

West Coast Property Inspections

Property Inspection Report



342 Airport Blvd , Salinas , CA 93905

Inspection prepared for: City of Salinas

Date of Inspection: 2/25/2019 Time: 9:30 AM

Age of Home: 54 Size: 6,262

Weather: Sunny

Oder #0000668 - Office and garage area

Inspector: Chris Ontiveros

License #NACHI13120904

1715 Independence Blvd , Salinas , CA 93906

Phone: (831) 970-7760

Email: chris@westcoastpropertyinspections.com

www.westcoastpropertyinspections.com



Summary Page

At your request, a visual inspection of the above referenced property was conducted . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

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

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

INTERIOR		
Page 10 Item: 15	Bar-Wet Bar/s/Utility sink/s	• No GFCI protected outlet next to the bar sink - recommend GFCI
Page 11 Item: 17	Smoke Detector/s	• Missing - needs to be installed
Page 11 Item: 18	Carbon Monoxide Detector/s	• No carbon monoxide detector present - we recommend installation per requirements prior to the close of escrow
WATERHEATER/S		
Page 21 Item: 2	Venting	• Corrosion at vent pipe in the hall closet - needs to be serviced
Page 22 Item: 8	Strapping	• None/Missing in the hallway - needs to be serviced - requires three 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom • Missing one strap - tanks over 75 gallons require three straps - needs to be serviced
ELECTRICAL/GAS SERVICE		
Page 24 Item: 2	Sub Panel/s	• Open breaker panel slot(s) at panel box cover - needs to be serviced
ATTIC AREA		
Page 29 Item: 7	Electrical	• Cover missing at junctions box(es) exposing connections - needs to be serviced • Exposed wires - potential hazard needs to be serviced • Exposed live wires - potential hazard needs to be serviced
GARAGE AND/OR CARPORT		
Page 30 Item: 2	Rafters & Ceilings	• Stains present – not accessible for moisture testing – monitor for possible moisture intrusion • Stains at roof framing - aesthetic - inquire with seller regarding status
Page 33 Item: 13	Electrical	• Exposed wires - potential hazard needs to be serviced • Exposed live wires - potential hazard needs to be serviced • Exposed connections - potential hazard needs to be serviced • Open junction boxes - safety concern - recommend installing proper covers, as needed, for safety
Page 34 Item: 18	Window/s	• Internal condensation - not determinable due to dirty windows

EXTERIOR AREAS		
Page 38 Item: 3	Wood Trim	<ul style="list-style-type: none"> • Deteriorated wood - needs to be serviced - consult termite report • Cracking/deterioration - more than normal - needs to be serviced
Page 39 Item: 5	Eaves & Facia	<ul style="list-style-type: none"> • Cracking/deterioration - more than normal - needs to be serviced • Condensation/moisture damage - needs to be serviced - consult the termite report • Deteriorated in areas - needs to be serviced - consult the termite report
GROUNDS		
Page 44 Item: 2	Exterior Electrical	<ul style="list-style-type: none"> • Cover missing at junctions box(es) exposing connections - needs to be serviced
ROOF		
Page 49 Item: 1	Condition	<ul style="list-style-type: none"> • Vegetation on roof - not fully visible for inspection - needs to be serviced
Page 51 Item: 3	Gutters and Down Spout/s	<ul style="list-style-type: none"> • Missing gutter/downspout section(s) - needs to be serviced

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was conducted, we wish to CAUTION you that conditions will change and deficiencies may become apparent that were not apparent during the inspection. This report is not a guarantee or warranty of the premises, property, equipment or other components. We recommend you obtain both insurance and a home warrantee.

Your service agreement provides details for the limitations of this inspection including the Standards of Practice that this inspection was performed within. **PLEASE RE-READ IT CAREFULLY** to refresh your understanding of the guidelines for this report.

THIS IS A VISUAL INSPECTION. NO DESTRUCTIVE DISCOVERY IS PERFORMED. IN OTHER WORDS, YOUR INSPECTOR DOES NOT HAVE X-RAY VISION AND CAN NOT SEE HIDDEN, BLOCKED OR OTHERWISE CONCEALED DEFECTS.

Some comments are bolded in the report body to highlight a specific condition. However, there are many comments in the report that may be important to you that are not in bold type. Please read your entire report.

Though they are sometimes mentioned as a courtesy, cosmetic issues are not generally addressed in this report. Cosmetic issues are subjective in nature and generally do not affect the serviceability or functionality of the component. It is recommended that if you are concerned about cosmetic issues, you perform a complete visual inspection of the property specifically for cosmetic deficiencies.

A real estate inspector is similar to a general practitioner physician in that they are not specialists in any 1 field. Because a real estate inspection is a general inspection, there may be conditions mentioned in the report calling for further review or repairs by specific trades people (repair technicians), specialty contractors (electricians, plumbers, heating and air conditioning contractors, etc.) or other specialists (engineers, environmental consultants, etc). These reviews and repairs will potentially reveal additional items or concerns other than those in this report. Consequently, it is strongly advised that the recommended all recommended reviews be completed prior to the removal of your deposit contingency period and especially close of escrow.

To help define locations of a reported condition the inspector may reference front, back, left or right. Please note that these directions are referenced as if you are standing in the street facing the house.

A representative sample of digital images may be included as a part of the inspection report. The Images, when provided, are intended to augment the description in the report, and not as a replacement of the narrative of the findings. Additionally, it should be noted that images are provided as a representation of the finding and are not intended to be a comprehensive photographic documentation of the inspection.

THIS REPORT IS PROTECTED BY UNITED STATES AND INTERNATIONAL COPYRIGHT! REPRODUCTION, IMITATION, OR DUPLICATION OF ANY PORTION OF THIS REPORT IS FORBIDDEN & SUBJECT TO PROSECUTION & PENALTIES AS PROVIDED BY UNITED STATES COPYRIGHT LAWS.

WARNING . . . This report may not be sold or transferred!

The client agrees to indemnify, defend, and hold harmless West Coast Home Inspections from third party claims arising from this inspection report.

INTERIOR

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Notes

ALL PERSONAL EQUIPMENT EXCLUDED FROM THIS REPORT- IN AND OUT OF STRUCTURE • ***Building description*** • Description of building type: Office building and garage • Block/brick mason construction

2. Utilities / General Comments

- All Utilities are ON
-
- Occupied structure - personal items throughout the structure may prevent access or view to some areas
-
- Evidence of major remodeling present - check all building permits for all areas of the structure to ensure that all remodeled areas were completed properly to city/county code

3. Walls Constructed of/Coverings

Drywall

4. Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Occupied structure some areas not accessible due to personal items • No major visible defects observed at the time of inspection • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



Fish tank area



Fish tank area



Fish tank area



Fish tank area



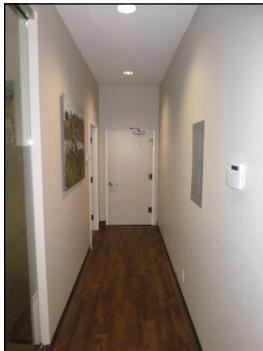
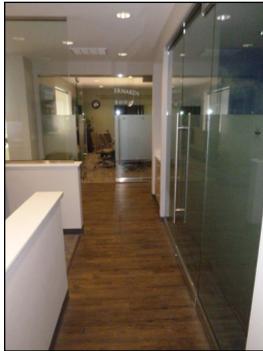
Fish tank area



Fish tank area







5. Ceilings Constructed of/Coverings

Drywall • Tile and T-bar drop ceiling

6. Ceilings

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No major visible defects at time of inspection • Some areas not fully visible due to height/angle/natural lighting/shadowing - N/A • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

7. Floor Coverings

Carpet • Vinyl

8. Floors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Personal items prevent complete inspection in areas • Area rugs present - some areas of floors not visible • Normal wear for age - no major visible defects at the time of the inspection • Floor drainage - not inspected



Floor drainage - not inspected

9. Windows Constructed of

Double pane • Aluminum framed

10. Windows

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film prevent an accurate inspection of the window glass areas • Note: Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure) • Only accessible windows were tested during this inspection • Visible/accessible windows show signs of normal wear for age - no major visible defects at the time of the inspection • Recommend general window maintenance/lubrication and weather tight service

11. Doors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Only accessible doors were tested during this inspection, personal items were not disturbed or moved to test all doors. • Operated at time of inspection • Sticks at jamb - needs to be serviced

12. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Only the visible and accessible switches/outlets are testing during this inspection, personal items are not moved to access any outlets/switches behind them. • Representative number of receptacles and switches tested and operational at time of inspection • Outlets/switches had normal wear for age - no major visible defects

13. Closet/Storage Room/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some closet areas not visible for inspection due to personal storage • Normal wear for age - no major visible defects

14. Cabinet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some interior cabinet areas not visible for inspection due to personal storage • Normal wear for age of material - no major visible defects



Some interior cabinet areas not visible for inspection due to personal storage

15. Bar-Wet Bar/s/Utility sink/s

INSP	NINSP	NFE	NONE
X		X	

Operated at time of inspection • Fixtures/sink had normal wear at the time of the inspection - no major visible defects • Garbage disposal tested and operational at time of inspection via normal controls • **No GFCI protected outlet next to the bar sink - recommend GFCI**



Operated at time of inspection



No GFCI protected outlet next to the bar sink - recommend GFCI



Operated at time of inspection



No GFCI protected outlet next to the bar sink - recommend GFCI



Garbage disposal tested and operational at time of inspection via normal controls

16. Door Bell/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operated at time of inspection front

17. Smoke Detector/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Smoke detectors that are out of reach are not tested for functionality, all battery operated smoke detectors should be within reach for testing and maintenance. •

Missing - needs to be installed



Missing - needs to be installed

18. Carbon Monoxide Detector/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No carbon monoxide detector present - we recommend installation per requirements prior to the close of escrow

BATHROOM/S

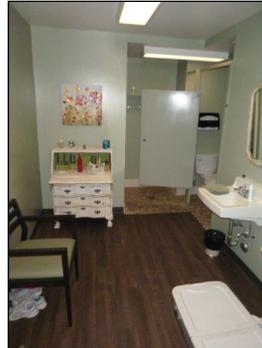
Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

INSP
 NINSP
 NFE
 NONE
 Mens • Womens • Half bath



Half bathroom



Womens bathroom



Mens bathroom

2. Counter/s

INSP
 NINSP
 NFE
 NONE
 Some counter areas not visible for inspection due to personal storage • Counter has normal wear at time of inspection

3. Sink/s

INSP
 NINSP
 NFE
 NONE
 Fixture operated at the time of the inspection • Normal wear at fixture/sink for age of material - no major visible defects • Pedestal sink installed - needs to be serviced • Caulk maintenance needed at sink to countertop juncture



4. Mirror/s

INSP
 NINSP
 NFE
 NONE
 Mirror functional at time of inspection • Normal wear for age of material - no major visible defects

5. Shower/s

INSP
 NINSP
 NFE
 NONE
 Note: Shower drains are not plugged and the pan long-term tested - consult termite report • Fixture was tested and operating at time of inspection via normal fixture controls • Caulk maintenance needed at wall to fixture juncture



6. Shower Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some areas not visible/accessible for inspection due to personal items present • Shower pans are not long-term water tested - consult the termite report • Tile and grout present • Recommend grout and sealer maintenance • Shower pan is in a worn/stained/older condition - typical for the age • Caulking needed around perimeter • Recommend maintenance and sealing holes & gaps at all wall/plumbing junctures to prevent water infiltration into walls

7. Enclosures / Shower doors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Shower curtain - N/A

8. Toilet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and operational at time of inspection via normal fixture controls, flush test performed • Toilet has normal wear for age at the time of the inspection - no major visible defects



9. Urinal/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operated



10. Plumbing

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operational at time of inspection via normal fixture controls - no visible leaks observed • Angle stops/hoses/drain pipes are in a normal condition for their age - no major visible defects • No visible leaks found at the time of the inspection • Note: The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed).

11. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Representative number of receptacles and switches tested and operational at time of inspection • Outlets/switches/fixtures had normal wear for age - no major visible defects

12. GFCI/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and operational at time of inspection via normal control

13. Exhaust Fan/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operated at time of inspection • Normal wear for age - no major visible defects

14. Heating

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

See HVAC page for more information about this section

KITCHEN

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Counters

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some counter areas not visible for inspection due to personal storage • Counter has normal wear at time of inspection - no major visible defects • Counter is worn/cracked/scratched/etc. - typical for age • Tile and grout present • Recommend grout/sealer/stone maintenance

2. Cabinet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some interior cabinet areas not visible for inspection due to personal storage • Worn cabinets - loose/worn hardware - typical for age



Some interior cabinet areas not visible for inspection due to personal storage

3. Sink/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and functional at time of inspection via normal fixture controls • Normal wear at fixtures for age of material - no major visible defects



4. Spray Wand/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operational at time of inspection

5. Soap Dispenser/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and operational at time of inspection via normal fixture controls

6. Dishwasher/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

None installed

7. Garbage Disposal/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

None installed

8. Plumbing

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operational at time of inspection via normal fixture controls - no visible leaks observed • Angle stops/hoses appear to be in normal condition at the time of inspection - no major visible defects • No visible leaks found at the time of the inspection • Note: The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed).

9. Range/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Gas - tested and operational at time of inspection via normal controls • Electric - tested and operational at time of inspection via normal controls • Normal wear for age - no major visible defects



Gas - tested and operational at time of inspection via normal controls

10. Oven/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: The "Bake" feature is the only feature operated during a home inspection; convection, browning, rotisserie and other features are not tested during the oven inspection. • Gas - tested and operational at time of inspection via normal controls • Electric - tested and operational at time of inspection via normal controls • Normal wear for age - no major visible defects

11. Microwave/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Portable (non built-in type) unit present - not tested

12. Exhaust Vent/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

None present - recommend installing an exhaust vent system

13. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Representative number of receptacles and switches tested and operational at time of inspection • Some switches have unknown function - not inspected inquire with seller regarding operation • Could not access 240v service - not inspected

14. GFCI/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and operational at time of inspection via normal control • None installed
recommend upgrade for increased safety at the sink area



None installed recommend upgrade for increased safety at the sink area

HEATING/AIR CONDITIONING

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Location/s and Type

INSP NINSP NFE NONE Garage gas fired forced hot air • Roof dual pack unit



Garage gas fired forced hot air

Garage gas fired forced hot air

2. Heater/s

INSP NINSP NFE NONE Note: Inspector does not examine heat exchanger or determine the presence of a cracked heat exchanger - this is not a complete evaluation of the internal areas of the heater - consult an HVAC contractor for further evaluation if you have concerns about the heat exchanger • Operated at time of inspection • Typical life expectancy 10 to 15 years, with proper maintenance • Unit has normal wear for age at the time of the inspection - no major visible defects • Recommend regular service/maintenance to extend the life of the unit • Limited inspection covers could not be removed - a visual internal inspection was not completed

3. A/C Evaporator Coil Box

INSP NINSP NFE NONE Note: The a/c coil box is only examined on the exterior - an internal inspection is not completed on the coil box - consult a HVAC contractor to further evaluate as needed • Note: This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size - consult a HVAC contractor for further evaluation as needed • The visible areas of the coil box are worn/dirty/deteriorated and typical for the age of this older unit

4. Venting

INSP NINSP NFE NONE Some areas not visible due to personal items/storage/etc. and cannot be viewed for inspection • The visible areas of the vent have normal wear at the inspection - no major visible defects

5. Air Supply

INSP NINSP NFE NONE Recommend seasonal service and maintenance to ensure that all areas are sealed/cleaned/dry and functioning normally at all times • Normal at time of inspection - no major visible defects

6. Gas Supply Valve/s and Pipe/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear at time of inspection - no major visible defects



Normal wear at time of inspection - no major visible defects



Normal wear at time of inspection - no major visible defects

7. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operating properly at the time of the inspection - no major visible defects

8. Thermostat/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Standard mechanical type present - functional day of the inspection • Timer model in the garage - recommend upgrading • Location - hallway

9. Filter/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Located inside a filter grill in hall ceiling, filter size

A seasonal HVAC service contract is recommended to ensure that all filters changed/cleaned regularly or as needed • We recommend that the filters be change or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems • Filter has normal wear at the time of inspection

10. Registers

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Heater Temperature at Registers: • Representative number tested and functional day of the inspection • All visible register covers have normal wear at the time of the inspection - no major visible defects • Note: The inspector cannot determine if asbestos exists in any part of the HVAC system - consult an asbestos testing company if you have concerns about asbestos • Note: Adjustable louvers in registers are not tested for functionality - those closed for long periods of time may not operate properly • Note: Not all registers are tested for air flow due to location, access, etc.



11. Heater Enclosure/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend having this unit and enclosure professionally cleaned and tuned to ensure proper and safe operation • Visible areas have normal wear at time of inspection - no major visible defects • Service light in attic operated at the time of the inspection

12. Platform/Base/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend seasonal servicing and maintenance to ensure sealing holes and gaps in the heater base • Visible areas have normal wear at time of inspection - no major visible defects

13. Refrigerant Line/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some areas not visible due to personal items/storage/etc. • Normal wear day of the inspection - no major visible defects

14. A/C Compressor Type - Location

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Gas unit - roof

15. Air Conditioning Compressor/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Typical life expectancy 10 to 15 years, with proper maintenance • Unit has normal wear for age at the time of the inspection - no major visible defects • Recommend regular service/maintenance to extend the life of the unit • Note: This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size - consult a HVAC contractor for further evaluation as needed

WATERHEATER/S

1. Water Heater/s Condition

INSP	NINSP	NFE	NONE
X			

Number of gallons: 119 gallons • Tankless demand unit (not original to this structure - check all installation permits to ensure that this unit was installed to city code and manufacturer specifications)

Location/s: Hall coset • Hallway Electric • Garage Tankless

Note: The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. The Inspector cannot predict the remaining life of the unit. •

Operated at the time of the inspection • The unit has normal wear for the age at the time of the inspection - no major visible defects • Consult a plumber or manufacturers owner's manual for general maintenance recommendations to extend the life of the unit

• Note: Electric heater elements are not tested for continuity • Note: The Inspector cannot determine if any parts of/on/around the water heater unit contain asbestos - consult an asbestos testing company if there is concerns about asbestos • The unit is worn/older in the hall closet - consult a plumber for general maintenance recommendations to extend the life of the unit



Operated at the time of the inspection

2. Venting

INSP	NINSP	NFE	NONE
X		X	

Normal wear day of the inspection - no major visible defects • Vent is worn and older - consider upgrading vent • **Corrosion at vent pipe in the hall closet - needs to be serviced**



Corrosion at vent pipe in the hall closet - needs to be serviced



Corrosion at vent pipe in the hall closet - needs to be serviced

3. Plumbing

INSP	NINSP	NFE	NONE
X		X	

Material type: Copper

Normal wear at time of inspection - no major visible defects • Worn valve/piping/connections - typical for age • Corrosion present - monitor for moisture



Corrosion present - monitor for moisture



4. Electrical

INSP
 NINSP
 NFE
 NONE
 Normal wear on the day of the inspection - no major visible defects

5. Temperature Pressure Release Valve/s

INSP
 NINSP
 NFE
 NONE
 Note: The inspector visually inspects the TPRV only - this valve is not opened or tested during the inspection • Normal wear on the day of the inspection - no major visible defects

6. Overflow Line/s

INSP
 NINSP
 NFE
 NONE
Material type: Copper
 Normal wear on the day of the inspection - no major visible defects

7. Water Heater Temperature

INSP
 NINSP
 NFE
 NONE
 Note: Temperature can be taken at the exhaust draft diverter location, but may not represent the actual temperature at the interior fixtures within the structure - see all photos attached to the report • 100 F

8. Strapping

INSP
 NINSP
 NFE
 NONE
 Standard metal type straps present - normal wear on the day of the inspection - no major visible defects • **None/Missing in the hallway - needs to be serviced - requires three 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom** • **Missing one strap - tanks over 75 gallons require three straps - needs to be serviced**



None/Missing in the hallway - needs to be serviced - requires three 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom

9. Gas Valve/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear at time of inspection - no major visible defects

10. Combustion Air

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Combustion air appears to be adequate at the time of the inspection • Note: Good combustion air is an unconfined space that is one whose volume is not less than 50 cubic feet per 1,000 Btu/hr of the total input rating of all appliances installed in the space.

11. Platform/Base/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Catch pan present - drains properly

12. Enclosure/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some areas not visible due to personal storage and/or access limitations • Worn/dirty areas - recommend cleaning • Recommend sealing any holes/gaps

ELECTRICAL/GAS SERVICE

1. Main Panel

INSP	NINSP	NFE	NONE
X			

Location/s: Front of the structure

Note: Panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy • Normal wear for age at time of inspection - no major visible defects • Note: Knockouts need snap-in caps inside panel box, should be installed to keep mice out of panel box and to avoid potential electrocution hazard



2. Sub Panel/s

INSP	NINSP	NFE	NONE
X		X	

Location: Hall area walls • Garage

Normal wear at time of the inspection - no major visible defects • Note: Inspector does not perform a load calculation to determine service capacity adequacy • Note: Knockouts need snap-in caps inside panel box, should be installed to keep mice out of panel box and to avoid potential electrocution hazard • Note: Electrical fires due to poor installation of wiring cannot be determined by inspector • **Open breaker panel slot(s) at panel box cover - needs to be serviced**



Open breaker panel slot(s) at panel box cover - needs to be serviced



Timers not inspected



3. Breakers

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type of wiring: Copper

Note: Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly (consult an electrician for further evaluation, if this is a concern) • Number of breakers in off position at the garage subpanel: 2 • Normal wear for age at time of inspection - no major visible defects • Labels are present on panel cover - the inspector does not check for accuracy of labels • Note: Inspector does not perform a load calculation to determine service capacity adequacy • Number of breakers in off position: 2



Number of breakers in off position at the garage subpanel: 2

4. Panel Wiring

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wiring type: copper and multi-strand aluminum at 240-Volt circuits • Note: Inspector does not perform a load calculation to determine service capacity adequacy

5. Breaker Amp Capacity

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

220/240 v • 200 amp • Main breaker rating per label: 200 AMPS • Note: Inspector does not perform a load calculation to determine service capacity adequacy

6. Cable Feeds

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Overhead - normal wear for the age on day of the inspection - no major visible defects

7. Main Gas Valve

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Front of the structure

Natural gas present

- Valve has normal wear for age at the time of inspection - no major visible defects • Recommend gas valve wrench be placed near valve for optimal preparedness • Note: The Inspector cannot determine if gas piping is properly protected in the ground - consult the Gas Company for further evaluation • Note: Exterior gas lines, fire pits, BBQs, etc. are not included as part of this inspection - consult your gas supplier company to further evaluate these areas and check all permits for added gas lines, fire pits, BBQs, etc. • Note: Main and other fuel gas supply valves are not tested • Note: We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to purchase and occupancy



8. Gas Pipe/s and Valve/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to occupancy, the inspector cannot determine if gas lines are properly protected in the ground. • Note: Exterior gas lines, fire pits, BBQs, etc. are not included as part of this inspection - consult your gas supplier company to further evaluate these areas and check permits for any added gas lines, fire pits, BBQs, etc. • Normal wear for age at the time of inspection - no major visible defects

ATTIC AREA

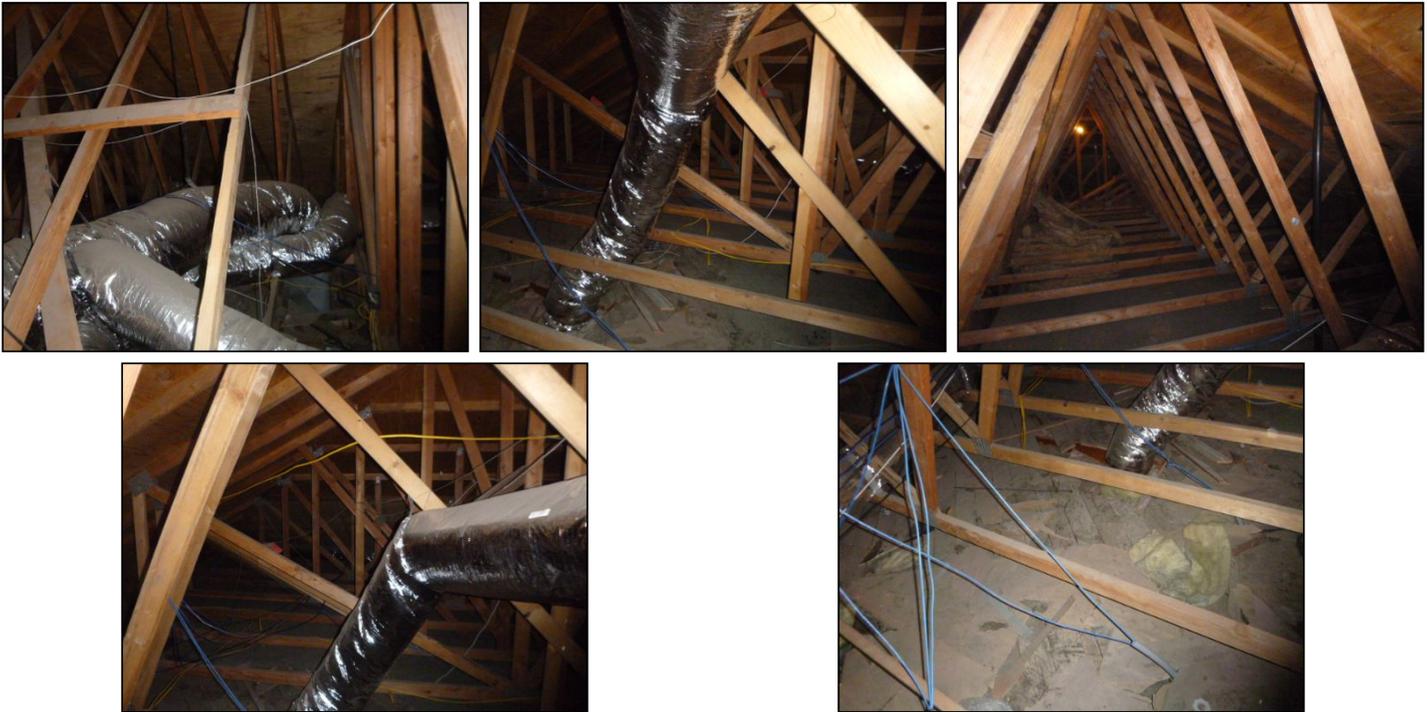
This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Structure

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Could not access all areas of the attic due to limited space • Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires • Flooring walk boards not installed in attic - inspection limited due to potential for damage to insulation • Manufactured trusses present, normal wear at time of inspection - no major visible defects • No major visible defects found at the time of the inspection • Consult termite report for all wood areas in the attic • Cracking small at wood members - typical for age





2. Insulation

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Material type: None - recommend adding insulation for optimum comfort and efficiency

None - recommend adding insulation for optimum comfort and efficiency

3. Ventilation

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some areas not visible due to personal storage/insulation/access hindrances • Existing ventilation appeared to be functional on the day of the inspection

4. Vent Screens

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some areas not visible due to personal storage/insulation/access hindrances • Visible ventilation screens appeared to be functional at time of inspection • Recommend maintaining vent screen to prevent pest intrusion

5. Exhaust Vent/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some vents are not visible or accessible and cannot be inspected - N/A • All visible vents appear to be in normal condition where visible - no major visible defects

6. Duct Work

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: The inspector does not determine the presence of asbestos or any other hazardous materials in the duct work - if there is any concern about asbestos in the duct work we recommend that the client have the ducts tested as needed. • Note: The inspector does not determine efficiency or effectiveness of the duct layout - check all installation permits • Limited inspection/access due to structure and duct layout • All visible/accessible duct areas have normal wear for age at the time of the inspection - no major visible defects



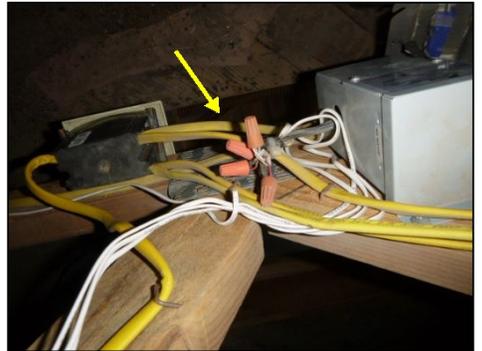
7. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Most electrical not accessible and not inspected • Some areas not visible due to personal storage/insulation/access hindrances • Attic light operated via normal fixture control • **Cover missing at junctions box(es) exposing connections - needs to be serviced • Exposed wires - potential hazard needs to be serviced • Exposed live wires - potential hazard needs to be serviced**



Cover missing at junctions box(es) exposing connections - needs to be serviced



Exposed wires - potential hazard needs to be serviced



Exposed live wires - potential hazard needs to be serviced

8. Plumbing

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some areas not visible due to personal storage/insulation/access hindrances • Vents only - no other plumbing/piping is visible for inspection

9. Access Entry/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear at access door - no major visible defects

GARAGE AND/OR CARPORT

1. Roof Condition

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Roofing area is the same as main structure - see the main roof page

Constructed of: Asphalt shingles

Same as main structure see roof page • Recommend seasonal maintenance to extend the life of the current materials • Recommend mastic maintenance at all flashing areas • Normal wear day of the inspection - no major visible defects

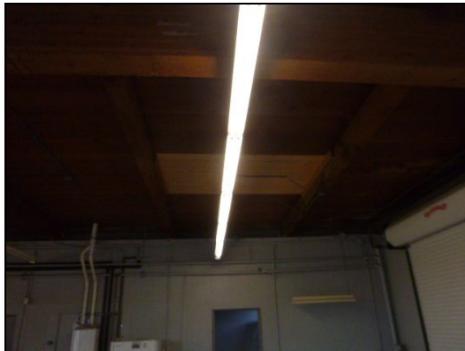
2. Rafters & Ceilings

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Some ceiling/rafter areas are not visible or accessible/inspected due to personal storage/wood boards • Consult termite report for all wood in garage area • Cosmetic blemishes observed • Cracking small - typical for age • Patched areas- inquire with seller regarding reason for repairs • **Stains present – not accessible for moisture testing – monitor for possible moisture intrusion • Stains at roof framing - aesthetic - inquire with seller regarding status**



Patched areas- inquire with seller regarding reason for repairs



Patched areas- inquire with seller regarding reason for repairs



Stains at roof framing - aesthetic - inquire with seller regarding status



Stains at roof framing - aesthetic - inquire with seller regarding status



Patched areas- inquire with seller regarding reason for repairs





Stains present – not accessible for moisture testing – monitor for possible moisture intrusion **Stains at roof framing - aesthetic - inquire with seller regarding status**

3. Main Automotive Door/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Commercial roll-up
 Normal wear for age at the time of the inspection - no major visible defects

4. Hardware/Springs

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Garage doors require periodic maintenance and is recommended to ensure that all hardware is properly lubricated and secured • Normal wear at time of inspection - no major visible defects

5. Garage Door Opener/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Opener(s) were tested using the normal wall button on the day of the inspection (remote controls are not tested) • Multiple units present • Operated at the time of the inspection • Normal wear at time of inspection - no major visible/functional defects • Note: Door opener activator button should be minimum 54-inches above floor for safety • Note: Door opener radio control devices not tested - inquire with seller regarding existence and operation

6. Garage Door/s Reverse Safety Status

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Light beam interrupted and door stopped and reversed day of the inspection • Note: Pressure sensors/systems are generally not tested due to the risk of damage if they are not properly operating - we recommend having a general service completed prior to regular use.

7. Exterior Door/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operated at the time of inspection • Normal wear at time of inspection - no major visible defects

8. Fire Door/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operated at the time of inspection • Normal wear at time of inspection - no major visible defects

9. Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Personal items/storage/etc. are present and prevent a complete inspection of wall areas • Normal wear at the time of the inspection - no major visible defects • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Cracking small - typical for age



10. Anchor Bolts

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Personal storage prevented complete inspection - present where visible

11. Closet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some closet areas not visible for inspection due to personal storage • Normal wear for age - no major visible defects



12. Slab

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Completely covered with personal items - not visible for inspection • Personal items/storage/vehicles prevent complete inspection of floor areas • Epoxy coated - prevents complete inspection

13. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

All visible and accessible outlets, switches and lights are tested during this inspection • Personal items/storage prevents access and complete inspection to some electrical areas • The accessible outlets were tested and operating at the time of the inspection • The accessible switches and lighting was tested and operating at the time of the inspection • **Exposed wires - potential hazard needs to be serviced** • **Exposed live wires - potential hazard needs to be serviced** • **Exposed connections - potential hazard needs to be serviced** • **Open junction boxes - safety concern - recommend installing proper covers, as needed, for safety**



Exposed live wires - potential hazard needs to be serviced



Open junction boxes - safety concern - recommend installing proper covers, as needed, for safety

14. GFCI/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and operational at time of inspection via normal control

15. 240 Volt Receptacle

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Could not access 240v service - not inspected

16. Ventilation

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

None - not required

17. Vent Screens

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

None - not required

18. Window/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Constructed of: Double pane • Aluminum framed

Only accessible windows were tested during this inspection (windows not accessible are not inspected or tested) • Operated at time of inspection • Worn frames/hardware/tracks - typical for age of material • Recommend weather tight service • Recommend exterior caulking service • **Internal condensation - not determinable due to dirty windows**

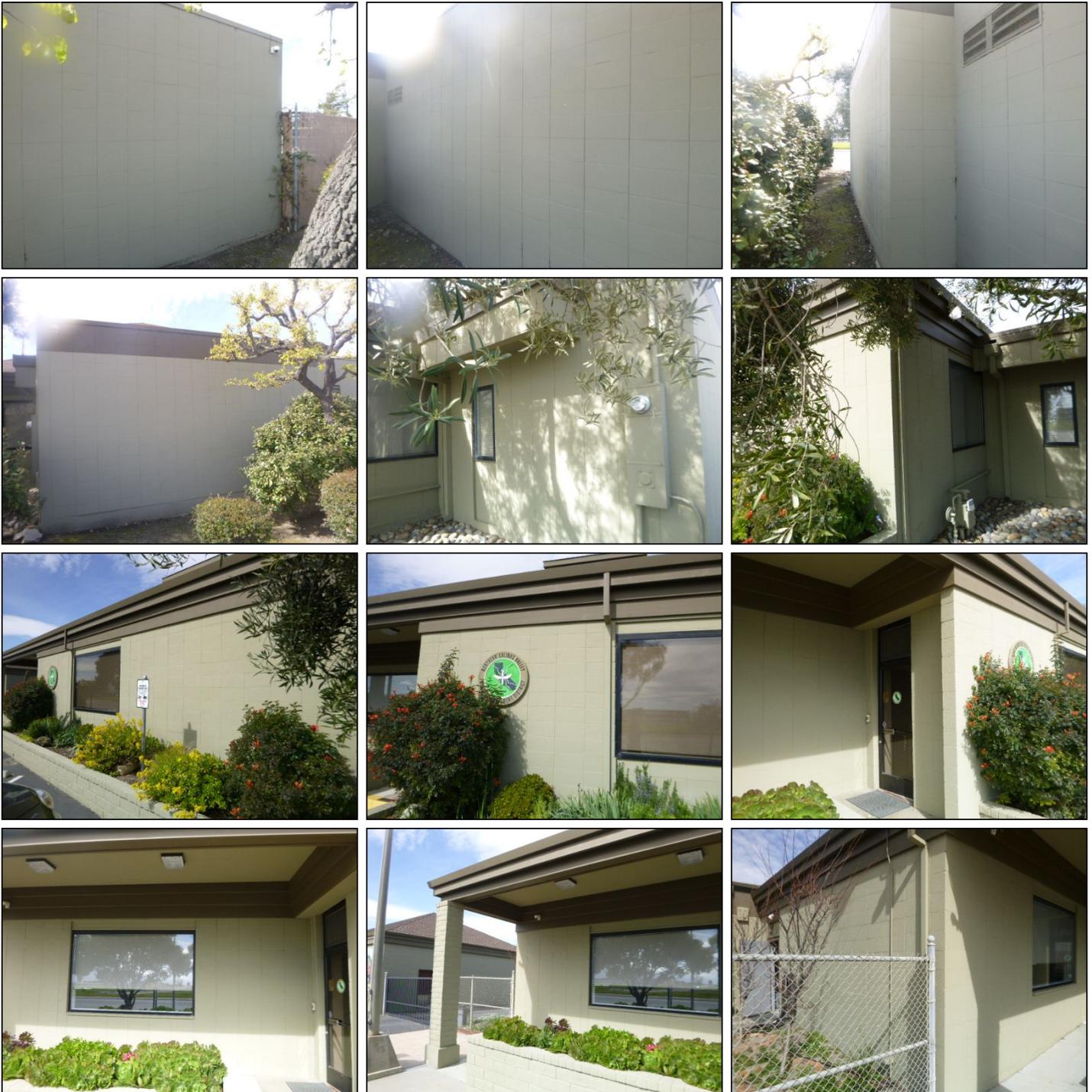
EXTERIOR AREAS

1. Block/Brick Structure

INSP	NINSP	NFE	NONE
X			

Note: concrete requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions • Some not accessible for inspection due to vegetation/personal items/height/limited access - these areas cannot be visually inspected

- Normal wear at time of inspection where visible - no major visible defects
- Small cracking/holes/chipping - normal for age of material • Note: Inspector does not use specialized instruments to detect moisture, if any, under stucco surface







2. Siding

INSP	NINSP	NFE	NONE
X			

Constructed of: Wood

Note: Siding requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions • Some not accessible for inspection due to vegetation/personal items/height/limited access - these areas cannot be visibly inspected

- Worn/weathered/cracked materials where visible – recommend siding maintenance
- Small cracking/chipping/holes present - recommend siding service/maintenance and sealing all holes and gaps • Consult termite report for all exterior wood
- Recommend caulk maintenance to seal all gaps, cracks and openings
- Note: Inspector does not use specialized instruments to detect moisture, if any, under siding surface



Worn/weathered/cracked materials where visible – recommend siding maintenance



Recommend caulk maintenance to seal all gaps, cracks and openings



3. Wood Trim

INSP	NINSP	NFE	NONE
X		X	

Some not accessible for inspection due to vegetation/personal items/height/limited access - not visible for inspection

- Recommend general trim maintenance and sealing any holes/gaps
- Worn/weathered at time of inspection where visible – recommend service and water tight maintenance
- Gaps present at some trim areas - recommend service and water tight maintenance
- Consult termite report for all exterior wood
- Weathering and staining present
- Note: For damaged wooden areas and moisture problems (mold/mildew) always obtain a structural pest control inspection
- Note: Inspector does not determine wood destroying organism presence or damage - always obtain a structural pest control inspection
- Note: Inspector does not use specialized instruments to detect moisture, if any, under siding/trim surface
- **Deteriorated wood - needs to be serviced - consult termite report**
- **Cracking/deterioration - more than normal - needs to be serviced**



Deteriorated wood - needs to be serviced - consult termite report

4. Weep Screeds

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No weep screeds present - typical for age

• Note: Inspector does not use specialized instruments to detect moisture, if any, under stucco surface

5. Eaves & Facia

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Inspector does not determine wood destroying organism presence or damage - always obtain a structural pest control inspection

- Some not accessible or visible for inspection due to vegetation/personal items/height/angle
- Consult termite report for all wood areas at the structure
- Normal wear at time of inspection where visible - no major visible defects
- Note: Inspector does not use specialized instruments to detect moisture, if any, under siding/trim surface
- **Cracking/deterioration - more than normal - needs to be serviced**
- **Condensation/moisture damage - needs to be serviced - consult the termite report**
- **Deteriorated in areas - needs to be serviced - consult the termite report**



Deteriorated in areas - needs to be serviced - consult the termite report



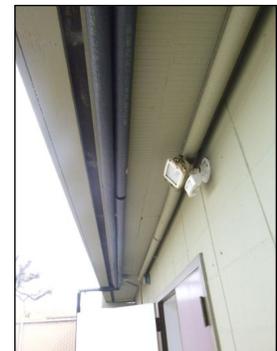
Normal wear at time of inspection where visible - no major visible defects



Deteriorated in areas - needs to be serviced - consult the termite report



Consult termite report for all wood areas at the structure



6. Soffits

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some not accessible or visible for inspection due to vegetation/personal items • Normal wear at time of inspection - no major visible defects

- Weathered and worn materials - typical for age
- Note: Inspector does not determine wood destroying organism presence or damage - always obtain a termite inspection
- Note: For damaged wooden areas and moisture problems (mold/mildew) always obtain a structural pest control inspection
- Note: Inspector does not use specialized instruments to detect moisture, if any, under siding/trim/soffit surfaces

7. Exterior Paint

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear at time of inspection - no major visible defects • Recommend caulking around doors and windows as necessary • Note: Exterior paint will require maintenance every 3-5 years

8. Exterior Doors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals • See interior section for more information • Commercial roll-up/sectional/vertical • Commercial door present • Normal wear at time of inspection - no major visible defects • Maintain weather tight seals at all doors

9. Exterior Window/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Exterior windows require seasonal maintenance to extend lifespan and maintain weather tight seals • See interior section for additional information - some exterior window areas may not be visible due to height/limited access/vegetation/etc. • Normal wear at time of inspection - no major visible defects • Recommend weather tight service/maintenance • Recommend exterior caulking service • Recommend weather tight service

CONCRETE SLAB FOUNDATION

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Living space above garage/subterranean area - not inspected • No determination can be made regarding the condition of the interior concrete slab as it was covered with flooring, expect to find typical cracks up to 1/4-inch when it is exposed • Slab not visible due to floor coverings - not visible for inspection • See interior floor area notes • Personal items prevented complete inspection • Epoxy coated - functional day of the inspection

2. Foundation Perimeter

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear on the day of the inspection where visible - no major defects visible • Worn and cracked - typical for the age of the structure

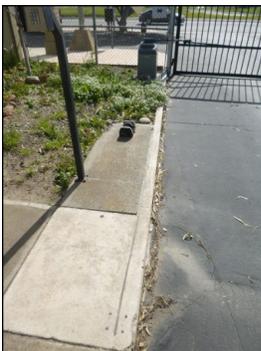
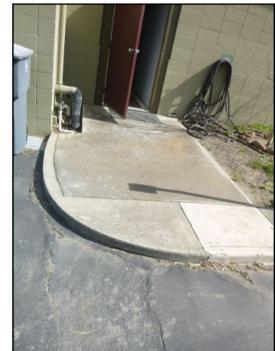
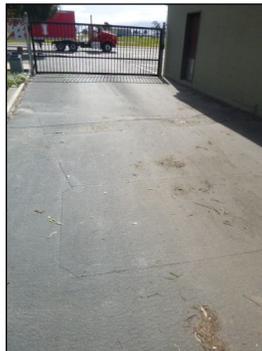
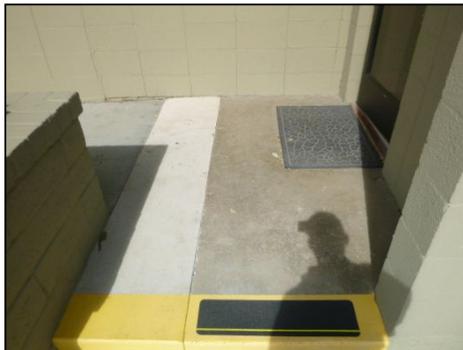
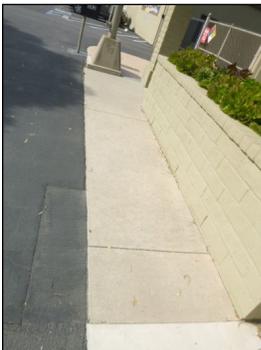
GROUNDS

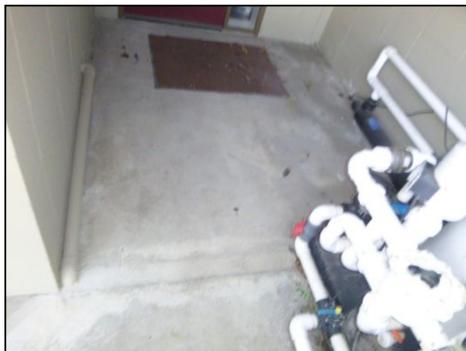
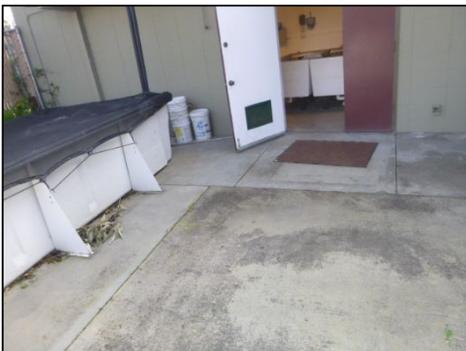
Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Parking Lot/s/Driveway/s and Walkway/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Constructed of: Personal items/automobiles/vegetation/debris prevent complete inspection in areas • Asphalt
Normal wear for age on the day of the inspection • Worn with common cracks - typical for age of material • Cracking small and typical for age





Outside fish area not inspected

Outside fish area not inspected

2. Exterior Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Accessible lights/switches/outlets were tested on the day of the inspection

- All visible fixtures/switches/outlets were found to be in normal operating condition at the time of the inspection
- The visible and tested fixtures/switches/outlets were in a loose/worn condition - typical for age
- Electrical fixtures should be caulked/sealed to wall attachments to help prevent moisture entry
- • Low voltage lighting systems and motion detectors are not inspected
- Low voltage access systems (gates, etc.) are not inspected
- Intercom systems are not inspected
- Video/audio security systems are not inspected
- Some electrical areas are not visible - not inspected or tested
- Yard area electrical that is not readily visible and accessible may not be seen or inspected
- The Inspector does not perform and stress or destructive testing of the electrical system
- **Cover missing at junctions box(es) exposing connections - needs to be serviced**



Cover missing at junctions box(es) exposing connections - needs to be serviced

3. GFCI/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and operational at time of inspection via normal control

4. Exterior Plumbing and Faucet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior faucets operated with normal wear at time of inspection via normal fixture controls

- Some areas not visible due to personal items/vegetation obstructing view/access
- Exterior hose faucet(s) missing anti-siphon device(s) - needs to be serviced
- Note: Sump pumps, septic tanks and associated piping and sewer drain pipes from structure to street are excluded from this inspection



Exterior faucets operated with normal wear at time of inspection via normal fixture controls



Note: Sump pumps, septic tanks and associated piping and sewer drain pipes from structure to street are excluded from this inspection

5. Main Water Valve

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type of plumbing: Note: This section includes a percentage approximation of the plumbing type, it is not a guarantee of the plumbing type in all areas. The inspector cannot see plumbing type inside walls, floor or other areas that may be covered. • Copper 100% (approximate)

Location: Front of the structure • Main water shutoff is visibly inspected only - they are not tested for operation due to the potential for leakage

- Main valve appears to have normal wear at the time of inspection - no major visible defects
- Whole house filter/water softener present - not included in this inspection - inquire with seller if owned or rented and maintenance needed



6. Water Pressure

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Recommended water pressure is between 55 to 80 pounds per square inch (psi) • Note: Water Pressure can fluctuate depending upon time of day and municipal service adjustments • Approximate pounds per square inch: 50



Approximate pounds per square inch: 50

7. Pressure Regulator

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Front of the structure • Note: Visibly inspected only - not tested for adjustment operation due to the potential for leakage • Regulator appears to have normal wear on the day of the inspection - no major visible defects

8. Sprinklers

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sprinklers/irrigation systems on timers not inspected - consult seller/occupant/association/landscape contractor

9. Fencing and Walls

INSP	NINSP	NFE	NONE
X			

Constructed of: Note: Fence or wall enclosures are not evaluated for security adequacy or design

- Chain link

Some wall/fence areas not visible for inspection due to vegetation/personal items •

Visible fencing/wall areas had normal wear on the day of the inspection - no major visible defects • Note: Fence enclosures are not evaluated for security adequacy





10. Gate/s

INSP	NINSP	NFE	NONE
X			

Constructed of: Note: Gates are not evaluated for security adequacy • Wrought iron • Driveway gate present
 Operated on the day of the inspection • Normal wear at the time of the inspection - no major visible/functional defects



11. Planter/s

INSP	NINSP	NFE	NONE
X			

Normal wear on the day of the inspection - no major visible defects • Recommend pruning or remove any plants that are in contact or proximity to structure to eliminate pathways of wood destroying insects and moisture • Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness • Recommend trimming trees that are in contact or proximity to home, as branches can abrade roofing or siding





12. Grading

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: This inspection cannot determine adequate drainage needs, the addition of drains may be needed in areas to help divert water away from the structure • Note: Steep hillsides, fire safety study and inaccessible areas on the grounds are excluded from this inspection. • No drains visible at the property at the time of the inspection, drains are recommended to divert water away from structure • Note: Above ground pools, spas/hot tubs, water features, fountains, ponds, birdbaths and associated equipment are excluded from this inspection.

13. Out Structures

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Out buildings, detached structures, play equipment, exterior BBQ areas, fire pits, bird baths, fountains/water features and above ground pools are not inspected. • Not completely visible for inspection due to storage

ROOF

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Condition

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Inspection method - roof was walked • Solar panels present and may obstruct the view of the roof materials beneath them, these areas are generally not visible to the home inspector. Further evaluation by a roofer or the solar panel company responsible for the roof is highly advised.

Constructed of: Asphalt shingles • Rolled composition

Some areas not visible from inspection level • Visible materials show signs of normal wear at time of inspection - no major visible defects • Worn and weathered materials present • Regular seasonal maintenance is recommended to extend the life of the roof • Wavy areas present - needs further evaluation by licensed roofer • Typical life expectancy for asphalt shingles roof 15 to 20 years - with proper maintenance • Typical life expectancy for rolled asphalt roof 10 years or less - with proper maintenance •

Vegetation on roof - not fully visible for inspection - needs to be serviced





Wavy areas present - needs further evaluation by licensed roofer



Wavy areas present - needs further evaluation by licensed roofer





2. Flashing/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Worn/weathered/rusted/bent - typical for age • Recommend seasonal mastic maintenance to prevent moisture intrusion

3. Gutters and Down Spout/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Normal wear at time of inspection - no major visible defects • Recommend cleaning and routine maintenance on gutter system to maintain good drainage • Bent/dented gutter areas - recommend maintenance and repair as needed • **Missing gutter/downspout section(s) - needs to be serviced**



Bent/dented gutter areas - recommend maintenance and repair as needed

Missing gutter/downspout section(s) - needs to be serviced

4. Vents and Vent Cap/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend seasonal maintenance to ensure that caps do not become loose or develop other defects • Worn/weathered – recommend seasonal maintenance to ensure that caps do not become loose or develop other defects

Residential Earthquake Hazards Report

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| Yes | No | N/A | Don't Know | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake? |
-
- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| Yes | No | N/A | Don't Know | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Is the house anchored or bolted to the foundation? |
-
- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. If the house has cripple walls:
a. Are the exterior cripple walls braced? |
-
- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? |
-
- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened? |
-
- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. If the house is built on a hillside:
a. Are the exterior tall foundation walls braced? |
-
- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened? |
-
- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened? |
-
- | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened? |
-
- | | | | | |
|--------------------------|--------------------------|-------------------------------------|--|--|
| Yes | No | Don't Know | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)? |
-
- | | | | | |
|--------------------------|--------------------------|-------------------------------------|--|--|
| Yes | No | Don't Know | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)? |

EXECUTED BY:

 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

 (Buyer) (Buyer) Date

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

InterNACHI Standards of Practice

Last revised 01/10/08

Table of Contents

1. Definitions and Scope.
2. Standards of Practice
 - 2.1. Roof
 - 2.2. Exterior
 - 2.3. Basement, Foundation, Crawlspace & Structure
 - 2.4. Heating
 - 2.5. Cooling
 - 2.6. Plumbing
 - 2.7. Electrical
 - 2.8. Fireplace
 - 2.9. Attic & Insulation
 - 2.10. Doors, Windows & Interior
3. Limitations, Exceptions & Exclusions
4. Glossary of Terms

1. Definitions and Scope

1.1. A Home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

II. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

1.2. A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

2. Standards of Practice

2.1. Roof

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

- A. The roof covering.
- B. The gutters.
- C. The downspouts.
- D. The vents, flashings, skylights, chimney and other roof penetrations.
- E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

- A. Walk on any roof surface.
- B. Predict the service life expectancy.
- C. Inspect underground downspout diverter drainage pipes.
- D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. Inspect antennae, lightning arresters, or similar attachments.

2.2. Exterior

I. The inspector shall inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
- D. A representative number of windows.
- E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.

- F. And describe the exterior wall covering.
 - II. The inspector is not required to:
 - A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
 - B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
 - C. Inspect geological, geotechnical, hydrological and/or soil conditions.
 - D. Inspect recreational facilities.
 - E. Inspect seawalls, break-walls and docks.
 - F. Inspect erosion control and earth stabilization measures.
 - G. Inspect for safety type glass.
 - H. Inspect underground utilities.
 - I. Inspect underground items.
 - J. Inspect wells or springs.
 - K. Inspect solar systems.
 - L. Inspect swimming pools or spas.
 - M. Inspect septic systems or cesspools.
 - N. Inspect playground equipment.
 - O. Inspect sprinkler systems.
 - P. Inspect drain fields or drywells.
 - Q. Determine the integrity of the thermal window seals or damaged glass.
- 2.3. Basement, Foundation & Crawlspace
- I. The inspector shall inspect:
 - A. The basement.
 - B. The foundation
 - C. The crawlspace.
 - D. The visible structural components.
 - E. Any present conditions or clear indications of active water penetration observed by the inspector.
 - F. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
 - II. The inspector is not required to:
 - A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
 - B. Move stored items or debris.
 - C. Operate sump pumps with inaccessible floats.
 - D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
 - E. Provide any engineering or architectural service.
 - F. Report on the adequacy of any structural system or component.
- 2.4. Heating
- I. The inspector shall inspect:
 - A. The heating systems using normal operating controls and describe the energy source and heating method.
 - B. And report as in need of repair heating systems which do not operate.
 - C. And report if inspector deemed the heating systems inaccessible
 - II. The inspector is not required to:
 - A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks.
 - B. Inspect underground fuel tanks.
 - C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
 - D. Light or ignite pilot flames.
 - E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
 - F. Override electronic thermostats.
 - G. Evaluate fuel quality.
 - H. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.
- 2.5. Cooling
- I. The inspector shall inspect:
 - A. The central cooling equipment using normal operating controls.
 - II. The inspector is not required to:
 - A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.

- B. Inspect window units, through-wall units, or electronic air filters.
- C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
- E. Examine electrical current, coolant fluids or gases, or coolant leakage.

2.6. Plumbing

I. The inspector shall:

- A. Verify the presence of and identify the location of the main water shutoff valve.
- B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
- C. Flush toilets.
- D. Run water in sinks, tubs, and showers.
- E. Inspect the interior water supply including all fixtures and faucets.
- F. Inspect the drain, waste and vent systems, including all fixtures.
- G. Describe any visible fuel storage systems.
- H. Inspect the drainage sump pumps testing sumps with accessible floats.
- I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
- J. Inspect and determine if the water supply is public or private.
- K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
- L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
- M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
- N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

II. The inspector is not required to:

- A. Light or ignite pilot flames.
- B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
- C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
- D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
- E. Determine the water quality or potability or the reliability of the water supply or source.
- F. Open sealed plumbing access panels.
- G. Inspect clothes washing machines or their connections.
- H. Operate any main, branch or fixture valve.
- I. Test shower pans, tub and shower surrounds or enclosures for leakage.
- J. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- L. Determine whether there are sufficient clean-outs for effective cleaning of drains.
- M. Evaluate gas, liquid propane or oil storage tanks.
- N. Inspect any private sewage waste disposal system or component of.
- O. Inspect water treatment systems or water filters.
- P. Inspect water storage tanks, pressure pumps or bladder tanks.
- Q. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. Evaluate or determine the adequacy of combustion air.
- S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
- T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.
- U. Determine the existence or condition of polybutylene plumbing.

2.7. Electrical

I. The inspector shall inspect:

- A. The service drop/lateral.
- B. The meter socket enclosures.
- C. The service main disconnecting means.
- D. And determine the rating of the service amperage.
- E. Panelboards and overcurrent devices (breakers and fuses).
- F. The service grounding and bonding.
- H. A representative number of switches, receptacles, lighting fixtures, AFCI receptacles.
- I. And test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection.

- I. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
 - J. And report on any GFCI-tested receptacles in which power was not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present.
 - K. The service entrance conductors and the condition of the conductor insulation.
 - L. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester.
 - M. And describe the amperage rating of the service.
 - N. And report the absence of smoke detectors.
 - O. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade or rooftops.
- II. The inspector is not required to:
- A. Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
 - B. Operate electrical systems that are shut down.
 - C. Remove panelboard cabinet covers or dead front covers if they are not readily accessible.
 - D. Operate overcurrent protection devices.
 - E. Operate non-accessible smoke detectors.
 - F. Measure or determine the amperage or voltage of the main service equipment if not visibly labeled. G. Inspect the fire or alarm system and components.
 - H. Inspect the ancillary wiring or remote control devices.
 - I. Activate any electrical systems or branch circuits which are not energized.
 - J. Operate or reset overload devices.
 - K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
 - L. Verify the service ground.
 - M. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
 - N. Inspect spark or lightning arrestors.
 - O. Conduct voltage drop calculations.
 - P. Determine the accuracy of labeling.

2.8. Fireplace

- I. The inspector shall inspect:
- A. The fireplace, and open and close the damper door if readily accessible and operable.
 - B. Hearth extensions and other permanently installed components.
 - C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials
- II. The inspector is not required to:
- A. Inspect the flue or vent system.
 - B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
 - C. Determine the need for a chimney sweep.
 - D. Operate gas fireplace inserts.
 - E. Light pilot flames.
 - F. Determine the appropriateness of such installation.
 - G. Inspect automatic fuel feed devices.
 - H. Inspect combustion and/or make-up air devices.
 - I. Inspect heat distribution assists whether gravity controlled or fan assisted.
 - J. Ignite or extinguish fires.
 - K. Determine draft characteristics.
 - L. Move fireplace inserts, stoves, or firebox contents.
 - M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.
 - N. Perform an NFPA inspection.

2.9. Attic, Ventilation & Insulation

- I. The inspector shall inspect:
- A. The insulation in unfinished spaces.
 - B. The ventilation of attic spaces.
 - C. Mechanical ventilation systems.
 - D. And report on the general absence or lack of insulation.
- II. The inspector is not required to:
- A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
 - B. To move, touch, or disturb insulation.
 - C. To move, touch or disturb vapor retarders.

- D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
- E. Identify the composition of or the exact R-value of insulation material.
- F. Activate thermostatically operated fans.
- G. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.
- H. Determine adequacy of ventilation.

2.10. Doors, Windows & Interior

I. The inspector shall:

- A. Open and close a representative number of doors and windows.
- B. Inspect the walls, ceilings, steps, stairways, and railings.
- C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, and railings that permit the passage of an object greater than four inches in diameter.
- D. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.
- E. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.
- F. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.
- G. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. Inspect paint, wallpaper, window treatments or finish treatments.
- B. Inspect central vacuum systems.
- C. Inspect safety glazing.
- D. Inspect security systems or components.
- E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
- F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
- G. Move drop ceiling tiles.
- H. Inspect or move any household appliances..
- I. Inspect or operate equipment housed in the garage except as otherwise noted.
- J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
- K. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
- L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
- M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
- N. Inspect microwave ovens or test leakage from microwave ovens.
- O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
- P. Inspect elevators.
- Q. Inspect remote controls.
- R. Inspect appliances.
- S. Inspect items not permanently installed.
- T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
- U. Come into contact with any pool or spa water in order to determine the system structure or components.
- V. Determine the adequacy of spa jet water force or bubble effect.
- W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the insurability of the property.
- VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- IX. An inspection does not include items not permanently installed.
- X. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:

- I. The inspectors are not required to determine:
 - A. Property boundary lines or encroachments.
 - B. The condition of any component or system that is not readily accessible.
 - C. The service life expectancy of any component or system.
 - D. The size, capacity, BTU, performance, or efficiency of any component or system.
 - E. The cause or reason of any condition.
 - F. The cause for the need of repair or replacement of any system or component.
 - G. Future conditions.
 - H. The compliance with codes or regulations.
 - I. The presence of evidence of rodents, animals or insects.
 - J. The presence of mold, mildew or fungus.
 - K. The presence of air-borne hazards.
 - L. The presence of birds.
 - M. The presence of other flora or fauna.
 - N. The air quality.
 - O. The existence of asbestos.
 - P. The existence of environmental hazards.
 - Q. The existence of electro-magnetic fields.
 - R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
 - S. Any hazardous waste conditions.
 - T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
 - U. Operating costs of systems.
 - V. Replacement or repair cost estimates.
 - W. The acoustical properties of any systems.
 - X. Estimates of how much it will cost to run any given system.
- II. The inspectors are not required to operate:
 - A. Any system that is shut down.
 - B. Any system that does not function properly.
 - C. Or evaluate low voltage electrical systems such as, but not limited to:
 - 1. Phone lines.
 - 2. Cable lines.
 - 3. Antennae.
 - 4. Lights.
 - 5. Remote controls.
 - D. Any system that does not turn on with the use of normal operating controls.
 - E. Any shut off valves or manual stop valves.
 - F. Any electrical disconnect or over current protection devices.
 - G. Any alarm systems.
 - H. Moisture meters, gas detectors or similar equipment.
- III. The inspectors are not required to:
 - A. Move any personal items or other obstructions, such as, but not limited to:
 - 1. Throw rugs.
 - 2. Furniture.
 - 3. Floor or wall coverings.
 - 4. Ceiling tiles
 - 5. Window coverings.
 - 6. Equipment.
 - 7. Plants.
 - 8. Ice.
 - 9. Debris.
 - 10. Snow.
 - 11. Water.
 - 12. Dirt.
 - 13. Foliage.
 - 14. Pets
 - B. Dismantle, open, or uncover any system or component.
 - C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
 - D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
 - E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.

- F. Do anything which, in the inspector's opinion, is likely to 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 dogs.
- G. Inspect decorative items.
- H. Inspect common elements or areas in multi-unit housing.
- I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
- J. Offer guarantees or warranties.
- K. Offer or perform any engineering services.
- L. Offer or perform any trade or professional service other than home inspection.
- M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
- N. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.
- O. Determine the insurability of a property.
- P. Perform or offer Phase I environmental audits.
- Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

- 4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
- 4.2. 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.
- 4.3. Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.
- 4.4. Alarm System: Warning devices, installed or free-standing, including but not limited to: Carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- 4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- 4.6. 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.
- 4.7. Component: A permanently installed or attached fixture, element or part of a system.
- 4.8. Condition: The visible and conspicuous state of being of an object.
- 4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- 4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.
- 4.11. Describe: Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
- 4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.
- 4.13. 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.
- 4.14. 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 or processes.
- 4.15. Enter: To go into an area to observe visible components.
- 4.16. Evaluate: To assess the systems, structures or components of a dwelling.
- 4.17. Examine: To visually look. See Inspect.
- 4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
- 4.19. 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.
- 4.20. Functional: Performing, or able to perform, a function.
- 4.21. 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 these Standards of Practice as a guideline.
- 4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
- 4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.
- 4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
- 4.25. Inspector: One who performs a real estate inspection.
- 4.26. Installed: Attached or connected such that the installed item requires tool for removal.
- 4.27. Material Defect: Refer to section 1.2.

- 4.28. Normal Operating Controls: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.
- 4.29. Observe: To see through visually directed attention.
- 4.30. Operate: To cause systems to function or turn on with normal operating controls.
- 4.31. Readily Accessible: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- 4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.
- 4.33. Report: A written communication (possibly including digital images) of any material defects seen during the inspection.
- 4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.
- 4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.
- 4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.
- 4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- 4.38. System: An assembly of various components to function as a whole.
- 4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which 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.
- 4.40. Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal 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.
- 4.41. Verify: To confirm or substantiate.