



RESIDENTIAL REPORT

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MARCH 8, 2023



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Thank you for choosing Reliance Home Inspection San Diego. I really appreciate your business and want to have piece of mind in knowing that you are getting the most out of your inspection and report. This is a very important investment I would like to ensure you lot of time and care with you in mind has been taken in preparing this report. Once You have thoroughly read your entire inspection report, please don't hesitate to call with any questions or concerns pertaining to the inspection and or report.

You have contacted Reliance Home Inspection San Diego to conduct a property inspection. A property inspection is a non-invasive visual examination of accessible areas of the property designed to identify areas of concern within specific systems or components to defined by InterNACHI standards of practice, that are both observed and deemed material by the inspector at the time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractor within the client's inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimate on the cost of set repairs and also because these evaluations could uncover more potential issues than our general inspection does not cover or cannot see with the naked eye. Please note that as an inspector we go above and beyond to find as much as possible to best educate you as our client on the property you want us to inspect but a general home inspection generally last about 2 hours and this is just a visual inspection and will not reveal every concern or issues that exist, but only those material defects that were observed on the day of inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change from the moment the inspector leaves the property.

**This home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection.**

**We HIGHLY recommend that you purchase and maintain a comprehensive home warranty, including coverage for your home, swimming pool, roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house.**

Copyright Protection: this report is the exclusive property and product of Reliance Home Inspection San Diego and the clients listed above and is not transferable to any third parties or subsequent buyer(s). Our inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Any unauthorized recipients are there for advised not to rely on this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified as the buyer or client of this report.

Very Important Next Steps:

Step 1: **Read the entire inspection report!**

Step 2: Call your inspector immediately at 619-410-5639, if you have any questions, concerns, or need changes made to the inspection report.

Step 3: Make a list of all Discovery Items marked **Observation Items**, **Attention Items**, and **Safety Concerns** identified in this report as needing repair or further evaluation.

Step 4: Contact licensed contractors, specialist, and/or qualified professionals and have the Systems marked **Observation Items**, **Attention Items**, and **Safety Concerns** further evaluated or repaired **BEFORE THE END OF YOUR CONTINGENCY PERIOD**.

\*\*\*\*\* VERY IMPORTANT\*\*\*\*\*

We feel that everything in this inspection report is significant. Especially the Discovery items marked **Observation Items**, **Attention Items** and **Potential Safety Concern**. We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you that when as little as one Component is called out as **Observation Items**, **Attention Items**, or **Potential Safety Concern** in any System of this home inspection report, you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period. These licensed specialist may identify additional components within that system that need to be repaired/replaced or recommend some upgrades that could affect your evaluation of the property.

**Inspected (IN)** = I visually observed the item, component or unit and it appeared to be functioning as intended.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Discovery (D)** = One of the following conditions exist: **Observation Items**, **Attention Item**, or **Potential Safety Concern**.

### **Discovery Items Defined**

**Observation and or Recommendations Items** = May include one or more of the following conditions:

1. Items that may not be affecting the function or usability of a system or component. However, if not corrected, it may at some point in the future.
2. Items that may required repair due to age and/or normal wear and tear.
3. The items should be monitored; repair or replacement should be considered.

**Attention or in need of service Items** = May include any one or more of the following conditions:

1. The item is not functioning as intended.
2. The item and its entire system need to be further evaluated by a licensed contractor in that field (Plumbing = Plumber, Electrical = Electrician, etc.). The item and/or other items within the system (not identified in this report) may need to be repaired or replaced.
3. Areas, systems or components that were not accessible by our company.

**Defective or Potential Safety Concern** = May include the following condition:

1. Items or systems in which the current state poses a potential safety hazard to the occupants or structure (in the inspectors opinion). This item should be immediately further evaluated and repaired by a qualified technician/contractor to ensure safety.

**Mold:**

If you or a family member has health problems, or you are concerned about mold, it is YOUR responsibility to get an air quality or mold inspection completed, regardless of the findings in this report. Reliance Home Inspection San Diego gives a free visual mold assessment with every general home inspection we perform. However, latent or hidden defects are outside the scope of this visual assessment. Also, please be advised that only surface and air samples can determine if mold is present.

**Environmental Hazards:**

Our company is not licensed or trained to inspect for or test for environmental hazards. If you or anyone occupying or visiting this property are concerned about environmental hazards like; lead, radon, PCBs, mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air, you need to contact a licensed environmental hygienist to have them visit the property and test for these issues.

Please note that any verbal statement and or opinion that was given at the time and or after the inspection is NOT officially apart of the inspection report. Only statements in the Reliance Home Inspection San Diego report are official and should be further evaluated by a qualified specialist the categorized field of expertise.

# SUMMARY



RECOMMENDATION AND  
OR OBSERVATION ITEM



ATTENTION AND OR ITEM IN  
NEED OF SERVICE



DEFECT ITEM AND OR  
POTENTIAL SAFETY  
CONCERN

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. **This Summary Report is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary.** Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend additional repairs and/or upgrades that could affect your evaluation of the property.

- ⊖ 2.2.1 Kitchen - Dishwasher: Dishwasher- Missing Air Gap
- ⊖ 2.3.1 Kitchen - Garbage Disposal: Disposal- Debris
- ⊖ 2.4.1 Kitchen - Plumbing & Fixtures: Corroded Angle Stop(s)/Plumbing Connections
- ⚠ 2.4.2 Kitchen - Plumbing & Fixtures: Hot/Cold Reversed - Sink
- ⊖ 2.4.3 Kitchen - Plumbing & Fixtures: Drainage- Active Leak
- ⊖ 2.4.4 Kitchen - Plumbing & Fixtures: Flex Drainage Line
- ⊖ 2.5.1 Kitchen - Built-in Microwave: Microwave- Not Properly Secure
- ⊖ 2.5.2 Kitchen - Built-in Microwave: Door Not not operating as intended
- ⊖ 2.6.1 Kitchen - Range/Oven/Cooktop: Burner Not Lighting
- ⊖ 2.8.1 Kitchen - Electrical Components: Loose Receptacle(s)
- ⚠ 2.8.2 Kitchen - Electrical Components: No GFCI Protection
- ⚠ 2.8.3 Kitchen - Electrical Components: Open Grounds
- ⚠ 2.8.4 Kitchen - Electrical Components: Exposed Wire(s)/Romex
- ⊖ 2.9.1 Kitchen - Countertops & Cabinets: Grout Deteriorating
- ⊖ 2.9.2 Kitchen - Countertops & Cabinets: Cabinet Hinge Loose

- ⊖ 3.1.1 Interior Areas - Interior General: Evidence of Termite
- ⊖ 3.3.1 Interior Areas - Windows: Possible Failed Seal
- ⊖ 3.3.2 Interior Areas - Windows: Hardware/Lock Inoperable/Damaged
- ⊖ 3.3.3 Interior Areas - Windows: Inoperable Crank Window(s)
- ⊖ 3.4.1 Interior Areas - Walls and Ceilings: Typical Cracks Observed
- ⊖ 3.4.2 Interior Areas - Walls and Ceilings: Possible Organic Growth
- ⊖ 3.4.3 Interior Areas - Walls and Ceilings: Previous Repairs
- ⊖ 3.4.4 Interior Areas - Walls and Ceilings: Hole In Ceiling/Wall
- ⊖ 3.4.5 Interior Areas - Walls and Ceilings: Wall(s) Below Grade
- ⊖ 3.5.1 Interior Areas - Floors: Deteriorated/Missing Grout
- ⊖ 3.6.1 Interior Areas - Electrical Components: Loose Receptacle/Light Switch
- ⊖ 3.6.2 Interior Areas - Electrical Components: Light fixture Inoperable
- ⊖ 3.6.3 Interior Areas - Electrical Components: Missing/Damaged Receptacle Cover
- ⊖ 3.6.4 Interior Areas - Electrical Components: Missing Hardware
- ⚠ 3.8.1 Interior Areas - Smoke Detectors: Not Installed in All required Areas
- ⊖ 3.8.2 Interior Areas - Smoke Detectors: Aging Detectors
- ⚠ 3.9.1 Interior Areas - Carbon Monoxide Detectors (Describe number and location): Detector - Missing
- ⊖ 4.1.1 Bathrooms - Doors: Door Latch Alignment
- ⊖ 4.2.1 Bathrooms - Countertops: Poor/Missing Caulk
- ⊖ 4.3.1 Bathrooms - Walls and Ceilings: Hole/Gap In Wall Under Sink
- ⊖ 4.4.1 Bathrooms - Floors: Deteriorated Grout
- ⊖ 4.5.1 Bathrooms - Plumbing & Fixtures : Corroded Angle Stop(s)
- ⊖ 4.5.2 Bathrooms - Plumbing & Fixtures : Faucet Handle Loose
- ⊖ 4.5.3 Bathrooms - Plumbing & Fixtures : Faucet - Hot Water Low Flow
- ⊖ 4.5.4 Bathrooms - Plumbing & Fixtures : Faucet - Inoperable
- ⊖ 4.5.5 Bathrooms - Plumbing & Fixtures : Toilet Loose
- ⊖ 4.5.6 Bathrooms - Plumbing & Fixtures : Toilet - Running
- ⊖ 4.5.7 Bathrooms - Plumbing & Fixtures : Toilet Tank Loose
- ⊖ 4.5.8 Bathrooms - Plumbing & Fixtures : Seal Toilet Base
- ⊖ 4.6.1 Bathrooms - Tub & Shower Fixtures : Drain Overflow - Information
- ⊖ 4.6.2 Bathrooms - Tub & Shower Fixtures : Shower Head - Loose Arm
- ⊖ 4.6.3 Bathrooms - Tub & Shower Fixtures : Shower Head - Low Flow
- ⊖ 4.6.4 Bathrooms - Tub & Shower Fixtures : Tub Spout - Low Flow
- ⊖ 4.6.5 Bathrooms - Tub & Shower Fixtures : Jetted Tub - Not Functional
- ⊖ 4.7.1 Bathrooms - Tub/Shower Enclosures : Loose/Cracked/Missing Tile(s)
- ⊖ 4.8.1 Bathrooms - Plumbing Drainage System: Corrosion at Drain Line
- ⊖ 4.8.2 Bathrooms - Plumbing Drainage System: Sink-Slow/Not Draining
- ⊖ 4.9.1 Bathrooms - Electrical Components: Loose Receptacle(s)
- ⊖ 4.9.2 Bathrooms - Electrical Components: No GFCI Protection
- ⊖ 4.9.3 Bathrooms - Electrical Components: Light fixture Inoperable
- ⊖ 4.10.1 Bathrooms - Ventilation: Vent fan noisy

- ⊖ 5.5.1 Plumbing System - Water Plumbing System (Supply And Distribution): Excessive Corrosion
- ⊖
- 5.6.1 Plumbing System - Plumbing Drainage System (Waste And Ventilation) : Drain Lines - Scope Recommended
- ⚠ 5.7.1 Plumbing System - Water Heating System (Flues And Ventilation): Temp Too High
- ⊖ 5.7.2 Plumbing System - Water Heating System (Flues And Ventilation): Missing/Damaged Leak Pan
- ⊖ 5.7.3 Plumbing System - Water Heating System (Flues And Ventilation): Rust at Water Supply Lines
- ⚠ 5.7.4 Plumbing System - Water Heating System (Flues And Ventilation): Flue - Inadequate Clearance
- ⚠
- 5.7.5 Plumbing System - Water Heating System (Flues And Ventilation): Flue - Improper Termination/ Disconnected
- ⊖ 5.7.6 Plumbing System - Water Heating System (Flues And Ventilation): Dissimilar Metals at Supply Lines
- ⚠ 5.8.1 Plumbing System - Temperature Pressure Relief Valve (TPR Valve): Non-Approved Material at Pipe
- ⚠ 6.4.1 Electrical - Main And Distribution Panel(s): Screws - Missing
- ⚠ 6.4.2 Electrical - Main And Distribution Panel(s): Screws - Pointed
- ⚠ 6.4.3 Electrical - Main And Distribution Panel(s): Labels - Missing
- ⚠ 6.4.4 Electrical - Main And Distribution Panel(s): Twist Out - Missing
- ⚠ 6.4.5 Electrical - Main And Distribution Panel(s): Rust in Panel
- ⊖ 6.4.6 Electrical - Main And Distribution Panel(s): Spliced Wiring
- ⊖ 6.4.7 Electrical - Main And Distribution Panel(s): Possible Moisture Intrusion
- ⊖ 6.7.1 Electrical - Over-current Devices (Circuit Breakers, Fuses) : Tripped Breakers
- ⚠ 6.7.2 Electrical - Over-current Devices (Circuit Breakers, Fuses) : Double Tap
- ⚠ 6.8.1 Electrical - Branch Circuit Wiring: Exposed Romex
- ⚠ 6.8.2 Electrical - Branch Circuit Wiring: Open Splice
- ⚠ 6.8.3 Electrical - Branch Circuit Wiring: Improper Termination
- ⚠ 6.8.4 Electrical - Branch Circuit Wiring: Open Junction Box
- ⚠ 6.8.5 Electrical - Branch Circuit Wiring: Unconventional Wiring Methods
- ⚠
- 6.9.1 Electrical - Fixtures And Connected Devices (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls): Missing Face Plate
- ⊖ 7.1.1 Heating and Cooling Systems - Normal H-vac Operation Controls: Thermostat - Not Functional
- ⊖
- 7.2.1 Heating and Cooling Systems - Heating Equipment: Furnace- Operational At The Time Of Inspection
- ⊖ 7.2.2 Heating and Cooling Systems - Heating Equipment: Furnace- Missing Sediment Trap
- ⊖ 7.2.3 Heating and Cooling Systems - Heating Equipment: Furnace- Flex Gas Line Through Cabinet
- ⊖ 7.2.4 Heating and Cooling Systems - Heating Equipment: Rust
- ⊖ 7.2.5 Heating and Cooling Systems - Heating Equipment: Furnace- Installed On Combustibles
- ⊖ 7.5.1 Heating and Cooling Systems - Distribution Systems: Register - Loose/Damaged Cover
- ⊖ 7.5.2 Heating and Cooling Systems - Distribution Systems: Covered register(s)
- ⊖ 7.6.1 Heating and Cooling Systems - Cooling Equipment: A/C- Produced Cold Air
- ⊖ 7.6.2 Heating and Cooling Systems - Cooling Equipment: A/C 10 Or More Year's of Age
- 🔧 7.6.3 Heating and Cooling Systems - Cooling Equipment: Insulation Missing or Damaged



- ⚠ 7.6.4 Heating and Cooling Systems - Cooling Equipment: A/C Disconnect- Missing Deadfront Cover
- ⊖ 7.6.5 Heating and Cooling Systems - Cooling Equipment: Debris In Condenser
- ⚠ 8.1.1 Fireplaces - Fireplace: No Fireplace Screen
- ⚠ 8.1.2 Fireplaces - Fireplace: Missing Damper Clamp
- ⊖ 8.1.3 Fireplaces - Fireplace: Creosote Buildup
- ⚠ 8.1.4 Fireplaces - Fireplace: Gap at Gas Pipe
- ⚠ 8.1.5 Fireplaces - Fireplace: Carpet Near Fireplace
- ⊖ 8.1.6 Fireplaces - Fireplace: No Gas
- ⊖ 9.1.1 Attic, Insulation & Ventilation - Attic Insulation: Displaced Insulation
- ⊖ 9.1.2 Attic, Insulation & Ventilation - Attic Insulation: Possible Pest
- ⊖ 9.3.1 Attic, Insulation & Ventilation - Roof Sheathing Observed From Attic: Stains at Sheathing/Framing
- ⊖ 9.5.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
- ⊖ 10.1.1 Laundry Area/Room - Laundry Sink: Corroded Angle Stop(s)
- ⊖ 10.1.2 Laundry Area/Room - Laundry Sink: Hot Water Inoperable/Turned Off
- ⊖ 10.2.1 Laundry Area/Room - Washer/Dryer: Disconnected/Not Installed Properly
- ⚠ 11.5.1 Garage - Garage Electrical: Receptacle/Light Switch Cover Missing
- ⚠ 11.10.1 Garage - Garage Vent: No Vents Found
- ⊖ 12.3.1 Exterior - Siding, Flashing & Trim: Stucco Cracking - Minor
- ⊖ 12.3.2 Exterior - Siding, Flashing & Trim: Paint Weathered
- ⊖ 12.3.3 Exterior - Siding, Flashing & Trim: Holes/Damage/Gaps At Siding(s)
- ⊖ 12.3.4 Exterior - Siding, Flashing & Trim: Deteriorated Siding
- ⊖ 12.3.5 Exterior - Siding, Flashing & Trim: Stains
- ⊖ 12.3.6 Exterior - Siding, Flashing & Trim: Rusted Weep Scream
- ⊖ 12.4.1 Exterior - Exterior Doors: Loose Handle(s)/Door Knob(s)
- ⊖ 12.4.2 Exterior - Exterior Doors: Door Handle/Lock Inoperable
- ⊖ 12.4.3 Exterior - Exterior Doors: Weatherstripping Missing/Damaged
- ⊖ 12.4.4 Exterior - Exterior Doors: Missing/Damaged Hardware
- ⊖ 12.4.5 Exterior - Exterior Doors: Cracked Glass
- ⊖ 12.4.6 Exterior - Exterior Doors: Moisture Intrusion at Door
- ⊖ 12.4.7 Exterior - Exterior Doors: Door Difficult to Operate
- ⊖ 12.4.8 Exterior - Exterior Doors: Similar Elevation
- ⊖ 12.5.1 Exterior - Eaves, Soffits & Fascia: Soffit - Water Stains
- ⊖ 12.7.1 Exterior - Walkways, Patios & Driveways: Flat Work Typical Cracking
- ⊖ 12.7.2 Exterior - Walkways, Patios & Driveways: Deterioration
- ⊖ 12.7.3 Exterior - Walkways, Patios & Driveways: Stairs not up to today's codes and standards
- ⚠ 12.8.1 Exterior - Decks, Balconies, Porches & Steps: Missing Handrail
- ⊖ 12.9.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Grading -Low Areas - Poor Drainage
- ⊖ 12.9.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Grading - Hillside Setting
- ⊖ 12.9.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 12.9.4 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation Too Close to Building
- ⊖ 12.9.5 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Drainage - Subsurface Drain

- ⊖ 12.9.6 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Hardscape Atypical Cracking
- ⊖ 12.9.7 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Damaged Drain Cover
- ⚠ 12.10.1 Exterior - Exterior Electrical Components : Exposed Wiring
- ⊖ 12.11.1 Exterior - Plumbing & Fixtures: Hose Bib Handle Leak
- ⊖ 12.12.1 Exterior - Gate(s) And Fencing: Motorized Gate Inoperable/Not Operating Correctly
- ⊖ 13.2.1 Roof - Roof Coverings: Large Trees/Vegetation
- ⊖ 13.2.2 Roof - Roof Coverings: Leaves/Debris on Roof
- ⊖ 13.2.3 Roof - Roof Coverings: Cracked Tiles
- ⊖ 13.2.4 Roof - Roof Coverings: Moss Growth
- ⊖ 13.4.1 Roof - Roof Drainage Systems: Debris
- ⊖ 14.3.1 Foundation, Structure & Crawlspace - Foundation, Crawl Space(s) And Basement(s) : Efflorescence
- ⊖ 15.3.1 Swimming Pools and Spas - Safety Devices:: Pool Not Equip With Proper Safety Requirements
- ⊖ 15.4.1 Swimming Pools and Spas - Pool Area Coping, Tile and Decking:: Cracking At Concrete Decking
- ⊖ 15.5.1 Swimming Pools and Spas - Vessel Surface:: Cosmetic stains noted.
- ⊖ 15.5.2 Swimming Pools and Spas - Vessel Surface:: Worn Surface
- ⊖ 15.5.3 Swimming Pools and Spas - Vessel Surface:: Activ Leak
- ⊖ 15.5.4 Swimming Pools and Spas - Vessel Surface:: Deterioration
- ⊖ 15.6.1 Swimming Pools and Spas - Drains:: Missing cover
- ⊖ 15.7.1 Swimming Pools and Spas - Pool Electrical:: Bonding connection missing
- ⚠ 15.7.2 Swimming Pools and Spas - Pool Electrical:: Exposed wiring
- ⊖ 15.9.1 Swimming Pools and Spas - Filtering/Cleaning Type:: Filter Leak
- ⊖ 15.10.1 Swimming Pools and Spas - Pool Plumbing:: Pipe Leaking
- ⊖ 15.11.1 Swimming Pools and Spas - Pumps:: Evidence Of Pump Leak
- 🔧 15.11.2 Swimming Pools and Spas - Pumps:: Aged Pump
- ⊖ 15.13.1 Swimming Pools and Spas - Heating:: The pool heater is not operational.

# 1: INSPECTION DETAILS

## Information

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**Present At Time Of Inspection: In Attendance**

Home Inspector, Client, Client Representative

**Occupancy: Occupancy**

Vacant, Fully Furnished

**Property : Property Type**

Single Family, Multi-Unit/Multi-Building

**Property : Property Style**

Raised Foundation, Slab on Grade

The style of the home is used by the inspector as a means to help the client understand the features of the home that are typical for the design.

**Weather: Temperature**

62 Fahrenheit (F)

The temperature at the time of the inspection is obtained from the weather channel. The temperature is helpful to the inspector to determine items observed as common or defective. In our climate region, a home may experience expansion and contraction due to changes in temperature.

**Weather: Weather Conditions**

Clear, Recent Rain

The weather conditions at the time of the inspection are used to help anyone reading the report understand the conditions at the time of the inspection. Weather conditions are important as the conditions may limit the inspection of certain components of the home. During the winter it is not uncommon for a roof to be covered with snow for prolonged periods of time. If any area of the inspection is limited due to the weather conditions the client should have these areas reevaluated prior to closing on the home.

## 2: KITCHEN

		IN	NI	NP	D
2.1	Styles And Materials	X			
2.2	Dishwasher				X
2.3	Garbage Disposal	X			
2.4	Plumbing & Fixtures				X
2.5	Built-in Microwave				X
2.6	Range/Oven/Cooktop				X
2.7	Exhaust Fan/Range Hood/Downdraft	X			
2.8	Electrical Components				X
2.9	Countertops & Cabinets				X
2.10	Refrigerator		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

### Information

**Styles And Materials : Dishwasher**

Gaggenau, Whirlpool

**Styles And Materials : Garbage Disposal**

None, In Sink Erator

**Styles And Materials : Built-in Microwave**

Officine Gullo, Whirlpool, - Vented-

**Styles And Materials : Stove Range**

Gas, Whirlpool

**Styles And Materials : Oven**

Electric, Whirlpool

**Styles And Materials : Hood Range/Exhaust**

Vented

**Styles And Materials : Countertops**

Solid Surface

**Styles And Materials : Cabinets**

Wood

**Garbage Disposal: Operational**

Yes



Example Noted At Casita/Granny Flat

## Kitchen Appliances Overview

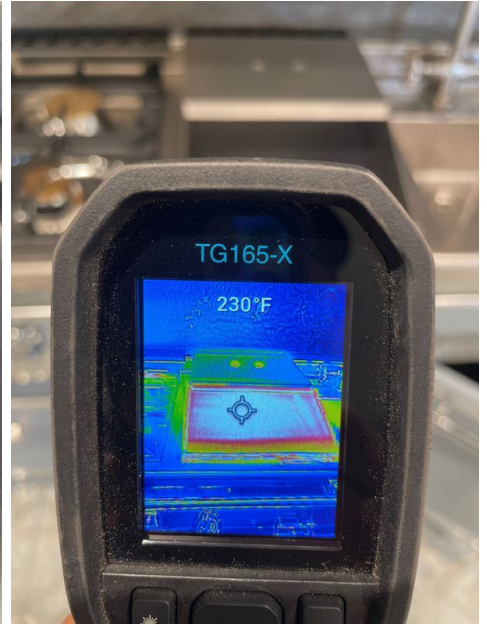
The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher (through its normal cycle), range, cooktop, and permanently installed oven, trash compactor, garbage disposal, ventilation equipment or range hood and permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function or thermostats for calibration or automatic operation; Non built-in appliances like clothes washing and drying machines or refrigeration units. The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable

### Built-in Microwave: Photo Of Microwave Operating

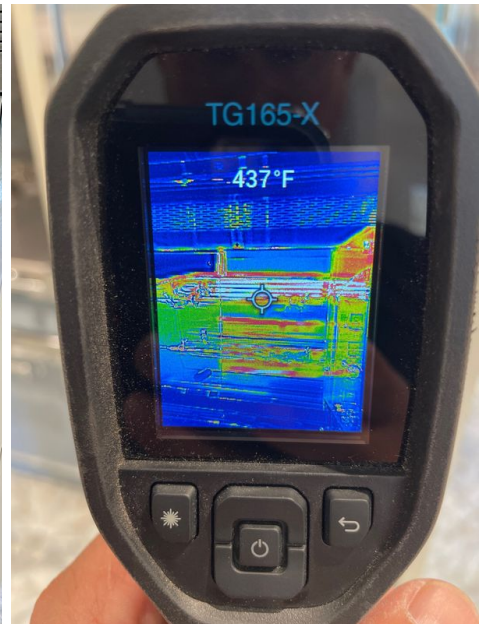
The microwave was tested using a microwave tester. The microwave unit appeared to be in operational condition at the time of inspection. This is not a guarantee that the microwave will continue to function properly in the future.



Range/Oven/Cooktop: Photo Of Range Working



Range/Oven/Cooktop: Photo of Oven Working





## Limitations

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General

### **APPLIANCES- NOT MOVED**

Our company cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include, but is not limited to; plumbing and or electrical issues, moisture damage, wood destroying organism damage, mold or other environmental hazards to the floor and/or wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the removal of contingencies.

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General

### **BUILT-IN APPLIANCES**

Appliances are inspected for function only, Quality or extent of operation is not within the scope of the Standards of Practice. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors or qualified professionals be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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Dishwasher

### **DISHWASHER TESTED**

The dishwasher turned on and appeared to complete a wash cycle at the time of the inspection. However, this is not a guarantee that this unit will not leak at some time in the future. We recommend purchasing a home warranty to cover the unit and any possible damages that may result from a leak.

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Dishwasher

### **DISHWASHER LIMITED REVIEW**

We test the dishwasher to introduce a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean and dry dishes. Please note: We cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher which is outside the scope of this inspection.

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Dishwasher

### **DISHWASHER HEATING ELEMENT**

Determining if the heating element inside the dishwasher is functioning is outside the scope of this inspection. We strongly recommend that you confirm that this important component of the dishwasher is functional before the removal of contingencies by a qualified appliance repair professional.

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Plumbing & Fixtures

### **LOW FLOW AT FIXTURES - NOT DETERMINED**

Please be advised that determining if a plumbing fixtures flow is low/adequate is outside the scope of this standard home inspection. We recommend consulting with a licensed plumbing contractor or the property owner to determine if any plumbing fixtures you are concerned with are low flow.

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Refrigerator

### **REFRIGERATOR NOT INSPECTED**

Refrigerator's are not inspected as they are outside the scope of standard home inspection. Refrigerator's are not moved because this may damage plumbing lines or electrical components.

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Refrigerator

### **REFRIGERATOR NOT MOVED**

Refrigerators are not moved as part of this inspection. Doing so can damage the flooring or adjacent cabinets and wall finishes. Refrigerator's are not moved because this may damage plumbing lines or electrical components. Please note: Damage can exist behind or below the refrigerator that is not visible because of this limitation. Recommend asking the seller to move the refrigerator to allow you to view the space behind and below the refrigerator before the removal of contingencies. Recommend further evaluation by a qualified professional to determine if any latent defects exist and repairs are necessary at this time before the close of contingencies.

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## **Observations**

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2.2.1 Dishwasher

### **DISHWASHER- MISSING AIR GAP**

 Attention and or Item In Need Of Service

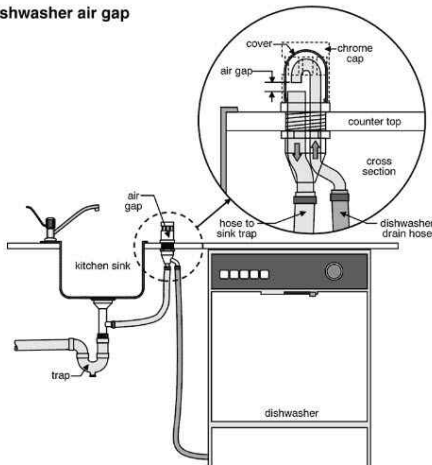
The dishwasher was not equipped with an air gap device at the time of inspection. An air gap is a back-flow prevention device that prevents dirty water from returning into the dishwasher and is usually installed above the countertop. Recommend further evaluation and correction as needed by a qualified appliance repair contractor.

---

Recommendation

Contact a qualified plumbing contractor.

Dishwasher air gap



Example Noted At Kitchen



Example Noted At Kitchen

2.3.1 Garbage Disposal

**DISPOSAL- DEBRIS**

⊖ Attention and or Item In Need Of Service

The garbage disposal appeared to have debris inside of it that should be removed by a qualified professional.

Recommendation

Contact a qualified professional.



Example Noted At Pool House Kitchen

2.4.1 Plumbing & Fixtures

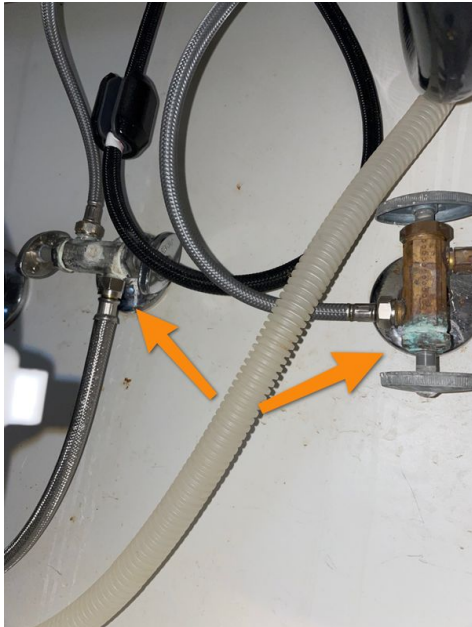
**CORRODED ANGLE STOP(S)/PLUMBING CONNECTIONS**

⊖ Attention and or Item In Need Of Service

Some of the angle stops, shut off valves and/or supply lines under the sinks appeared to be corroding, have mineral deposits or are rusted. This is indicative of previous leaks that have self sealed. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs possible at this time to prevent further leaks.

Recommendation

Contact a qualified plumbing contractor.



Example Noted At Kitchen Casita/Granny Flat



Example Noted At Pool House Kitchen

### 2.4.2 Plumbing & Fixtures

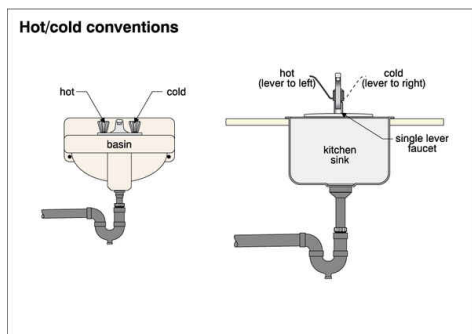
 Defect Item and or Potential Safety Concern

## HOT/COLD REVERSED - SINK

The hot and cold water supply is reversed at the sink. This is considered a scalding hazard. Recommend further evaluation by a licensed plumbing contractor and repair as necessary at this time for safety.

Recommendation

Contact a qualified plumbing contractor.



Example Noted At Kitchen

### 2.4.3 Plumbing & Fixtures

 Attention and or Item In Need Of Service

## DRAINAGE- ACTIVE LEAK

There was an active leak noted to the kitchen drain at the time of inspection. Recommend further evaluation and corrections as needed by a qualified licensed contractor.

Recommendation

Contact a qualified professional.



Example Noted At Kitchen

2.4.4 Plumbing & Fixtures

⊖ Attention and or Item In Need Of Service

### **FLEX DRAINAGE LINE**

Unconventional plumbing materials noted in use. These flexible drain lines are more prone to blockages due to their design and are typically not used by licensed plumbing contractors. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs necessary at this time to comply with today's plumbing standards.

Recommendation

Contact a qualified professional.



Example Noted At Kitchen Casita/Granny Flat

2.5.1 Built-in Microwave

### **MICROWAVE- NOT PROPERLY SECURE**

⊖ Attention and or Item In Need Of Service

The microwave does not appear to be securely mounted. Recommend repair by a qualified appliance repair professional as necessary at this time.

Recommendation

Contact a qualified professional.



Example Noted At Kitchen Casita/Granny Flat

2.5.2 Built-in Microwave

⊖ Attention and or Item In Need Of Service

**DOOR NOT OPERATING AS INTENDED**

The automatic microwave door did not operate as intended at the time of inspection. Recommend further evaluation and correction as needed by a qualified appliance technician.

Recommendation

Contact a qualified appliance repair professional.



Example Noted At Kitchen

2.6.1 Range/Oven/Cooktop

⊖ Attention and or Item In Need Of Service

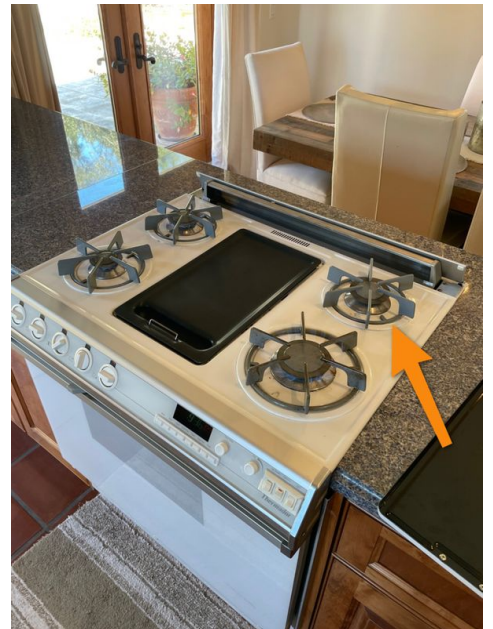
**BURNER NOT LIGHTING**

One or more burners did not light when turned on. Recommend qualified professional evaluate & repair.

[Here is a DIY resource](#) on possible solutions.

Recommendation

Contact a qualified handyman.



Example Noted At Pool House Kitchen

### 2.8.1 Electrical Components

#### **LOOSE RECEPTACLE(S)**

 Attention and or Item In Need Of Service

Loose receptacle(s) noted in one or more areas at the time of the inspection. This condition can put stress on the circuit wires which should not be moved. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine corrections necessary at this time to ensure proper function and safety

Recommendation

Contact a qualified professional.



Example Noted At Kitchen Casita/Granny Flat



Example Noted At Pool House Kitchen

## 2.8.2 Electrical Components

 Defect Item and or Potential Safety Concern

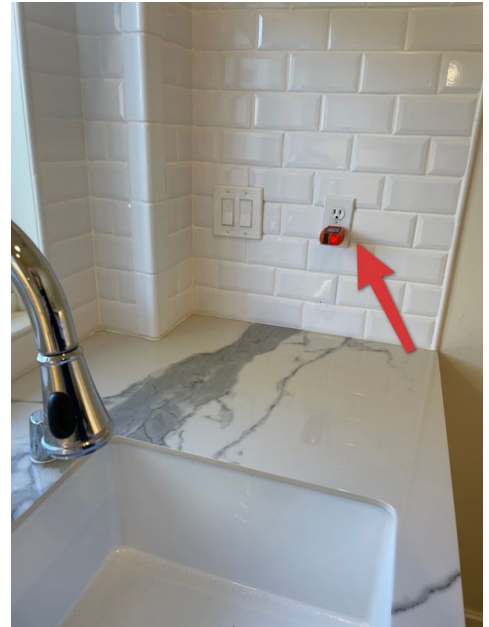
### NO GFCI PROTECTION

One or more kitchen receptacles were not GFCI (Ground Fault Circuit Interrupter) protected. Every receptacle within 6 feet of a water source on the interior of the home to today's current codes and standards are required to be GFCI protected for safety reasons. Recommend further evaluation and correction as needed by a qualified licensed electrical contractor.

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

#### Recommendation

Contact a qualified electrical contractor.



Example Noted At Kitchen Casita/Granny Flat

## 2.8.3 Electrical Components

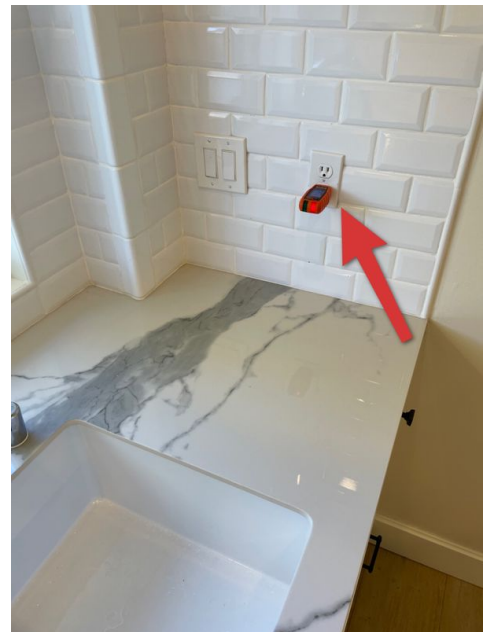
 Defect Item and or Potential Safety Concern

### OPEN GROUNDS

Open grounds in a bathroom are a potential safety hazard, recommend licensed electrician to repair to current safety standards.

#### Recommendation

Contact a qualified electrical contractor.



Example Noted At Kitchen Casita/Granny Flat

## 2.8.4 Electrical Components

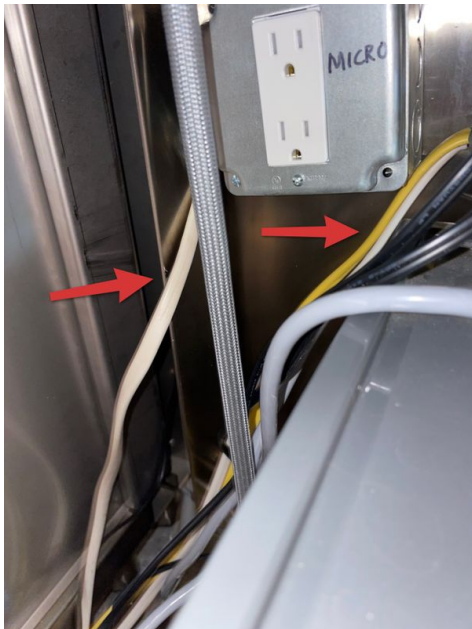
 Defect Item and or Potential Safety Concern

### EXPOSED WIRE(S)/ROMEX

There was exposed wires/romex in one or more areas to the home. This is a potential safety hazard. Recommend further evaluation and corrections as needed by a licensed electrical contractor.

#### Recommendation

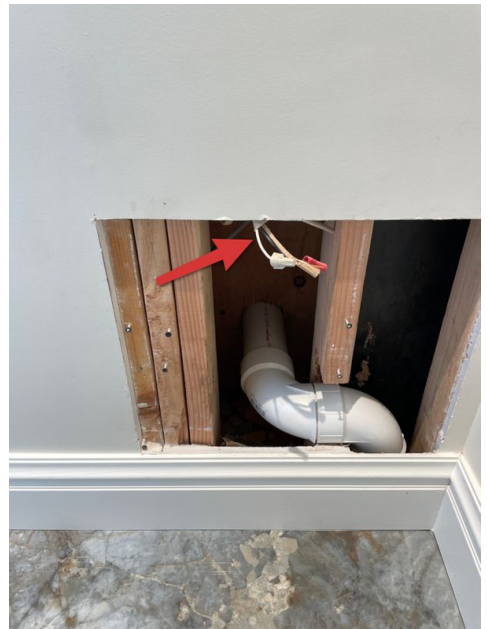
Contact a qualified electrical contractor.



Example Noted At Kitchen



Example Noted At Kitchen



Example Noted At Closet

2.9.1 Countertops & Cabinets

⊖ Attention and or Item In Need Of Service

**GROUT DETERIORATING**

There was one or more areas to the kitchen countertops where grout lines were cracked or deteriorated. Recommend a qualified contractor repair or replace grout.

Recommendation

Contact a qualified countertop contractor.



Example Noted At Kitchen Casita/Granny Flat

2.9.2 Countertops & Cabinets

⊖ Attention and or Item In Need Of Service

**CABINET HINGE LOOSE**

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a qualified cabinet contractor.





Example Noted At Kitchen Casita/Granny Flat

### 3: INTERIOR AREAS

		IN	NI	NP	D
3.1	Interior General	X			
3.2	Doors	X			
3.3	Windows				X
3.4	Walls and Ceilings				X
3.5	Floors				X
3.6	Electrical Components				X
3.7	Steps, Stairways & Railings	X			
3.8	Smoke Detectors				X
3.9	Carbon Monoxide Detectors (Describe number and location)				X
3.10	Additions/Modifications And Or Remodel	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

#### Information

**Doors: Door Type/Material**

Wood

**Windows: Window Type**

Crank Style Windows, Double Pane

**Windows: Window Material**

Wood

**Walls and Ceilings: Wall Material**

Drywall, Plaster, Wood

**Walls and Ceilings: Ceiling Material**

Drywall

**Floors: Floor Coverings**

Carpet, Tile, Hardwood

**Electrical Components: Ceiling Fan**

None

**Electrical Components: Receptacles**

Yes, Operational

**Electrical Components: Switches**

Yes, Operational

**Interior General: Interior General**

The home inspector shall observe the visually accessible areas of the: walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**Smoke Detectors: Smoke Detector General Information**

We recommend replacing all smoke detectors upon moving into the home. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National Fire Protection Association [www.nfpa.org](http://www.nfpa.org). We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms.

#### Limitations

Interior General

**INTERIOR LIMITATIONS**

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Please note: Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, we recommend that you have this home further examined by a qualified contractor or environmental hygienist.

---

## Windows

### **DOUBLE PANE WINDOW INSPECTION LIMITATION**

**Please Note:** Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances the inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather), lighting or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

---

## Walls and Ceilings

### **PERSONAL/STAGED ITEMS**

Due to occupants personal items/property and or staged furnishings/items, not all areas were visible. I was unable to view all the wall and floor surfaces. Damage can exist in these areas that were not visible. Because of this, we recommend a careful evaluation during final walk-through. If issues are discovered during your final walk-through, please contact our company immediately to arrange a re-inspection of these areas so that the inspection report can be updated.

---

## Observations

### 3.1.1 Interior General

#### **EVIDENCE OF TERMITE**



There was evidence in one or more areas of the home. Recommend further evaluation and repairs as needed by qualified professional.

#### Recommendation

Contact a qualified professional.



Example Noted At Hallway Bathroom Casita/Granny Flat



Example Noted At Casita/Granny Flat Attic

### 3.3.1 Windows

Attention and or Item In Need Of Service

#### POSSIBLE FAILED SEAL

One or more windows appeared to be fogged and or is showing signs of condensation between the window panes, which indicative a failed seal. Recommend further evaluation of all windows to home and repairs as needed

#### Recommendation

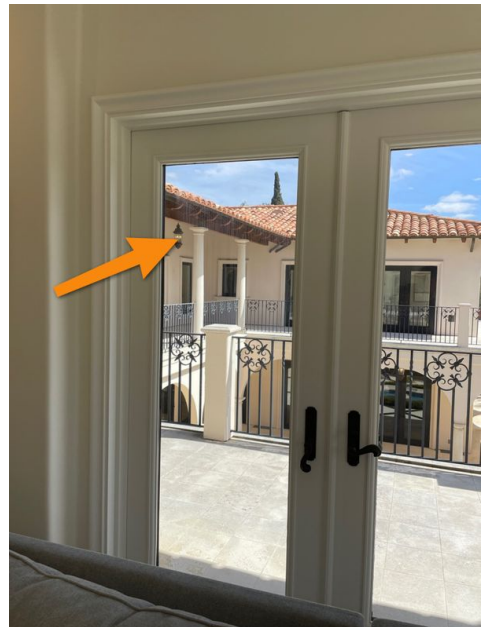
Contact a qualified window repair/installation contractor.



Example Noted At Bedroom 4



Example Noted At Bedroom 2



Example Noted At Master Bedroom



Example Noted At Office



Example Noted At Casita/Granny Flat



Example Noted At Pool House Kitchen

### 3.3.2 Windows

#### **HARDWARE/LOCK INOPERABLE/DAMAGED**

⊖ Attention and or Item In Need Of Service

The casement window hardware/lock was inoperable and or damaged at the time of inspection. Recommend further evaluation and correction as needed by qualified professional.

Recommendation

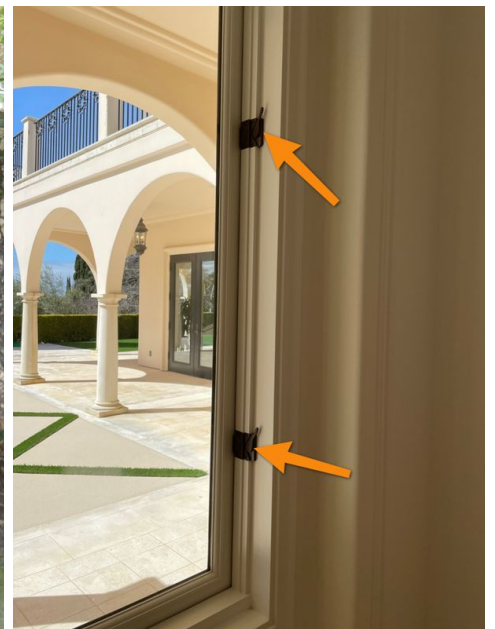
Contact a qualified professional.



Example Noted At Kitchen Closet



Example Noted At Dining Room



Example Noted At Hallway



Example Noted At Gym Room

3.3.3 Windows

Attention and or Item In Need Of Service

**INOPERABLE CRANK WINDOW(S)**

There was one or crank mechanisms that was inoperable at the time of inspection. Recommend further evaluation and correction as needed by qualified window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Example Noted At Dining Room



Example Noted At Master Bathroom Casita/Granny Flat

3.4.1 Walls and Ceilings

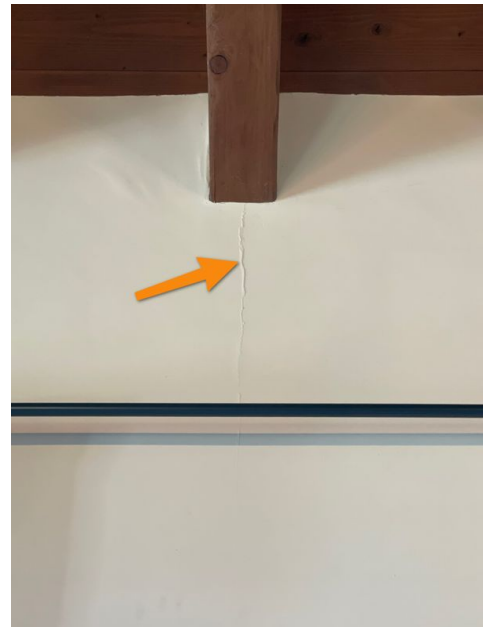
Attention and or Item In Need Of Service

**TYPICAL CRACKS OBSERVED**

Typical cracks in drywall/plaster were observed. These cracks may develop due to normal aging of a home, minor settling, as well as moisture/temperature changes and heat expansion and contraction. No evidence of structural defect observed at the time of inspection. Recommend further evaluation by a licensed qualified professional.

Recommendation

Contact a qualified drywall contractor.



Example Noted At Pool House

3.4.2 Walls and Ceilings

Attention and or Item In Need Of Service

**POSSIBLE ORGANIC GROWTH**

Moisture stains and evidence of possible organic growth noted. The area appeared to be dry at the time of the inspection. We did not inspect, test or determine if this growth is, or is not, a health hazard. Recommend further evaluation by a licensed environmental contractor or hygienist prior to the removal of contingencies to determine any corrections/repairs necessary at this time.

Recommendation

Contact a qualified mold inspection professional.



Example Noted At Wine Room



Example Noted At Wine Room

3.4.3 Walls and Ceilings

Attention and or Item In Need Of Service

**PREVIOUS REPAIRS**

There appeared to be patching and/or evidence of repair noted on the ceiling(s)/wall(s). The Inspector is unable to determine the exact cause. Recommend consulting the seller about this and/or have further evaluated by a licensed contractor. Please note: Determining if damage exists behind any surface is beyond the scope of this standard home inspection.

Recommendation

Contact a qualified professional.



Example Noted At Office

### 3.4.4 Walls and Ceilings

 Attention and or Item In Need Of Service

#### **HOLE IN CEILING/WALL**

There was one or more holes in the ceiling and or wall's noted at the time of inspection. Recommend further evaluation and correction as needed by qualified professional.

Recommendation

Contact a qualified professional.



Example Noted At Kitchen Closet



Example Noted At Basement



Example Noted At Basement

### 3.4.5 Walls and Ceilings

 Attention and or Item In Need Of Service

#### **WALL(S) BELOW GRADE**

The wall(s) are built below the soil grade and may be subject to moisture intrusion if they are not adequately sealed. It is beyond the scope of this standard home inspection to verify the presence of moisture barriers. Recommend consulting a licensed grading contractor and/or waterproofing contractor to determine any necessary corrections at this time and if latent defects exist.

Recommendation

Contact a qualified professional.





Example Noted At Wine Room

### 3.5.1 Floors

⊖ Attention and or Item In Need Of Service

#### **DETERIORATED/MIS SING GROUT**

Floor tile grout is deteriorating in one or more areas to the home. Recommend further evaluation and corrections as needed by a qualified contractor.

##### Recommendation

Contact a qualified flooring contractor



Example Noted At Casita/Granny Flat Stairs

### 3.6.1 Electrical Components

⊖ Attention and or Item In Need Of Service

#### **LOOSE RECEPTACLE/LIGHT SWITCH**

Loose receptacle(s) and or light switches noted in one or more areas at the time of the inspection. This condition can put stress on the circuit wires which should not be moved. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine corrections necessary at this time to ensure proper function and safety

##### Recommendation

Contact a qualified professional.



Example Noted At Living Room Casita/Granny Flat

3.6.2 Electrical Components

**LIGHT FIXTURE INOPERABLE**

Attention and or Item In Need Of Service

Light fixture not operational at time of inspection. Recommend licensed electrician further evaluate and repair as needed. Possible light bulb is dead.

Recommendation

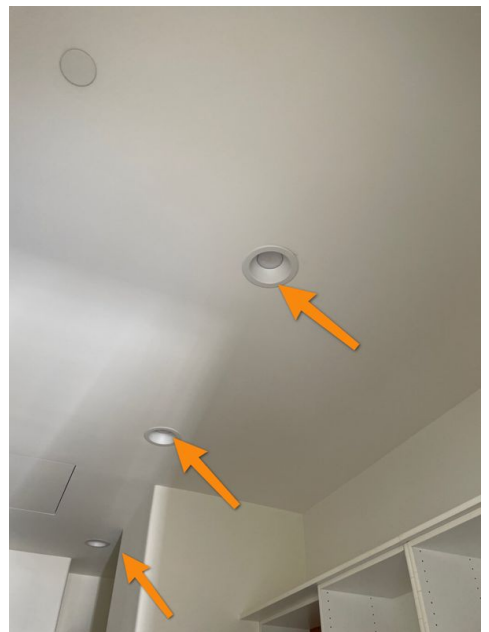
Contact a qualified electrical contractor.



Example Noted At Gym Sauna



Example Noted At Bedroom 4



Example Noted At Bedroom 4 Closet



Example Noted At Second Story Exterior Closet Left Side Of Home



Example Noted At Casita/Granny Flat Attic



Example Noted At Pool House Kitchen

3.6.3 Electrical Components

Attention and or Item In Need Of Service

**MISSING/DAMAGED RECEPTACLE COVER**

Missing or damaged (with gaps) face plate (cover) noted at one or more outlets and/or switch(es). Recommend replacement as necessary at this time for safety.

Recommendation

Contact a qualified professional.



Example Noted At wine Room



Example Noted At Pool House Bedroom

3.6.4 Electrical Components

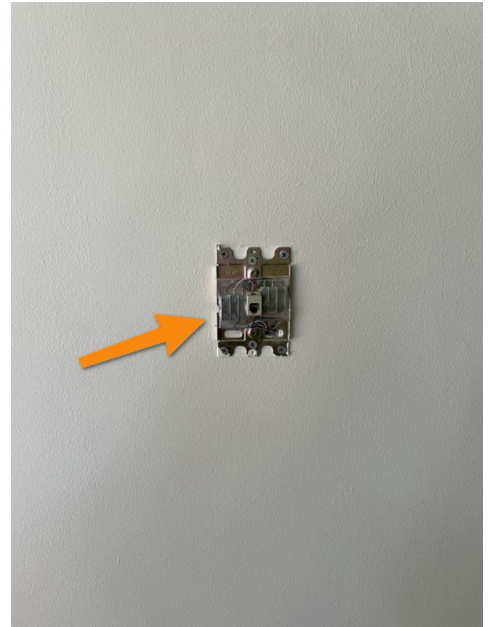
Attention and or Item In Need Of Service

**MISSING HARDWARE**

There was one or more light switches that was missing hardware to them. Recommend further evaluation and correction as needed by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Gym Room

### 3.8.1 Smoke Detectors



Defect Item and or Potential Safety Concern

#### **NOT INSTALLED IN ALL REQUIRED AREAS**

Smoke detectors are not installed in all required areas. Recommend installing smoke detectors as necessary to comply with today's [fire safety standards](#) prior to occupying the home.

Recommendation

Contact a qualified professional.



Example Noted At Bedroom 2  
Casita/Granny Flat

### 3.8.2 Smoke Detectors



Attention and or Item In Need Of Service

#### **AGING DETECTORS**

One or more smoke detectors appeared to be over 10 years old. As smoke detectors age, they become less reliable. Recommend upgrading the smoke detectors in this home as a safety upgrade.

Recommendation

Contact a qualified professional.



Example Noted At Master Bedroom Casita/Granny Flat



Example Noted At Pool House Bedroom

3.9.1 Carbon Monoxide Detectors (Describe number and location)

 Defect Item and or Potential Safety Concern

**DETECTOR - MISSING**

A carbon monoxide detector is not installed in the common hallway as required. Recommend installing prior to occupying the home.

Recommendation

Contact a qualified professional.



Example Noted At Casita/Granny Flat

## 4: BATHROOMS

		IN	NI	NP	D
4.1	Doors				
4.2	Countertops				X
4.3	Walls and Ceilings				X
4.4	Floors	X			
4.5	Plumbing & Fixtures				X
4.6	Tub & Shower Fixtures				X
4.7	Tub/Shower Enclosures				X
4.8	Plumbing Drainage System				X
4.9	Electrical Components				X
4.10	Ventilation				X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

### Information

#### Bathroom Type

Jack n Jill, Guest Bathroom,  
Master Bathroom, Half Bath

#### Doors: Door Type/Material

Wood

#### Walls and Ceilings: Wall Material

Drywall

#### Walls and Ceilings: Ceiling Material

Drywall

#### Floors: Floor Coverings

Tile

#### Electrical Components: GFCI/AFCI Protected Receptacles

Present, Tripped when tested

#### Ventilation: Bathroom Ventilation

Ventilation fan, Window

#### Plumbing Drainage System: General Drain/Waste Pipes

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the removal of contingencies. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

### Limitations

#### Plumbing & Fixtures

#### LOW FLOW AT FIXTURES - NOT DETERMINED

Please be advised that determining if a plumbing fixtures flow is low/adequate is outside the scope of this standard home inspection. We recommend consulting with a licensed plumbing contractor or the property owner to determine if any plumbing fixtures you are concerned with are low flow.

## Observations

### 4.1.1 Doors

Attention and or Item In Need Of Service

#### DOOR LATCH ALIGNMENT

Door latch and/or strike plate is out of alignment. Recommend a handyman repair as needed.

Recommendation

Contact a qualified door repair/installation contractor.



Example Noted At Bedroom 4 Bathroom

### 4.2.1 Countertops

Attention and or Item In Need Of Service

#### POOR/MISSING CAULK

Kitchen countertop was missing sufficient caulk/sealant at one or more areas. This can lead to water intrusion and or damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Recommended DIY Project



Example Noted At Half Bath



Example Noted At Bedroom 4 Bathroom

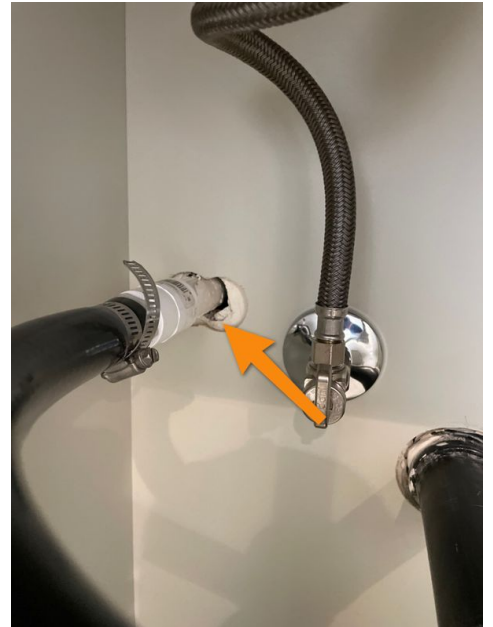
## 4.3.1 Walls and Ceilings

 Attention and or Item In Need Of Service**HOLE/GAP IN WALL UNDER SINK**

There is a hole or gap in the bathroom wall in one or more areas. Recommend further evaluation and repaired as necessary by a licensed drywall contractor.

## Recommendation

Contact a qualified professional.



Example Noted At Jack & Jill Bathroom

## 4.4.1 Floors

 Attention and or Item In Need Of Service**DETERIORATED GROUT**

Floor tile grout is deteriorated recommend qualified contractor to repair

## Recommendation

Contact a qualified flooring contractor



Example Noted At Pool House Bathroom

## 4.5.1 Plumbing &amp; Fixtures

 Attention and or Item In Need Of Service**CORRODED ANGLE STOP(S)**

Some of the angle stops, shut off valves and/or supply lines under the sinks and/or behind the toilets appeared to be corroding, have mineral deposits or are rusted. This is indicative of previous leaks that have self sealed. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs possible at this time to prevent further leaks.

## Recommendation

Contact a qualified plumbing contractor.





Example Noted At Guest Bathroom



Example Noted At Gym Room



Example Noted At Hallway Bathroom Casita/Granny Flat



Example Noted At Pool House Bathroom

#### 4.5.2 Plumbing & Fixtures

### **FAUCET HANDLE LOOSE**

 Attention and or Item In Need Of Service

Loose handle noted at the sink faucet(s). Recommend repair by a licensed plumbing contractor as necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



Example Noted At Guest Bathroom



Example Noted At Bedroom 4 Bathroom

### 4.5.3 Plumbing & Fixtures

 Attention and or Item In Need Of Service

#### **FAUCET - HOT WATER LOW FLOW**

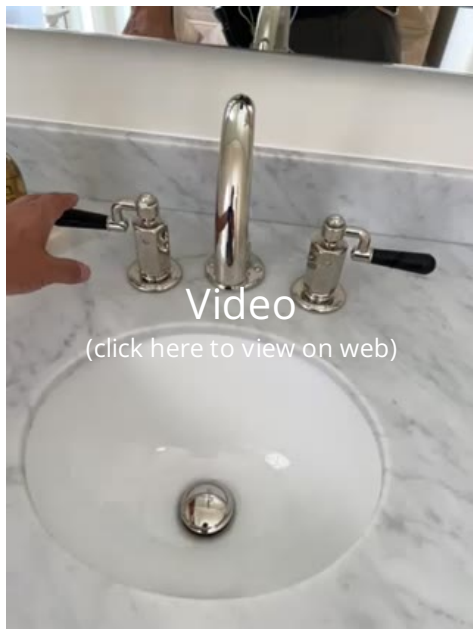
There appeared to be weak/low water flow noted to the hot water at one or more sink faucets. Unable to determine the exact cause. Recommend further evaluation by a licensed plumbing contractor and repair as necessary at this time to ensure proper function.

#### Recommendation

Contact a qualified plumbing contractor.



Example Noted At Half Bath



Example Noted At Bedroom 4 Bathroom



Example Noted At Jack &amp; Jill Bathroom

## 4.5.4 Plumbing &amp; Fixtures



Attention and or Item In Need Of Service

**FAUCET -  
INOPERABLE**

The sink faucet appeared to be inoperable at the time of the inspection. Unable to determine cause. Recommend further evaluation by a licensed plumbing contractor to determine repairs necessary at this time to ensure proper function.

## Recommendation

Contact a qualified plumbing contractor.



Example Noted At Gym Room

## 4.5.5 Plumbing &amp; Fixtures



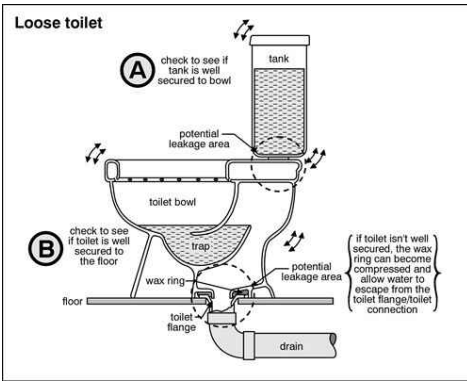
Attention and or Item In Need Of Service

**TOILET LOOSE**

The toilet was noted loose to the floor. This can cause damage to the wax ring under the toilet. A damaged wax ring can allow water to leak. Left unchecked, leaking wax rings may cause other problems, to include, but not limited to: Damaging the flooring and adjacent wall materials, organic growth, and can even cause damage to the wood sub-floor or slab. Recommend further evaluation by a licensed plumbing contractor and repair as necessary at this time.

## Recommendation

Contact a qualified plumbing contractor.



Example Noted At Master Bathroom



Example Noted At Master Bathroom Casita/Granny Flat

4.5.6 Plumbing & Fixtures

Attention and or Item In Need Of Service

**TOILET - RUNNING**

The toilet flush system appears to be running at the time of the inspection. This usually indicates a worn flapper or fill valve. Recommend further evaluation by a licensed plumbing contractor and any corrections as necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



Example Noted At Pool House Bathroom

4.5.7 Plumbing & Fixtures

Attention and or Item In Need Of Service

**TOILET TANK LOOSE**

Toilet tank(s) noted loose. Recommend repair by a licensed plumbing contractor as necessary at this time to forestall leaks from developing.

Recommendation

Contact a qualified plumbing contractor.



Example Noted At Half Bath

4.5.8 Plumbing & Fixtures

 Attention and or Item In Need Of Service

**SEAL TOILET BASE**

Recommend sealing the base of the toilet to the floor to prevent water and other liquids from entering underneath the toilet by a qualified professional.

Recommendation

Contact a qualified professional.



Example Noted At Master Bathroom

4.6.1 Tub & Shower Fixtures

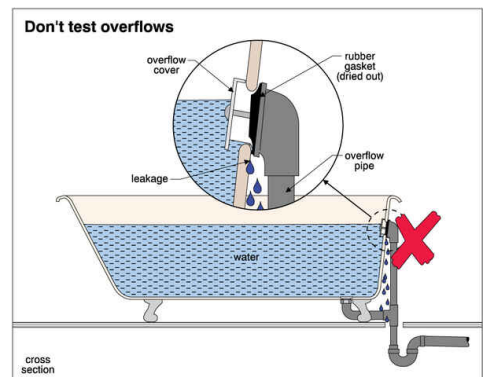
 Attention and or Item In Need Of Service

**DRAIN OVERFLOW - INFORMATION**

The drain overflow cover appeared to be installed properly at the bathtub(s). However, determining if the drain line is properly connected behind these covers is beyond the scope of this inspection. To ensure that this line is properly attached to the back of the bathtub, we recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if latent defects exist.

Recommendation

Contact a qualified plumbing contractor.



4.6.2 Tub & Shower Fixtures

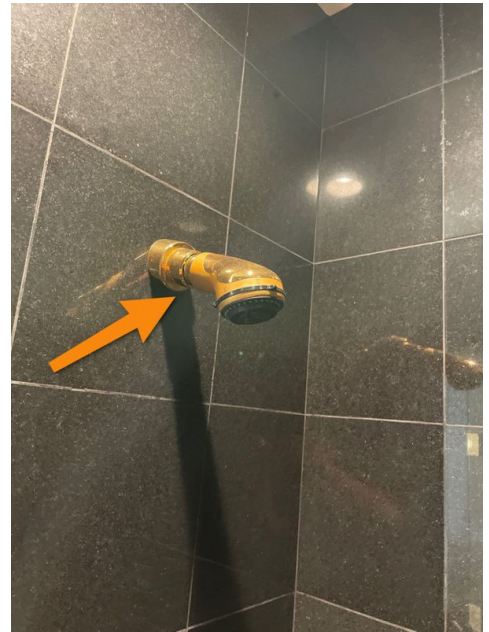
 Attention and or Item In Need Of Service

**SHOWER HEAD - LOOSE ARM**

Loose shower arm noted at one or more showers at the time of inspect. This condition can stress the plumbing lines behind the shower enclosure and allow leaks to develop. Recommend further evaluation by a licensed plumbing contractor and repairs as needed.

Recommendation

Contact a qualified plumbing contractor.



Example Noted At Guest Bathroom

4.6.3 Tub & Shower Fixtures

 Attention and or Item In Need Of Service

**SHOWER HEAD - LOW FLOW**

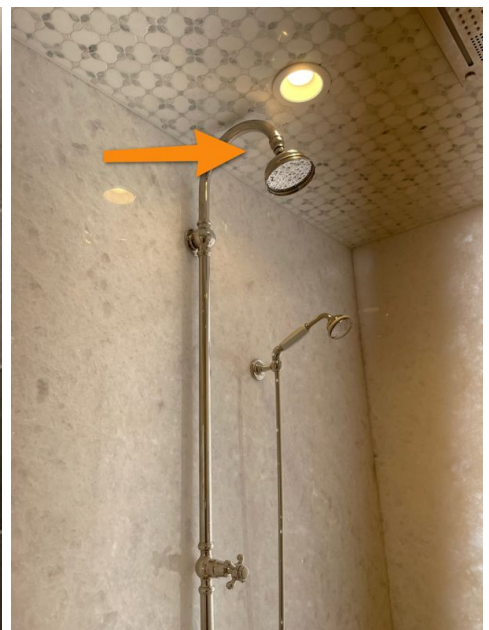
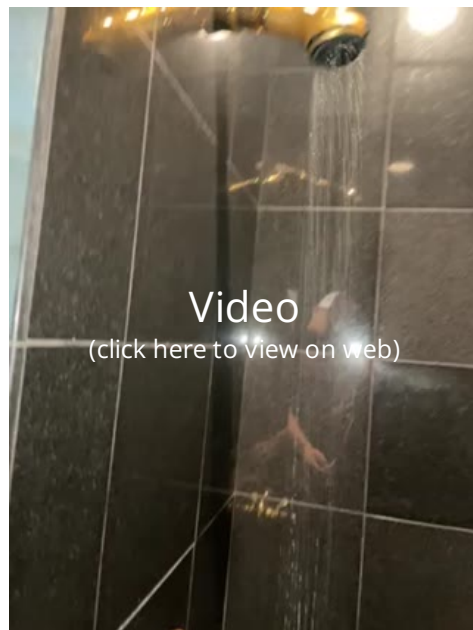
Water at one or more shower heads appears to have low flow. Unable to determine the exact cause, but this is typically a result of hard water build-up. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine corrections necessary at this time to ensure proper function.

Recommendation

Contact a qualified plumbing contractor.



Example Noted At Guest Bathroom



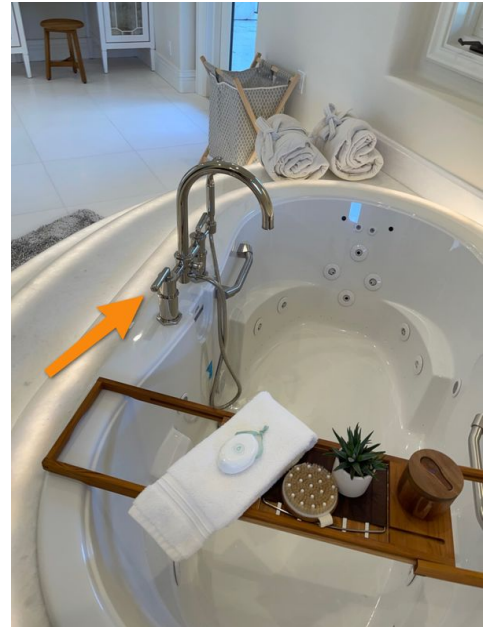
Example Noted At Master Bathroom

4.6.4 Tub & Shower Fixtures  Attention and or Item In Need Of Service**TUB SPOUT - LOW FLOW**

Water at one or more tub faucets has low flow. Unable to determine the exact cause, but this is typically a result of hard water build-up. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine corrections necessary at this time to ensure proper function.

## Recommendation

Contact a qualified plumbing contractor.



Example Noted At Master Bathroom

4.6.5 Tub & Shower Fixtures  Attention and or Item In Need Of Service**JETTED TUB - NOT FUNCTIONAL**

The jetted tub does not appear to be functional. Unable to determine cause. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs necessary at this time to ensure proper function.

## Recommendation

Contact a qualified plumbing contractor.



Example Noted At Master Bathroom

4.7.1 Tub/Shower Enclosures  Attention and or Item In Need Of Service**LOOSE/CRACKED/MISSING TILE(S)**

There was one or more loose, cracked and or missing tile(s) noted to the tub and or shower enclosure at the time of inspection. Recommend further evaluation and correction as needed by qualified professional.

## Recommendation

Contact a qualified professional.



Example Noted At Pool House Bathroom

#### 4.8.1 Plumbing Drainage System

Attention and or Item In Need Of Service

### CORROSION AT DRAIN LINE

Corrosion, calcification, water stains, and/or rust noted at one or more drain lines. This can be indicative of a previous leak that has sealed itself and/or due to age. Recommend further evaluation by a licensed plumbing contractor to determine repairs necessary at this time to ensure proper function.

#### Recommendation

Contact a qualified plumbing contractor.



Example Noted At Master Bathroom Casita/Granny Flat



Example Noted At Pool House Bathroom

#### 4.8.2 Plumbing Drainage System

Attention and or Item In Need Of Service

### SINK-SLOW/NOT DRAINING



Slow or no drainage noted at one or more sinks to the home at time of the inspection. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies and repair as necessary at this time to ensure proper function.

#### Recommendation

Contact a qualified plumbing contractor.



Example Noted At Bedroom 4 Bathroom



Example Noted At Pool House Bathroom

#### 4.9.1 Electrical Components



Attention and or Item In Need Of Service

### LOOSE RECEPTACLE(S)

Loose receptacle(s) noted in one or more areas at the time of the inspection. This condition can put stress on the circuit wires which should not be moved. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine corrections necessary at this time to ensure proper function and safety

#### Recommendation

Contact a qualified professional.



Example Noted At Pool House Bathroom

#### 4.9.2 Electrical Components



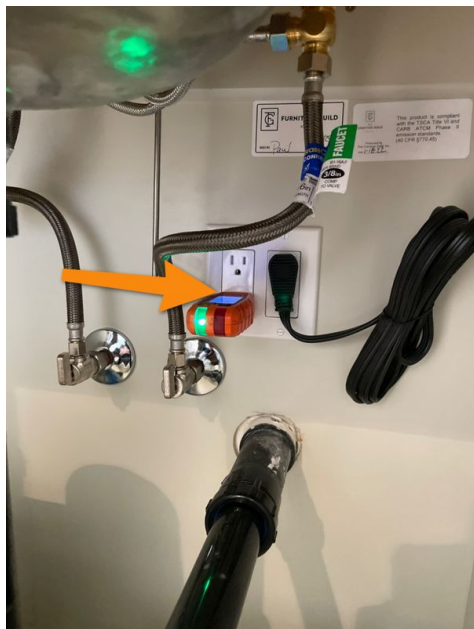
Attention and or Item In Need Of Service

### NO GICI PROTECTION

One or more receptacles do not appear to be GFCI protected. Any receptacle within 6 feet of a water source should be GFCI protected. This is a possible safety concern. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs or upgrades possible at this time for safety.

#### Recommendation

Contact a qualified professional.



Example Noted At Jack & Jill Bathroom

Example Noted At Jack & Jill Bathroom

4.9.3 Electrical Components

**LIGHT FIXTURE INOPERABLE**

Attention and or Item In Need Of Service

Light fixture not operational at time of inspection. Recommend licensed electrician further evaluate and repair as needed. Possible light bulb is dead.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Bedroom 4 Bathroom



Example Noted At Master Bathroom Casita/Granny Flat

4.10.1 Ventilation

**VENT FAN NOISY**

Attention and or Item In Need Of Service

The bathroom ventilation fan is noisy. A noisy fan may indicate possible motor failure shortly. I recommend a qualified contractor to repair or replace as needed.

Recommendation

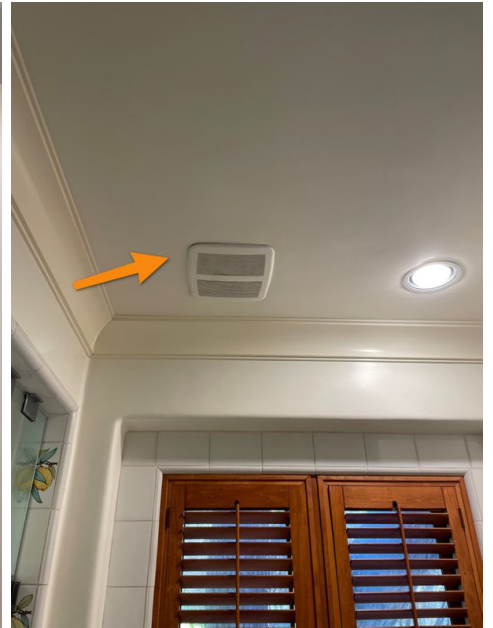
Contact a qualified professional.



Example Noted At Guest Bathroom



Example Noted At Master Bathroom



Example Noted At Pool House Bathroom

# 5: PLUMBING SYSTEM

		IN	NI	NP	D
5.1	Styles And Materials	X			
5.2	Plumbing General	X			
5.3	Main Water Shut-Off Location	X			
5.4	Main Gas Shut-Off Valve Location	X			
5.5	Water Plumbing System (Supply And Distribution)				X
5.6	Plumbing Drainage System (Waste And Ventilation)	X			
5.7	Water Heating System (Flues And Ventilation)				X
5.8	Temperature Pressure Relief Valve (TPR Valve)				X
5.9	Water Heater Seismic Straps/Bracing	X			
5.10	Pressure Regulator	X			
5.11	Gas Distribution System	X			
5.12	FIRE SPRINKLERS/CONTROLS		X		
5.13	HOT WATER RECIRCULATING PUMP		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

## Information

**Styles And Materials: Water Source**

Public

**Styles And Materials: Water Pressure**

100-105 psi

**Styles And Materials: Plumbing Supply**

Copper

**Styles And Materials: Washer Drain Size**

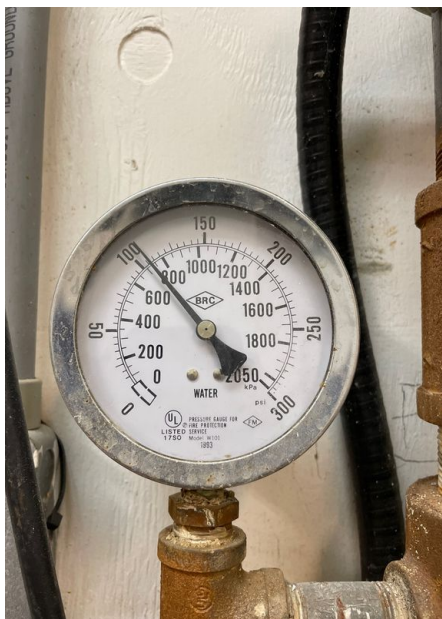
1 1/2 Inches

**Styles And Materials: Plumbing Distribution**

Copper, Partially Visible

**Styles And Materials: Plumbing Waste**

Partially Visible, ABS, Copper



**Styles And Materials: Water Heater Fuel Source**

Natural Gas

**Styles And Materials: Water Heater Flue Pipe Material**

Plastic (PVC/ABS)

**Styles And Materials:**

**Manufacturer**

Navien, Bradford-White, A.O. Smith

**Styles And Materials: Capacity**

Tankless, 50 Gallons

**Styles And Materials: Year Water Heater Was Made**

Age of Tankless Unknown/Not Visible, 2015, 2014

**Styles And Materials: Water Filters**

NOT INSPECTED



**Styles And Materials: Gas Distribution Piping**

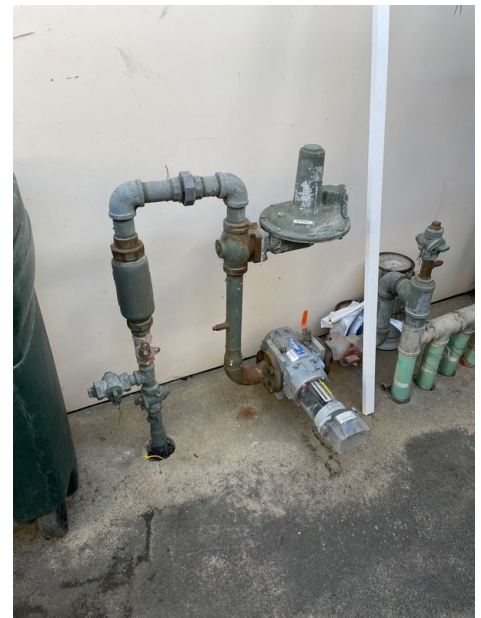
Rigid Iron Pipe

**Main Water Shut-Off Location:**

Main Water Shut-Off Location  
Right Side of the Building

**Main Gas Shut-Off Valve Location:**

Main Gas Shut-Off Location  
Right side of building



## Plumbing General: Plumbing Overview

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the removal of contingencies.

## Plumbing General: Completed House - Plumbing Concealed

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the wall and floor coverings, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawl space and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: **THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED.** We are informing you now that you should purchase a homeowner insurance policy and home warranty that covers the plumbing system in the event problems develop in this system. **Reliance Home Inspection is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.**

## Plumbing Drainage System (Waste And Ventilation) : General Drain/Waste Pipes

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the removal of contingencies. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

### Water Heating System (Flues And Ventilation): Picture of Water Heater

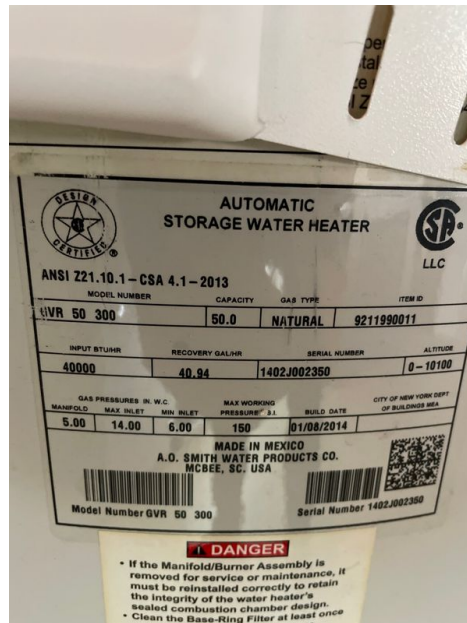
Picture of water heater(s).



Example Noted At Basement



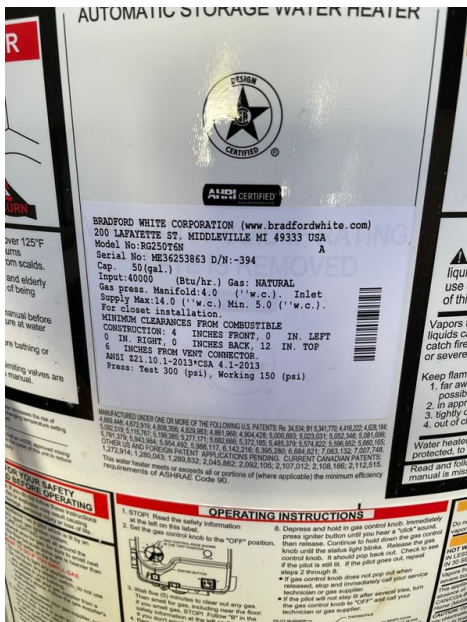
Example Noted At Garage



Example Noted At Garage



Example Noted At Pool House



Example Noted At Pool House

## Water Heating System (Flues And Ventilation): Thermal Image of Hot Water

Thermal image(s) showing the water heater(s) producing hot water at the time of the inspection.



## Limitations

Plumbing General

### PLUMBING INSPECTION LIMITATIONS

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines for example cannot be checked for leaks or the ability to handle the volume during a drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or for repair issues as it relates to the comments in this inspection report.

Water Plumbing System (Supply And Distribution)

### GENERAL PLUMBING LIMITATIONS

Please note: Due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

Gas Distribution System

### GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS



Please note: due to wall coverings, insulation, HVAC ductwork, buried lines and/or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

#### FIRE SPRINKLERS/CONTROLS

### **FIRE SPRINKLERS - NOT INSPECTED**

Fire sprinklers observed during the time of inspection. We do not inspect or evaluate this equipment as part of this home inspection. Advise consulting a licensed professional for further evaluation to determine if latent defects exist.

#### HOT WATER RECIRCULATING PUMP

### **RECIRCULATING PUMP - NOT INSPECTED**

A hot water recirculating pump was noted present at the water heater area. We do not inspect or evaluate this component as part of this home inspection. Recommend asking the seller to demonstrate operation and have further evaluated by a licensed plumbing contractor as necessary.

## Observations

#### 5.5.1 Water Plumbing System (Supply And Distribution)



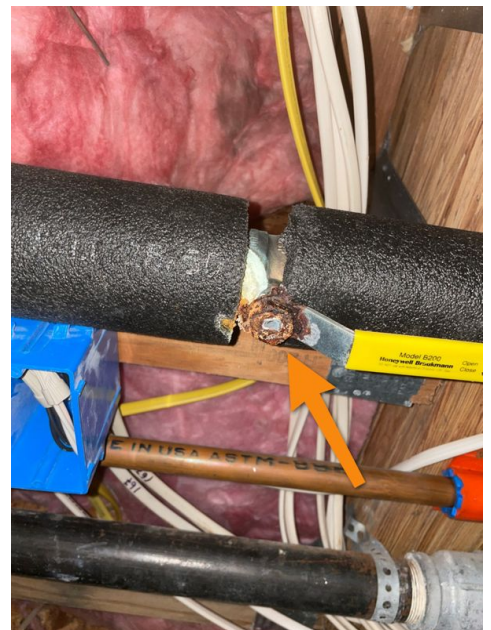
Attention and or Item In Need Of Service

### **EXCESSIVE CORROSION**

Corrosion noted at the supply piping. This condition can be indicative of a previous leak. Recommend further evaluation by a licensed plumbing contractor to determine if repairs are necessary at this time.

#### Recommendation

Contact a qualified plumbing contractor.



Example Noted At Crawlspace

#### 5.6.1 Plumbing Drainage System (Waste And Ventilation)

### **DRAIN LINES - SCOPE RECOMMENDED**



Attention and or Item In Need Of Service

Our inspection of the drain waste lines is limited to running water down each sink, tub and shower drain to look for slow or clogged drains. This test is very limited and does not ensure that the main drain line is not blocked or clogged and is truly functioning correctly. Only a sewer line video camera scope can provide an accurate and detailed inspection of the main sewer line. Problems with the main sewer line can be very expensive to repair and should be identified during your contingency period. Because of this, we highly recommend having a sewer line video inspection performed which can be done by Reliance Home Inspection San Diego and or a professional plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

5.7.1 Water Heating System (Flues And Ventilation)

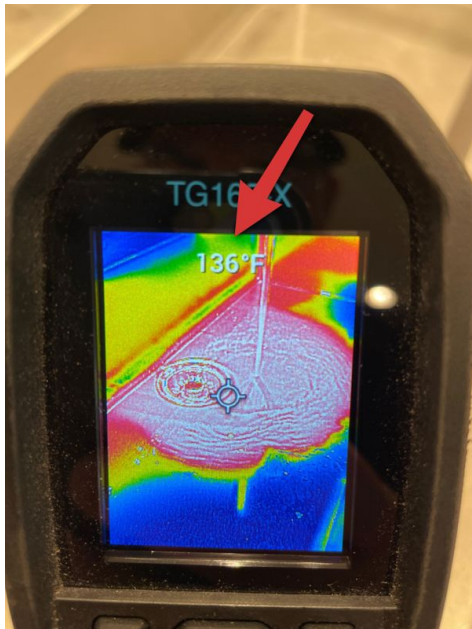
 Defect Item and or Potential Safety Concern

**TEMP TOO HIGH**

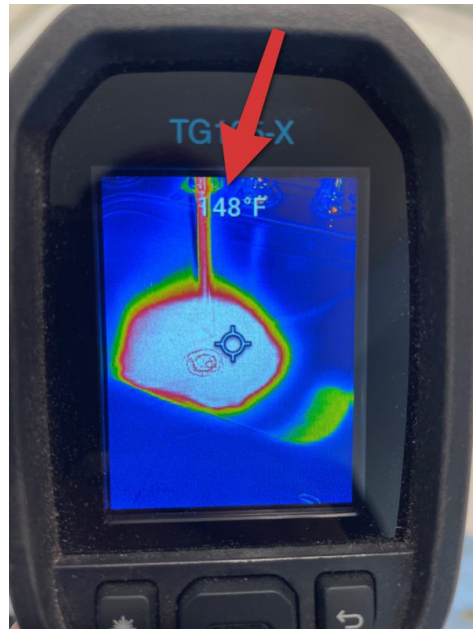
The water temperature appeared to be too high. Having the temperature set above 120 degrees is considered a scalding hazard. This is typically easily adjusted at the water heater. Recommend corrections as necessary at this time by a qualified professional before the removal of contingencies.

Recommendation

Contact a qualified professional.



Example Noted At Kitchen



Example Noted At Master Bathroom Casita/Granny Flat



Example Noted At Pool House Kitchen

5.7.2 Water Heating System (Flues And Ventilation)

 Attention and or Item In Need Of Service

**MISSING/DAMAGED LEAK PAN**

Missing and or damaged leak pan and or drain line noted under the water heater. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs/upgrades necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



Example Noted At Pool House

### 5.7.3 Water Heating System (Flues And Ventilation)

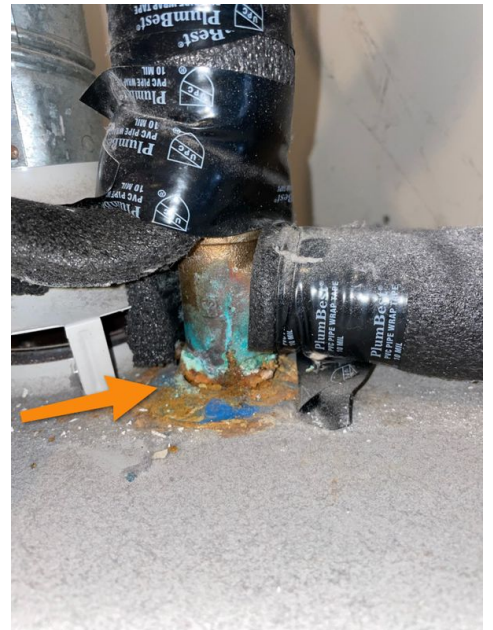
⊖ Attention and or Item In Need Of Service

#### **RUST AT WATER SUPPLY LINES**

Rust and/or corrosion noted at the water supply pipes at the water heater. This appeared to be indicative of past or ongoing leaks. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine the most-likely cause and any repairs necessary at this time to ensure proper function.

#### Recommendation

Contact a qualified plumbing contractor.



Example Noted At Garage

### 5.7.4 Water Heating System (Flues And Ventilation)

⚠ Defect Item and or Potential Safety Concern

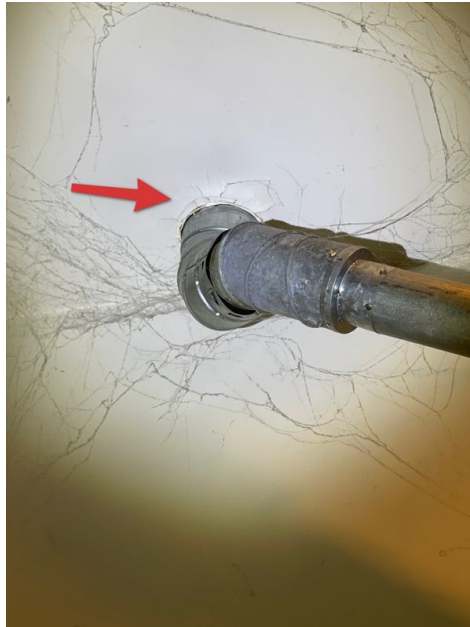
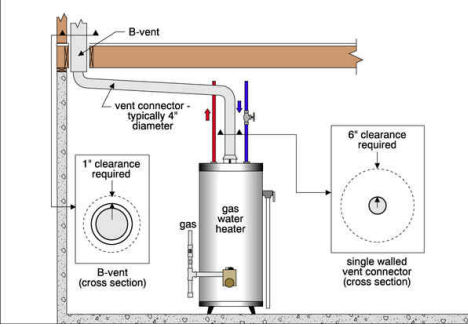
#### **FLUE - INADEQUATE CLEARANCE**

There appeared to be inadequate clearance between the water heater flue pipe and combustible materials at one or more areas. This condition can prove to be a safety concern. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs possible at this time for safety.

#### Recommendation

Contact a qualified plumbing contractor.

Vent clearances



Example Noted At Garage



Example Noted At Pool House Water Heater Closet

5.7.5 Water Heating System (Flues And Ventilation)

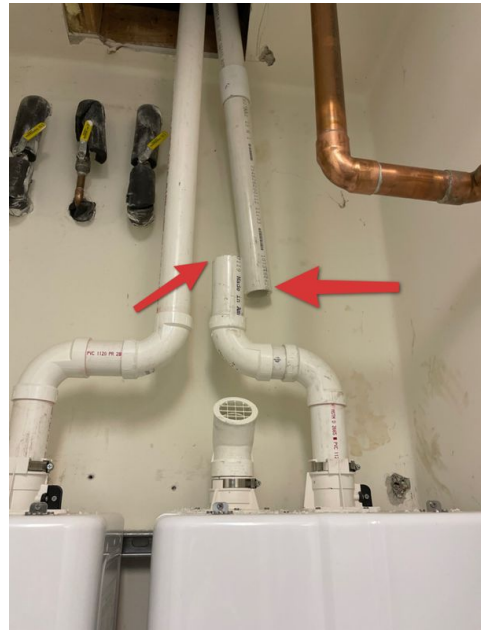
**Defect Item and or Potential Safety Concern**

**FLUE - IMPROPER TERMINATION/ DISCONNECTED**

The water heater flue pipe appeared to terminate improperly and or disconnected. This condition can prove to be a potential carbon monoxide/safety hazard. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs possible at this time for safety.

Recommendation

Contact a qualified plumbing contractor.



Example Noted At Water Heater

5.7.6 Water Heating System (Flues And Ventilation)

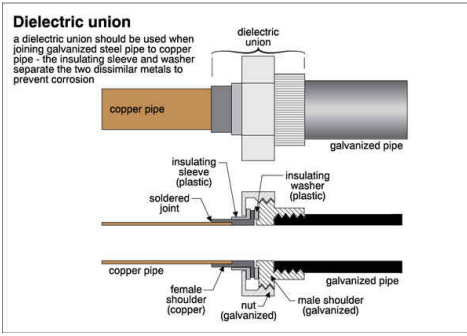
**Attention and or Item In Need Of Service**

**DISSIMILAR METALS AT SUPPLY LINES**

Dissimilar metals noted in use at the water heater supply lines. A dielectric union did not appear to be installed where the dissimilar metals are connected to one another. This condition is conducive to galvanic corrosion which can cause rust and leaks to develop. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies and repair as necessary at this time to comply with today's plumbing standards.

Recommendation

Contact a qualified plumbing contractor.



Example Noted At Pool House

5.8.1 Temperature Pressure Relief Valve (TPR Valve)

**! Defect Item and or Potential Safety Concern**

**NON-APPROVED MATERIAL AT PIPE**

The TPR valve discharge pipe appears to be made of a material not rated for this application. This may prove to be a safety concern. Typically the TPR valve discharge pipe on water heaters requires a 3/4" rigid galvanized, hard-drawn copper, CPVC, or other approved listed material. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs or replacement necessary at this time for safety.

Recommendation

Contact a qualified plumbing contractor.



Example Noted At Pool House

# 6: ELECTRICAL

		IN	NI	NP	D
6.1	Styles And Materials	X			
6.2	Electrical General	X			
6.3	Main And Distribution Panel Location(s)	X			
6.4	Main And Distribution Panel(s)				X
6.5	Service Entrance	X			
6.6	Grounding System	X			
6.7	Over-current Devices (Circuit Breakers, Fuses)				X
6.8	Branch Circuit Wiring				X
6.9	Fixtures And Connected Devices (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X
6.10	Polarity And Ground Of Receptacles	X			
6.11	Operation Of GFCI (Ground Fault Circuit Interrupter(s)) Receptacle(s)	X			
6.12	Operation Of AFCI (Arc Fault Circuit Interrupters)	X			
6.13	Cable And Telephone Entrance		X		
6.14	SECURITY SYSTEMS		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

## Information

**Styles And Materials: Panel Manufacturer**

EATON, RSE-SIERRA

**Styles And Materials: Panel Type**  
Circuit Breakers

**Styles And Materials: Panel Capacity**

400 AMP ((2) 200 AMP Breakers)

**Styles And Materials: Service Conductors**

Below Ground

**Styles And Materials: Branch Wire**  
15 and 20 Amp

Copper

**Styles And Materials: Wiring Methods**

Romex

**Styles And Materials: Exterior Lighting Control**

Standard Switched

## Main And Distribution Panel

### Location(s): Main Panel Location

Right Side of the Building



### Electrical General: Electrical General

The home inspector shall observe: Service entrance conductors; service equipment, grounding equipment, main over-current device, main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over-current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

**Main And Distribution Panel Location(s): Sub Panel Location**  
Basement



Example Noted At Basement



Example Noted At Basement



Example Noted At Pool House

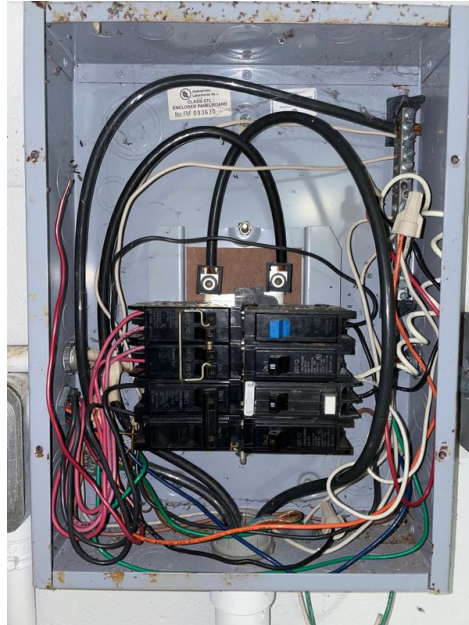


### Main And Distribution Panel(s): Panel Type

#### Main and Sub Panel(s)



Example Noted At Pool Equipment Room



Example Noted At Pool Equipment Room



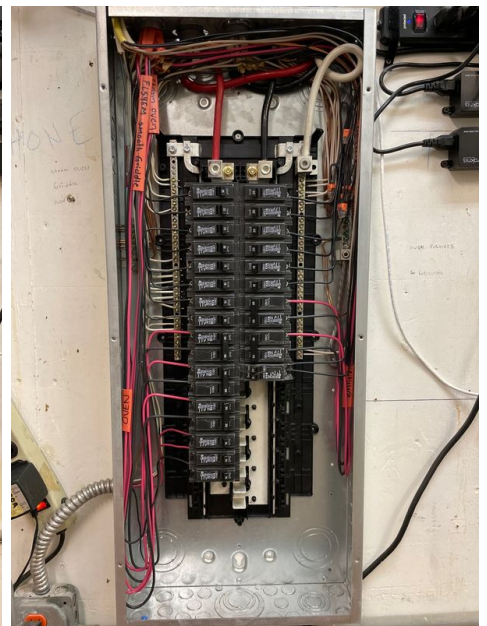
Example Noted At Basement



Example Noted At Basement



Example Noted At Basement



Example Noted At Basement



Example Noted At Pool House

## Limitations

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### Electrical General

#### **ELECTRICAL INSPECTION LIMITATIONS**

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair and further evaluation recommendation items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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### Branch Circuit Wiring

#### **ADDITIONAL ELECTRICAL INSPECTION LIMITATIONS**

**Please note:** Due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the removal of contingencies to determine if any latent defects exist.

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### SECURITY SYSTEMS

#### **SECURITY SYSTEM - NOT INSPECTED**

We do not evaluate security systems or intercoms as part of this inspection as doing so is outside the scope of a standard home inspection. Recommend contacting the service provider for further evaluation and any necessary corrections.

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## Observations

### 6.4.1 Main And Distribution Panel(s)

#### SCREWS - MISSING

 Defect Item and or Potential Safety Concern

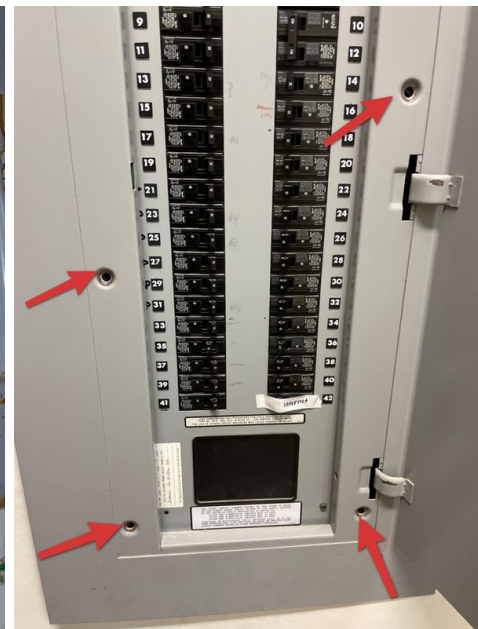
Panel screw(s) noted missing at the electric panel. Recommend installing screw(s) as necessary for safety by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Pool Equipment Room



Example Noted At Sub Panel

### 6.4.2 Main And Distribution Panel(s)

#### SCREWS - POINTED

 Defect Item and or Potential Safety Concern

The cover screw(s) at the electric panel are pointed. Pointed screws are a safety concern because they can damage wires behind the cover and become energized. Recommend a licensed electrical contractor to replace the screw(s) as necessary with those designed for electric panels.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Pool Equipment Room

6.4.3 Main And Distribution Panel(s)

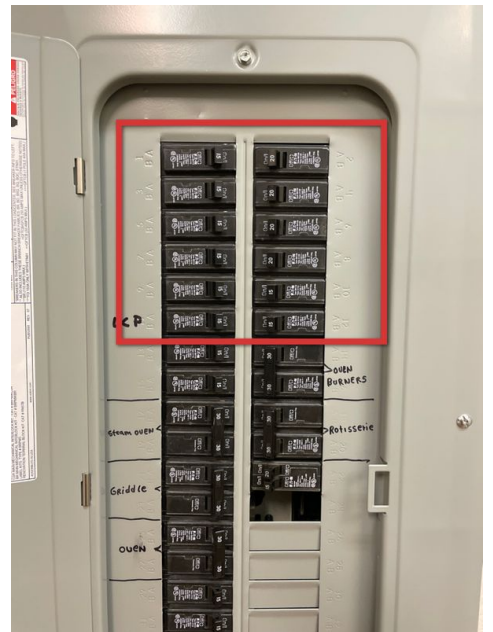
 Defect Item and or Potential Safety Concern

**LABELS - MISSING**

The panel is not fully labeled. Recommend correction by a licensed electrical contractor or qualified professional for safety.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Sub Panel

6.4.4 Main And Distribution Panel(s)

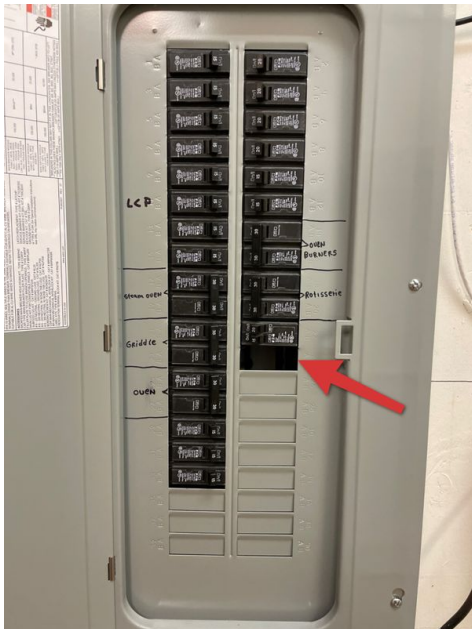
 Defect Item and or Potential Safety Concern

**TWIST OUT - MISSING**

Twist out(s) noted missing. Whenever a breaker space is left empty, a cover insert is required to be installed for fire/shock safety and to prevent pest intrusion. We recommend installing cover insert(s) by a licensed electrical contractor as necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Sub Panel

6.4.5 Main And Distribution Panel(s)

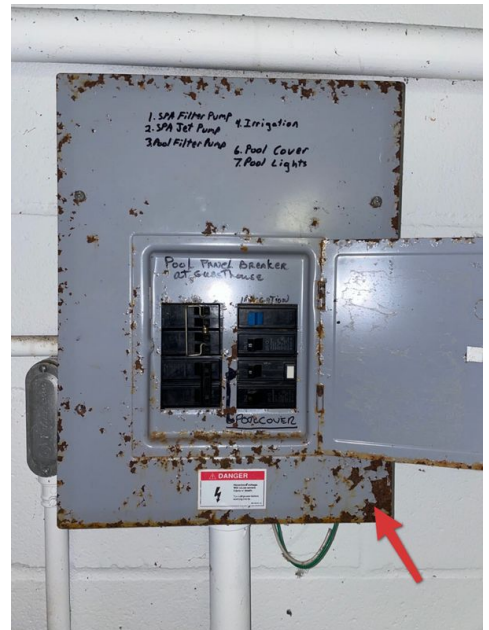
**Defect Item and or Potential Safety Concern**

**RUST IN PANEL**

Rust noted in panel. Rust can cause breakers to become unreliable or cause poor connections which can prove to be a fire/shock safety hazard. Recommend further evaluation by a licensed electrical contractor and repair as necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Pool Equipment Room

6.4.6 Main And Distribution Panel(s)

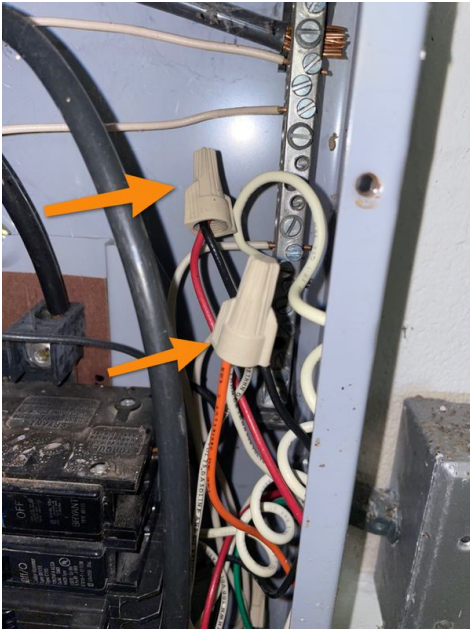
**Attention and or Item In Need Of Service**

**SPLICED WIRING**

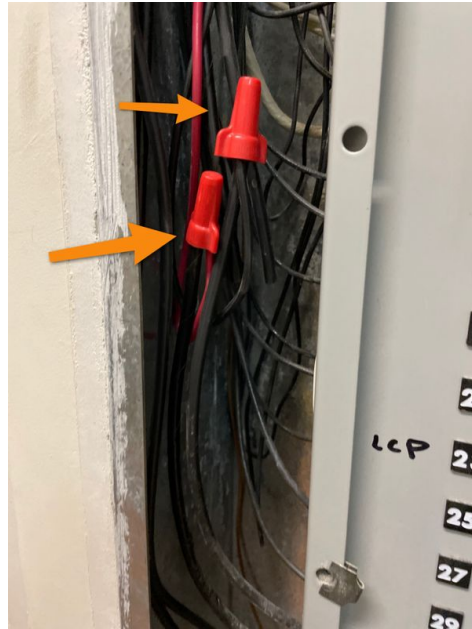
Spliced wiring noted in the electrical panel. This may be indicative of previous repairs. Recommend inquiring with the seller about this, and/or have further evaluated by a licensed electrical contractor before the removal of contingencies to determine if additional repairs are necessary at this time.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Pool Equipment Room



Example Noted At B Sub Panel

### 6.4.7 Main And Distribution Panel(s)

Attention and or Item In Need Of Service

#### **POSSIBLE MOISTURE INTRUSION**

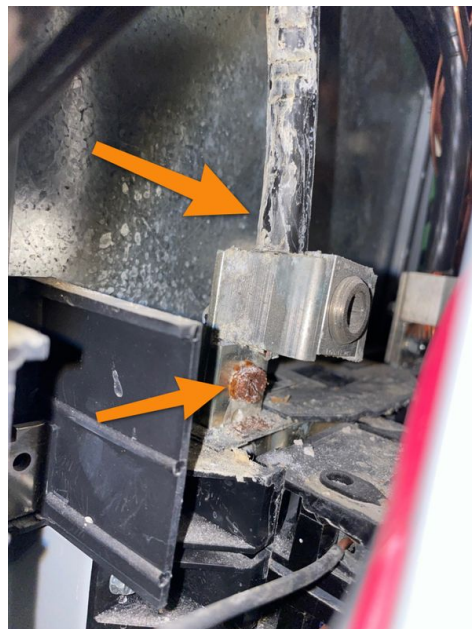
There was possible moisture intrusion noted to the service drop line into a distribution panel. Recommend further evaluation by a licensed electrical contractor to determine if repairs are necessary at this time.

Recommendation

Contact a qualified professional.



Example Noted At B Sub Panel



Example Noted At B Sub Panel

### 6.7.1 Over-current Devices (Circuit Breakers, Fuses)

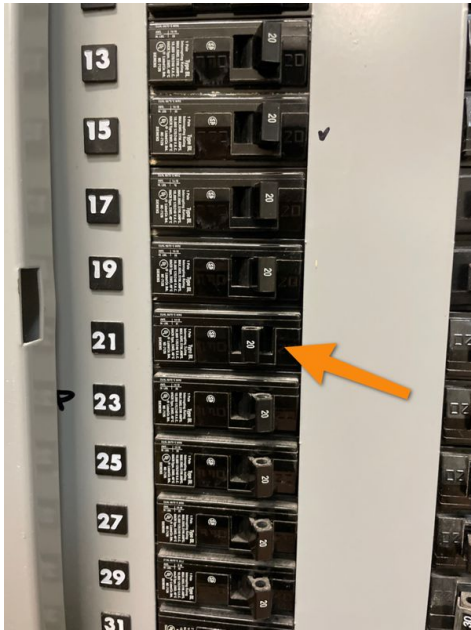
Attention and or Item In Need Of Service

#### **TRIPPED BREAKERS**

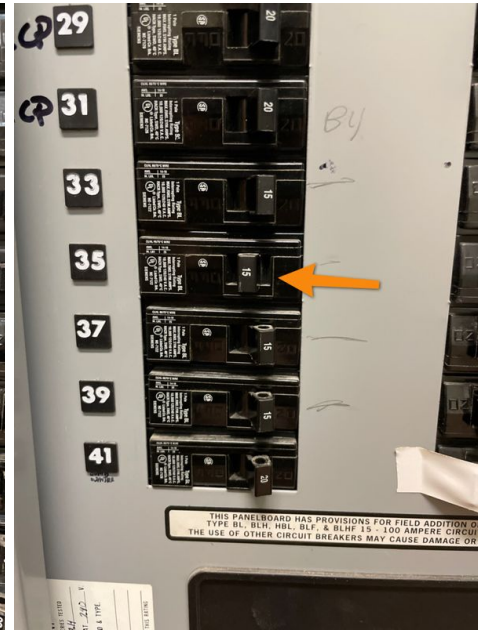
One or more tripped breakers noted at the electrical panel. Unable to determine the cause. Recommend further evaluation by a licensed electrical contractor to determine the most likely cause and to repair if necessary at this time.

Recommendation

Contact a qualified electrical contractor.



Example Noted At B Sub Panel



Example Noted At A Sub Panel

6.7.2 Over-current Devices (Circuit Breakers, Fuses)

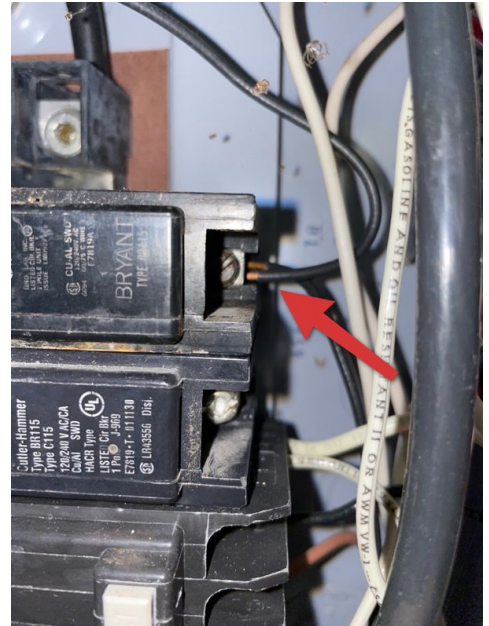
**!** Defect Item and or Potential Safety Concern

**DOUBLE TAP**

Double tapping noted at one or more breakers. This is a practice of connecting two wires to one circuit breaker, which is typically not allowed. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Pool Equipment Room

6.8.1 Branch Circuit Wiring

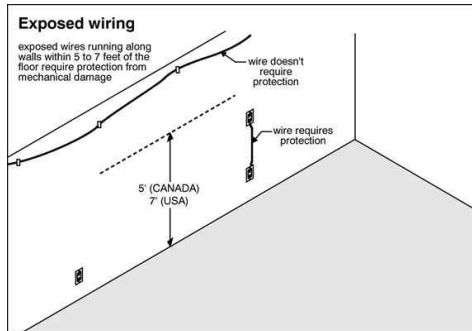
**EXPOSED ROMEX**

**!** Defect Item and or Potential Safety Concern

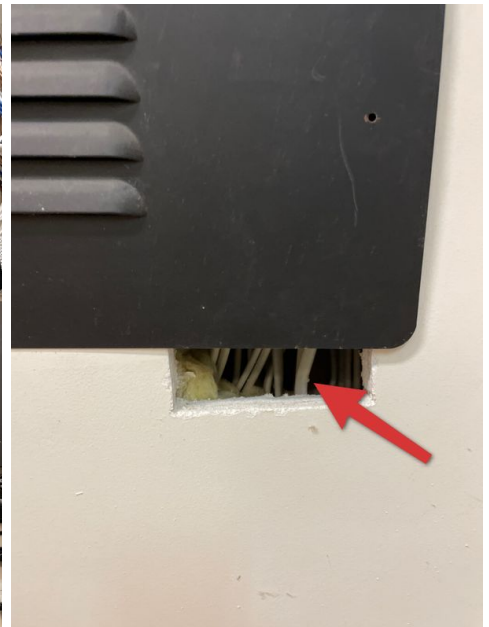
Exposed Romex type wire noted at one or more locations. This is a safety concern if used where it could be subject to physical damage (below 7ft.). Romex wire normally is used in attics and inside walls. Exposed wire is normally installed in conduit for protection. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Basement



Example Noted At Basement

6.8.2 Branch Circuit Wiring

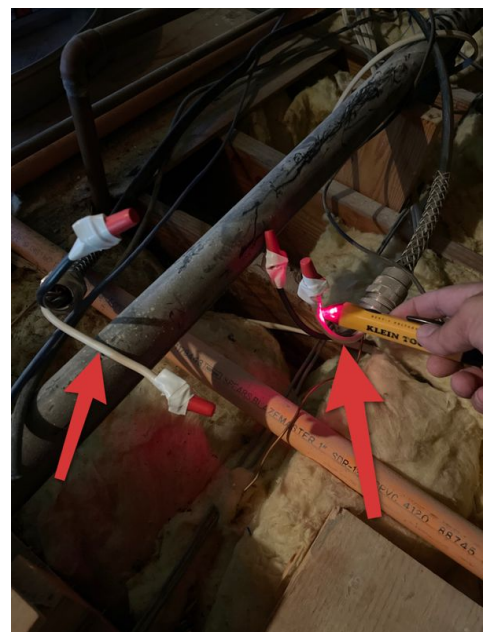
 Defect Item and or Potential Safety Concern

**OPEN SPLICE**

Open wire splice(s) noted at one or more locations. All Romex connections must be enclosed in a covered junction box that is secured to a framing member of the house. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Attic

6.8.3 Branch Circuit Wiring

**IMPROPER TERMINATION**

 Defect Item and or Potential Safety Concern



Improperly terminated Romex wire(s) noted. This is a shock and fire hazard. All electrical conductors must be properly terminated inside of a closed junction box. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine repairs necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.

### 6.8.4 Branch Circuit Wiring

## OPEN JUNCTION BOX

 Defect Item and or Potential Safety Concern

Open junction box(es) noted in one or more locations. Whenever wires are joined together, the junction box must have a cover for safety. We recommend installing an approved cover plate by a licensed electrical contractor as necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Attic



Example Noted At Attic



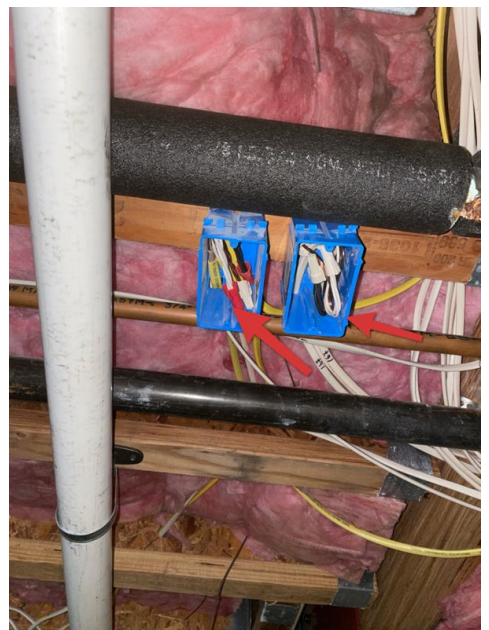
Example Noted At Attic



Example Noted At Attic



Example Noted At Basement



Example Noted At Crawlspace

6.8.5 Branch Circuit Wiring

**Defect Item and or Potential Safety Concern**

**UNCONVENTIONAL WIRING METHODS**

Unconventional wiring methods noted. Recommend further evaluation by a licensed electrical contractor before the removal of contingencies to determine any repairs necessary at this time.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Office



Example Noted At Front Of Home



Example Noted At Pool House Water Heater Closet

6.9.1 Fixtures And Connected Devices

**Defect Item and or Potential Safety Concern**

(Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**MISSING FACE PLATE**

Missing or damaged (with gaps) face plate (cover) noted at one or more outlets and/or switch(es). Recommend replacement as necessary at this time for safety.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Attic

# 7: HEATING AND COOLING SYSTEMS

		IN	NI	NP	D
7.1	Normal H-vac Operation Controls				
7.2	Heating Equipment				X
7.3	Vents & Flues	X			
7.4	Heating Safety Controls	X			
7.5	Distribution Systems				X
7.6	Cooling Equipment				X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

## Information

**Normal H-vac Operation Controls: Type**

Thermostat

**Normal H-vac Operation Controls: Thermostat Location(s)**

Casita, Office, Master Bedroom  
Thermostat Location(s).

**Normal H-vac Operation Controls: ThermoStat Controls**

Yes, Operable

**Heating Equipment: Brand**

Lennox

**Heating Equipment: Energy Source**

Natural Gas

**Heating Equipment: Filter Type/Location**

Electronic Air Cleaner



**Heating Equipment: Heat Type**

Forced Air

**Vents & Flues : Flue Type**

High Efficiency PVC

**Heating Safety Controls: Heating**

Safety Control Type

Service Door

**Distribution Systems: Ductwork**

Insulated

**Distribution Systems: Forced Air Ductwork**

Insulated

**Cooling Equipment: Cooling Equipment Manufacturer**

LENNOX, RHEEM

**Cooling Equipment: Energy**

Source/Type

Electric

**Heating And Cooling System General**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Heating Equipment: Photo Of Furnace



### Cooling Equipment: Photo And Location of A/C Condenser Right Side Of Home, Left Side Of Home, At Pool House



Example Noted At Right Side Of Home



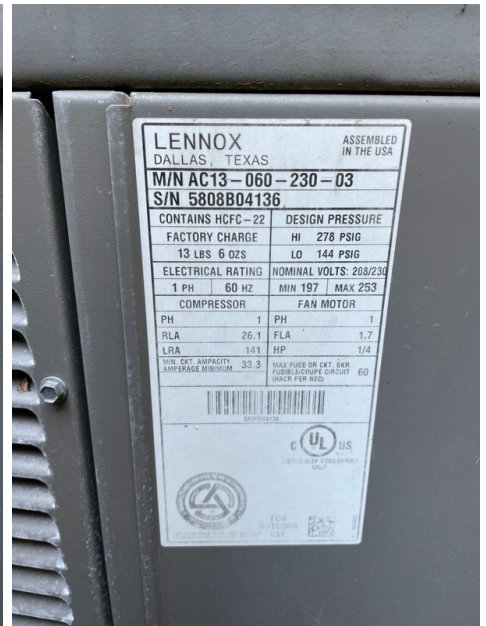
Example Noted At Right Side Of Home



Example Noted At



Example Noted At Left Side Of Home



Example Noted At Left Side Of Home



## Observations

7.1.1 Normal H-vac Operation Controls

Attention and or Item In Need Of Service

### THERMOSTAT - NOT FUNCTIONAL

The thermostat did not appear to be functional at the time of the inspection. Unable to determine exact cause. Recommend further evaluation by a licensed HVAC contractor and repair as necessary to ensure proper function.

Recommendation

Contact a qualified heating and cooling contractor



Example Noted At Wine Room

7.2.1 Heating Equipment

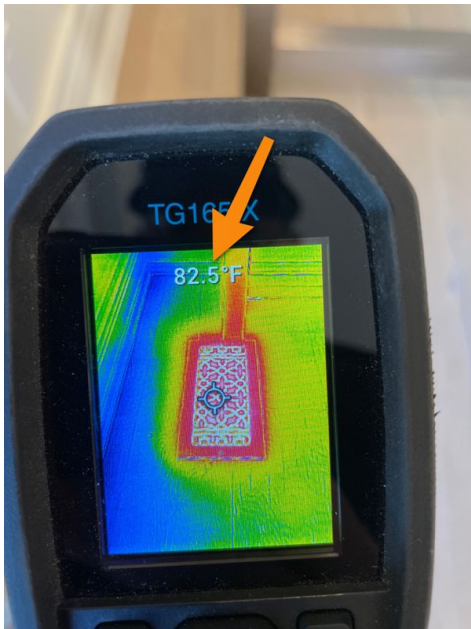
Attention and or Item In Need Of Service

### FURNACE- OPERATIONAL AT THE TIME OF INSPECTION

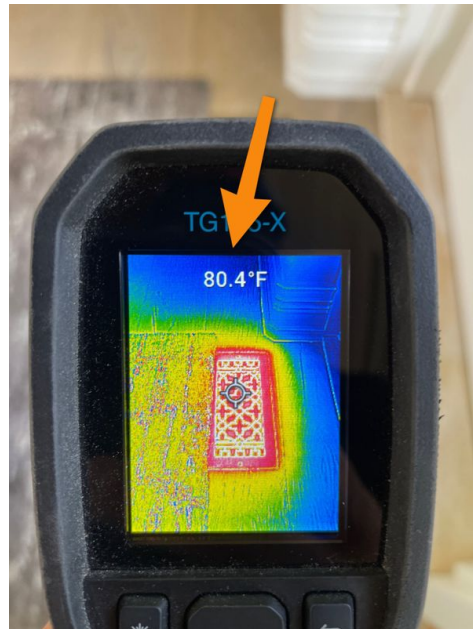
The furnace(s) appeared to turn on and produce heat at time of inspection. For your reference, we have attached a thermal image to confirm operation. However, due to the many components that are not visible (like the heat exchanger and the entire length of the flue pipe), our inspection of the system(s) is limited. Because of this, we recommend further evaluation/safety check be performed by a licensed HVAC contractor or the local gas company before the removal of contingencies.

Recommendation

Contact a qualified professional.



Example Noted At Living Room



Example Noted At Kitchen Dining Room



Example Noted At Dining Room



Example Noted At Office



Example Noted At Master Bedroom



Example Noted At Hallway





Example Noted At Bedroom 3



Example Noted At Master Bedroom Casita/Granny Flat



Example Noted At Pool House

### 7.2.2 Heating Equipment

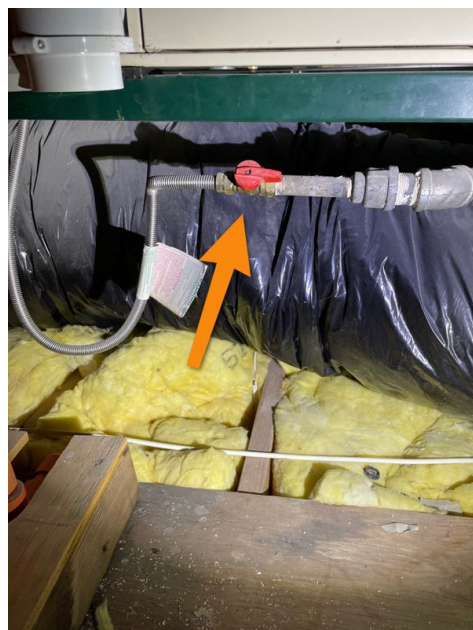
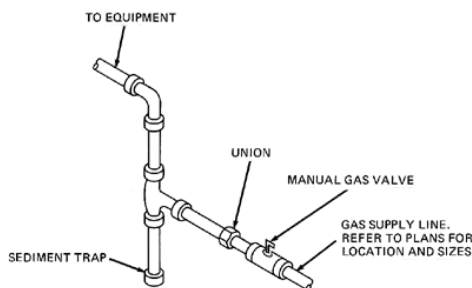
Attention and or Item In Need Of Service

#### FURNACE- MISSING SEDIMENT TRAP

The furnace gas piping is not equipped with a sediment trap. Recommend installation by a licensed HVAC contractor or licensed plumbing contractor to comply with today's HVAC safety standards.

Recommendation

Contact a qualified professional.



Example Noted At Furnace

### 7.2.3 Heating Equipment

Attention and or Item In Need Of Service

#### FURNACE- FLEX GAS LINE THROUGH CABINET

The flexible gas line passes through the sidewall of the furnace. This soft flex gas line is easily damaged if it contacts the sharp edge of the furnace wall. Recommend further evaluation by a licensed HVAC contractor and repair as necessary to comply with today's safety standards.

Recommendation

Contact a qualified professional.



Example Noted At Furnace



Example Noted At Crawlspace



Example Noted At Pool House

#### 7.2.4 Heating Equipment



Attention and or Item In Need Of Service

#### **RUST**

Corrosion observed inside furnace cabinet. This is an indication of history of condensate draining into furnace cabinet. Recommend licensed HVAC technician to further evaluate and repair as needed.

Recommendation

Contact a qualified heating and cooling contractor



Example Noted At Crawlspace

#### 7.2.5 Heating Equipment



Attention and or Item In Need Of Service

#### **FURNACE- INSTALLED ON COMBUSTIBLES**

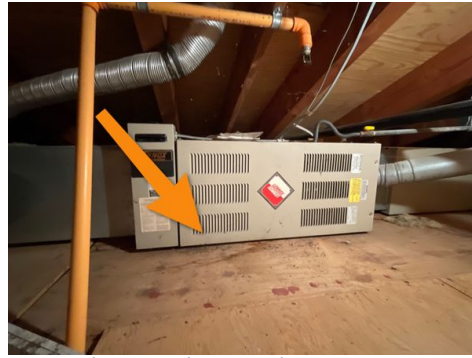
Furnace noted installed on combustible blocking. This does not appear to be in compliance with the manufacturers specifications and is considered a fire hazard. Recommend further evaluation by a licensed HVAC contractor to determine any corrections necessary at this time for safety.

Recommendation

Contact a qualified professional.



Example Noted At Crawlspace



Example Noted At Pool House

7.5.1 Distribution Systems

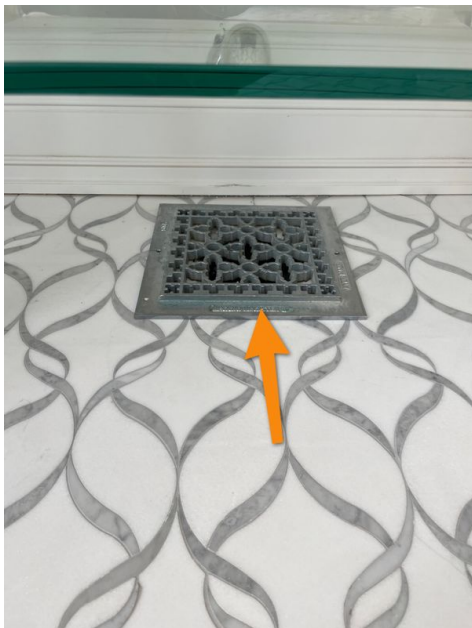
Attention and or Item In Need Of Service

**REGISTER - LOOSE/DAMAGED COVER**

One or more HVAC register cover(s) noted loose and/or damaged. Recommend a licensed HVAC contractor to repair/replace as necessary at this time, and adequately secure and seal the register cover(s) to ensure proper function.

Recommendation

Contact a qualified heating and cooling contractor



Example Noted At Hallway Bathroom



Example Noted At Front Of Home

7.5.2 Distribution Systems

Attention and or Item In Need Of Service

**COVERED REGISTER(S)**

One or more registers were covered at the time of inspection. The inspector is unable to determine the cause. Recommend further evaluation and corrections as needed by a qualified, HVAC technician.

Recommendation

Contact a qualified professional.



Example Noted At Wine Room

7.6.1 Cooling Equipment

Attention and or Item In Need Of Service

**A/C- PRODUCED COLD AIR**

During the test of this homes air conditioning system a minimum split of 14 degrees was achieved between the ambient air temperature and the temperature of the air blowing out of the registers. Because of this, the unit(s) appeared to be functional at the time of inspection. For your reference, we have attached a thermal image to confirm operation. However, this is a limited review. You should consider having the unit(s) further explored by a licensed HVAC contractor to determine if latent defects exist.

Recommendation

Contact a qualified professional.



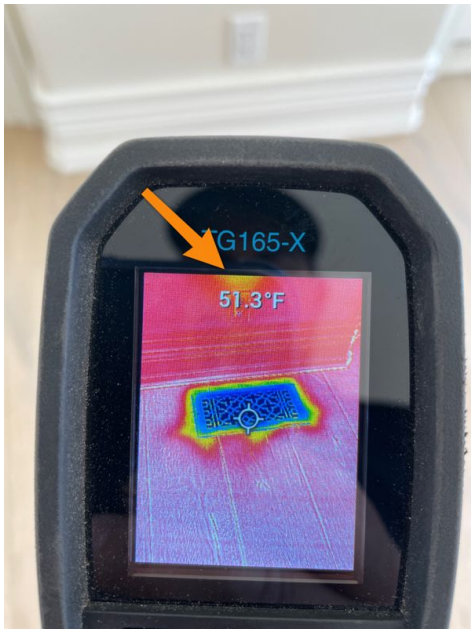
Example Noted At Master Bedroom Closet



Example Noted At Bedroom 4



Example Noted At Bedroom 5



Example Noted At Dining Room



Example Noted At Bedroom 2 Casita/Granny Flat



Example Noted At pool House

### 7.6.2 Cooling Equipment

 Attention and or Item In Need Of Service

#### A/C 10 OR MORE YEAR'S OF AGE

One or more air conditioner(s) installed in this home appear to be older (10+ years). The unit(s) appeared to turn on and produce cold air. However, we cannot determine how long the unit(s) will last before replacement is necessary. These units are known to last anywhere from 6-15 years depending on multiple factors (use, manufacturer, maintenance). It is not uncommon to see units last 20+ years in San Diego county due to the mild climate, however, this is in no way a guarantee that the unit(s) will last 20+ years. You may wish to have the unit(s) further evaluated by a licensed HVAC contractor to determine life remaining and potential cost of replacement.

#### Recommendation

Contact a qualified heating and cooling contractor



Example Noted At Right Side Of Home



Example Noted At Pool House

## 7.6.3 Cooling Equipment



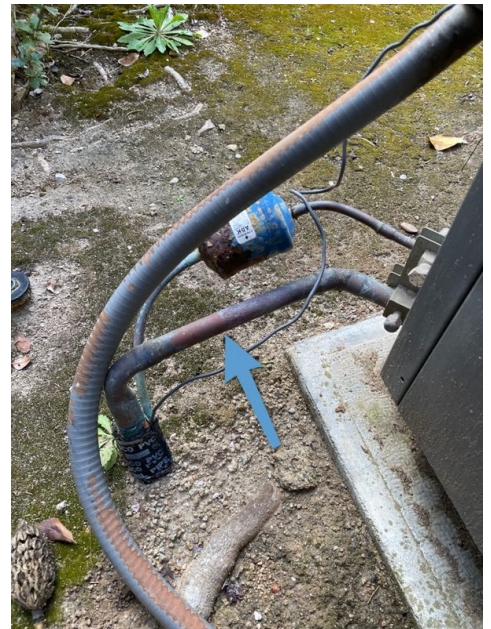
Recommendation and or Observation Item

**INSULATION  
MISSING OR DAMAGED**

Missing or damaged insulation on refrigerant lines can cause energy loss and condensation. Recommend installing insulation on refrigerant line as needed.

## Recommendation

Contact a qualified HVAC professional.



Example Noted At Right Side Of Home

## 7.6.4 Cooling Equipment



Defect Item and or Potential Safety Concern

**A/C DISCONNECT-  
MISSING DEADFRONT COVER**

The A/C disconnect was missing the deadfront cover at the time of inspection. This is a potential shock hazard. Recommend further evaluation and correction as needed by qualified electrical contractor.

## Recommendation

Contact a qualified electrical contractor.



Example Noted At Left Side Of Home

## 7.6.5 Cooling Equipment



Attention and or Item In Need Of Service

**DEBRIS IN  
CONDENSER**

The A/C unit condenser was observed to have debris on the interior of the unit. Recommend cleaning as needed to allow maximum air flow.

## Recommendation

Contact a qualified professional.



Example Noted At Left Side Of Home

# 8: FIREPLACES

		IN	NI	NP	D
8.1	Fireplace				X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

## Information

### Fireplace: Type of Fireplace

Electric Ignition, Gas

### Fireplace: Fireplace Location(s)

Living Room, Dining Room, Family Room, Office, Pool House



Example Noted At Living Room



Example Noted At Dining Room





## Observations

### 8.1.1 Fireplace

 Defect Item and or Potential Safety Concern

#### **NO FIREPLACE SCREEN**

The fireplace screen was missing in front of the fireplace. Firelogs can split, or cause embers to dissipate into the room. A proper fireplace screen will prevent a potential fire. It is recommended to have permanently installed fireplace screens. Recommend further evaluation and correction by a qualified fireplace contractor

#### Recommendation

Contact a qualified fireplace contractor.



Example Noted At Dining Room



Example Noted At Living Room



Example Noted At Office



Example Noted At Master Bedroom

### 8.1.2 Fireplace

 Defect Item and or Potential Safety Concern

#### **MISSING DAMPER CLAMP**

The fireplace damper was missing a damper clamp that prevents the chimney damper from completely closing. Recommend further evaluation by a qualified chimney contractor and corrections as needed.

Recommendation

Contact a qualified fireplace contractor.



Example Noted At Dining Room



Example Noted At Living Room



Example Noted At Master Bedroom



Example Noted At Casita/Granny Flat

8.1.3 Fireplace

 Attention and or Item In Need Of Service

**CREOSOTE BUILDUP**

There was a notable amount of creosote buildup in the flue. I recommend a qualified fireplace or chimney contractor to clean and service the fireplace components prior to use.

Recommendation

Contact a qualified fireplace contractor.



Example Noted At Dining Room

8.1.4 Fireplace

 Defect Item and or Potential Safety Concern

**GAP AT GAS PIPE**

Gap noted at the fireplace wall at the gas pipe penetration. Recommend sealing as necessary by a licensed fireplace contractor to prevent flame intrusion beyond the fireplace wall.

Recommendation

Contact a qualified fireplace contractor.



Example Noted At Living Room



Example Noted At Casita/Granny Flat

8.1.5 Fireplace

 Defect Item and or Potential Safety Concern

**CARPET NEAR FIREPLACE**

It is noted that there is carpet installed near the fireplace. This is a potential fire safety hazard. Recommend installing a more fire resistant flooring by a qualified professional.

Recommendation

Contact a qualified professional.



Example Noted At Master Bedroom

### 8.1.6 Fireplace

 Attention and or Item In Need Of Service

#### **NO GAS**

One or more gas burning fireplaces did not supply gas when turned on at the time of inspection. The inspector is unable to determine why. Recommend further evaluation and corrections as needed by a qualified professional contractor.

Recommendation

Contact a qualified professional.



Example Noted At Casita/Granny Flat

# 9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation				X
9.2	Roof Structure And Attic	X			
9.3	Roof Sheathing Observed From Attic				X
9.4	Ventilation	X			
9.5	Exhaust Systems				X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

## Information

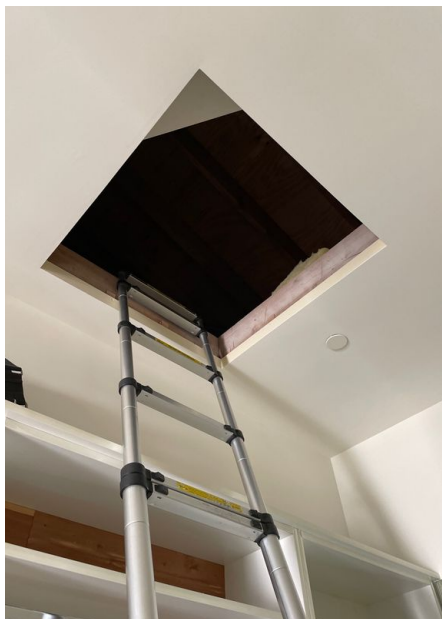
### Attic Access Location and Type of Access

Overhead Hatch, Bedroom 4 Closet

In Attic

### Attic Insulation: Insulation In Attic

Batt



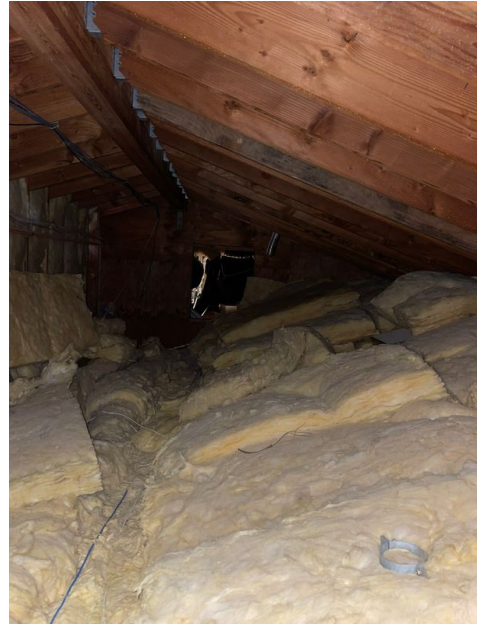
### Ventilation: Ventilation Type

Roof Vents

### Exhaust Systems: Exhaust Fans Locations

Bathroom

Attic Photos



## Observations

### 9.1.1 Attic Insulation

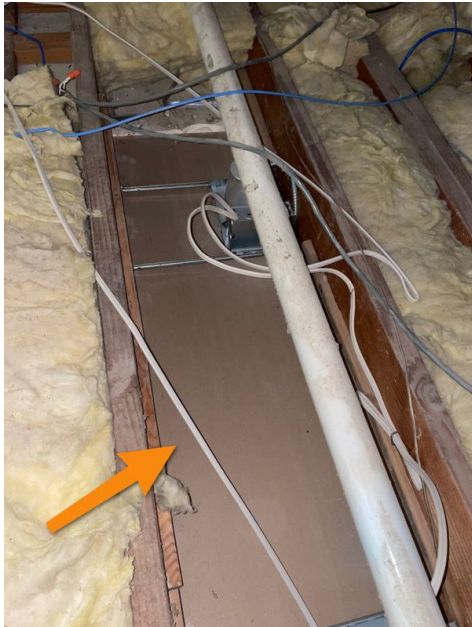
Attention and or Item In Need Of Service

#### DISPLACED INSULATION

Attic insulation is displaced. Recommend licensed contractor to repair for proper insulation efficiency.

Recommendation

Contact a qualified insulation contractor.



Example Noted At Attic



Example Noted At Attic



Example Noted At Attic

### 9.1.2 Attic Insulation

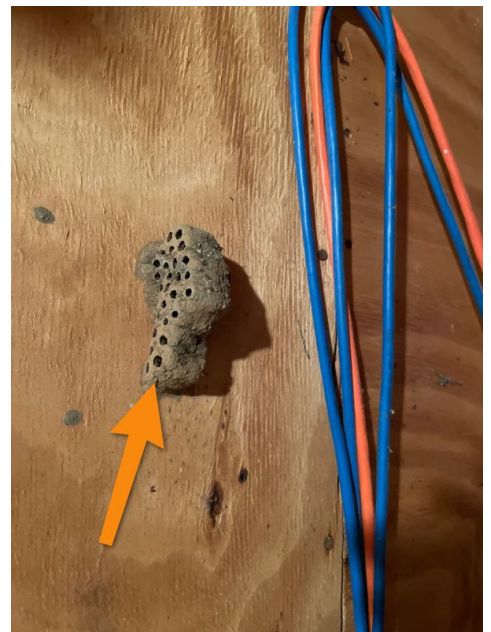
Attention and or Item In Need Of Service

#### POSSIBLE PEST

Evidence of pest and or rodent nesting was observed in attic area, recommend licensed pest control contractor to evaluate and repair as needed.

Recommendation

Contact a qualified pest control specialist.



Example Noted At Pool House Attic

### 9.3.1 Roof Sheathing Observed From Attic

Attention and or Item In Need Of Service

#### STAINS AT SHEATHING/FRAMING

Stain(s) noted at the roof sheathing and/or framing structure in one or more locations. Determining if these stains are due to an active or past leak is outside the scope of this standard home inspection. Recommend asking the seller if repairs have been performed, and/or further evaluation by a licensed roofing contractor prior to the removal of contingencies to determine if repairs are necessary at this time.

Recommendation

Contact a qualified roofing professional.



Example Noted At Attic



Example Noted At Attic

9.5.1 Exhaust Systems

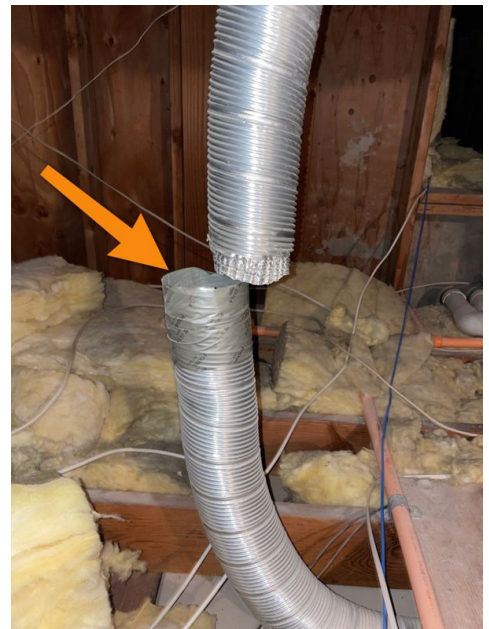
Attention and or Item In Need Of Service

**BATHROOM VENTS INTO ATTIC**

The bathroom fan vents into the attic, which can cause moisture and mold. I recommend a qualified contractor to properly duct the exhaust to the exterior.

Recommendation

Contact a qualified general contractor.



Example Noted At Attic



# 10: LAUNDRY AREA/ROOM

		IN	NI	NP	D
10.1	Laundry Sink				X
10.2	Washer/Dryer				X
10.3	Electrical Components	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

## Information

### Laundry Area Location

Hallway, Garage

### Laundry area ventilation

Yes

### Laundry Sink: Laundry Sink

No Hot Water



### Washer/Dryer: Dryer Vent

location

Wall

### Washer/Dryer: Dryer Vent

Material

Metal

### Electrical Components: GFCI/AFCI

Protected Receptacles

Not Present

### Washer/Dryer: Dryer Power Source

220 Electric, Gas, Your Choice

Washer and Dryer are not operated as part of a standard home inspection. There are too many variables for proper operation as well as length of time a complete cycle takes to operate these appliances.

## Observations

### 10.1.1 Laundry Sink

#### CORRODED ANGLE STOP(S)

Some of the angle stops, shut off valves and/or supply lines under the sinks and/or behind the toilets appeared to be corroding, have mineral deposits or are rusted. This is indicative of previous leaks that have self sealed. Recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine repairs possible at this time to prevent further leaks.

 Attention and or Item In Need Of Service

Recommendation

Contact a qualified professional.



Example Noted At Laundry Room



Example Noted At Garage

10.1.2 Laundry Sink

Attention and or Item In Need Of Service

**HOT WATER  
INOPERABLE/TURNED OFF**

The hot water was not functioning properly or inappropriate at the time of inspection this may be due to being shut off at the angle stop underneath the sink. Please know that it is beyond the scope of a home inspector to test valve's. Recommend further evaluation and correction as needed by a qualified professional.

Recommendation

Contact a qualified professional.



Example Noted At Laundry Room

10.2.1 Washer/Dryer

Attention and or Item In Need Of Service

**DISCONNECTED/NO  
T INSTALLED PROPERLY**

The dryer vent is disconnected and or was not installed properly at the time of inspection. Recommend further evaluation and correction as needed by a licensed professional.

Recommendation

Contact a qualified professional.



Example Noted At Garage

# 11: GARAGE

		IN	NI	NP	D
11.1	Styles And Materials	X			
11.2	Garage General	X			
11.3	Occupant Door From Garage To Inside Home	X			
11.4	Garage Ceilings/Roof Framing	X			
11.5	Garage Electrical				X
11.6	Garage Walls (Including Firewall Separation)	X			
11.7	Garage Floor	X			
11.8	Garage Overhead Door Operator(s)	X			
11.9	Garage Vehicle Door	X			
11.10	Garage Vent				X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

## Information

**Styles And Materials: Garage Type** Detached

**Styles And Materials: Garage Door Type**  
Four automatic

**Styles And Materials: Garage Door Material**  
Glass, Metal

**Styles And Materials: Auto-Opener Manufacturer**  
LIFT-MASTER, Battery Backup

**Garage Electrical: Electrical components present**  
Yes, Functional

**Garage Electrical: Handyman/Extension cord wiring**  
No

**Garage Electrical: Receptacles Open Ground/Reverse Polarity**  
No

**Garage Floor: Floor Material**  
Concrete, Epoxy Coat

**Garage Electrical: GFCI Protected receptacles**  
Yes

GFCI protection has evolved over the years as electrical codes change. GFCI protection may not have been required at the time of original construction. Updating to current codes may not be required, but is recommended at minimum to increase safety.

## Limitations

Garage General

### CAR LIFT NOT INDPECTED

Garage car lifts are not inspected because they are not within the scope of a standard residential home inspection. recommend consulting with current owner as to the orientation of operation and to confirm whether the car lift is operational or not.



## Observations

### 11.5.1 Garage Electrical

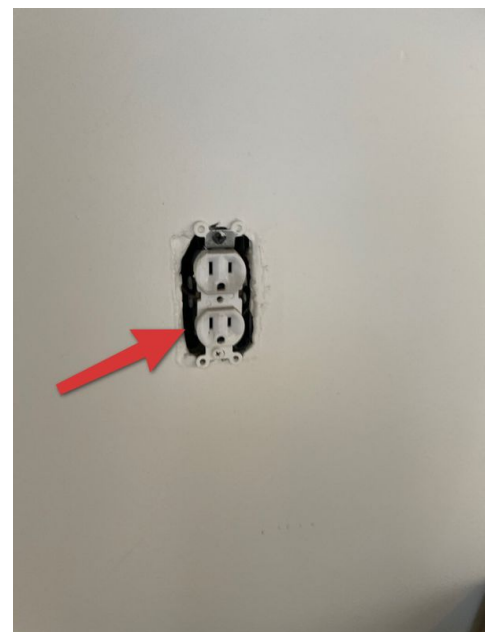
 Defect Item and or Potential Safety Concern

#### RECEPTACLE/LIGHT SWITCH COVER MISSING

There was one or more receptacle and or light switch cover(s) missing at the time of inspection. Recommend replacing as needed to prevent shocking injury by a qualified a qualified license electrical contractor.

Recommendation

Contact a qualified professional.



Example Noted At Garage

### 11.10.1 Garage Vent

 Defect Item and or Potential Safety Concern

#### NO VENTS FOUND

The garage did not appear to be equipped with air vents. This condition is not in keeping with today's standards and can prove to be a possible safety concern. Recommend further evaluation by a licensed general contractor to determine repairs or upgrades possible at this time for safety.

Recommendation

Contact a qualified general contractor.

## 12: EXTERIOR

		IN	NI	NP	D
12.1	Exterior General	X			
12.2	Styles And Materials	X			
12.3	Siding, Flashing & Trim				X
12.4	Exterior Doors				X
12.5	Eaves, Soffits & Fascia				X
12.6	Vent fan exhaust	X			
12.7	Walkways, Patios & Driveways				X
12.8	Decks, Balconies, Porches & Steps				X
12.9	Vegetation, Grading, Drainage & Retaining Walls				X
12.10	Exterior Electrical Components				X
12.11	Plumbing & Fixtures				X
12.12	Gate(s) And Fencing				X
12.13	Exterior barbecues not inspected		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

### Information

#### Styles And Materials: Exterior Entry Door

Metal, Glass

#### Styles And Materials: Siding Material

Fiber Cement

#### Styles And Materials: Appurtenance

Entry Way, Porch, Steps, Sidewalks, Balcony, Stairs

#### Exterior Doors: Patio door

Glass, Wood

#### Eaves, Soffits & Fascia: Soffit Material

Wood

#### Eaves, Soffits & Fascia: Fascia Material

Wood

#### Eaves, Soffits & Fascia: Eaves Material

Wood

#### Walkways, Patios & Driveways: Walkway Material

Concrete

#### Walkways, Patios & Driveways: Driveway Material

Cobblestone

#### Walkways, Patios & Driveways: Patio Material

Concrete

---

**Exterior General: Exterior General**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse when photo eye sensors are tripped; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

**Vent fan exhaust: Vent Fan Exhaust**

Kitchen Vent

The home inspector will attempt to note the location of all vent fan exhaust systems. It is common practice for exhaust systems to use common venting, exhaust covers may be connected to multiple ventilation systems.

**Vegetation, Grading, Drainage & Retaining Walls: Grounds condition**

Damp

Seasonally there may be conditions that limit a full visible inspection of this area. While these conditions may limit our capability we will include photographs to document the condition at the time of inspection. The home inspector tried everything within reason, however, a limitation prevents the further inspection of this area.

---

## Limitations

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Exterior General

**EXTERIOR LIMITATIONS**

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues, as it relates to the comments in this inspection report.

---

Exterior Electrical Components

**SENSOR LIGHTS - NOT TESTED**

Testing sensor lights is beyond the scope of this standard home inspection. Recommend asking the seller to demonstrate operation/function and/or have further evaluated by a qualified professional, if necessary at this time, to ensure proper function.

---

Exterior barbecues not inspected

**EXTERIOR BBQ NOT INSPECTED**

Exterior BBQ systems are not apart of the standard residential home inspection. Recommend consulting with the homeowner to determine what condition the bbq is in.



## Observations

### 12.3.1 Siding, Flashing & Trim

#### **STUCCO CRACKING - MINOR**

Attention and or Item In Need Of Service

The siding material was observed to have some typical cracking and minor damage. I recommend a licensed contractor to repair exterior surfaces to prevent moisture intrusion.

Recommendation

Recommended DIY Project



Example Noted At Rear Side Of Home

Example Noted At Rear Side Of Home

### 12.3.2 Siding, Flashing & Trim

Attention and or Item In Need Of Service

#### **PAINT WEATHERD**

Paint was observed on exterior surfaces, such as Siding, Trim, Fascia, Soffits, and Eve edges to be weathered and or failing. Recommend further evaluation and corrections as needed by a qualified professional.

Recommendation

Contact a qualified painting contractor.





Example Noted At Rear Side Of Home

12.3.3 Siding, Flashing & Trim

Attention and or Item In Need Of Service

**HOLES/DAMAGE/GAPS AT SIDING(S)**

There were one or more holes and or damage noted to the homes exterior siding. Recommend further evaluation and corrections as needed by a qualified professional to prevent moisture/pest intrusion.

Recommendation

Contact a qualified professional.



Example Noted At Rear Side Of Home Balcony

12.3.4 Siding, Flashing & Trim

Attention and or Item In Need Of Service

**DETERIORATED SIDING**

There were one or more areas to the homes exterior siding that was noted to be deteriorating at the time of inspection. Recommend further evaluation and corrections as needed by a qualified stucco contractor.

Recommendation

Contact a qualified siding specialist.



Example Noted At Balcony Rear Side Of Home

12.3.5 Siding, Flashing & Trim

Attention and or Item In Need Of Service

**STAINS**

There was staining noted in one or more areas to the homes exterior siding. The inspector is unable to determine the cause of these stains. Recommend further evaluation and correction as needed if needed by a qualified professional.

Recommendation

Contact a qualified professional.



Example Noted At Rear Side Of Home

12.3.6 Siding, Flashing & Trim

Attention and or Item In Need Of Service

**RUSTED WEEP SCREED**

The weep screed in one or more areas to the home was rusting at the time of inspection. Recommend recommend further evaluation by a qualified professional to determine if repairs are necessary at this time.

Recommendation

Contact a qualified professional.



Example Noted At Left Side Of Home

12.4.1 Exterior Doors

**LOOSE HANDLE(S)/DOOR KNOB(S)**

Attention and or Item In Need Of Service

Loose handle(s)/door knob(s) noted at one or more exterior doors. Recommend corrections as necessary at this time to ensure proper function.

Recommendation

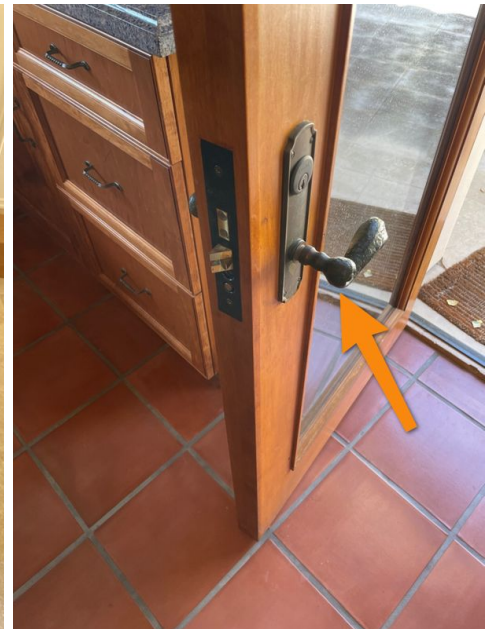
Contact a qualified professional.



Example Noted At Master Bedroom



Example Noted At Front Entrance



Example Noted At Pool House Kitchen

12.4.2 Exterior Doors

**DOOR HANDLE/LOCK INOPERABLE**

Attention and or Item In Need Of Service

The door handle and or locking mechanism at the exterior door(s) appeared inoperable or defective. Recommend further evaluation and repair by a licensed door repair contractor as necessary at this time for safety.

Recommendation

Contact a qualified door repair/installation contractor.



Example Noted At Dining Room



Example Noted At Office



Example Noted At Office



Example Noted At Bedroom 5

12.4.3 Exterior Doors

**WEATHERSTRIPPING MISSING/DAMAGED**

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)

Recommendation

Contact a qualified door repair/installation contractor.

 Attention and or Item In Need Of Service



Living Room



Example Noted At Master Bedroom

12.4.4 Exterior Doors

⊖ Attention and or Item In Need Of Service

**MISSING/DAMAGED  
HARDWARE**

Missing and/or damaged hardware noted at one or more exterior doors. Recommend repair or replacement by a licensed door contractor as necessary at this time to ensure proper function.

Recommendation

Contact a qualified door repair/installation contractor.



Example Noted At Dining Room

12.4.5 Exterior Doors

⊖ Attention and or Item In Need Of Service

**CRACKED GLASS**

One or more door window pane's were cracked and or broken at the time of inspection. Recommend further evaluation and correction as needed by a qualified window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Example Noted At Bedroom 4

## 12.4.6 Exterior Doors

Attention and or Item In Need Of Service**MOISTURE INTRUSION AT DOOR**

Moisture stains and or evidence of moisture intrusion noted at the door(s). This is typically a result of damaged weather-stripping, roof run-off and/or sprinklers spraying the home. Recommend further evaluation by a licensed door contractor, waterproofing contractor and/or moisture intrusion specialist to determine repairs necessary at this time to prevent moisture intrusion from occurring.

## Recommendation

Contact a qualified professional.



Example Noted At Pool House Living Room

## 12.4.7 Exterior Doors

Attention and or Item In Need Of Service**DOOR DIFFICULT TO OPERATE**

One or more exterior door's were difficult to operate at time of inspection. Recommend further evaluation by a qualified contractor to correct as needed.

## Recommendation

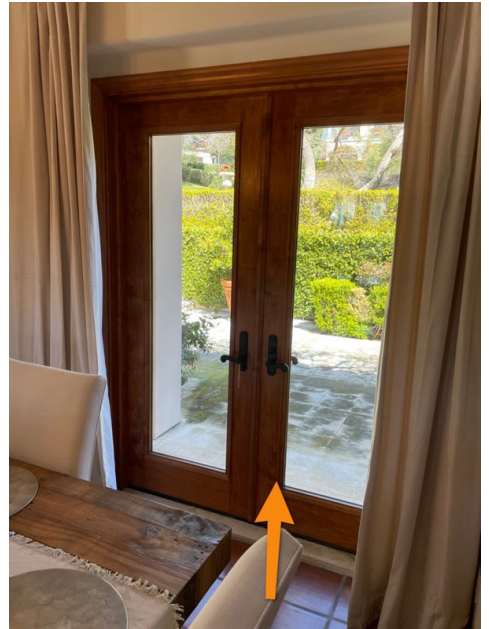
Contact a qualified door repair/installation contractor.



Example Noted At Kitchen Dining Room



Example Noted At Hallway



pool House Example Noted At Dining Room

### 12.4.8 Exterior Doors

 Attention and or Item In Need Of Service

#### **SIMILAR ELEVATION**

There was one or more areas that had Similar elevation between the interior and exterior of the home. It may be a possible water intrusion point during heavy rains. Recommend further evaluation by qualified contractor and or monitoring these areas during heavy rains.

Recommendation

Contact a qualified professional.



Example Noted At Living Room



Example Noted At Rear Side Of Home



Example Noted At Front Of Home



Example Noted At Pool house

### 12.5.1 Eaves, Soffits & Fascia



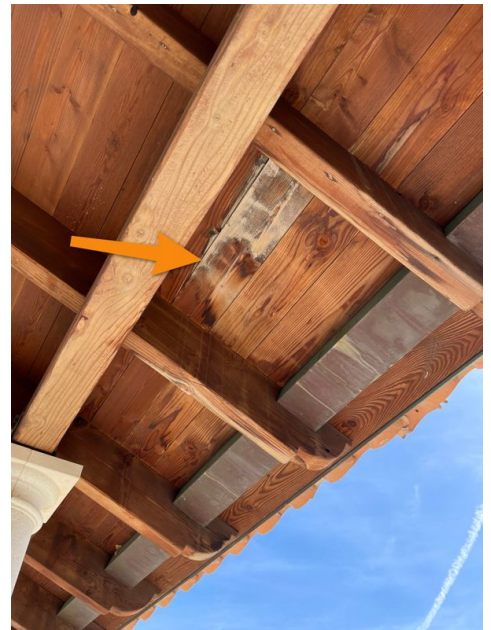
Attention and or Item In Need Of Service

#### **SOFFIT - WATER STAINS**

Water stains were observed under the roof soffit in one or more areas. This may indicate an active leak or possible gutter overflow. Recommend further evaluation by a qualified contractor to determine if repairs are necessary at this time.

#### Recommendation

Contact a qualified roofing professional.



Rear Side Of Home Balcony

### 12.7.1 Walkways, Patios & Driveways



Attention and or Item In Need Of Service

#### **FLAT WORK TYPICAL CRACKING**

Concrete flatwork such as walkways, driveways, and patios typical cracking was observed. Recommend further evaluation by a license contractor to determine if repairs are necessary at this time.

#### Recommendation

Contact a qualified concrete contractor.





Example Noted At Rear Side Of Home



Example Noted At Rear Side Of Home



Example Noted At Rear Side Of Home



Example Noted At Balcony

12.7.2 Walkways, Patios & Driveways

 Attention and or Item In Need Of Service

**DETERIORATION**

There was deterioration noted to the pebble aggregate driveway. This has left the driveway full of pebbles, this is a potential slipping hazard. Recommend further evaluation and correction as needed by qualified professional.

Recommendation

Contact a qualified driveway contractor.



Example Noted At Pool House Dining Room

12.7.3 Walkways, Patios & Driveways

**STAIRS NOT UP TO TODAY'S CODES AND STANDARDS**

Attention and or Item In Need Of Service

The exterior steps or stairs in one or more areas of the home we're not up to today's codes and standards. This can pose as a potential safety concern. Recommend further evaluation and corrections as needed by a qualified contractor.

Recommendation

Contact a qualified professional.



Example Noted At Right Side Of Home



Example Noted At Left Side Of Home

12.8.1 Decks, Balconies, Porches & Steps

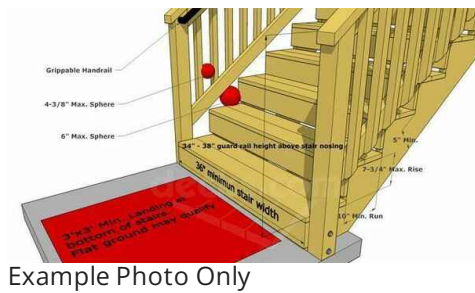
**MISSING HANDRAIL**

Defect Item and or Potential Safety Concern

Entry steps are missing a proper handrail. A handrail can be installed in many scenarios for safety, at minimum a railing is to be installed on stairs with more than three steps per current safety standards. Recommend further evaluation and correction as needed by a licensed contractor professional.

Recommendation

Contact a qualified professional.



Example Noted At Right Side Of Home



Example Noted At Right Side Of Home



Example Noted At Right Side Of Home

12.9.1 Vegetation, Grading, Drainage & Retaining Walls

**GRADING -LOW AREAS - POOR DRAINAGE**

Attention and or Item In Need Of Service

Low/neutral areas noted at the grading which may cause water to pond during rain or extended irrigation. Standing water can be detrimental to the integrity of the foundation of the house. It is important to prevent or minimize standing water around the house. This can be accomplished by properly sloping the ground away from the house, or adding yard drains (if necessary) to carry water away from low lying areas. Rain gutters should also be installed (if not present) and drained away from the house. Recommend further evaluation by a licensed grading contractor to determine any corrections necessary at this time to ensure proper drainage occurs.

Recommendation

Contact a qualified grading contractor.



Example Noted At Rear Side Of Home



Example Noted At Front Of Home



Example Noted At Left Side Of Home

12.9.2 Vegetation, Grading, Drainage & Retaining Walls

Attention and or Item In Need Of Service

**GRADING - HILLSIDE SETTING**

This house is located within a hill setting. Geological or structural evaluations relating to and including the potential for earth movement, types of soil (expansive, clay, etc), and effectiveness of grading and soil preparation, are beyond the scope of this standard home inspection. Home inspectors are generalists and not structural or geotechnical engineers. We recommend consulting with a structural and/or geotechnical engineer if you are concerned by conditions about which you are aware, or if you would like additional information before the removal of contingencies.

Recommendation

Contact a qualified professional engineer



Example Noted At Rear Side Of Home

12.9.3 Vegetation, Grading, Drainage & Retaining Walls

Attention and or Item In Need Of Service

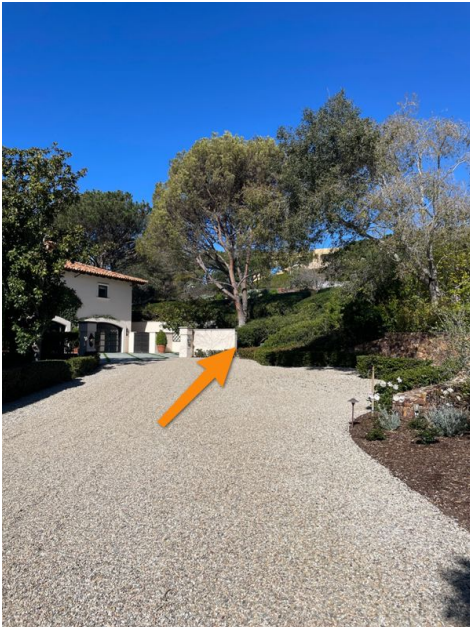
**NEGATIVE GRADING**

The grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. I recommend a qualified landscaper to regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



Example Noted At Left Side Of Home

12.9.4 Vegetation, Grading, Drainage & Retaining Walls

Attention and or Item In Need Of Service

**VEGETATION TOO CLOSE TO BUILDING**

Vegetation is growing too close to, and/or is in contact with, the exterior walls. This prevented full access and proper inspection of the entire exterior wall surfaces. This condition is also conducive to moisture related issues, damage to the siding and the attraction of wood destroying organisms and pests, to include but not limited to, rodents. Recommend trimming the vegetation away from the exterior walls by a licensed landscaping contractor to prevent damage, and to allow a proper inspection of the areas currently blocked by the vegetation.

Recommendation

Contact a qualified landscaping contractor



Example Noted At Left Side Of Home



Example Noted At Garage

12.9.5 Vegetation, Grading, Drainage & Retaining Walls

Attention and or Item In Need Of Service

**DRAINAGE - SUBSURFACE DRAIN**

Subsurface drainage noted at the exterior in one or more locations. Unable to determine condition and drainage qualified. Recommend further evaluation by a licensed landscape contractor to ensure these drains function properly.

Recommendation

Contact a qualified landscaping contractor



Example Noted At Left Side Of Home



Example Noted At Left Side Of Home

12.9.6 Vegetation, Grading, Drainage & Retaining Walls

Attention and or Item In Need Of Service

**HARDSCAPE ATYPICAL CRACKING**

The hard scapes around the home were showing atypical cracking in one or more areas. The inspector is unable to determine the cause of these atypical cracks. Recommend further evaluation and correction as needed by a qualified professional.

Recommendation

Contact a qualified professional.



Example Noted At Left Side Of Home



Example Noted At Pool House



Example Noted At Pool House

12.9.7 Vegetation, Grading, Drainage & Retaining Walls

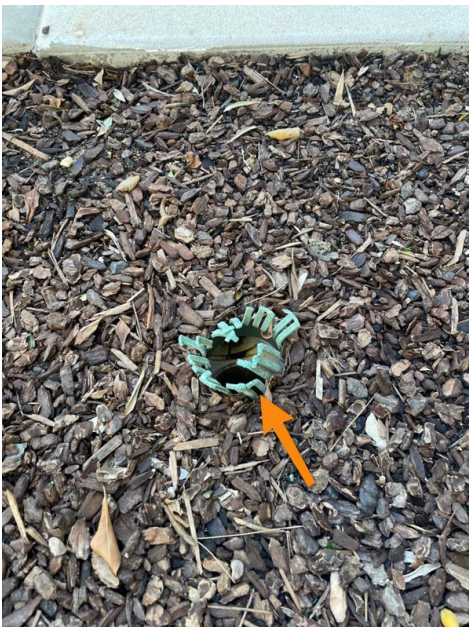
Attention and or Item In Need Of Service

**DAMAGED DRAIN COVER**

One or more yard drainage covers was damaged or missing at the time of inspection. This can allow debris to enter the drainage pipe and clog the system. Recommend replacing and/or fixing as needed by a qualified professional.

Recommendation

Contact a qualified professional.



Example Noted At Front Of Home



Example Noted At Left Side Of Home

12.10.1 Exterior Electrical Components

Defect Item and or Potential Safety Concern

**EXPOSED WIRING**

There was one or more areas to the home that had exposed wiring. This may be a potential safety hazard. Recommend further evaluation and correction as needed by licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Rear Side Of Home Balcony

12.11.1 Plumbing & Fixtures

Attention and or Item In Need Of Service

**HOSE BIB HANDLE LEAK**

One or more of the hose bibs leaked at the handle while in use. Recommend further evaluation by a licensed plumbing contractor and repair as necessary at this time.

Recommendation

Contact a qualified plumbing contractor.



Example Noted At Balcony

12.12.1 Gate(s) And Fencing

Attention and or Item In Need Of Service

**MOTORIZED GATE INOPERABLE/NOT OPERATING CORRECTLY**

The motorized gate did not appear to be functional at the time of the inspection. Recommend further evaluation by a licensed garage door or automatic gate contractor to determine repairs necessary at this time to ensure proper function.

Recommendation

Contact a qualified garage door contractor.



Example Noted At Front Of Home



# 13: ROOF

		IN	NI	NP	D
13.1	Styles And Materials	X			
13.2	Roof Coverings				X
13.3	Flashing and Roof Penetrations	X			
13.4	Roof Drainage Systems				X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

## Information

### Styles And Materials: Roof Pitch

Medium Slope

### Styles And Materials: Roof Type/Style

Valley, Hip

### Styles And Materials: Roof Structure

Wood Beams, Sheathing, 2 X 10 Rafters

### Roof Drainage Systems: Gutter

#### Material

Copper

### Roofing System Overview

The home inspector shall observe: Roof covering; roof drainage systems; flashings; skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or observe attached accessories including, but not limited to; solar systems, antennae, and lightning arrestors.

If this home is identified as having a tile roof covering, it was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the CREIA and ASHI standards of practice. The entire roof was not visible and we cannot guarantee that all of the tiles are in good condition. We recommend that you have the roof inspected by a licensed roofing contractor if you are concerned that there may be tiles that are broken or have slipped out of position.

We recommend that you include "roof" coverage on a home warranty. To guarantee this roof will not leak, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service.

Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with your home warranty.

General Photo's Of Roof



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## Styles And Materials: Inspection Method

### Drone

It is not required for a home inspector to climb a roof if the task is deemed unsafe by the inspector. Conditions at the time of the inspection may prevent inspection from the roof surface. If the conditions prevent an inspection from the roof surface a drone may be used. The use of a drone is not always an option due to FAA regulations. The inspector will attempt all available options to provide as much detail as possible given the conditions.

## Styles And Materials: Material Type

### Tile, Clay

#### General Roofing Material Information

Roofing materials have varying lifespans. Materials listed have the following average life expectancy based on manufacturer data.

Roll Asphalt 5-15

3-Tab Asphalt 20-25 years

Architectural asphalt 25-30 years

Slate 125 years

Wood 20-60 years

EPDM 22-35 years

Modified BITUMEN 20 years

Cement/Clay tile 50-100 years

Metal 40-70 years

---

## Limitations

### General

#### **ROOFING LIMITATIONS**

The roof of the home was inspected and reported on with the below information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes can not. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

---

### General

#### **ROOF UNDERLAYMENT**

Due to lack of visibility as a result of the installed roof coverings, we are not able to inspect, evaluate or comment on the condition or installation of the roof underlayment system. Deficiencies with the underlayment can include, but are not limited to: Premature failure, shrinkage, not installed, improper installation or physical damage. As a result of these limitations, we recommend further evaluation by a licensed roofing contractor to determine if latent defects exist.

---

## Flashing and Roof Penetrations

**ROOF PENETRATIONS - LIMITED INSPECTION**

My inspection of the roof penetrations/flashings was limited to what could be seen from our vantage points. We cannot guarantee that all the roof penetrations/flashings are in good condition. We highly recommend contacting a licensed roofing contractor or qualified professional for further evaluation.

## Flashing and Roof Penetrations

**WATER TEST NOT PERFORMED**

Performing a water test on a roof (spraying water onto the roof for a period of time to determine if it leaks) is outside the scope of this standard home inspection. The inspector inspects the roof in accordance with the Standards of Practice set forth by the Inter-National Association of Certified Home Inspectors (InterNACHI). Because of this limitation, we strongly urge you to consult a licensed roofing contractor before the removal of contingencies to determine if latent defects exist.

**Observations**

## 13.2.1 Roof Coverings

**Attention and or Item In Need Of Service****LARGE TREES/VEGETATION**

Vegetation is growing on or overhanging the roof. Leaves and debris can slow or obstruct drainage and cause leaks. Vegetation can also be a pathway for pests. Recommend trimming back the vegetation by a qualified tree service company. You may also wish to have this roof further explored by a licensed roofing contractor before the removal of contingencies to determine if latent defects exist.

## Recommendation

Contact a qualified tree service company.



Example Noted At Pool House



Example Noted At Garage

## 13.2.2 Roof Coverings

**Attention and or Item In Need Of Service****LEAVES/DEBRIS ON ROOF**

Excessive leaves and/or debris noted on the roof. Leaves and debris can hold unwanted moisture on the roof. Recommend professional cleaning and further evaluation by a licensed roofing contractor before the removal of contingencies.

## Recommendation

Contact a qualified roofing professional.



Example Noted At Pool House



Example Noted At Garage

### 13.2.3 Roof Coverings

Attention and or Item In Need Of Service

#### CRACKED TILES

Cracked tiles noted at one or more areas. The roof covering was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the InterNACHI standards of practice. The entire roof was not visible, and there may be additional defects. We recommend further evaluation of the entire roof before the removal of contingencies by a licensed roofing contractor and repair as necessary to ensure proper function.

Recommendation

Contact a qualified roofing professional.



Example Noted At Roof

### 13.2.4 Roof Coverings

Attention and or Item In Need Of Service

#### MOSS GROWTH

Moss growth noted on the roof in areas. This condition can damage the shingles over time and can eventually lead to leaks. Recommend further evaluation by a licensed roofing contractor to determine repairs necessary at this time to forestall premature deterioration.

Recommendation

Contact a qualified roofing professional.



Example Noted At Roof

### 13.4.1 Roof Drainage Systems

Attention and or Item In Need Of Service

#### DEBRIS

Debris has accumulated in the gutters. I recommend cleaning the gutters to facilitate water flow.

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

Recommendation

Contact a qualified gutter contractor



Example Noted At Balcony

# 14: FOUNDATION, STRUCTURE & CRAWLSPACE

		IN	NI	NP	D
14.1	Structural-General Information	X			
14.2	Styles And Materials	X			
14.3	Foundation, Crawl Space(s) And Basement(s)				X
14.4	Walls (Structural)	X			
14.5	Foundation Posts, Piers And Columns	X			
14.6	Structural Flooring	X			
14.7	Structural Ceilings	X			
14.8	Presence Of Foundation Bolts	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

## Information

### Styles And Materials: Method Used to Observe Crawl Space

Crawled

### Styles And Materials: Wall Structure

Masonry

### Foundation, Crawl Space(s) And Basement(s) : Location Of Crawlspace Access

At Basement

### Styles And Materials: Foundation

Raised Foundation

### Styles And Materials: Floor Structure

Wood Beams, Wood Joists, Engineered Floor Joists

### Presence Of Foundation Bolts: Foundation Bolts Visible

This home appeared to be equipped with foundation bolts.

### Styles And Materials: Columns or Piers

Concrete Piers, Wood Post

### Styles And Materials: Ceiling Structure

2X10, Partially Visible



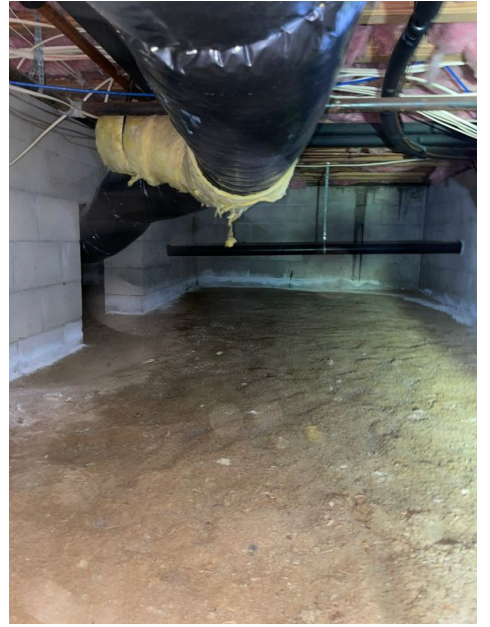
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**Structural-General Information: Structural General Information**

The Home Inspector shall observe structural components including foundations, floors, walls, columns and piers, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns and piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to, or adversely effect the health of the home inspector or other persons.



Foundation, Crawl Space(s) And Basement(s) : Photo's Of Crawlspace



## Limitations

---

Structural-General Information

### **STRUCTURAL INSPECTION LIMITATIONS**

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

---

Foundation, Crawl Space(s) And Basement(s)

### **LIMITED INSPECTION - VEGETATION OR OBSTRUCTIONS**

Due to floor coverings, vegetation, siding and/or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

---

Structural Flooring

### **FLOOR/FOUNDATION INSPECTION LIMITATIONS**

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contractor and/or a licensed structural engineer to determine if any latent defects exist.

---

Structural Ceilings

### **CEILING INSPECTION LIMITATIONS**

Most of the walls and ceilings are covered and structural members are not visible. I could not see behind these coverings. No obvious problems discovered at the time of the inspection.

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## Observations

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14.3.1 Foundation, Crawl  
Space(s) And Basement(s)

 Attention and or Item In Need Of Service

### **EFFLORESCENCE**

White efflorescence (powder substance) on concrete walls indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur, (efflorescence is found on many homes without water intrusion occurring inside the home) however, it should alert you to the possibility that future steps may be necessary. This is typically a result of over-watering, poor downspout termination points or improper site drainage. Recommend further evaluation by a licensed foundation contractor, waterproofing contractor and/or grading and drainage contractor to determine repairs necessary at this time. We also recommend installing gutters if this home is not currently equipped with them.

---

Recommendation

Contact a foundation contractor.



Example Noted At Crawlspace

# 15: SWIMMING POOLS AND SPAS

		IN	NI	NP	D
15.1	Limitations:	X			
15.2	General				
15.3	Safety Devices:				X
15.4	Pool Area Coping, Tile and Decking:				X
15.5	Vessel Surface:				X
15.6	Drains:	X			
15.7	Pool Electrical:				X
15.8	Control Valves:	X			
15.9	Filtering/Cleaning Type:				X
15.10	Pool Plumbing:				X
15.11	Pumps:				X
15.12	Spa Controls:	X			
15.13	Heating:	X			
15.14	Accessories	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

## Information

**Pool Area Coping, Tile and Decking:: Coping Type:**  
Concrete

**Drains:: Drain Type(s):**  
Anti-Entrapment Drains



**Pool Area Coping, Tile and Decking:: Decking Type:**  
Concrete

**Pool Electrical:: Circuit Breaker Location(s):**  
Equipment Area, Shed

**Vessel Surface:: Interior Finish Material:**  
Concrete, Plaster/Gunite

**Pool Electrical:: Electric Controls:**  
Local Subpanel, Spa Side Remote

**Pool Electrical:: Equipment Bonding:**  
Pump(s)



Example Noted At Pool Equipment Room

**Pool Electrical:: GFCI Protection**  
At Equipment Area

**Pool Electrical:: Wiring Type:**  
Liquid Tight Conduit

**Pool Electrical:: Pool Light Working**



**Control Valves:: Valve Type(s):**  
Standard Manual Valves

**Filtering/Cleaning Type:: Filtering Components:**  
Skimmer, Auto-chlorinator

**Filtering/Cleaning Type:: Water Treatment:**  
Standard Chlorine

**Pool Plumbing:: Pipes:**  
PVC

**Pool Plumbing:: Fill Valve Type:**  
Manual

**Pumps:: Pump Types:**

Standard



**Spa Controls:: Control(s):**

Spa Side Control, At Pool Equipment

We recommend verifying equipment with seller.

**Spa Controls:: Spa Jets:**

Jets were operational

**Heating:: Heating Type:**

Natural Gas Heater

**General: Pool and Spa Safety Information:**

**Pool and Spa Safety Information:**

For up to date pool safety recommendations go to the following:

[Pool Safely](#)

and

[Red Cross Pool Safety](#)

and

[Pool Safety Guidelines](#)

and

[Barrier Guidelines](#)

California Law has been modified to direct pool/spa owners to recommend at least 2 of the 7 Safety Items are present. The Swimming Pool Safety Act:

[CA Pool Safety Act](#)

**General: Type of Pool/Spa:**

Inground Pool and Spa



**Safety Devices:: Pool Barriers:**

Perimeter Yard Fencing, Pool Retractable Cover

All pool fencing should be a minimum of 60 inches with the latch a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area.

**Filtering/Cleaning Type:: Filtration Type:**

Cartridge



## Heating:: Serviceable

Was Operable At The Time Of Inspection

The inspection of the pool heater is limited and can only be commented on the condition of the functionality at the time of inspection. Like any other household appliance, pool heaters need regular service and maintenance by a qualified pool service technician.



## Limitations

General

### AUTOMATIC POOL COVERS

The functionality of automatic pool covers are beyond the scope of a standard residential pool inspection.

## Observations

15.3.1 Safety Devices:

### POOL NOT EQUIP WITH PROPER SAFETY REQUIREMENTS

The pool was noted to not be equipped with 2 of the 7 proper safety requirements. This is a potential safety hazard. Click the link below to further educate yourself on the safety requirements in California.

[https://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?lawCode=HSC&division=104.&title=&part=10.&chapter=5.&article=2.5](https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=104.&title=&part=10.&chapter=5.&article=2.5)

Recommendation

Contact a qualified professional.



Attention and or Item In Need Of Service

15.4.1 Pool Area Coping, Tile and Decking:

### CRACKING AT CONCRETE DECKING

Significant cracking was noted to the concrete decking at the time of inspection excellent recommend further evaluation to determine if repairs are needed at this time.



Attention and or Item In Need Of Service



Recommendation

Contact a qualified professional.



Example Noted At Spa



Example Noted At Pool

15.5.1 Vessel Surface:

**COSMETIC STAINS NOTED.**

Attention and or Item In Need Of Service

Usually caused by a chemical imbalance and easily corrected. Recommend further evaluation and correction as needed by qualified pool contractor.

Recommendation

Recommend monitoring.



Example Noted At Spa

15.5.2 Vessel Surface:

**WORN SURFACE**

Attention and or Item In Need Of Service

The pool vessel surface was showing signs of wear and tear. This could be due to age. Recommend further evaluation by a licensed pool contractor to determine if repairs are necessary at this time.

Recommendation

Contact a qualified professional.



Example Noted At Pool

15.5.3 Vessel Surface:

 Attention and or Item In Need Of Service

**ACTIV LEAK**

The pool and or spa was noted to have an active leak to the vessel surface at the time of inspection. Recommend further evaluation and corrections as needed by a qualified professional or pool contractor.

Recommendation

Contact a qualified Swimming Pool Contractor



Example Noted At Spa

15.5.4 Vessel Surface:

 Attention and or Item In Need Of Service

**DETERIORATION**

The pool, and or spa vessel was noted to be deteriorating at the time of inspection. Recommend further evaluation and corrections as needed by a qualified professional, or pool contractor.

Recommendation

Contact a qualified professional.



Example Noted At Sap



Example Noted At Sap



Example Noted At Pool

15.6.1 Drains:

**MISSING COVER**



Attention and or Item In Need Of Service

The pool or spa was missing a cover at the time of inspection. Recommend further evaluation and correction as needed by a qualified professional.

Recommendation

Contact a qualified professional.



Example Noted At Spa Right Side Of Home

15.7.1 Pool Electrical:

**BONDING CONNECTION MISSING**



Attention and or Item In Need Of Service

The Pool Spa heater bonding connection is not tied into the bonding system for the equipment.

Recommendation

Contact a qualified electrical contractor.



Example Noted At Pool Equipment  
Right Side Of Home

15.7.2 Pool Electrical:

 Defect Item and or Potential Safety Concern

**EXPOSED WIRING**

There was exposed wiring noted to or at the pools electrical equipment. Recommend further evaluation and corrections as needed by a licensed plumbing contractor.

Recommendation

Contact a qualified professional.



Example Noted At Pool Equipment  
Room

15.9.1 Filtering/Cleaning Type:

 Attention and or Item In Need Of Service

**FILTER LEAK**

The pool filter was leaking at the time of inspection. Recommend further evaluation and correction as needed by a qualified pool contractor.

Recommendation

Contact a qualified professional.



Example Noted At Pool Equipment Room



Example Noted At Pool Equipment Room

15.10.1 Pool Plumbing:

⊖ Attention and or Item In Need Of Service

**PIPE LEAKING**

There was one ore more leaks to the pools plumbing system. Recommend further evaluation and correction as needed by a pool contractor.

Recommendation

Contact a qualified Swimming Pool Contractor



Example Noted At Pool Equipment Right Side Of Home

15.11.1 Pumps:

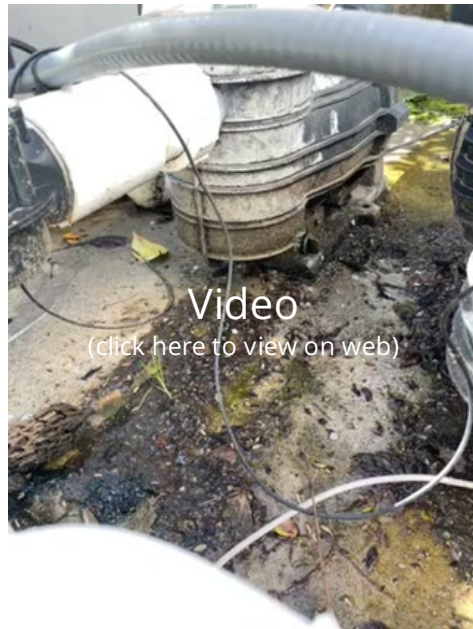
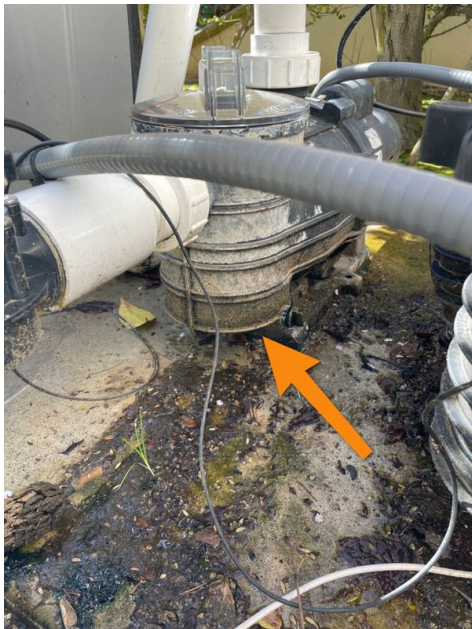
⊖ Attention and or Item In Need Of Service

**EVIDENCE OF PUMP LEAK**

There was evidence of a leak noted at noted at the pool pump during the time of inspection. Recommend further evaluation and corrections as needed by a qualified pool contractor

Recommendation


Contact a qualified Swimming Pool Contractor



Example Noted At Pool Equipment

15.11.2 Pumps:

**AGED PUMP**

 Recommendation and or Observation Item

The pool pump was showing signs of aging. The pool pump was tested using normal operating controls. The pool pump turned on and functioned as intended at the time of inspection. This is no guarantee that the pool pump will continue to function as intended. Recommend further evaluation by a pool contractor to determine if pool pump need general maintenance or if any underlined issues exist.

Recommendation

Contact a qualified professional.



Example Noted At Right Side Of Home

Example Noted At Right Side Of Home

15.13.1 Heating:

**THE POOL HEATER IS NOT OPERATIONAL.**

 Attention and or Item In Need Of Service

The pool heater is not operational and should be further evaluated and repaired or replaced as needed.

Recommendation

Contact a qualified Swimming Pool Contractor



Example Noted At Pool Equipment Room



Example Noted At Pool Equipment Room

# 16: COMPLIMENTARY PHOTO'S

		IN	NI	NP	D
16.1	Interior Photos				
16.2	Exterior				

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency/Potential Safety Concern

## Information

**Interior Photos: Living Room**



**Interior Photos: Family Room**



**Interior Photos: Master Bedroom**



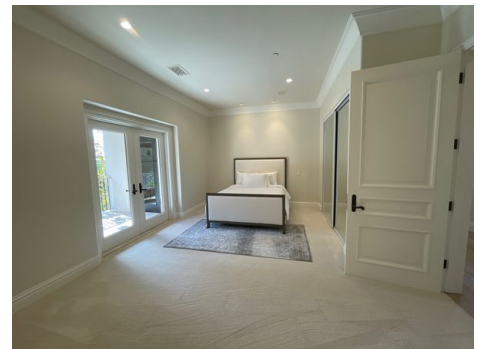
**Interior Photos: Master Bathroom**



**Interior Photos: Bedroom 2**



**Interior Photos: Bedroom 3**



**Interior Photos: Bedroom 4**



**Interior Photos: Bedroom 4 Bathroom**



**Interior Photos: Bedroom 5**





**Interior Photos: Guest Bathroom   Interior Photos: Office**



**Interior Photos: Casita/Guest House**



**Interior Photos: Gym Room**



**Interior Photos: Jack and Jill Bathroom**



**Interior Photos: Pooh House**



**Exterior: Balcony**



**Complimentary Photos**

The photographs in this section of this inspection report are not intended to point out defects. These photographs have been provided to you as a complimentary service and are for your information. Only a limited representative number of rooms or locations are included in this Complimentary Photographs section.

**Interior Photos: Dining Room**



**Interior Photos: Kitchen**



Example Noted At Casita/Granny Flat

# STANDARDS OF PRACTICE

## Interior Areas

### Section 197-5.12 Interior

(a) Home inspectors shall:

1. Observe and report on the material and general condition of walls, ceilings and floors;
2. Observe and report on steps, stairways and railings;
3. Observe, operate and report on garage doors, garage door safety devices and garage door operators;
4. Where visible and readily accessible, observe and report on the bath and/or kitchen vent fan ducting to determine if it exhausts to the exterior of the residential building;
5. Observe, operate and report on a representative number of primary windows and interior doors;
6. Observe and report on visible signs of water penetration.

(b) Home inspectors are not required to:

1. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
2. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
3. Determine clearance to combustibles in concealed areas;
4. Observe and report on paint, wallpaper or other finish treatments;
5. Observe and report on window treatments;
6. Observe and report on central vacuum systems;
7. Observe and report on household appliances;
8. Observe and report on recreational facilities;
9. Observe and report on lifts, elevators, dumbwaiters or similar devices.

## Bathrooms

### Section 197-5.8 Plumbing System

(a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:

1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;
3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

(b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:

1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

(c) Home inspectors are not required to:

1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
2. Observe and report on any system that is shut down or secured;
3. Observe and report on any plumbing component that is not readily accessible;
4. Observe and report on any exterior plumbing component or system or any underground drainage system;
5. Observe and report on fire sprinkler systems;
6. Evaluate the potability of any water supply;
7. Observe and report on water conditioning equipment including softener and filter systems;
8. Operate freestanding or built in appliances;
9. Observe and report on private water supply systems;
10. Test shower pans, tub and shower surrounds or enclosures for leakage;
11. Observe and report on gas supply system for materials, installation or leakage;
12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
16. Observe and report on any solar water heating systems.

(d). Home inspections shall describe the water supply, drain, waste and vent piping materials; the water heating equipment including capacity, and the energy source and the location of the main water and main fuel shut-off valves. In preparing a report, home inspectors shall state whether the water supply and waste disposal systems are a public, private or unknown.

### Heating and Cooling Systems

#### Section 197-5.10 Heating System

(a). Home inspectors shall:

1. Describe the type of fuel, heating equipment and heating distribution system;
2. Operate the systems using thermostats;
3. Open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the systems;
5. Observe and report on visible flue pipes, dampers and related components for functional operation;
6. Observe and report on the presence of and the condition of a representative number of heat sources in each habitable space of the residential building;
7. Observe and report on the operation of fixed supplementary heat units;
8. Observe and report on visible components of vent systems, flues and chimneys;

(b). Home inspectors are not required to:

1. Activate or operate the heating systems that do not respond to the thermostats or have been shut down;
2. Observe, evaluate and report on heat exchangers;
3. Observe and report on equipment or remove covers or panels that are not readily accessible;
4. Dismantle any equipment, controls or gauges;
5. Observe and report on the interior of chimney flues;
6. Observe and report on heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;
7. Activate heating, heat pump systems or any other system when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;
8. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;
9. Evaluate the capacity, adequacy or efficiency of a heating or cooling system;
10. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;
11. Determine clearance to combustibles or adequacy of combustion air;
12. Test for gas leaks or carbon monoxide;
13. Observe and report on in-floor and in-ceiling radiant heating systems.

#### Section 197-5.11 Air Conditioning Systems

(a). Home inspectors shall:

1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;
2. Operate the system using the thermostat;
3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the system.

(b). Home inspectors are not required to:

1. Activate or operate air conditioning systems that have been shut down;
2. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
3. Check the pressure of the system coolant or determine the presence of leakage;
4. Evaluate the capacity, efficiency or adequacy of the system;
5. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment;
6. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
7. Dismantle any equipment, controls or gauges;
8. Check the electrical current drawn by the unit;
9. Observe and report on electronic air filters.

### Fireplaces

#### Section 197-5.14 Fireplaces

(a). Home inspectors shall:

1. Observe and report on visible and accessible system components;
2. Observe and report on visible and accessible chimneys and vents;
3. Observe and report on chimney caps;
4. Observe and report on fireplaces and solid fuel burning appliances;
5. Observe and report on chimneys;
6. Observe, operate and report on accessible fireplace dampers.

(b). Home inspectors are not required to:

1. Observe and report on the interiors of flues or chimneys;
2. Observe and report on fire screens and doors;
3. Observe and report on automatic fuel feed devices;
4. Observe and report on mantles and fireplace surrounds;

5. Observe and report on combustion make-up air devices;
6. Observe and report on heat distribution assists;
7. Ignite or extinguish fires;
8. Determine draft characteristics;
9. Move fireplace inserts and stoves or firebox contents.

### **Attic, Insulation & Ventilation** **Section 197-5.15 Attics (a).**

Home inspectors shall observe and report on any safe and readily accessible attic space describing:

1. The method of observation used; and
2. Conditions observed. (b).

Home inspectors are not required to enter any attic where no walkable floor is present or where entry would, in the opinion of the home inspector, be unsafe.

### **Section 197-5.13**

Insulation and Ventilation (a). Home inspectors shall:

1. Observe, describe and report on insulation in accessible, visible unfinished spaces;
2. Observe, describe and report on ventilation of accessible attics and foundation areas;
3. Observe and report on mechanical ventilation systems in visible accessible areas.

(b). Home inspectors are not required to:

1. Disturb insulation;
2. Operate mechanical ventilation systems when weather or other conditions are not conducive to safe operation or may damage the equipment.

### **Exterior**

Section 197-5.6 Exterior:

(a) Home inspectors shall observe and report on:

1. All exterior walls and coverings, flashing and trim;
2. All exterior doors including garage doors and operators;
3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
4. All eaves, soffits and fascias where accessible from the ground level;
5. All adjacent walkways, patios and driveways on the subject property;
6. The condition of a representative number of windows.

(b) Home inspectors are not required to observe and report on the following:

1. Screening, shutters, awnings and other seasonal accessories;
2. Fences;
3. Geological and/or soil conditions;
4. Recreational facilities;
5. Out-buildings other than garages and carports;
6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
7. Erosion control and earth stabilization measures;
8. The operation of security locks, devices or systems;
9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.

### **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.