



# SHASTA PREMIER INSPECTION GROUP

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<https://www.shastapremier.com/>



## RESIDENTIAL INSPECTION REPORT COPY

Second Sample  
96097

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MAY 11, 2019



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**Summary:** *Any summary of this report is not the entire report. The complete report includes attachments and/or additional information items that are of importance to the client. It is recommended that the client read the complete report to fully understand the inspection.*

**Repair Estimate:** A third-party repair estimate report is available for this inspection. Please visit our website at [ShastaPremier.com](http://ShastaPremier.com), or call us at 530-598-7856, to order a repair estimate report based on this inspection.

**Photos:** Any and all photos included in this published report are representative and for reference purposes only, and do not necessarily define the entire extent of any maintenance, deficiency, or safety item. Photos are to be used as a guide only, and the entire system or component should be taken into consideration when being evaluated.

**Observation Categories:** Observations are categorized as either Maintenance (blue), Deficiency (orange), or Safety (red). Observations are classified into one of these three categories based upon severity and/or degree of impact an item may have on the dwelling and/or its occupants. It's possible to have observations of the same system, or part of the dwelling, building or structure be classified into more than one category. Please call us if you have any questions. We are here to help you fully understand your inspection report.

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Thank you for choosing [Shacks & Shanties Inspection Services](#) for your home inspection. We appreciate your confidence.

We understand that whatever the circumstances of your new house purchase - first time, second home, rental/investment property, etc. - it is a big investment that you want to make sure is right for you. With that in mind, please remember and understand that no house is perfect; there will always be something that needs minor (or sometimes major) repair or maintenance. Small or minor (and even big or major) repair and/or maintenance items do not necessarily make a house unlivable, does not mean that it will fall down around you after you move in, nor make it unsafe. Ongoing maintenance and repairs are a part of homeownership, and there is always something that needs attention. An inspection endeavors to help you determine what those items might be, at the date and time specified in the inspection report. This information is to help you decide how those items figure in to your desire to purchase. Your Real Estate Agent, and Shacks & Shanties Inspection Services are here to help you realize your goals of homeownership.

Best Wishes,

Shacks & Shanties Inspection Services

### **ADDITIONAL INFORMATION**

All photos are representative, for narrative purposes only, are taken on the date noted in the report, are not intended to convey or imply the condition, safety, service

life, nor a guaranty or warranty, nor do they define the entire scope of any deficiency. Photos are to be used as a guide only, and the entire system or component should be taken into consideration when being evaluated.

This inspection report covers systems and components of the inspected property on the date and time as noted in the report and does not extend beyond said date. No guaranty or warranty is stated or implied as to any inspected system or component. The general home inspection will not reveal every issue that exists or ever could exist, nor does it predict future conditions.

This inspection report was prepared only for the client named in this report, for the property address noted and is valid only for the date and time stated in this report. This report is not transferrable and cannot be sold.

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Since this report is provided for the specific benefit of the client(s) named in this report, third-parties to this information should hire Shacks & Shanties Inspection Services (530-598-7856) to perform an inspection to meet their specific needs and to obtain current information concerning this property.

This inspection was conducted in accordance with InterNACHI [Standards of Practice and Code of Ethics](#) by an InterNACHI Certified Professional Inspector, and certified by the Master Inspector Certification Board as a Master Inspector.

### **OWNERSHIP AND USE OF REPORT**

This report is the exclusive property of Shacks & Shanties Inspection Services and our client. Shacks & Shanties is not responsible for misinterpretations by third parties. This report cannot be sold and is not transferrable. If you're reading this report but did not hire Shacks & Shanties Inspection Services to perform the original inspection, please note that no rights or privileges for the use of this report are granted, extended to or implied to any other person or persons not named in this report, and this report cannot be used in any other transaction. Shacks & Shanties Inspection Services, and the inspector of record on this report disclaims the reliability of any part of this report if used in any "third-party" transactions.

It is very likely that conditions related to the house have changed, even if the report is recent. You should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may have been corrected and improved. Don't rely on old information about one of the biggest investments you'll ever make. Remember that the cost of a home inspection is very small compared to the value of the home. Protect your family and your investment, and please call us at (530) 598-7856, or email to [lori@shacksandshanties.com](mailto:lori@shacksandshanties.com) so that we can arrange for a fresh inspection. Thank you!

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# SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



DEFICIENCY OBSERVED



SAFETY ADVISORY

-  2.6.1 Roof - Roof Drainage System: Downspout Termination
-  2.6.2 Roof - Roof Drainage System: Debris in Gutters
-  2.6.3 Roof - Roof Drainage System: Gutter Loose
-  3.3.1 Exterior - Driveway: Settling Cracks
-  3.4.1 Exterior - Walkways: Cement Cracks
-  3.6.1 Exterior - Siding: Water Penetration
-  3.9.1 Exterior - Windows: Screens
-  3.11.1 Exterior - Fascia: Moisture Damage
-  3.12.1 Exterior - Deck: Moisture Damage - Deck Boards
-  3.12.2 Exterior - Deck: Moisture Damage - Structural
-  3.14.1 Exterior - Patio: Settling Cracks
-  3.15.1 Exterior - Stairways, Steps, Stoops, & Ramps: Moisture Damaged or Deteriorated
-  3.16.1 Exterior - Railing & Handrails: Baluster Spacing
-  3.16.2 Exterior - Railing & Handrails: Moisture Damage
-  4.4.1 Structural - Floor Structure: Moisture Damage
-  4.5.1 Structural - Foundation - Crawlspace & Exterior: Masonry Block Stress Cracks
-  4.5.2 Structural - Foundation - Crawlspace & Exterior: Moisture Present - High
-  5.4.1 Electrical - Main Panel: Panel Legend
-  5.6.1 Electrical - Sub-panel: Panel Legend
-  5.7.1 Electrical - Branch Wiring, Circuits, Breakers & Fuses: Incorrect Junction
-  5.7.2 Electrical - Branch Wiring, Circuits, Breakers & Fuses: Cover Missing
-  5.9.1 Electrical - Switches & Receptacles: Ungrounded Receptacle(s)
-  5.9.2 Electrical - Switches & Receptacles: Reversed Polarity
-  5.13.1 Electrical - Carbon Monoxide Detectors: Missing
-  6.4.1 Plumbing - Hot Water System - Kitchen Closet: Multiple Observations
-  6.5.1 Plumbing - Hot Water System - Hallway Closet : Multiple Observations
-  9.1.1 Cooling - Cooling Equipment: Service or Replacement Required
-  12.5.1 Interior - Ceilings: Crack(s) - Minor

-  15.3.1 Ventilation - Exhaust Systems: Attic Termination
-  16.4.1 Garage - Attached - Floor: Settling Cracks
-  16.5.1 Garage - Attached - Windows: Missing Screen(s)

# 1: INSPECTION INFORMATION

## Information

---

### In Attendance

Property Owner

### Occupancy

Occupied

### Type of Building

Single Family

### Style

Ranch

### Approximate Age

30 - 40 Years

### Front Faces

East

### Temperature (approximate)

52 Fahrenheit (F)

### Weather Conditions

Light Rain

### Thermal/Infrared Imaging

No

### Water Testing

No

### Well Pump & Systems Testing

No

### Septic System Video Inspection

No

### Mold Testing

No

### Radon Testing

No

## Inspection Highlights

**The subject property is a 39 year old single family residence that appeared to be in excellent condition, overall. This house shows pride of ownership and appeared to be well maintained. No major structural issues were observed during the course of this visual, non-invasive inspection.**

**The areas of concern are as follows:**

- 1. The forced air furnace and air conditioning units were observed to be approximately 38 years old. The units were not operated due to age and visual assessment. Additionally, the property owner indicated that the air conditioning unit does not function. It is strongly recommended that both units be serviced prior to attempting to operate.**
- 2. The deck was observed to be in fair overall condition with some moisture damage present. The stairs on the west side of the deck were observed to be damaged and in need of repair.**
- 3. There was small amount of moisture damage (dry rot) present in the floor structure under the half bath. This appeared to be from a past toilet fixture leak. Conditions were dry at the time of inspection.**
- 4. The crawlspace was observed to have wet conditions at the Northeast corner where a downspout is discharging at the foundation. This condition may cause damage to the foundation over time. Recommend extending all downspouts away from the foundation and ensure all water drains away.**

**These highlights are not the full report. Please read the full report carefully, including Information and Limitation sections; and review attachments for the complete inspection information. Please call us with any questions - we are here to help!**

## Non-technical, Non-invasive, Visual Inspection

A non-technical, non-invasive, visual-only assessment of the systems and components of the house was performed at the time of inspection. However, this is a general visual inspection and is not technically exhaustive, and special equipment may or may not have been used. This visual only evaluation is only intended to provide information and education on the condition of these systems.

This inspection provides observed conditions at the time of inspection only, and does not provide or imply any warranty or guarantee of any system, component, or unit performance beyond this date, nor does it predict safety, future damage, operability, or failure of any system, component or unit.

### ADDITIONAL INFORMATION:

Your general home inspection is a non-invasive, non-technical visual inspection of the general condition of the house systems and components at the date and time set for inspection. Nothing is removed, disassembled, or relocated during the general home inspection. A representative number of working doors, windows and access hatches are opened, and normal operating controls may be used to inspect the condition of systems. Appliances may be operated with normal operating controls; however, if any appliance, including heating, cooling and hot water systems are disconnected from a power source, the inspector will not connect that appliance for inspection and it will not be inspected. Any electrical circuit breakers that are off at the time of inspection will not be turned on for the inspection, and anything served by that circuit will not be inspected. If public water service or main water valves are off, they will not be turned on for the inspection.

The general home inspection is based on the observations made on the date and time of the inspection, and is not a prediction of safety or future conditions. The general home inspection will not reveal every issue that currently exists or ever could exist, but only those conditions that were observed on the date of the inspection.

Additionally, if the observations were made during dry weather conditions and no visual indication of deficiency was noted; the conditions may change during the wet season.

## Condition Indication

Any system, component, unit or item that may have a condition indicator (i.e.: good, fair, poor, aged, damaged, etc.) is indicative of the overall general condition; is based on non-invasive, non-technical, visual-only observations made at time of inspection only, with any maintenance, deficiency, or safety conditions noted.

## Inspection Method

Non-Invasive, Visual, Tactile, Auditory, Olfactory, Operating Controls

Your general residential inspection is a non-invasive, non-technical visual inspection of the general condition of the house systems and components at the date and time set for inspection. [The general residential inspection will not reveal every issue that exists or ever could exist, but only those items observed and reported on the date of the inspection.](#)

## 2: ROOF

### Information

<b>Inspection Method</b> Binoculars, Ground, Ladder	<b>Roof Type/Style</b> Gable	<b>Roof Structure</b> Rafters (Stick Built)
<b>Covering: Material</b> Architectural Asphalt Shingles	<b>Covering: Layers</b> Single Layer	<b>Covering: Overall Condition</b> Good
<b>Flashing: Material</b> Metal	<b>Flashing: Condition</b> Good	<b>Chimney or Flue: Chimney Exterior</b> None
<b>Chimney or Flue: Condition</b> N/A	<b>Skylights: Number of Skylights</b> None	<b>Skylights: Condition</b> N/A
<b>Other Roof Penetrations: Type</b> Plumbing Vent Pipe	<b>Other Roof Penetrations: Condition</b> Good	<b>Roof Drainage System: Gutter Material</b> Metal

#### Roof Drainage System:

##### Condition

Good

#### Annual Inspection Recommended

Roof systems become vulnerable and fail for various reasons, including moisture damage, wood destroying pests, mechanical damage, vegetation, aging, etc. It is recommended that an annual inspection be conducted to determine the condition of the roof system that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems. If desired, when the snow cover clears, an appointment for a more complete exterior roof inspection may be scheduled.

#### Covering: Architectural Asphalt Shingles Description

The roof was covered with laminated fiberglass composition asphalt shingles. Laminated shingles are composed of multiple layers bonded together. Laminated shingles are also called "architectural" or "laminated" shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. This type of shingle have an average expected life of thirty (30) years.

With any exceptions noted, the composition asphalt shingles observed on the roof of this house appeared to be in good condition with normal signs of aging and wear. They appeared to be adequately protecting the underlying house structure at the time of inspection.

#### Covering: Architectural Asphalt Shingles - Remaining Life Expectancy

Asphalt composition shingles have a total average life expectancy of thirty (30) years. However, there are many variables that will impact the actual years of service that will be realized from the shingles; such as attic temperature, weather, installation method, manufacturing defects, mechanical damage, etc. The asphalt composition shingles covering the roof of this house exhibited general deterioration commensurate with normal aging of the roof covering. They appeared to be adequately protecting the underlying house structure at the time of inspection. It is estimated that the remaining service life of the roof covering is fifteen (15) or more years.

The inspector does not hereby provide a certification, guarantee, or warranty as to roof condition, installation, or remaining life expectancy of the roof covering. Any estimates made herein are based solely upon general observation at the time of inspection. Estimated life and/or remaining life expectancy is given for information only, is not a certification, guarantee, or warranty. For a certification of roof covering condition and remaining life expectancy, it is recommended that you contact a properly licensed, experienced roofing contractor for evaluation.

## Observations

### 2.6.1 Roof Drainage System

Deficiency Observed

#### DOWNSPOUT TERMINATION

SEE PHOTO CAPTIONS

One or more downspouts were observed to terminate (discharge or drain) too close to the foundation. This can result in excessive saturation of the soil around the foundation, which can lead to foundation deterioration, damage and structural movement. Recommend installing downspout extensions to direct water at least four feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



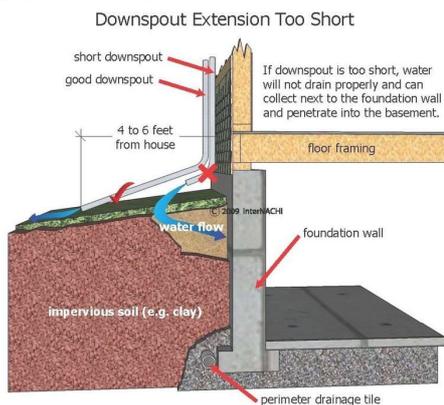
East Northeast



West Northwest



West Southwest



REFERENCE DRAWING

### 2.6.2 Roof Drainage System

Maintenance Item

#### DEBRIS IN GUTTERS

SEE PHOTO CAPTIONS

Debris was observed to have accumulated in the gutters that has caused to gutters to become plugged. Recommend cleaning all gutters for proper function of rain gutter system.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



North



South



South



West



West

### 2.6.3 Roof Drainage System

#### **GUTTER LOOSE**

SEE PHOTO CAPTIONS

 Maintenance Item

One or more areas of the rain gutter and/or downspouts were observed to have loose or missing fasteners, allowing the gutter or downspout to pull away from the house, and therefore not catching rain water runoff. Recommend repair.

Recommendation

Contact a handyman or DIY project



Southeast

## 3: EXTERIOR

### Information

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<b>Inspection Method</b> Visual, Tactile	<b>Grading &amp; Drainage: Grading</b> Good	<b>Grading &amp; Drainage: Drainage</b> Good
<b>Retaining Wall: Information</b> N/A	<b>Retaining Wall: Condition</b> N/A	<b>Driveway: Information</b> Concrete
<b>Driveway: Condition</b> Good	<b>Walkways: Information</b> Concrete	<b>Walkways: Condition</b> Good
<b>Porch &amp; Covered Entryway: Information</b> Covered Entryway	<b>Porch &amp; Covered Entryway: Material or Construction</b> Concrete, Wood	<b>Porch &amp; Covered Entryway: Condition</b> Good
<b>Siding: Siding Material</b> Wood Composite	<b>Siding: Siding Style</b> Clapboard, T-111	<b>Siding: Condition</b> Good
<b>Trim: Material</b> Wood	<b>Trim: Condition</b> Good	<b>Doors: Type</b> Wood
<b>Doors: Condition</b> Good	<b>Windows: Type</b> Slider	<b>Windows: Condition</b> Aged
<b>Eave &amp; Soffit : Material</b> Wood	<b>Eave &amp; Soffit : Condition</b> Good	<b>Fascia: Material</b> Wood
<b>Fascia: Condition</b> Good	<b>Deck: Information</b> Deck	<b>Deck: Material or Construction</b> Wood
<b>Deck: Condition</b> Good	<b>Balcony or Veranda: Information</b> N/A	<b>Balcony or Veranda: Material or Construction</b> N/A
<b>Balcony or Veranda: Condition</b> N/A	<b>Patio: Information</b> Patio	<b>Patio: Material or Construction</b> Concrete
<b>Patio: Condition</b> Good	<b>Stairways, Steps, Stoops, &amp; Ramps: Information</b> Stairs, Stoops	<b>Stairways, Steps, Stoops, &amp; Ramps: Material or Construction</b> Wood, Concrete
<b>Stairways, Steps, Stoops, &amp; Ramps: Condition</b> Good, Fair	<b>Railing &amp; Handrails: Material or Construction</b> Wood, Metal	<b>Railing &amp; Handrails: Condition</b> Good
<b>Patio Cover: Information</b> Patio Cover	<b>Patio Cover: Material or Construction</b> Wood	<b>Patio Cover: Condition</b> Good
<b>Deck Cover: Information</b> N/A	<b>Deck Cover: Material or Construction</b> N/A	<b>Deck Cover: Condition</b> N/A

**Carport: Information**

N/A

**Carport: Material or Construction**

N/A

**Carport: Condition**

N/A

**Annual Inspection Recommended**

Exterior house systems become vulnerable and fail for various reasons, including moisture damage, wood destroying pests, mechanical damage, vegetation, aging, etc. It is recommended that an annual inspection be conducted to determine the condition of the exterior systems of the house that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

**Eave & Soffit : Type**

Open Eave

**ABOUT EAVES, SOFFITS & FASCIA:** The eaves are the edges of the roof that overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to direct water clear of the walls and may be decorated, or the ends left exposed as part of an architectural style. Soffits are actually eaves that have been "boxed" in so that the rafters are not seen.

Hip roofs have a continuous eave that extends completely around the building. A gable roof has an eave along the side walls, formed at the rafter ends. Most gable roofs also have a rake eave, or rake extension formed on the gable ends. This is created by extending the rafters out past the building ends. Not only does the eave add to the appearance of the home, it also helps protect the building from sun, rain and snow.

The rafter tails, or ends are finished with a fascia board that helps protect the rafters from water penetration, which will lead to wood rot. Fascia boards must be monitored and maintained so that water does not penetrate the wood and cause wood rot. Fascia boards are vulnerable to leaking rain gutters and at the corners, where often, the cut ends were not painted or sealed to keep out moisture, and in either instance, wood rot will set in. With the exception of intentionally exposed rafter tails as part of an architectural feature, fascia boards should always be installed.

In many instances the eaves of today's houses are finished off with a soffit - the covering on the underside of the overhang. Older houses often have an open eave, with the rafters adding to the decor. Some houses, such as might be seen on a Craftsman-style, have exposed rafter tails, or ends. Exposed rafter tails must be monitored and maintained yearly to prevent rain water penetration of the wood, which causes wood rot.

Soffits must be designed and installed properly. One of the most important factors is proper ventilation. If soffits are not ventilated, they can cause the formation of ice dams at the eaves. As the attic warms from the house heat, it allows the roof surface to melt snow, or ice, which then runs down into the colder eave surfaces and freezes back again. This creates an ice dam that allows water to work its way back into the walls and ceilings of the house. Venting both the attic with eave vents and the soffit with vent systems increases air circulation and prevents this problem. Ventilation not only prevents ice dams, but helps reduce heat build-up in the summer.

**Deck: Annual Inspection Recommended**

Decks commonly become compromised and fail, causing injury. There are various reasons this happens - aging, dry rot or other wood destroying organisms, fasteners aging, and incorrect construction methods. It is recommended that the deck is inspected annually to determine the condition and safety of the structure.

**Observations**

## 3.3.1 Driveway

**SETTLING CRACKS**

SEE PHOTO CAPTIONS



Maintenance Item

Damage to cement was observed, that appeared to be caused by settling. This does not impact the house foundation and the slab appeared to be serviceable; however, the concrete was observed to have full width cracks with or without displacement. This could be caused by the method of preparation of the ground under the concrete, construction methods of the slab, the presence of moisture in the soil and the freeze/thaw cycle, tree roots, age, and other reasons. These cracks can be repaired and repair is recommended to extend service life and help arrest current damage.

[Follow this link for more information.](#)

[See Attachments for more information about cement cracks and deterioration .](#)

Recommendation

Contact a handyman or DIY project



East



East



East



East

3.4.1 Walkways

**CEMENT CRACKS**

SEE PHOTO CAPTIONS



Cement cracks were observed that are likely from normal concrete shrinkage, or some settling. These do not impact the foundation, nor do they represent failure of the concrete. Shrinkage and minor settling cracks causes the cement to become vulnerable to further deterioration when water penetrates and the freeze/thaw cycle starts to damage the concrete. Sealing cracks with the proper sealant can help prevent weathering deterioration at these cracks and prolong service life. Also, using a cement stain, or paint will help prevent spalling. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

[Follow this link for DIY tips on repairing concrete cracks](#)

**See Attachments for more information about cement cracks and deterioration.**

Recommendation

Contact a handyman or DIY project



North

### 3.6.1 Siding

## WATER PENETRATION

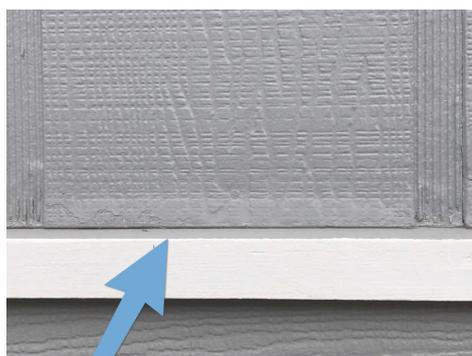
SEE PHOTO CAPTIONS

Evidence of water penetration was observed in one or more areas. This is typically evidenced as swelling, deterioration, or delaminating of the siding material, and if applicable, with moisture readings. When siding is saturated, the house sheathing behind the siding, and sometimes the wall framing can be adversely affected. This can happen for a number of reasons such as missing flashing, missing paint or seal, mechanical damage, etc. Recommend repair.

Recommendation

Contact a qualified carpenter.

 Maintenance Item



North



North

### 3.9.1 Windows

## SCREENS

SEE PHOTO CAPTIONS

One or more screens were observed to be missing or damaged. Recommend repair or replacement.

Recommendation

Contact a handyman or DIY project

 Deficiency Observed



North



North



South

3.11.1 Fascia

 Maintenance Item

**MOISTURE DAMAGE**

SEE PHOTO CAPTIONS

One or more sections of the fascia were observed to have moisture damage with areas of wood rot (dry rot) conditions. Fascia board functions as more than just an aesthetic accoutrement to the house. Fascia serves to keep water away from the rafter tails and prevents or discourages water damage. Recommend repair.

**ADDITIONAL INFORMATION:**

Dry Rot: Wood rot/dry rot is caused by biological fungal organisms that require a certain amount of moisture to thrive. The fungus digests the parts of the wood that give the wood strength and stiffness. Scraping/painting only will not stop dry rot from continuing to infiltrate the wood and compromise its integrity.

Treating and preventing dry rot is a three-step process. Step 1 is to locate and stop the source of the moisture. Step 2 is to remove and replace any damaged wood that has become structurally weakened. Step 3 is to treat new and existing wood with borate wood preservative to prevent growth of the dry rot fungus and kill any fungus already in the wood.

Recommendation

Contact a qualified carpenter.



Northeast



Southeast

3.12.1 Deck

Deficiency Observed

**MOISTURE DAMAGE - DECK BOARDS**

SEE PHOTO CAPTIONS

One or more deck boards and/or structural members were observed to be moisture damaged with dry rot conditions. Recommend repair or replacement, as necessary.

Recommendation

Contact a qualified deck contractor.



West



West

3.12.2 Deck

Deficiency Observed

**MOISTURE DAMAGE - STRUCTURAL**

SEE PHOTO CAPTIONS

One or more deck structural members were observed to be moisture damaged with dry rot, or other wood destroying organisms noted. Recommend repair, or replacement as appropriate.

Recommendation

Contact a qualified deck contractor.



Underside of Deck



Underside of Deck



Underside of Deck



Underside of Deck

3.14.1 Patio

**SETTLING CRACKS**

SEE PHOTO CAPTIONS

 Maintenance Item

Damage to cement was observed, that appeared to be caused by settling. This does not impact the house foundation and the slab appeared to be serviceable; however, the concrete was observed to have full width cracks with or without displacement. This could be caused by the method of preparation of the ground under the concrete, construction methods of the slab, the presence of moisture in the soil and the freeze/thaw cycle, tree roots, age, and other reasons. These cracks can be repaired and repair is recommended to extend service life and help arrest current damage.

[Follow this link for more information.](#)

**See Attachments for more information about cement cracks and deterioration .**

Recommendation

Contact a handyman or DIY project



South



South



South



South

3.15.1 Stairways, Steps, Stoops, & Ramps

**MOISTURE DAMAGED OR DETERIORATED**

SEE PHOTO CAPTIONS

One or more sections of the exterior stairs was observed to be moisture damaged or deteriorated, with evidence of dry rot. Recommend repair.

Recommendation

Contact a qualified deck contractor.

 Deficiency Observed



West



Underside of Stairs



Underside of Stairs

3.16.1 Railing & Handrails

**BALUSTER SPACING**

SEE PHOTO CAPTIONS



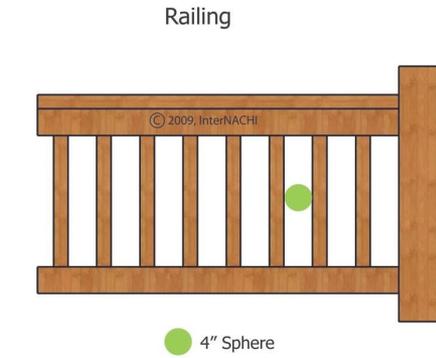
The balusters of the railing and/or handrails were observed to be over-spaced for safety. Requirements vary among states and municipalities; however, the Uniform Building Code states that the balusters cannot be spaced more than 4 inches apart. This spacing is to prevent young children from squeezing between them and falling from the stairway, or getting their heads stuck between balusters. This can also be a pet safety concern for some. Consider modification to ensure safety.

Recommendation

Contact a qualified carpenter.

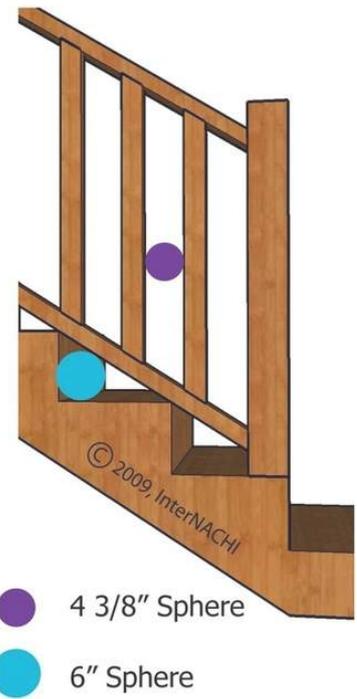


West



REFERENCE DRAWING

Stair Railing



REFERENCE DRAWING

3.16.2 Railing & Handrails

**MOISTURE DAMAGE**

SEE PHOTO CAPTIONS

 Maintenance Item

Evidence of some moisture damaged areas were observed in the railings and/or guardrails. These areas may be categorized as either a maintenance item or a deficiency, depending upon location and extent of damage. Recommend repair to maintain structural integrity, safety, and arrest damage.

Recommendation

Contact a qualified carpenter.



West



West

# 4: STRUCTURAL

## Information

### Inspection Method

Visual, Tactile

### Attic Information

Attic Hatch - Interior Hallway,  
Attic Hatch - Garage

### Crawlspace Information

Exterior Hatch, Garage Hatch

### Roof Structure: Construction

2 X 6 Rafters

### Roof Structure: Condition

Good

### Ceiling Structure: Ceiling Structure

2 X 6 Joists

### Ceiling Structure: Condition

Good

### Wall Structure: Structure

2 X 4 Wood

### Wall Structure: Condition

Good

### Floor Structure: Structural Material

Wood Joists, Wood Beams,  
Concrete Piers, Wood Posts

### Floor Structure: Basement or Crawlspace Floor

Dirt, No Vapor Barrier

### Floor Structure: Sub-floor

OSB/Plywood

### Floor Structure: Condition

Good

### Foundation - Crawlspace & Exterior: Type & Material

Masonry Block Perimeter  
Foundation, Post & Pier

### Foundation - Crawlspace & Exterior: Structure

2 X 6 Wood Joists, 4 X 6 Wood  
Beams, 4 X 4 Posts, Concrete  
Piers

### Foundation - Crawlspace & Exterior: Condition

Good

### Foundation - Basement & Exterior: Type & Material

N/A

### Foundation - Basement & Exterior: Structure

N/A

### Foundation - Basement & Exterior: Condition

N/A

### Annual Inspection Recommended

Structural systems become vulnerable and fail for various reasons, including moisture damage, settling, wood destroying pests, mechanical damage, aging, etc. It is recommended that an annual inspection be conducted to determine the condition of the structural systems of the house that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

## Observations

### 4.4.1 Floor Structure



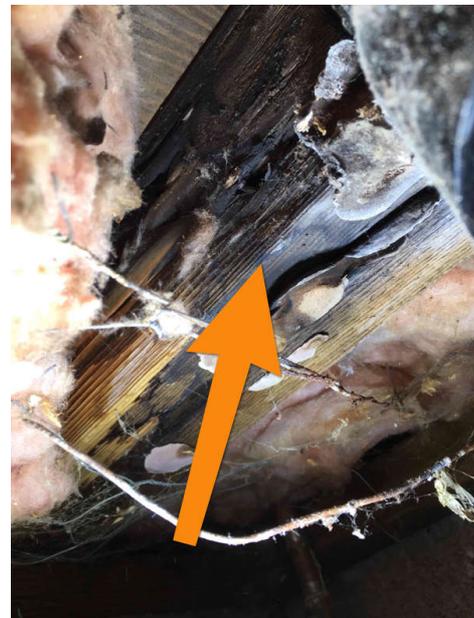
### MOISTURE DAMAGE

SEE PHOTO CAPTIONS

Floor or subfloor structure was observed to be moisture damaged in one or more areas. This appeared to be from a past leak from a toilet fixture. Dry conditions were present at time of inspection. Recommend evaluation and repair, as necessary.

Recommendation

Contact a qualified professional.



Crawlspace - Half Bath

4.5.1 Foundation - Crawlspace & Exterior

 Maintenance Item

**MASONRY BLOCK STRESS CRACKS**

SEE PHOTO CAPTION

One or more stress-type cracks were observed in the masonry block foundation wall. These cracks are almost always caused by settling and may get progressively worse over time. These cracks should be repaired and moisture directed away from foundation.

MASONRY BLOCK FOUNDATION CRACK TYPES:

- Horizontal Cracks: Horizontal cracks in your block foundation mean that there is pressure being put on the walls from the outside of the foundation. Pressure can come from water around your foundation. This hydrostatic pressure is a serious sign that your block foundation walls are under strain.
- Vertical Cracks: Vertical block foundation cracks are a sure sign of foundation settlement or heaving. These cracks form slowly but will widen over time due to pressure. If left untreated, they could allow water to enter the building.
- Stair Step Cracks: Sometimes, when settlement or sinking occurs with your foundation, it doesn't occur evenly. This causes stair step cracks in your block foundation.



North

Recommendation

Contact a foundation contractor.

4.5.2 Foundation - Crawlspace & Exterior

 Deficiency Observed

**MOISTURE PRESENT - HIGH**

SEE PHOTO CAPTIONS

Moisture was observed in the crawlspace, in foundation walls, and/or in floor and/or wall framing members, as evidenced by the presence of efflorescence and by meter readings. Visible area of crawlspace floor is very damp to wet, with muddy conditions observed. Crawlspace should be dry at all times. Excess moisture contributes to deterioration and structural destabilization over time. Moisture may also cause mold and fungus problems and encourages wood destroying pests. If already present, ensure rain gutter system is functioning properly. If no rain gutter system is present, recommend installing a rain gutter system, and properly extending rain gutter downspouts. Also, ensure proper grading and drainage to direct all water away from foundation, and monitoring for worsening conditions. Additionally, a contractor may be consulted regarding installation of vapor barriers and other waterproofing measures.

#### Recommendation

Contact a qualified professional.



Crawlspace - Northeast

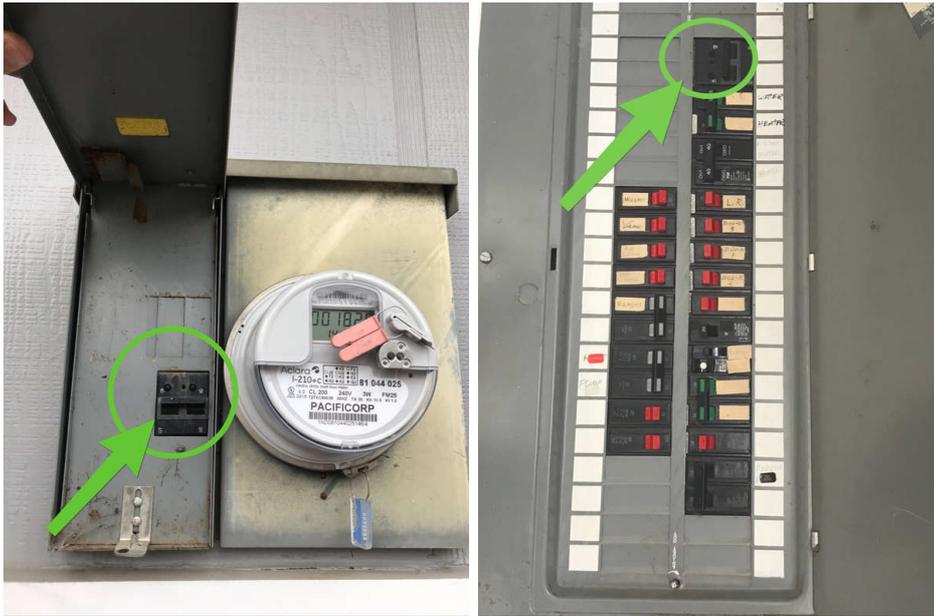
## 5: ELECTRICAL

### Information

<b>Inspection Method</b> Visual, Test Equipment	<b>Service Drop</b> Underground	<b>Service Mast, Head, Drip Loop, &amp; Conduit: Condition</b> N/A
<b>Meter &amp; Base: Meter Type</b> Digital	<b>Service Entrance Conductors: Electrical Service Conductors</b> Aluminum	<b>Main Panel: Main Panel Location</b> Garage
<b>Main Panel: Panel Manufacturer</b> Bryant	<b>Main Panel: Overcurrent Protection Device Type</b> Circuit Breaker	<b>Main Panel: Panel Capacity</b> 200 AMP
<b>Main Service Disconnect: Panel Type</b> Circuit Breaker	<b>Sub-panel: Sub-Panel Location</b> Interior Closet	<b>Sub-panel: Sub-Panel Manufacturer</b> Bryant
<b>Sub-panel: Sub-Panel Capacity</b> Unknown	<b>Sub-panel: Sub-Panel Type</b> Circuit Breaker	<b>Branch Wiring, Circuits, Breakers &amp; Fuses: Branch Wire</b> 15 and 20 AMP Copper
<b>Branch Wiring, Circuits, Breakers &amp; Fuses: Wiring Method</b> Type NM (Romex)	<b>Lighting Fixtures (Including Ceiling Fans): Condition</b> Good	
<b>Service Provider</b> Pacific Power  Pacific Power: 1-888-221-7070; <a href="https://www.pacificpower.net/res/moving-center.html">https://www.pacificpower.net/res/moving-center.html</a>		

## Main Service Disconnect: Location

Exterior, North Side



North

## Switches & Receptacles: Ungrounded Receptacle

### Can an Ungrounded Outlet be Dangerous?

Yes. Grounded outlets became the standard in the electrical code for a reason. They prevent possible problems that houses consistently encountered in the past. It's all about safety.

Ungrounded outlets increase the chance of:

- Electrical Fire. Without the ground present, errors that occur with the receptacle may cause arcing, sparks and electrical charge that can spawn fire along walls, or on nearby furniture and fixtures.
- Injury. Ungrounded outlets present a very real risk of shock to persons operating the electronics and appliances plugged into the outlet.
- Property Loss. Ungrounded outlets can short out equipment, rendering electronics, appliances, and tools worthless.
- Messy Wiring. In many older houses, its not uncommon to find a mixture of grounded and ungrounded outlets. This indicates piecemeal electrical work done in the past, and can be a clear sign of serious electrical problems, or can cause problems in the future.

Arguments about the safety of ungrounded outlets abound. For instance, how they were used just fine in the past, or how the house that has them hasn't burned down, yet, etc. Well, thats just the thing. Yet. Having ungrounded receptacles greatly increases the chances of something going wrong.

## GFCI (Ground Fault Circuit Interrupt) : GFCI Protected Circuits Missing

Some or all electrical receptacles had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the house was originally constructed, as knowledge of safe building practices has improved over time, building standards have changed to reflect current understanding and experience. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of plumbing fixtures. This can be achieved by:

1. Replacing the current standard electrical receptacles with GFCI outlets;
2. Replacing the electrical receptacle nearest the over-current protection devices (breakers or fuses) protecting circuits with a GFCI receptacle; or
3. Replacing the breakers currently protecting the electrical circuits with GFCI breakers.

Additionally, see the attached "[The Safe Home](#)" book, and "[GFCI Guidelines](#)" for more information.

## Smoke Detectors: Meet Current Standard

No

Currently, in California, smoke alarms are required to be installed on each floor, in each sleeping room and in the immediate vicinity outside of the bedrooms (i.e. a hallway). Proper smoke alarm placement also depends on local ordinance. [Calif. Building Code R314.3] **However, currently, in California, operable hardwired and battery-operated smoke alarms that were approved and listed when they were installed don't need to be replaced immediately. [Health & S C 13113.7(a)(4); 13113.7(d)(3)]**

Smoke detectors, as observed, may or may not meet current California requirements and/or standards. The smoke detectors, as observed, did appear to meet California requirements and/or standards that were in place at the time of construction.

It is easy to bring a house up to current California requirement for smoke detectors, as battery powered (as approved by California State Fire Marshall) units are allowed for older construction, and do not have to be hard-wired.

### **ADDITIONAL INFORMATION:**

A part of all residential properties Smoke alarms approved by the State Fire Marshal are required to be placed in all residential properties in California. The State Fire Marshal lists all approved smoke alarms. [Calif. Health & Safety Code 13113.7] Beginning July 1, 2014, the State Fire Marshal required all battery-operated smoke alarms to contain a non-replaceable battery that lasts at least ten years. [Health & S C 13114(b)]

Beginning January 1, 2015, the State Fire Marshal required all smoke alarms (battery-powered, or powered by electricity) to:

- display the date of manufacture;
- provide a place where the date of installation can be written; and
- incorporate a hush feature.

Operable hardwired and battery-operated smoke alarms that were approved and listed when they were installed don't need to be replaced immediately. [Health & S C 13113.7(a)(4); 13113.7(d)(3)]

Note Local ordinance may require replacement sooner. [Health & S C 13113.7(a)(4)]

When an existing smoke alarm no longer works, the replacement smoke alarm is to meet all new requirements.

Smoke alarms are not required if a State Fire Marshal-approved fire alarm system with smoke detectors is installed on the property. An existing fire sprinkler system no longer exempts a residential property owner from smoke alarm installation requirements. [Health & S C 13113.7(a)(5)]

Violations of smoke alarm rules incur a maximum fine of \$200 for each offense. [Health & S C 13113.7(e)]

Enforcement on a transfer of a single family residence Enforcement of smoke alarm rules is also triggered on the transfer of a single family residence (SFR). Sellers certify the property is in compliance with smoke alarm rules on the Transfer Disclosure Statement (TDS). The certification TDS is handed to the buyer as soon as practicable (ASAP) before the seller enters into a purchase agreement or counteroffer. [Health & S C 13113.8(b)-(c)]

Smoke alarm rules for rentals: Owners of multi-unit residential property or a single family residence (SFR) rental property are required to install, maintain and test smoke alarms on their property. [Health & S C 13113.7(d)(2)] Owners (or property managers, as owners agents) are required to ensure smoke alarms are operable when a new tenancy is created. [Health & S C 13113.7(d)(2)(B)] However, tenants are responsible for notifying the owner or property manager if the smoke alarm becomes inoperable. The owner is not in violation of smoke alarm requirements if they are unaware of a malfunction in the smoke alarm after the tenant is given possession. [Health & S C 13113.7(d)(2)(B)] Additionally, owners of any residential rental property are to install additional smoke alarms to ensure devices are located in accordance with **current local building standards**. [Health & S C 13113.7(d)(3)]

In California, smoke alarms are to be installed on each floor, in each sleeping room and in the immediate vicinity outside of the bedrooms (i.e. a hallway). Proper smoke alarm placement also depends on local ordinance. [Calif. Building Code R314.3] Smoke detector laws don't mandate the frequency of owner inspections. However, landlords have a duty to inspect the premises upon entry for any purpose. Inspections need not be exhaustive, but landlords are liable for any dangerous condition that is observable by a reasonable person. [Mora v. Baker Commodities, Inc. (1989) 210 CA3d 771]

Thus, if a smoke alarm defect can be reasonably ascertained visually during a landlords visit to the unit, the landlord needs to repair or replace the device.

## Smoke Detectors: Smoke Detectors

All smoke detectors should be checked for adequate number and placement, and should be tested for proper operation upon moving into the house.

**[See Additional Documents for more information about smoke detectors/alarms](#)**

## Carbon Monoxide Detectors: Meet Current Standard

No

Carbon monoxide detectors, as observed, may or may not meet current California requirements and/or standards.

### CALIFORNIA CARBON MONOXIDE DETECTOR REQUIREMENTS

The California's Carbon Monoxide Poisoning Prevention Act of 2010 dictates that, starting from July 1, 2011, all residential property, 1 to 4 units must be equipped with approved carbon monoxide detector equipment.

The equipment must be approved by the California State Fire Marshal. New construction or remodels shall be hard-wired with battery back-up, interconnecting all detectors so that when one alarm sounds, they all do. Finally, Carbon Monoxide alarms are not intended and neither suitable for fire and smoke detection.

### California's Carbon Monoxide Poisoning Prevention Act of 2010

A carbon monoxide detector is a plug-in device, either battery supplied or wired to alternate current that emits a highly distinctive sound when carbon monoxide is detected. A carbon monoxide detector is not the same as a smoke detector; however, if a combination detector is being installed, it should be capable of identifying both fumes with different sounds.

Every builder must install these approved devices, Cal. Health & Safety Cod17926(a), in each dwelling unit as following this applicable time period:

For all existing single-family dwelling units on or before July 1, 2011

For all other existing dwelling units, duplex/apartment/condominium complex, on or before Jan. 1, 2013. The Carbon Monoxide Poisoning Prevention Act of 2010 mandates that detectors must be installed if the residential unit has any of the following:

- Gas appliances such as gas stove, fireplace, gas water heater, etc.
- Fireplace
- An attached garage

From January 1, 2013, all multi-family units will be required to install Carbon Monoxide detectors, even if the property is listed as a rental property.

Information specific to the Act is found in the California Health and Safety Code Sections 13260 through 13263. See the California Health & Safety Code Sections 13261 & 17926.

### Carbon Monoxide Detector California Code Requirements

California building code standards require that all new constructions, per section R315, mandate that the detector must be:

Installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) in dwelling units and on every level including basements within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Under section 420 of the CBC also requires that the monoxide detector must be:

Installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) in dwelling units and on every level including basements within which fuel-fired appliances are installed and in dwelling units that have attached garages.

### Carbon Monoxide Detector Installation

Carbon monoxide detectors required by the law on the State of California should be installed properly. As a general practice carbon monoxide detectors shall be installed:

- On a wall about five feet above from floor level.
- It is recommended installing the detector at least 6 inches from all exterior walls and at least 3 feet from HVAC vents.
- Carbon monoxide detectors can be installed on ceiling; however, wall installation is recommended.
- Each floor needs its own set of monoxide detectors when required by building codes.
- It is recommended installing carbon monoxide detectors near the sleeping area.
- Follow manufacturer's recommendations or follow guidelines by Standard 720 of the National Fire Protection Association.

### Carbon Monoxide Approved Manufacturers

The following is a list of carbon monoxide detectors manufacturers approved by the State Fire Marshall Office. Please check the current and updated approved manufacturers for the most recent list.

BRK BRANDS, INC.

GENTEX CORPORATION  
Linear LLC  
Universal Security Instruments  
KIDDE SAFETY  
PATRICK PLASTICS INC  
QUANTUM GROUP INC

#### Carbon Monoxide Risk

Carbon monoxide can be deadly and extremely harmful. It is produced by burning fuels, coal, wood, oil, gas and several other petroleum-based products. It is also produced by common industrial equipment, cars, and electrical generators. Lower levels of carbon monoxide poisoning could produce:

- Headaches
- Dizziness
- Disorientation
- Nausea
- Fatigue

Please see [California Carbon Monoxide Requirement FAQ](#) attached to the report.

#### Carbon Monoxide Detectors: Carbon Monoxide Detectors

Carbon monoxide detectors are required when any liquid (gas, diesel, kerosene, etc.) or solid fuel (wood, wood pellets, etc.) appliances, fireplaces, or stoves are used for the house. Existing carbon monoxide detectors, if any, should be tested for proper operation upon moving into the house.

[See Additional Documents for more information about carbon monoxide detectors/alarms](#)

## Observations

### 5.4.1 Main Panel

#### PANEL LEGEND

SEE PHOTO CAPTIONS

The distribution panel was observed to either be missing a legend, or label identifying individual circuits at the service panel cabinet, or it was illegible. The cabinet should contain a clearly-marked legend identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. It is recommended that a properly-marked legend, or label be installed for safety.

Recommendation

Contact a qualified electrical contractor.





1 1/2 bath light & fan, closet light	16 Furnace/AC
2 Refrigerator	
3 Dishwasher	17 Furnace/AC
4 Disposall, pendant light, under cabinet lights	
5 Master closet light, master light & fan, master bath light & fan	18 Range
6 Washing machine	
7 Loft fan & lights	19 Range
8 Guest fan & light, guest bath fan & light, attic light, upstairs hall light	
9 Living fan & lights, entry light, stair light, front patio light, back patio	20
10 Garage door, garage light, laundry light & fan	
11	21
12	22
13 Dryer	
14 Dryer	23
15 Vent hood	

EXAMPLE

Garage

5.6.1 Sub-panel

**PANEL LEGEND**

SEE PHOTO CAPTIONS



The distribution panel was observed to either be missing a legend, or label identifying individual circuits at the service panel cabinet, or it was illegible. The cabinet should contain a clearly-marked legend identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. It is recommended that a properly-marked legend, or label be installed for safety.

Recommendation

Contact a qualified electrical contractor.



1 1/2 bath light & fan, closet light	16 Furnace/AC
2 Refrigerator	
3 Dishwasher	17 Furnace/AC
4 Disposall, pendant light, under cabinet lights	
5 Master closet light, master light & fan, master bath light & fan	18 Range
6 Washing machine	
7 Loft fan & lights	19 Range
8 Guest fan & light, guest bath fan & light, attic light, upstairs hall light	
9 Living fan & lights, entry light, stair light, front patio light, back patio	20
10 Garage door, garage light, laundry light & fan	
11	21
12	22
13 Dryer	
14 Dryer	23
15 Vent hood	

EXAMPLE

Interior Closet

## 5.7.1 Branch Wiring, Circuits, Breakers &amp; Fuses



Safety Advisory

**INCORRECT JUNCTION**

SEE PHOTO CAPTIONS

One or more incorrect electrical junctions or terminations were observed. All terminations should terminate correctly with correct fittings and in a junction box with correct cover. This wire was live (with electrical current going through it) at time of inspection and represents a safety hazard. Recommend correction/repair.

## Recommendation

Contact a qualified electrical contractor.



Crawlspace

## 5.7.2 Branch Wiring, Circuits, Breakers &amp; Fuses



Safety Advisory

**COVER MISSING**

SEE PHOTO CAPTIONS

One or more junction boxes, or service panels was observed to be missing a cover plate. Recommend installing correct cover plate.

## Recommendation

Contact a qualified electrical contractor.



Attic

## 5.9.1 Switches &amp; Receptacles



Safety Advisory

**UNGROUND RECEPTACLE(S)**

SEE PHOTO CAPTIONS

One or more receptacles were observed to be ungrounded. An electrician may be consulted for evaluation and correction, and will make recommendations on upgrades or replacement units if necessary.

**Additionally, see "[The Safe Home](#)" book in Attachments for more information.**

## Recommendation

Contact a qualified electrical contractor.



Kitchen



Kitchen



Master Bathroom

### 5.9.2 Switches & Receptacles

#### REVERSED POLARITY

SEE PHOTO CAPTIONS

One or more electrical receptacles was observed to have reversed polarity, or hot & neutral wires reversed. Reversed polarity creates a potential shock hazard. Recommend repair.

**Additionally, see "The Safe Home" book under Attachments for more information.**

Recommendation

Contact a qualified electrical contractor.



Garage



Garage

### 5.13.1 Carbon Monoxide Detectors

#### MISSING



Carbon monoxide detector(s) were observed to be missing, an inadequate number placed, or placed in an incorrect location. Recommend evaluation and installation where necessary. See the attached "About Smoke & Carbon Monoxide Detectors" for more information. **See the attached "About Smoke & Carbon Monoxide Detectors" for more information. Also, see the attached "The Safe Home" Book.**

Recommendation

Contact a handyman or DIY project

## 6: PLUMBING

### Information

<b>Water Source</b> Public	<b>Sewer</b> Public	<b>Service Provider</b> City of Fort Jones
<b>Main Water Shut-off Device:</b> <b>Location</b> At Curb With Meter	<b>Water Supply &amp; Distribution System: Distribution Material</b> Copper	<b>Water Supply &amp; Distribution System: Water Supply Material</b> Not Visible
<b>Plumbing Fixtures (Faucets, Sinks, Toilets, etc.): Condition</b> Good	<b>Hot Water System - Kitchen Closet: Location</b> Closet, Kitchen	<b>Hot Water System - Kitchen Closet: Manufacturer</b> Reliance
<b>Hot Water System - Kitchen Closet: Power Source/Type</b> Electric	<b>Hot Water System - Kitchen Closet: Capacity</b> 50 gallons	<b>Hot Water System - Kitchen Closet: Model No.</b> 6 52 2 ORT2  Owner's manual attached, if available.
<b>Hot Water System - Kitchen Closet: Serial No.</b> M03434204	<b>Hot Water System - Kitchen Closet: Manufacture Date</b> 2003	<b>Hot Water System - Kitchen Closet: Unit Age</b> 16 years
<b>Hot Water System - Hallway Closet : Location</b> Hallway Closet	<b>Hot Water System - Hallway Closet : Manufacturer</b> AO Smith	<b>Hot Water System - Hallway Closet : Power Source/Type</b> Electric
<b>Hot Water System - Hallway Closet : Capacity</b> 50	<b>Hot Water System - Hallway Closet : Model No.</b> EES 52 913  Owner's manual attached, if available.	<b>Hot Water System - Hallway Closet : Serial No.</b> GH89-0248198-913
<b>Hot Water System - Hallway Closet : Manufacture Date</b> 1989	<b>Hot Water System - Hallway Closet : Unit Age</b> 30 years	<b>Drain, Waste, &amp; Vent Systems: Material</b> ABS
<b>Drain, Waste, &amp; Vent Systems: Washer Drain Size</b> 2"	<b>Sewer Ejector Pump System: Location</b> None	<b>Sewer Ejector Pump System: Sewer Pump System</b> Not Applicable
<b>Basement or Crawlspace Sump Pump System: Location</b> None	<b>Basement or Crawlspace Sump Pump System: Sump Pump System</b> Not Applicable	<b>Fire Suppression System: Information</b> Not Present
<b>Filters, Softener, or Conditioner System</b> Not Present		

Water filter, softener, or conditioner systems are not part of the home inspection and these systems were not inspected. Recommend having the system serviced by technician upon moving in to the house.

## Annual Inspection Recommended

Plumbing systems develop problems at various points for various reasons. Plumbing leaks in walls, under sinks, in the crawlspace, and other locations can cause significant damage over time. It is recommended that an annual inspection be conducted to determine the condition of the plumbing system that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

### Hot Water System - Kitchen Closet: Unit Age & Warranty

Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

### Hot Water System - Kitchen Closet: Average Life Expectancy

Unit was observed to be past the average expected service life for appliance category. Due to the age of the unit, it is unknown how much longer it will perform, and parts may no longer be available for repair.

### Hot Water System - Kitchen Closet: Annual Maintenance Recommended

It is recommended to flush and service your water heater tank unit annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

### Hot Water System - Hallway Closet : Unit Age & Warranty

Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

### Hot Water System - Hallway Closet : Average Life Expectancy

Unit was observed to be past the average expected service life for appliance category. Due to the age of the unit, it is unknown how much longer it will perform, and parts may no longer be available for repair.

### Hot Water System - Hallway Closet : Annual Maintenance Recommended

It is recommended to flush and service your water heater tank unit annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

## Observations

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6.4.1 Hot Water System - Kitchen Closet

### MULTIPLE OBSERVATIONS

SEE PHOTO CAPTIONS



Deficiency Observed

1. **Strapping:** Water heater was not observed to be strapped to California requirement. See "[California Water Heater Checklist](#)" and "[California Water Heater Strapping Requirement & Guidelines](#)" under attachments further information. These informational attachments are provided for reference purposes only, and does not imply any code violation.
2. **TPR Valve Routing:** The temperature-pressure relief (TPR) valve was observed to be incorrectly routed. The discharge pipe should be installed so as to drain by gravity flow. Recommend repair or modification, as necessary.
3. **TPR Valve Pipe Size or Material:** The TPR (temperature/pressure relief) valve pipe was observed to be undersized, or may be of incorrect pipe material. Typical requirements are: TPR pipe must not be less than 3/4" diameter and, among other requirements, TPR valve piping should be constructed of an approved material, such as CPVC, copper, polyethylene, galvanized steel, polypropylene, or stainless steel. PVC and other non-approved plastics should not be used since they can easily melt.
4. **TPR Valve Termination:** The temperature-pressure relief (TPR) valve was observed to be incorrectly terminated, or was not connected to a pipe. Plumbing pipe for TPR valve should terminate outside of the house and not into the crawlspace. For garage installation, the TPR valve should not terminate further than six inches (6) from the floor. Recommend connection to correct plumbing to terminate outside the house. See "[California Water Heater Checklist](#)" in attachments for more information. These informational attachments are provided for reference purposes only, and does not imply any code violation.
5. **Drip Pan:** No drip pan, or undersized drip pan was observed at the time of inspection. Recommend installation of correctly sized drip pan. **ADDITIONAL INFORMATION:** Provided for reference purposes only, and does not imply any code violation. California Plumbing Code: 507.5 Drainage Pan: Where a water heater is located in an attic, in or on an attic-ceiling assembly, floor-ceiling assembly, or floor-subfloor assembly where damage results from a leaking water heater, a watertight pan of corrosion-resistant materials shall be installed beneath the water heater with not less than 3/4 of an inch (20 mm) diameter drain to an approved location. Such pan shall be not less than 1 1/2 inches (38 mm) in depth.

#### Recommendation

Contact a handyman or DIY project



Seismic Strapping



TPR Valve Pipe Routing



TPR Material - Unapproved Plastic



Drip Pan

## 6.5.1 Hot Water System - Hallway Closet

 Deficiency Observed**MULTIPLE OBSERVATIONS**

SEE PHOTO CAPTIONS

1. Strapping: Water heater was not observed to be strapped to California requirement. See "[California Water Heater Checklist](#)" and "[California Water Heater Strapping Requirement & Guidelines](#)" under attachments further information. These informational attachments are provided for reference purposes only, and does not imply any code violation.
2. TPR Valve Termination: The temperature-pressure relief (TPR) valve was observed to be incorrectly terminated, or was not connected to a pipe. Plumbing pipe for TPR valve should terminate outside of the house and not into the crawlspace. For garage installation, the TPR valve should not terminate further than six inches (6) from the floor. Recommend connection to correct plumbing to terminate outside the house. See "[California Water Heater Checklist](#)" in attachments for more information. These informational attachments are provided for reference purposes only, and does not imply any code violation.
3. Drip Pan: No drip pan, or undersized drip pan was observed at the time of inspection. Recommend installation of correctly sized drip pan. **ADDITIONAL INFORMATION**: Provided for reference purposes only, and does not imply any code violation. California Plumbing Code: 507.5 Drainage Pan: Where a water heater is located in an attic, in or on an attic-ceiling assembly, floor-ceiling assembly, or floor-subfloor assembly where damage results from a leaking water heater, a watertight pan of corrosion-resistant materials shall be installed beneath the water heater with not less than 3/4 of an inch (20 mm) diameter drain to an approved location. Such pan shall be not less than 112 inches (38 mm) in depth.

## Recommendation

Contact a qualified plumbing contractor.



Seismic Strapping



TPR Valve Termination



Drip Pan

## 7: FUEL STORAGE & DISTRIBUTION

### Information

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**Inspection Method**

Visual, Tactile

**Fuel Type**

Kerosene

**Fuel Storage: Storage Location**

North

**Fuel Storage: Storage Type**

Above Ground

**Main Shut Off: Location**

At Tank

## 8: HEATING

### Information

<b>Inspection Method</b> Visual, Tactile	<b>Equipment - Fedders (Forced Air Unit): Information</b> Forced Air, Furnace	<b>Equipment - Fedders (Forced Air Unit): Manufacturer</b> Fedder
<b>Equipment - Fedders (Forced Air Unit): Energy Source</b> Electric	<b>Equipment - Fedders (Forced Air Unit): Location</b> Interior Closet	<b>Equipment - Fedders (Forced Air Unit): Filters</b> Disposable
<b>Equipment - Fedders (Forced Air Unit): Model No.</b> CFU03602A  Owners manual attached to report, if available.	<b>Equipment - Fedders (Forced Air Unit): Serial No.</b> FN551830	<b>Equipment - Fedders (Forced Air Unit): Manufacture Date</b> 1878
<b>Equipment - Fedders (Forced Air Unit): Age</b> 41	<b>Equipment - Monitor (Furnace Unit): Information</b> Furnace	<b>Equipment - Monitor (Furnace Unit): Manufacturer</b> Monitor
<b>Equipment - Monitor (Furnace Unit): Energy Source</b> Kerosene	<b>Equipment - Monitor (Furnace Unit): Location</b> Living Room	<b>Equipment - Monitor (Furnace Unit): Filters</b> N/A
<b>Equipment - Monitor (Furnace Unit): Model No.</b> M441  Owners manual attached to report, if available.	<b>Equipment - Monitor (Furnace Unit): Serial No.</b> 006268	<b>Equipment - Monitor (Furnace Unit): Manufacture Date</b> Unknown
<b>Equipment - Monitor (Furnace Unit): Age</b> Unknown	<b>Normal Operating Controls: Location of Thermostat</b> In Hallway, On Unit	<b>Distribution System: Configuration</b> Split, Stand-alone Furnace
<b>Distribution System: Ductwork</b> Insulated	<b>Presence of Installed Heat Source in Each Room: Information</b> Present	

#### **Equipment - Fedders (Forced Air Unit): Unit Age & Warranty**

Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

#### **Equipment - Fedders (Forced Air Unit): Average Life Expectancy**

Unit was observed to be past the average expected service life for appliance category. Due to the age of the unit, it is unknown how much longer it will perform, and parts may no longer be available for repair.

#### **Equipment - Fedders (Forced Air Unit): Servicing/Cleaning**

Recommend a qualified HVAC technician clean and perform routine service of the system upon moving into the house, and annually thereafter.

**Equipment - Monitor (Furnace Unit): Servicing/Cleaning**

Recommend a qualified HVAC technician clean and perform routine service of the system upon moving into the house, and annually thereafter.

**Limitations**

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Equipment - Fedders (Forced Air Unit)

**NOT OPERATED**

Due to sellers statement that unit may not function, the unit was not operated. The operating condition is unknown and inspector disclaims the operating condition of the unit. It is strongly recommended to have the unit serviced by an experienced HVAC technician prior to attempting to use the unit.

## 9: COOLING

### Information

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**Inspection Method**

Visual, Tactile

**Cooling Equipment: Air Conditioning Information**

Split System

**Cooling Equipment: Manufacturer**

Fedders

**Cooling Equipment: Energy Source/Type**

Electric

**Cooling Equipment: Location**

Exterior West

**Cooling Equipment: Filters**

Disposable

**Cooling Equipment: Model No.**

CKH037C7A

**Cooling Equipment: Serial No.**

DN423486

**Cooling Equipment: Manufacture Date**

1978

Owners manual attached to report, if available.

**Cooling Equipment: Age**

41

**Normal Operating Controls: Location of Thermostat**

In Hallway

**Distribution System: Configuration**

Split System

**Distribution System: Distribution**

Insulated Ducts

**Presence of Installed Cooling Source in Each Room: Information**

Present

**Cooling Equipment: Unit Age & Warranty**

Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

**Cooling Equipment: Average Life Expectancy**

Unit was observed to be past the average expected service life for appliance category. Due to the age of the unit, it is unknown how much longer it will perform, and parts may no longer be available for repair.

**Cooling Equipment: Servicing/Cleaning**

Recommend a qualified HVAC technician clean and perform routine service of the system upon moving into the house.

### Limitations

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Cooling Equipment

**NOT OPERATED - VISUAL CONDITION**

Due to the visual condition of the exterior air conditioning unit, and per sellers statement that unit does not function, the unit was not operated. The operating condition is unknown and inspector disclaims the operating condition of the unit. It is strongly recommended to have the unit serviced by an experienced HVAC technician prior to attempting to use the unit.

### Observations

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9.1.1 Cooling Equipment

 Deficiency Observed

**SERVICE OR REPLACEMENT REQUIRED**

SEE PHOTO CAPTIONS

Due to the visual condition of the exterior air conditioning unit, and per sellers statement that unit does not function, the unit was not operated. The operating condition is unknown and inspector disclaims the operating condition of the unit. It is strongly recommended to have the unit serviced by an experienced HVAC technician prior to attempting to use the unit.

Recommendation

Contact a qualified professional.



West

# 10: FIREPLACE

## Information

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**Information**

None

**Clean-out Doors & Frames:**

Condition

N/A

**Damper Operation: Condition**

N/A

**Exterior - Hearth, Cladding, & Clearances: Condition**

N/A

**Interior/Fire Box: Condition**

N/A

**Mantels/Lintels Above Fireplace Opening: Condition**

N/A

# 11: WOOD STOVE

## Information

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**Information**

None

**Clean-out Doors & Frames:****Condition**

N/A

**Damper Operation: Condition**

N/A

**Interior/Fire Box: Condition**

N/A

**Hearth & Wall Clearances:****Condition**

N/A

**Service Before Use**

Recommend service by qualified technician/chimney sweep for cleaning, maintenance and any necessary repairs (to include flue and/or flue pipe) prior to use, and once each year before cold season.

**Annual Inspection Recommended**

Wood stove systems develop problems at various points for various reasons. Damage to fireboxes, flue and other systems can cause various hazards for the house and its residents. It is recommended that an annual inspection be conducted to determine the condition of the wood stove system that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

# 12: INTERIOR

## Information

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<b>Inspection Method</b> Visual, Tactile, Operated	<b>Doors: Type/Material</b> Wood	<b>Doors: Condition</b> Good
<b>Windows: Manufacturer</b> Unknown	<b>Windows: Window Type</b> Sliders	<b>Windows: Condition</b> Aged
<b>Floors: Floor Covering</b> Vinyl, Carpet	<b>Floors: Condition</b> Good	<b>Walls: Wall Material</b> Drywall
<b>Walls: Condition</b> Good	<b>Ceilings: Ceiling Material</b> Drywall, Acoustic - Type	<b>Ceilings: Condition</b> Good
<b>Skylights: Condition</b> N/A	<b>Stairways &amp; Steps: Condition</b> N/A	<b>Railings &amp; Handrails: Condition</b> N/A
<b>Kitchen Cabinets &amp; Countertops: Cabinetry</b> Wood	<b>Kitchen Cabinets &amp; Countertops: Countertops</b> Tile	<b>Kitchen Cabinets &amp; Countertops: Condition</b> Good
<b>Bathroom Cabinets &amp; Countertops: Cabinetry</b> Wood	<b>Bathroom Cabinets &amp; Countertops: Countertops</b> Laminate	<b>Bathroom Cabinets &amp; Countertops: Condition</b> Good
<b>Shower/Tub &amp; Enclosure: Condition</b> Good	<b>Central Vacuum System: Information</b> Not Present	<b>Laundry Room: Cabinets</b> Wood
<b>Laundry Room: Countertops</b> N/A	<b>Laundry Room: Condition</b> Good	<b>Laundry Room: Dryer Power Source</b> 220 Electric

### Ceilings: Acoustic-type

Acoustic-type ceiling was observed; either popcorn-type or tiles. These acoustic ceiling materials in a house this age might contain asbestos. The presence of asbestos containing materials does not necessarily present a hazard. Homeowners should be aware of and knowledgeable about these materials to better understand about asbestos in the home.

[Follow this link for more information](#)

## Limitations

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Shower/Tub & Enclosure

### SHOWER PAN(S) NOT LEAK TESTED

The shower pan(s), if any, was NOT tested for leaking at the time of inspection. This inspection provides visual-only observations at the time of inspection, and does not provide or imply any warranty or guarantee of any system, component, or unit performance beyond this date, nor does it predict safety, future damage, operability, or failure of any system, component or unit.

## Observations

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## 12.5.1 Ceilings

**CRACK(S) - MINOR**

SEE PHOTO CAPTIONS

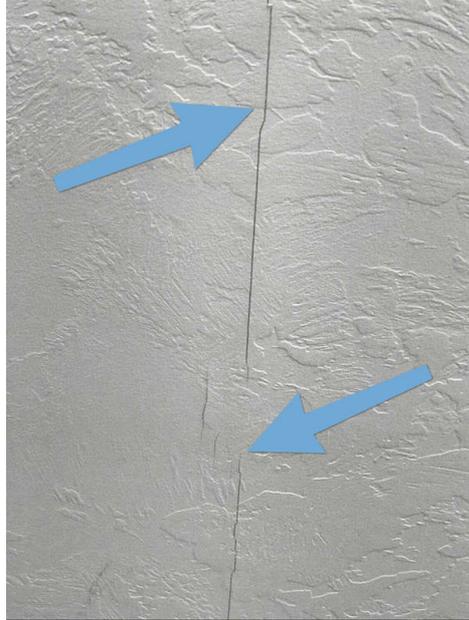
Evidence of some structural movement, or settling was observed as evidenced by one or more interior cracks. Minor movement and some cracking is typical and common in older houses; however, these cracks should still be properly repaired where necessary, and monitored for worsening.

Recommendation

Recommend monitoring.



Hallway



Living Room

# 13: APPLIANCES

## Information

<b>Inspection Method</b> Visual, Tactile, Operating Controls	<b>Refrigerator: Manufacturer</b> Kenmore	<b>Refrigerator: Cubby Dimensions</b> N/A or Unknown
<b>Refrigerator: Model No.</b> 71192100	<b>Refrigerator: Serial No.</b> EL3510618	<b>Refrigerator: Manufacture Date</b> August 2001
<b>Refrigerator: Unit Age</b> 18 years	<b>Range/Oven Combo: Manufacturer</b> Frigidaire	<b>Range/Oven Combo: Energy Source</b> Electric
<b>Range/Oven Combo: Model No.</b> FES367CESE	<b>Range/Oven Combo: Serial No.</b> NF91618160	<b>Range/Oven Combo: Manufacture Date</b> April 1999
<b>Range/Oven Combo: Unit Age</b> 20 years	<b>Cooktop (No Oven): Manufacturer</b> None	<b>Cooktop (No Oven): Energy Source</b> N/A
<b>Cooktop (No Oven): Model No.</b> N/A or Unknown	<b>Cooktop (No Oven): Serial No.</b> N/A or Unknown	<b>Cooktop (No Oven): Manufacture Date</b> N/A or Unknown
<b>Cooktop (No Oven): Unit Age</b> N/A or Unknown	<b>Oven (No Cooktop): Manufacturer</b> None	<b>Oven (No Cooktop): Energy Source</b> N/A
<b>Oven (No Cooktop): Model No.</b> N/A or Unknown	<b>Oven (No Cooktop): Serial No.</b> N/A or Unknown	<b>Oven (No Cooktop): Manufacture Date</b> N/A or Unknown
<b>Oven (No Cooktop): Unit Age</b> N/A or Unknown	<b>Exhaust Hood: Manufacturer</b> None	<b>Exhaust Hood: Type</b> None
<b>Exhaust Hood: Model No.</b> N/A or Unknown	<b>Exhaust Hood: Serial No.</b> N/A or Unknown	<b>Exhaust Hood: Manufacture Date</b> N/A or Unknown
<b>Exhaust Hood: Unit Age</b> N/A or Unknown	<b>Built-in Microwave: Manufacturer</b> None	<b>Built-in Microwave: Model No.</b> N/A or Unknown
<b>Built-in Microwave: Serial No.</b> N/A or Unknown	<b>Built-in Microwave: Manufacture Date</b> N/A or Unknown	<b>Built-in Microwave: Unit Age</b> N/A or Unknown
<b>Dishwasher: Manufacturer</b> Frigidaire	<b>Dishwasher: Model No.</b> FDB635RFS4	<b>Dishwasher: Serial No.</b> TH90294848
<b>Dishwasher: Manufacture Date</b> January 1999	<b>Dishwasher: Unit Age</b> 20 years	<b>Garbage Disposal: Manufacturer</b> None

**Garbage Disposal: Model No.**

N/A or Unknown

**Garbage Disposal: Serial No.**

N/A or Unknown

**Garbage Disposal: Manufacture Date**

N/A or Unknown

**Garbage Disposal: Unit Age**

N/A or Unknown

**Garbage Compactor: Manufacturer**

None

**Garbage Compactor: Model No.**

N/A or Unknown

**Garbage Compactor: Serial No.**

N/A or Unknown

**Garbage Compactor: Manufacture Date**

N/A or Unknown

**Garbage Compactor: Unit Age**

N/A or Unknown

**Refrigerator: Unit Age & Warranty**

Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

**Refrigerator: Average Life Expectancy**

Unit was observed to be past the average expected service life for appliance category. Due to the age of the unit, it is unknown how much longer it will perform, and parts may no longer be available for repair.

**Range/Oven Combo: Unit Age & Warranty**

Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

**Range/Oven Combo: Average Life Expectancy**

Unit was observed to be past the average expected service life for appliance category. Due to the age of the unit, it is unknown how much longer it will perform, and parts may no longer be available for repair.

**Dishwasher: Unit Age & Warranty**

Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

**Dishwasher: Average Life Expectancy**

Unit was observed to be past the average expected service life for appliance category. Due to the age of the unit, it is unknown how much longer it will perform, and parts may no longer be available for repair.

# 14: INSULATION

## Information

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**Inspection Method**

Visual, Tactile

**Ceiling Insulation: Insulation Type**

Blown

**Ceiling Insulation: Thickness or R-Value**

6" Blown

**Ceiling Insulation: Condition**

Aged

**Floor Insulation: Information**

Batt

**Floor Insulation: Thickness or R-Value**

6" Thick Batt

**Floor Insulation: Condition**

Good

**Vapor Retarders (Crawlspace or Basement): Vapor Barrier**

None

**Vapor Retarders (Crawlspace or Basement): Material**

None

**Vapor Retarders (Crawlspace or Basement): Condition**

N/A

# 15: VENTILATION

## Information

**Inspection Method**

Visual, Tactile

**Dryer Vent**

Rigid

**Ventilation in Attic: Attic Ventilation**

Gable Vents, Eave Vents

**Ventilation in Foundation or Basement: Foundation Ventilation**

Yes

**Exhaust Systems: Exhaust Fans**

None

## Observations

15.3.1 Exhaust Systems

 Deficiency Observed

**ATTIC TERMINATION**

SEE PHOTO CAPTIONS

One or more bathroom, kitchen, and/or laundry room exhaust fans appeared to be venting into the attic, which can cause moisture problems and promote biological growth. All exhaust vent ducts should terminate to the outside of the house with correct penetration and termination ductwork. Exhaust venting, especially for bathrooms, may cause moisture problems and encourage biological growth (e.g. mold, fungus, etc.) Recommend repair and/or modifications to ensure correct venting to exterior.

Recommendation

Contact a qualified professional.



Attic - Half Bath

# 16: GARAGE - ATTACHED

## Information

<b>Inspection Method</b> Visual, Tactile	<b>Garage Door: Type &amp; Material</b> Roll-up, Automatic, Metal	<b>Garage Door: Automatic Door Opener</b> Liftmaster
<b>Garage Door: Insulated</b> No	<b>Garage Door: Condition</b> Good	<b>Ceiling: Ceiling Material</b> Drywall
<b>Ceiling: Insulated</b> Unknown	<b>Ceiling: Condition</b> Good	<b>Walls: Wall Material</b> Drywall
<b>Walls: Condition</b> Good	<b>Floor: Floor Material or Covering</b> Cement	<b>Floor: Condition</b> Good
<b>Windows: Manufacturer</b> Unknown	<b>Windows: Window Type</b> Sliders	<b>Windows: Condition</b> Aged
<b>Firewall Separation: Present</b> Yes	<b>Firewall Separation: Condition</b> Good	<b>Occupant Door : Self Closing</b> Yes
<b>Occupant Door : Fire Door</b> Yes	<b>Occupant Door : Condition</b> Good	

## Observations

### 16.4.1 Floor

 Maintenance Item

#### SETTLING CRACKS

SEE PHOTO CAPTIONS

Damage to cement was observed, that appeared to be caused by settling. This does not impact the house foundation and the slab appeared to be serviceable; however, the concrete was observed to have full width cracks with or without displacement. This could be caused by the method of preparation of the ground under the concrete, construction methods of the slab, the presence of moisture in the soil and the freeze/thaw cycle, tree roots, and other reasons. These cracks can be repaired and repair is recommended to extend service life and help arrest current damage.

[Follow this link for more information.](#)

**See Attachments for more information about cement cracks and deterioration.**

Recommendation

Contact a handyman or DIY project



Garage

### 16.5.1 Windows

 Maintenance Item

#### MISSING SCREEN(S)

SEE PHOTO CAPTIONS

One or more windows was observed to be missing screens.  
Recommend replacement.

Recommendation

Contact a handyman or DIY project



Garage

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# STANDARDS OF PRACTICE

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## Roof

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

## Exterior

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

## Structural

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

## Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C.

remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

### **Plumbing**

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

### **Fuel Storage & Distribution**

I. The inspector shall inspect: A. the main fuel supply shut-off valve; The inspector shall describe: A. the location of the main fuel supply shut-off valve; and B. the location of any observed fuel-storage system; The inspector shall report as in need of correction: The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

### **Heating**

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The

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

### **Cooling**

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

### **Fireplace**

I. The inspector shall inspect: A. readily accessible and visible portions of the fireplaces and chimneys; B. lintels above the fireplace openings; C. damper doors by opening and closing them, if readily accessible and manually operable; and D. clean-out doors and frames. II. The inspector shall describe: A. the type of fireplace. III. The inspector shall report as in need of correction: A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; B. manually operated dampers that did not open and close; C. the lack of a smoke detector in the same room as the fireplace; D. the lack of a carbon-monoxide detector in the same room as the fireplace; and E. clean-outs not made of metal, pre-cast cement, or other non-combustible material. IV. The inspector is not required to: A. inspect the flue or vent system. B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. C. determine the need for a chimney sweep. D. operate gas fireplace inserts. E. light pilot flames. F. determine the appropriateness of any installation. G. inspect automatic fuel-fed devices. H. inspect combustion and/or make-up air devices. I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted. J. ignite or extinguish fires. K. determine the adequacy of drafts or draft characteristics. L. move fireplace inserts, stoves or firebox contents. M. perform a smoke test. N. dismantle or remove any component. O. perform a National Fire Protection Association (NFPA)-style inspection. P. perform a Phase I fireplace and chimney inspection.

### **Wood Stove**

I. The inspector shall inspect: A. readily accessible and visible portions of the fireplaces and chimneys; B. lintels above the fireplace openings; C. damper doors by opening and closing them, if readily accessible and manually operable; and D. clean-out doors and frames. II. The inspector shall describe: A. the type of fireplace. III. The inspector shall report as in need of correction: A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; B. manually operated dampers that did not open and close; C. the lack of a smoke detector in the same room as the fireplace; D. the lack of a carbon-monoxide detector in the same room as the fireplace; and E. clean-outs not made of metal, pre-cast cement, or other non-combustible material. IV. The inspector is not required to: A. inspect the flue or vent system. B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. C. determine the need for a chimney sweep. D. operate gas fireplace inserts. E. light pilot flames. F. determine the appropriateness of any installation. G. inspect automatic fuel-fed devices. H. inspect combustion and/or make-up air devices. I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted. J. ignite or extinguish fires. K. determine the adequacy of drafts or draft characteristics. L. move fireplace inserts, stoves or firebox contents. M. perform a smoke test. N. dismantle or remove any component. O. perform a National Fire Protection Association (NFPA)-style inspection. P. perform a Phase I fireplace and chimney inspection.

### **Interior**

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

stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

### **Appliances**

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

### **Insulation**

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

### **Ventilation**

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