



TWIN TERMITE

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



## TWIN HOME INSPECTION

14041 Loma Rica Dr  
Grass Valley, CA 95945

Elisa Hebb

07/30/2025

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Inspector  
Joshua Samples  
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Agent  
Tonya Goodwin

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This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his/her visual impressions of the conditions that existed at the time of the inspection per the Standards of Practice set forth by the American Society of Home Inspectors (ASHI). The Standards of Practices are available at the association's website: [www.homeinspector.org/standards](http://www.homeinspector.org/standards).

The inspector is not a licensed contractor and does not possess the specialized skills, tools or training that a qualified licensed contractor would have. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. Cosmetic issues, deficiencies, or items that would be considered part of normal wear and tear from daily life in an occupied home are not part of the inspection process and will not be included in the report.

No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The daily stresses that occur when a home is occupied are far greater than the ones presented at a visual home inspection. The home buyer/homeowner is cautioned that deficiencies will arise after occupancy that could not be discovered during the inspection process.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards (Molds, lead based paints, etc...); pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity.

Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. Building permits issued by a the local building authority for structure changes, additions or repairs are not researched or verified by the inspector. If such changes, additions or repairs have been performed it is highly recommended that the client research such permits to ensure the changes, additions or repairs were performed with the benefit of a licensed contractor and phase or final inspections by the local building authority.

The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied

upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements.

To the best of our knowledge and belief, all statements and information in this report are true and correct. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow Twin Home Services to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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## SUMMARY

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ITEMS NEEDING  
MAINTENANCE



ITEMS NEEDING ATTENTION



SAFETY OBSERVATION

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**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions, (916) 344-8946.

"SAFETY OBSERVATION" = Item is a health and safety concern and should be addressed or repaired to bring home up to date with the standards of practice, and for the safety of the homeowners.

"ITEMS NEEDING ATTENTION" = Items warrant attention or repair, or has a limited remaining useful life expectancy and may require replacement in the not to distant future. Further evaluation or servicing may be needed by a qualified contractor or specialty tradesman.

"ITEMS NEEDING MAINTENANCE" = Item is considered normal homeowners maintenance. Homeowners should make needed repairs as time permits.

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-  1.5.1 General - Potential Concerns: Mold
  -  2.2.1 Grounds - Landscaping: Tree Hang
  -  2.6.1 Grounds - Other Findings: Shed Electrical Bad
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  -  3.1.1 Exterior - Exterior Walls: Minor Damage
  -  3.3.1 Exterior - Exterior Paint: Weathered
-

- ⚠ 3.6.1 Exterior - Exterior Entries (Patio/Stoop): Raise-Settling Excessive
- ⚠ 3.7.1 Exterior - Exterior Doors: Moisture Damage
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- ⚠ 3.8.1 Exterior - Screen Doors: Screen Door - Rollers/Guides
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- ⚠ 3.10.1 Exterior - Step/Stairs/Handrails: Handrail - Not Grippable
- ⚠ 3.10.2 Exterior - Step/Stairs/Handrails: Handrail - Loose
- ⚠ 3.10.3 Exterior - Step/Stairs/Handrails: Soil contact with stairs
- ⚠ 3.11.1 Exterior - Guardrails/Baluster: Loose, Wobbly or Damaged
- 🔧 3.13.1 Exterior - Fixture & Fans: Not Caulked
- ⚠ 3.13.2 Exterior - Fixture & Fans: Lights Loose/Damaged
- 🔧 3.14.1 Exterior - Windows: Screen Damaged
- ⚠ 3.15.1 Exterior - Outlets/Electrical: Weather Protective Cover
- ⚠ 3.15.2 Exterior - Outlets/Electrical: Bubble Cover Needed
- ⚠ 3.15.3 Exterior - Outlets/Electrical: Abandoned
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- 🔧 5.1.1 Water Heater - General: Lifespan (8-12 yrs)
- ⚠ 5.2.1 Water Heater - TPR Valve/Drain line: Wrong Material
- ⚠ 5.3.1 Water Heater - Seismic straps: Missing
- ⚠ 5.6.1 Water Heater - Disconnect: Conduit Loose at Wall
- ⚠ 6.6.1 Water Heater 2 - Flues: Missing Fasteners
- ⚠ 6.7.1 Water Heater 2 - Seismic straps: Missing
- ⚠ 7.2.1 Electrical System - Main Panel: Labels/Legend Missing, Faded
- ⚠ 7.4.1 Electrical System - Sub-panel(s): Panel in Bad Location
- 🔧 8.6.1 Garage or Carport - Interior/Walls/Ceilings: Minor Damage
- 🔧 8.8.1 Garage or Carport - Light Fixtures: Globes or Covers Missing, Broken
- 🔧 8.8.2 Garage or Carport - Light Fixtures: Lights Inoperable
- ⚠ 8.12.1 Garage or Carport - Garage-house steps: Handrail - No Returns
- ⚠ 8.12.2 Garage or Carport - Garage-house steps: Guardrails/Balusters 4"- Not Required
- 🔧 9.1.1 Heating - Air Condition (HVAC) - Air Conditioning: Service
- 🔧 9.3.1 Heating - Air Condition (HVAC) - Suction Line: Insulation
- ⚠ 9.4.1 Heating - Air Condition (HVAC) - Disconnect (AC): Conduit Loose at Wall
- 🔧 9.11.1 Heating - Air Condition (HVAC) - General Cabinet Condition: Service
- 🔧 9.14.1 Heating - Air Condition (HVAC) - Air Filters and Return Air Grill: Clean/Replace
- 🔧 10.1.1 Heating - Air Condition (HVAC) 2 - Air Conditioning: Service
- 🔧 10.2.1 Heating - Air Condition (HVAC) 2 - Condenser: Fins Damaged - Minor
- 🔧 10.2.2 Heating - Air Condition (HVAC) 2 - Condenser: Fins Dirty
- 🔧 10.3.1 Heating - Air Condition (HVAC) 2 - Suction Line: Insulation
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- 🔧 12.1.1 Roof - Gutters / Downspouts / Extensions: Strap - Missing Downspout
- 🚫 12.1.2 Roof - Gutters / Downspouts / Extensions: Stains, Past Leaks
- 🚫 12.1.3 Roof - Gutters / Downspouts / Extensions: Substandard Slope
- 🚫 12.4.1 Roof - Valleys: Debris
- 🚫 13.9.1 Laundry Area - Walls & Ceiling : Staining - Unknown
- 🚫 13.12.1 Laundry Area - Floors: Vinyl Damage
- 🚫 14.2.1 Kitchen - Appliances - Garbage Disposal: Jammed/Inoperable
- 🔧 14.3.1 Kitchen - Appliances - Dishwasher: Damage
- 🚫 14.5.1 Kitchen - Appliances - Ventilation: Inoperable
- 🔧 14.9.1 Kitchen - Appliances - Windows & Skylights: Missing Screens
- 🔧 14.12.1 Kitchen - Appliances - Outlets/Electrical: GFCI - None Prior 87
- ⚠️ 14.12.2 Kitchen - Appliances - Outlets/Electrical: Broken, Loose, Damaged - Outlet
- 🔧 15.3.1 Main/Primary Bathroom - Fixtures & Sinks: Stopper Missing/Inoperable
- 🚫 15.4.1 Main/Primary Bathroom - Toilets: No or Bad Caulk at Base
- 🔧 15.6.1 Main/Primary Bathroom - Showers: Shower Head Connection
- 🔧 16.3.1 Hall Bathroom - Fixtures & Sinks: Caulking
- 🚫 16.4.1 Hall Bathroom - Toilets: No or Bad Caulk at Base
- 🔧 16.6.1 Hall Bathroom - Bathtubs: Gap or No Caulk Behind Spout
- ⚠️ 16.13.1 Hall Bathroom - Outlets/Electrical: Loose
- 🚫 18.3.1 Interior Rooms/Halls/Stairs - Walls & Ceilings: Ceiling - Dry Stains, Monitor
- 🔧 18.3.2 Interior Rooms/Halls/Stairs - Walls & Ceilings: Walls Stained - Previous
- 🔧 18.3.3 Interior Rooms/Halls/Stairs - Walls & Ceilings: Minor Damage
- 🔧 18.3.4 Interior Rooms/Halls/Stairs - Walls & Ceilings: Major Cracks
- ⚠️ 18.3.5 Interior Rooms/Halls/Stairs - Walls & Ceilings: Mold
- 🚫 18.4.1 Interior Rooms/Halls/Stairs - Windows & Skylights: Thermal Seal
- 🔧 18.4.2 Interior Rooms/Halls/Stairs - Windows & Skylights: Missing screens
- 🔧 18.5.1 Interior Rooms/Halls/Stairs - Light Fixtures & Fans: Ceiling Fan Inoperable or Switch Not Found
- 🔧 18.8.1 Interior Rooms/Halls/Stairs - Floors: Carpet Stains
- 🚫 18.8.2 Interior Rooms/Halls/Stairs - Floors: Carpet Damaged or Deteriorated
- 🚫 18.8.3 Interior Rooms/Halls/Stairs - Floors: Vinyl, Linoleum
- ⚠️ 18.9.1 Interior Rooms/Halls/Stairs - Smoke and CO alarms: Missing - Not Required
- ⚠️ 18.9.2 Interior Rooms/Halls/Stairs - Smoke and CO alarms: 10 years old
- 🔧 18.10.1 Interior Rooms/Halls/Stairs - Wet Bar: GFCI - Not Required
- 🚫 19.1.1 Attic & Insulation - General: Rodents
- 🚫 19.3.1 Attic & Insulation - Roof Structure: Stains - Unknown
- 🚫 19.5.1 Attic & Insulation - Ventilation: Vent Screens Missing, Deteriorated, Substandard
- 🚫 19.8.1 Attic & Insulation - Ducting: No/Damaged Vapor Barrier
- 🚫 20.5.1 Crawl Space - Floor Insulation: Missing/Falling down
- 🚫 20.6.1 Crawl Space - Post/Piers: Unsecure
- 🚫 20.7.1 Crawl Space - Ventilation: Substandard Venting

 20.9.1 Crawl Space - Ducting: Insulation Missing, Deteriorated

# 1: GENERAL

## Information

|                                                                               |                                                                                                                                                                 |                                                                                                                 |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Client &amp; Site Information:</b><br><b>Inspection Date</b><br>07/30/2025 | <b>Client &amp; Site Information: Client</b><br>Elisa Hebb elisahebb@gmail.com                                                                                  | <b>Client &amp; Site Information:</b><br><b>Inspection Site</b><br>14041 Loma Rica Dr Grass Valley,<br>CA 95945 |
| <b>Client &amp; Site Information:</b><br><b>Occupied?</b><br>No               | <b>Client &amp; Site Information: People</b><br><b>Present</b><br>Client, Selling Agent                                                                         | <b>Client &amp; Site Information:</b><br><b>Inspected By</b><br>Joshua Samples<br>joshua@twintermite.com        |
| <b>Building Characteristics: Main</b><br><b>Entry Faces</b><br>West           | <b>Building Characteristics:</b><br><b>Comments</b><br>All directional cues in this report<br>are taken from the orientation of<br>the house facing the street. | <b>Building Characteristics:</b><br><b>Estimated Age</b><br>Approximate year built: 1987                        |
| <b>Building Characteristics: Building</b><br><b>Type</b><br>Single family     | <b>Building Characteristics: Stories</b><br>1                                                                                                                   | <b>Building Characteristics:</b><br><b>Foundation Type</b><br>Raised Foundation                                 |
| <b>Climatic Conditions: Weather</b><br>Overcast                               | <b>Climatic Conditions: Outside</b><br><b>Temperature (F)</b><br>80-90                                                                                          | <b>Utilities Status: Water Source</b><br>Private                                                                |
| <b>Utilities Status: Sewage Disposal</b><br>Private                           | <b>Utilities Status: All On</b><br>All Utilities were on.                                                                                                       |                                                                                                                 |

## Limitations

Potential Concerns

**MID-1980S AND OLDER, LEAD, ASBESTOS WARNING**

Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

## Items needing attention

## 1.5.1 Potential Concerns



## Safety Observation

**MOLD**

## WATER HEATER CLOSET

Microbial growths were found at one or more locations in *interior rooms / the attic / the crawl space / the basement / the garage*. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:

[Mold CDC](#)[Mold EPA](#)

## Recommendation

Contact a qualified professional.



## 2: GROUNDS

### Information

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**Grading: Building Site**

Flat Site

**Driveway: Serviceable**

The driveway appeared to be serviceable and functional at the time of the inspection.

**Grading: Serviceable**

Site grade at the foundation appears to be serviceable and functional at the time of the inspection.

### Limitations

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Driveway

**TYPICAL CRACKS**

Cracks noted in the driveway, these cracks are considered typical.



Driveway

**NO VIS**

The driveway was not fully visible due to the homeowner's stored possession, debris, parked auto, RV, or stored boat.



Sprinkler Valves

**NO INSPECT**

The sprinkler system was not inspected. Inspection of the sprinkler system and associated components is beyond the scope of the visual home inspection. As a courtesy, the valves were visually inspected to ensure no visible leaks at the time of inspection.



#### Gates and Fences

### RURAL AREA

The fence line is not apart of this inspection.

#### Other Findings

### WATER FEATURE

A water feature/fountain is installed on the property. Safety and proper function of the pump and/or other related components are not included in the visual home inspection.



#### Other Findings

### SPA - NO INSPECT

The spa is not apart of this inspection.



## Items needing attention

#### 2.2.1 Landscaping

### TREE HANG

Trees are touching or overhanging the roof. Tree branches and leaves can damage roofing materials and clog gutters and downspouts. Recommend removing any branches that are in close proximity or in contact with the roof and cleaning the gutters as annual homeowner maintenance.

#### Recommendation

Contact a qualified professional.



Items Needing Attention



### 2.6.1 Other Findings



#### Safety Observation

### SHED ELECTRICAL BAD

A shed is located on the property. Sheds and storage buildings are not part of the main structure and therefore not inspected unless requested. Electrical components noted in the shed. As a courtesy, the inspector briefly inspected the outlets and/or light fixtures. The electrical components and/or light fixtures are in need of repair or replacement. We recommend further evaluation of a qualified contractor.

#### Recommendation

Contact a qualified professional.



### 2.6.2 Other Findings



#### Items Needing Attention

### RODENTS

Evidence of rodent activity was noted. Unable to determine if signs are from current or previous infestation. It is recommended to contact a pest control company for further evaluation.

#### Recommendation

Contact a qualified professional.



### 3: EXTERIOR

#### Information

|                                              |                                                               |                                                                                               |
|----------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Exterior Walls: Siding Type</b><br>Stucco | <b>Exterior Trim: Trim Type</b><br>Wood, Stucco               | <b>Patio Covers: Serviceable</b><br>Serviceable and functional at the time of the inspection. |
| <b>Decks / Porches : Material</b><br>Wood    | <b>Step/Stairs/Handrails: Exterior stair material</b><br>Wood | <b>Windows: Serviceable</b><br>Serviceable and functional at the time of the inspection.      |

**Exterior Trim: Serviceable**  
The exterior trim appeared to be serviceable and functional at the time of the inspection.

**Walkways: Serviceable**  
The walkways appeared to be serviceable and functional at the time of the inspection.

#### Limitations

Exterior Walls  
**TYPICAL**  
Typical cracks were noted. These cracks are considered normal settling cracks.



## Exterior Walls

**STUCCO BELOW GRADE - OLDER HOME**

As per building standards at the time of construction, the stucco extends into the soil. This condition is known to wick moisture up the wall causing damage to the texture coat and eventually, in extreme cases, the wood structure of the wall. No flaking and/or peeling noted at the stucco finish/texture coat. Recommend monitoring to ensure no moisture related damages occur in the future.



## Exterior Trim

**TYPICAL CRACKS**

Typical cracks noted in the exterior trim



## Exterior Doors

**DOOR GLASS - DIRTY**

The glass dirty and the full view is not possible. Dirty windows make it difficult to determine the integrity of the thermal seal.

## Doorbell

**NONE**

Doorbell not installed



## Windows

**DIRTY**

The windows are dirty and the full view is not possible. Dirty windows make it difficult to determine the integrity of the thermal seal.

Windows

RETROFIT WINDOWS

Some or all of the windows have been replaced. Water-tightness will be dependent upon the proper installation of the flashings and/or caulking which cannot be assessed by a visual inspection. Only a qualified window contractor will be able to ensure correct installation.



Items needing attention

3.1.1 Exterior Walls

MINOR DAMAGE

Minor damage to the siding was noted. We recommend repairing the damaged areas.

Recommendation

Contact a qualified professional.

Items Needing Maintenance



### 3.3.1 Exterior Paint

#### **WEATHERED**

Some of the exterior paint is weathered and should be re-applied to preserve the underlying surface.

Recommendation

Contact a qualified professional.



Items Needing Maintenance



### 3.6.1 Exterior Entries (Patio/Stoop)

#### **RAISE-SETTLING EXCESSIVE**

The raised/settled portion of the patio appears to be from an excessive settlement or movement in the soil due to age and/or roots from the surrounding landscape. The uplifting of the concrete is a trip hazard and should be repaired for safety.

Recommendation

Contact a qualified professional.



Safety Observation



### 3.7.1 Exterior Doors

#### **MOISTURE DAMAGE**



Items Needing Attention

Moisture damage was found at one or more exterior *doors/door jambs*. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

## Recommendation

Contact a qualified professional.



## 3.7.2 Exterior Doors

**WEATHERED**

The door is need of repairs: The finnish on the door is weathered and needs to be touched up to protect the underlying materials.

## Recommendation

Contact a qualified professional.



Items Needing Maintenance



## 3.8.1 Screen Doors

**SCREEN DOOR - ROLLERS/GUIDES**

The screen for one or more screen doors needs adjustment to operate properly. The rollers and or guides need cleaning or lubricating

## Recommendation

Contact a qualified professional.



Items Needing Attention



## 3.9.1 Decks / Porches

**TRIP HAZARD**

One or more treads for the deck have popped up and is causing a trip hazard. We recommend a qualified contractor evaluate and repair as necessary.

## Recommendation

Contact a qualified professional.



Safety Observation



## 3.9.2 Decks / Porches

 Items Needing Attention**SURFACE MOISTURE DAMAGE**

Deterioration/Damage noted to deck/patio surface. As state law prohibits your inspector from commenting further on this finding, recommend consulting your pest inspection report for further finding and recommend repairs.

Recommendation

Contact a qualified professional.



## 3.10.1 Step/Stairs/Handrails

 Safety Observation**HANDRAIL - NOT GRIPPABLE**

The handrail is not the correct size/configuration. According to modern building standards the grippable handrail must be a circular cross section and be between 1 1/4 inches and 2-3/4" inches in diameter.

Recommendation

Contact a qualified professional.



## 3.10.2 Step/Stairs/Handrails

 Safety Observation**HANDRAIL - LOOSE**

The handrail is loose/wobbly. Recommend securing for safety

Recommendation

Contact a qualified professional.



## 3.10.3 Step/Stairs/Handrails

 Items Needing Attention**SOIL CONTACT WITH STAIRS**

Soil was in contact with or close to wooden stairs at one or more locations. This is a conducive condition for wood-destroying organisms. Soil should be graded and/or removed so no wood-soil contact is present, if possible. Otherwise, installing products such as borate-based Impel rods may help to prevent infestation and damage. For more information, visit:

[Soil Contact](#)

Recommendation

Contact a qualified professional.



## 3.11.1 Guardrails/Baluster

 Safety Observation**LOOSE, WOBBLY OR DAMAGED**

Guardrails were damaged / deteriorated. This is a safety hazard. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



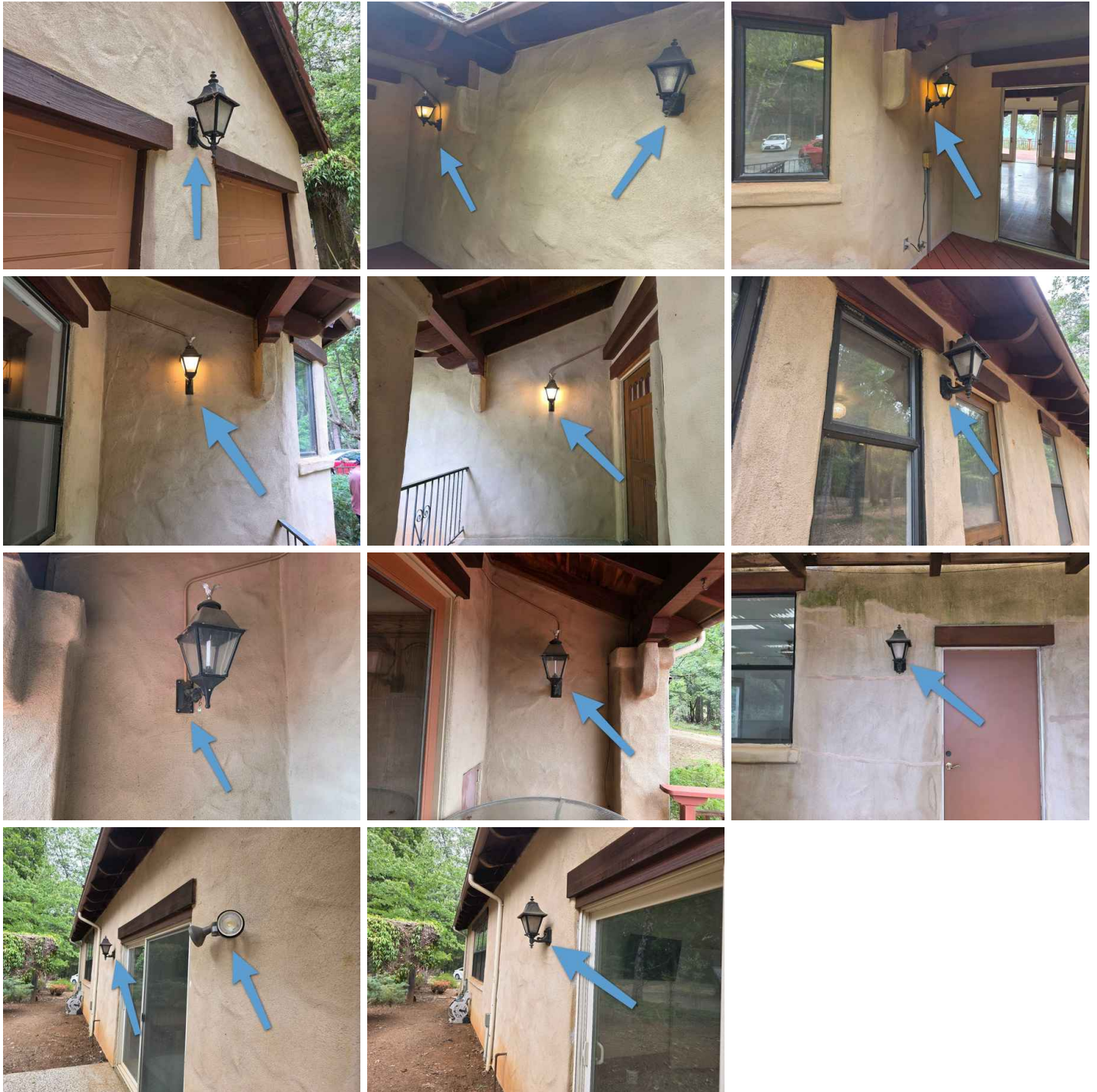
## 3.13.1 Fixture &amp; Fans

 Items Needing Maintenance**NOT CAULKED**

One or more fixtures are not caulked to the exterior wall. This condition may allow moisture into the wall cavity. Recommend caulking the base of the fixture to the wall allowing a 1/2in gap at the bottom for moisture to escape.

## Recommendation

Contact a qualified professional.



## 3.13.2 Fixture &amp; Fans

**LIGHTS LOOSE/DAMAGED****Safety Observation**

One or more light fixtures were damaged / deteriorated / loose / substandard. Recommend that a qualified electrician repair or replace light fixtures as necessary.

## Recommendation

Contact a qualified electrical contractor.



## 3.14.1 Windows

**SCREEN DAMAGED**

Items Needing Maintenance

One or more window screens were damaged or bent.

## Recommendation

Contact a qualified professional.



## 3.15.1 Outlets/Electrical

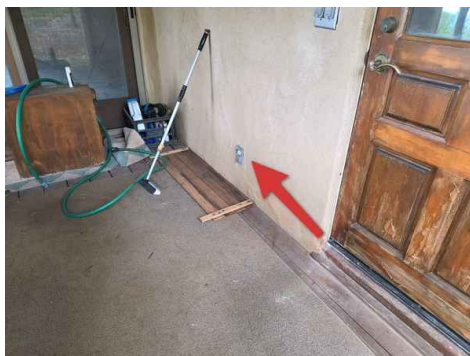
**WEATHER PROTECTIVE COVER**

Safety Observation

The weather protective cover is not installed/ damaged/ missing. Recommend repairing/installing for safety.

## Recommendation

Contact a qualified professional.





## 3.15.2 Outlets/Electrical

**BUBBLE COVER NEEDED**

Electrical features are permanently plugged in. When an exterior outlet is being used as a permanent electrical supply a weather protective bubble cover is required. Recommend installing the required cover.

Recommendation

Contact a qualified professional.



Items Needing Attention



## 3.15.3 Outlets/Electrical

**ABANDONED**

Electrical wiring note which appears to be abandoned. Recommend removing for safety purposes

Recommendation

Contact a qualified professional.



Safety Observation



## 4: PLUMBING/FUEL SYSTEMS

### Information

**Main Water Supply: Main shut-off location**  
At Well



**Main Water Supply: Material (At Main)**  
PVC

**Supply Lines: Material**  
Copper

**Waste Lines: Waste pipe material**  
Plastic

**Waste Lines: Waste Riser/Clean-Out Location**  
Back



**Fuel Systems: Location of main fuel shut-off**  
Left



**Fuel Systems: Serviceable**

The system appears serviceable.

**Main Water Supply: Pressure Tested - S/F**

Water pressure was checked at an exterior hose bib. Water pressure appears to be adequate at the time of the inspection.



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**Main Water Supply: Serviceable**

The main water shut-off valve appeared to be serviceable and functional at the time of the inspection.

**Supply Lines: Serviceable**

The visible supply lines appeared to be serviceable and functional at the time of the inspection.

**Waste Lines: Serviceable**

The visible waste lines appeared to be serviceable and functional at the time of the inspection.

**Water Filtration/Softener: No Inspect**

The inspection of the water filtration/softener system is beyond the scope of the visual home inspection. Not Inspected.



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**Limitations**

Main Water Supply

**WELL**

Private water systems are not included in this inspection.



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Disclaimers

**ABS 1984-1990**

ABS (Acrylonitrile Butadiene Styrene) drain pipe is black rigid plastic pipe used for drain waste vent (DWV) lines in plumbing systems and was subject to a major class action settlement from failed pipes manufactured from 1984 to 1990. There is no way during a visual home inspection to determine if the installed ABS DWV pipes are subject to the recall. Further information can be obtained from the following website: <http://www.abspipes.com/>

ISSUE: Failed black ABS pipes were identified fracturing near the joints causing leak damage to homes. The cause was identified as a production issue and manufacturers stepped up to cover damage costs to consumers. The pipes were found to crack and in some cases completely shear off allowing the waste water to leak and flood. In many cases hairline cracks were found with only minor seepage evidences, but these small cracks still allowed sewer odors to escape into the structure

STATUS: The funds are exhausted and the settlement expired on June 10, 2009.

## Fuel Systems

**TANK(S) LEASED**

The inspection of the propane tank is beyond the scope of a visual inspection. Propane tanks are usually leased and the responsibility of the service provider to ensure safety, proper installation, and operation of the tank, valves, and pressure regulator(s). Recommend contacting the leasing company to check service records and any safety inspection that may have been performed.

**Items needing attention**

## 4.2.1 Hose Bibs / Hookups

**BACKFLOW MISSING**

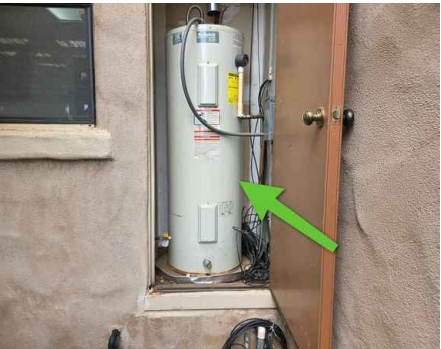
The required Backflow preventer is not installed. This may allow water used for landscaping and other exterior uses to back into a potable water supply. Recommend reinstalling the required backflow preventer.

**Safety Observation**

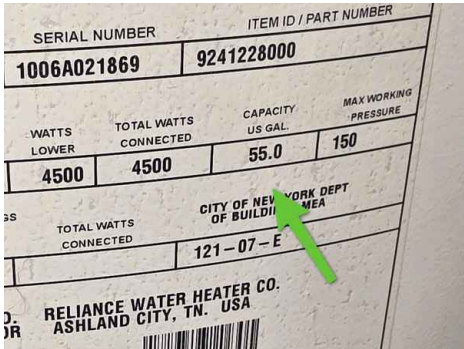
5: WATER HEATER

Information

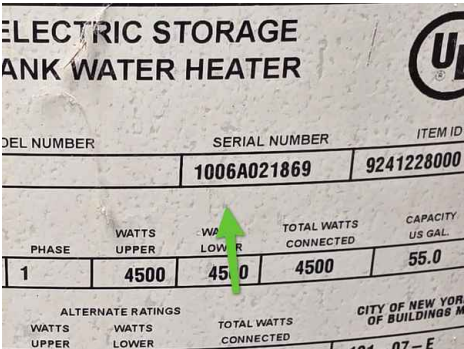
**General: Location**  
Exterior closet



**General: Capacity - Gallons**  
55



**General: Age**  
19 years old



**General: Fuel Type**  
Electric

**General: Supply Lines / Shut-off Serviceable**

Supply lines appear to be serviceable and functional at the time of the inspection, A water shutoff valve is installed and appears serviceable. Testing of the shutoff valve is beyond the scope of a visual home inspection.



**Stand/Platform: Serviceable**

The water heater stand appears to be serviceable and functional at the time of the inspection.

**Overflow Pan: Serviceable**

The required overflow pan is installed and appears to be serviceable and functional at the time of the inspection.



## Items needing attention

### 5.1.1 General

#### Items Needing Maintenance

#### **LIFESPAN (8-12 YRS)**

The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near / at / beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

#### Recommendation

Contact a qualified plumbing contractor.



### 5.2.1 TPR Valve/Drain line

#### Safety Observation

#### **WRONG MATERIAL**

The TPR drain pipe does not appear to be the correct material for this function. TPR drain lines are required to be constructed of copper or temperature-rated PVC materials. Recommend further review and repairs by a qualified contractor.

#### Recommendation

Contact a qualified professional.



### 5.3.1 Seismic straps

#### Safety Observation

#### **MISSING**

The water heater did not have earthquake straps installed. This is a potential safety hazard in the event of an earthquake. Recommend further evaluation by a qualified contractor.

#### Recommendation

Contact a qualified professional.



### 5.6.1 Disconnect

#### Safety Observation

#### **CONDUIT LOOSE AT WALL**

The conduit is loose to the wall and should be secured to protect against accidental damage.

#### Recommendation

Contact a qualified professional.



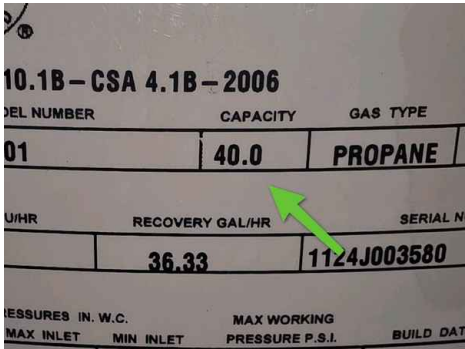
# 6: WATER HEATER 2

## Information

**General: Location**  
Attic



**General: Capacity - Gallons**  
40



**General: Age**  
Data label has manufacturers date, 14 years old



**General: Fuel Type**  
Propane

**Combustion Air: Serviceable**  
Serviceable and functional at the time of the inspection.

**General: Supply Lines / Shut-off Serviceable**  
Supply lines appear to be serviceable and functional at the time of the inspection, A water shutoff valve is installed and appears serviceable. Testing of the shutoff valve is beyond the scope of a visual home inspection.



**General: Serviceable**  
The water heater appeared to be serviceable and functional at the time of the inspection.

### TPR Valve/Drain line: Serviceable

Temperature Pressure Relief (TPR) valve was noted, but not tested. Testing of the TPR is beyond the scope of a visual home inspection. The TPR as installed appears to meet modern building standards. Recommend manually testing the valve on an annual basis to ensure proper operation as basic homeowners maintenance.



### Gas Line: Serviceable

Supply lines and associated components appear serviceable and functional at the time of the inspection.



### Stand/Platform: Serviceable

The water heater stand appears to be serviceable and functional at the time of the inspection.

### Overflow Pan: Serviceable

The required overflow pan is installed and appears to be serviceable and functional at the time of the inspection.



## Limitations

General

### AVERAGE LIFE

The average life of a water heater is typically 8-12 years

## Burners

**SERVICEABLE - CLOSED SYSTEM**

The burn chamber is enclosed only allowing a small window for viewing. The visible portions of the burn chamber, burner, and flame appear serviceable and functional at the time of the inspection.

**Items needing attention**

## 6.6.1 Flues

**MISSING FASTENERS**

The vent pipe is required to be secured at each connection point. The required screws are not installed. Recommend securing the vent pipe connections as required.

## Recommendation

Contact a qualified professional.

**Safety Observation**

## 6.7.1 Seismic straps

**MISSING**

The water heater did not have earthquake straps installed. This is a potential safety hazard in the event of an earthquake. Recommend further evaluation by a qualified contractor.

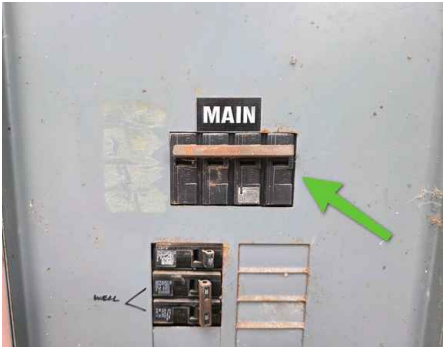
## Recommendation

Contact a qualified professional.

**Safety Observation**

7: ELECTRICAL SYSTEM

Information

|                                                                                    |                                                                                      |                                                                                       |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Service / Overhead: Type</b><br>Underground                                     | <b>Service / Overhead: System ground</b><br>Unable to fully determine                | <b>Main Panel: Main Panel Location</b><br>Front                                       |
|                                                                                    |                                                                                      |    |
| <b>Main Panel: Main disconnect rating</b><br>200                                   | <b>Branch Wiring: Entrance Cables material</b><br>Aluminum                           | <b>Branch Wiring: Branch circuit wiring type</b><br>Romex                             |
|  |                                                                                      |                                                                                       |
| <b>Branch Wiring: Material</b><br>Copper, Aluminum (220 ok)                        | <b>Sub-panel(s): Sub Panel Location</b><br>Closet                                    | <b>Sub-panel(s) 2: Sub Panel Location</b><br>Garage                                   |
|                                                                                    |  |  |

## Limitations

The inspector is not a licensed electrician and in accordance with the standards of practice only tests a representative number of switches and outlets and does not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that is made for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

## Branch Wiring: Serviceable

The visible positions of the electrical was serviceable and functional at the time of inspection.



## Sub-panel(s): Serviceable

The sub panel appeared to be serviceable and functional at the time of the inspection.



## Sub-panel(s) 2: Serviceable

The sub panel appeared to be serviceable and functional at the time of the inspection.



## Limitations

### General Disclaimers

#### SOLAR

The inspection of the solar assist system is beyond the scope of the visual inspection. The system was not inspected.



## Items needing attention

### 7.2.1 Main Panel

#### **LABELS/LEGEND MISSING, FADED**

Labeling is incomplete and or fading, recommend further evaluation and repairs by a qualified contractor for safer reasons.

#### Recommendation

Contact a qualified electrical contractor.



Safety Observation



### 7.4.1 Sub-panel(s)

#### **PANEL IN BAD LOCATION**

Panel(s) #A / B / C / D / E were located in a bathroom / a closet / a cabinet. This is not an approved location for electric panels. Recommend that a qualified electrician move the panel(s) or make repairs per standard building practices.

#### Recommendation

Contact a qualified electrical contractor.



Safety Observation

## 8: GARAGE OR CARPORT

### Information

#### Floor: Serviceable

Appears serviceable and functional at the time of the inspection.

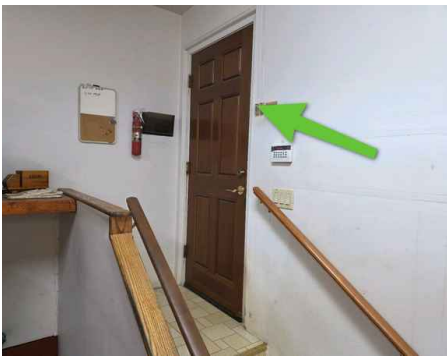
#### Vehicle Door: Serviceable

The garage door(s) exterior appeared to be serviceable and functional at the time of the inspection.



#### House/Fire Door: Serviceable

The house/fire door appeared to be serviceable and functional at the time of the inspection.



#### Automatic Opener: Serviceable

The garage door opener appeared to be serviceable and functional at the time of the inspection.



**Automatic Opener: Mechanical auto-reverse operable**

Not tested

The garage door was not tested for downward sensitivity/force due to the possibility of damage to the door or it's components.

Recommend the services of a qualified garage door contractor to check on an annual basis as most garage door companies recommend.

**Service/Side Door: Serviceable**

The service/side door appeared to be serviceable and functional at the time of the inspection.

**Firewall: Serviceable**

The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.

**Windows: Serviceable**

Windows appeared to be serviceable and functional at the time of the inspection.

**Outlets/Wiring : Serviceable**

A representative sampling of outlets was tested. As a whole, outlets in the garage are in serviceable condition.

## Limitations

Windows

**DIRTY**

The windows are dirty and the full view is not possible. Dirty windows make it difficult to determine the integrity of the thermal seal.

Floor

**CRACKS - TYPICAL**

Minor cracks noted. These appear to be from normal settling and considered to be cosmetic



## Central Vacuum

**NOT TESTED**

A central vacuum system was noted, but not tested. The testing of a central vacuum system is a specialized procedure beyond the scope of the visual home inspection.

**Items needing attention**

## 8.6.1 Interior/Walls/Ceilings

**MINOR DAMAGE**

Minor damage noted.

Recommendation

Contact a qualified professional.



Items Needing Maintenance



## 8.8.1 Light Fixtures

**GLOBES OR COVERS MISSING, BROKEN**

One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs.

Recommendation

Contact a qualified electrical contractor.



Items Needing Maintenance



## 8.8.2 Light Fixtures

**LIGHTS INOPERABLE**

One or more light fixtures were inoperable. Recommend further evaluation by replacing bulbs.

Recommendation

Contact a qualified electrical contractor.



Items Needing Maintenance



## 8.12.1 Garage-house steps

**HANDRAIL - NO RETURNS**

Safety Observation

One or more handrails had no returns installed, where ends of handrails turn and connect to adjacent walls or back into the neso objects or clothing will not catch on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.

---

Recommendation

Contact a qualified professional.

---



8.12.2 Garage-house steps

**GUARDRAILS/BALUSTERS 4"- NOT REQUIRED**



Safety Observation

Although not required at the time of build the guardrails at one or more locations with drop-offs higher than 36 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. At a minimum, the client should be aware of this hazard. Recommend that a qualified contractor repair or replace guardrails per standard building practices.

Recommendation

Contact a qualified professional.



## 9: HEATING - AIR CONDITION (HVAC)

### Information

**Air Conditioning: Type**  
Split system



**Air Conditioning: Estimated Age**  
within Serial Number, 20+ years old, Original



**Air Conditioning: Capacity**  
2.5 Ton (30)



**Air Conditioning: Return Temperature**

74 Degrees



**Air Conditioning: Supply Temperature**

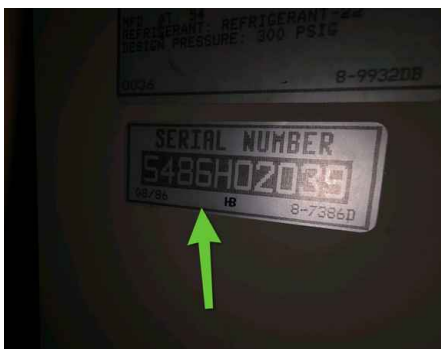
41 Degrees



**Heating: Heating Type**  
Forced air



**Heating: Estimated Age**  
within Serial Number, Original, 20+ years old



**Location and Type: Location**  
Attic

**Location and Type: Fuel Type**  
Propane

**Registers: Serviceable**

Serviceable and functional at the time of inspection.

**Condenser: Serviceable**

The condenser unit appeared to be serviceable and functional at the time of the inspection

**Combustion Air: Serviceable**

Combustion air appeared to be serviceable and functional at the time of the inspection.

**Flues: Serviceable**

Flues appeared to be serviceable and functional at the time of the inspection.

**Ducting: Type**

Flexible Spiral Ducts, Insulated sheet metal

**Ducting: Serviceable**

Where visible, appears serviceable and functional at the time of the inspection.

**Normal Controls: Serviceable**

Controls appeared to be serviceable and functional at the time of the inspection.

**Limitations**

Air Conditioning  
**OLD UNIT**

Unit is old. Coolant for this unit may no longer be available. This may not allow for repairs if coolant level becomes low due to a leak and require replacement.



Condensation System

### NO LOCATE - PRIMARY

Unable to locate primary condensate termination.

Condensation System

### NO LOCATE - SECONDARY

Unable to locate the secondary condensate termination

Burners /Heat Exchangers:

### CLOSED SYSTEM

Closed System - Unable to fully inspect.



## Items needing attention

9.1.1 Air Conditioning

### SERVICE

Recommend servicing and having the unit evaluated by a qualified HVAC technician.

Recommendation

Contact a qualified professional.



Items Needing Maintenance



9.3.1 Suction Line

### INSULATION



Items Needing Maintenance

Suction line insulation damaged/missing at the condenser.

Recommendation

Contact a qualified professional.



9.4.1 Disconnect (AC)

### CONDUIT LOOSE AT WALL



Safety Observation

The conduit is loose to the wall and should be secured to protect against accidental damage.

Recommendation

Contact a qualified professional.



9.11.1 General Cabinet Condition

### SERVICE



Items Needing Maintenance

Recommend servicing and having the unit evaluated by a qualified HVAC technician.

Recommendation

Contact a qualified professional.



9.14.1 Air Filters and Return Air Grill

### CLEAN/REPLACE



Items Needing Maintenance

The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended.

Recommendation

Contact a qualified professional.



# 10: HEATING - AIR CONDITION (HVAC) 2

## Information

**Air Conditioning: Type**  
Split system



**Air Conditioning: Estimated Age**  
20+ years old, within Serial Number, Original



**Air Conditioning: Capacity**  
4 Ton (48)



**Air Conditioning: Return Temperature**

73 Degrees



**Air Conditioning: Supply Temperature**

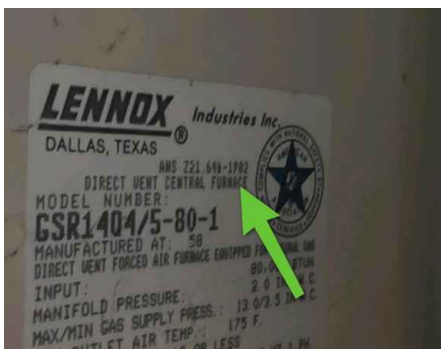
41 Degrees



**Heating: Heating Type**  
Forced air



**Heating: Estimated Age**  
20+ years old, within Serial Number, Original



**Location and Type: Location**  
Garage

**Location and Type: Fuel Type**  
Propane

**Ducting: Type**

Flexible Spiral Ducts

**Registers: Serviceable**

Serviceable and functional at the time of inspection.

**Combustion Air: Serviceable**

Combustion air appeared to be serviceable and functional at the time of the inspection.

**Flues: Serviceable**

Flues appeared to be serviceable and functional at the time of the inspection.

**Ducting: Serviceable**

Where visible, appears serviceable and functional at the time of the inspection.

**Air Filters and Return Air Grill: Serviceable**

The filter and return air grill appeared to be serviceable and functional at the time of the inspection. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.



Normal Controls: Serviceable

Controls appeared to be serviceable and functional at the time of the inspection.



Limitations

Air Conditioning

OLD UNIT

Unit is old. Coolant for this unit may no longer be available. This may not allow for repairs if coolant level becomes low due to a leak and require replacement.



Condensation System

NO LOCATE - PRIMARY

Unable to locate primary condensate termination.

Burners /Heat Exchangers:

CLOSED SYSTEM

Closed System - Unable to fully inspect.



Items needing attention

10.1.1 Air Conditioning

SERVICE

Recommend servicing and having the unit evaluated by a qualified HVAC technician.

Items Needing Maintenance

## Recommendation

Contact a qualified professional.



## 10.2.1 Condenser

**FINS DAMAGED - MINOR**

Items Needing Maintenance

Minor fin damage to the condenser coil noted. This may effects the overall efficiency and operation of the condenser. If excessive, a comb can be purchased at a local hardware store to straighten the coils or a professional can be contacted to perform the necessary repairs.

## Recommendation

Contact a qualified professional.



## 10.2.2 Condenser

**FINS DIRTY**

Items Needing Maintenance

The unit has been allowed to get dirty. Dirt and debris buildup on the condenser coils block air flow reducing the efficiency of the unit. Recommend regular cleaning with a garden hose to ensure proper air flow and efficiency of the AC system

## Recommendation

Contact a qualified professional.



## 10.3.1 Suction Line

**INSULATION**

Items Needing Maintenance

Suction line insulation damaged/missing at the condenser.

## Recommendation

Contact a qualified professional.



## 10.4.1 Disconnect (AC)

**CONDUIT LOOSE AT WALL**

Safety Observation

The conduit is loose to the wall and should be secured to protect against accidental damage.

## Recommendation

Contact a qualified professional.



## 10.11.1 General Cabinet Condition

**SERVICE**

Recommend servicing and having the unit evaluated by a qualified HVAC technician.

## Recommendation

Contact a qualified professional.



## Items Needing Maintenance



# 11: FIREPLACES, STOVES

## Information

**Hearth: Serviceable**

Appears serviceable and functional at the time of the inspection.

**Mantel: Serviceable**

Serviceable and functional at the time of the inspection.

## Items needing attention

11.1.1 Gas-fired fireplace

**NO RESPONSE**

 Items Needing Attention

One or more gas fireplaces or stoves did not respond to normal controls (e.g. on/off switch, thermostat, remote control) and were not fully evaluated as a result. The pilot light or gas supply may have been turned off, or some other condition may have prevented operation. The inspector only operates normal controls and does not light pilot lights or operate gas shut-off valves. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



# 12: ROOF

## Information

|                                                                                                                                                                |                                                        |                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------|
| <b>General: Method</b><br>Not inspected                                                                                                                        | <b>General: Roof Surface Material</b><br>Concrete tile | <b>General: Under layment Noted</b><br>Undetermined |
| <b>General: Estimated Age</b><br>Unable to determine                                                                                                           |                                                        |                                                     |
| <b>Eaves Soffits and Facia: Serviceable</b><br>The visible portions of the eaves, soffits, and/or fascia appear to be in serviceable and functional condition. |                                                        |                                                     |
| <b>Ventilation: Serviceable</b><br>Roof vent(s) appears to be adequate, serviceable, and functional at the time of inspection.                                 |                                                        |                                                     |

## Limitations

Gutters / Downspouts / Extensions

### SUBSURFACE - NO TEST

Subsurface drain system noted, but not tested. The testing of a subsurface drainage system is beyond the scope of a visual home inspection.



Gutters / Downspouts / Extensions

### NO INSPECT

Due to hazardous conditions such as roof height or weather the gutters were not inspected.

General

### NOT INSPECTED

Due to hazardous conditions such as roof height, weather, or type of roofing, the roof was not walked and therefore the roofing materials were not inspected.

## General

**RECOMMEND**

Recommend further evaluation by a qualified roofing contractor

## Flashings

**NOT CLIMBED**

Due to hazardous conditions such as roof height, weather, or type of roofing, the roof was not walked and therefore the flashing was not inspected.

## Valleys

**NOT CLIMBED**

Due to hazardous conditions such as roof height, weather, or type of roofing, the roof was not walked and therefore the valleys were not inspected. to personal safety could not inspected.

## Roof Penetrations

**NOT INSPECTED**

Due to personal safety conditions, the roof was not walked and therefore the roof penetrations (plumbing vents, exhaust vents, etc.) could not inspected.

## Chimney &amp; Flues

**GENERAL DISCLAIMER**

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified professional.

## Chimney &amp; Flues

**NO INSPECT**

The chimney was not inspected from the top due to height, roof type, weather conditions, or other adverse conditions



## Items needing attention

### 12.1.1 Gutters / Downspouts / Extensions



Items Needing Maintenance

#### **STRAP - MISSING DOWNSPOUT**

Loose/damaged/missing downspout strap noted.

Recommendation

Contact a qualified professional.



### 12.1.2 Gutters / Downspouts / Extensions



Items Needing Attention

#### **STAINS, PAST LEAKS**

Stains were found on one or more gutters that indicate past leaks have occurred. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



### 12.1.3 Gutters / Downspouts / Extensions



Items Needing Attention

#### **SUBSTANDARD SLOPE**

One or more gutters had a substandard slope so that significant amounts of water accumulate in them rather than draining through the downspouts. This can cause gutters to overflow, especially when debris such as leaves or needles has accumulated in them. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



## 12.4.1 Valleys

**DEBRIS**

The potential for water entry is present. Debris has built up in the valleys. Debris can act as a dam causing rain runoff to back up into the roofing structure. Recommend regular cleaning to protect against possible moisture intrusion.

## Recommendation

Contact a qualified professional.



# 13: LAUNDRY AREA

## Information

|                                                                                                                                                               |                                                                                                        |                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <b>Light Fixtures: Serviceable</b><br>Serviceable and functional at the time of inspection.                                                                   | <b>Ventilation: Serviceable - Window</b><br>The window in the utility room appeared to be operational. | <b>Windows &amp; Skylights: Serviceable</b><br>Serviceable and functional at the time of the inspection. |
| <b>Doors: Serviceable</b><br>Serviceable and functional at the time of the inspection.                                                                        |                                                                                                        |                                                                                                          |
| <b>Dryer Gas Supply: Gas Serviceable</b><br>Gas service and shutoff valve appear to be in serviceable and functional condition at the time of the inspection. |                                                                                                        |                                                                                                          |



|                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Dryer Electric Supply: Tested - Serviceable</b><br>The 220 volt service was tested using specialized equipment. Appears serviceable and functional at the time of the inspection. |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



### Dryer Vent: Serviceable

A dryer vent is provided. Appears to be in good visual condition at the time of inspection. No significant lint buildup or tears were noted.



### Outlets/Electrical: Serviceable

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.

## Limitations

Washer Supply Hose Bibs/Hookups

### **NOT TESTED**

The washer hose bibs were not tested.



Washer Waste/Drain Lines

### **NOT TESTED**

The drain lines were not tested



Windows & Skylights

### **DIRTY**

The windows are dirty and the full view is not possible. Dirty windows make it difficult to determine the integrity of the thermal seal.

## Outlets/Electrical

**PRIOR 2005 GFCI NOT REQUIRED**

As of 2005 GFCI were required in the laundry area. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. Recommend installing the GFCI.

**Items needing attention**

## 13.9.1 Walls &amp; Ceiling

**STAINING - UNKNOWN**

There is evidence of an unrepaired stain from a moisture leak. Stains were dry at the time of the inspection, unable to determine if current leaks exist. Recommend consulting the current owner as to history of the leak and associated stains. If the owner is not available, an exploratory hole can be made in the ceiling for further inspection by a qualified contractor.

## Recommendation

Contact a qualified professional.



Items Needing Attention



## 13.12.1 Floors

**VINYL DAMAGE**

The vinyl floor is damaged or pulling up. Recommend further evaluation by a qualified contractor.

## Recommendation

Contact a qualified professional.



Items Needing Attention



# 14: KITCHEN - APPLIANCES

## Information

**Fixtures and Sink: Serviceable**

Sinks and drains appear serviceable at the time of inspection.



**Range/Cooktop/Oven: Cooktop Fuel Type**  
Combination

**Range/Cooktop/Oven: Oven/Range Fuel Type**  
Electric

**Range/Cooktop/Oven: Cooktop Serviceable**

Serviceable and functional at the time of the inspection.



**Ventilation: Type**  
Downdraft

**Microwave: Serviceable**

Microwave was serviceable and functional at the time of the inspection.



**Counters: Serviceable**

The counters are serviceable and functional at the time of the inspection.

**Walls & Ceilings: Serviceable**

Serviceable and functional at the time of inspection

**Light Fixtures: Serviceable**

Serviceable and functional at the time of the inspection.

**Dishwasher: Serviceable Partial Test**

Unit appears serviceable and functional. Partial test only. Dishwasher was run for a partial cycle to ensure fill, agitate and drain function.

**Range/Cooktop/Oven: Oven Servicable**

Appears serviceable and functional at the time of the inspection.

**Cabinets: Serviceable**

The counters were serviceable and functional at the time of the inspection.

**Floors: Serviceable**

Floor covering appears serviceable and functional at the time of the inspection.

**Refrigerator: Serviceable**

Refrigerator was serviceable and functional at the time of the inspection.

**Limitations**

Windows & Skylights

**DIRTY**

The windows are dirty and the full view is not possible. Dirty windows make it difficult to determine the integrity of the thermal seal.

## Items needing attention

### 14.2.1 Garbage Disposal

#### JAMMED/INOPERABLE

The garbage disposal is not operational. Recommend a qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



Items Needing Attention



### 14.3.1 Dishwasher

#### DAMAGE

Minor damage noted

Recommendation

Contact a qualified professional.



Items Needing Maintenance



### 14.5.1 Ventilation

#### INOPERABLE

The ventilation does not appear to be functional

Recommendation

Contact a qualified professional.



Items Needing Attention



### 14.9.1 Windows & Skylights

#### MISSING SCREENS

Screens were missing from some / many windows.



Items Needing Maintenance

## Recommendation

Contact a qualified professional.



## 14.12.1 Outlets/Electrical

**GFCI - NONE PRIOR 87**

Ground Fault Circuit Interrupter (GFCI) protected outlets are not installed. GFCI outlets were not required at this location prior to 1987. Consideration should be given to upgrading with GFCI protected outlets to meet modern safety standards.

## Recommendation

Contact a qualified professional.



Items Needing Maintenance



## 14.12.2 Outlets/Electrical

**BROKEN, LOOSE, DAMAGED - OUTLET**

One or more receptacles were broken, loose or damaged. This is a potential shock or fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.

## Recommendation

Contact a qualified electrical contractor.



Safety Observation



# 15: MAIN/PRIMARY BATHROOM

## Information

**Counters: Serviceable**

Appears serviceable and functional at the time of the inspection.

**Cabinets: Serviceable**

Appears serviceable and functional at the time of the inspection.

**Bathtubs: Serviceable**

Appears serviceable and functional at the time of the inspection.



**Walls, Ceilings: Serviceable**

Serviceable and functional at the time of the inspection.

**Doors: Serviceable**

Serviceable and functional at the time of the inspection.

**Windows & Skylights: Serviceable**

Serviceable and functional at the time of the inspection.

**Light Fixtures: Serviceable**

Serviceable and functional at the time of the inspection.

**Floors: Serviceable**

Appears serviceable and functional at the time of the inspection.

**Ventilation: Serviceable -Fan**

The exhaust fan appeared serviceable and responded properly to normal controls.



**Outlets/Electrical: Serviceable**

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.

## Limitations

## Windows &amp; Skylights

**DIRTY**

The windows are dirty and the full view is not possible. Dirty windows make it difficult to determine the integrity of the thermal seal.

**Items needing attention**

## 15.3.1 Fixtures &amp; Sinks

**Items Needing Maintenance****STOPPER  
MISSING/INOPERABLE**

The stopper is not functional or missing. Recommend a qualified contractor evaluate and repair as necessary.

## Recommendation

Contact a qualified professional.



## 15.4.1 Toilets

**Items Needing Attention****NO OR BAD CAULK AT BASE**

Caulk around the base of the toilet was missing, substandard and/or deteriorated. Recommend caulking around the base leaving about 3" behind uncaulked in the event of the toilet leaking and knowing it is leaking

## Recommendation

Contact a qualified professional.



## 15.6.1 Showers

**Items Needing Maintenance****SHOWER HEAD CONNECTION**

The shower head connection was dripping when the shower was turned on. Recommend applying teflon tape for a better seal. If that doesn't solve it, recommend that a qualified person repair as necessary.

## Recommendation

Contact a qualified professional.



# 16: HALL BATHROOM

## Information

**Counters: Serviceable**

Appears serviceable and functional at the time of the inspection.

**Cabinets: Serviceable**

Appears serviceable and functional at the time of the inspection.

**Fixtures & Sinks: Serviceable**

Appears serviceable and functional at the time of the inspection.



**Showers: Serviceable**

Appears serviceable and functional at the time of the inspection.



**Walls, Ceilings: Serviceable**

Serviceable and functional at the time of the inspection.

**Doors: Serviceable**

Serviceable and functional at the time of the inspection.

**Windows & Skylights: Serviceable**

Serviceable and functional at the time of the inspection.

**Light Fixtures: Serviceable**

Serviceable and functional at the time of the inspection.

**Floors: Serviceable**

Appears serviceable and functional at the time of the inspection.

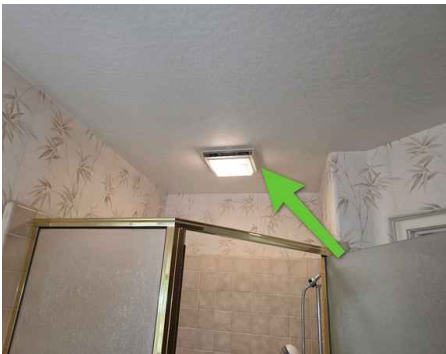
### Enclosure/Doors: Serviceable

The shower enclosure was serviceable and functional at the time of the inspection.



### Ventilation: Serviceable - Fan

The exhaust fan appeared serviceable and responded properly to normal controls.



## Limitations

Windows & Skylights

### DIRTY

The windows are dirty and the full view is not possible. Dirty windows make it difficult to determine the integrity of the thermal seal.

## Items needing attention

16.3.1 Fixtures & Sinks

### CAULKING

Caulk is needed around the sink



Items Needing Maintenance



16.4.1 Toilets

### NO OR BAD CAULK AT BASE



Items Needing Attention

Caulk around the base of the toilet was missing, substandard and/or deteriorated. Recommend caulking around the base leaving about 3" behind uncaulked in the event of the toilet leaking and knowing it is leaking

---

Recommendation

Contact a qualified professional.

---



16.6.1 Bathtubs

**GAP OR NO CAULK BEHIND SPOUT**



Caulk was missing around the base of the bathtub spout, or there was a gap behind it. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.



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Recommendation

Contact a qualified professional.

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16.13.1 Outlets/Electrical

**LOOSE**



One or more electric receptacles are loose. Wire conductors can be damaged as a result. Recommend that a qualified electrician repair as needed.

Recommendation

Contact a qualified electrical contractor.



# 17: HALF BATHROOM

## Information

**Counters: Serviceable**

Appears serviceable and functional at the time of the inspection.

**Cabinets: Serviceable**

Appears serviceable and functional at the time of the inspection.

**Fixtures & Sinks: Serviceable**

Appears serviceable and functional at the time of the inspection.



**Toilets: Serviceable**

Appears serviceable and functional at the time of the inspection.



**Walls, Ceilings: Serviceable**

Serviceable and functional at the time of the inspection.

**Doors: Serviceable**

Serviceable and functional at the time of the inspection.

**Light Fixtures: Serviceable**

Serviceable and functional at the time of the inspection.

**Floors: Serviceable**

Appears serviceable and functional at the time of the inspection.

**Ventilation: Serviceable -Fan**

The exhaust fan appeared serviceable and responded properly to normal controls.

**Outlets/Electrical: Serviceable**

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.

# 18: INTERIOR ROOMS/HALLS/STAIRS

## Information

|                                                                                                 |                                                                                     |                                                                                                            |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Interior Doors: Serviceable</b><br>Serviceable and functional at the time of the inspection. | <b>Closets: Serviceable</b><br>Serviceable and functional at the time of inspection | <b>Light Fixtures &amp; Fans: Serviceable</b><br>Serviceable and functional at the time of the inspection. |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|

**Wet Bar: Serviceable**  
Serviceable and functional at the time of inspection



**Switches: Serviceable**  
A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

**Outlets/Electrical: Serviceable**  
A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.

**Smoke and CO alarms: Smoke - Noted Not Tested**  
Noted, but not tested. Testing of the smoke detectors by pressing the "test" button only ensures the detector is powered, it does not confirm that the smoke detector will actually 'go off' if there is a fire. To confirm that the smoke detector's actual sensor is functional (and would likely 'go off') is the presence of smoke, you would need to test the smoke detector with a source of smoke, for example. A smoke detector is only as good as its sensor. A new battery in an old smoke detector with a non-functional sensor provides no protection, but only gives a false sense of security. It is recommended to change batteries in all smoke and carbon monoxide detectors once moved in to home.

## Limitations

Walls & Ceilings  
**TYPICAL CRACKS, NAIL POPS**  
Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.



#### Walls & Ceilings

##### **NO VIS**

Stored items or furnishings prevent full inspection.



#### Windows & Skylights

##### **DIRTY**

The windows are dirty and the full view is not possible. Dirty windows make it difficult to determine the integrity of the thermal seal.

#### Windows & Skylights

##### **NO VIS**

Window coverings, stored items or furnishings prevent full inspection at some/all windows.



Floors

FLOOR POPS

Floor pops/squeaks noted. Generally floor pops/squeaks are from normal structural settlement.



Items needing attention

18.3.1 Walls & Ceilings

CEILING - DRY STAINS, MONITOR

Stains were found in one or more ceiling areas. No elevated levels of moisture were found. If moisture is noticed in the future, recommend that a qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified professional.



18.3.2 Walls & Ceilings

WALLS STAINED - PREVIOUS

Previous Leak - The stains are dry and do not appear to be an active leak.



Recommendation  
Contact a qualified professional.



18.3.3 Walls & Ceilings  
**MINOR DAMAGE**  
Minor damage noted

 Items Needing Maintenance



18.3.4 Walls & Ceilings  
**MAJOR CRACKS**

A larger than usual crack was noted. No structural failure was noted, however a structural analysis was not conducted. For absolute certainty a qualified contractor can be contacted for further review and possible repairs.

Recommendation  
Contact a qualified professional.

 Items Needing Maintenance



## 18.3.5 Walls &amp; Ceilings

**MOLD**

Mold like growth noted. Certain types of mold are known to the state of California to cause health problems. It is beyond the scope and impossible to determine the presence or species of mold during a visual home inspection as your inspector is not an expert. For absolute certainty, identification and proper remediation, recommend further testing by a qualified mold inspector.

## Recommendation

Contact a qualified professional.



Safety Observation



## 18.4.1 Windows &amp; Skylights

**THERMAL SEAL**

At least one window or associated hardware needs repair. The thermal seal is broken. Although it is keeping the elements out, it has lost its R rating and is no longer an insulator. This condition will be a source of heat/cool loss throughout the year, driving up the energy costs of the home. Recommend further review and repairs by a qualified contractor.

## Recommendation

Contact a qualified professional.



Items Needing Attention



## 18.4.2 Windows &amp; Skylights

**MISSING SCREENS**

Screens were missing from *some / many* windows.

## Recommendation

Contact a qualified professional.



Items Needing Maintenance



## 18.5.1 Light Fixtures &amp; Fans

**CEILING FAN INOPERABLE OR SWITCH NOT FOUND**

Items Needing Maintenance

One or more ceiling fans appeared to be inoperable, did not respond to the remote or the inspector was unable to find normal controls with which to operate the fan(s). Recommend asking the property owner about their operation, and if necessary, that a qualified electrician evaluate and repair.

Recommendation  
Contact a qualified professional.



18.8.1 Floors  
**CARPET STAINS**

 Items Needing Maintenance

Carpeting in one or more areas was stained or soiled. Recommend having carpeting professionally cleaned as necessary.

Recommendation  
Contact a qualified cleaning service.



18.8.2 Floors  
**CARPET DAMAGED OR DETERIORATED**

 Items Needing Attention

Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.

Recommendation  
Contact a qualified flooring contractor



## 18.8.3 Floors

**VINYL, LINOLEUM**

Vinyl, or linoleum flooring in one or more areas was damaged, deteriorated, or curling. Recommend that a qualified contractor replace or repair flooring as necessary.

## Recommendation

Contact a qualified professional.



Items Needing Attention



## 18.9.1 Smoke and CO alarms

**MISSING - NOT REQUIRED**

Though it may not have been required at the time of construction, it is recommended additional smoke detectors be installed in all bedrooms. Recommend installing the required smoke detectors in each main hall (1st and 2nd story) and in all bedrooms.

## Recommendation

Recommended DIY Project



Safety Observation



## 18.9.2 Smoke and CO alarms

**10 YEARS OLD**

Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](#), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

## Recommendation

Recommended DIY Project



Safety Observation



## 18.10.1 Wet Bar

**GFCI - NOT REQUIRED**

Though not required prior to 1993, Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at all wet bar outlets.

Recommendation

Contact a qualified professional.



Items Needing Maintenance



## 19: ATTIC & INSULATION

### Information

**Access: Method**

Partially traversed

**Appliance and Plumbing:**  
**Serviceable**

Serviceable and functional at the time of inspection where visible

**Roof Structure: Roof structure type**

Rafters

**Insulation: Type**

Fiberglass Batts

**Insulation: Serviceable**

Insulation depth and coverage appears to be serviceable and functional where visible at the time of the inspection.

## Electrical: Serviceable - Light

All visible electrical components and light fixtures appear to be serviceable and functional at the time of the inspection.



## Ducting: Type

Flexible Spiral Ducts, Insulated sheet metal



## Limitations

Appliance and Plumbing

### NO VIS

Due to either ductwork, architectural design, or other impediments the appliances and plumbing were not visible

Electrical

### NO VIS

The electrical supply cables and/or junction boxes are not visible due to insulation cover.

## Items needing attention

19.1.1 General

### RODENTS

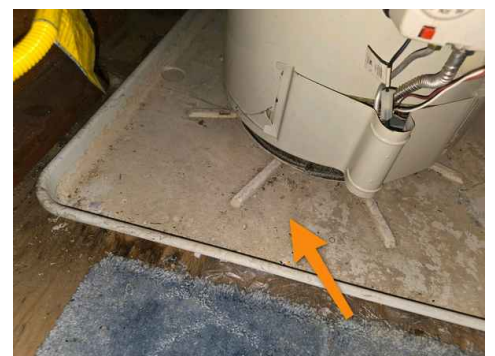
Evidence of rodent activity was noted. Unable to determine if signs are from current or previous infestation. It is recommended to contact a pest control company for further inspection.

Recommendation

Contact a qualified professional.



Items Needing Attention



## 19.3.1 Roof Structure

**STAINS - UNKNOWN**

Moisture staining noted on the roof decking. Stains are dry, could not determine if this is a current or previous leak. Recommend further review by a qualified contractor.

## Recommendation

Contact a qualified professional.



Items Needing Attention



## 19.5.1 Ventilation

**VENT SCREENS MISSING, DETERIORATED, SUBSTANDARD**

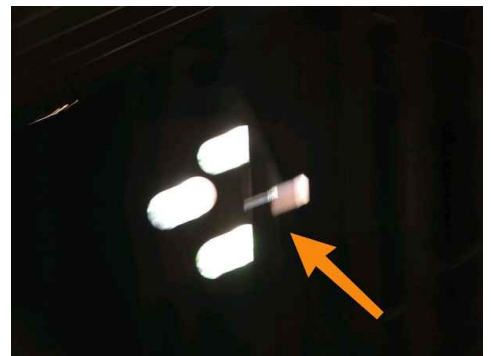
One or more attic or roof vent screens were missing or damaged. Recommend that a qualified person replace or repair screens as necessary.

## Recommendation

Contact a qualified professional.



Items Needing Attention



## 19.8.1 Ducting

**NO/DAMAGED VAPOR BARRIER**

The plastic vapor barrier wrapped around the distribution ducting is damaged, deteriorated or missing. The vapor barrier is required so that condensation does not occur on the duct pipe material.

Recommend re-wrapping the distribution ducting as needed.

## Recommendation

Contact a qualified professional.



Items Needing Attention



## 20: CRAWL SPACE

### Information

**General: Foundation Wall Type**  
Masonry

**Access Door: Serviceable**  
Serviceable and functional at the time of the inspection.

**Floor Insulation: Insulation Material**  
Fiberglass roll or batt



**Ducting: Type**  
Insulated sheet metal, Flexible Spiral Ducts

### General: Limitations

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. Your inspector is not a licensed foundation contractor or engineer. The findings are based on his/her opinion derived from experience and limited knowledge.

### General: Foundation Bolts

The inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation in the visible/accessible portions of the foundation.



**Electrical: Serviceable**  
Where visible serviceable and functional at the time of the inspection.

### Limitations

## General

**PEST/FUNGUS DISCLAIMER**

This inspection does not cover the presence or lack of wood-destroying insects or fungus.

## General

**EFFLORESCENCE NOTED**

- Efflorescence is a powdery or crystalline deposit—usually white, gray, brown, or yellow—on or underneath the surface of various types of masonry.
- It is the result of water dissolving certain salts, migrating to the surface of the masonry, and evaporating to leave behind salty deposits.
- Although unsightly, it is usually not a threat to the masonry unless treated improperly.
- Efflorescence can often be prevented with the right construction methods or treated when it becomes visible.



## Access

**RESTRICTED ACCESS**

Not all areas were accessible. Ductwork, obstructions, and/or limited clearance between the soil and framing limited inspection. If a more complete evaluation of the crawlspace is required, recommend consulting a qualified contractor to remove dirt in the tight areas to allow for access.



## Floor Substructure

**NO VISUAL**

The substructure is not fully visible due to restricted access and/or insulation blocking view.

**Items needing attention**

## 20.5.1 Floor Insulation

**MISSING/FALLING DOWN**

Portions of the insulation is damaged or falling down. Suggest securing or replacing insulation as needed.



Items Needing Attention

## Recommendation

Contact a qualified professional.



## 20.6.1 Post/Piers

**UNSECURE**

Items Needing Attention

Some piers and posts are improperly or unsecured. Recommend further review and repair by a qualified contractor.

## Recommendation

Contact a qualified professional.



## 20.7.1 Ventilation

**SUBSTANDARD VENTING**

Items Needing Attention

Ventilation for the crawlspace was substandard. There were no vents noted or too few vents. This can result in high levels of moisture in the crawlspace. Recommend that a qualified contractor install venting per standard building practices.

## Recommendation

Contact a qualified professional.

## 20.9.1 Ducting

**INSULATION MISSING, DETERIORATED**

Items Needing Attention

One or more heating or cooling ducts were not insulated, or the insulation was deteriorated. . Recommend that a qualified person repair per standard building practices.

## Recommendation

Contact a qualified HVAC professional.



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# STANDARDS OF PRACTICE

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## Grounds

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. The inspector is not a licensed contractor and does not possess the specialized skills or training that a qualified licensed contractor would have to definitely comment on all aspects of the grounds. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

## Exterior

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease, and fracturing slabs and other hard surfaces. In accordance with the standards of practice, your inspector will identify foundation types and look for any evidence of structural deficiencies. The inspector is not a licensed contractor and does not possess the specialized skills or training that a qualified licensed contractor would have to definitely comment on all aspects of the structure. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, inspectors routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, your inspector is not a specialist, and in the absence of any major defects, it may not be recommended that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. It is also routinely recommended that inquiries be made with the seller about knowledge of any prior foundation or structural repairs.

## Plumbing/Fuel Systems

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. The inspector is not a licensed contractor and does not possess the specialized skills, tools or training that a qualified licensed contractor would have to definitely comment on all aspects of the plumbing system. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

## Electrical System

The inspector is not a licensed electrician and in accordance with the standards of practice only tests a representative number of switches and outlets and does not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that is made for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

### **Heating - Air Condition (HVAC)**

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. The inspector is not a licensed HVAC contractor and does not possess the specialized skills or training that a qualified licensed HVAC contractor would have to definitely comment on all aspects of the heating and cooling equipment. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### **Heating - Air Condition (HVAC) 2**

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. The inspector is not a licensed HVAC contractor and does not possess the specialized skills or training that a qualified licensed HVAC contractor would have to definitely comment on all aspects of the heating and cooling equipment. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### **Fireplaces, Stoves**

The following items are not included in this inspection: gas logs, chimney flues (except where visible). Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The

inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device.

**Laundry Area**

If installed, laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated when a washing machine is installed. Water supply valves may be subject to leaking if turned on.

**Kitchen - Appliances**

The following items are not included in our inspection: sound systems; and cosmetic issues due to normal wear and tear. Comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas blocked by stored items. The inspector does not test for asbestos, lead, radon, mold, or any other toxic substance. The client should know that new paint may obscure wall and ceiling defects, and furnishings may obscure wall, floor defects

**Main/Primary Bathroom**

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Our inspection of interior areas includes the visually accessible areas of plumbing fixtures, walls, floors, cabinets, closets, a representative number of windows and doors, switches and outlets. We do not move furniture, lift carpets or rugs, empty closets or cabinets. The inspector is not a licensed contractor and does not possess the specialized skills or training that a qualified licensed contractor would have to definitively comment on all aspects of the plumbing systems and fixtures.

**Hall Bathroom**

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Our inspection of interior areas includes the visually accessible areas of plumbing fixtures, walls, floors, cabinets, closets, a representative number of windows and doors, switches and outlets. We do not move furniture, lift carpets or rugs, empty closets or cabinets. The inspector is not a licensed contractor and does not possess the specialized skills or training that a qualified licensed contractor would have to definitively comment on all aspects of the plumbing systems and fixtures.

**Half Bathroom**

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Our inspection of interior areas includes the visually accessible areas of plumbing fixtures, walls, floors, cabinets, closets, a representative number of windows and doors, switches and outlets. We do not move furniture, lift carpets or rugs, empty closets or cabinets. The inspector is not a licensed contractor and does not possess the specialized skills or training that a qualified licensed contractor would have to definitively comment on all aspects of the plumbing systems and fixtures.

**Interior Rooms/Halls/Stairs**

The following items are not included in our inspection: sound systems; and cosmetic issues due to normal wear and tear. Comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas blocked by stored items. The inspector does not test for asbestos, lead, radon, mold, or any other toxic substance. The client should know that new paint may obscure wall and ceiling defects, and furnishings may obscure wall, floor defects.

**Crawl Space**

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. Your inspector is not a licensed foundation contractor or engineer. The findings are based on his/her opinion derived from experience and limited knowledge.