

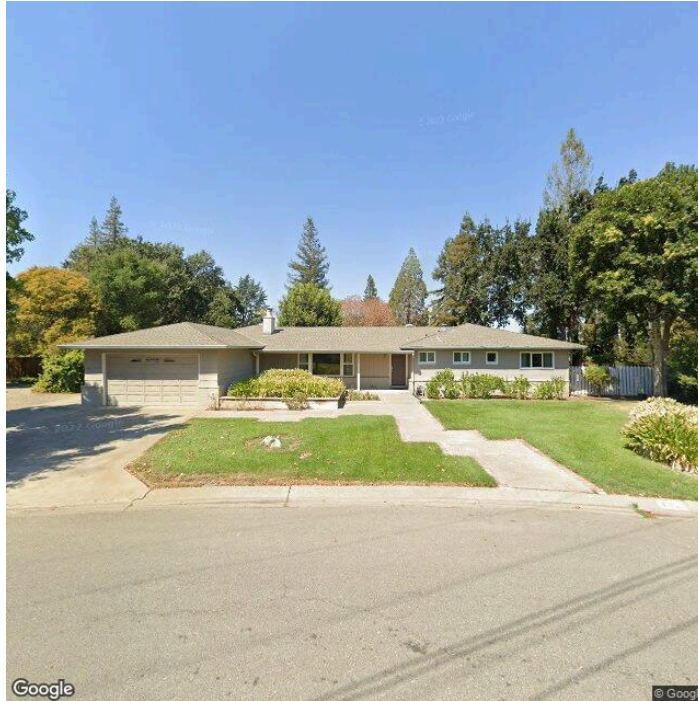


# FOREST PROPERTY INSPECTIONS

+15102623229

[info@forestpropertyinspections.com](mailto:info@forestpropertyinspections.com)

<https://forestpropertyinspections.com>



## PROPERTY INSPECTION

132 Cafeto Ct  
Walnut Creek, CA 94598

Stephanie Talyat

02/18/2026

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Inspector  
**Forest Davis**  
+15102623229  
[info@forestpropertyinspections.com](mailto:info@forestpropertyinspections.com)



Agent  
**Stephanie Talyat**  
Kehrig team  
925-286-5424  
[stephanie@kehrigteam.com](mailto:stephanie@kehrigteam.com)

# TABLE OF CONTENTS

1: Inspection Details	6
2: Site & Exterior	7
3: Roof	25
4: Garage	32
5: General Interior & Rooms	38
6: Kitchens and Baths	54
7: Laundry and Appliances	67
8: Attic, Insulation & Ventilation	72
9: Foundation & Floor Structure	79
10: Plumbing	82
11: HVAC	89
12: Electrical	95
13: Fireplace(s) & Stove(s)	103
14: Gas meter/ Gas Shutoff	105
Standards of Practice	108

The goal of the inspection is to disclose the general property condition and potentially put a home buyer or seller in a better more educated position before making a buying or selling decision.

All components designated for inspection in the InterNACHI Residential Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" or "Overview" sections within this report. The SC Home Inspector Code Of Ethics and Standards of Practice can also be referred to as well within the scope of the home inspection. A home inspection is a limited **visual** inspection and should not be technically exhaustive. Not all improvements will be identified during this inspection. Unexpected component or system failure may occur after the inspection is performed. Unexpected repairs should still be anticipated. Any comments made in the report outside the SCOPE or SOP should be considered informative only. **The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection agreement contract for a full explanation of the scope of the inspection.**

**For the checklist / narrative report 4 expandable tabs can be clicked on labeled (Overview, Information, Limitations, and Standards).**

**There are also 5 different checkmarks and highlighted color designations noted in this report when evaluating a component or system :**

**Inspected - appeared overall adequate with little or no discrepancies (MONITOR AND MAINTAIN)**

**Marginal - requires maintenance, repair, or modifications to avoid future concerns or eventual component failure (RECOMMEND FURTHER EVALUATION FROM A QUALIFIED CONTRACTOR)**

**Poor - requires repairs, modifications, or replacement immediately or soon (RECOMMEND FURTHER EVALUATION FROM A QUALIFIED CONTRACTOR SOON)**

**Safety Hazard - poses a potential safety or health hazard to personnel (RECOMMEND FURTHER EVALUATION FROM A QUALIFIED CONTRACTOR SOON)**

**Not Inspected / Not Present - Limitations and Disclaimers - generalized informative comments for components/systems**

# SUMMARY

**Note: This is only a summary of some of the defects noted in the report. Items highlighted in red and orange are most crucial in the opinion of the inspector. Items highlighted in yellow should NOT be disregarded. The full inspection report should be referred to for a full list and description of accessible defects.**

- 🔧 2.1.1 Site & Exterior - Wall Covering : Caulk Maintenance
- 🔧 2.1.2 Site & Exterior - Wall Covering : Painting / Sealing
- 🔧 2.1.3 Site & Exterior - Wall Covering : Minor Damage
- 🟡 2.1.4 Site & Exterior - Wall Covering : Wood Rot
- 🔧 2.2.1 Site & Exterior - Doors and Windows: Door Trim
- 🔧 2.3.1 Site & Exterior - Walkways, Patios & Driveways: Walkway Cracks
- 🔧 2.3.2 Site & Exterior - Walkways, Patios & Driveways: Patio Cracks
- ⚠️ 2.4.1 Site & Exterior - Decks, Balconies, Porches & Steps: Unsafe Covering
- 🔧 2.5.1 Site & Exterior - Roof Drainage Systems: Leaking Gutters
- 🔧 2.5.2 Site & Exterior - Roof Drainage Systems: Damaged Downspout
- 🔧 2.5.3 Site & Exterior - Roof Drainage Systems: Damaged Gutters
- 🔧 2.6.1 Site & Exterior - Vegetation, Grading, Drainage, & Retaining Walls: Trees
- 🟡 2.9.1 Site & Exterior - Exterior Lighting Fixtures, Fans, Switches, & Receptacles: GFCI Missing
- 🔧 2.9.2 Site & Exterior - Exterior Lighting Fixtures, Fans, Switches, & Receptacles: Doorbell Repair
- 🔧 3.1.1 Roof - Coverings: Exposed Nails
- 🔧 3.1.2 Roof - Coverings: Moss / Staining
- 🔧 3.1.3 Roof - Coverings: Localized Damage
- 🔧 3.1.4 Roof - Coverings: Delamination observed
- 🔧 3.1.5 Roof - Coverings: Previous Repairs
- 🔧 4.3.1 Garage - Interior Structure : Floor Cracking minor
- 🔧 4.3.2 Garage - Interior Structure : Wall crack(s)
- 🟡 4.4.1 Garage - Garage Door: Photo Eye Sensor Modifications
- 🟡 4.5.1 Garage - Lighting Fixtures, Switches & Receptacles: GFCI Missing
- 🔧 4.6.1 Garage - Garage Interior Door : Garage Interior Door Doesn't Self Latch
- 🔧 5.1.1 General Interior & Rooms - Doors & Windows: Closet door off track
- 🟡 5.2.1 General Interior & Rooms - Floors: Unevenness
- 🔧 5.3.1 General Interior & Rooms - Walls and Ceilings: Settlement cracks
- 🔧 5.3.2 General Interior & Rooms - Walls and Ceilings: Cosmetic Flaws

- 🔧 5.4.1 General Interior & Rooms - Lighting, Fans, Switches, & Receptacles: Light Inoperable
- 🔧 5.4.2 General Interior & Rooms - Lighting, Fans, Switches, & Receptacles: Cover Plate Installation
- ⊖ 5.4.3 General Interior & Rooms - Lighting, Fans, Switches, & Receptacles: Ungrounded Receptacle
- ⊖ 5.4.4 General Interior & Rooms - Lighting, Fans, Switches, & Receptacles: Open ground
- ⊖ 5.4.5 General Interior & Rooms - Lighting, Fans, Switches, & Receptacles: Reverse Polarity
- 🔧 5.4.6 General Interior & Rooms - Lighting, Fans, Switches, & Receptacles: Loose outlets
- 🔧 5.5.1 General Interior & Rooms - Smoke & CO Detectors: Not Responding
- ⊖ 6.1.1 Kitchens and Baths - Doors & Windows: Not square
- 🔧 6.4.1 Kitchens and Baths - Countertops & Cabinets: Loose handle
- ⊖ 6.5.1 Kitchens and Baths - Lighting, Fans, Switches, & Receptacles: GFCI Missing
- ⊖ 6.5.2 Kitchens and Baths - Lighting, Fans, Switches, & Receptacles: Open ground
- ⊖ 6.5.3 Kitchens and Baths - Lighting, Fans, Switches, & Receptacles: Unprofessional
- 🔧 6.6.1 Kitchens and Baths - Plumbing Related : Caulk Maintenance
- 🔧 6.6.2 Kitchens and Baths - Plumbing Related : Loose Components
- 🔧 6.6.3 Kitchens and Baths - Plumbing Related : Loose Toilet
- ⊖ 8.3.1 Attic, Insulation & Ventilation - Roof & Attic Structure: Pest Activity
- 🔧 8.3.2 Attic, Insulation & Ventilation - Roof & Attic Structure: Damaged Rafters
- 🔧 9.2.1 Foundation & Floor Structure - Foundation Walls: Efflorescence
- ⊖ 9.2.2 Foundation & Floor Structure - Foundation Walls: Moderate crack
- 🔧 9.2.3 Foundation & Floor Structure - Foundation Walls: Limited access
- ⊖ 9.3.1 Foundation & Floor Structure - Beams, Columns, & Joists: Pest Activity (Rodent)
- ⊖ 10.2.1 Plumbing - Drain, Waste, & Vent Systems: Component Leak
- ⊖ 10.3.1 Plumbing - Water Heater(s): Improper seismec strapping
- 🔧 10.3.2 Plumbing - Water Heater(s): Missing sediment trap
- ⊖ 10.3.3 Plumbing - Water Heater(s): TPR Pipe
- 🔧 11.1.1 HVAC - Cooling Equipment: Unit Not Level
- 🔧 11.1.2 HVAC - Cooling Equipment: Wrap line
- ⊖ 12.2.1 Electrical - Service/Main Disconnect and Subpanels: Antioxidant Paste
- 🔧 12.2.2 Electrical - Service/Main Disconnect and Subpanels: Missing Labels
- ⚠️ 12.2.3 Electrical - Service/Main Disconnect and Subpanels: Federal Pacific
- 🔧 12.2.4 Electrical - Service/Main Disconnect and Subpanels: Panel Clearance
- 🔧 13.1.1 Fireplace(s) & Stove(s) - Fireplaces : Cracked Masonry

# 1: INSPECTION DETAILS

## Information

---

**Ancillary Services Requested**  
None

**In Attendance**  
Nobody

**Occupancy**  
Vacant

**Type of Building(s)**  
Single Family

**Weather Conditions**  
Recent Rain

## 2: SITE & EXTERIOR

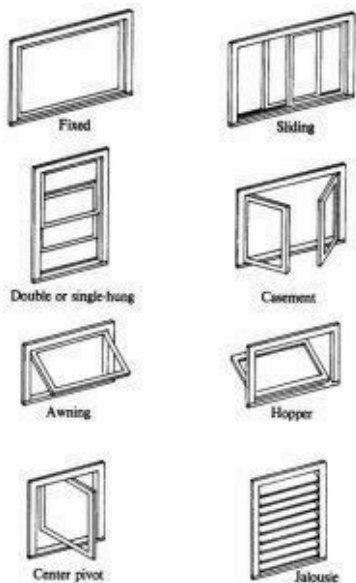
		Inspected	Marginal	Poor	Safety	NI	NP
2.1	Wall Covering	X					
2.2	Doors and Windows	X					
2.3	Walkways, Patios & Driveways	X					
2.4	Decks, Balconies, Porches & Steps	X					
2.5	Roof Drainage Systems	X					
2.6	Vegetation, Grading, Drainage, & Retaining Walls	X					
2.7	Eaves, Soffits & Fascia	X					
2.8	Exterior Vents	X					
2.9	Exterior Lighting Fixtures, Fans, Switches, & Receptacles	X					
2.10	Foundation	X					

Inspected = Inspected    Marginal = Marginal    Poor = Poor    Safety = Safety Hazard    NI = Not Inspected    NP = Not Present

### Information

**Doors and Windows: Exterior Windows Type(s)**

Metal



**Walkways, Patios & Driveways: Driveway / Walkway / Patio Material(s)**

Dirt, Concrete

**Decks, Balconies, Porches & Steps: Appurtenance Material(s)**

Concrete

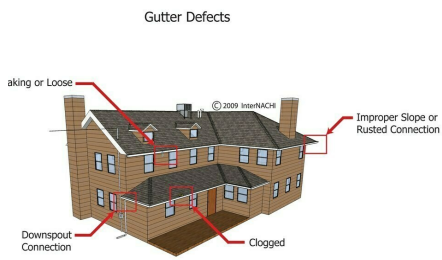
**Roof Drainage Systems: Drainage Material(s)**

Aluminum

## Roof Drainage Systems: Drainage

### Type(s)

Mounted Gutters



### Materials

Poured Concrete

Mobile homes and structures built on piers will not apply to this section.

## Foundation : Foundation Type

Crawlspace Foundation

### Exterior Structure

Plumb & Level

If anything other than "Plumb and Level" is checked, a qualified professional should be consulted for further guidance.

### Inspection Method

A visual exterior structure and grounds inspection shall be performed.

### General Exterior Pictures







### Wall Covering : Satisfactory Condition

The exterior wall coverings were observed to be in overall satisfactory condition with little or no deficiencies. Recommend ongoing caulking, cleaning, and sealing.

### Wall Covering : Wall Covering Material(s)

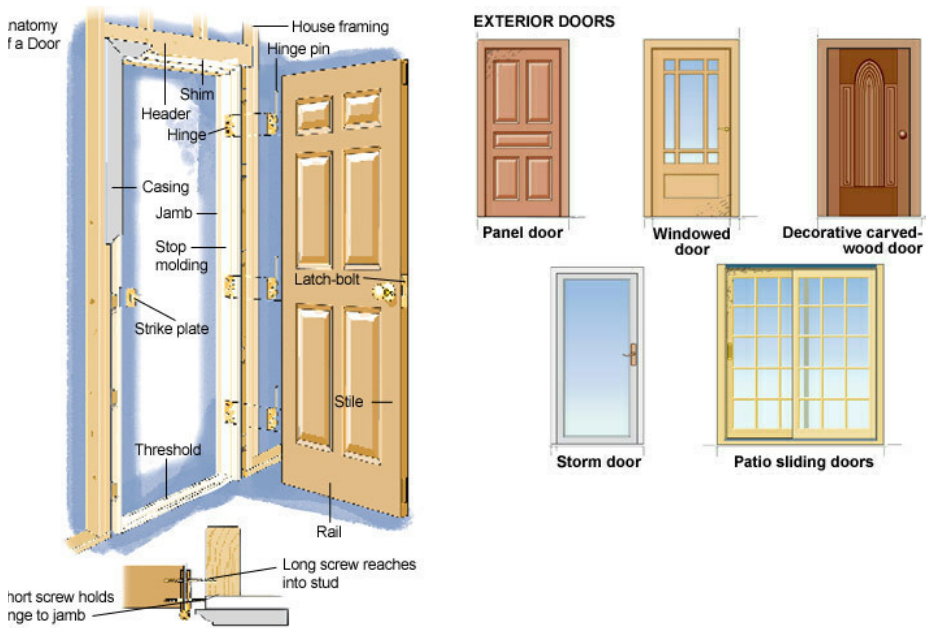
Fiber Cement, Stucco

If EIFS is checked, it is recommended an EIFS qualified inspector check these components.

## Doors and Windows: Exterior Entry Door Type(s)

### Wood

It is recommended that the locks be changed upon settlement of the property.



## Doors and Windows: Satisfactory Condition

The exterior of the doors and windows were observed to be in overall satisfactory condition with little or no deficiencies. Recommend ongoing maintenance.

## Walkways, Patios & Driveways: Satisfactory Condition

The driveway / walkways were observed to be in overall satisfactory condition with little or no deficiencies.

## Decks, Balconies, Porches & Steps: Appurtenance Type(s)

### Patio, Porch

Appurtenances are secondary structures or features attached to or associated with a primary building, such as decks, porches, balconies, and steps. These architectural elements provide additional functional and aesthetic value to a property.

## Roof Drainage Systems: Satisfactory Condition

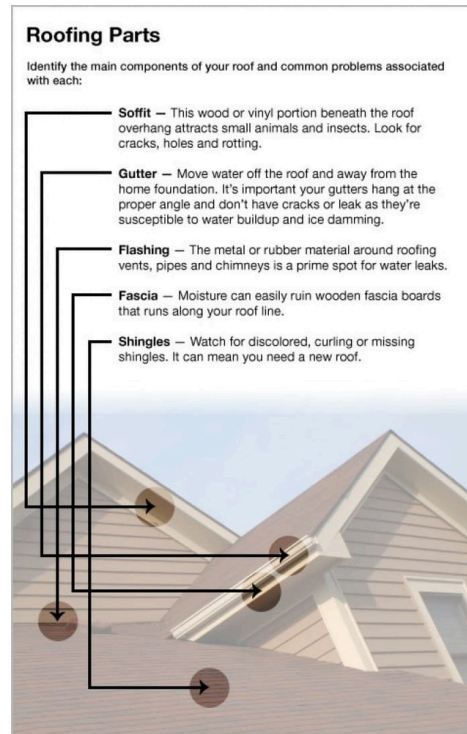
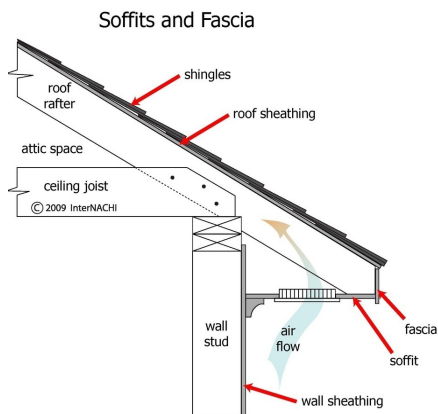
The roof drainage components were observed to be in overall satisfactory condition with little or no deficiencies. Recommend cleaning at least twice a year and sealing connections as needed.

## Vegetation, Grading, Drainage, & Retaining Walls: Satisfactory Condition

The exterior grounds were observed to be in overall satisfactory condition with little or no deficiencies. Recommend ongoing maintenance.

## Eaves, Soffits & Fascia: Material(s)

Wood



## Eaves, Soffits & Fascia: Satisfactory Condition

The eaves / fascia were observed to be in overall satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

## Exterior Vents: Satisfactory Condition

The vents and related components were observed to be in overall satisfactory condition with little or no deficiencies.

## Exterior Vents: Vent Type(s)

Crawlspace, Soffit

Vent should be kept clean of debris and the connections properly sealed to the structure. Some vent should have screens installed to minimize pest activity.

## Exterior Lighting Fixtures, Fans, Switches, & Receptacles: Satisfactory Condition

The exterior electrical components were observed to be in overall satisfactory condition with little or no deficiencies.

## Foundation : Understanding your foundation

### Understanding Residential Foundations

A residential foundation is a critical component of a home, providing support and stability. It transfers the weight of the house to the ground and prevents settling or shifting over time. Here's a detailed overview to help homeowners understand foundations better.

### Types of Foundations

#### Slab Foundation

Description: A concrete slab is poured directly on the ground, creating a flat surface that serves as the base of the home.

-Pros: Typically cost-effective and quick to construct; less prone to flooding.

Cons: Limited access to plumbing and electrical systems; can crack due to soil movement.

#### Crawl Space Foundation

Description: This type raises the home above the ground, creating a small space (usually 1-3 feet high) between the ground and the first floor.

Pros: Easier access to plumbing and electrical systems; better ventilation than a slab.

Cons: Can be prone to moisture issues if not properly ventilated; may require additional maintenance.

#### Basement Foundation

Description: A deeper foundation that creates a full or partial basement under the house.

Pros: Provides additional living space and storage; can help with climate control.

Cons: Higher construction costs; potential for flooding if not properly waterproofed.

### Key Components of a Foundation

Footings: Concrete structures that support the foundation walls, spreading the load of the house over a larger area. They are typically below the frost line to prevent movement during freeze-thaw cycles.

Foundation Walls: Vertical structures that enclose the foundation, supporting the weight of the house and resisting soil pressure.

Drainage Systems: Proper drainage is essential to prevent water accumulation around the foundation. This may include sump pumps, French drains, and weep holes to direct water away from the foundation.

### Common Foundation Issues

Cracks: Small cracks are normal, but large or widening cracks can indicate serious problems such as settling or shifting.

Moisture: Water accumulation around the foundation can lead to mold, mildew, and structural damage. Ensure proper grading and drainage away from the home.

Settlement: Uneven settling can cause doors and windows to stick or become misaligned. This may require professional assessment.

### Maintenance Tips

Regular Inspections: Check for cracks, moisture, and signs of pests. Address any issues promptly.

Proper Drainage: Ensure gutters and downspouts direct water away from the foundation. Maintain grading to slope away from the home.

Landscaping: Avoid planting large trees or shrubs too close to the foundation, as roots can disrupt soil and damage the structure.

### Conclusion

Understanding your home's foundation is essential for maintaining its integrity and ensuring safety. Regular monitoring and maintenance can help prevent costly repairs and extend the life of your home. If you have any concerns or notice

unusual signs, consider consulting a professional foundation contractor for advice and assistance.

## Limitations

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Wall Covering

### **WALL LAYERING AND COMPONENTS**

The inspector could not see behind the wall covering materials to inspect for insulation or vapor barrier installation.

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Decks, Balconies, Porches & Steps

### **LOCAL COMPLIANCE**

Many decks, balconies, and stairways are built improperly without permits. Recommend reviewing the previous building permits, talking to the seller, or consulting the local authorities regarding these components.

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Roof Drainage Systems

### **GUTTERS COVERED**

Inspection of roof drainage systems was limited due to gutters being covered, preventing a comprehensive evaluation of their condition and functionality.

---

Vegetation, Grading, Drainage, & Retaining Walls

### **FENCES & OUTBUILDINGS**

Fences, outbuildings and sheds are not part of a home inspection. Any comments related to these components or structures should be considered purely informative.

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Vegetation, Grading, Drainage, & Retaining Walls

### **TREES**

Rating the condition of a tree is not part of a home inspection. Recommend consulting an arborist if more information is needed for the condition of trees.

## Observations

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2.1.1 Wall Covering



Deferred Maintenance / Modifications

### **CAULK MAINTENANCE**

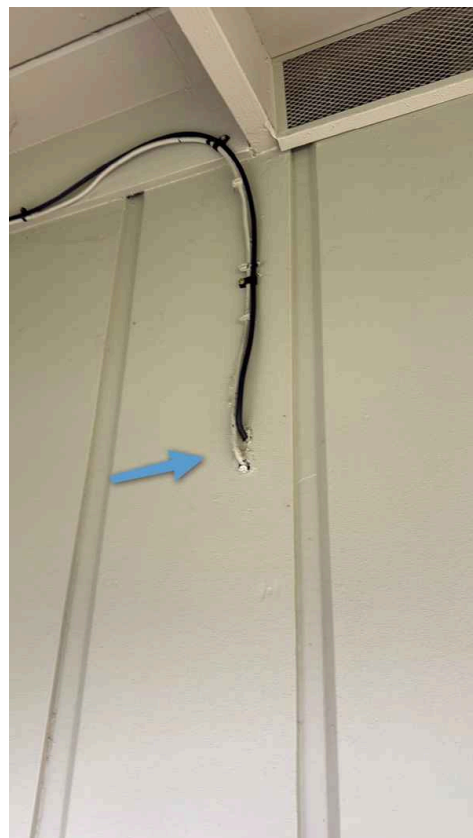
EXTERIOR

There were penetrations or gaps in the exterior of the structure that require proper sealing to prevent water intrusion or pest entry. Ensure that all penetrations or gaps in the exterior are properly sealed.

---

Recommendation

Contact a handyman or DIY project



Porch Front

2.1.2 Wall Covering

 Deferred Maintenance / Modifications

**PAINTING / SEALING**

EXTERIOR

Paint and sealing issues were identified during exterior wall covering inspection. These can lead to moisture penetration and potential structural damage if not addressed promptly. Recommend professional assessment and repair of affected areas.

Recommendation

Contact a qualified painting contractor.



Garage

2.1.3 Wall Covering

 Deferred Maintenance / Modifications

**MINOR DAMAGE**

EXTERIOR

Minor wall covering damage observed during property inspection. The damage suggests potential wear or minor impact. Recommend addressing to prevent further deterioration.

Recommendation

Contact a qualified siding specialist.



Left

2.1.4 Wall Covering

 Recommendation / Concern

**WOOD ROT**

EXTERIOR

Wood rot discovered on wall covering during inspection. This indicates moisture damage. Recommend evaluation and repair.

Recommendation

Contact a qualified siding specialist.



Left Garage

2.2.1 Doors and Windows

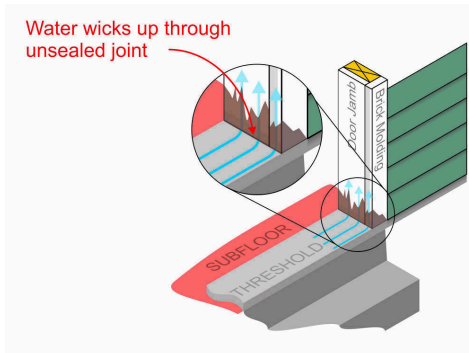
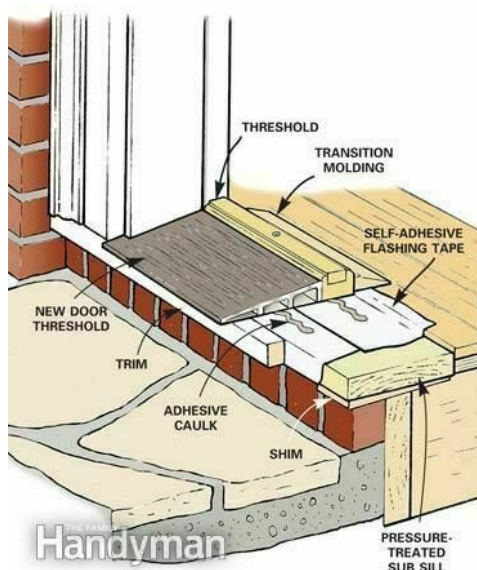
**DOOR TRIM**

Trim shows visible damage during inspection. This could compromise door seal and aesthetic appearance. Recommend professional repair or replacement.

Recommendation

Contact a qualified handyman.

 Deferred Maintenance / Modifications



Living Room Rear

2.3.1 Walkways, Patios & Driveways

**WALKWAY CRACKS**

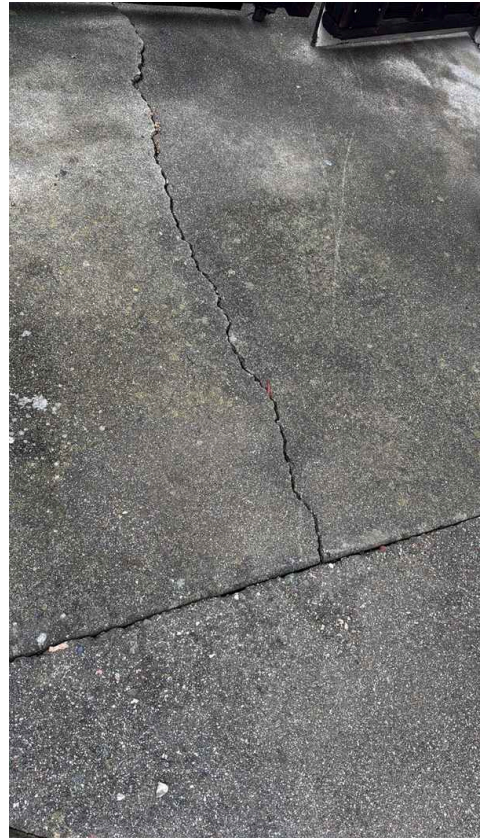
EXTERIOR

Surface cracks observed on walkway indicating potential settlement or age-related deterioration. These fractures may worsen over time and potentially create uneven walking surfaces.

Recommendation

Contact a qualified concrete contractor.

 Deferred Maintenance / Modifications



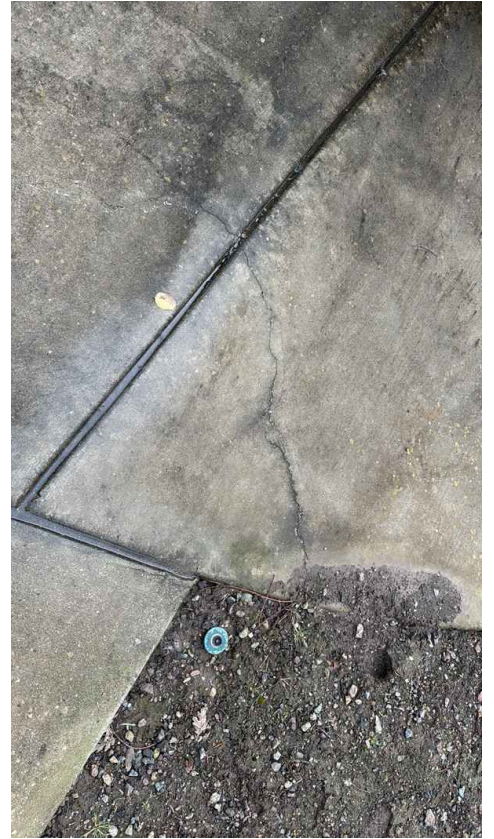
2.3.2 Walkways, Patios & Driveways  
**PATIO CRACKS**  
EXTERIOR

 Deferred Maintenance / Modifications

Some settling and cracking was observed on the patio, which may affect its appearance and structural integrity. I recommend repairing or patching the cracks and sealing the patio to prevent further damage and extend its lifespan.

#### Recommendation

Contact a qualified concrete contractor.



#### 2.4.1 Decks, Balconies, Porches & Steps

### **UNSAFE COVERING**

#### EXTERIOR

Unsafe covering was observed. Recommend repair or replacement.

#### Recommendation

Contact a qualified carpenter.





Rear



Rear

### 2.5.1 Roof Drainage Systems

#### **LEAKING GUTTERS**

EXTERIOR

Water drainage system shows evidence of leakage. This creates potential water intrusion risks for the home's foundation and exterior walls. Recommend caulking joints.

Recommendation

Contact a qualified gutter contractor

 Deferred Maintenance / Modifications



Front Left



Front

### 2.5.2 Roof Drainage Systems

#### **DAMAGED DOWNSPOUT**

##### EXTERIOR

Damaged downspout observed during roof drainage system inspection. This can cause water to improperly drain from the roof, potentially leading to foundation or landscaping water damage. Recommend professional repair or replacement.

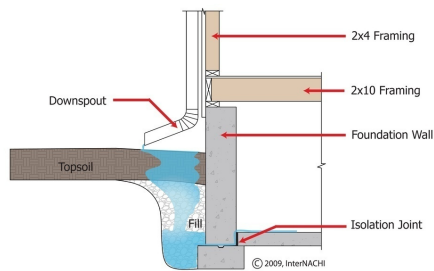
##### Recommendation

Contact a qualified gutter contractor



Deferred Maintenance / Modifications

Moisture Intrusion - Downspout



Left

2.5.3 Roof Drainage Systems

 Deferred Maintenance / Modifications

**DAMAGED GUTTERS**

EXTERIOR

Gutter damage discovered during roof drainage system inspection. This can lead to water mismanagement.

Recommendation

Contact a qualified gutter contractor



Rear Right

2.6.1 Vegetation, Grading, Drainage, & Retaining Walls

 Deferred Maintenance / Modifications

**TREES**

Some trees were observed near the structure leaning towards or overhanging by the roof. This can cause damage to the roof or nearby structures and may prevent proper drainage. I recommend a qualified tree service to either trim, limb, or remove trees.

Recommendation

Contact a qualified tree service company.



### 2.9.1 Exterior Lighting Fixtures, Fans, Switches, & Receptacles



Recommendation / Concern

#### **GFCI MISSING**

No GFCI protection was present in some locations. GFCIs are recommended in kitchens, baths, garages, and exterior applications. I recommend a licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

**Or have an electrician identify the circuit, feeding the exterior outlets and replace the circuit breaker with a GFCI rated circuit breaker.**

Recommendation

Contact a qualified electrical contractor.



Right



Rear

2.9.2 Exterior Lighting  
Fixtures, Fans, Switches, &  
Receptacles



Deferred Maintenance / Modifications

**DOORBELL REPAIR**

I recommend doorbell repair or replacement as needed.

Recommendation

Contact a qualified electrical contractor.



# 3: ROOF

		Inspected	Marginal	Poor	Safety	NI	NP
3.1	Coverings	X					
3.2	Flashings, Chimneys, & Other Roof Penetrations	X					

Inspected = Inspected    Marginal = Marginal    Poor = Poor    Safety = Safety Hazard    NI = Not Inspected    NP = Not Present

## Information

### Roof Slope

Medium

Steep sloped roofs will not be walked upon.

### Coverings: Roof Covering Material(s)

Architectural Asphalt

### Flashings, Chimneys, & Other Roof Penetrations: Chimney Material(s)

Brick



### Flashings, Chimneys, & Other Roof Penetrations: Flashing Material(s)

Aluminum

### Inspection Method

Walked

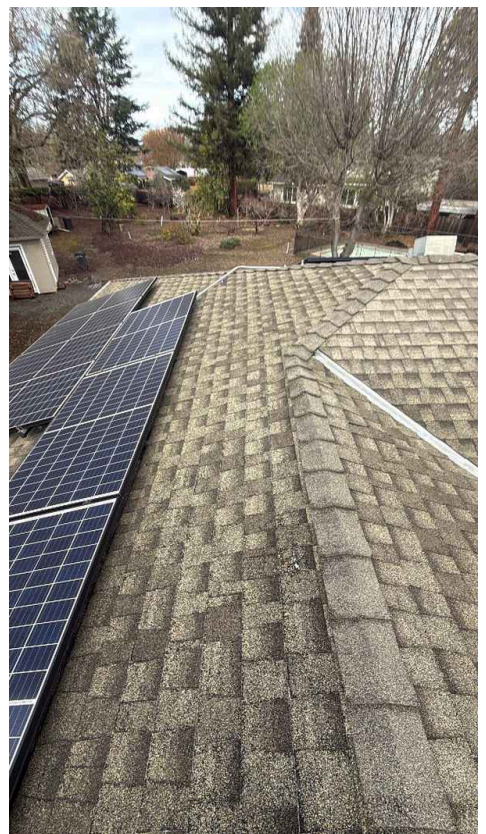
Any roof structures with a medium or steep slope or higher than 22 feet shall not be walked upon. A roof not walked upon shall be considered a limited inspection. Roofing materials will not be peeled back to inspect for proper underlayment. A visual inspection of the roof coverings, vents, chimneys, gutters, and flashing will be conducted.

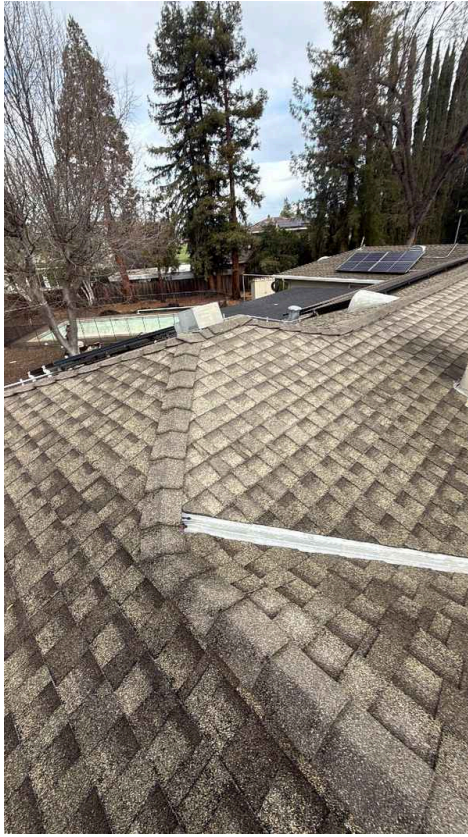
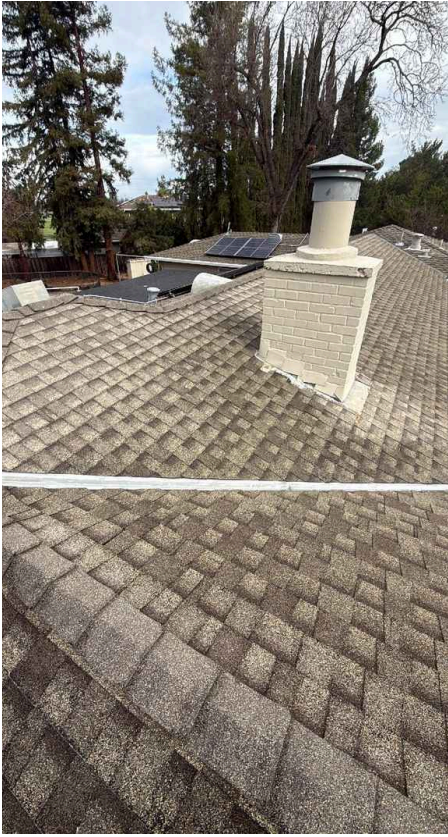
### Roof Visibility

Most

If "some" or "none" is checked it may benefit the Client to have a roof inspection performed in the near future.

### General roof pictures







### Coverings: Satisfactory Condition

The roof covering appeared to be in overall good condition with little or no deficiencies. Recommend yearly Inspections.

## Limitations

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General

### **SOLAR PANELS INSTALLED**

This property had solar panels installed on the roof. Full visibility of the roof material was not possible due to solar panel installation. Anticipate ongoing sealing at the mounting connections as these are vulnerable areas for moisture intrusion.

## Observations

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3.1.1 Coverings

### **EXPOSED NAILS**

ROOF

Roof nails were exposed, which are great entry points for water when it rains. It's recommended that these are sealed with a caulk.

Recommendation

Contact a qualified roofing professional.



Deferred Maintenance / Modifications



3.1.2 Coverings

**MOSS / STAINING**

ROOF

Moss growth and staining on roof coverings indicates moisture retention and potential degradation. This can compromise roof integrity and lead to premature material breakdown.

Recommendation

Contact a qualified cleaning service.

 Deferred Maintenance / Modifications



3.1.3 Coverings

**LOCALIZED DAMAGE**

ROOF

Roof covering shows targeted damage area requiring professional assessment. Potential compromise of waterproofing and structural integrity exists.

Recommendation

Contact a qualified roofing professional.

 Deferred Maintenance / Modifications

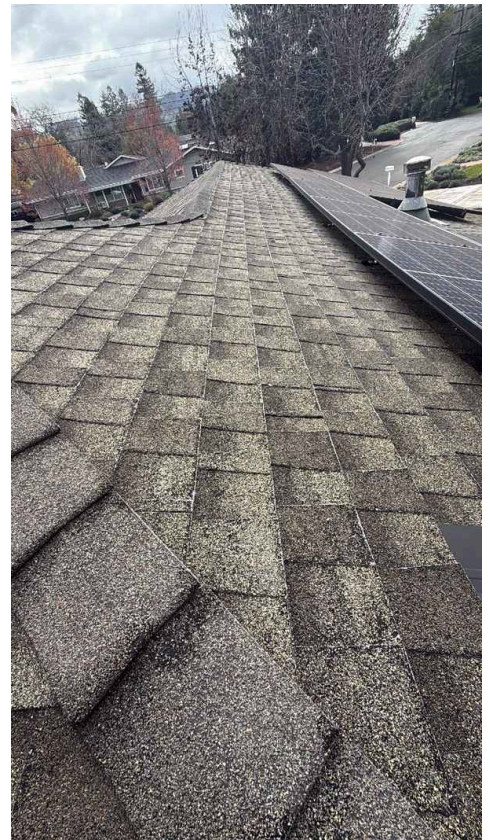


3.1.4 Coverings

 Deferred Maintenance / Modifications

**DELAMINATION  
OBSERVED**

Delamination indicates material separation or breakdown in roof coverings. This creates potential water penetration risks and structural vulnerability.



3.1.5 Coverings

 Deferred Maintenance / Modifications

**PREVIOUS REPAIRS  
ROOF**

Previous roof repair marks indicate maintenance history. This suggests past issues addressed.

Recommendation

Contact a qualified roofing professional.



# 4: GARAGE

		Inspected	Marginal	Poor	Safety	NI	NP
4.1	General	X					
4.2	Foundation Walls	X					
4.3	Interior Structure	X					
4.4	Garage Door	X					
4.5	Lighting Fixtures, Switches & Receptacles	X					
4.6	Garage Interior Door	X					

Inspected = Inspected    Marginal = Marginal    Poor = Poor    Safety = Safety Hazard    NI = Not Inspected    NP = Not Present

## Information

**General: Garage Type(s)**

Attached

**Foundation Walls: Foundation Material(s)**

Poured Concrete

**Garage Door: Garage Door Material(s)**

Wood

**Garage Door: Garage Door Type(s)**

Roll up

**General: Exterior Structure**

Plumb & Level

If "Noticeable Movement" is checked, a qualified professional should be consulted.

**General: Inspection Method**

A visual exterior and interior inspection shall be performed. Any readily accessible windows, doors, and outlets shall be tested. Weather conditions may limit the exterior inspection. Any cluttered or finished areas may limit the interior inspection. The garage door and automatic opener (if applicable) shall be tested.

## General: General Garage Pictures



## Limitations

Foundation Walls

### **CONCEALED AREAS**

Portions of the exterior foundation wall were concealed by either vegetation, wall coverings, or the landscape. No true inspection could be made in these areas.



Garage Door

### **LOCKED**

The door was locked which prevented a full inspection.



## Observations

### 4.3.1 Interior Structure

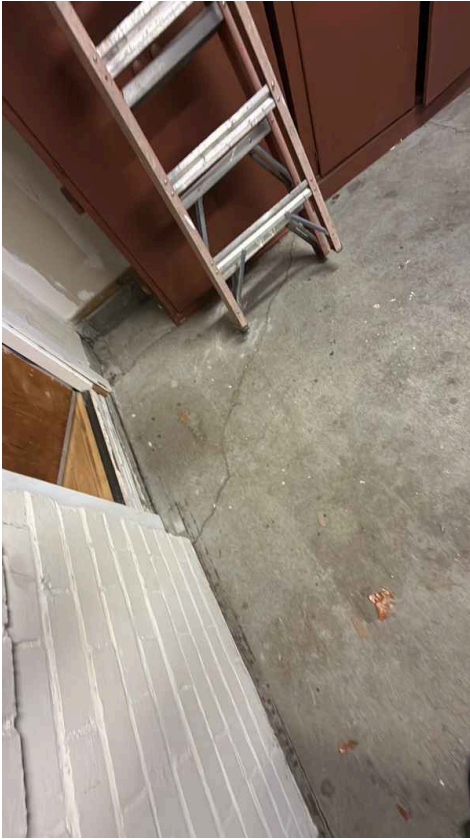
#### **FLOOR CRACKING MINOR**



Deferred Maintenance / Modifications

**Observation:** Minor settling cracks were observed in the garage concrete slab. These are typical in older and newer homes and do not currently appear to affect structural integrity.

**Recommendation:** No immediate action is necessary. Recommend monitoring for changes over time. If cracks widen or displacement occurs, further evaluation by a qualified contractor may be warranted.



4.3.2 Interior Structure

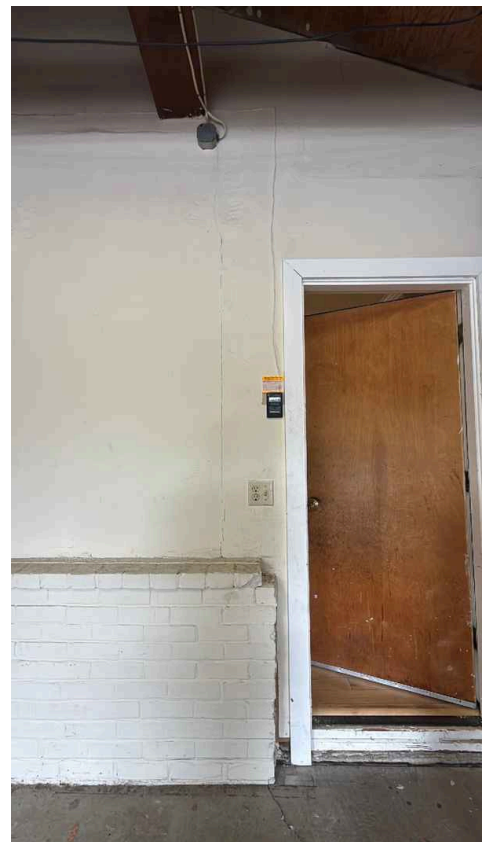
 Deferred Maintenance / Modifications

**WALL CRACK(S)**

minor settlement crack was observed it is recommended that this is patched and monitored no major signs of settlement was observed at the time of inspection

Recommendation

Contact a qualified carpenter.



4.4.1 Garage Door

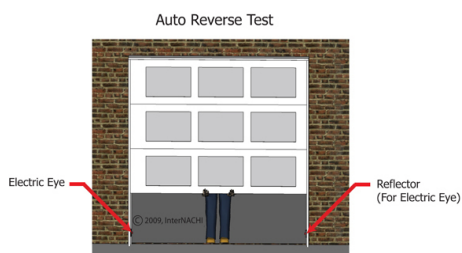
**PHOTO EYE SENSOR MODIFICATIONS**

 Recommendation / Concern

Photo eye sensors are placed too high, we recommend no greater than 6" from the ground.

Recommendation

Contact a qualified garage door contractor.



#### 4.5.1 Lighting Fixtures, Switches & Receptacles

Recommendation / Concern

### GFCI MISSING

No GFCI protection was present in some locations. GFCIs are recommended in kitchens, baths, garages, and exterior applications. I recommend a licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



## 4.6.1 Garage Interior Door



Deferred Maintenance / Modifications

**GARAGE INTERIOR  
DOOR DOESN'T SELF LATCH**

**Observation:** The interior door between the garage and the home does not fully latch on its own. This may be due to misalignment, a worn-out latch mechanism, or improper installation.

**Recommendation:** Adjust the door strike plate, hinges, or latch to ensure proper alignment and secure closure. If the issue persists, consider replacing the latch mechanism. Ensuring a proper seal is important for fire safety and to prevent fumes from the garage from entering the living space.



## 5: GENERAL INTERIOR & ROOMS

		Inspected	Marginal	Poor	Safety	NI	NP
5.1	Doors & Windows	X					
5.2	Floors	X					
5.3	Walls and Ceilings	X					
5.4	Lighting, Fans, Switches, & Receptacles	X					
5.5	Smoke & CO Detectors	X					
5.6	Temps	X					

Inspected = Inspected    Marginal = Marginal    Poor = Poor    Safety = Safety Hazard    NI = Not Inspected    NP = Not Present

### Information

**Floors: Floor Coverings**

Hardwood, Carpet

**Walls and Ceilings: Ceiling / Wall**

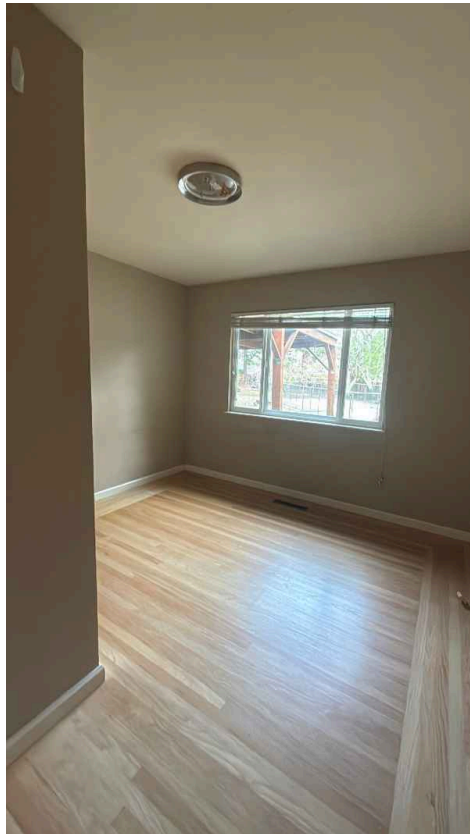
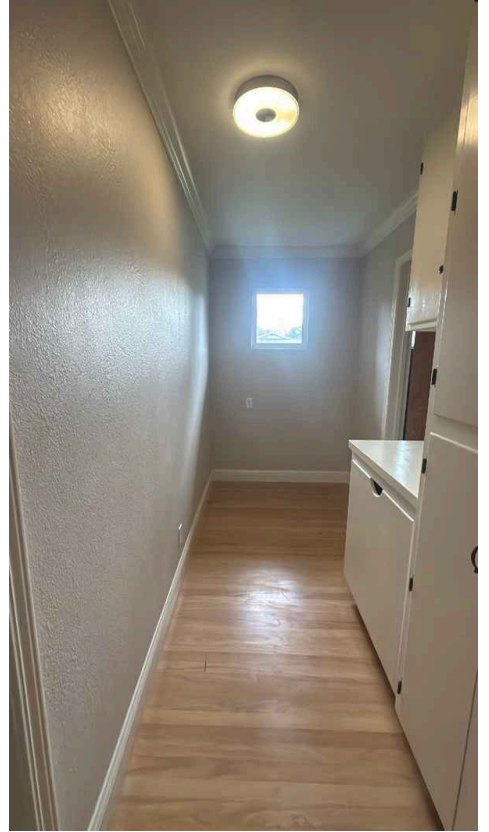
**Material(s)**

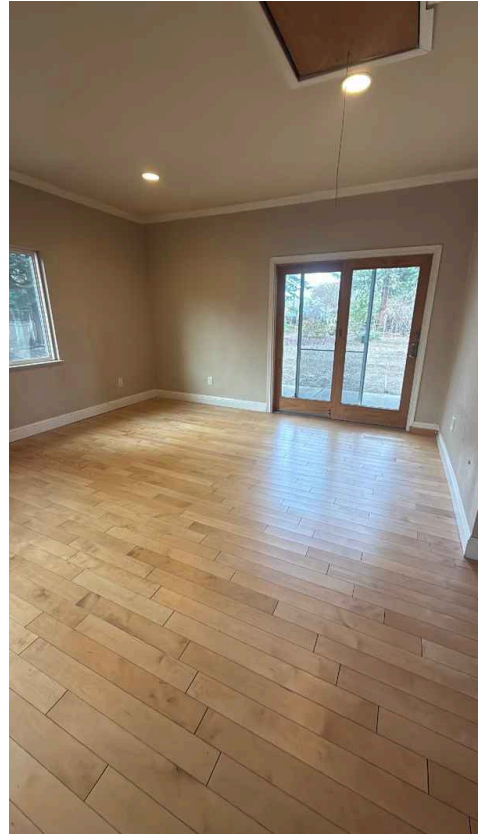
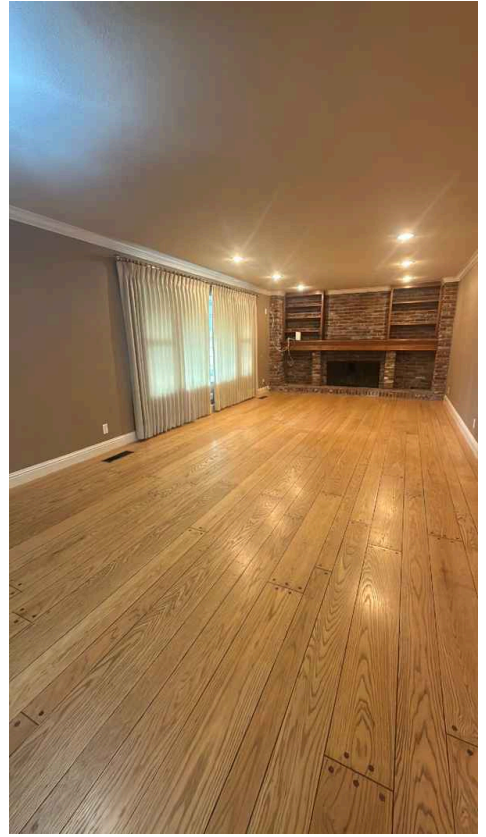
Gypsum Board

**Inspection Method**

Readily accessible windows, doors, switches, and outlets will be tested. A visual inspection of the room(s) shall be conducted for visible defects. Outlet covers and switch covers will not be removed.

### General Interior Pictures





### Doors & Windows: Functional And Adequate

The interior doors and windows were observed to be in overall functional and adequate condition with little or no deficiencies.

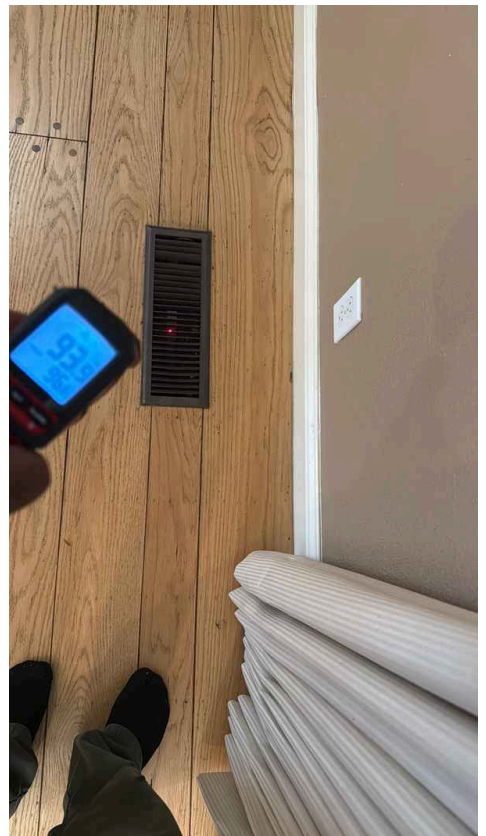
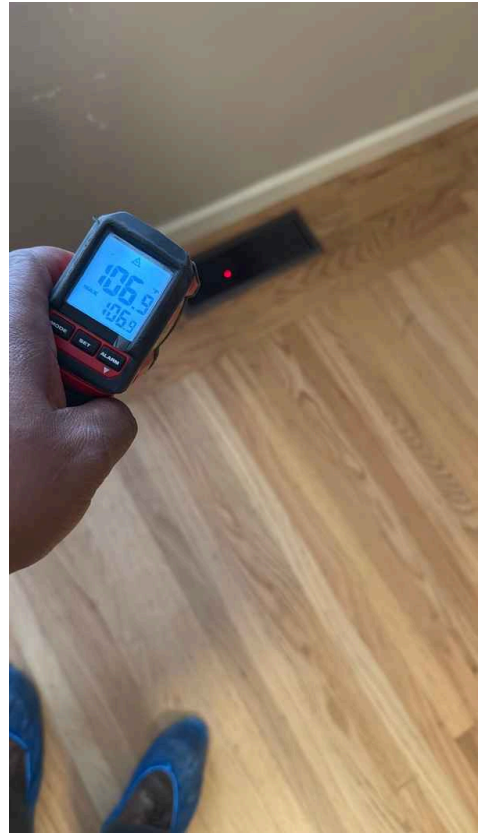
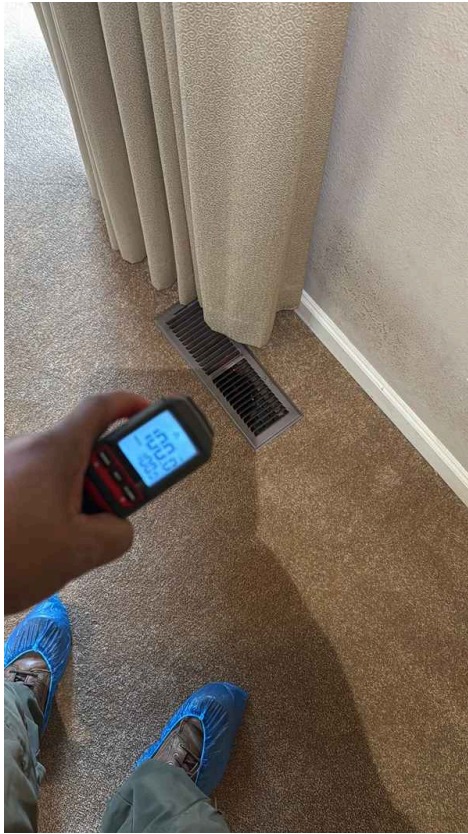
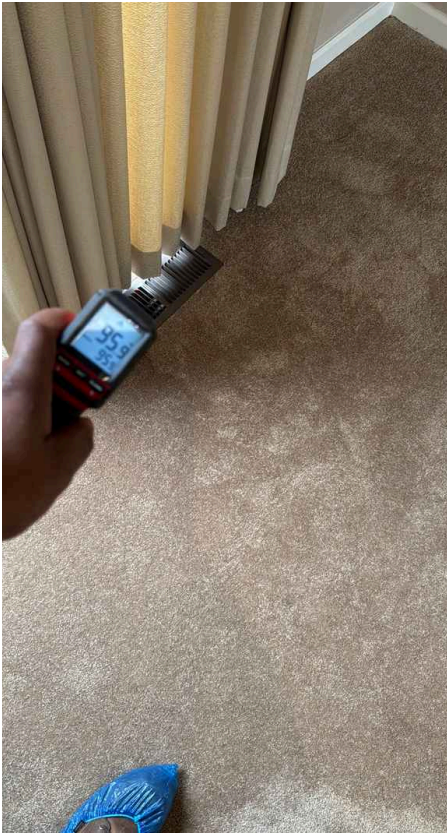
### Walls and Ceilings: Satisfactory Condition

The walls and ceilings appeared to be in overall satisfactory condition with little or no deficiencies.

**Lighting, Fans, Switches, & Receptacles: Satisfactory Condition**

The electrical components appeared to be in overall good condition with little or no deficiencies.

### Temps: Temps





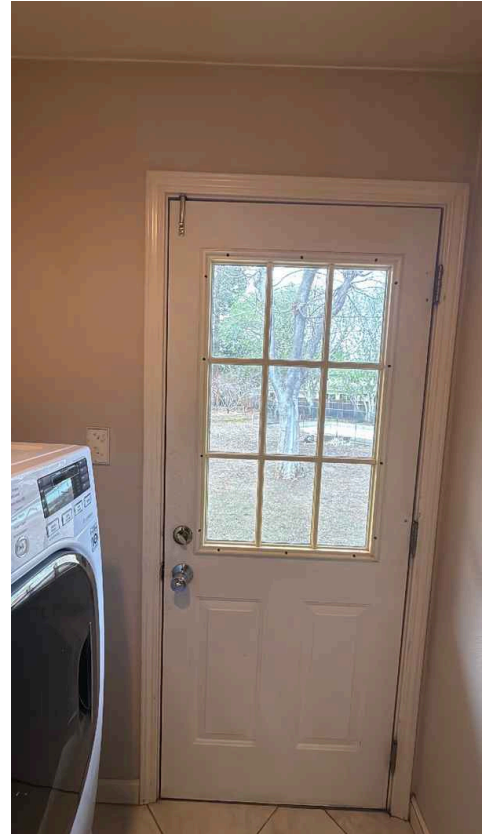
## Limitations

---

Doors & Windows

### **LIMITED ACCESS**

One or more of the windows or doors was either inaccessible or secured shut and untested.



## Walls and Ceilings

**INSULATION NOT VERIFIED**

The insulation behind walls was not verified if present or properly installed.

**Observations**

## 5.1.1 Doors &amp; Windows

**CLOSET DOOR OFF TRACK**

Deferred Maintenance / Modifications

**Observation:** Closet door is off its track and not operating as intended.

**Recommendation:** Recommend adjusting or reattaching the closet door to its track for proper operation.



## 5.2.1 Floors

**UNEVENNESS**

VARIOUS LOCATIONS



Recommendation / Concern

**Observation:** The floor showed uneven or sloped surfaces in some areas, which may be due to improper installation or previous settlement, a common issue in older structures.

**Recommendation:** I recommend having a qualified contractor investigate the floor structure, evaluate the cause of the unevenness, and repair it as needed to ensure the floor's stability and safety.

Recommendation

Contact a qualified professional.



5.3.1 Walls and Ceilings

 Deferred Maintenance / Modifications

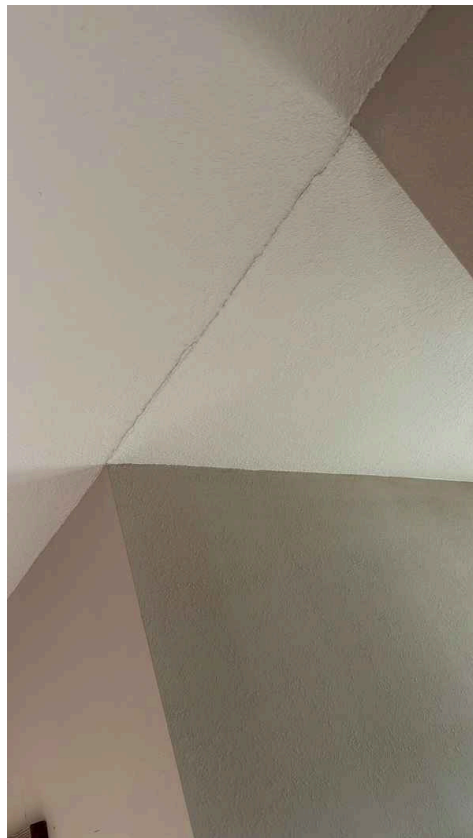
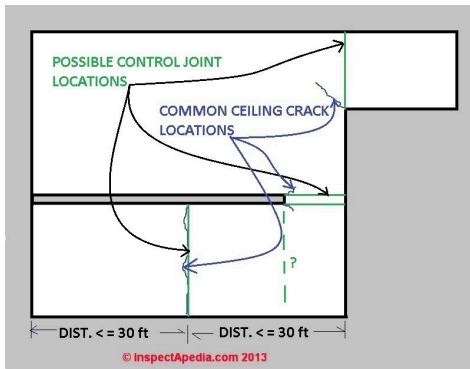
**SETTLEMENT CRACKS**

**Observation:** Some cracks or localized damage in the walls or ceiling were noted, which could be a sign of settling or other minor issues.

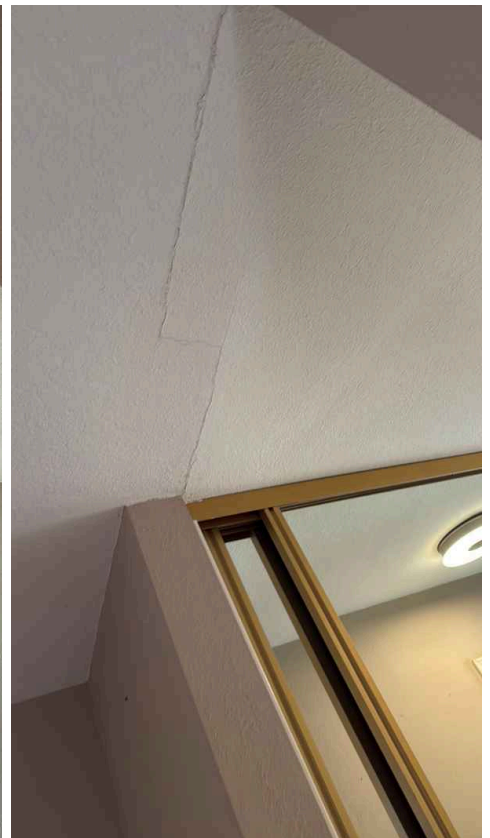
**Recommendation:** Any localized damage or imperfections should be patched and monitored for further changes to ensure the integrity of the walls and ceiling.

Recommendation

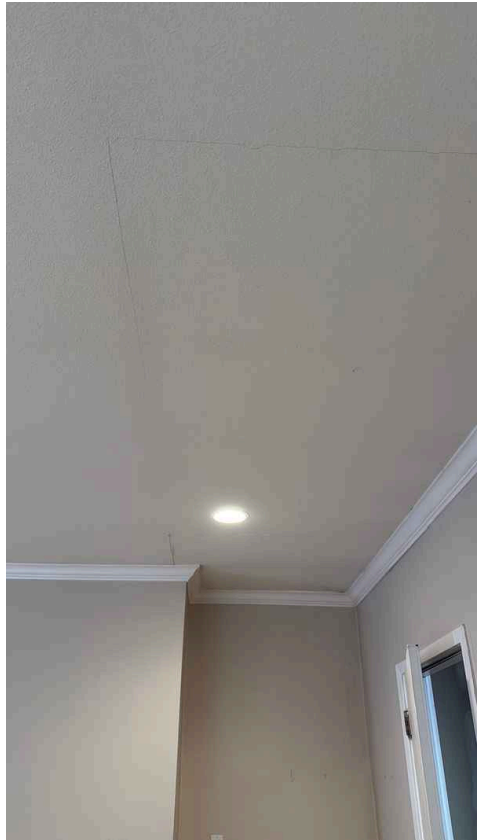
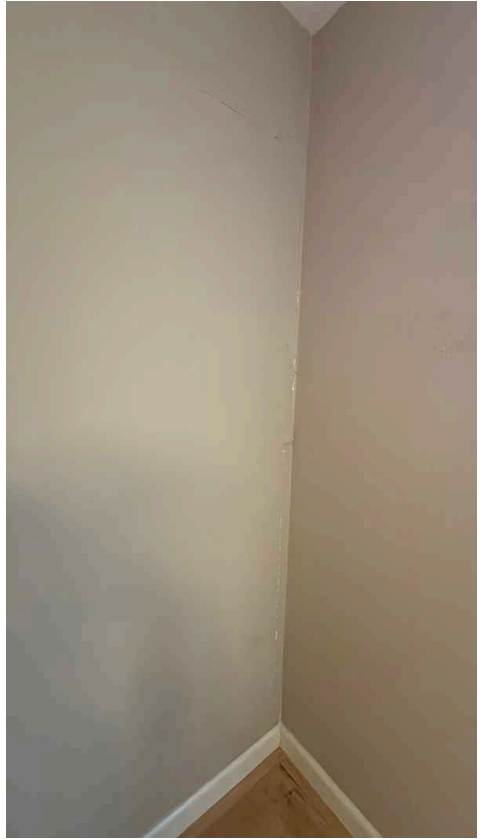
Contact a handyman or DIY project

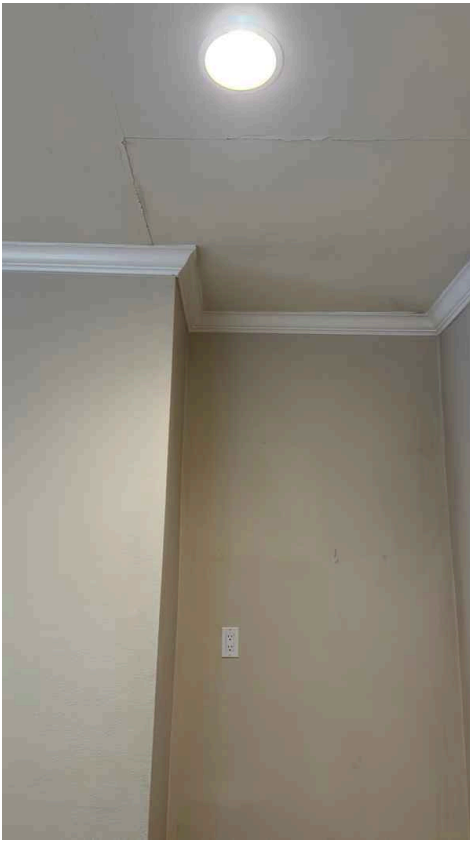


Master



Master





### 5.3.2 Walls and Ceilings

 Deferred Maintenance / Modifications

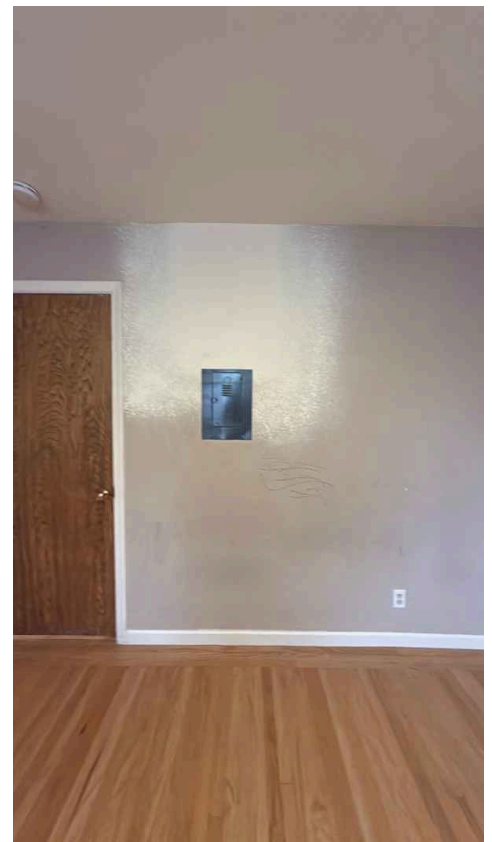
#### **COSMETIC FLAWS**

**Observation:** Some cosmetic flaws were noted, which do not affect the functionality or safety of the home but may impact its overall appearance.

**Recommendation:** These issues are noted to inform you of the condition of the home, and while they may not require immediate attention, addressing them can improve the aesthetics of the space.

Recommendation

Contact a qualified drywall contractor.



Right Bedroom

### 5.4.1 Lighting, Fans, Switches, & Receptacles

#### **LIGHT INOPERABLE**

 Deferred Maintenance / Modifications

**Observation:** Some lights were not operating, which could be due to a burnt-out bulb, faulty switch, damaged fixture, or malfunctioning ballast.

**Recommendation:** I recommend replacing the light bulb first, and if the issue persists, having a professional investigate the problem to determine if the switch, fixture, or ballast needs repair or replacement.

Recommendation

Contact a handyman or DIY project



Bedroom

#### 5.4.2 Lighting, Fans, Switches, & Receptacles

### COVER PLATE INSTALLATION



Deferred Maintenance / Modifications

Some boxes, receptacles, or switches were missing a cover plate, or the cover plate was damaged. I recommend the installation of plates for improved safety.

Recommendation

Contact a handyman or DIY project



Master



Right Bedroom



Dining Room

#### 5.4.3 Lighting, Fans, Switches, & Receptacles

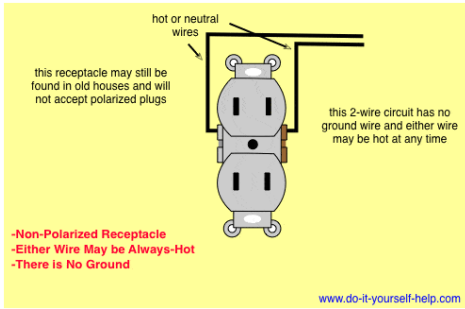
### UNGROUND RECEPTACLE

Some receptacles were ungrounded. To eliminate safety hazards, all receptacles in kitchens, bathrooms, garages & the exterior should be grounded. **At the minimum, a GFCI should be installed for additional safety. It may be possible with a panel upgrade to install GFCI rated breakers.**

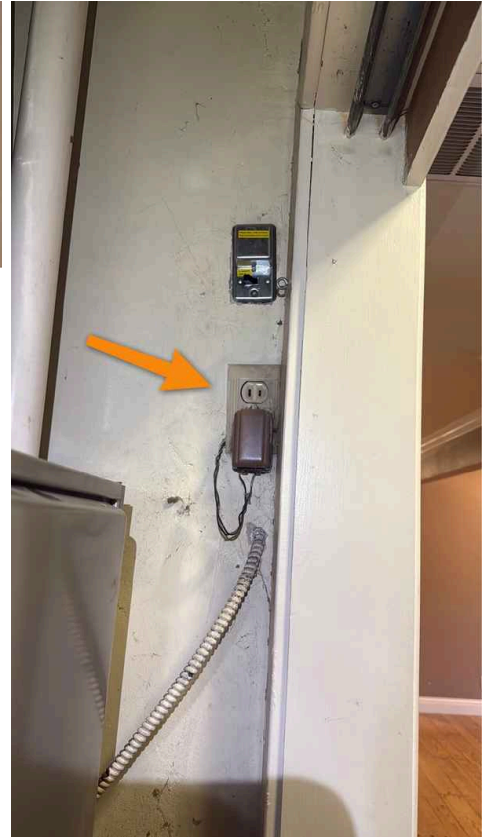
Recommendation

Contact a qualified electrical contractor.

— Recommendation / Concern



Bedroom Right



Furnace

5.4.4 Lighting, Fans, Switches, & Receptacles

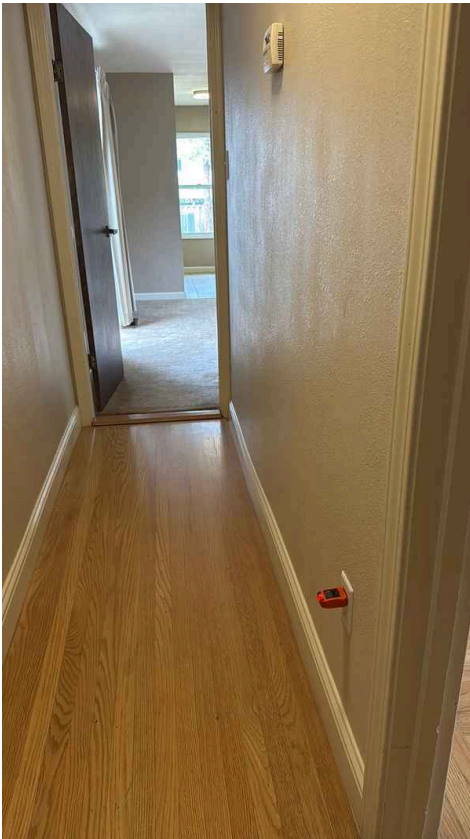
Recommendation / Concern

**OPEN GROUND**

Open ground electrical issue discovered during inspection. Recommend electrician evaluation.

Recommendation

Contact a qualified electrical contractor.



Bedroom



Living Room

5.4.5 Lighting, Fans, Switches, & Receptacles

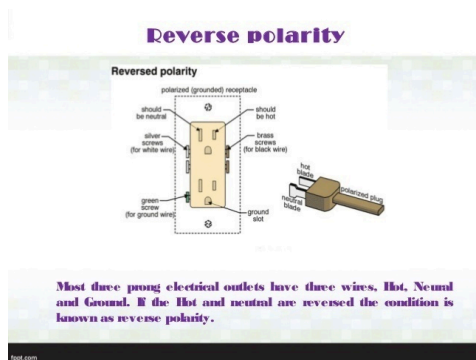
**REVERSE POLARITY**

Some receptacles had been wired with reverse polarity. This can cause damage to electronics or computers. I recommend a licensed electrician evaluate & repair.

 Recommendation / Concern

Recommendation

Contact a qualified electrical contractor.



Master closet



Right hall

5.4.6 Lighting, Fans, Switches, & Receptacles

 Deferred Maintenance / Modifications

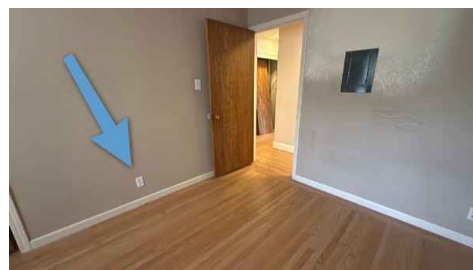
**LOOSE OUTLETS**

**Observation:** One or more electrical outlets are loose, which may create a potential safety hazard, including poor connections or arcing

**Recommendation:** Secure the outlets by tightening the mounting screws or installing outlet shims as needed.

Recommendation

Contact a qualified electrical contractor.



5.5.1 Smoke & CO Detectors

 Deferred Maintenance / Modifications

**NOT RESPONDING**

VARIOUS

The detectors failed to respond when tested. I recommend the battery be replaced . **Recommended that all detectors have batteries replaced or connected to power source upon move in.**

Recommendation

Contact a handyman or DIY project



Right Front Bedroom

## 6: KITCHENS AND BATHS

		Inspected	Marginal	Poor	Safety	NI	NP
6.1	Doors & Windows	X					
6.2	Floors	X					
6.3	Walls and Ceilings	X					
6.4	Countertops & Cabinets	X					
6.5	Lighting, Fans, Switches, & Receptacles	X					
6.6	Plumbing Related	X					
6.7	Temps	X					

Inspected = Inspected    Marginal = Marginal    Poor = Poor    Safety = Safety Hazard    NI = Not Inspected    NP = Not Present

### Information

**Floors: Floor Coverings**

Tile

**Walls and Ceilings: Ceiling / Wall Material(s)**

Gypsum Board

**Countertops & Cabinets: Cabinetry Material(s)**

Wood

**Countertops & Cabinets:**

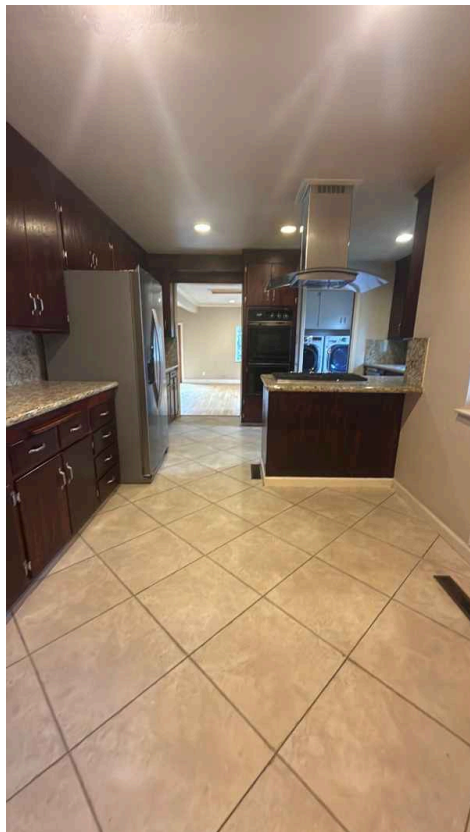
**Countertop Material(s)**

Stone (Misc)

**Inspection Method**

Readily accessible windows, doors, switches, and outlets will be tested. A visual inspection of the room(s) shall be conducted for visible defects. Cabinetry will only be slightly opened due to the risk of items falling out. Cold and hot water fixtures will be tested and ran to test flow and drainage. Toilets shall be flushed twice. Outlet covers and switch covers will not be removed.

### General Kitchen/Bath Pictures



### Doors & Windows: Functional And Adequate

The interior doors and windows were observed to be in overall functional and adequate condition with little or no deficiencies.

## Floors: Floor Inspection

**Informational Note:** The floors will be visually inspected during the inspection. However, please note that furniture and rugs will not be moved, which may limit the ability to fully inspect certain areas of the floor.

## Walls and Ceilings: Satisfactory Condition

The walls and ceilings appeared to be in overall satisfactory condition with little or no deficiencies.

## Countertops & Cabinets: Functional And Satisfactory

The cabinetry and countertops appeared to be in overall functional and satisfactory condition with little or no deficiencies.

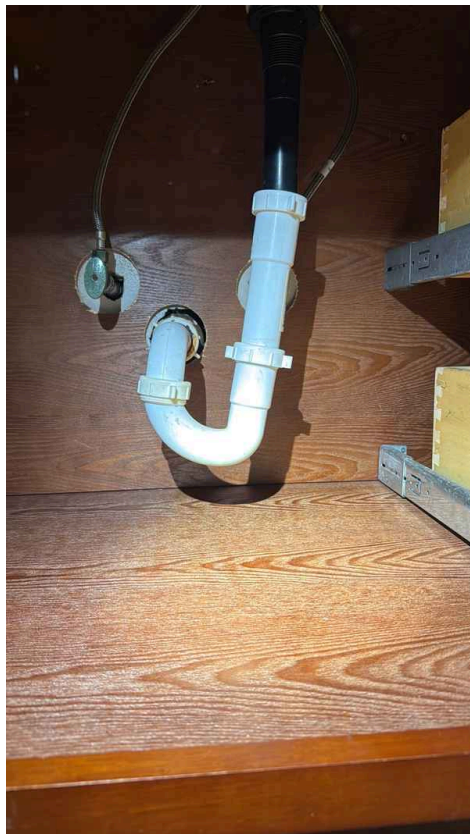
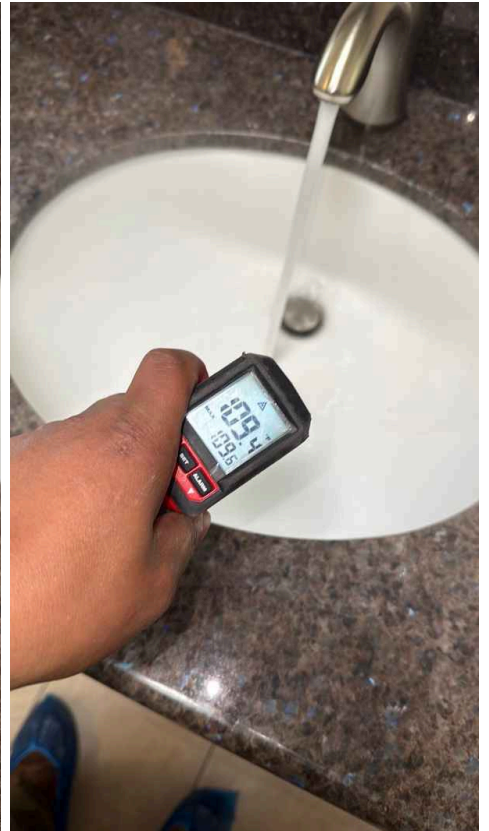
## Lighting, Fans, Switches, & Receptacles: Satisfactory Condition

The electrical components appeared to be in overall good condition with little or no deficiencies.

## Plumbing Related : Functional And Satisfactory

The plumbing components were observed to be in overall functional and satisfactory condition with little or no deficiencies.

### Plumbing Related : Temps/ Under Sinks





## Temps: Temps



## Limitations

Walls and Ceilings

**INSULATION NOT VERIFIED**

The insulation behind walls was not verified if present or properly installed.

Countertops & Cabinets

## MATERIAL QUALITY

The quality of the countertop or cabinet materials shall not be mentioned. Only defects and wear will be noted.

Plumbing Related

## OVERFLOW DEVICES

The overflow device for the sink and tub will not be tested for working operation due to a potential to cause a leak that cannot be captured until it causes potential ceiling or wall damage (which the inspector cannot compensate for). These are commonly neglected components and may not function properly or be improperly installed. It is recommended the unit never be filled more than 2 inches below the overflow drain.

## Observations

6.1.1 Doors & Windows

### NOT SQUARE

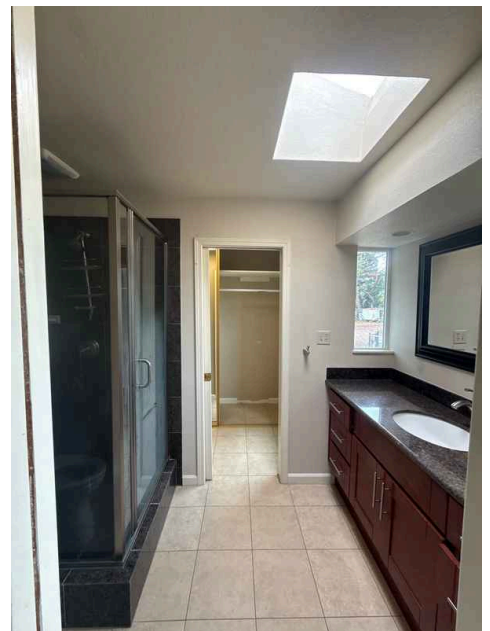
Door isn't square likely due to settling that is occurring on the right side of the home.

Recommendation

Contact a qualified professional.



Recommendation / Concern



6.4.1 Countertops & Cabinets

### LOOSE HANDLE



Deferred Maintenance / Modifications

**Observation:** A loose cabinet handle was noted. This may impact functionality and could become further loosened over time.

**Recommendation:** I recommend securing or tightening the handle to ensure proper operation. If the hardware is damaged, consider replacing it.

Recommendation

Contact a handyman or DIY project



Hall Bathroom

#### 6.5.1 Lighting, Fans, Switches, & Receptacles

Recommendation / Concern

### **GFCI MISSING**

GFCI protection was not present in some locations. GFCIs are recommended in kitchens, baths, garages, and exterior applications. I recommend a licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

**Its easier to replace circuit breaker feeding outlets with a GFCI rated circuit breaker to provide protection.**

Recommendation

Contact a qualified electrical contractor.



Master Bathroom



Hall Bathroom



Kitchen

6.5.2 Lighting, Fans, Switches, & Receptacles

**OPEN GROUND**

Open ground electrical issue discovered during inspection. This indicates a potential safety risk for electrical receptacles.

Recommendation

Contact a qualified professional.

Recommendation / Concern



6.5.3 Lighting, Fans, Switches, & Receptacles

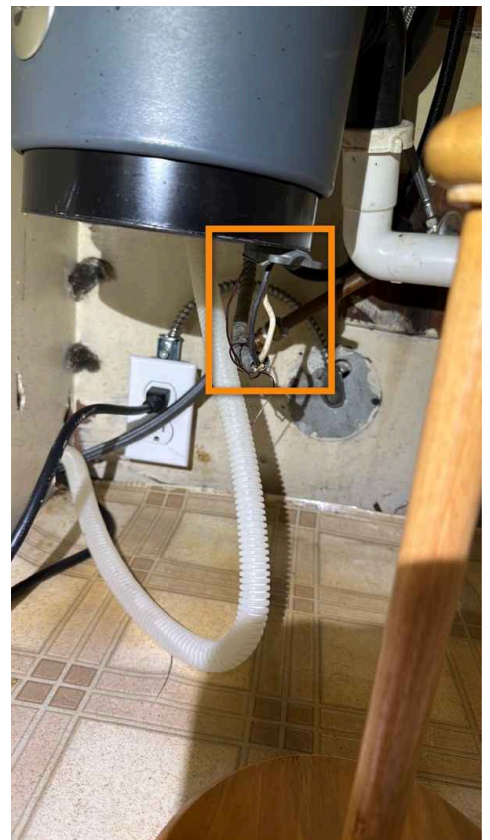
**UNPROFESSIONAL**

It's recommended that cable is properly terminated into garbage disposal component.

Recommendation

Contact a qualified professional.

 Recommendation / Concern



6.6.1 Plumbing Related  
**CAULK MAINTENANCE**

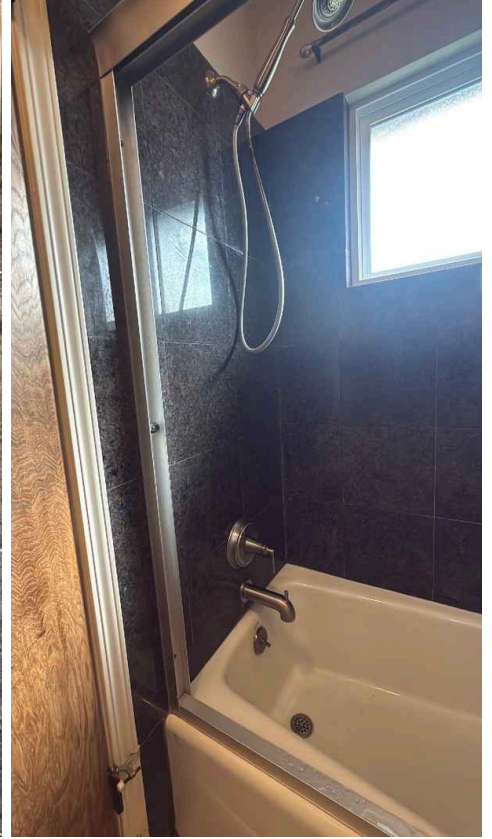
 Deferred Maintenance / Modifications

**Observation:** The caulking in this area is aged, deteriorated or missing, which may allow moisture intrusion over time.

**Recommendation:** Remove the old caulk and apply new sealant to help protect against moisture and maintain a proper seal.

Recommendation

Contact a handyman or DIY project



Master Bathroom



Hall Bathroom

#### 6.6.2 Plumbing Related

### LOOSE COMPONENTS



Deferred Maintenance / Modifications

**Observation:** Some components were noted to be loose, which may affect the functionality or safety of the system.

**Recommendation:** I recommend that a qualified professional evaluate and secure these loose components to ensure proper function and safety.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom



Right Front Bathroom



Kitchen

## 6.6.3 Plumbing Related



Deferred Maintenance / Modifications

**LOOSE TOILET**

**Observation:** The toilet was found to be loose, which can lead to instability and potential leaks.

**Recommendation:** I recommend checking the wax ring before securing the toilet to the floor. If the wax ring is damaged or deteriorated, it should be replaced to prevent leaks. Afterward, the toilet should be properly secured to the floor.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

# 7: LAUNDRY AND APPLIANCES

		Inspected	Marginal	Poor	Safety	NI	NP
7.1	Dishwasher	X					
7.2	Refrigerator	X					
7.3	Range/Oven/Cooktop	X					
7.4	Garbage Disposal	X					
7.5	Washing Machine	X					
7.6	Clothes Dryer	X					
7.7	Laundry Area	X					

Inspected = Inspected    Marginal = Marginal    Poor = Poor    Safety = Safety Hazard    NI = Not Inspected    NP = Not Present

## Information

**Range/Oven/Cooktop: Exhaust Hood Type**

Vented

**Range/Oven/Cooktop: Range/Oven Energy Source**

Gas

**Clothes Dryer: Energy Source**

Gas



**Laundry Area: Laundry**

**Location(s)**

Room



**Dishwasher: Functional And Satisfactory**

The unit appeared to be in overall functional and satisfactory condition with little or no deficiencies.



### Refrigerator: Functional And Satisfactory

The unit appeared to be in overall functional and satisfactory condition with little or no deficiencies.

### Refrigerator: Temperature Readings



### Range/Oven/Cooktop: Functional And Satisfactory

The unit appeared to be in overall functional and satisfactory condition with little or no deficiencies.



### Garbage Disposal: Functional And Satisfactory

The unit appeared to be in overall functional and satisfactory condition with little or no deficiencies.

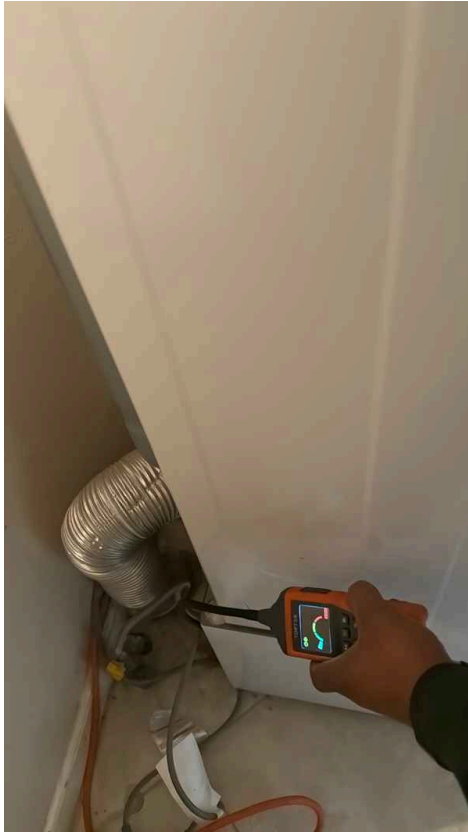
### Washing Machine : Functional And Satisfactory

The unit appeared to be in overall functional and satisfactory condition with little or no deficiencies.



### Clothes Dryer: Functional And Satisfactory

The unit appeared to be in overall functional and satisfactory condition with little or no deficiencies.



## Laundry Area: Satisfactory Condition

The laundry area appeared to be in overall satisfactory condition with little or no deficiencies.

## Limitations

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Refrigerator

### **ICEMAKER NOT TESTED**

The ice maker and/or water fill components if present were not tested. Recommend servicing.

---

Refrigerator

### **REFRIGERATOR INSPECTION LIMITED**

The outlet and the space behind refrigerator inspection was limited due to access.

---

Clothes Dryer

### **DRYER VENT INACCESSIBLE**

The dryer exhaust vent inspection was limited due to restricted access.

It is recommended that the dryer exhaust vents be cleaned regularly to maintain system integrity, improve efficiency, and reduce the risk of fire hazards. If access is difficult, consider having a professional evaluate and clean the venting system.

# 8: ATTIC, INSULATION & VENTILATION

		Inspected	Marginal	Poor	Safety	NI	NP
8.1	Attic Insulation	X					
8.2	Ventilation	X					
8.3	Roof & Attic Structure	X					

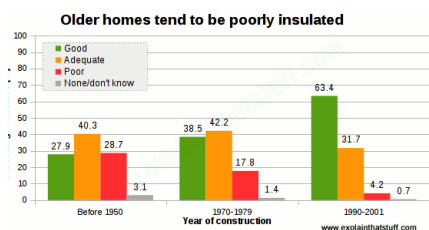
Inspected = Inspected    Marginal = Marginal    Poor = Poor    Safety = Safety Hazard    NI = Not Inspected    NP = Not Present

## Information

**Attic Insulation: Insulation Depth**  
3-5"

**Ventilation: Ventilation Type(s)**  
Soffit Vents

**Roof & Attic Structure: Structural Material(s)**  
Wood



### Access Type(s)

Folding Stairs, Hatch

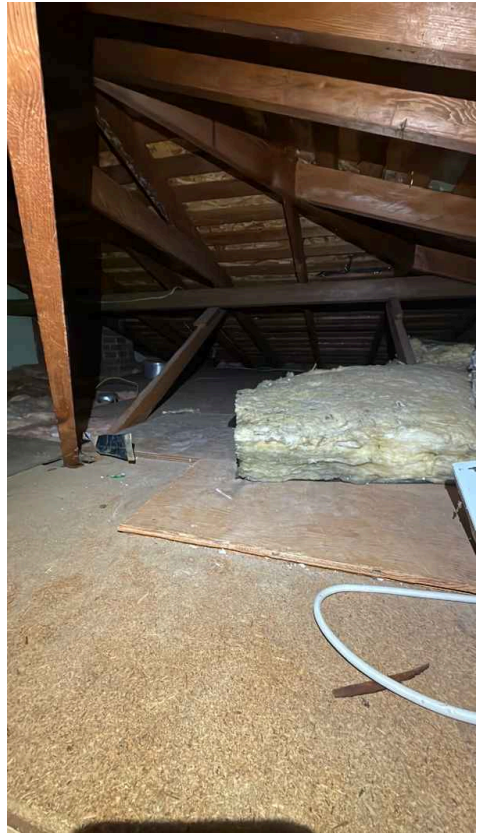
If no access is present, it would be beneficial to construct an access to view the structure and insulation values. For limited access, more access points are recommended. Sealed accesses should be made readily available for easy removal.

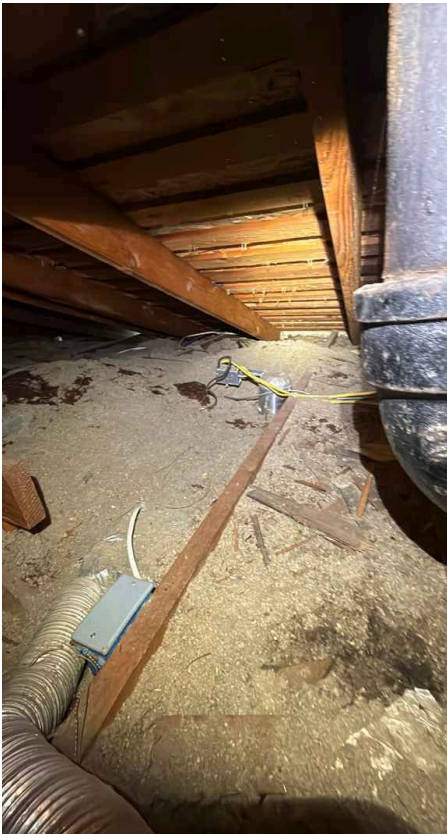
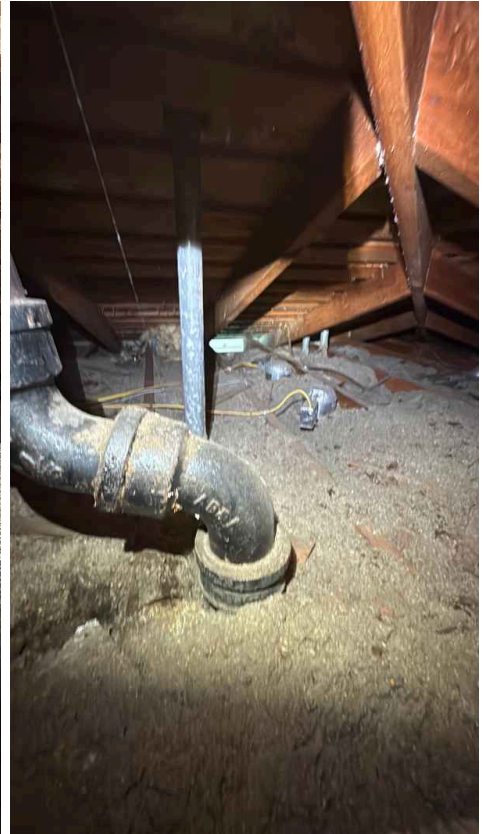


## Inspection Method

The attic or roof structure shall be visibly inspected. Insulation shall not be moved and any areas without flooring shall not be walked or crawled upon.

### General Attic Pictures





### Attic Insulation: Insulation Type(s)

Cellulose

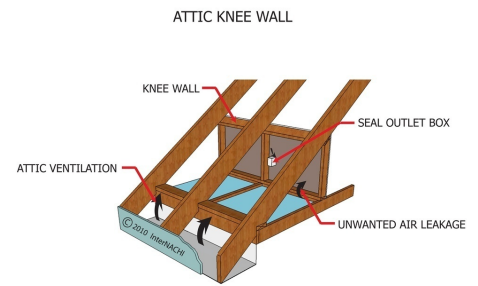
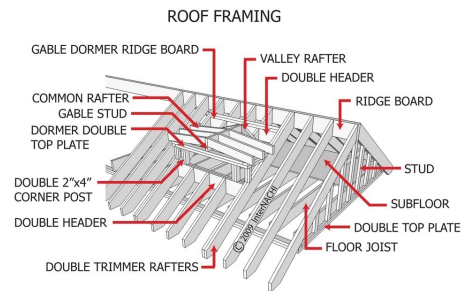
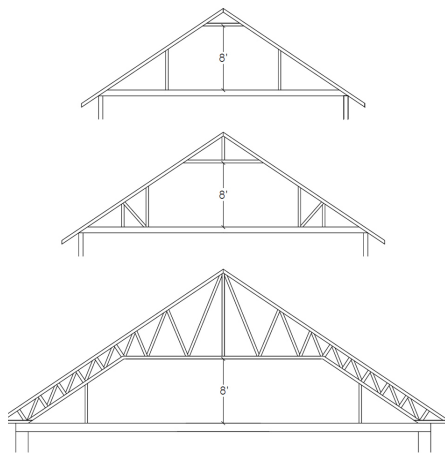
If vermiculite is checked, this material is known to contain asbestos. Do not disturb.

### Roof & Attic Structure: Satisfactory Condition

The attic structure was observed to be in overall satisfactory condition with little or no deficiencies. Recommend annual Inspections.

## Roof & Attic Structure: Structure Type(s)

### Rafter



## Limitations

### General

#### ACCESS LIMITATIONS

Access to small

Portions of the attic were not inspected due to limitations noted above.

### General

#### ATTIC FLOORING

Attics with no flooring or proper running boards will not be walked or crawled on. In these cases, a limited inspection will be performed.

### Attic Insulation

#### INSULATION NOT MOVED

During the process of the inspection, the inspector will not attempt to move or disturb insulation to view components hidden behind the material. Any defects HIDDEN underneath the insulation are disclaimed.

## Observations

### 8.3.1 Roof & Attic Structure

#### PEST ACTIVITY

Evidence of pest activity was noted in the attic portion. **No pest were found during the inspection.**

#### Recommendation

Contact a qualified pest control specialist.



Recommendation / Concern



### 8.3.2 Roof & Attic Structure

#### **DAMAGED RAFTERS**

**Observation:** Some rafters were damaged or cracked, which may affect the stability and load-bearing capacity of the roof structure.

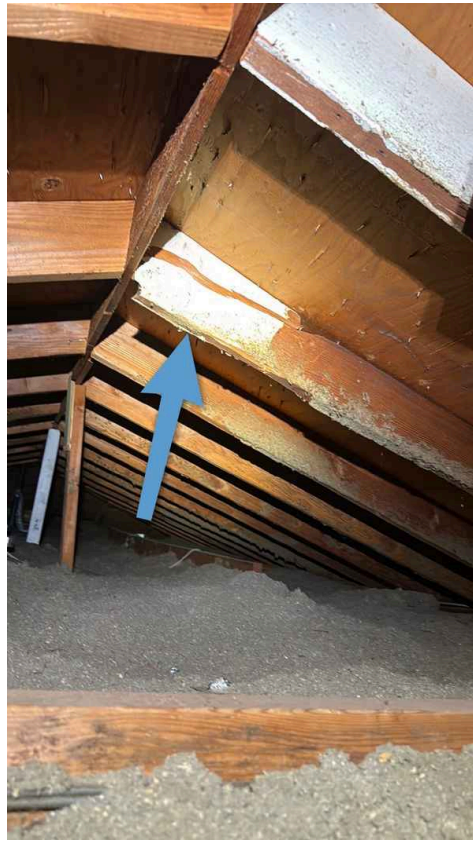
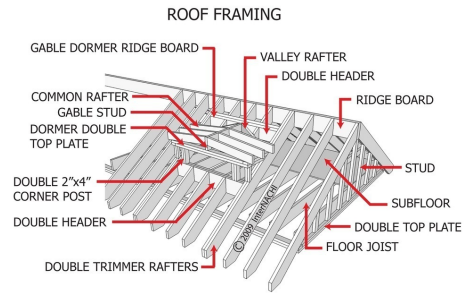
**Recommendation:** I recommend repairing the damaged or cracked rafters soon to maintain the integrity of the roof structure.

Recommendation

Contact a qualified roofing professional.



Deferred Maintenance / Modifications



Right Attic

# 9: FOUNDATION & FLOOR STRUCTURE

		Inspected	Marginal	Poor	Safety	NI	NP
9.1	Floor & Slab	X					
9.2	Foundation Walls	X					
9.3	Beams, Columns, & Joists	X					

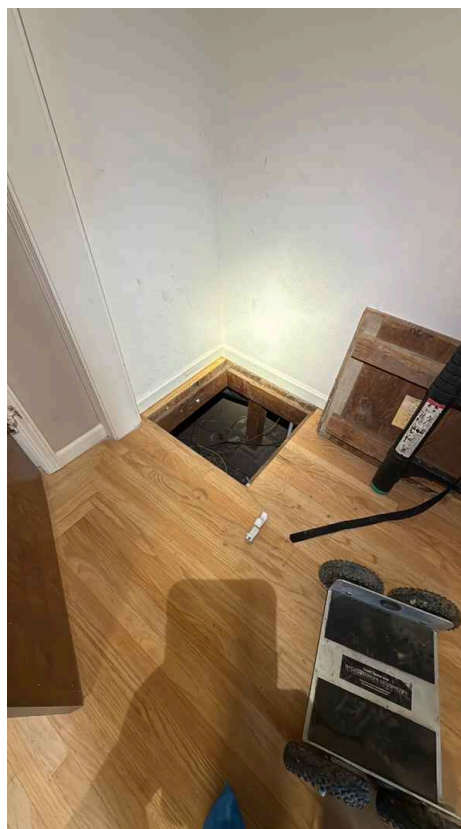
Inspected = Inspected    Marginal = Marginal    Poor = Poor    Safety = Safety Hazard    NI = Not Inspected    NP = Not Present

## Information

**Structure Type**  
Crawlspace

**General Crawl Space Pictures**

**Foundation Walls: Material(s)**  
Poured Concrete



**Beams, Columns, & Joists: Structural Material(s)**  
Wood Columns, Wood Beams

**Beams, Columns, & Joists: Sub-floor Material(s)**  
Plank

**Inspection Method and Access**  
Visual

The foundation structure will be visually inspected. Any finished, insulated, cluttered, or inaccessible areas shall not be fully evaluated or reported upon. Any previous repairs should be monitored closely.

**Floor & Slab: Satisfactory Condition**

The area appeared to be in overall satisfactory condition with little or no deficiencies.

**Beams, Columns, & Joists: Adequate Condition**

The interior floor structure and related components were observed to be in overall adequate condition with little or no deficiencies. Monitor and maintain.

## Limitations

General

### HEIGHT CLEARANCE

If the clearance is less than 18 inches, or access is hindered by mud, debris, or other items in the crawlspace, a limited visual inspection will be performed.

## Observations

9.2.1 Foundation Walls



Deferred Maintenance / Modifications

### EFFLORESCENCE

**Observation:** Efflorescence was noted on the wall surface, which is a white, powdery deposit consistent with moisture intrusion. This can lead to paint flaking, material deterioration, and potentially microbial growth.



**Likely due to downspouts, not discharging water away from the home at a safe distance.**

Recommendation

Contact a qualified professional.

9.2.2 Foundation Walls



Recommendation / Concern

### MODERATE CRACK

Moderate cracks were observed in the foundation wall, which is a significant concern as it may indicate structural issues, potential shifting, or water intrusion.



**Recommendation:** evaluation by a foundation specialist is strongly advised to assess the severity and determine necessary repairs (such as epoxy injection, underpinning, or wall stabilization)

For a home to have some minor cracks in the foundation is pretty common due to settling.

Recommendation

Contact a foundation contractor.

9.2.3 Foundation Walls



Deferred Maintenance / Modifications

### LIMITED ACCESS

The space directly under the master bedroom/ bathroom was not accessible due to height and clearance.

Recommendation

Contact a qualified professional.

9.3.1 Beams, Columns, & Joists



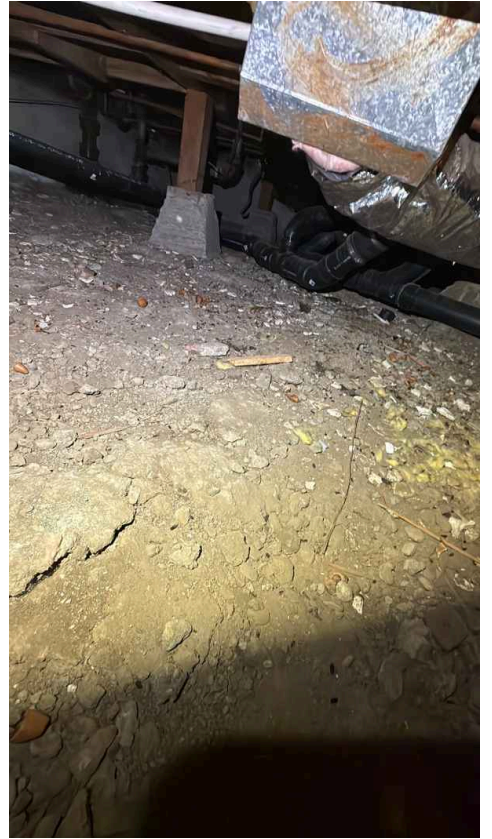
Recommendation / Concern

### PEST ACTIVITY (RODENT)

Vermin or pest activity was noted. I recommend consulting a pest technician for further review and mitigation if needed.

Recommendation

Contact a qualified pest control specialist.



# 10: PLUMBING

		Inspected	Marginal	Poor	Safety	NI	NP
10.1	Water Supply & Distribution Systems	X					
10.2	Drain, Waste, & Vent Systems	X					
10.3	Water Heater(s)	X					

Inspected = Inspected    Marginal = Marginal    Poor = Poor    Safety = Safety Hazard    NI = Not Inspected    NP = Not Present

## Information

### Drainage Method

Municipal

### Water Source

Public

### Sewer clean out



### Water Supply & Distribution Systems: Distribution Material(s)

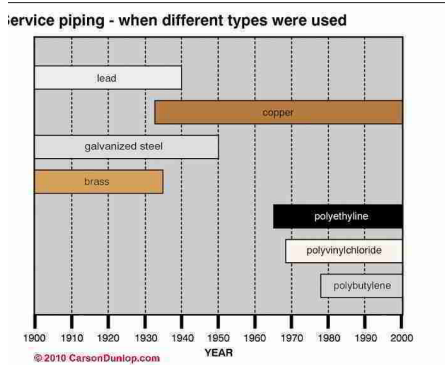
Copper

### Drain, Waste, & Vent Systems: Adequate Venting Present

Yes

### Drain, Waste, & Vent Systems: Drain / Waste / Vent Material(s)

ABS, Galvanized, Cast iron



**Water Heater(s): Capacity**

60 gallons

**Water Heater(s): Location**

Closet

**Water Heater(s): Model / Serial #**

See Photo



**Water Heater(s): Power Source/Type**

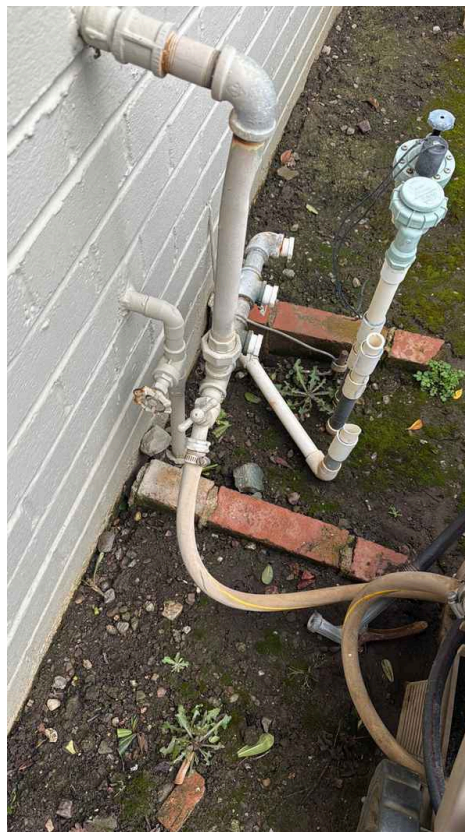
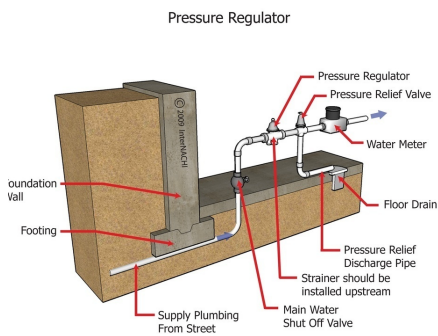
Gas

**Water Heater(s): No gas leak detected**



**Main Water Shut Off Location**

Exterior



## Water Pressure

See Picture

Water pressure will be checked at a hose bib connection port **ONLY** if the pressure appears low. Some laundry sinks also have this style connection. If the property does not have this connection or it is too cold to test the hose bib, this comment is not applicable. Any pressure below 40 or above 70 should be addressed by a licensed plumber for further review.



## Flow meter

plumbing

Front of house

Flow Meter measures the flow of water into residence.



## Inspection Method

Under normal conditions, the plumbing system will be ran with multiple fixtures operating at the same time for an average of 15 -20 minutes to observe flow and drainage. Valves will not be tested. The water heater will be visually inspected. Controls will not be tested.

## Water Supply & Distribution Systems: Functional And Adequate

The supply components were observed to be in overall functional and adequate condition with little or no deficiencies. Recommend operating valves and performing inspections annually.

## Drain, Waste, & Vent Systems: Functional And Adequate

The plumbing drainage system observed to be in overall functional and adequate condition with little or no deficiencies. Clean drain stops and p-traps often.

## Water Heater(s): Approximate Age

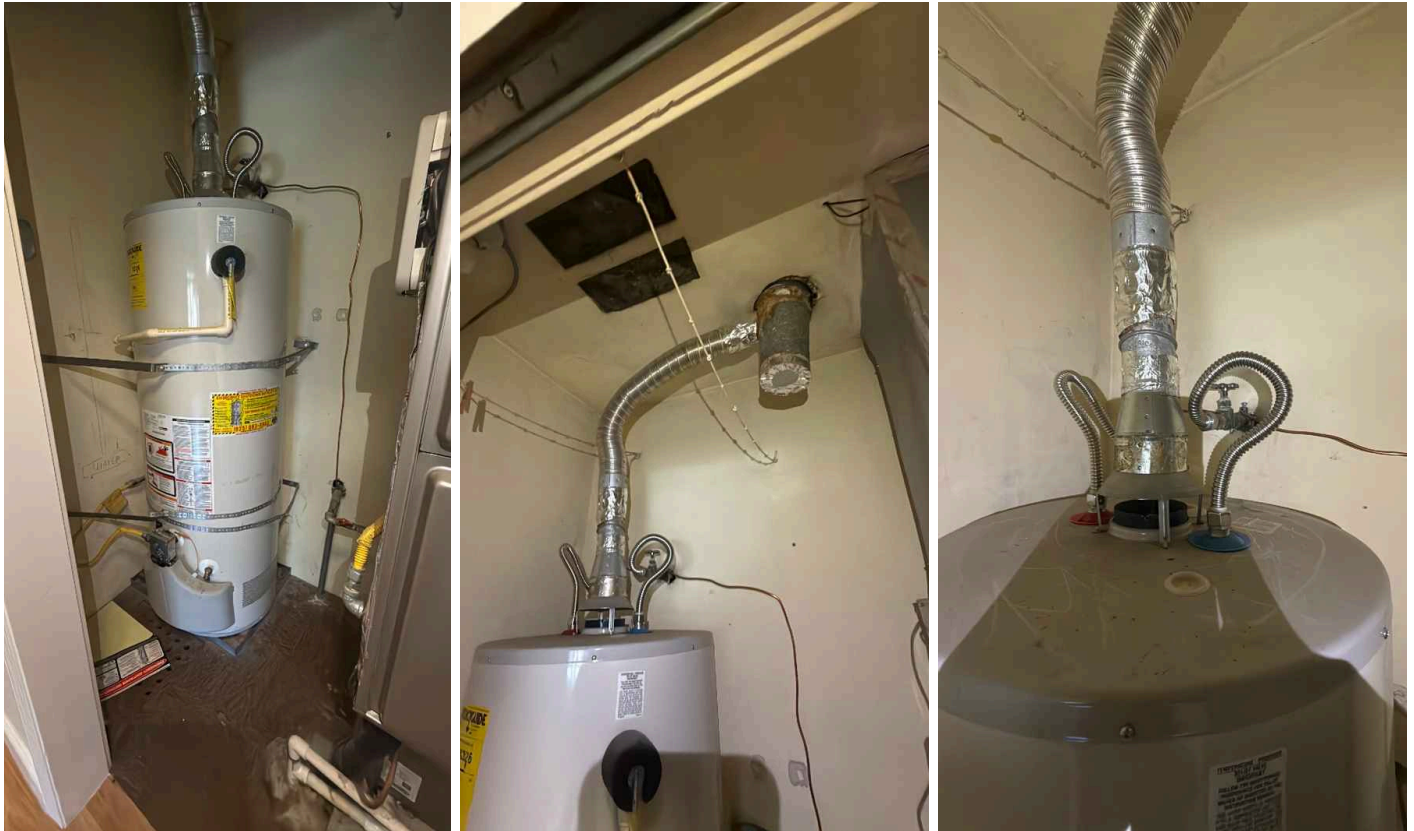
11-15

Water heaters over 10 years old should be considered aged and budgeting for a new unit should be considered.

## Water Heater(s): Functional And Satisfactory

The unit was observed to be in overall functional and satisfactory condition with little or no deficiencies. Recommend servicing annually.

## Water Heater(s): General pictures



## Limitations

---

General

### **UNDERGROUND PIPING**

The underground piping to the street was not fully verified for serviceability. Recommend scoping of the drain and exploring options for a third party water and sewer line protection plan.

---

Water Supply & Distribution Systems

### **HIDDEN DISTRIBUTION**

Some of the plumbing distribution systems were concealed behind finished areas. No true representation can be made for these components.

---

Water Supply & Distribution Systems

### **SHUT-OFF VALVES NOT TESTED**

Shut-Off Valves to toilets, sinks, tubs, and hose bibs shall not be tested by the inspector. These Valves require occasional operation to avoid seal leaks and valve seizing when they are actually needed.

---

Drain, Waste, & Vent Systems

### **COMPONENTS NOT VISIBLE**

---

Some components were inaccessible and not inspected.

Water Heater(s)

## PROPER VENTING

Some local jurisdictions require and independent smaller metal type b vent for atmospheric vented water heaters that vent independently within a chimney. The inspector is not required to determine the type of vent within the chimney.

## Observations

10.2.1 Drain, Waste, & Vent Systems

 Recommendation / Concern

### COMPONENT LEAK

**Observation:** A drain pipe or component showed signs of a leak.

**Recommendation:** It is recommended to have a qualified plumber evaluate and repair the leak soon, before use, to prevent further damage and ensure the system operates properly.

Recommendation

Contact a qualified plumbing contractor.



Front Crawlspace

10.3.1 Water Heater(s)

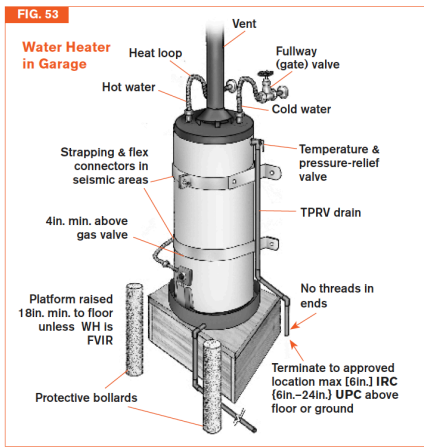
 Recommendation / Concern

### IMPROPER SEISMIC STRAPPING

Improper seismic strapping increases the risk of equipment tipping over during an earthquake, leading to property damage, gas or water leaks, personal injury, and code violations. It can also result in failed inspections and denied insurance claims. To ensure safety, straps must be properly installed per local codes, securely anchored to studs or concrete, and tightened to prevent movement.

Recommendation

Contact a handyman or DIY project



10.3.2 Water Heater(s)

 Deferred Maintenance / Modifications

**MISSING SEDIMENT TRAP**

Gas line to water heater missing sediment trap.



10.3.3 Water Heater(s)

 Recommendation / Concern

**TPR PIPE**

It is recommended a temperature pressure relief valve extension pipe be installed within 4 inches of the ground surface.

Or

**Improper material copper piping is recommended not pvc.**

Recommendation

Contact a qualified HVAC professional.



# 11: HVAC

		Inspected	Marginal	Poor	Safety	NI	NP
11.1	Cooling Equipment	X					
11.2	Heating Equipment	X					
11.3	Interior Vents, Flues & Chimneys					X	
11.4	Distribution Systems	X					

Inspected = Inspected    Marginal = Marginal    Poor = Poor    Safety = Safety Hazard    NI = Not Inspected    NP = Not Present

## Information

**Cooling Equipment: Approximate Age**  
16-20

**Cooling Equipment: Cooling Type(s)**  
Central A.C.

**Cooling Equipment: Model / Serial #**  
See Photo



**Heating Equipment: Approximate Age**  
16-20

**Heating Equipment: Brand**

See picture



**Heating Equipment: Energy Source**

Source

Natural Gas

**Heating Equipment: Heat Type(s)**

Forced Air Furnace

**Heating Equipment: Model / Serial #**

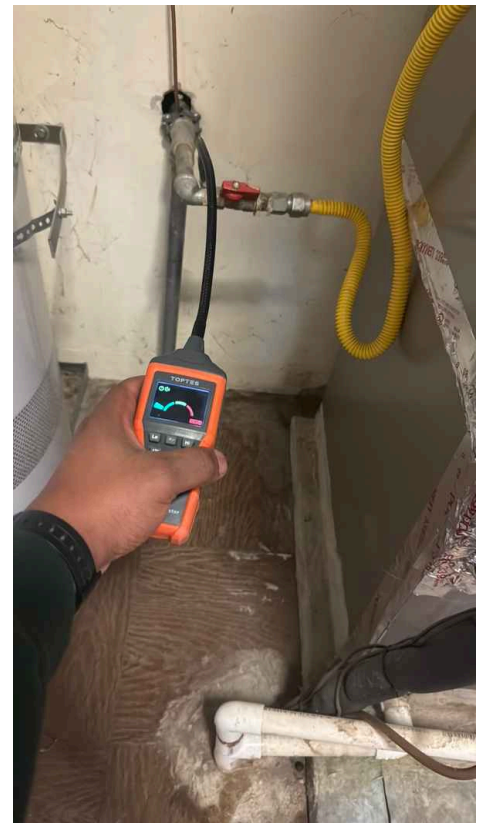
Serial #

See Photo



**Heating Equipment: No gas leak detected**

detected



**Interior Vents, Flues & Chimneys:**

Chimney / Flue Material(s)

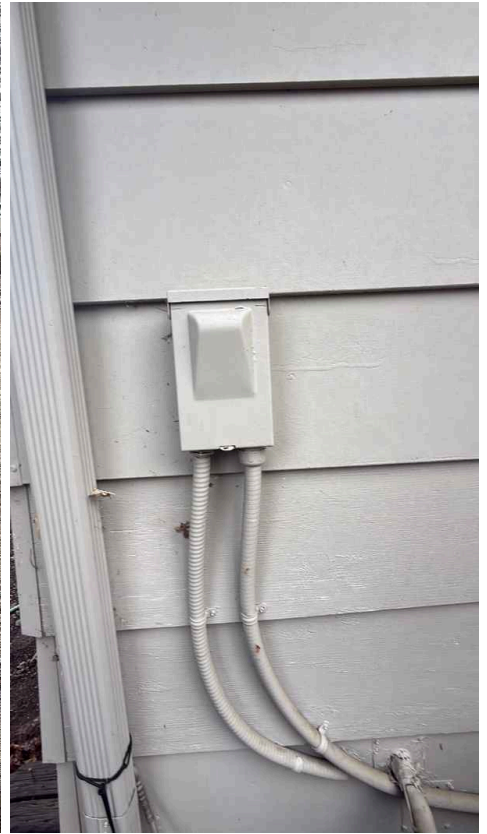
Clay

**Distribution Systems:**

Distribution Type(s)

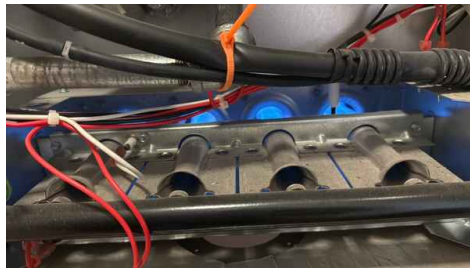
Flex Duct

### Cooling Equipment: Cooling equipment pictures



### Heating Equipment: Functional And Satisfactory

The unit was observed to be in overall functional and satisfactory condition with little or no deficiencies. Recommend servicing semiannually.



## Heating Equipment: Furnace Servicing

It's recommended to service your furnace annually, typically before the start of the heating season. This ensures the system is operating efficiently and safely, reducing the risk of unexpected breakdowns during colder months. Regular servicing can also help extend the lifespan of the unit and maintain optimal performance.

## Heating Equipment: Heating unit pictures



## Distribution Systems: Satisfactory And Adequate

The HVAC distribution components appeared to be in overall satisfactory and adequate condition with little or no deficiencies.

## Limitations

---

Cooling Equipment

### **LOW TEMPERATURE**

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

---

Interior Vents, Flues & Chimneys

### **PROPER VENTING**

Some local jurisdictions require and independent smaller metal type b vent for atmospheric vented water heaters that vent independently within a chimney. The inspector is not required to determine the type of vent within the chimney.

---

## Distribution Systems

**HIDDEN DISTRIBUTION**

Some of the HVAC distribution systems were concealed behind finished or furnished areas. No true representation can be made for these components.

**Observations**

## 11.1.1 Cooling Equipment

**UNIT NOT LEVEL**

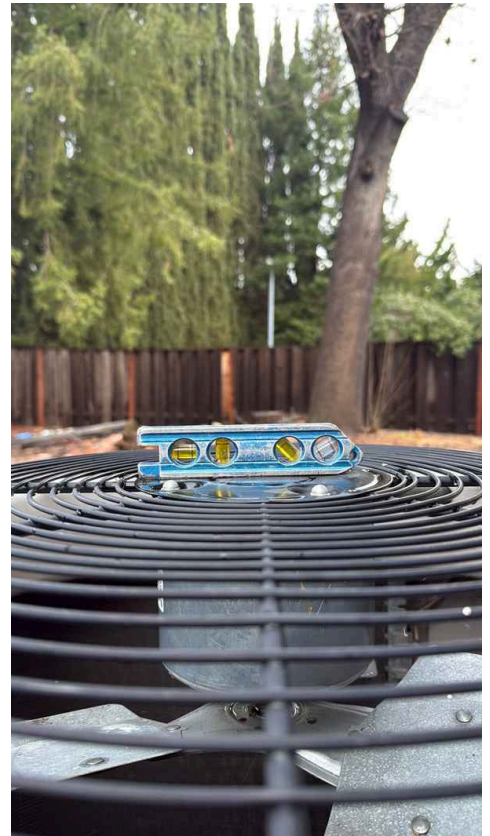
**Observation:** The pad supporting the outdoor condensing unit is either uneven or missing, which can cause improper drainage, strain on the system, and accelerated wear on components.

**Recommendation:** I recommend having a licensed HVAC contractor level the unit or install a proper pad.

**A level condensing unit ensures optimal operation, prevents unnecessary strain, and helps extend the lifespan of the system.**

Recommendation

Contact a qualified heating and cooling contractor

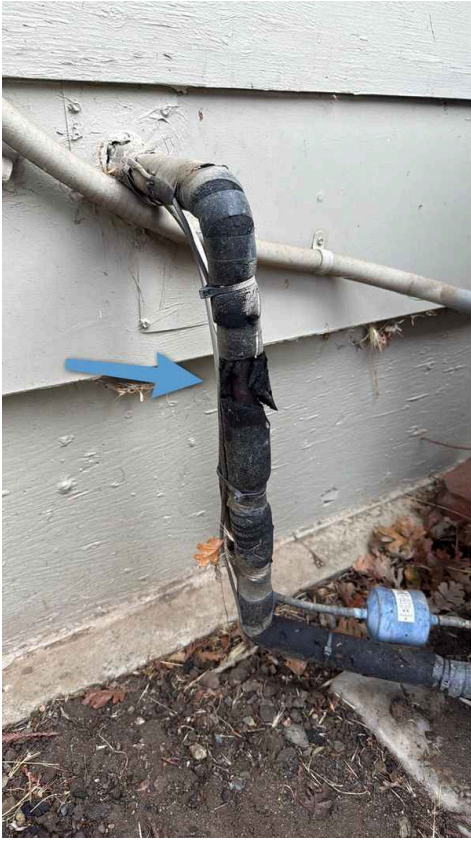


## 11.1.2 Cooling Equipment

**WRAP LINE**

**Observation:** The AC unit's condensing lines lack proper insulation, risking condensation and reduced efficiency.

**Recommendation:** Wrap lines with foam insulation. Have an HVAC technician verify installation and performance.



# 12: ELECTRICAL

		Inspected	Marginal	Poor	Safety	NI	NP
12.1	Service Entrance Conductors	X					
12.2	Service/Main Disconnect and Subpanels	X					
12.3	Branch Wiring Circuits	X					

Inspected = Inspected    Marginal = Marginal    Poor = Poor    Safety = Safety Hazard    NI = Not Inspected    NP = Not Present

## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Overhead

**Service/Main Disconnect and  
Subpanels: Panel Capacity**  
200 AMP

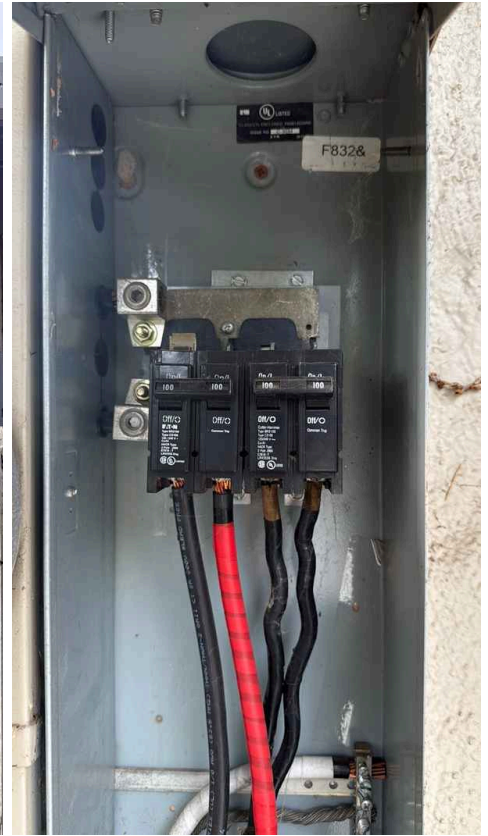
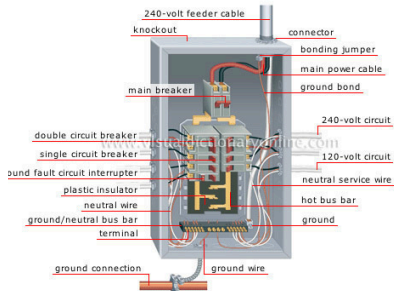


### Inspection Method

Under normal conditions, the electrical panel cover will be removed for inspection. Any readily accessible outlets will be tested for power and polarity. Any readily accessible lights and fans will be tested. Testing for voltage variances and drops is not part of a normal inspection. Outlet and switch covers will not be removed.

### Service/Main Disconnect and Subpanels: Service Panel Location

#### Exterior



### Service/Main Disconnect and Subpanels: Panel Type(s)

#### Circuit Breaker

If fuses exist, it may be beneficial to update to a breaker style panel for increased service capacity and updated safety.

### Service/Main Disconnect and Subpanels: Satisfactory Condition

The exterior electrical service panel was observed to be in overall satisfactory condition with little or no deficiencies.

### Service/Main Disconnect and Subpanels: Sub Panel Location(s)

Exterior, Interior Room



## Service/Main Disconnect and Subpanels: AFCI Protection

### Main panel

If the electrical panel is upgraded or new circuits are installed, AFCI (Arc-Fault Circuit Interrupter) protection may be required per current electrical codes. AFCI breakers help prevent electrical fires by detecting arc faults. It is recommended to consult a qualified electrician to ensure compliance with code requirements and enhance safety.



### Branch Wiring Circuits: Adequate Condition

The visible branch wiring was observed to be in overall adequate condition with little or no deficiencies.

### Branch Wiring Circuits: Branch Wire (120 Volt Materials)

Copper

If aluminum wiring is noted for 110/120 volt branch wiring, a licensed electrician should evaluate further soon.

### Branch Wiring Circuits: Wiring Method(s)

Romex

If knob and tube is checked, a licensed electrician should be consulted further soon.

## Limitations

---

Service/Main Disconnect and Subpanels

### **GROUNDING NOT VERIFIED**

The proper grounding was not verified.

For residential grounding, the NEC requires a ground rod to be at least 8 feet long, driven vertically into the earth, and tested to ensure a grounding resistance of 25 ohms or less; if the resistance is higher, an additional ground rod is required.

## Branch Wiring Circuits

**HIDDEN WIRING**

Wiring behind finished areas was not inspected. If old wiring exists, it may not be an immediate concern, but upon any renovations, wiring should be checked and updated as needed.

**Observations**

## 12.2.1 Service/Main Disconnect and Subpanels

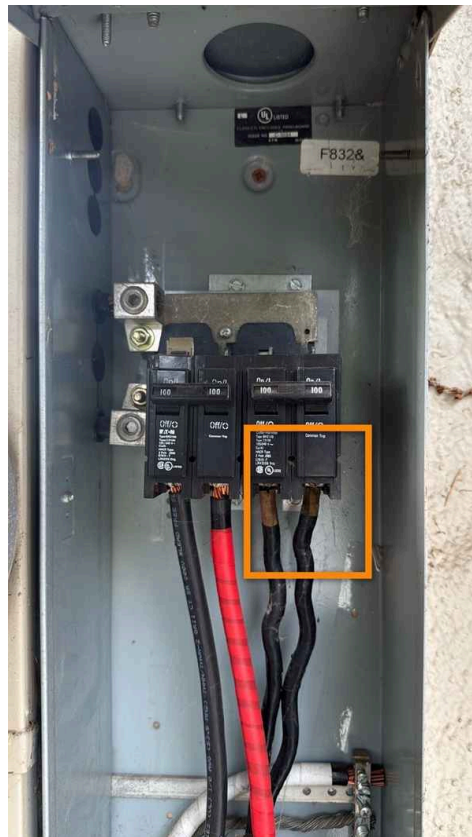
Recommendation / Concern

**ANTIOXIDANT PASTE**

The aluminum conductors observed in the electrical panel lack antioxidant paste, which is essential to prevent oxidation and ensure proper conductivity. It is recommended to apply an approved antioxidant compound to the connections to reduce the risk of overheating and improve electrical safety. A qualified electrician should address this issue.

## Recommendation

Contact a qualified electrical contractor.



Service panel

### 12.2.2 Service/Main Disconnect and Subpanels

#### Deferred Maintenance / Modifications

### MISSING LABELS

**Observation:** The electrical panel is missing proper labeling, making it difficult to identify the circuits and their corresponding locations.

**Recommendation:** I recommend having a qualified electrician identify and label each circuit to improve safety, accessibility, and ease of troubleshooting.

Recommendation

Contact a qualified electrical contractor.



Exterior sub panel

### 12.2.3 Service/Main Disconnect and Subpanels

#### Safety Hazard

### FEDERAL PACIFIC

**Observation:** The electrical panel is a Federal Pacific brand, which is known for potential safety concerns, including defective breakers that may not trip during an overload or short circuit.

**Recommendation:** I recommend having a licensed electrician evaluate the panel and consider replacing it with a more reliable, code-compliant system to ensure safety.

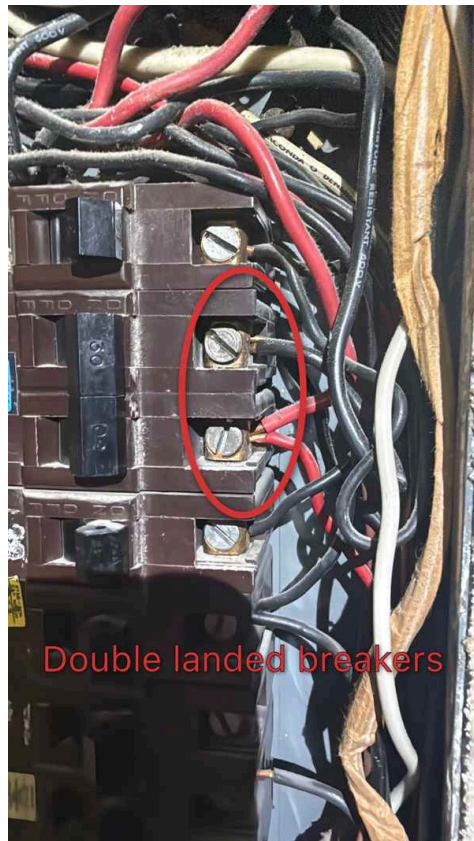
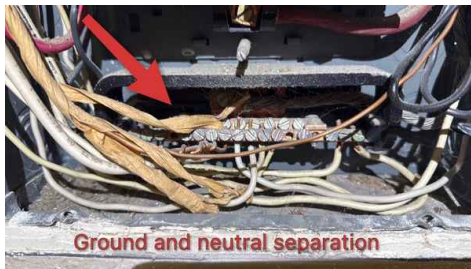
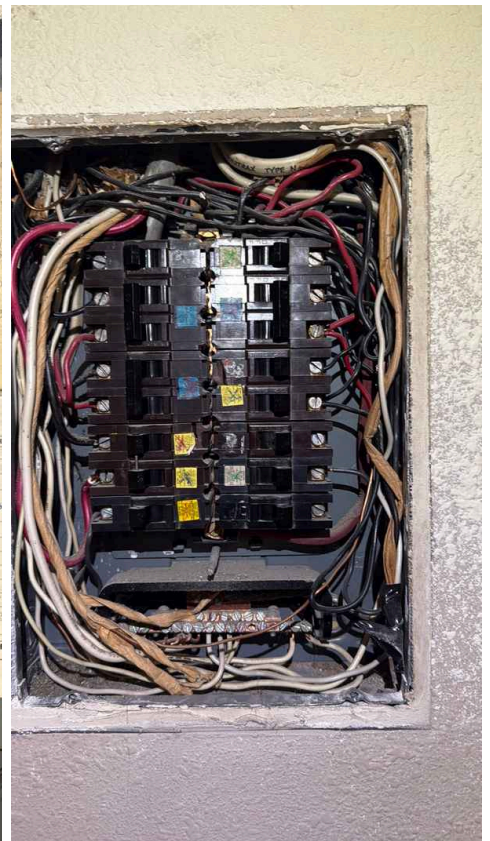
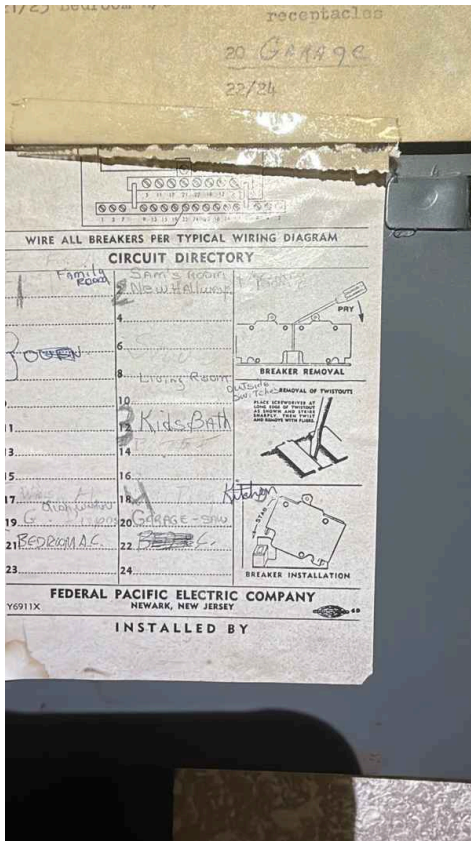
**It's recommended once panel is upgraded that AFCI/GFCI circuit breakers are installed to remedy the open ground situation with various receptacles throughout the property.**

**Parts of the electrical system is two wire which explains the ungrounded receptacles.**

**Contact me if you need further clarification. 510-262-3229**

Recommendation

Contact a qualified electrical contractor.



12.2.4 Service/Main Disconnect and Subpanels

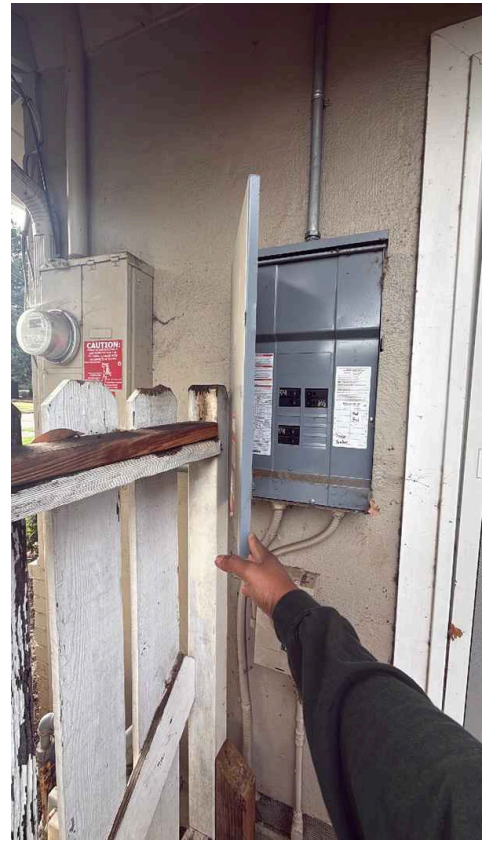
 Deferred Maintenance / Modifications

**PANEL CLEARANCE**

Electrical panel needs working space of 3' directly in front of it and the door needs to be able to open at least 90 degrees.

Recommendation

Contact a qualified professional.



# 13: FIREPLACE(S) & STOVE(S)

		Inspected	Marginal	Poor	Safety	NI	NP
13.1	Fireplaces	X					

Inspected = Inspected    Marginal = Marginal    Poor = Poor    Safety = Safety Hazard    NI = Not Inspected    NP = Not Present

## Information

### Type(s)

Wood

### Inspection Method

The heating unit will be visually inspected. Wood, coal, & pellet units will not be tested for operation. Gas units will be tested using normal operating controls. For fireplaces, a level 2 chimney inspection by a qualified professional is recommended prior to use.

### Fireplaces : General pictures



## Observations

### 13.1.1 Fireplaces

 **Deferred Maintenance / Modifications**

### **CRACKED MASONRY**

Some of the concrete or masonry components were cracked. I recommend a qualified contractor evaluate and repair properly.

#### Recommendation

Contact a qualified general contractor.



# 14: GAS METER/ GAS SHUTOFF

		Inspected	Marginal	Poor	Safety	NI	NP
14.1	Shut off Valve	X					

Inspected = Inspected    Marginal = Marginal    Poor = Poor    Safety = Safety Hazard    NI = Not Inspected    NP = Not Present

## Information

### Shut off Valve: No gas leak detected

At time of inspection, no gas leak was detected



## Understanding your gas meter

### Gas Meter

**Purpose:** The gas meter measures the volume of gas used in cubic feet, which is then converted into billing units by the utility company.

**Identification:** Typically housed in a protective enclosure, the meter will have a series of dials or a digital display indicating gas usage.

**Maintenance:** Gas meters should be inspected regularly for signs of wear or damage. Any irregularities, such as leaks or unusual readings, should be reported to the gas utility company immediately.

### Shutoff Valve

**Location:** The shutoff valve is usually located near the gas meter. It may also be found at the point where gas enters the home, such as near the furnace or water heater.

**Operation:** The shutoff valve can be manually turned to the "off" position, typically by rotating it a quarter turn. In case of an emergency, it is essential to know how to quickly access and operate this valve.

Maintenance: It is advisable to test the shutoff valve periodically to ensure it operates smoothly. If the valve is stiff or does not close completely, it may need to be replaced.

### Safety Considerations

**Leak Detection:** Homeowners should be aware of the smell of natural gas, which is often described as a rotten egg odor due to the addition of mercaptan. If a gas leak is suspected, evacuate the area and contact the gas utility immediately.

**Ventilation:** Ensure that areas around the gas meter and shutoff are well-ventilated and free from obstructions.

**Access:** The gas meter and shutoff valve should be easily accessible at all times for emergency service personnel and utility workers.

### Recommendations

**Regular Inspection:** Schedule regular inspections of the gas meter and shutoff to ensure proper functionality.

**Education:** All household members should be familiar with the location and operation of the gas shutoff valve.

**Emergency Plan:** Develop an emergency response plan in the event of a gas leak, including evacuation routes and contact information for utility services.

## Conclusion

Understanding the function and maintenance of the gas meter and shutoff valve is essential for ensuring the safety and efficiency of your home's gas system. For any concerns or further questions, consider contacting a licensed gas technician or your local utility provider.



## Shut off Valve: Your Gas Meter

### Clearance and Accessibility

The gas meter should remain free of obstructions, such as landscaping, debris, or storage items, to allow for proper maintenance and emergency access. Ensure at least 3 feet of clear space around the meter to comply with safety guidelines.

### Protection from Vehicular Traffic

If the gas meter is located near a driveway or an area with vehicular traffic, it is recommended to install a protective bollard or barrier to prevent accidental damage.

### Gas Shut-Off Wrench

It is advisable to keep a gas shut-off wrench near the meter for use during emergencies. This allows for quick and safe disconnection of gas in the event of a leak, earthquake, or other situations requiring the gas supply to be stopped.

# STANDARDS OF PRACTICE

## Inspection Details

All components designated for inspection in the InterNACHI Residential Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" or "Overview" sections within this report. The NYS Home Inspector Code Of Ethics and Standards of Practice (Article 12B) can also be referred to as well within the scope of the home inspection. A home inspection is a limited visual inspection and should not be technically exhaustive. The goal of the inspection is to disclose the general property condition and potentially put a home buyer or seller in a better more educated position prior to make a buying or selling decision. Not all improvements will be identified during this inspection. Unexpected component or system failure may occur after the inspection is performed. Unexpected repairs should still be anticipated. **The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection agreement contract for a full explanation of the scope of the inspection.**

## Site & 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.

## 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.

## Garage

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.

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.

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

### General Interior & Rooms

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.

### Kitchens and Baths

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.

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.

### **Laundry and Appliances**

I. The inspector shall inspect: A. Refrigerators, coolers, stove burners, mounted microwaves, and garbage disposal units for operability and visible general condition.

The inspector will not inspect: A. Condenser units, washing machines, dryers, pumps, ovens, or any equipment where the power or fuel is off or disconnected.

No guarantee or warranty is given for appliances operational or not.

### **Attic, Insulation & Ventilation**

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

### **Foundation & Floor Structure**

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

### **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.

### **HVAC**

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.

### **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 service entrance 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.

### **Fireplace(s) & Stove(s)**

I. The inspector shall inspect:

readily accessible and visible portions of the stoves, fireplaces, and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

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

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.