



SNEAK PEAK HOME INSPECTION LLC

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HOME INSPECTION REPORT BY SNEAK PEAK HOME INSPECTION LLC

6290 Joaquin Murieta Ave Unit D
Newark, CA 94560

Aaron Machado

OCTOBER 19, 2022



Inspector

David Freund

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SUMMARY

56

ITEMS INSPECTED

14

RECOMMENDATIONS

Summary Text (enter here)

- ⊖ 3.1.1 Chimney, Fireplace, or Stove - Factory-Built Chimney: Chimney Trim Loose
- ⊖ 4.2.1 Exterior - GFCIs & Electrical: Missing GFCI
- ⊖ 4.6.1 Exterior - Exterior Doors: Screen Door Missing
- ⊖ 6.1.1 Heating - Heating System Information: Delayed Maintenance-Old System
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- ⊖ 7.4.1 Plumbing - Hot Water Source: Sediment Trap Not Installed
- ⊖ 8.5.1 Electrical - Panelboards & Breakers: Zinsco Panel
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- ⊖ 9.7.1 Bathrooms - Door: Door Is Sticking-Rubbing at top right corner
- ⊖ 10.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Old Detectors, New Detectors Recommended
- ⊖ 11.2.1 Laundry - Laundry Room, Electric, and Tub: Missing GFCI Protection
- ⊖ 11.2.2 Laundry - Laundry Room, Electric, and Tub: Missing Catch Pan Under Washer
- ⊖ 13.1.1 Kitchen - General Information: Appliances - Functioning But Old
- ⊖ 13.4.1 Kitchen - GFCI: Missing GFCI Protection

1: INSPECTION DETAIL

Information

General Inspection Info: Occupancy	General Inspection Info: Weather Conditions	General Inspection Info: Type of Building
Vacant	Sunny, Dry	Condominium

General Inspection Info: In Attendance

Client, Client's Agent

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

General Inspection Info: Homeowners Association (HOA) Disclaimer

Homeowners Associations (HOA's): The residential dwelling unit appears to be part of a complex that is managed and maintained by a HOA.

The inspection performed was limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of common elements such as, but not limited to, roofs, siding, stairs, landings, porches, hallways, walks, balconies, decks, patios, pools, spas, recreational areas/equipment, elevators, utility metering, parking stalls/ports, building site condition, structural stability, drainage systems, and all common areas on this property are not considered to be part of this inspection report.

Any comments made regarding these areas have been made for safety concerns or as a courtesy only and should be forwarded to the HOA or their representative. It is strongly encouraged that the purchaser of the townhouse / condo unit fully investigate the financial viability of the HOA to ensure a good standing and ability to maintain the property moving forward.

Your Job As a Homeowner: What Really Matters in a Home Inspection

When you move into your new home, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. Major defects, such as a structural failure;
2. Things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. Things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. Safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No home is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Buy Back Guarantee: We'll Buy Your Home Back



If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy Back Guarant...



Watch on  YouTube

We'll Buy Your Home Guarantee



Watch on  YouTube

For more information, please visit <https://www.nachi.org/buy-legal.htm>

2: ROOF

Information

Roof Covering: Roof Not Inspected - HOA Manages the Roofing System

The residential dwelling unit appears to be part of a complex in which the HOA manages the roofing system. The inspection performed was limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of the roof are not considered to be part of this inspection report. Any comments made regarding these areas have been made for safety concerns or as a courtesy only and should be forwarded to the HOA or their representative.

3: CHIMNEY, FIREPLACE, OR STOVE

Information

Fireplace: Type of Fireplace

Gas Fireplace Insert

Factory-Built Chimney: Factory-Built Chimney - HOA Manages

I only observed the factory built chimney from the back patio. This appeared to be part of the exterior portion of the building complex that the HOA manages.

Fireplace: Damper Door

I inspected the fireplace damper doors by opening and closing them, if they were readily accessible and manually operable.

Limitations

Factory-Built Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Fireplace

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

Recommendations

3.1.1 Factory-Built Chimney

CHIMNEY TRIM LOOSE

I observed a portion of the chimney wood trim that is detaching and has a gap which may allow water penetration. Recommend contacting the HOA to inquire about repairs.

Recommendation

Contact your local homeowners association



4: EXTERIOR

Information

Windows: Windows Inspected

A representative number of windows was inspected.

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

GFCIs & Electrical: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Porches, Patios, Decks, and/or Balconies: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the home that were within the scope of the home inspection.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Limitations

General

HOA MANAGES EXTERIOR

This was a condo inspection with HOA management. I only inspected the interior of the unit and the portions of the exterior on the balcony.

Recommendations

4.2.1 GFCIs & Electrical

MISSING GFCI

PATIO

I observed that a GFCI is missing in an area that is required to keep people safe. All exterior outlets are required to be GFCI protected to prevent electrocution. Further evaluation and correction is recommended.

Recommendation

Contact a qualified electrical contractor.



4.6.1 Exterior Doors

SCREEN DOOR MISSING

I observed a missing screen door at the rear patio. Further evaluation and correction is recommended.

Recommendation

Contact a qualified door repair/installation contractor.



5: ATTIC, INSULATION & VENTILATION

Information

**Structural Components &
Observations in Attic: Access**
Hatch Location
Bedroom closet

Limitations

Structural Components & Observations in Attic

ATTIC AREA - HOA MANAGEMENT

The attic area appeared to be the responsibility of the HOA management for this Unit (D). I viewed the area above this Unit from the Attic access panel as a courtesy. Recommend contacting the HOA for questions or concerns regarding the attic area.

6: HEATING

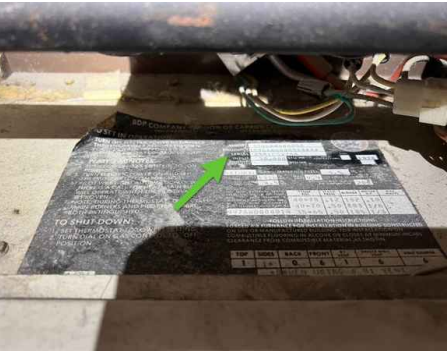
Information

Heating System Information: Energy Source Gas	Heating System Information: Heating Method Warm-Air Heating System	Thermostat and Normal Operating Controls: Thermostat Location Living room
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Heating System Information: Data plate: photo

The photo shows the furnace data plate or manufacturer's label. The furnace appears to have a manufacture date of around July 1981.



Limitations

Heating System Information

HEATING SYSTEM WAS UNPLUGGED

The furnace was unplugged at the time of the inspection. It may have been unplugged for a specific safety issue. For that reason, I was not able to test the furnace for normal operation.



Thermostat and Normal Operating Controls

DID NOT OPERATE THERMOSTAT

I did not operate the thermostat because the heater was unplugged. Recommend further evaluation when the furnace is tested and operational.

Recommendations

6.1.1 Heating System Information

DELAYED MAINTENANCE-OLD SYSTEM

I did not observe any maintenance tags which may indicate delayed maintenance. The system should be cleaned and inspected by a HVAC professional every year.

This furnace appeared to be original to the home and may be past its service life. Recommend further evaluation by a licensed HVAC contractor and budgeting for possible replacement of the furnace.

Recommendation

Contact a qualified heating and cooling contractor

6.1.2 Heating System Information

SEDIMENT TRAP NOT INSTALLED-FLEX CONNECTOR THROUGH CABINET

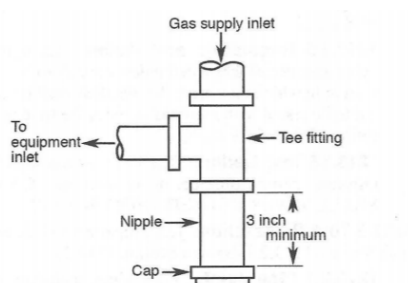
I did not observe a sediment trap at the furnace. A sediment trap is recommended to be installed as close as possible to the gas valve to prevent sediment from entering the furnace's components and causing damage. I also observed a flex gas pipe running through the furnace cabinet which is not allowed. Recommend further evaluation and correction.

Recommendation

Contact a qualified HVAC professional.



Flex gas pipe is not allowed to be ran through the side of the furnace cabinet. There should be rigid pipe extended from the furnace valve assembly to the outside of the cabinet. A sediment trap is also recommended.



7: PLUMBING

Information

Hot Water Source: Inspected TPR Valve I inspected the temperature and pressure relief valve.	Hot Water Source: Inspected For Sediment Trap I inspected for a sediment trap.	Hot Water Source: Inspected Venting Connections I inspected the venting connections.
Hot Water Source: Inspected Seismic Bracing I inspected the seismic bracing for the hot water tank.	Hot Water Source: Water Heater Tank Capacity 30 gallons	

Main Water Shut-Off Valve: Location of Main Shut-Off Valve

Outside of House
The water shut off to this unit was located in front of the home, to the right of the base of the stairway.



Water Supply : Distribution Pipe Bonding

Hot & cold bonded
I observed that the hot and cold water supply lines at the hot water heater were bonded.

Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Main Fuel Supply Shut-Off Valve: Location of Main Shut-Off Valve

Near Electric Meter, Back of house

**Hot Water Source: Type of Hot Water Source**

Gas-Fired Hot Water Tank

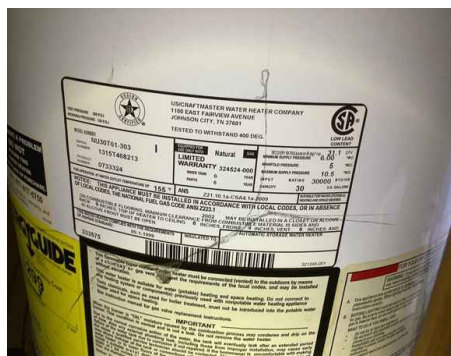
I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

**Hot Water Source: Inspected Hot Water Source**

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).

Hot Water Source: Data plate: photo

The photo shows the data plate of this hot water heater. It appears to have a manufacture date of April 2013.



Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Recommendations

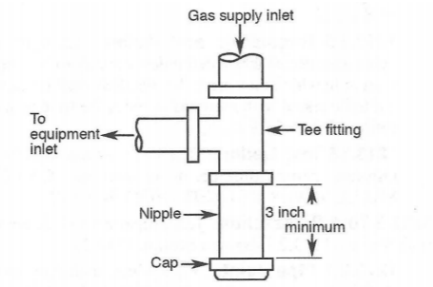
7.4.1 Hot Water Source

SEDIMENT TRAP NOT INSTALLED

I did not observe a sediment trap at the hot water heater. A sediment trap is recommended to be installed as close as possible to the gas valve to prevent sediment from entering the water heater components and causing damage. Recommend further evaluation and correction.

Recommendation

Contact a qualified plumbing contractor.



8: ELECTRICAL

Information

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electric meter and base.



Panelboards & Breakers: Service Panel Brand

Zinsco

Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

Panelboards & Breakers: Service Panel Type

Load center

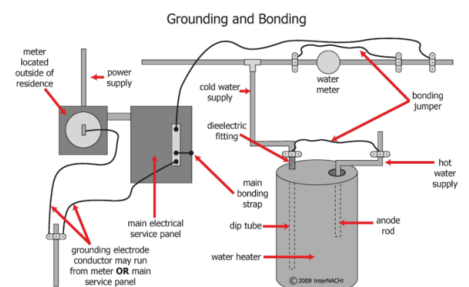


Panelboards & Breakers: Service Panel Ampacity

100 amps

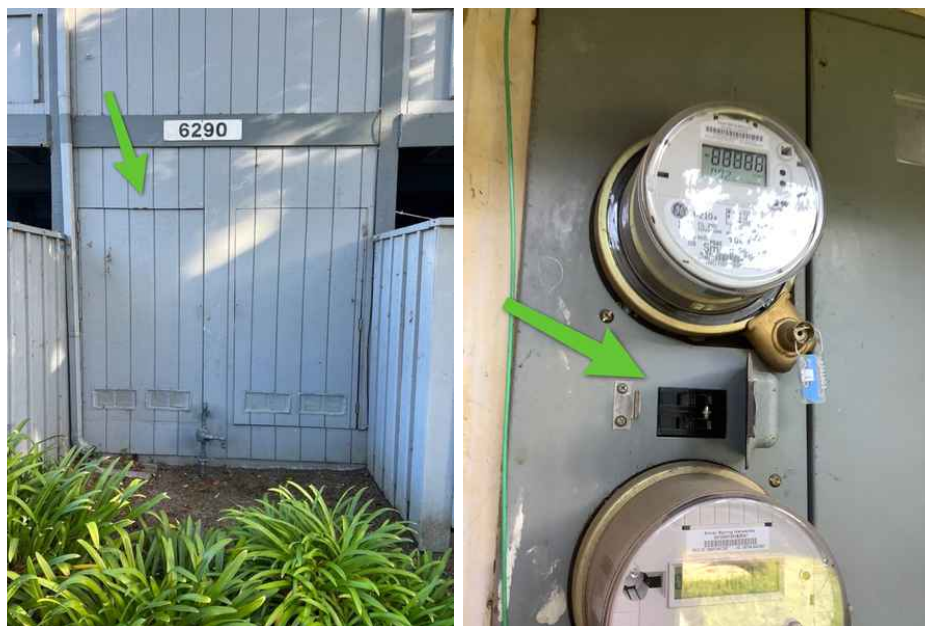
Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.



Main Service Disconnect: Main Disconnect Rating, If Labeled

100 Amp

I observed the main service disconnect's amperage rating. It was labeled.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Limitations

Service-Entrance Conductors

SERVICE ENTRANCE CONDUCTOR LIMITATION

I was not able to inspect the service entrance conductors. This was a condominium with underground service entrance conductors concealed in the building's electrical closet.

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring due to this being a condominium complex. Most of the wiring is hidden from view within walls and is beyond the scope of a visual home inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

Recommendations

8.5.1 Panelboards & Breakers

ZINSCO PANEL

I observed that the panelboard was manufactured by Zinsco. Zinsco panels are reputed to have a high rate of circuit breaker failure that can result in a fire or shock/electrocution. Recommend further evaluation by a licensed electrical contractor.

Information about defective Zinsco panels is widely available on the internet.

Recommendation

Contact a qualified electrical contractor.

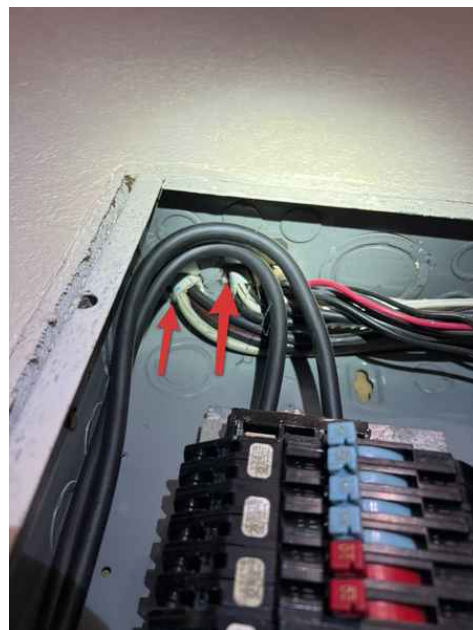
8.5.2 Panelboards & Breakers

CABLE CLAMPS MISSING

Non-metallic conductors had no clamps installed where they passed through knock-outs in the electrical service panel. This condition can result in damage to the conductor from contact with the sharp edges of the metal cabinet or can result in conductors being pulled loose from connections inside the panel; a potential a shock/electrocution or fire hazard. The Inspector recommends that appropriate devices approved for this purpose be installed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



9: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Door: Bathroom Doors

I inspected all bathroom doors.

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Cabinetry, Ceiling, Walls & Floor: Cabinetry, ceiling, walls, and floors

I inspected the cabinetry, ceiling, walls, and floors in the bathrooms.

Recommendations

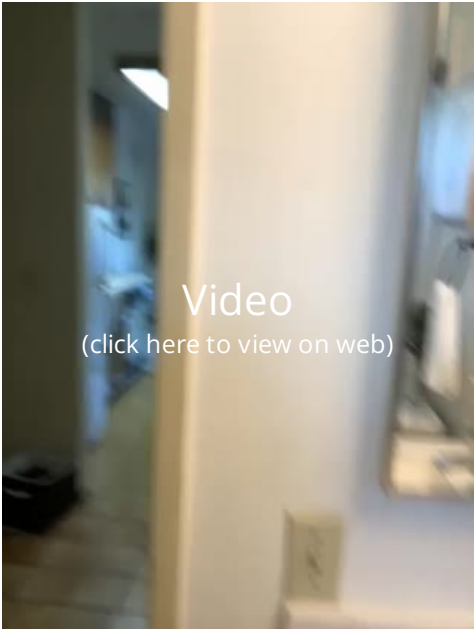
9.7.1 Door

DOOR IS STICKING-RUBBING AT TOP RIGHT CORNER

I observed that the bathroom door was not closing or opening properly due to contact with the top right corner to the door jamb. Recommend further evaluation and correction.

Recommendation

Contact a qualified door repair/installation contractor.



10: DOORS, WINDOWS & INTERIOR

Information

Presence of Smoke and CO Detectors: Inspected for Presence of CO Detectors

I inspected for the presence of carbon-monoxide detectors.



Doors: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them.

Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them.

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke Detectors

I inspected for the presence of smoke detectors. There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Recommendations

10.7.1 Presence of Smoke and CO Detectors

OLD DETECTORS, NEW DETECTORS RECOMMENDED

I observed at least one old smoke detector in the home. Smoke detectors should be replaced every 5-10 years. Replacement of old smoke detectors is recommended.

Recommendation

Contact a qualified professional.



11: LAUNDRY

Information

Laundry Room, Electric, and Tub: Laundry Area Was Inspected

I inspected the laundry area. I inspected for a hot and cold supply, a gas connection for homes that use gas, a 240 electrical outlet, and a functioning GFCI Outlet.

Limitations

Clothes Washer and Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Laundry Room, Electric, and Tub

WAS NOT ABLE TO CLOSE INSPECT EVERYTHING IN LAUNDRY AREA DUE TO OBSTRUCTIONS.

I was not able to closely inspect every component behind the washer and dryer due to limited clearance on the sides.



Recommendations

11.2.1 Laundry Room, Electric, and Tub

MISSING GFCI PROTECTION

I observed that there is missing GFCI protection at the receptacles in the laundry room.

All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected. 2014 NEC 210.8(A)(10) & 210.12(A)

Recommendation

Contact a qualified electrical contractor.

11.2.2 Laundry Room, Electric, and Tub

MISSING CATCH PAN UNDER WASHER

I observed that the clothes washer did not have a water leak catch pan. It is recommended in case of overflow or a leak. Further evaluation and correction is recommended.

Recommendation

Contact a qualified professional.



12: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Limitations

Foundation

FOUNDATION AND STRUCTURE - HOA MANAGEMENT

The building's foundation and structure is managed and maintained by the HOA. I only looked for indications of foundational or structural issues in the condo unit.

13: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.

General Information: Kitchen Images



Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Recommendations

13.1.1 General Information

APPLIANCES - FUNCTIONING BUT OLD

The appliances in the kitchen appeared to be operating normally but appeared to be old, past their service life, and may not be reliable. Recommend budgeting for replacement.

Recommendation

Contact a qualified appliance repair professional.

13.4.1 GFCI

MISSING GFCI PROTECTION

I observed missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected. Recommend further evaluation and correction.

Recommendation

Contact a qualified electrical contractor.



14: CONCLUSION

Information

Thanks again for choosing me as your Home Inspector!

We are proud of our service and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also, because our inspection is essentially visual, latent defects could exist. We are unable to see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time.

As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current.

Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve the quality of our service and our report. This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Pre-Closing Walk Through

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be observant and thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Sneak Peak Home Inspection of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through of your new home. Consider hiring a Certified Home Inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And, you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

Sincerely,

David Freund @ Sneak Peak Home Inspection LLC

STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

Chimney, Fireplace, or Stove

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

Attic, Insulation & Ventilation**The inspector shall inspect:**

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Heating**I. The inspector shall inspect:**

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Plumbing**I. The inspector shall inspect:**

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;

3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical**I. The inspector shall inspect:**

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

Bathrooms**The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Doors, Windows & Interior**The inspector shall inspect:**

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Laundry**The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Basement, Foundation, Crawlspace & Structure**I. The inspector shall inspect:**

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

Kitchen

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.