



SHASTA PREMIER INSPECTION GROUP

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RESIDENTIAL INSPECTION REPORT COPY

First Sample St
96094

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MAY 11, 2019



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Table of Contents

Table of Contents	2
SUMMARY	5
1: INSPECTION INFORMATION	6
2: ROOF	8
3: EXTERIOR	9
4: STRUCTURAL	14
5: ELECTRICAL	15
6: PLUMBING	20
7: FUEL STORAGE & DISTRIBUTION	22
8: HEATING	23
9: COOLING	24
10: FIREPLACE	25
11: WOOD STOVE	26
12: INTERIOR	27
13: APPLIANCES	29
14: INSULATION	31
15: VENTILATION	32
16: GARAGE - ATTACHED	33
STANDARDS OF PRACTICE	34

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, 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.

Thank you for choosing [Shasta Premier Inspection Group](#) 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 Shasta Premier Inspection Group are here to help you realize your goals of homeownership.

Best Wishes,

Shasta Premier Inspection Group

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 Shasta Premier Inspection Group (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.

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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 so that we can arrange for a fresh inspection. Thank you!

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SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



DEFICIENCY OBSERVED

-
-  3.3.1 Exterior - Driveway: Settling Cracks
 -  3.4.1 Exterior - Walkways: Settling Cracks
 -  3.6.1 Exterior - Siding: Ground Clearance
 -  3.9.1 Exterior - Windows: Screens
 -  3.14.1 Exterior - Patio: Settling Cracks
 -  5.9.1 Electrical - Switches & Receptacles: Incomplete Installation
 -  12.2.1 Interior - Windows: Re-seal
 -  15.3.1 Ventilation - Exhaust Systems: Attic Termination

1: INSPECTION INFORMATION

Information

In Attendance

Client, Client's Agent

Occupancy

Occupied

Type of Building

Single Family

Style

Ranch

Approximate Age

10 - 20 Years

Front Faces

East

Temperature (approximate)

43 Fahrenheit (F)

Weather Conditions

Cloudy

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 12 year old single family residence that appeared to be in excellent condition, overall. The home shows pride of ownership and appeared to be very well maintained. No major structural issues were observed during the course of this visual, non-invasive inspection.

The areas of concern are as follows:

- Two electrical junction boxes in the attic contain uncapped, bare wiring. These boxes should have a receptacle, switch and lighting fixture installed. Recommend installation of correct electrical units.**
- One exhaust vent for a bathroom was observed to have fallen and not venting at the gable vent. This should be repaired to prevent moisture problems in the insulation and attic space.**

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

Inspection Method Binoculars, Ground, Ladder	Roof Type/Style Gable	Roof Structure Engineered Trusses
Covering: Material Architectural Asphalt Shingles	Covering: Layers Single Layer	Covering: Overall Condition Good
Flashing: Material Metal	Flashing: Condition Good	Chimney or Flue: Chimney Exterior Metal Flue Pipe
Chimney or Flue: Condition Good	Skylights: Number of Skylights None	Skylights: Condition N/A
Other Roof Penetrations: Type Plumbing Vent Pipe	Other Roof Penetrations: Condition Good	Roof Drainage System: Gutter Material 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 ten (10) 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.

3: EXTERIOR

Information

Inspection Method

Visual, Tactile

Grading & Drainage: Grading

Good

Grading & Drainage: Drainage

Good

Retaining Wall: Information

N/A

Retaining Wall: Condition

N/A

Driveway: Information

Concrete

Driveway: Condition

Good

Walkways: Information

Concrete

Walkways: Condition

Good

Porch & Covered Entryway: Information

Covered Entryway

Porch & Covered Entryway: Material or Construction

Concrete, Wood

Porch & Covered Entryway: Condition

Good

Siding: Siding Material

Wood Composite

Siding: Siding Style

T-111

Siding: Condition

Good

Trim: Material

Wood

Trim: Condition

Good

Doors: Type

Vinyl, Steel

Doors: Condition

Good

Windows: Type

Slider

Windows: Condition

Good

Eave & Soffit : Material

Wood

Eave & Soffit : Condition

Good

Fascia: Material

Wood

Fascia: Condition

Good

Deck: Information

N/A

Deck: Material or Construction

N/A

Deck: Condition

N/A

Balcony or Veranda: Information

N/A

Balcony or Veranda: Material or Construction

N/A

Balcony or Veranda: Condition

N/A

Patio: Information

Patio

Patio: Material or Construction

Concrete

Patio: Condition

Good

Stairways, Steps, Stoops, & Ramps: Information

Stoops

Stairways, Steps, Stoops, & Ramps: Material or Construction

Concrete

Stairways, Steps, Stoops, & Ramps: Condition

Good

Railing & Handrails: Material or Construction

N/A

Railing & Handrails: Condition

N/A

Patio Cover: Information

N/A

Patio Cover: Material or Construction

N/A

Patio Cover: Condition

N/A

Deck Cover: Information

N/A

Deck Cover: Material or Construction

N/A

Deck Cover: Condition

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.

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



East

3.4.1 Walkways

 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, 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



North

3.6.1 Siding

GROUND CLEARANCE

SEE PHOTO CAPTIONS

 Maintenance Item

Siding was observed to be in contact with the ground. Wood that touches the ground/soil (including resting on cement) will wick moisture and start to deteriorate. This also sets up ideal conditions for dry rot to damage wood, and invites wood destroying pests. Recommend all soil be pulled away from siding for a minimum ground clearance of 6" to 8".

Recommendation

Contact a handyman or DIY project



North



East

3.9.1 Windows

SCREENS

SEE PHOTO CAPTIONS

 Deficiency Observed

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

Recommendation

Contact a handyman or DIY project



3.14.1 Patio

SETTLING CRACKS

SEE PHOTO CAPTIONS

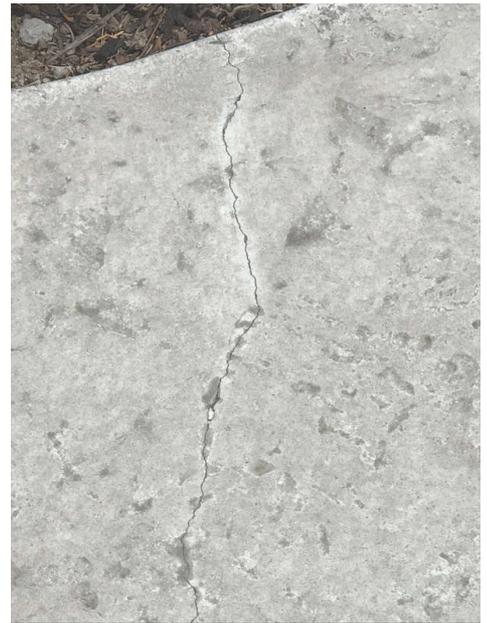
Damage to cement was observed, that appeared to be caused by settling. This does not impact the house foundation and the slab appeared to be serviceable; however, the concrete was observed to have full width cracks with or without displacement. This could be caused by the method of preparation of the ground under the concrete, construction methods of the slab, the presence of moisture in the soil and the freeze/thaw cycle, tree roots, 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

4: STRUCTURAL

Information

Inspection Method Visual, Tactile	Attic Information Attic Hatch - Interior Hallway, Attic Hatch - Interior Utility/Laundry Room	Crawlspace Information N/A - Slab Foundation
Roof Structure: Construction 2 X 4 Engineered Trusses	Roof Structure: Condition Good	Ceiling Structure: Ceiling Structure 2 X 4 Joists
Ceiling Structure: Condition Good	Wall Structure: Structure 2 X 4 Wood	Wall Structure: Condition Good
Floor Structure: Structural Material Concrete Slab	Floor Structure: Basement or Crawlspace Floor N/A	Floor Structure: Sub-floor N/A
Floor Structure: Condition Not Visible	Foundation - Exterior Slab: Type & Material Concrete Slab Foundation	Foundation - Exterior Slab: Structure N/A
Foundation - Exterior Slab: 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.

5: ELECTRICAL

Information

Inspection Method

Visual, Test Equipment

Service Drop

Underground

Service Mast, Head, Drip Loop, & Conduit: Condition

N/A

Meter & Base: Meter Type

Smart Meter

Service Entrance Conductors: Electrical Service Conductors

Copper

Main Panel: Main Panel Location

Exterior, North Side

Main Panel: Panel Manufacturer

Siemens

Main Panel: Overcurrent Protection Device Type

Circuit Breaker

Main Panel: Panel Capacity

200 AMP

Main Service Disconnect: Location

Exterior, North Side

Main Service Disconnect: Panel Type

Circuit Breaker

Sub-panel: Sub-Panel Location

None



Exterior North

Sub-panel: Sub-Panel Manufacturer

N/A

Sub-panel: Sub-Panel Capacity

N/A

Sub-panel: Sub-Panel Type

N/A

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

Copper

Branch Wiring, Circuits, Breakers & Fuses: Wiring Method

Type NM (Romex)

Lighting Fixtures (Including Ceiling Fans): Condition

Good

Service Provider

Pacific Power

Pacific Power: 1-888-221-7070; <https://www.pacificpower.net/res/moving-center.html>

Smoke Detectors: Meet Current Standard

Yes

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

Yes

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

5.9.1 Switches & Receptacles

INCOMPLETE INSTALLATION

SEE PHOTO CAPTIONS

One or more electrical switches or outlets were observed to be partially installed. There are two attic locations that need to have installation complete; one should have a 110 receptacle and switch installed and one should have a light fixture installed. Also, the wiring has been left bare (uncapped and uncovered) and this is a safety hazard. Recommend repair to complete correct installation.

Recommendation

Contact a qualified electrical contractor.





Attic



Attic

6: PLUMBING

Information

Water Source Public	Sewer Public	Service Provider Lake Shastina CSD
Main Water Shut-off Device: Location At Curb With Meter	Water Supply & Distribution System: Distribution Material Copper	Water Supply & Distribution System: Water Supply Material Not Visible
Plumbing Fixtures (Faucets, Sinks, Toilets, etc.): Condition Good	Hot Water System - Controls, Flue & Venting: Location Garage	Hot Water System - Controls, Flue & Venting: Manufacturer Bradford White
Hot Water System - Controls, Flue & Venting: Power Source/Type Propane	Hot Water System - Controls, Flue & Venting: Capacity 40 gallons	Hot Water System - Controls, Flue & Venting: Model No. M440T6FCX Owner's manual attached, if available.
Hot Water System - Controls, Flue & Venting: Serial No. DB777295	Hot Water System - Controls, Flue & Venting: Manufacture Date February 2007	Hot Water System - Controls, Flue & Venting: Unit Age 12 years
Drain, Waste, & Vent Systems: Material ABS	Drain, Waste, & Vent Systems: Washer Drain Size 2"	Sewer Ejector Pump System: Location None
Sewer Ejector Pump System: Sewer Pump System Not Applicable	Basement or Crawlspace Sump Pump System: Location None	Basement or Crawlspace Sump Pump System: Sump Pump System Not Applicable
Fire Suppression System: Information Not Present		
Filters, Softener, or Conditioner System 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 - Controls, Flue & Venting: 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 - Controls, Flue & Venting: 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.

7: FUEL STORAGE & DISTRIBUTION

Information

Inspection Method

Visual, Tactile

Fuel Type

Propane

Fuel Storage: Storage Location

North

Fuel Storage: Storage Type

Above Ground

Main Shut Off: Location

At Tank



North

8: HEATING

Information

Inspection Method

Visual, Tactile

Equipment: Energy Source

Electric

Equipment: Model No.

GB5VM-T36K-B

Owners manual attached to report, if available.

Equipment: Age

13 years

Equipment: Information

Heat Pump, Split System

Equipment: Location

Attic

Equipment: Serial No.

GBD060603713

Equipment: Manufacturer

Trane

Equipment: Filters

Disposable

Equipment: Manufacture Date

June 2006

Normal Operating Controls:

Location of Thermostat

In Hallway

Distribution System:

Configuration

Heat Pump, Split System



Hallway

Distribution System: Ductwork

Insulated

Presence of Installed Heat Source in Each Room: Information

Present

Equipment: Unit Age & Warranty

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

Equipment: Servicing/Cleaning

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

9: COOLING

Information

Inspection Method

Visual

Cooling Equipment: Air Conditioning Information

Split System, Heat Pump

Cooling Equipment: Manufacturer

Trane

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Exterior South

Cooling Equipment: Filters

Disposable

Cooling Equipment: Model No.

2TWB3036A1000CA

Cooling Equipment: Serial No.

1228212P4F

Cooling Equipment: Manufacture Date

July 2012

Owners manual attached to report, if available.

Cooling Equipment: Age

7 years

Normal Operating Controls: Location of Thermostat

In Hallway

Distribution System: Configuration

Heat Pump, Split System

Distribution System: Distribution

Insulated Ducts

Presence of Installed Cooling Source in Each Room: Information

Present

Cooling Equipment: Servicing/Cleaning

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

Limitations

Cooling Equipment

LOW AMBIENT TEMPERATURE

The air conditioning unit or system was not operated due to low ambient outdoor temperature. This may cause damage to the unit. Recommend having the unit or system serviced by a HVAC technician prior to warm season operation.

10: FIREPLACE

Information

Information

Gas Log Fireplace

Clean-out Doors & Frames:

Condition

Good

Damper Operation: Condition

N/A

Exterior - Hearth, Cladding, & Clearances: Condition

Good

Interior/Fire Box: Condition

Good

Mantels/Lintels Above Fireplace Opening: Condition

Good

Service Before Use

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

Annual Inspection Recommended

Fireplace 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 fireplace system that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

11: WOOD STOVE

Information

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

12: INTERIOR

Information

Inspection Method Visual, Tactile, Operated	Doors: Type/Material Composite, Hollow Core	Doors: Condition Good
Windows: Manufacturer Milgard	Windows: Window Type Casement, Single-hung, Sliders, Dual Pane	Windows: Condition Good
Floors: Floor Covering Carpet, Tile	Floors: Condition Good	Walls: Wall Material Drywall
Walls: Condition Good	Ceilings: Ceiling Material Drywall	Ceilings: Condition Good
Skylights: Condition N/A	Stairways & Steps: Condition N/A	Railings & Handrails: Condition N/A
Kitchen Cabinets & Countertops: Cabinetry Wood	Kitchen Cabinets & Countertops: Countertops Granite	Kitchen Cabinets & Countertops: Condition Good
Bathroom Cabinets & Countertops: Cabinetry Wood	Bathroom Cabinets & Countertops: Countertops Solid Surface Engineered	Bathroom Cabinets & Countertops: Condition Good
Shower/Tub & Enclosure: Condition Good	Central Vacuum System: Information Not Present	Laundry Room: Cabinets Wood
Laundry Room: Countertops N/A	Laundry Room: Condition Good	Laundry Room: Dryer Power Source 220 Electric

Limitations

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

12.2.1 Windows

RE-SEAL

SEE PHOTO CAPTIONS



The grouting/seal around the window in the master bathroom was observed to be in need of resealing. As the location of this window is in the shower stall, the separation observed will allow water to penetrate behind the tile and into the window and wall framing. Seal with appropriate sealant to prevent water penetration.

Recommendation

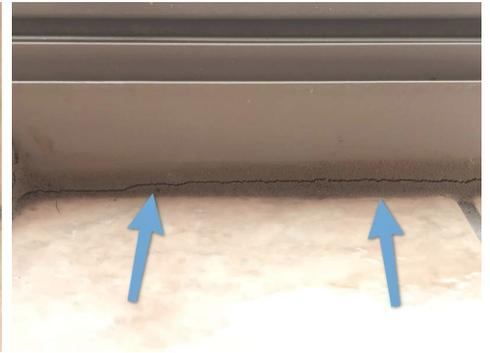
Contact a handyman or DIY project



Master Bathroom



Master Bathroom



Master Bathroom

13: APPLIANCES

Information

Inspection Method Visual, Tactile, Operating Controls	Refrigerator: Manufacturer Kenmore	Refrigerator: Cubby Dimensions 36"W X 70"H
Refrigerator: Model No. 106 58536700	Refrigerator: Serial No. HRU3252105	Refrigerator: Manufacture Date August 2007
Refrigerator: Unit Age 11+ years	Range/Oven Combo: Manufacturer Hotpoint, GE	Range/Oven Combo: Energy Source Electric
Range/Oven Combo: Model No. R B790S H4SA	Range/Oven Combo: Serial No. DM240146R	Range/Oven Combo: Manufacture Date February 2007
Range/Oven Combo: Unit Age 12 years	Cooktop (No Oven): Manufacturer None	Cooktop (No Oven): Energy Source N/A
Cooktop (No Oven): Model No. N/A or Unknown	Cooktop (No Oven): Serial No. N/A or Unknown	Cooktop (No Oven): Manufacture Date N/A or Unknown
Cooktop (No Oven): Unit Age N/A or Unknown	Oven (No Cooktop): Manufacturer None	Oven (No Cooktop): Energy Source N/A
Oven (No Cooktop): Model No. N/A or Unknown	Oven (No Cooktop): Serial No. N/A or Unknown	Oven (No Cooktop): Manufacture Date N/A or Unknown
Oven (No Cooktop): Unit Age N/A or Unknown	Exhaust Hood: Manufacturer LG	Exhaust Hood: Type Re-circulate
Exhaust Hood: Model No. LMV1680ST /01	Exhaust Hood: Serial No. 109TASW0F398	Exhaust Hood: Manufacture Date September 2011
Exhaust Hood: Unit Age 7+ years	Built-in Microwave: Manufacturer LG	Built-in Microwave: Model No. LMV1680ST /01
Built-in Microwave: Serial No. 109TASW0F398	Built-in Microwave: Manufacture Date September 2011	Built-in Microwave: Unit Age 7+ years
Dishwasher: Manufacturer GE, Hotpoint	Dishwasher: Model No. HDA3740G02SA	Dishwasher: Serial No. GL928791Y
Dishwasher: Manufacture Date April 2006	Dishwasher: Unit Age 13 years	Garbage Disposal: Manufacturer Badger

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

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.

Dishwasher: Unit Age & Warranty

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

14: INSULATION

Information

Inspection Method

Visual, Tactile

Ceiling Insulation: Insulation Type

Blown

Ceiling Insulation: Thickness or R-Value

12" Blown

Ceiling Insulation: Condition

Good

Floor Insulation: Information

N/A

Floor Insulation: Thickness or R-Value

N/A

Floor Insulation: Condition

N/A

Vapor Retarders (Crawlspace or Basement): Vapor Barrier

N/A

Vapor Retarders (Crawlspace or Basement): Material

N/A

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

N/A

Exhaust Systems: Exhaust Fans

Fan Only

Observations

15.3.1 Exhaust Systems

 Maintenance Item

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. The vent appeared to have disconnected at the gable vent and should be reconnected to allow exhaust air to vent to the outside.

ADDITIONAL INFORMATION: 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 handyman or DIY project



Attic

16: GARAGE - ATTACHED

Information

Inspection Method

Visual, Tactile

Garage Door: Type & Material

Metal, Roll-up, Automatic

Garage Door: Automatic Door Opener

Liftmaster

Garage Door: Insulated

No

Garage Door: Condition

Good

Ceiling: Ceiling Material

Drywall

Ceiling: Insulated

Unknown

Ceiling: Condition

Good

Walls: Wall Material

Drywall

Walls: Condition

Good

Floor: Floor Material or Covering

Cement

Floor: Condition

Good

Windows: Manufacturer

Milgard

Windows: Window Type

Sliders

Windows: Condition

Good

Firewall Separation: Present

Yes

Firewall Separation: Condition

Good

Occupant Door : Self Closing

Yes

Occupant Door : Fire Door

Yes

Occupant Door : Condition

Good

STANDARDS OF PRACTICE

Roof

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

Exterior

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

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.