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RESIDENTIAL INSPECTION

376 Spreading Oak Ln
Rancho Cordova, CA 95670

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11/03/2025

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SUMMARY

1: INSPECTION DETAILS

Information

General: General Inspection Information

If you have any questions about this inspection, please call CalPro Inspection Group at 1-800-474-3540. This is a VISUAL inspection of accessible areas and components. The inspection and report are intended to provide the client with information regarding the readily accessible overall condition of installed systems and components of the home by using normal operating controls and opening readily operable access panels. (Where multiple instances of the same component exist, a representative number shall be inspected.) The inspection is based on observation of the VISIBLE and APPARENT condition of the structure and components AT THE TIME of the home inspection, and to report on those systems and components inspected that, in the professional opinion of the inspector, are significantly deficient or at the end of their service lives. A home inspection does not include the prediction of future conditions.

PLEASE READ THE ENTIRE REPORT ALONG WITH ANY OTHER INFORMATION SUPPLIED BY THE INSPECTOR TO UNDERSTAND ALL OF THE CONDITIONS ADDRESSED IN THE REPORT.

The Summary which includes two 'levels'- Contains the most significant issues, but not all details. Please note that the terms used to describe the severity of an item, as used in this report, cannot be guaranteed. There may be hidden damage or conditions. The only way to determine if a cost is major or minor is to have a further evaluation of the issue by an appropriately licensed person or company who can provide an estimate of repairs. By accepting this report the customer agrees to the terms and conditions of the Inspection Agreement.

Recommendations- These are the most common items in a home/building. Item warrants attention or monitoring, has a limited remaining useful life expectancy, and/or may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

Repair or Replace Items- Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

Not a Code Inspection - The General Home Inspection is not intended to ensure compliance with building codes; rather, it focuses on identifying safety hazards and system defects through visual inspection. While the Inspection Report may flag issues that could potentially violate building codes, its primary aim is not to confirm compliance or pinpoint code violations. Should you desire confirmation of code compliance, it is advisable to arrange a separate building code-compliance inspection.

It's crucial to address any deficiencies and follow the inspector's recommendations promptly. This allows sufficient time for further assessments by contractors or engineers before the negotiation deadline with the seller expires. If obtaining these evaluations before the Inspection Objection deadline proves challenging, consider requesting an extension through your agent to ensure thorough evaluation and informed decision-making.

If this report indicates there are inspection conditions that need repair, replacement or additional evaluation. It is highly recommended further evaluation by an appropriately licensed/insured contractor will be needed to determine the full extent of repairs needed, and to verify there are no additional or hidden repairs required. Ensure only approved materials are used in repairs. Obtain documentation of all repairs and estimates concerning damage or hidden damage in writing. This is important, because the inspector may of had limited access to inspection components due to unsafe conditions, limited access or obstructions at the time of the inspection. Hold on to all documents and warranty information.

If item repairs are made, call CalPro Inspection Group to schedule a re-inspection. A re-inspection will ensure repaired items are satisfactorily completed. A re-inspection fee will apply.

Though the Inspector will make every effort to discover all defects, the inspection report does not constitute a guarantee of the absence of Wood-Destroying Organisms or damage therefrom, as this is not a WDO inspection. Recommend a licensed pest control company inspect for any possible issues related to WDO. Refer to your WDO report for any pest-related concerns. If you do not have a WDO report, contact our office if you would like to schedule one.

Each deficiency is recorded as a general informative note and may not represent the complete number of issues related to the specific observation. For instance, if the report identifies a single missing electrical outlet cover plate, additional instances may exist throughout the property that are not visually documented. It is recommended that a qualified specialist in the relevant field conduct a comprehensive assessment to determine the full scope of any issues that may require priority attention.

General: Style/Type
Manufactured

General: Estimated Age & Size
Year Built in 1978, Approx. 1440 sqft.

General: In Attendance
Buyer's Agent

General: Weather Conditions
Clear

If no rain within the last 3 days, possible leak detection (roof, siding, and openings) may be hindered. Wet surface conditions may only indicate that sprinkler system was operated.

General: Temperature

60 - 70 Degrees

Temperatures may aid or hinder thermal detection capabilities, especially concerning possible moisture intrusion and low insulation anomalies. Low temperatures may also have a reduced amount of air handler condensate drainage.

General: Furnished/Staged

At the time of inspection the home was staged with furniture. Many areas of the interior were full of items which limited full access for inspection, to include, but not limited to:

- Interior walls and floors- Furniture, rugs, closets, cabinets, items hung on walls and curtains.
- Under-sink cabinets - Items (obscuring material condition and plumbing leakage)
- Plumbing leakage may not be discovered during short test duration, but may become apparent after occupied and excessive use. *Verify operation of all fixtures at final walk through.*

Note that inspectors will not move any furniture due to potential safety and liability issues. InterNACHI Standards of Practice and our inspection contract all indicate in writing, that the inspectors are not required to move owners' belongings for access. These areas may be disclaimed. If you have any concern about areas blocked by furniture or items please contact our office for an additional inspection after all items have been removed. There is an additional charge for the re-inspection.

General: Home OVER 20 Years Old

The homes age is considered by the home inspector while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water staining could be years old from a problem that no longer exists or it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Limitations

General

NOT INSPECTED

Low voltage phone modems, Low voltage phone modems, Security System, Irrigation, Detached Structure, Washer/dryer

The item(s) above may have been beyond the scope of the standard home inspection, and were not inspected. A general observation may have been done of an item, at the discretion of the inspector. These items are therefor disclaimed. Recommend item(s) be inspected. Some of these items may be inspected for an additional fee. Some systems may require a specialist. *Verify with seller for any documentation of item(s), to include warranty and operation, and conveying of item(s). Single point inspections will only cover the area requested.*

2: GROUNDS & LANDSCAPING

Information

General: General Photos





General: Information

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. 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.

Driveway & Walks: Driveway Surface

Concrete

Driveway & Walks: Walkway Surface

Concrete, Pavers

Exterior Steps & Railings: Exterior Steps Present

Exterior steps are present and in serviceable condition.

Porch & Patio: Porch Surface

Wood

Porch & Patio: Porch Structure

Metal

Porch & Patio: Patio Surface

Concrete

Porch & Patio: Patio Structure

Metal

Decks & Balconies: Type/Location

Front Porch, Back steps, Patio

Decks & Balconies: Material

Wood

Landscaping & Vegetation: Irrigation - Not Inspected

Sprinkler and irrigation systems are beyond the scope of a standard home inspection and were therefore not evaluated. If such systems are present, we recommend consulting a qualified irrigation specialist for a thorough inspection. Any observations related to irrigation systems will be noted at the inspector's discretion.

Limitations

General

DETACHED STRUCTURES

The outbuildings and/or detached structures were not inspected and are not included in this report.


Decks & Balconies

COVER PREVENTS FULL VIEW

Installed covering prevents full viewing.

Observations

2.2.1 Driveway & Walks

DRIVEWAY CRACKING

Cracking observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor repair/seal.

2.3.1 Exterior Steps & Railings

LOOSE RAILING

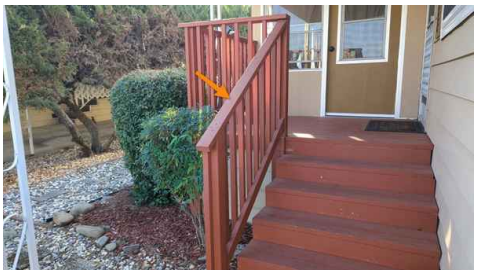
Handrail is loose. This could pose a safety hazard. Recommend a qualified contractor evaluate and fasten.



2.3.2 Exterior Steps & Railings

IMPROVE HANDRAIL FOR EASY GRASPING

At the time of installation the handrail may have met accepted standards however it would benefit from improvement/upgrading to current standards for a graspable handrail. Potential fall hazard. Safety upgrade recommended.

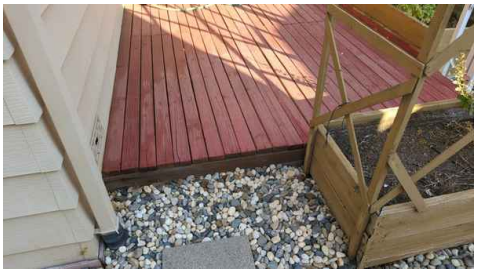


2.5.1 Decks & Balconies

DECK - EARTH TO WOOD CONTACT

LEFT SIDE DECKING, PORCH, AND SUN ROOM

Earth to wood contact was noted. This allows for a direct path for wood destroying insects and should be corrected.






2.5.2 Decks & Balconies

Evaluation/Repair Needed and/or Safety

DECK - DETERIORATION

One or more deck components are showing signs of deterioration. Have a licensed contractor make further evaluations and repairs. A WDO (Wood Destroying Organism) inspection is recommended for further evaluation.



3: EXTERIOR

Information

General: General Photos




General: Informational

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 easy and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. 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, we 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, we are not specialists, and in the absence of any major defects, we may not recommend 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. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Wall Covering, Flashing & Trim:

Siding Material

Aluminum, Wood

Wall Covering, Flashing & Trim: General Sealant Information

As a preventative maintenance measure we recommend caulking/sealing all voids at siding joints, common trim, and around windows and doors to avoid the possibility of water intrusion and damage. All wood materials should be kept painted to avoid the possibility of moisture related deterioration.

Wall Covering, Flashing & Trim: Vinyl/Aluminum Siding Disclosure

Vinyl and/or Aluminum siding was installed as the exterior wall cladding of the home (siding), and aluminum trim coverings may have also been installed. Vinyl and aluminum are an easy maintenance type siding, however, may hide defects (to include WDO) that would normally be seen/discovered by other types of wall cladding materials. Ensure siding holes are sealed, and any loose siding repaired.

Wall Covering, Flashing & Trim: Wood Siding Or Trim Disclosure

Wood siding and/or trim was installed on the home. Wood requires ongoing maintenance is the single biggest issue with wood exteriors. Siding should be painted or sealed about every 5-9 years, and not allowed to "weather". Wood preparation and caulking are important, as well as, a quality exterior paint. Additionally, you must repair any damage to the wood (removing defect/decay and inspecting wall cavity for hidden damage). Exposed wood is prone to moisture/pest intrusion, which may lead to WDO issues. Monitor siding with periodic maintenance to include caulking trim, windows, piping, etc. A termite bond is highly recommended.

Exterior Windows: Window Material

Vinyl Double Pane, Aluminum
Single Pane

Exterior Windows: Flush Windows

Windows are flush with exterior walls. Re-caulk perimeter of all windows where gaps can be seen and where windows meet siding/stucco. This is a primary source of water leakage. Also, caulk the seams between adjacent windows where noted. A very narrow seam between adjacent metal frames sometimes allows rainwater to enter the exterior wall cavity. Caulk to be sure.

Exterior Windows: Retrofit Windows

Some or all windows appear to be "retrofit" style windows. Water tightness is achieved by sealing the back and side of the trim lip. Any cracking or looseness to the window trim sealant should be sealed to prevent water intrusion.

Exterior Doors: General Information

All doors are in serviceable condition unless otherwise noted.

Exterior Doors: Doorbell Functional

Doorbell was functional during the inspection.

Limitations

Wall Covering, Flashing & Trim

METAL SIDING LIMITATION

Metal Siding prevents a complete view of the exterior wall system. Since there are voids between the metal siding and the wood sheathing we can not determine the condition of the exterior walls as we would with other siding systems. Therefore, you should be aware hidden defects may be present which we would not be able to detect conducting this limited visual inspection.

Exterior Windows

DIRTY WINDOWS

Dirty exterior windows. Dirty windows may hide fogged window conditions. Once cleaned, re-inspect for fogged windows.

Observations

3.1.1 General

ADDITION

SUN ROOM

Addition(s) appear to have been made to this property. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable. Our inspection does not endorse or tacitly approve any work completed without a permit, and latent defects could exist. It is in your best interest to ask for full disclosure for all newly completed work, additions, or installations from the seller or you or a representative should visit the local Code Enforcement Office, and ask for a "Permit Search" on the property address.

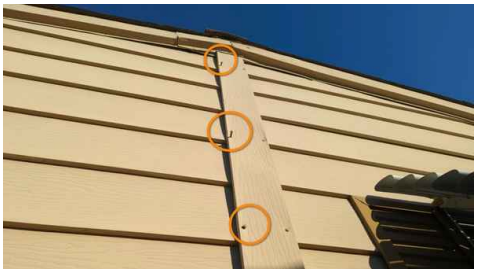
3.2.1 Wall Covering, Flashing & Trim

LOOSE/WARPED SIDING

REAR EXTERIOR AND SUN ROOM

One or more areas of siding were loose or warped. Recommend a qualified siding contractor repair or replace siding as needed.





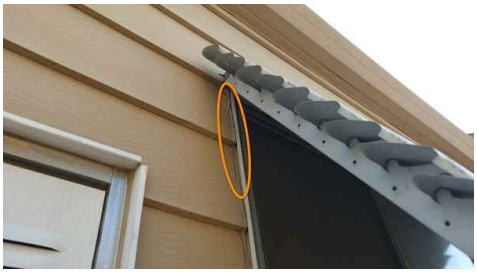

3.2.2 Wall Covering, Flashing & Trim

VOIDS

VARIOUS

Voids noted to siding in various areas. Recommend sealing with approved materials.



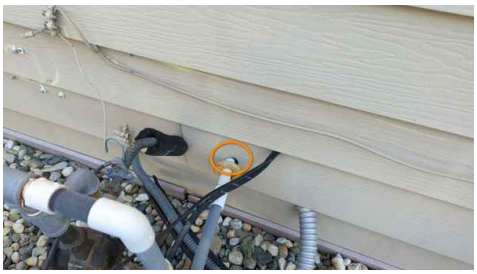



3.2.3 Wall Covering, Flashing & Trim

WALL PENETRATIONS SEALANT

VARIOUS

Recommend sealing various wall penetrations in order to prevent moisture/insect intrusion.




3.2.4 Wall Covering, Flashing & Trim

WOOD SIDING VERY WEATHERED

SUN ROOM

Wood siding covering exterior walls of the home showed signs of moderate weathering and deterioration commensurate with the age of the home. Wall surface re-finishing/painting is recommended.



3.3.1 Exterior Windows

DAMAGED SCREEN

SUN ROOM

Some bent/damage screens are noted. Make repairs as needed.




3.3.2 Exterior Windows

MISSING SCREEN

SUN ROOM

Some screens are missing. Replace as needed.

3.4.1 Exterior Doors

DOORBELL DOESN'T FUNCTION

RIGHT SIDE EXTERIOR

Doorbell does not function. Make repairs as needed.

3.4.2 Exterior Doors

LOOSE HARDWARE

FRONT DOOR AND SUN ROOM

Loose hardware observed on exterior door. Improved fastening needed.

3.4.3 Exterior Doors

RUBS JAMB

SUN ROOM

Door rubs on the jamb and needs adjustment for it to function appropriately.

3.4.4 Exterior Doors

SCREEN DAMAGE

FRONT DOOR

The screen door material is damaged and needs repair or replacement.

3.4.5 Exterior Doors

SCREEN MISSING

Screen doors are missing in some areas. Install as needed.

3.4.6 Exterior Doors

WEATHER SEAL INSUFFICIENT

SUN ROOM

Gaps noted around the door. This can result in significant energy loss and moisture intrusion. Recommend installation or improvement of weather-stripping and/or door adjustments as needed.

3.4.7 Exterior Doors

SINGLE PANE - TEMPERED GLASS

SLIDER

One or more glass doors at the residence are single pane and would benefit from replacement/upgrading with dual pane units for improved heating/cooling efficiency. The glass present is tempered safety glass.

4: FOUNDATION/SLAB

Information

Exterior Foundation: No Foundation

Raised manufactured home without permanent foundation

Exterior Foundation: Manufactured Home

5: CRAWLSPACE/BASEMENT

Information

General: General Photos





General: Informational

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.

Access & Observations: Crawl

Entered

The crawlspace was inspected via the access door/hatch.

Walls: Side Skirt Notice

Wall materials are wood. plastic or aluminum side skirts and are for shielding the underside only. Wall materials are not load bearing

Floor & Moisture: Crawlspace

Floor Material

Soil

Floor & Moisture: Evidence Of Moisture

Evidence of current or prior water intrusion has been detected in specific sections of the crawl space. This can manifest as the presence of moisture accumulation in certain crawl space areas, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. It's important to note that the presence of accumulated water in the crawl space can create a favorable environment for wood-destroying insects and organisms, and therefore, it should not be present within this space.

Client's Role and Vigilance

To address this concern, we strongly advise the client(s) to thoroughly examine any disclosure statements that may be available and to communicate with the property owner(s) regarding any historical instances of water accumulation in the crawl space. Additionally, it's essential to remain vigilant and periodically monitor the crawl space for the presence of accumulated water, especially after extended or heavy rainfall.

Professional Assessment and Remediation

If water accumulation is discovered, it is imperative to engage the services of a qualified contractor specializing in drainage issues. This professional can conduct an evaluation and implement necessary repairs. Typical remediation methods aimed at preventing water from accumulating in crawl spaces encompass the following:

- Repairing, installing, or enhancing rain runoff systems, which may involve improvements to gutters, downspouts, extensions, or drain lines.
- Enhancing the grading surrounding the crawl space perimeter and addressing or installing underground footing and curtain drains.

Managing Water Inside the Crawl Space

In situations where water ingress into the crawl space cannot be entirely prevented, typical corrective measures involve the installation of trenches, gravity drains, and/or sump pump(s) within the crawl space.



Support Structure: Satisfactory

The support system as installed appears to be adequate unless otherwise noted below. No engineering analysis was completed. Periodic inspection should be performed to monitor for movement or settling.

Support Structure: Support System Type

Concrete Blocks With Shims

Ventilation: Satisfactory

The crawlspace ventilation appears to be adequate unless otherwise noted below.

Limitations

Walls

INSULATION PREVENTS FULL VIEWING

Insulation restricts full viewing of the wall structure/surface in some locations.

Beams & Underfloor

INSULATION PREVENTS FULL VIEWING

Under floor insulation restricts full viewing.

Observations

5.2.1 Access & Observations

CRAWLSPACE ACCESS REPAIR

RIGHT SIDE EXTERIOR

The crawlspace access hatches would benefit from repairs. One is very difficult to close fully and has damage. The other has a gap at the top which may allow for pest/rodent entry.

5.3.1 Walls

Evaluation/Repair Needed and/or Safety

APRON STAINING AND DETERIORATION

VARIOUS LOCATIONS THROUGHOUT

Moisture staining and deterioration observed at the apron in the crawlspace. Some indications of previous wood destroying insect activity (termites) was also observed. You should refer to the WDO inspection for locations, repair estimates, and any additional information.

Although not uncommon for manufactured homes, the wood at the apron in contact with the ground can become damaged over time and allow for WDO activity. Even if it is pressure treated. Conditions at the apron should be monitored for worsening conditions.



















5.5.1 Beams & Underfloor

Evaluation/Repair Needed and/or Safety

DETERIORATION/MOISTURE DAMAGE SUBFLOOR

UNDER FURNACE

Moisture damage/deterioration noted to subfloor and/or surrounding wood members. A licensed framing contractor should be called to make further evaluation and repairs as needed.A WDO (Wood Destroying Organism) inspection is recommended for further evaluation.

5.5.2 Beams & Underfloor

INSULATION LOOSE

VARIOUS

Under floor insulation is loose in some areas and needs re-securing and/or replacement.



5.7.1 Ventilation

MISSING SCREENS

THROUGHOUT (MORE THAN PICTURED)

All crawlspace vent screens are missing and need replacement to prevent animal intrusion.




6: ROOF (MAIN ROOF, PATIO AND PORCH)

Information

General: **General Roof Photo's**

Every attempt was made to access all areas of the roof, however, limited access may have been available to some areas of roof for inspection. This may have been due to a combination of hazards, to include: roof slope, Slippery conditions (wet roof or granular loss) or any unsafe condition. Verify with seller for any roof documentation, to include warranty.


General: Information

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof conditions can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy current age, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including, but not limited to solar systems, antennae, and lightning arrestors.

General: Roof Type/Style
Gable

General: Inspection Method
Walked Roof

Coverings: Main Roof Material
Asphalt/Composition

Coverings: Porch Roof Material
Metal

Coverings: Patio Roof Material
Aluminum/Metal

Flashings: Material
Metal

Gutters & Downspouts: Gutter Maintenance Tips

If gutters are present, the following should be performed periodically as a preventative maintenance:

- Clean Gutters: Check gutters regularly to make sure they are clean, and remove any leaves or other debris.
- Secure Gutters: To repair sagging or loose gutters, replace the gutter spikes with gutter screws, using a cordless drill. Gutter screws hold much better than standard gutter spikes, providing support and security.
- Seal Leaks: Use a hose to check the joints and seams for leaks. To repair a leaking joint, clean the area thoroughly and apply silicone caulk to seal it.
- Repair Downspouts: Make sure that downspouts are clear of leaves and other debris, and that any joints fit together properly.

Eaves, Soffits & Fascia: Maintenance Information

As a preventative maintenance measure we recommend overhangs be kept painted to avoid the possibility of premature deterioration. Seal any openings to prevent rodent entry into the home/attic.

Observations

6.3.1 Flashings

BAD/DAMAGED STORM COLLAR

Evaluation/Repair Needed and/or Safety

RIGHT SIDE

One or more boots and/or collar sealant are cracked/deteriorated and need replacement to prevent moisture intrusion. A licensed roofing contractor should be called to make repairs as needed. Staining was observed at the laundry ceiling where the plumbing vent pipe passes through. Unable to determine if current.





6.3.2 Flashings

FLASHING LIFTED

Flashing is lifted in some areas and need to be nailed or glued down.

6.4.1 Gutters & Downspouts

DOWNSPOUTS DISCONNECTED

LEFT SIDE EXTERIOR

Downspouts are disconnected in some areas. Re-securing is needed to improve site drainage.

7: ATTIC, INSULATION & VENTILATION

Information

General: Information

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

General: No Attic

No attic access was noted.

Attic Insulation: Insulation Type

Unknown

Attic Insulation: Insulation Depth

Not visible

Attic Structure: Attic Structure Type

Not visible

Ventilation and Auxilary Equipment: Ventilation Type (Whole House Fan, Attic Fan, Turbines etc.)

Roof Vent

8: ELECTRICAL/EXTERIOR & INTERIOR OUTLETS

Information

General: Information

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. We always recommend a more extensive evaluation of the electrical system by a licensed electrician. 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 we may make 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.

All **accessible** outlets and switches are tested for operation and appeared in serviceable condition at the time of the inspection, unless mentioned below:

Service Entrance Conductors:

Electrical Service Type

Below Ground

Main Panel, Service & Grounding: General Photos




Main Panel, Service & Grounding: Main Panel Location
Right Exterior

Main Panel, Service & Grounding: Main Circuit Rating
100 AMP

Main Panel, Service & Grounding: Panel Type
Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Branch Wire Material
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Lights & Switches (Exterior): Lights may not be operational
Sun room

Lights may not be operational in some areas, possibly due to bad bulbs, ballasts or switches. Replace defective bulbs and test fixtures for proper operation and make repairs if needed.

Outlets (Exterior): Exterior Outlets

All **accessible** outlets are tested for operation and appeared in serviceable condition at the time of the inspection, unless mentioned below:

Outlets (Interior): Interior Outlets

All **accessible** outlets are tested for operation and appeared in serviceable condition at the time of the inspection, unless mentioned below:

Observations

8.3.1 Main Panel, Service & Grounding

MISSING AFCI PROTECTION

The electrical system does not have arc-fault circuit interrupter (AFCI) breakers in the distribution panel. These are mandated in new construction and are designed to protect 15 amp and 20 amp circuits from overloading and causing a fire. Although they may not have been invented or required at the time of construction/panel installation, we recommend that you upgrade the breakers for the bedrooms. All work performed on the electrical system should be performed by a licensed electrician. This is a recommended safety upgrade. Please be aware that upgrading the panel may be needed to accomplish this as older panels don't always have compatible AFCI breakers for purchase.

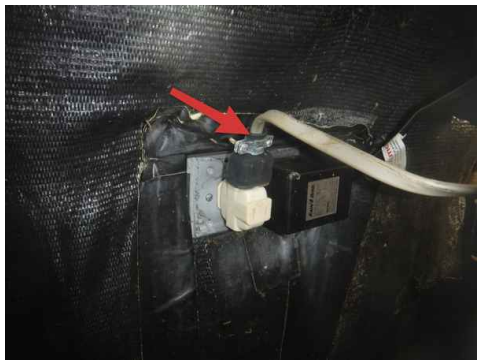
8.4.1 Branch Wiring Circuits, Breakers & Fuses

Evaluation/Repair Needed and/or Safety

IMPROPER JUMPER

UNDER BACK RIGHT SIDE OF RESIDENCE

Improper jumper observed in the crawlspace. Romex wiring is installed with a plug end spliced onto it providing power to an unknown location. Unprofessional electrical work that needs to be corrected by a licensed electrician. It should be unplugged until permanent wiring can be installed. Electric shock/fire hazard.



8.4.2 Branch Wiring Circuits, Breakers & Fuses

Evaluation/Repair Needed and/or Safety

OPEN JUNCTION BOX

HALL

Open junction box noted. Unsafe conditions exist. A cover plate is recommended. All work around electricity should be done by a qualified contractor.

8.4.3 Branch Wiring Circuits, Breakers & Fuses

LOOSE CONDUIT

SUN ROOM

Loose conduit observed in need of improved fastening.

8.5.1 Lights & Switches (Exterior)

FIXTURE COVERS MISSING

SUN ROOM

Light fixture covers are recommended at exterior fixtures.

8.5.2 Lights & Switches (Exterior)

LOOSE FIXTURES

BOTH SIDES EXTERIOR

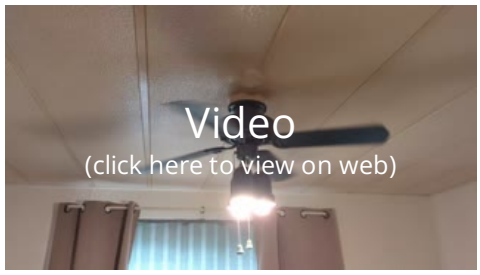
Some light fixtures and/or covers are loose and should be secured.

8.6.1 Lights & Switches (Interior)

CEILING FAN WOBBLES

GUEST BEDROOM

The ceiling fan wobbles and needs balancing/adjustment or repair.



8.6.2 Lights & Switches (Interior)

FIXTURE COVERS MISSING

PRIMARY BATHROOM

Light fixture covers are recommended at various fixtures.

8.6.3 Lights & Switches (Interior)

CLOSET LIGHT

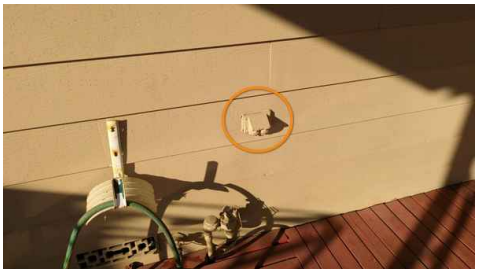
PRIMARY BEDROOM

One or more light fixtures were observed to be improper for closet lighting. Light fixtures without a cover/globe may overheat stored items such as paper or cardboard and pose a fire hazard. Although this may have been acceptable at the time of construction, we recommend replacing the light fixture(s) as a safety upgrade.

8.7.1 Outlets (Exterior)

MISSING WEATHERPROOF COVERS

Currently installed outlet covers in some areas appear to not be rated for exterior use. Installation of weatherproof covers is recommended to prevent moisture intrusion and damage to the outlets.



9: HEATING, THERMOSTAT & DUCTWORK

Information

General: General Photos

General: Information

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. 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.

Equipment Fuel Type, Location & Age: Heat Type
Forced Air

Equipment Fuel Type, Location & Age: Location
Interior Closet

Equipment Fuel Type, Location & Age: Fuel Source
Natural Gas

Equipment Fuel Type, Location & Age: Age
20 years old

If over 20 years of age of this unit is such that you may need to replace it in the near future. Budgeting for a new unit should be considered.

Operation & Cabinet: Operational Gas Furnace

The typical service life for a forced air gas furnace is 20-25 years. General condition appears serviceable. Unit operated normally at the time of the inspection and produced an adequate heating temperature, unless mentioned below. Suggest periodically cleaning/servicing blower motor, pilot light, vent system and burners. Annual servicing recommended.

Pump & Blower Fan: Operational
Blower and/or inducer fan operated properly at the time of the inspection.

Combustion Air: Adequate
Combustion air is adequate.

Air Filter: Filter Installed
A filter is installed and appears to be serviceable.

Air Filter: Filter Location?
At Furnace Cabinet

Air Filter: Filter at Unit

The furnace filter is located at the unit. Keeping the intake (if present) located in the hallway, filter free is needed for proper air flow to the unit.

Air Filter: Re-Usable Filter Installed

A reusable filter is installed. This filter requires removal and cleaning at specific intervals. Follow the manufacturer's instructions for maintenance.

Thermostat: Good Single Zone
Thermostat controls functioned properly during the inspection.

Ductwork: Ductwork Type/Material
Sheet metal

Limitations

Burners & Heat Exchangers

CLOSED SYSTEM - UNABLE TO FULLY INSPECT BURNERS

Closed System - Unable to fully inspect burners.

Flue, Vent & Plenum

UNABLE TO FULLY VIEW FLUE

Unable to fully view the flue do to insulation materials and/or its location.

Observations

9.2.1 Equipment Fuel Type, Location & Age

NO DRIP LEG

Gas pipe lacks a drip leg. Considering the age of the unit, a drip leg should have been installed. A drip leg helps catch moisture and sediment in the gas before it enters the unit.

9.2.2 Equipment Fuel Type, Location & Age

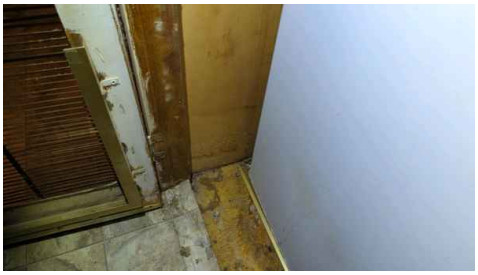
OLD 20 + YEARS

The age of this unit is such that you may need to replace it in the near future. Budgeting for a new unit should be considered. A full evaluation of the system is recommended by a licensed HVAC technician.

9.2.3 Equipment Fuel Type, Location & Age

STAINING NEAR UNIT

Staining noted from previous leakage. Monitor for leakage in the future.



9.3.1 Operation & Cabinet

COVER DEFECTS

Defects with the furnace cabinet cover were observed. Repair/replace as needed.

Damage

Brackets added because cover doesn't stay in place well

9.8.1 Air Filter

FILTER DIRTY

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

9.9.1 Thermostat

Evaluation/Repair Needed and/or Safety

BAD DISPLAY

The display wasn't functioning at the thermostat. Repairs/replacement needed.

10: COOLING

Information

General: General Photos



Cooling Equipment: Energy Source/Type

Electric, Central Split

Cooling Equipment: Age

18 years old

If over 16 years old the age of this unit is such that you may need to replace it in the near future. Budgeting for a new unit should be considered.

Cooling Equipment: Return Air Temp

63

Degrees

Cooling Equipment: Supply Air Temp

46

Degrees

Cooling Equipment: Air Temp Drop

17 F Good Cooling

Condensate Line: Line Present

Condensate line installed. Appears serviceable as far as visible.

Limitations

Cooling Equipment

WALL MOUNTED AIR CONDITIONER

Wall mounted air conditioners are beyond the scope of a standard home inspection. Inquire with the seller regarding condition. Any mention of its condition will be done so at the inspectors discretion.

Observations

10.2.1 Cooling Equipment

OLD 16+ YEARS OLD

The age of this unit is such that you may need to replace it in the near future. Budgeting for a new unit should be considered. Full evaluation of the system by a HVAC technician is recommended.

10.2.2 Cooling Equipment

R22

This A/C unit uses R-22 refrigerant gas which is also known as Freon. The use of this gas has been determined to be harmful to the environment and is no longer authorized in California. Continued use of the existing system is allowed, however, recharging this A/C may be difficult, expensive, or impossible. You should keep this in mind since this is an older unit. You may want to consult with an HVAC tech for more information.

10.3.1 Condensate Line

NO SECONDARY (GARAGE & CLOSET)

No secondary line is attached to the evaporator unit. A secondary line or alarm/shutdown device is recommended.

10.3.2 Condensate Line

TERMINATES IN CRAWLSPACE

Condensate line terminates into the crawlspace. We recommend that this line be extended to an exterior location.

11: PLUMBING

Information

General: General Information

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. 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 pipes are subject to damage through decay and root movement, whereas the more modern ABS & PVC pipes are more resilient and less like to be damaged, 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, in as much 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.

We do not operate pressure regulators and are unable to verify if they are functional, any elevated water pressure that is on a pressure regulator should be evaluated by a licensed plumber.

Inspectors operate fixtures within a specified timeframe. Occasionally, leaks may occur when regular usage resumes. Only leaks visible at the time of inspection will be noted. Have a licensed plumber perform further evaluations and repairs as needed.

General: Water Source

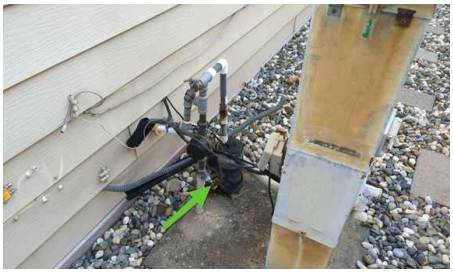
Public

Public water meters/shut-offs/piping and well systems are outside the scope of this inspection and are not evaluated.

Main Water Shut-off & Pressure: Location

Rear

The shut-off valve is not tested for operation during the inspection. Be forewarned that most cutoff valves are not operated regularly and as such, they are prone to leak when operated. Most main shut-off valves are gate-style and oftentimes fail or leak when operated. A ball valve is recommended for replacement in these cases. Insulated valves and piping often times hide evidence of leakage. While insulation is important during cold months, periodic inspection of the valve and piping should be performed.



Main Water Shut-off & Pressure: Water Pressure

40 PSI

Water Supply Lines: Water Supply Material

Copper

Water Supply Lines: Water Shutoffs Information

Shut-off valves are provided at water lines serving fixtures. Shut-off valves are not tested for operation during the inspection. Be forewarned that most cutoff valves are not operated regularly and as such they are prone to leak when operated. They should only be used to shut off the water in the event of a leak that could damage surrounding materials.

Water Supply Lines: Supply Pipe Brand(If PEX)

N/A

Disclaimer: If installed, while designed for durability users should be aware of the possibility of premature failure due to various factors, included, but not limited to improper installation, water quality issues, external factors or pipe defects. It is noteworthy that multiple PEX piping manufacturers currently or previously faced legal action. We recommend that you always contact a licensed plumber to evaluate and verify there is no active lawsuits against PEX piping installed at the property. Water monitoring devices should be considered.

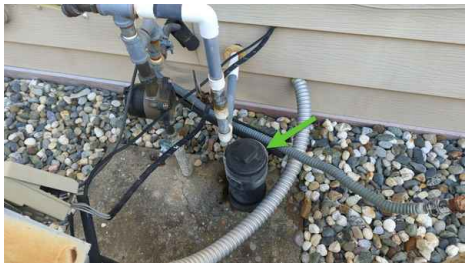
Drain, Waste, & Vent Systems: Drain, Waste, Vent Material

ABS

Drain, Waste, & Vent Systems: Primary Cleanout Location

Rear

Water Heater: General Photos



Water Heater: Location
Exterior Closet

Water Heater: Capacity
Unable To Determine

Water Heater: Age
Not determined

If over 10 years of age (20 years if tankless) this unit is such that you may need to replace it in the near future. Budgeting for a new unit should be considered.

Water Heater: Unable to Verify Age

Unable to verify the age of the water heater. If the age of the water heater is over 10 years old, replacement may be needed in the near future.

Water Heater: Power Source/Type
Gas

Water Heater: Flue Vent Condition

Flue vent intact and generally serviceable.

Water Heater: Combustion Air

Combustion air vents were visible and free of debris.

Water Heater: Pressure Relief Valve

Pressure relief valve noted, not tested.

Water Heater: Tank Secured

Water heater is seismically secured.

Water Heater: Water Shutoff Present

A water shutoff valve is installed, not tested.

Water Heater: Water Heater Operational

Water heater was operational at the time of the inspection.

Water Heater: Maintenance & Repair Company Recommendation:

For reliable water heater maintenance, repair, or replacement, we highly recommend reaching out to the following company:

HOTCO Hot Water Heater Company

(916) 621-5672

www.hotwaterco.com

Fuel System: Main Gas/Propane Shut-off Location

Gas Meter, Rear

Gas leaks can be difficult to detect, but the inspector will make every effort to identify any active leaks or odors. However, we strongly recommend a comprehensive evaluation of the fuel system by the local utility company or plumber before closing escrow.

Fuel System: Fuel Type

Natural Gas

Limitations

Water Heater

BLANKET PREVENTS FULL VIEWING

The installed insulation blanket prevents full viewing.

Observations

11.3.1 Water Supply Lines

POST CONSTRUCTION PLUMBING/POLYBUTYLENE SUPPLY PIPES

Post-construction plumbing was noted. The original supply plumbing appears to have been replaced with copper, however, the original pipes were not removed. We cannot confirm that all the original plumbing has been disconnected. The original plumbing appears to be polybutylene. Inquire with the seller regarding a final signed permit for post-construction plumbing and any warranty/documentation from the installer. Review of all post construction plumbing by a licensed plumber is recommended if not performed by one.

Polybutylene material can be prone to fail without warning, causing damage to the home structure.

You can read more about polybutylene piping here and here.



Disconnected

11.3.2 Water Supply Lines

Evaluation/Repair Needed and/or Safety

SUPPLY PIPE LEAKING

BACK RIGHT SIDE EXTERIOR AND CRAWLSPACE UNDER SUN ROOM

Leakage noted at a supply pipe. Recommend a qualified plumber evaluate and repair.


11.4.1 Hose Bibbs

LEAKING BIBB

VARIOUS

Hose bibbs at some locations of the house leak at the stem when operated. Recommend repair or replacement.



11.4.2 Hose Bibbs

NOT OPERATIONAL

LEFT SIDE EXTERIOR

Hose bibb was not operational at the time of the inspection. Make further evaluations and repairs if needed.

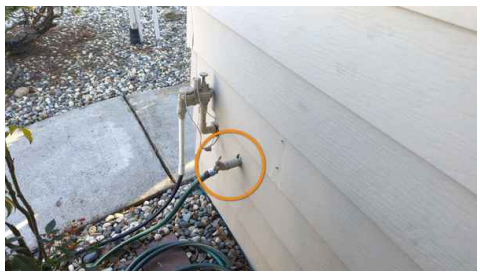
11.4.3 Hose Bibbs

LOOSE BIB

VARIOUS

Loose hose bibs observed in need of corrective service/improved fastening.





11.5.1 Drain, Waste, & Vent Systems

Evaluation/Repair Needed and/or Safety

LEAKING PIPE

CRAWLSPACE UNDER BOTH BATHROOMS

Leakage noted at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair. Please be aware that the source of the leak under the primary bathroom shower was not fully visible and may not be a drain pipe.

Leak under hall bathtub

Water dripping down under primary bathroom shower

11.6.1 Water Heater

Evaluation/Repair Needed and/or Safety

DETERIORATION/MOISTURE DAMAGE NEAR WATER HEATER

SUBFLOOR UNDER WATER HEATER

Deterioration/moisture damage was noted near the water heater. You should refer to the WDO inspection performed. Have a qualified contractor evaluate and make any necessary repairs.

11.6.2 Water Heater

EXPANSION TANK - MISSING

No expansion tank was present. The expansion tank is designed to handle the thermal expansion of water as it heats up in the water heater. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

11.6.3 Water Heater

OLD 10+ YEARS

Although operational at the time of the inspection, the age of this unit is such that you may need to replace it in the near future.

11.6.4 Water Heater

Evaluation/Repair Needed and/or Safety

PAN - MISSING INTERIOR

No drain pan is installed under the water heater. A drain pan is recommended so that in the event that the water tank starts leaking, water can be directed to a safe location.

11.6.5 Water Heater

FLUE HEIGHT ABOVE ROOF

The water heater flue may not extend far enough above the roof for proper drafting per current standards. Evaluation recommended by a licensed plumber.

11.7.1 Fuel System

CORROSION

Gas pipes were corroded. This can lead to gas leaks. Recommend contacting local utility company for evaluation and repair.

12: KITCHEN

Information

General: General Photos



General: Information

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/Oven/Cooktop: Operational



Range/Oven/Cooktop:
Range/Oven/Cooktop Type
Gas Cooktop, Gas built in oven

Exhaust Fan: Exhaust Type
External

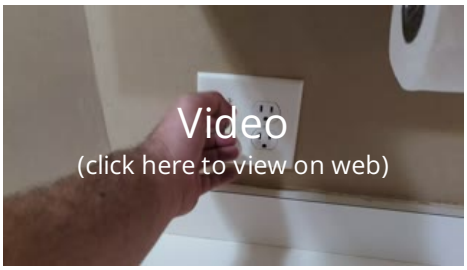
Exhaust Fan: Operational

Dishwasher: Air Gap Installed

The dishwasher had an air gap device installed in the drain line at the time of the inspection. The air gap is designed to prevent wastewater from contaminating the dishwasher. ***If water is ever discharging from the air gap device that is an indication of a clogged drain. In order to help prevent this the drain line should be cleaned or flushed regularly.***

Dishwasher: Operational

Garbage Disposal: Operational



Limitations

Kitchen Sink
STORED ITEMS
Stored items prevent access and full viewing under the sink.

Refrigerator
NOT INSPECTED
Not inspected.

Observations

12.2.1 Kitchen Sink
DRAIN LEAKING
Evaluation/Repair Needed and/or Safety

Leakage noted at sink drainage piping. A licensed plumber should be called to make repairs as needed.

12.2.2 Kitchen Sink

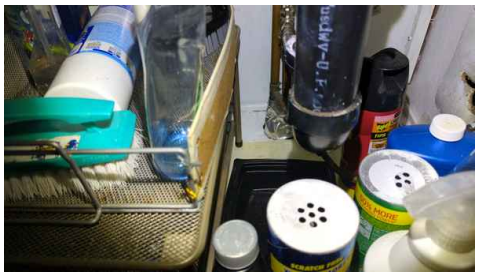
FAUCET HANDLE LEAKS

The kitchen faucet leaked at the handle when the water was turned on. The cartridge valve should be replaced.

12.2.3 Kitchen Sink

STAINING/MOISTURE DAMAGE

Staining/moisture damage was noted below the sink. The false bottom is warped. Make further evaluations and repairs as needed.



12.4.1 Exhaust Fan

NOISY

Exhaust fan is noisy and needs repair or replacement.

12.5.1 Dishwasher

RUST DISH RACKS

Rusting is noted to the dish racks. Repair as needed.

12.8.1 Countertops & Cabinets

SUNKEN COUNTER

The small section of counter is sunken down and needs improved fastening/support.


12.9.1 GFCI

NO GFCI KITCHEN AND WET BAR PRE 1987

KITCHEN AND WET BAR OUTLETS

Kitchen and wet bar outlets were operable at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Consider having GFCI protection installed for kitchen and wet bar outlets. This is a routinely recommended upgrade for older homes.

13: BATHROOMS

Information

General: General Photos

General: Information

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. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants. Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

General: Wet Area Maintenance Tips

Gaps occur along joints, the transitions between materials or surfaces. These seemingly minor spaces create opportunities for water to penetrate and cause large problems. The typical areas in a bathroom where caulking needs to be maintained exist in and around tubs, showers, and vanities. Specific locations will vary depending on the fixtures and materials installed in your home. Examples include:

- seams of a tub/shower surround;
- wall, where a tub/shower surround terminates;
- top of a tub, where the tile meets the tub;
- ceiling, where the tile meets the ceiling;
- floor, where a tub/shower meets flooring;
- top of a vanity, where a backsplash meets the vanity top;
- top of a backsplash or counter, where it meets the wall; and
- Around faucets, shower heads, hot/cold knobs, and spouts.

Maintaining these areas is easier and less expensive than making the costly repairs that are necessitated by water damage. On an annual basis you should inspect the areas listed above. If the existing caulk is discolored or has mildew on the surface, it can be cleaned by using commercially available cleaners or general household materials such as bleach, baking soda, distilled vinegar, or peroxide. If the existing caulking is dry, loose, damaged, missing, or stained, it should be removed and replaced.

Sink & Cabinetry: Satisfactory

All sink & cabinetry-related items are generally serviceable & satisfactory unless otherwise noted below.

Toilet: Satisfactory

All toilet related items are generally serviceable & satisfactory unless otherwise noted below.

Tub/Shower Fixtures: Satisfactory

All tub & shower-related items are generally serviceable & satisfactory unless otherwise noted below.

Tub/Shower Walls: Satisfactory

All tub & shower wall-related items are generally serviceable & satisfactory unless otherwise noted below.

Bath Ventilation: Vent Fan(s) Present
Primary bathroom

Adequate. Vent fan(s) installed. The fan(s) operated properly at the time of the inspection unless noted below.

Bath Ventilation: Window Only
Hall Bathroom

Adequate. At least a window is provided for ventilation.

GFCI: Bathroom Outlets GFCI Protected
Reset in the primary bathroom

Bathroom outlets were GFCI protected and operational unless mentioned below.

Limitations

Tub/Shower Walls

SHOWER PAN/OVERFLOW INFORMATION

In accordance with InterNACHI Standards of Practice, shower pans, tubs, and shower enclosures are not tested for leaks or for the functionality of overflow protection.

Observations

13.2.1 Sink & Cabinetry

SURFACE DEFECTS

HALL BATHROOM

Surface defect(s) observed at the sink that would benefit from corrections to prevent possible worsening conditions. Regular maintenance item.

13.3.1 Toilet

TOILET LOOSE

HALL BATHROOM

The toilet was loose at the floor and needs securing. We recommend resetting the toilet with a new wax seal and evaluating the surrounding area for damage.

13.3.2 Toilet

TOILET ROCKS

PRIMARY BATHROOM

The toilet rocks and needs leveling. We recommend leveling the toilet with a new wax seal and evaluating the surrounding area for damage.

13.4.1 Tub/Shower Fixtures

Evaluation/Repair Needed and/or Safety

CONSTANT DRIPPING

PRIMARY BATHROOM

Constant dripping was noted at tub faucet. Valve may need to be reset or replaced to correct this condition.

13.4.2 Tub/Shower Fixtures

DRAIN PLUG MISSING

PRIMARY BATHROOM

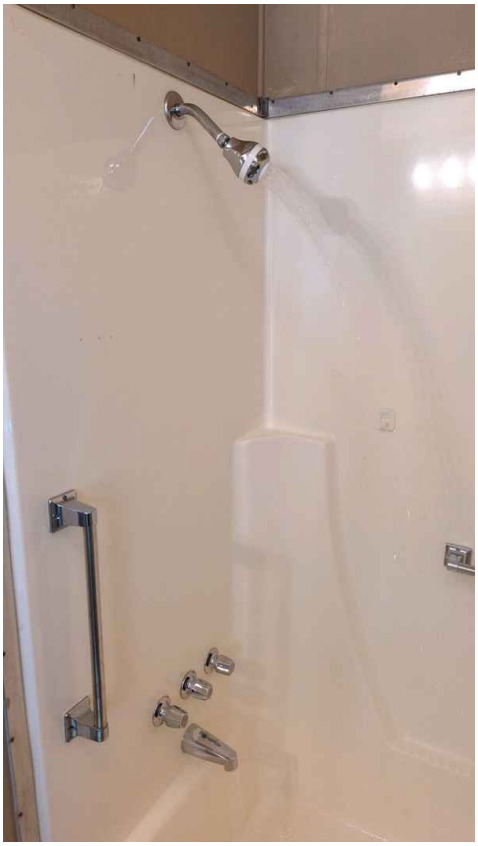
The tub drain plug is missing and needs replacement.

13.4.3 Tub/Shower Fixtures

SHOWER DIVERTER REPAIR NEEDED

HALL BATHROOM

Shower diverter needs adjustment or replacement. Water continues to run through the tub spout when the diverter is in the shower position.



13.4.4 Tub/Shower Fixtures

SHOWERHEAD LEAKING

PRIMARY BATHROOM

Leakage noted at the showerhead. Repair or replace as needed.

13.4.5 Tub/Shower Fixtures

SHOWERHEAD PIPE LOOSE

PRIMARY BATHROOM

Showerhead pipe is loose and needs re-securing.

13.4.6 Tub/Shower Fixtures

Evaluation/Repair Needed and/or Safety

TUB/SHOWER VALVE LEAKING

BOTH BATHROOMS

Leakage was noted at one or more shower/tub valve(s). Valve stem or cartridge appears to need replacement.

13.4.7 Tub/Shower Fixtures

VALVE ESCUTCHEON SEALANT

HALL BATHROOM

Valve escutcheon plate needs sealant applied.

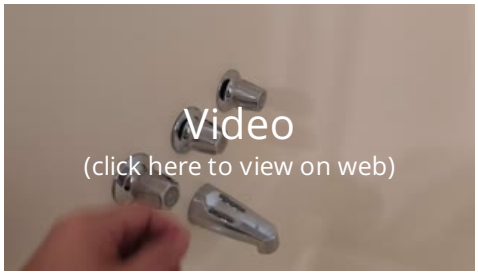
13.4.8 Tub/Shower Fixtures

Evaluation/Repair Needed and/or Safety

INOPERABLE COLD VALVE

HALL BATHROOM

The cold water valve was inoperable at the time of inspection. Opening the valve, water failed to discharge from the fixture. Review and repairs needed by a licensed plumber.

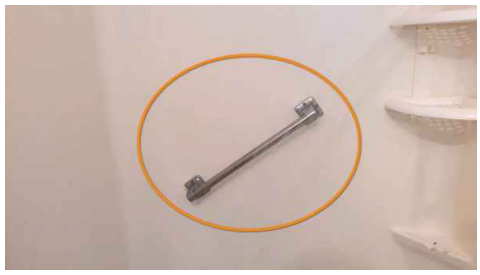


13.4.9 Tub/Shower Fixtures

LOOSE GRAB BAR

PRIMARY BATHROOM

The grab bar is not well secured to the wall framing. It appears to be secured to the shower surround only and is loose.



13.4.10 Tub/Shower Fixtures

AERATOR DEFECT

PRIMARY BATHROOM

Noted one or more obstructed or missing aerators making the flow of water less than optimal. Cleaning or replacement of the aerator is recommended per a regular maintenance plan.

13.5.1 Tub/Shower Walls

DAMAGE

PRIMARY BATHROOM

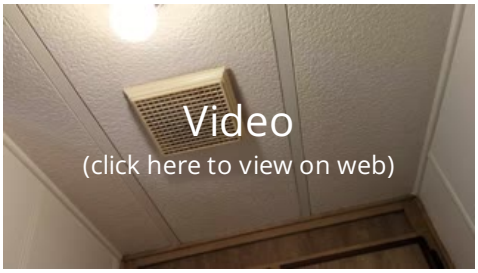
Surface defect(s) observed at the tub and/or shower that would benefit from corrections to prevent possible worsening conditions. In some instances, surface defects can continue to get worse and may lead to rusting and leakage. Regular maintenance item.

13.6.1 Bath Ventilation

NOISY

PRIMARY BATHROOM

Fan was noisy during operation. Motor or bearings may be worn. Repair is recommended.



13.7.1 Flooring

SUBFLOOR NOT UNIFORM

PRIMARY BATHROOM

The subfloor in the primary bathroom was not uniform and the flooring was out of level. The condition of the subfloor is unknown and you should consider removal of flooring for further evaluation.

13.8.1 GFCI

OLD GFCI

PRIMARY BATHROOM

One or more GFCI (Ground Fault Circuit Interrupter) outlets were observed that are past the typical service lifespan and would benefit from a replacement, despite testing as functional, for improved health/safety conditions.

14: INTERIOR

Information

General: General Photos

General: Information

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Sun Rooms: Sun rooms are often installed after the original construction of the home and are often prone to leaks due to poor windows, siding and roofing materials. Most sun rooms are beyond the scope of this inspection, but the inspector will note any findings at their discretion. If present, we recommend having a qualified contractor that specializes in sun rooms fully evaluate the room prior to the close of escrow.

Cracking on walls and ceilings: Often homes have cracking noted. Most minor cracking is due to shrinkage of the construction materials. Have a qualified contractor make further evaluation and repairs if needed. It's important to note that recently painted homes may often cover up cracks. Any cracks noted after moving into the home should be monitored and evaluated as necessary.

General: Cosmetic Items

Cosmetic items are outside the scope of this inspection, as cosmetic items can be subjective. Walls may have showed prior wall attachment holes, walls and floors may have minor scratches, gouges and staining. Floors may have staining, traffic wear, and minor defects. These items are all found with typical with age and use, which may not be identified in the report. Budget for cosmetic repairs to this home. Cosmetic items identified were at the discretion of the inspector. Though these items are not considered defects, they may be requested for repair or replacement from the seller.

Windows: Single Pane Disclaimer

Various throughout

Single pane windows have a tendency to sweat or condensate during some conditions. Periodic cleaning may be needed around windows surfaces to prevent mildew buildup. These areas may need to be dried to prevent water damage from condensation.






Walls: Wall Material
Paneling

Ceilings: Ceiling Material
Paneling

Limitations

General

STAGED HOUSE

A staged house such as this one will typically have furniture, storage and other items that will partially block areas from inspection. It is recommended that you inspect these areas at the walk through before your closing. Report any adverse findings to your representative prior to closing.

Floors

STORED ITEMS

Stored items prevent viewing in some areas.

Walls

STORED ITEMS

Stored items prevent full inspection.

Walls

WALLPAPER

Wallpaper is installed in some areas of the interior of the home. Wallpaper is known to hide evidence of moisture, termites and other conditions. Evidence of fungal growth is often found behind wall paper when the wall paper is removed. Conditions behind the surface of the wall paper cannot be accessed without removal of the wallpaper. The areas of the home where wallpaper is installed are not accessible for inspection beyond the surface of the wallpaper.

Walls

PANELING

Paneling is installed in some areas of the interior of the home. Paneling is known to hide evidence of moisture, termites and other conditions. Evidence of fungal growth is often found behind paneling when the paneling is removed. Conditions behind the surface cannot be accessed without removal of the paneling. The areas of the home where paneling is installed are not accessible for inspection beyond the surface of the paneling.

Observations

14.2.1 Doors

DOOR CLOSES

GUEST BEDROOM

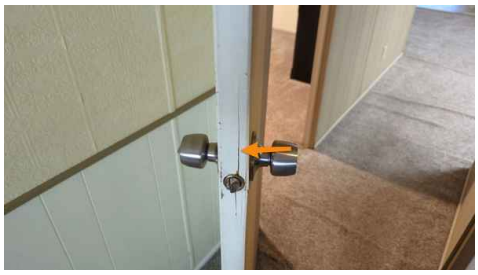
One or more doors fail to stay open and need adjustment or repair to function properly.

14.2.2 Doors

RUBS JAMB

PRIMARY BEDROOM

Doors in some areas of the house rub on the jamb and need adjustment to function appropriately. This may be causing the damage to the door which would also benefit from repairs.



14.2.3 Doors

LOCK TAPED OVER

HALL BATHROOM

Door knob taped over. Repair/replace hardware as needed.

14.3.1 Windows

BAD WINDOW LOCK

Evaluation/Repair Needed and/or Safety

LIVING ROOM, GUEST BEDROOM, PRIMARY BATHROOM

The window latch/lock does not function properly. Repair or replacement of the latch/lock is recommended for locking capabilities to ensure securing of the residence.



14.3.2 Windows

MOISTURE DAMAGE

Evaluation/Repair Needed and/or Safety

PRIMARY BEDROOM AND BATHROOM

Moisture damage noted around the window sill. Unable to determine if leakage is current. Monitor in the future and make repairs as needed.


14.3.3 Windows

TIGHT TO SLIDE

LIVING ROOM

Some windows are tight to operate. This is could be an indication of older windows or worn channel balances. Have a qualified window contractor evaluate and repair as necessary.

14.4.1 Floors

CARPET LOOSE

VARIOUS LOCATIONS

Carpet is loose in some areas. Re-stretch or repair carpet as needed.




14.5.1 Walls

STAINS

SUN ROOM

Staining noted in some areas. Make repairs as needed. Refer to exterior siding recommendations and monitor conditions.




14.6.1 Ceilings

MOISTURE STAINS

LAUNDRY AND GUEST BEDROOM

Moisture stains noted. Unable to determine if active leakage exists. Make inquiry with the seller as to the history of leaks. Make further evaluation and repairs if needed.


14.7.1 Closets

ROUGH OPERATION

BOTH BEDROOMS

Closet door track is damaged making doors rough to operate. Repair as needed.


14.8.1 Wet Bar Sink & Cabinetry

Evaluation/Repair Needed and/or Safety

DRAIN LEAKING

Leakage noted at sink drainage piping. A licensed plumber should be called to make repairs as needed.

14.8.2 Wet Bar Sink & Cabinetry

WATER SPLASHES OUT

Noted one or more obstructed or missing aerators making the flow of water less than optimal. Cleaning or replacement of the aerator is recommended per a regular maintenance plan. Water splashes out of sink.

15: FIRE/LIFE SAFETY

Information

General: General Photos



General: Information

Current standards recommend that smoke alarms be installed in all common hallways on each floor level and in all sleeping rooms. Carbon Monoxide detectors are recommended in common hallways on each floor level.

When taking ownership of the home, if smoke and carbon monoxide detectors are older, replacement of previously installed smoke and carbon monoxide detectors should be considered.

Smoke Detectors: Operational

Observations

15.3.1 Carbon Monoxide Detectors

Evaluation/Repair Needed and/or Safety

NOT INSTALLED AND NEEDS BATTERIES

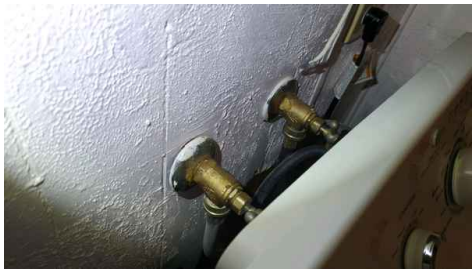
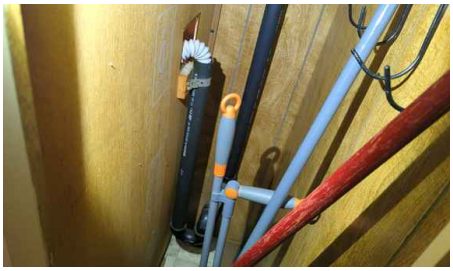
No carbon monoxide detectors are installed. One was present but needs new batteries. Repairs/replacement needed prior to occupancy.


16: LAUNDRY

Information

General: General Photos



General: Information

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. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

General: Location

Laundry Room

Washer Connections: Drain Present

A drain line for the washer is present. (Inspections are limited to the visible portions only.)

Washer Connections: Hose bibbs

There is a connection installed in the wall with both hot and cold water and a drain pipe. Hose bibbs not tested. The drain pipe was not flood tested. Plumbing appears serviceable.

Dryer Components: Dryer Fuel

Electric 240/220v

Dryer Components: Dryer Vent Present

A dryer vent is provided. **Dryer vents are often neglected. It is recommended that you clean the dryer vent when you take ownership of the home.**

Ventilation: No Fan Installed

No exhaust fan installed.

Laundry Counters & Cabinets: Cabinets

The laundry counters and/or cabinets appeared to be in generally serviceable condition at the time of the inspection. Normal wear noted.

Limitations

Washer Connections

INSTALLED EQUIPMENT

Unable to fully inspect due to installed equipment. Verify condition with the seller.

Dryer Components

INSTALLED EQUIPMENT

Unable to fully inspect due to installed equipment. Verify condition with the seller.

Observations

16.3.1 Dryer Components

VENT CAP OPEN

Dryer hood vent is stuck open. Replacement with a louvered style vent cap is recommended to prevent animal intrusion.

16.3.2 Dryer Components

Evaluation/Repair Needed and/or Safety

DRYER VENT DEFECTS

The dryer vent is disconnected in the crawlspace which will allow for lint and hot, wet air to discharge under the residence. The duct is also not UL listed which is a potential fire hazard. Replacement with a smooth walled, rigid duct and/or flexible, semi-rigid duct is needed.

17: POST INSPECTION CHECKLIST

Information

Post Inspection Information: Post Inspection Information

The inspector makes every effort to leave the house as it was when they arrived. The following was verified by the inspector. Verification pictures are included below.

Crawlspace & Attic: Crawlspace Access Secured/Locked

The crawlspace access was closed/latched after the inspection was completed.


Exterior Doors & Gates: Agent Secured Home

The real estate agent secured the home after the inspection was completed.

Appliances: Oven/Cooktop Off

The oven and/or cooktop were turned off before the inspection was completed.

Appliances: Dishwasher Off - No leaks

The dishwasher was turned off before the inspection was completed. No leaks were noted on the floor below the unit at the time of completion.

Water Fixtures: Water Fixtures Off

All water fixtures tested were left in the off position before leaving the property.

Heating & Cooling: Thermostat Set To Original Temperature/Setting

The thermostat was left at the original position/location before leaving the home.

Lighting & Outlets: **All GFCI Outlets Reset**

All GFCI outlets were reset unless otherwise noted in the inspection report before leaving the home.

Keys & Lockbox: **Agent Locked Up**

The real estate agent secured the home after the inspection was completed.

18: INTERNACHI STANDARDS OF PRACTICE

Information

Standards of Practice: **Standards of Practice**

CALPRO Standards of Practice

Last revised October 2022

Table of Contents

1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

1. An inspection is not technically exhaustive.
2. An inspection will not identify concealed or latent defects.
3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. An inspection will not determine the suitability of the property for any use.
5. An inspection does not determine the market value of the property or its marketability.
6. An inspection does not determine the insurability of the property.
7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. An inspection does not include items not permanently installed.
10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

1. property boundary lines or encroachments.
2. the condition of any component or system that is not readily accessible.
3. the service life expectancy of any component or system.
4. the size, capacity, BTU, performance or efficiency of any component or system.
5. the cause or reason of any condition.
6. the cause for the need of correction, repair or replacement of any system or component.
7. future conditions.
8. compliance with codes or regulations.
9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. the presence of mold, mildew or fungus.
11. the presence of airborne hazards, including radon.
12. the air quality.
13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. the existence of electromagnetic fields.
15. any hazardous waste conditions.
16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. acoustical properties.
18. correction, replacement or repair cost estimates.
19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. any system that is shut down.
2. any system that does not function properly.
3. or evaluate low-voltage electrical systems, such as, but not limited to:
1. phone lines;

2. cable lines;
3. satellite dishes;
4. antennae;
5. lights; or
6. remote controls.

4. any system that does not turn on with the use of normal operating controls.

5. any shut-off valves or manual stop valves.

6. any electrical disconnect or over-current protection devices.

7. any alarm systems.

8. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.

2. dismantle, open or uncover any system or component.

3. enter or access any area that may, in the inspector's opinion, be unsafe.

4. enter crawlspaces or other areas that may be unsafe or not readily accessible.

5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.

6. do anything that may, in the inspector's opinion, be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.

7. inspect decorative items.

8. inspect common elements or areas in multi-unit housing.

9. inspect intercoms, speaker systems or security systems.

10. offer guarantees or warranties.

11. offer or perform any engineering services.

12. offer or perform any trade or professional service other than a home inspection.

13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.

14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.

15. determine the insurability of a property.

16. perform or offer Phase 1 or environmental audits.

17. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

A. the type of roof-covering materials.

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

A. observed indications of active roof leaks.

IV. The inspector is not required to:

1. walk on any roof surface.
2. predict the service life expectancy.

3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1.
the type of exterior wall-covering materials.

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

1.
any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

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

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

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

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.

6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

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

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and

4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21.

determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.

22.

inspect or test for gas or fuel leaks, or indications thereof.

3.7. Electrical

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

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

1. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1.

the type of fireplace.

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

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

1. inspect the flue or vent system.
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
3. determine the need for a chimney sweep.
4. operate gas fireplace inserts.
5. light pilot flames.
6. determine the appropriateness of any installation.
7. inspect automatic fuel-fed devices.
8. inspect combustion and/or make-up air devices.
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
10. ignite or extinguish fires.
11. determine the adequacy of drafts or draft characteristics.
12. move fireplace inserts, stoves or firebox contents.
13. perform a smoke test.
14. dismantle or remove any component.
15. perform a National Fire Protection Association (NFPA)-style inspection.
16. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

1. the type of insulation observed; and
2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

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

1.
the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and

5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

1.

a garage vehicle door as manually-operated or installed with a garage door opener.

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

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

4. Glossary of Terms

- accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
- activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
- adversely affect: To constitute, or potentially constitute, a negative or destructive impact.
- alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
- appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

- architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- component: A permanently installed or attached fixture, element or part of a system.
- condition: The visible and conspicuous state of being of an object.
- correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.
- cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.
- crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
- decorative: Ornamental; not required for the operation of essential systems or components of a home.
- describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
- determine: To arrive at an opinion or conclusion pursuant to examination.
- dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.
- enter: To go into an area to observe visible components.
- evaluate: To assess the systems, structures and/or components of a property.
- evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.
- examine: To visually look (see inspect).
- foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.
- function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
- functional: Performing, or able to perform, a function.
- functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.
- general home inspection: See "home inspection."
- home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.
- household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
- identify: To notice and report.
- indication: That which serves to point out, show, or make known the present existence of something under certain conditions.
- inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.
- inspected property: The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.
- inspection report: A written communication (possibly including images) of any material defects observed during the inspection.
- inspector: One who performs a real estate inspection.
- installed: Attached or connected such that the installed item requires a tool for removal.
- material defect: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
- normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.
- observe: To visually notice.
- operate: To cause systems to function or turn on with normal operating controls.
- readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.

- report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)
- representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.
- residential property: Four or fewer residential units.
- residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- safety glazing: Tempered glass, laminated glass, or rigid plastic.
- shut down: Turned off, unplugged, inactive, not in service, not operational, etc.
- structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- system: An assembly of various components which function as a whole.
- technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.
- unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
- verify: To confirm or substantiate.