Solar Energy System
- ☐ Electrical - Panels: Screws Pointed

-
- ☐ Electrical - Smoke Detectors / CO Alarms / Door Bell: Smoke Alarm Over 10 Years Old
 - ☐ Electrical - Smoke Detectors / CO Alarms / Door Bell: Carbon Monoxide Alarm "Plug-in" Type
 - ☐ Electrical - Panel Wiring & Breakers: Open Knockouts
 - ☐ Electrical - GFCI / AFCI Protection: Missing GFCI Protection
 - ☐ Electrical - Switches / Receptacles: Dryer 3 Slot Receptacle
 - ☐ Electrical - Switches / Receptacles: Exterior Rated Cover Plate Damaged / Missing
 - ☐ Electrical - Lighting & Fans: Lamps Inoperable
 - ☐ HVAC - Air Conditioner: Not Secured to Pad
 - ☐ HVAC - Air Conditioner: A/C Noisy During Operation
 - ☐ HVAC - Air Conditioner: Lifespan (10-15 years)
 - ☐ HVAC - Air Conditioner: Refrigerant Line Insulation Deteriorated / Missing
 - ☐ HVAC - Heating / Forced Air: Lifespan (15-20 yrs)
 - ☐ HVAC - General comments : Service Heating / Cooling System
 - ☐ Interior, Doors, Windows - Exterior Doors: Exterior Door Won't Latch
 - ☐ Interior, Doors, Windows - Exterior Doors: Exterior Door Opens Outward
 - ☐ Interior, Doors, Windows - Stairs: Guardrail Gaps Wider Than 4"
 - ☐ Interior, Doors, Windows - Ceiling: Water Stains (Dry)
 - ☐ Interior, Doors, Windows - Windows: Screens Damaged
 - ☐ Interior, Doors, Windows - Windows: Sash-side Springs Broken / Loose
 - ☐ Interior, Doors, Windows - Windows: Difficult to Open,Close
 - ☐ Interior, Doors, Windows - Windows: Screens Missing
 - ☐ Interior, Doors, Windows - Countertops & Cabinets: Obscured by stored items
 - ☐ Interior, Doors, Windows - Floors: Tile / Grout Loose / Cracked / Damaged / Deteriorated
 - ☐ Interior, Doors, Windows - Interior Doors: Closet Door Off Track

1: GENERAL INFORMATION / OVERVIEW

Information

General: Overview

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

General: Notes

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

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

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home warranty is recommended. You can purchase an 18 month warranty for the cost of a 12 month warranty by clicking [here](#).**

Notice to Third Parties: This report is the exclusive property of Cal-Pro Real Estate Inspections 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: About Thermal Imaging

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

General: Comment Key and Definitions

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

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

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

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

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

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

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

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

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

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

2: INSPECTION / PROPERTY DETAILS

Information

General: In Attendance Buyers Agent	General: Building Type Single Family	General: Occupancy Occupied, Furnished
General: Utilities All Utilities On	General: Building faces North East	General: Temperature 50-60 F
General: Weather Conditions Dry, Sunny		

3: MISC. CONCERNS / COMMENTS

Information

Misc. Concerns / Comments: Occupied and/or Furnished

Note: Many areas and items at this property were obscured by furniture stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Findings

3.1.1 Misc. Concerns / Comments



RODENT EVIDENCE

ATTIC (FECES & HOLES IN INSULATION)

Evidence of rodent infestation was found in the form of feces, urine stains, traps, poison, dead rodents and/or damaged insulation. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Future costs could be incurred from prior rodent damage not visible at time of inspection.

Recommendation

Contact a qualified pest control specialist.

3.1.2 Misc. Concerns / Comments



MICROBIAL LIKE GROWTHS

GARAGE STORAGE ROOM

Microbial like growths were found at one or more locations. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist.

Recommendation

Contact a qualified mold inspection professional.



4: GROUNDS

		IN	NI	NP	F
4.1	Grading	X			X
4.2	Vegetation	X			X
4.3	Driveways, Sidewalks, Patios	X			X
4.4	Fences/Gates	X			X

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

Information

Grading: Site Profile
Level

Driveways, Sidewalks, Patios:
Driveway
Concrete

Driveways, Sidewalks, Patios:
Sidewalk & Patios
Concrete

Fences/Gates: Fence / Gate Type
Wood, Metal

Findings

4.1.1 Grading

 Minor

SOIL IN CONTACT WITH STUCCO, BRICK AND/OR STONE (FAULTY GRADING)


LEFT REAR SIDE, RIGHT SIDE, LEFT FRONT

Soil was in contact with or less than 6 inches from stucco, brick, stone or faux stone veneer. Condensed water behind the veneer may not be able to escape, and moisture can accumulate in the wood structure behind. This also presents a pathway for wood destroying organisms to enter the dwelling undetected. Recommend grading and/or removing soil as necessary to maintain a 6-inch clearance.


Recommendation
Contact a handyman or DIY project



Left Front




Left Rear Side



Right Side

4.2.1 Vegetation

 Minor

VEGETATION TOO CLOSE / IN CONTACT WITH BUILDING

FRONT

Cal-Pro Real Estate Inspections

Page 10 of 43

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior and/or other structures. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Recommendation
Contact a qualified lawn care professional.



4.3.1 Driveways, Sidewalks, Patios

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

FRONT

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

Recommendation
Contact a qualified concrete contractor.

 Safety / Major



4.4.1 Fences/Gates

FENCE REPAIR - MINOR

VARIOUS

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

 Minor

5: EXTERIOR

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

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Findings

Information

Exterior Walls/Trim: Building Construction Material Type

Wood Frame

Exterior Walls/Trim: Wall Covering Material Type

Stucco

Eaves / Soffits: Type

Enclosed

6: ROOF

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

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Findings

Information

General: Inspection Method From eaves using ladder, From windows	General: Roof Type/Style Hip	Coverings: Material Tile, Rolled
Flashings: Material Metal	Roof Drainage Systems: Gutter Material Metal	Roof Drainage Systems: Installation Partial

Findings

6.1.1 General

ROOF PARTIALLY OR FULLY OBSCURED BY
Solar Panels

The roof could not be fully evaluated.


 Minor

6.1.2 General

ROOF INSPECTION LIMITED

Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to type of roof covering (slippery or fragile), roof configuration (steep or very high) and/or slippery conditions, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface.

Recommendation
Contact a qualified roofing professional.


 Minor

6.2.1 Coverings

ROOF TILE(S) CRACKED, BROKEN, LOOSE AND/OR MISSING

Roof tiles were cracked, broken, missing and/or loose. Leaks may occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person replace tiles or make repairs as necessary.

Recommendation
Contact a qualified roofing professional.

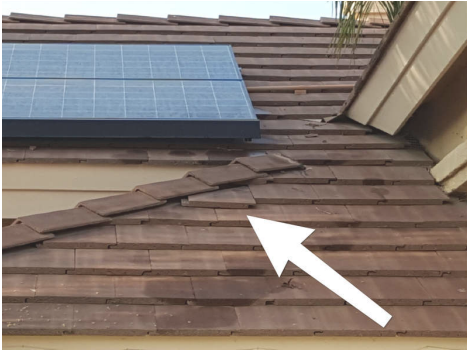
 Safety / Major



Front (broken / loose)



Front (cracked)



Front (loose)

6.4.1 Skylights, Chimneys & Other Roof Penetrations

 Safety / Major

SKYLIGHT: GLAZING CRACKED, DAMAGED AND/OR MISSING

REAR PATIO COVER

Glass in one or more skylights was cracked, broken and/or missing. Recommend that a qualified contractor replace glass as necessary.

Recommendation

Contact a qualified roofing professional.



7: GARAGE / CARPORT

		IN	NI	NP	F
7.1	Structure	X			
7.2	Occupant Doors	X			X
7.3	Vehicle Door	X			
7.4	Automatic Opener	X			
7.5	Floor, Walls, Ceiling	X			X

IN = InspectedNI = Not InspectedNP = Not PresentF = Findings

Information

Structure: Type Attached Garage	Occupant Doors: Type w/ visible fire rating, Foam core	Vehicle Door: Type Sectional, Metal
Automatic Opener: Safety Devices Pressure sensitive, Electronic eye, Reversed when tested	Floor, Walls, Ceiling: Wall Type Finished	Floor, Walls, Ceiling: Ceiling Type Finished

Findings

7.2.1 Occupant Doors

Safety / Major

DOOR NOT FIRE RESISTANT

The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood (at least 1 3/8 inches thick), steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices.

Note: The fire rating label that is attached to the door appears suspicious.

Recommendation
Contact a qualified door repair/installation contractor.


7.5.1 Floor, Walls, Ceiling

Moderate

UNPROTECTED FURNACE

Appliances such as the water heater and/or furnace were subject to damage from vehicles because no protective barrier was installed in front of them. This is a potential safety hazard for fire and/or shock. A qualified contractor should install a barrier per standard building practices. For example, a steel post or specially made wood partition anchored in the concrete slab floor.

Recommendation
Contact a qualified professional.



8: INTERIOR, DOORS, WINDOWS

		IN	NI	NP	F
8.1	Exterior Doors	X			X
8.2	Interior Doors	X			X
8.3	Windows	X			X
8.4	Walls	X			
8.5	Ceiling	X			X
8.6	Floors	X			X
8.7	Countertops & Cabinets	X			X
8.8	Stairs	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Findings

Information

Exterior Doors: Exterior doors
Wood, Glass panel

Windows: Window type
Single-hung, Vinyl, Multi-pane,
Sliding

Walls: Wall types
Drywall

Ceiling: Ceiling type
Drywall

Floors: Floor type
Carpet, Tile, Wood, Vinyl /
linoleum

Findings

8.1.1 Exterior Doors

Moderate

EXTERIOR DOOR OPENS OUTWARD

REAR, RIGHT SIDE

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

Recommendation

Contact a qualified door repair/installation contractor.



8.1.2 Exterior Doors



Moderate

EXTERIOR DOOR WON'T LATCH

FRONT ENTRY DOOR

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

Recommendation

Contact a qualified handyman.

8.2.1 Interior Doors



Minor

CLOSET DOOR OFF TRACK

2ND FLOOR RIGHT SIDE BEDROOMS

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

Recommendation

Contact a qualified handyman.

8.3.1 Windows



Moderate

DIFFICULT TO OPEN,CLOSE

MASTER BEDROOM

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

Recommendation

Contact a qualified window repair/installation contractor.

8.3.2 Windows



Moderate

SASH-SIDE SPRINGS BROKEN / LOOSE

MASTER BEDROOM

The sash-side spring mechanisms in one or more windows were broken, loose or disconnected. The window(s) were difficult to operate as a result, and not square in their frames or tracks. Recommend that a qualified contractor or service technician repair as necessary so windows open and close easily, and stay open without support.

Recommendation

Contact a qualified window repair/installation contractor.

8.3.3 Windows



Minor

SCREENS DAMAGED

FAMILY ROOM, LAUNDRY

One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

8.3.4 Windows

SCREENS MISSING

FORMAL LIVING ROOM, KITCHEN

Screens were missing from one or more windows. These windows may not provide ventilation during months when insects are active. On second story windows, these are also deterrents to keep small children from falling out of open windows during cooler temperatures. Recommend installing screens.

Recommendation

Contact a qualified window repair/installation contractor.



Minor

8.5.1 Ceiling

WATER STAINS (DRY)

WATER HEATER CLOSET

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary. The inspector is limited to only being able to evaluate conditions at time of inspection and in a non-invasive manner.

Recommendation

Contact a qualified professional.



Moderate



8.6.1 Floors

TILE / GROUT LOOSE / CRACKED / DAMAGED / DETERIORATED

LAUNDRY

Tile or grout in the flooring in one or more areas was loose, cracked, damaged and/or deteriorated. Recommend that a qualified contractor repair as necessary.

Recommendation

Contact a qualified flooring contractor



Moderate



Laundry

8.7.1 Countertops & Cabinets

OBSCURED BY STORED ITEMS

MASTER BATHROOM, 2ND FLOOR HALLWAY BATHROOM

The countertops and/or areas below sink(s) were obscured by stored items and couldn't be fully evaluated.



Minor

8.8.1 Stairs

GUARDRAIL GAPS WIDER THAN 4"

Safety / Major

Guardrails at one or more locations with drop-offs higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Although a common building practice in older homes, guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. Recommend that a qualified contractor repair or replace guardrails per standard building practices.

Recommendation

Contact a qualified carpenter.



9: PLUMBING

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

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Findings

Information

Service: Water Service Type

Public

Service: Water Shut-Off Location

Exterior, Right side

Service: Water meter location

By street

Service: Sewer Type

Public

Service: Pressure Regulator

Present

No

Supply Lines: Materials

Observed

Copper

Drain, Waste, & Vent Systems:
Drain Line Materials Observed

PVC

Drain, Waste, & Vent Systems:
Waste Materials Observed

ABS Plastic Waste

Drain, Waste, & Vent Systems:
Vent Materials Observed

ABS

Drain, Waste, & Vent Systems:
Clean-out Location(s)

Exterior

Water Heater: Estimated Mfg.
Year

2005

Water Heater: Energy Source /
Type

Tank, Natural gas

Water Heater: Capacity

60 Gallons, 60 Gallons

Water Heater: Location

Garage, Closet

Bathtub / Shower: Shower Pan
Flood Tested / Ok
1st Floor Bathroom

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



Laundry: Laundry Information 240 Volt Electric, Gas Supply, Washer Water Supply Hook-ups, Clothes Washer Present (not tested), Dryer Present (not tested)	Exhaust Fans / Ventilation: Type Exhaust fan	Irrigation: Irrigation Type Public
Fuel Storage & Distribution Systems: Main Gas Shut-off Location Gas Meter, Exterior Left Side	Fuel Storage & Distribution Systems: Fuel Service Type Natural Gas	
Service: Water Pressure 70-80 PSI View of water pressure at the time of the inspection. 50 to 80 PSI is acceptable 60 to 75 PSI is ideal.		



Findings

9.1.1 Service

MAIN LEAKING

RIGHT SIDE

The main water shut-off valve was leaking. Recommend that a qualified plumber repair or replace the valve as necessary.

Recommendation
Contact a qualified plumbing contractor.

Safety / Major



9.2.1 Supply Lines

HOSE BIB MISSING BACKFLOW PREVENTER

VARIOUS

One or more hose bibs were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed.

Recommendation
Contact a handyman or DIY project

Minor



9.2.2 Supply Lines

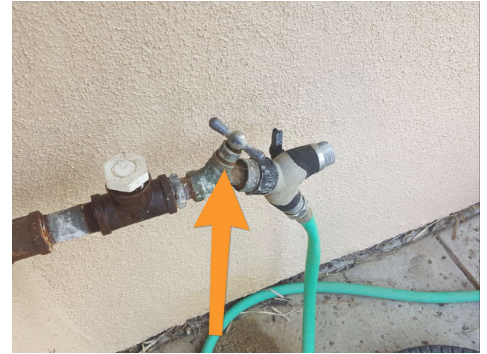
 Moderate**HOSE BIB LEAKED WHILE OFF**

REAR

One or more hose bibs (outside faucets) leaked while off. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. Recommend that a qualified plumber repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Rear

9.2.3 Supply Lines

 Moderate**HOSE BIB LEAKED WHILE ON**

VARIOUS

One or more hose bibs (outside faucets) leaked while on. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.

Recommendation

Contact a qualified plumbing contractor.

9.2.4 Supply Lines

 Moderate**EXTERIOR HOSE BIB NOT SECURE**

REAR

One or more hose bibs weren't anchored securely to the structure's exterior. Water supply pipes can be stressed when hose bibs are turned on and off and when hoses are pulled. Leaks may occur as a result. Recommend that a qualified person install fasteners per standard building practices.

Recommendation

Contact a qualified plumbing contractor.



Rear

9.3.1 Drain, Waste, & Vent Systems

 Moderate**SEWERSCAN ISSUES**

A SewerScan was requested of the main sewer drain line from the house to the city or private sewer connection. The following is a report of our findings. The recorded video will be provided [here](#).

Belly: There is a low point in the drain line which can promote clogging. We recommend further review and repair as needed.

Location(s): 26.8 ft to 36.5 ft

Scale Buildup: There is scale build up inside the sewer line which can promote clogging. We recommend cleaning as needed.

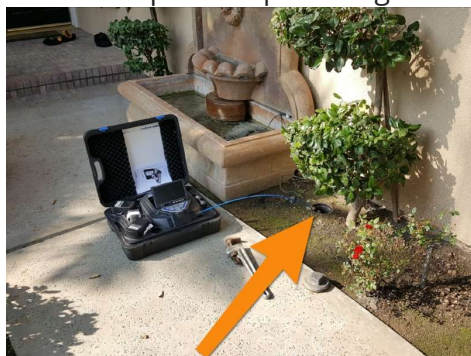
Location(s): Various

Summary of findings: We recommend all repairs be evaluated and repaired by a qualified C42 licensed sewer contractor. It should be understood that sometimes due to extent of debris or roots found, we are unable to fully access the sewer line. We recommend further review of lines by a qualified plumbing contractor in these cases when cleared and the lines can be better accessed at that time.

SewerScan started from the clean-out located at the clean-out located at the left side of the garage to the city connection all measurements stated in the locations above are from the point of the SewerScan equipment in the photo below.

Recommendation

Contact a qualified plumbing contractor.



SewerScan started at the clean-out located at the left side of garage



Start of belly



Belly continued



Belly continued

9.4.1 Water Heater

LIFESPAN (8-12 YRS)



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

Recommendation

Contact a qualified plumbing contractor.

9.4.2 Water Heater

STAINS / DAMAGE BELOW / AROUND WATER HEATER Moderate

Water stains and/or damage were found below or near the water heater. This may be a sign that the water heater is failing, a sign of a past leak, or that the TPR valve is discharging. Consult with the property owner about this and review any disclosure statements. Depending on what information is available about the stains, a qualified plumber should evaluate and make repairs or replace the water heater as necessary.

Recommendation

Contact a qualified plumbing contractor.



9.5.1 Sinks / Fixtures

DRAIN LINES / FITTINGS CORRODED Moderate

MASTER BATHROOM RIGHT SIDE SINK

Corrosion was found at drain lines and/or fittings under one or more sinks. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

9.5.2 Sinks / Fixtures

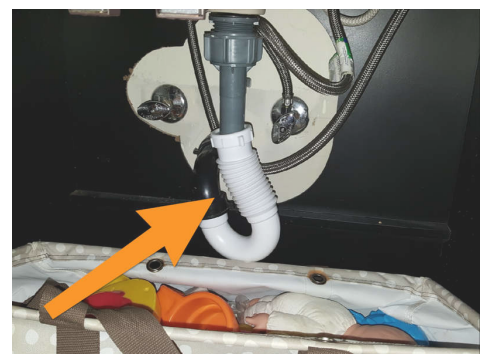
FLEXIBLE PIPE Moderate

2ND FLOOR HALLWAY BATHROOM LEFT SIDE SINK

Ribbed, flexible drain pipe was used at the sink. This type of drain pipe accumulates debris more easily than smooth wall pipe and is likely to clog. Recommend that a qualified plumber replace flexible piping with standard plumbing components (smooth wall pipe) to prevent clogged drains.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Hallway Bathroom

9.5.3 Sinks / Fixtures

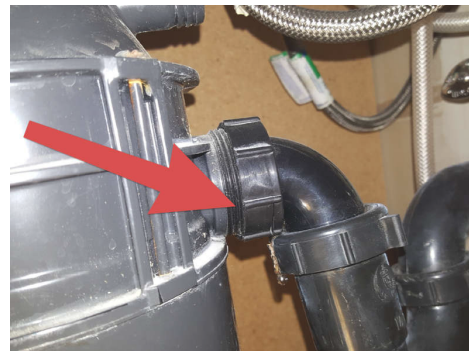
DRAIN LEAK Safety / Major

KITCHEN (SMALL SINK)

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

Recommendation

Contact a qualified plumbing contractor.



Kitchen (small sink)

9.5.4 Sinks / Fixtures

WATER FILTER SERVICE SPOUT DAMAGED / INOPERABLE

KITCHEN

The water filter dispenser was damaged and/or inoperable. Recommend repairs by a qualified person.

Note: The filter system appears to have been removed.

Recommendation

Contact a qualified plumbing contractor.



9.6.1 Toilets / Bidets

TOILET LOOSE

2ND FLOOR HALLWAY BATHROOM

Toilet was noted as being loose where it attached to the floor. Leaks can occur. As the inspector cannot determine the condition of the wax ring underneath which seals the toilet, it is recommended that a qualified contractor remove the toilet(s) for further evaluation and repair if deemed necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified plumbing contractor.



9.8.1 Laundry

DRYER VENT NEEDS CLEANING - NOW

The clothes dryer exhaust duct appeared to terminate at the roof or routed upward. As a result significant amounts of lint can build-up and may reduce air flow over time. This can become a fire hazard if not properly maintained. Recommend that a qualified person clean this duct now and as necessary in the future. Some chimney sweeps or heating/cooling duct cleaners perform this service.

Click [here](#) for more information regarding dryer vents.

Note: There are two vents installed, the upper connection is the vent that should be clean if going to be used. The lower vent that extend to the exterior side wall does not appear to require cleaning at this time. Client should ask the current homeowner as to why a second vent was installed.



Clean upper vent if upper vent is going to be connected to the dryer

Recommendation
Contact a qualified professional.

9.10.1 Irrigation

Moderate

SPRINKLERS HITTING STRUCTURE.

LEFT SIDE

Sprinklers appear to be hitting the structure. Recommend to redirect or change spray patterns of sprinkler heads.

Recommendation
Contact a qualified professional.



Left Side

9.10.2 Irrigation

Minor

SPRINKLER HEADS CLOGGED

LEFT FRONT, RIGHT REAR, LEFT REAR

One or more sprinkler heads appeared to be clogged. Recommend repairs by a qualified person.

Recommendation
Contact a qualified professional.



Left Rear



Right Rear



Left Front

10: ELECTRICAL

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

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Findings

Information

Service: Service Information

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

Panels: Main Panel Location

Exterior, Left side

Panels: Panel Capacity

200 AMP

Panels: Main disconnect rating

200 AMP

Panels: Sub Panel Location(s)

Pool equipment

Panel Wiring & Breakers: Over protection devices

Breakers

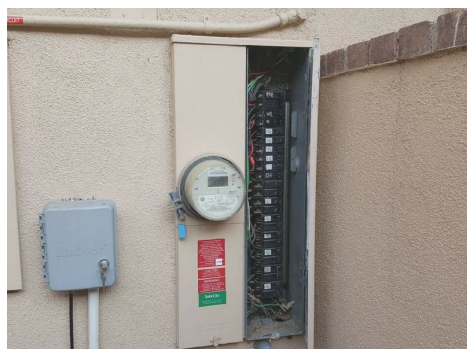
GFCI / AFCI Protection: GFCI reset locations

Master bath, Garage, Kitchen, 1st
floor bath, 2nd Floor Guest bath,
Laundry

Wiring: Wiring Type

Non Metallic Sheathed, Copper,
Aluminum Multi-Strand,
Aluminum Single Strand

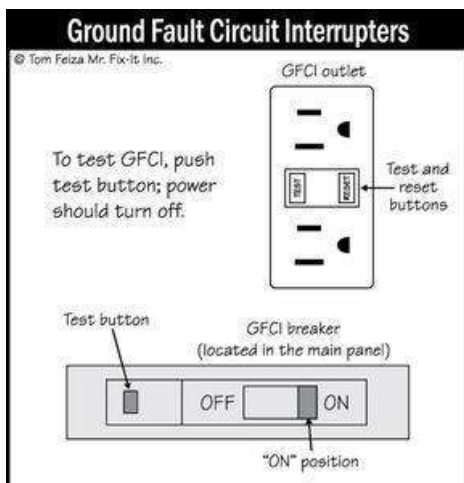
Panels: Panel Equipment Photographs



GFCI / AFCI Protection: GFCI protection present

Yes

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

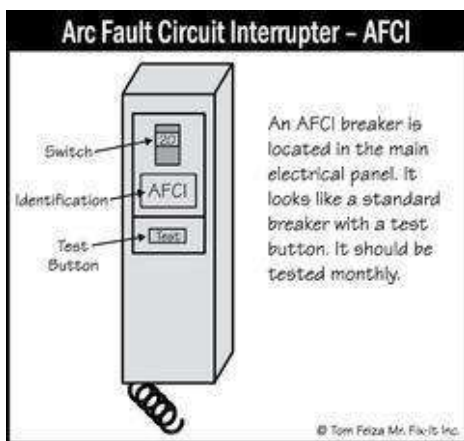


E078

GFCI / AFCI Protection: AFCI protection present

No

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



E020

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

Yes, Bedrooms, 2nd Floor Hallway, 2nd Floor Hallway, Hardwired / Interconnected

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

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

Yes, 2nd Floor Hallway, 2nd Floor Hallway

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

Findings

10.1.1 Excluded Items

CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS

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

Recommendation

Contact a qualified professional.

10.1.2 Excluded Items

 Moderate

PHOTOVOLTAIC SOLAR ENERGY SYSTEM

Note: A photovoltaic solar energy system was installed. Evaluating these systems is beyond the scope of a home inspection. Its condition is unknown, and it is excluded from this inspection. Recommend that a qualified electrician review this system and make repairs if necessary.

Recommendation

Contact a qualified professional.

10.3.1 Panels

 Safety / Major

SCREWS POINTED

MAIN PANEL

One or more pointed and/or too-long screws are used to fasten the cover to a service panel. These types of screws are more likely to come into contact with wiring inside the panel than stock screws from the manufacturer, and can damage wiring insulation. Long and/or pointed crews should be replaced as necessary with the correct screws.

Recommendation

Contact a qualified electrical contractor.

10.4.1 Panel Wiring & Breakers

 Safety / Major

OPEN KNOCKOUTS

MAIN PANEL

One or more knockouts were missing. Holes in panels are a potential fire hazard if a malfunction ever occurs inside the panel. Rodents can also enter panels through holes. Recommend that a qualified person install knockout covers where missing and per standard building practices.

Recommendation

Contact a qualified electrical contractor.



Main Panel

10.5.1 GFCI / AFCI Protection

 Safety / Major

MISSING GFCI PROTECTION

EXTERIOR RIGHT SIDE, EXTERIOR LEFT SIDE

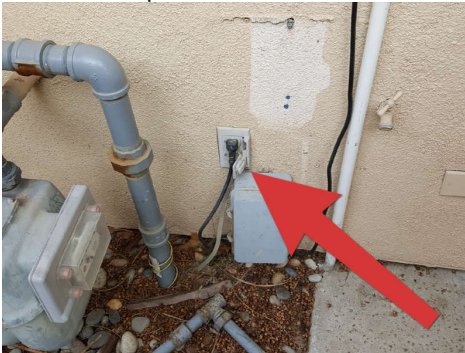
One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection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



Exterior Left Side



Exterior Right Side

10.7.1 Switches / Receptacles

DRYER 3 SLOT RECEPTACLE



Moderate

A 3-slot receptacle was installed for the clothes dryer. Most modern clothes dryers use both 120 and 240 volts (120 for timers and motors, and 240 for heating elements) and either require or are more safely installed with a 4-slot receptacle. With 3-conductor wiring, the ground wire rather than a neutral wire is used to carry the return current back for the 120 volt leg. The clothes dryer's metal frame can become energized if the neutral wire becomes loose at the receptacle or panel. While 3-wire clothes dryer circuits were allowed prior to 1996 and are commonly found, they are considered unsafe due to the risk of shock. Recommend that a qualified electrician convert this to a 4-wire circuit. Note that this may require installing a new circuit wire from the panel to the clothes dryer location.

Recommendation

Contact a qualified electrical contractor.

10.7.2 Switches / Receptacles

EXTERIOR RATED COVER PLATE DAMAGED / MISSING



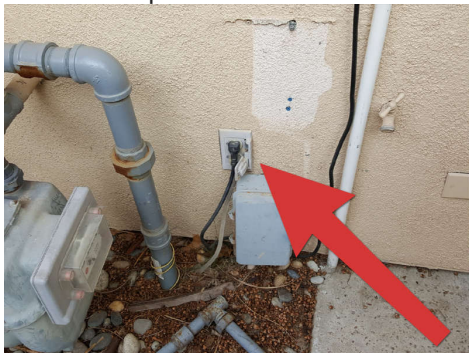
Safety / Major

RIGHT SIDE, LEFT SIDE

One or more exterior receptacle covers were broken and/or missing. This is a potential shock hazard. Recommend that a qualified person replace covers where necessary.

Recommendation

Contact a qualified electrical contractor.



Left Side



Right Side

10.8.1 Lighting & Fans

LAMPS INOPERABLE

AREA ADJACENT TO THE FORMAL DINING ROOM

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

Recommendation

Contact a qualified electrical contractor.



Moderate

10.9.1 Smoke Detectors / CO Alarms / Door Bell

SMOKE ALARM OVER 10 YEARS OLD

NUMEROUS

Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to the National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. We recommend installing photoelectric type smoke detectors / alarms.

Recommendation

Contact a handyman or DIY project



Safety / Major

10.9.2 Smoke Detectors / CO Alarms / Door Bell

CARBON MONOXIDE ALARM "PLUG-IN" TYPE

2ND FLOOR HALLWAY, LAUNDRY

One or more carbon monoxide alarms found were a "plug-in" type or not permanently installed. Because such CO alarms can be easily removed, recommend that home buyers verify that CO alarms haven't been removed upon taking occupancy. If removed, then recommend installing new CO alarms in the vicinity of sleeping areas and on each level.

Recommendation

Contact a handyman or DIY project



Minor

11: BUILT-IN APPLIANCES

		IN	NI	NP	F
11.1	Microwave	X			
11.2	Range/Oven/Cooktop	X			X
11.3	Exhaust / Ventilation	X			
11.4	Dishwasher	X			X
11.5	Garbage / Food Disposal	X			
11.6	Refrigerator	X			
11.7	Trash Compactor			X	
11.8	Point-of-Use Hot Water Dispenser			X	
11.9	Central Vacuum	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Findings

Information

Microwave: Type Built-in	Range/Oven/Cooktop: Energy Source / Supply Natural Gas, Electronic Ignition, Electric (220v)	Range/Oven/Cooktop: Oven Self Cleaning Yes
Range/Oven/Cooktop: Type Separate Oven, Separate Cooktop	Exhaust / Ventilation: Type Openable Window, Downdraft, Vented / Ducted	Refrigerator: Stays? Yes
Refrigerator: Water supply connection Yes		

Findings

11.2.1 Range/Oven/Cooktop

Moderate

COOKTOP / STOVE BURNER IGNITOR(S) DO NOT SHUT OFF
The ignitor did not shut off after lighting one or more cooktop burners. Recommend a qualified appliance repair person evaluate and repair as necessary.
Recommendation
Contact a qualified appliance repair professional.

11.4.1 Dishwasher

Moderate

NOT SECURE, MISSING / DAMAGED SCREW(S) AND/OR BRACKET(S)
The dishwasher wasn't securely attached to the counter or cabinets (missing or damaged fasteners). Dishwasher movement is possible due to vibrations. Recommend that a qualified person install fasteners per standard building practices.

Recommendation

Contact a handyman or DIY project



Loose

12: HVAC

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

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Findings

Information

Heating / Forced Air: Manufacturer

York, Carrier

Heating / Forced Air: Estimated Year Mfg.

2006, 1992

Heating / Forced Air: Location

Garage

Heating / Forced Air: Energy source

Natural gas

Air Conditioner: Manufacturer

Carrier, Fraser-Johnston, Fraser-Johnston

Air Conditioner: Estimated Year Mfg.

1992, 2007

Air Conditioner: Location

Exterior

Air Conditioner: System Type

Split system

Air Conditioner: Temperature split

20 F*, 18 F*

Ducts and Registers: Type

Ducts and Registers, Flex / insulated, Rigid / insulated

Filter & Thermostat: Filter Location(s)

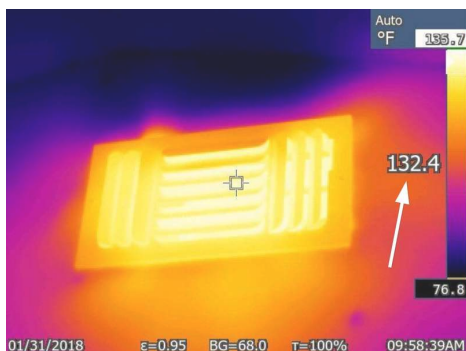
Hallway, 2nd Floor

Filter & Thermostat: T-stat Location(s)

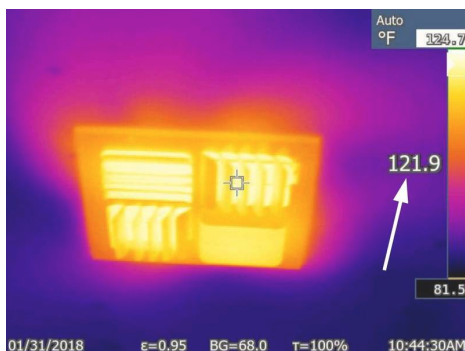
Hallway, 2nd Floor Hallway

Heating / Forced Air: Appears Functional

Heat system appears to be in working order. Supply air from the heating system should be 100 degrees Fahrenheit or higher. The photo(s) below is/are a thermal image of the supply air temperature at register(s) at the time of this inspection.



Second floor

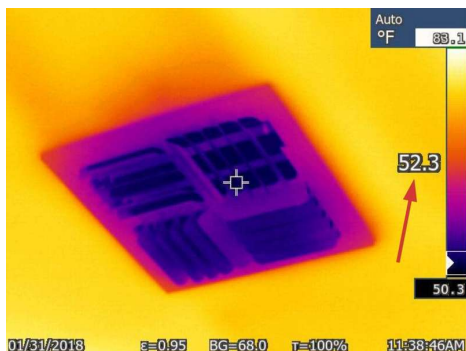


First floor

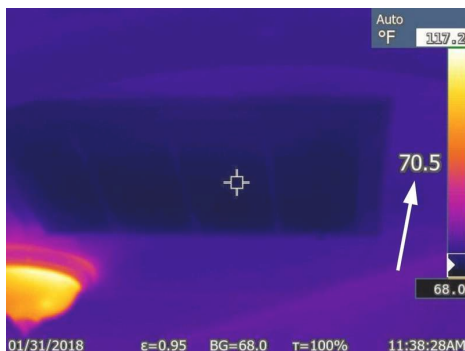
Air Conditioner: Appears Functional

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

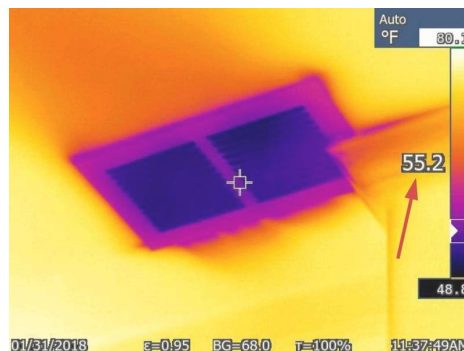
The photo(s) below is/are a thermal image of the supply air temperature at supply and return air register(s) at the time of this inspection.



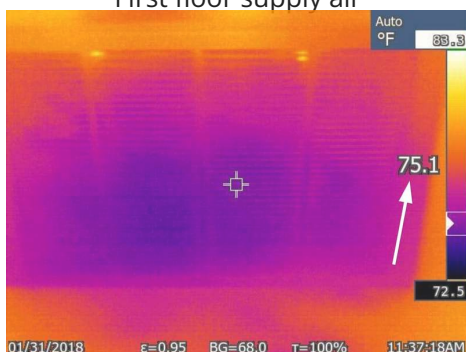
First floor supply air



First floor return air



Second floor supply air



Second floor return air

Findings

12.1.1 General comments

 Moderate

SERVICE HEATING / COOLING SYSTEM

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

Recommendation

Contact a qualified HVAC professional.

12.2.1 Heating / Forced Air

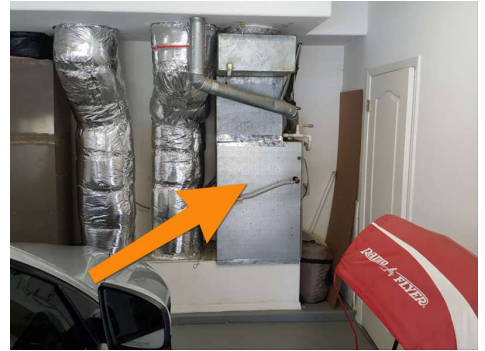
 Moderate

LIFESPAN (15-20 YRS)

The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Recommend monitoring.



12.4.1 Air Conditioner

LIFESPAN (10-15 YEARS)

The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be near, at or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Recommend monitoring.



Moderate



12.4.2 Air Conditioner

A/C NOISY DURING OPERATION

The air conditioner was noisy during operation. Recommend further evaluation and needed repairs be made by a qualified licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Safety / Major



12.4.3 Air Conditioner

NOT SECURED TO PAD

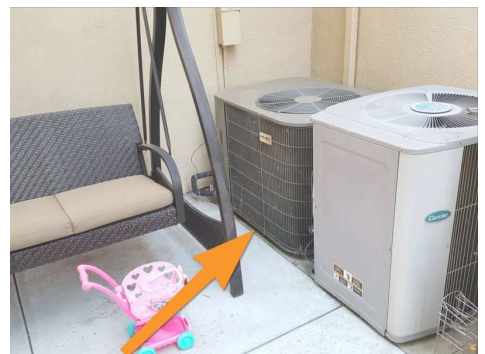
The outside condenser unit was not secured to the concrete pad. Building standards require units to be secured to the pad to prevent damage, theft, and injury. Recommend a qualified person secure to the pad properly.

Recommendation

Contact a qualified HVAC professional.



Moderate



12.4.4 Air Conditioner

REFRIGERANT LINE INSULATION
DETERIORATED / MISSING

EXTERIOR RIGHT SIDE

Insulation on the air conditioning refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. In attics it can cause sweating. Recommend that a qualified person replace or install insulation as necessary.

Recommendation

Contact a handyman or DIY project

 Minor



Exterior Right Side

13: FIREPLACES AND FUEL-BURNING APPLIANCES

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

IN = InspectedNI = Not InspectedNP = Not PresentF = Findings

Information

Fireplaces, Stoves & Inserts:

Type

Metal pre fab, Gas log, Wood burning converted to gas

Fireplaces, Stoves & Inserts: Gas log lighter

Yes

Chimney(s): Type

Metal

Fuel Burning Appliance Flue(s):

Type

Metal, Type B

Findings

13.1.1 Fireplaces, Stoves & Inserts

GAPS FACE/FIREBOX

FAMILY ROOM

One or more gaps were found between the fireplace face and the firebox. Heat from the firebox may penetrate these gaps to combustible materials in the wall structure. This is a potential fire hazard. Recommend that a qualified contractor repair as necessar

Recommendation

Contact a qualified fireplace contractor.

 Safety / Major



Family Room

13.2.1 Chimney(s)

CHIMNEY SWEEP / CLEANING NEEDED

FAMILY ROOM

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

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

Recommendation

Contact a qualified chimney sweep.

 Safety / Major

14: FOUNDATION

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

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

Information

Foundation: Foundation Type Concrete Slab on Grade	Foundation: Foundation / Stem Wall Material Concrete, Slab on grade	Foundation: Footing Material Concrete slab
Seismic Re-Inforcement: Anchor Bolts / Hold Downs Not visible, Unknown		

15: ATTIC, INSULATION & VENTILATION

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

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Findings

Information

Access: How Viewed Viewed From Hatches	Access: Access Location(s) Master Bedroom Closet	Structure & Sheathing: Structure & Sheathing Types Trusses, Plywood Sheathing
Attic Insulation: Estimated R Value ~R-38	Attic Insulation: Insulation Type Fiberglass Loose Fill, Fiberglass Roll	Exhaust & Ventilation: Ventilation Type Soffit Vents, Gable Vents, Bathroom Vents

Access: Attic Views



16: POOL

		IN	NI	NP	F
16.1	General	X			
16.2	Body, Deck, Copings	X			
16.3	Fences / Gates / Barriers	X			X
16.4	Pumps, Filter, Skimmer	X			
16.5	Electrical	X			
16.6	Heater	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

F = Findings

Information

General: General Pool Condition Clear Water	Body, Deck, Copings: Pool Material Types Below Ground Pool, Tile Coping, Concrete Deck	Fences / Gates / Barriers: Drowning Prevention Safety Features Present Alarms on Doors
Fences / Gates / Barriers: Fencing Material None installed	Pumps, Filter, Skimmer: Filter Type Cartridge Filter	Pumps, Filter, Skimmer: Pump type Multi speed, Single Speed, Multiple pumps, Multiple pumps
Electrical: Electric Information Disconnect at Subpanel By Equipment	Electrical: GFCI Protection Yes	Electrical: Pool Equipment Bonded Yes
Electrical: Pool Light Yes, Operable	Heater: Heater Type Natural Gas	

General: View of Pool / Spa / Water Feature



General: Equipment Photo(s)**Findings**

16.3.1 Fences / Gates / Barriers

 Safety / Major**FEWER THAN TWO DROWNING PREVENTION SAFETY FEATURES**

Effective January 1, 2018 the California Business and Professions Code Section 7195 require home inspectors to state the following in their reports when there are fewer than Two drowning prevention safety features:

CALIFORNIA HEALTH AND SAFETY CODE SECTION 115920-115929 now recommends a pool be equipped with at least Two of the following seven drowning prevention safety features:

- (1) The pool shall be isolated from access to a home by an enclosure that meets the requirements of Section 115923.
- (2) The pool shall incorporate removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F 2286 standards (the inspector is not able to determine if the ASTM specifications are met)
- (3) The pool shall be equipped with an approved safety pool cover.
- (4) The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
- (5) All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
- (6) Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water.
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above.

Recommend installing two or more of the choices above. A qualified person should evaluate and repair or replace as necessary, and as per standard building practices.

Recommendation

Contact a qualified professional.

16.3.2 Fences / Gates / Barriers

 Safety / Major**ALARMS ON DOORS INOPERABLE**

FORMAL DINING AREA, FAMILY ROOM, GARAGE STORAGE ROOM

The alarm for one or more doors between the house and the pool and/or spa was inoperable. All doors which give access to a swimming pool should be equipped with an audible alarm. A qualified person should evaluate and repair as necessary.

Recommendation
Contact a qualified professional.



Family Room

Formal Dining Area

16.3.3 Fences / Gates / Barriers

EXTERIOR HOUSE DOOR(S) OPEN TOWARDS POOL AREA

FAMILY ROOM, FORMAL DINING ROOM

 Safety / Major

One or more exterior house doors open out towards the pool or spa rather than inward. Standard building practices require that doors that have direct access to the pool / spa area open inward, away from the pool or spa. A qualified person should evaluate and repair as necessary, and as per standard building practices.

Recommendation
Contact a qualified door repair/installation contractor.