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EAGLE RESIDENTIAL INSPECTION

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04/25/2023

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1: INSPECTION DETAILS

Information

In Attendance
Buyer, Buyer's Agent, Inspector

For ease of understanding this report, the house is said to face:
The direction facing the street or the direction the front door faces if on a corner
East

Occupancy
Furnished

Style
Old Adobe

Type of Building
Single Family, Detached

Temperature
75

Weather Conditions
Clear, Dry

 # Bathrooms
6

General Inspection Notes
The house appears in excellent condition for its age.
There are needed repairs to exterior walls and electrical. Most other repairs are minor and many are DIY/Handyman repairs.
The house has been very well maintained and historical aspects of the house are very well preserved.

Year Home Was Built or Manufactured:
1929
Depending on what year the home was built, different codes apply to what is expected.

 # Bedrooms
6 Bed
The house is listed as a 6 bedroom. Current codes that don't necessarily apply to an older home requires that each bedroom have a window or door for egress and that the window sill be no more than 44 inches off the floor.

Is There Evidence of Pest Intrusion?
Termites
While identifying pest intrusion is not a required part of a home inspection, if I identify signs of intrusion I note it and recommend a separate Pest Inspection be performed on the property.
Termite damage to door sill in guest house laundry room

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			
2.3	Skylights, Chimneys & Other Roof Penetrations	X			X
2.4	Flashings	X			
2.5	Decking	X			
2.6	Leaking	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Roof Type/Style
Flat

Roof Drainage Systems: Gutter Material
None

Roof Drainage Systems: Roof Drainage Condition
Good

The condition is as checked - Any exceptions are noted under discrepancies.

Skylights, Chimneys & Other Roof Penetrations: Vent Pipe Materials
PVC, Metal

Skylights, Chimneys & Other Roof Penetrations: Condition of Roof Penetrations
Good

The condition is as checked - Any exceptions are noted under discrepancies.

Flashings: Material
Aluminum

Flashings: Flashing Condition
The flashing is serviceable

Flashing is serviceable unless noted below

Leaking: Is there evidence of water intrusion (viewed from the roof)?
No

There is no evidence of water intrusion when viewed from the roof.

Inspection Method
Ladder, Ground, Walked Roof Surface

The roof is normally (except for clay tile roofing) inspected by walking the surface of the roof covering in order to get a closer look at the surface and a feel for the decking underneath the roof coverings.

This also allows me to closely inspect skylights and any protrusions through the roof surface.

Coverings: Roof Covering Condition
Good

The roof condition is as checked - Any exceptions are noted under discrepancies.

Coverings: Material(s)

Built-Up

Roll roofing may consist of any of the following:

- Rubber: This is the least expensive roll roofing options. (sawdust, slate dust, or recycled tires) ..
- Asphalt: Oil-based, mineral surface topped with mineral granules.
- EPDM Roofing: Like rubber roofing ...lightweight with adhesive seams to prevent leaks.
- TPO:: Made from a combination of ethylene-propylene and polypropylene rubber. Cheaper than EPDM. White, durable & heat resistant. It prevents mildew & algae growth. Corrosion-resistant.
- Bitumen Roofing: A form of asphalt roofing available in rolls. The seams fuse together.

Decking: Condition

The visible components of the decking system appear to be serviceable

Decking inspection is limited to what is visible from the roof, eves, ground and attic. Some areas of the decking are not visible.

Deficiencies

2.1.1 Coverings

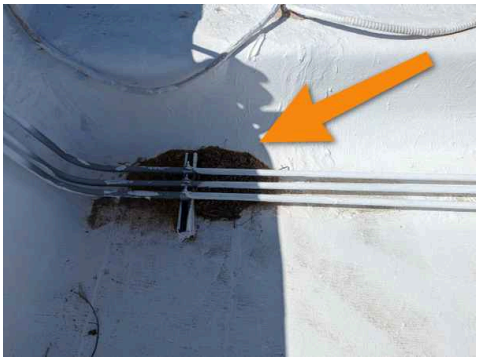
Recommendation

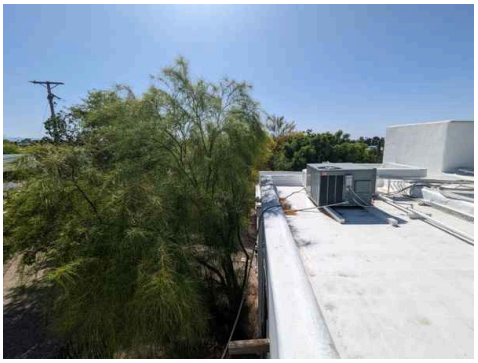
DEBRIS

Debris detracts from the roof's ability to shed water and can cause ponding and premature wear. Due to the amount of tree overhang and vegetation attached to the house there is a lot of debris on both the main house and guest house. Recommend periodic cleaning to prevent debris build up.

Recommendation

Contact a handyman or DIY project





2.1.2 Coverings

Recommendation

PONDING

Observed ponding in many areas of all roof surfaces. Ponding is an area of a roof covering that is either not sloped enough or has debris that does not allow the roof to shed water within 24 hours after a rain. This can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.








2.1.3 Coverings

Recommendation

DAMAGED (GENERAL)

Roof coverings showed moderate damage where the roof covering and sealant has worn and is in need of immediate repair. Recommend a qualified roofing professional evaluate and repair.
* These are examples only. There are additional areas that should be inspected for damage and worn sealant.

Recommendation

Contact a qualified roofing professional.



2.1.4 Coverings

Recommendation

DAMAGE TO PARAPET

Parapets are where walls extend above the roof to create a barrier (wall) and are considered both part of the wall and the roof.
Recommend roofing contractor evaluate repairs needed to repair and seal the parapets against moisture intrusion
* Some photos show damage to the parapet as well as walls.

Recommendation

Contact a qualified professional.



2.1.5 Coverings

Recommendation

WAVES ON ROLL ROOFING

Waves were observed on the roll roofing. This can be caused by a number of issues and is often easily repaired, but must be repaired to prevent the spread to adjacent areas.
Waves in roofing that extend to seams or edges can allow moisture and air under the roof covering material that will result in deterioration of the roofing material and potential damage to the decking..

Recommendation

Contact a qualified professional.

2.3.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

SKYLIGHT CRACKED

One skylight is cracked and requires sealing or replacement. There is a new skylight in the guest house laundry room that may have been purchased to replace the cracked one.
Proper flashing and sealing around skylights is critical and one skylight has worn sealant. Recommend resealing skylights where worn..

Worn Sealant

Cracked Skylight

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Windows (From Exterior)	X			
3.4	Driveways & Walkways	X			
3.5	Patios & Porches	X			X
3.6	Decks & Balconies			X	
3.7	Steps & Ramps	X			X
3.8	Eaves, Soffits & Fascia	X			
3.9	Vegetation, Grading & Drainage	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Visual

Siding, Flashing & Trim: Overall Condition of the House Siding Material
Aged / Worn

The condition is as checked - Any exceptions are noted under discrepancies.

Siding, Flashing & Trim: Siding Material
Adobe

Siding, Flashing & Trim: Evidence of previous wall repair?
Yes

Exterior Doors: Type of Doors
Wood - Solid, Patio Door, Wood & Glass

Exterior Doors: Checked For Presence of Functonal Doorbell
Yes

Windows (From Exterior): Window Exterior Condition
Good

Driveways & Walkways: Driveway Material
Gravel

Driveways & Walkways: Walkway(s) Material(s)
Brick, Concrete

Driveways & Walkways: Patio Floor Material
Concrete, Brick

Patios & Porches: Patio Floor Material
Brick, Concrete

Patios & Porches: Porch Floor Material
Brick

Decks & Balconies: Flooring Material
Wood

Steps & Ramps: Flooring Material
Stone, Concrete

Type of Appurtenance

Patio, Porch, Guest House, Exterior Steps

Often the wrong term is used for some of the following so here is a brief description of each:

Patio - Normally at the rear of the house with a concrete, flagstone or brick surface and no roof

Deck - normally at the rear of the house a deck has a wood framed platform and no roof

Porch - normally at the fron of the house a porch normally has an awning or small roof extension

Covered Porch / Arizona Room - Has a roof and breathable walls such as screens

Balcony - A deck or porch that is above the first floor

Exposed Wood

There are a number of areas with exposed wood that should be sealed.

I highly recommend that all exterior exposed wood be either sealed or painted in order to prevent moisture or pest intrusion. A sealant will protect the surface and prevent deterioration.

Exterior Doors: Door Condition

Good

The overall condition of exterior doors is as checked - Any exceptions are noted under discrepancies.

Driveways & Walkways: Driveway & Walkway Condition

Good, Very Good

The condition of driveways is determined by observing for cracks, uneven surfaces or unsafe conditions. The driveway should be sloped to allow drainage towards the street or away from any structures.

Driveways & Walkways: Patio Condition

Very Good

The condition of patio is determined by observing for cracks, uneven surfaces or unsafe conditions. The patio should be sloped to allow drainage away from structures.

Patios & Porches: Patio Condition

Very Good

The condition of patio is determined by observing for cracks, uneven surfaces or unsafe conditions. The patio should be sloped to allow drainage away from structures.

Eaves, Soffits & Fascia: Condition of Eaves, Soffits and Fascia

Good

It is highly recommended that all exposed wood, especially when exposed to direct sun or rain be sealed by paint, stain or varnish. Sealing all eaves and fascia will extend its life and help prevent moisture and pest intrusion

Vegetation, Grading & Drainage: **Grading and Vegetation Condition**

Grading is Good

Vegatation attached to, or touching the walls of the house degrades the siding of the house, especially if the siding is stucco. Any moisture touching the house degrades mortar and allows moisture to wick into the siding.

Recommend trimming any plants, flowers, vines or weeds away from the house.

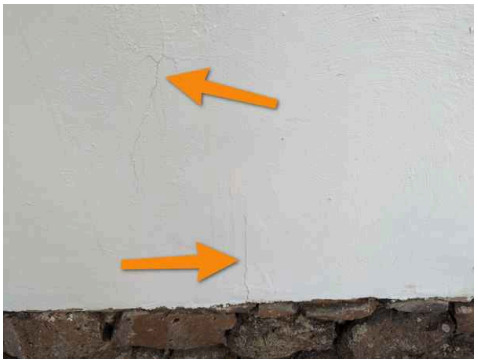
Deficiencies

3.1.1 Siding, Flashing & Trim

Recommendation

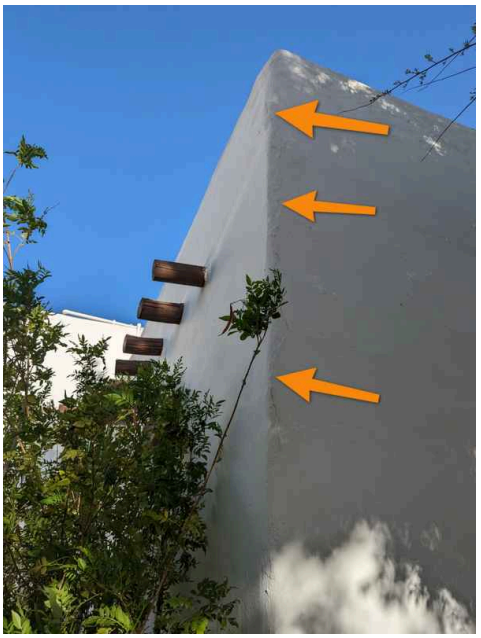
CRACKING - MINOR

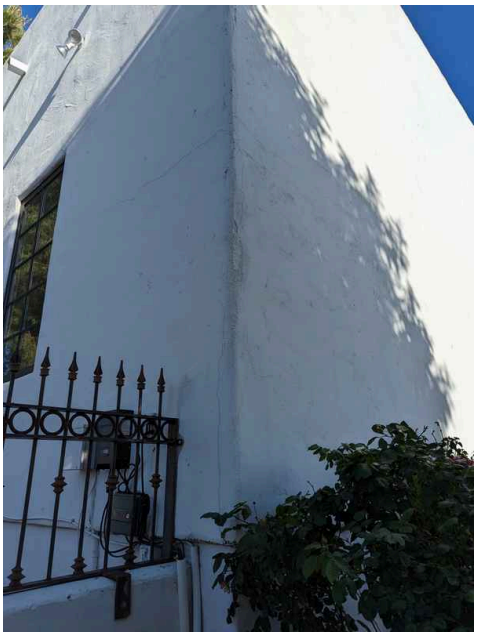
Siding showed cracking in many places as expected with a house of this age and construction as a result of temperature changes and settling. Recommend having the walls evaluated for repair.
Some larger cracks and previous repairs may be the result of foundation shifting and should be monitored for future shifting.



Border Wall







3.1.2 Siding, Flashing & Trim

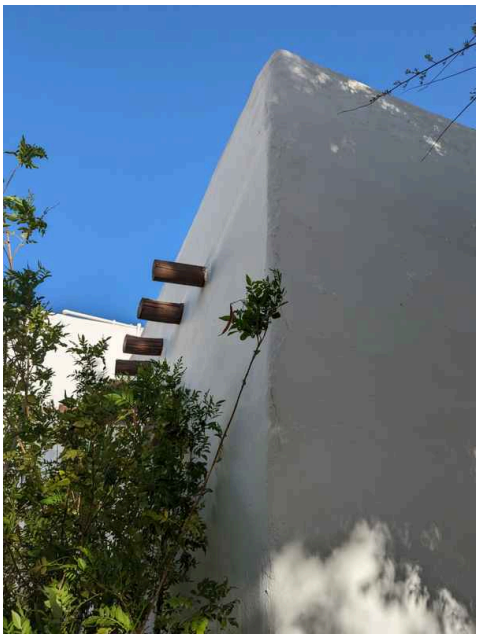
Recommendation

DAMAGED VIGAS (DECORATIVE WOOD PROTRUDING FROM WALLS)

Many vigas are damaged or missing. Recommend replacing and keeping all exterior wood painted or sealed to protect against water damage and pest intrusion







3.2.1 Exterior Doors

Recommendation

WEATHERSTRIPPING WORN, DAMAGED OR MISSING

Some doors have worn or limited weatherstripping to provide an adequate seal. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.
Here is a DIY guide on weatherstripping.

3.2.2 Exterior Doors

Recommendation

DOOR STICKS

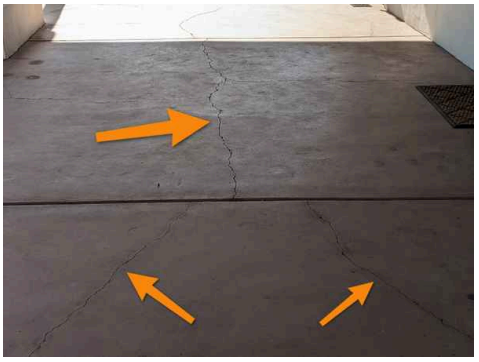
The exterior door to the 2nd bedroom's bathroom sticks - recommend adjusting to allow for proper function

3.5.1 Patios & Porches

Recommendation

PATIO FLOOR CRACKING - MINOR

Guest house patio has normal settling & cracking observed.
Recommend monitor and/or patch/seal.



3.5.2 Patios & Porches

Safety Hazard

PATIO COVERING WORN

The wood supporting the roof (vegetation) over the patio has damaged wood beams (portales). Some previous repairs were observed and many of the portales require replacement. Some of the portales are badly cracked and are structurally unsound.
The portales appear to be decorative and not built into the structure of the house. All wood should be sealed to prevent moisture intrusion either by painting or applying a clearcoat sealer.
* I apologize for the lack of a photo, it came out very blurry.

Recommendation

Contact a qualified professional.

3.7.1 Steps & Ramps

Recommendation

MINOR DETERIORATION

Some minor deterioration and worn mortar exists that should be repaired to prevent further deterioration.
Concrete steps have minor cracks that I recommend sealing to prevent deterioration.


3.9.1 Vegetation, Grading & Drainage

Recommendation

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.

3.9.2 Vegetation, Grading & Drainage

Recommendation

TREE DEBRIS ON ROOF

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation

Contact a qualified tree service company.

3.9.3 Vegetation, Grading & Drainage

Recommendation

VEGETATION TOUCHING OR ATTACHED TO RESIDENCE

Recommend trimming the vegetation to at least limit where and how much is attached to the house

Recommendation

Contact a handyman or DIY project

4: FOUNDATION & STRUCTURE

		IN	NI	NP	D
4.1	General	X			X
4.2	Foundation	X			X
4.3	House Floor Structure	X			
4.4	House Wall Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: Inspection Method

Crawlspace Limited Access

House Floor Structure: Home Flooring Material

Wood Beam, Inaccessible

Not all areas are visible and appears to be a mix of crawlspace and slab.

House Floor Structure: Home Sub-floor Material

Plank, Inaccessible

Foundation: Residence Foundation Material(s)

Stone, Pier and Beam




Foundation: Foundation Condition

Good

The foundation was inspected and found to be as reported above with any issues noted below.

House Wall Structure: Wall Structure

Not Visible, Stone, cement and brick

The wall structure is often not visible during a home inspection. Some components of the wall structure may only be visible in an attic or if there are unfinished walls.

House Wall Structure: Wall Condition

Good

Wall structure is inspected for visible damage to the vertical support beams where visible, or any other visible components.

Deficiencies

4.1.1 General

Recommendation

ACCESS HATCH DAMAGE

The access hatch to the crawlspace on the west side of the house is damaged. Recommend repair to prevent pest intrusion

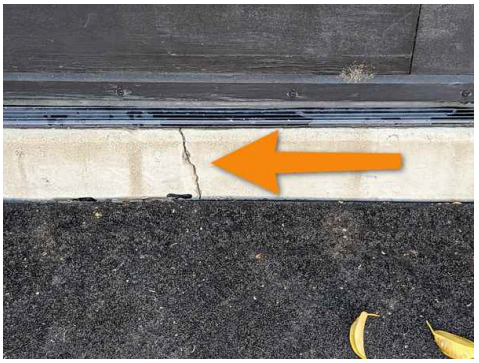
4.2.1 Foundation

Recommendation

FOUNDATION CRACKS - MINOR

MONITOR

Minor cracking was noted at the slab outside the door of the kitchen. This appears to be a very old crack but I recommend sealing and monitoring.



5: ELECTRICAL

		IN	NI	NP	D
5.1	Overhead Service Entrance Conductors			X	
5.2	Underground Service Entrance Conductors	X			
5.3	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
5.4	Branch Wiring Circuits, Breakers & Fuses	X			X
5.5	Lighting Fixtures, Switches & Receptacles	X			X
5.6	GFCI & AFCI	X			
5.7	Smoke Detectors	X			
5.8	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Location
South

Underground Service Entrance Conductors: Location
South

Underground Service Entrance Conductors: Electrical Service Conductors
Copper, 240 Volts, 120 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Exterior South

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Is Service Grounding Present
Not Visible

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Guest House Laundry Room and exterior north

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Manufacturer
GE

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Not Visible, Conduit

Lighting Fixtures, Switches & Receptacles: Condition
Aged/Worn

Smoke Detectors: Does Each Living Area Have a Smoke Detector?
No

Condition of Electrical System
Aged/Worn

Electrical systems have a number of components. The overall condition of the electrical system is acceptable unless noted below.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

The electrical supplied to the house is 120v / 240v single phase voltage unless otherwise noted.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

General Electric

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Are Fuses and Breakers Correct For the Connected Wiring

Yes

All wiring inspected is correct for the assigned breakers and adequate unless listed below.

Lighting Fixtures, Switches & Receptacles: Non-Functional Switches

Recommend inquiring with seller.

There are a couple of switches that do not appear to serve any purpose.

GFCI & AFCI: GFCI Outlet Locations

Kitchen, Master Bath, Main Bath, Third Bath, Second Bath, Guest House Bathroom, Guest House Patio

Houses built in different years had different code requirements regarding GFCI protection. Current code required GFCI protection on each kitchen counter, in each bathroom, the garage and outdoor receptacles. This code is not retroactive and there is no requirement to upgrade to current code, but it is highly recommended to do so. GFCI receptacles are available at any home improvment store for about $30. GFCI receptacles are tested for serviceability during the home inspection

Bathrooms can all be on one circuit with one GFCI outlet. Garages and external outlets may also be on a shared circuit.

GFCI & AFCI: Location of GFCI Outlets

Please see the following notes regarding GFCI protection.

Good - Recommend adding to kitchen island if it will be used for appliances

Houses built in different years had different code requirements regarding GFCI protection. Current code required GFCI protection on each kitchen counter, in each bathroom, the garage and outdoor receptacles.

It is highly recommended to add GFCI outlets to each circuit listed above if they don not currently exist. GFCI receptacles are available at any home improvment store for about $30.

Bathrooms can all be on one circuit with one GFCI outlet. Garages and external outlets may also be on a shared circuit.

AFCI protection may be installed in addition or instead of GFCI and the circuits can be tested at the main electrical panel

GFCI & AFCI: Does Main Panel Have AFCI Breakers?

No

If AFCI protection is present, all AFCI breakers will be tripped and reset as part of the home inspection.

Smoke Detectors: Does Each Bedroom Have a Smoke Detector?

No

I recommend every bedroom / living area and rooms with fireplaces have functional smoke detectors installed.

Carbon Monoxide Detectors: Is a Carbon Monoxide Detector Present?

No

At least one Carbon Monoxide Detector/Alarm is recommended in every home using gas appliances. and in every room with a fireplace.

Deficiencies

5.3.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

MISSING LABELS ON PANEL

At the time of inspection, some panel labeling was missing. Recommend a qualified electrician identify and map out locations.

Recommendation

Contact a handyman or DIY project

5.3.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

PANEL DIRTY

Electrical panels have a large amount of debris and dead lizards/spiders. I recommend having them cleaned by a qualified electrician while other electrical repairs are being performed.

Recommendation

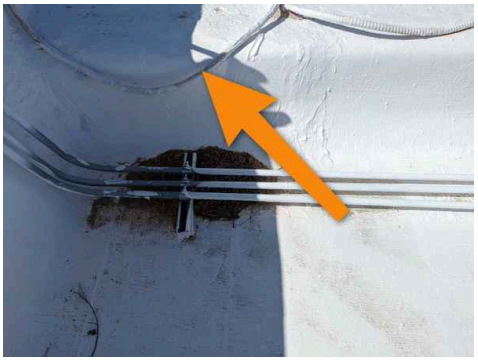
Contact a qualified electrical contractor.

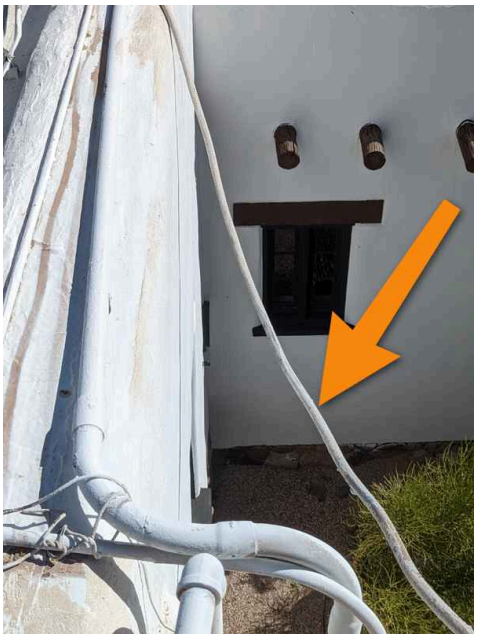
5.4.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation

LOOSE OR DISCONNECTED CONDUIT OR WIRING

There are a number of issues where the electrical conduit is poorly supported or damaged. Recommend qualified electrician review visible electrical conduit and connections and secure to walls and roof to prevent further damage.





Broken Connection

5.5.1 Lighting Fixtures, Switches & Receptacles

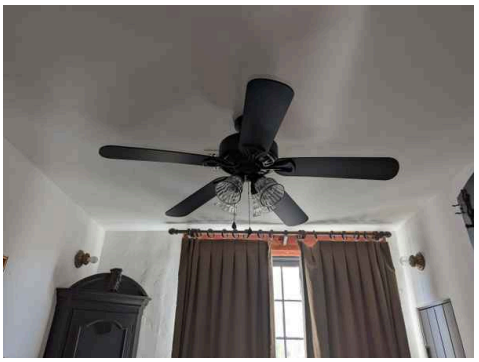
Recommendation

CEILING LIGHT / FAN INOPERABLE

The ceiling light and fan in the library do not function. Recommend evaluation by electrical contractor.

Recommendation

Contact a qualified electrical contractor.



5.5.2 Lighting Fixtures, Switches & Receptacles

Recommendation

NON-FUNCTIONAL RECEPTACLE

There are non-functional outlets in multiple locations. Recommend repairs as needed for proper function.
1. Small patio (next to kitchen)
2. Outlet located next to tree stump outside the same patio
3. East outlet on patio at master suite

Recommendation

Contact a qualified electrical contractor.

5.5.3 Lighting Fixtures, Switches & Receptacles

Maintenance Item

SWITCHES WITH UNKNOWN PURPOSE

The library has switches that do not operate anything but are likely for the non-functioning ceiling fan and light.
Recommend evaluation be electrical contractor.

Recommendation

Contact a qualified electrical contractor.

5.5.4 Lighting Fixtures, Switches & Receptacles

Recommendation

NON-STANDARD INSTALLATION

One outlet is not installed correctly in the guest house bathroom. Wall plates should be flush mounted. Recommend repairing to improve appearance.

Recommendation

Contact a qualified electrical contractor.

5.5.5 Lighting Fixtures, Switches & Receptacles

Recommendation

UNGROUNDED RECEPTACLE

One receptacle is ungrounded in the guest house kitchen. To eliminate safety hazards I recommend this be rewired

Recommendation

Contact a qualified electrical contractor.

6: BASEMENT & CRAWLSPACE

		IN	NI	NP	D
6.1	Foundation	X			
6.2	House Floor Structure	X			
6.3	Basement			X	
6.4	Crawlspace	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Crawlspace Access

Foundation: Residence Foundation Material(s)
Poured concrete

House Floor Structure: Home Flooring Material
Wood Beam, Inaccessible

House Floor Structure: Home Sub-floor Material
Plank, Inaccessible

Basement: Basement Floor Material
Dirt

Crawlspace: Crawlspace Floor Material
Dirt

Crawlspace: Crawlspace Condition
Good, Aged / Worn
The crawlspace was inspected from the access hatches.

Crawlspace: Manufactured Home Foundation Strapping
Strapped

Foundation: Foundation Condition
Good
The foundation was inspected and found to be as reported above with any issues noted below.

Limitations

General

GENERAL

There is limited access to the crawlspace. Crawlspace was observed from the access hatches.

7: BUILT-IN APPLIANCES

		IN	NI	NP	D
7.1	Range/Oven/Cooktop	X			
7.2	Microwave Oven	X			
7.3	Refrigerator	X			
7.4	Dishwasher	X			
7.5	Garbage Disposal	X			
7.6	Washing Machine	X			X
7.7	Clothes Dryer	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Range/Oven/Cooktop: Range/Oven Brand
Unknown, Dacor

Range/Oven/Cooktop: Range/Oven Energy Source
Gas

Range/Oven/Cooktop: Inspected For Anti-Tilt Device
N/A - Counter Mounted

Microwave Oven: Brand
General Electric

Microwave Oven: Type of Ventilation
Recirculation

Refrigerator: Brand
Sub Zero, RCA Mini-Fridge, Wine Cooler (Frigidaire)

Refrigerator: Plumbing
None

Dishwasher: Brand
Bosch

Dishwasher: Inspected for Hi Loop?
A high loop is present and installed correctly

Garbage Disposal: Manufacturer
Badger

The disposer was tested and is operating properly.

Washing Machine: Brand
LG, Kenmore

LG in main house, Kenmore in guest house

Clothes Dryer: Dryer Power Sources Available
110 Volt

Clothes Dryer: Brand
LG, Kenmore

Washing Machine: Standpipe Height

Approx 30 inches

I did not measure the height of the standpipe in the main house laundry room but it appears to be less than 39 inches which is fine for a front load washing machine, but I caution against replacing the existing washing machine with a top loading model. Top loading models require a standpipe much higher than the existing pipe entry.

8: COOLING

		IN	NI	NP	D
8.1	Cooling Equipment	X			
8.2	Distribution System	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling Equipment: Energy Source/Type
Gas, Central Air Conditioner

Cooling Equipment: Location
Roof

Distribution System: Configuration
Central

Distribution System: Ductwork
Non-insulated

Cooling Split
14-16 Degrees

The split is the temperature difference between the air entering the cooling system vs the output.
The split should be a minimum of 14 degrees difference in most A/C systems with 18-20 degrees being optimal.
* All working systems have a split of 14-17 degrees

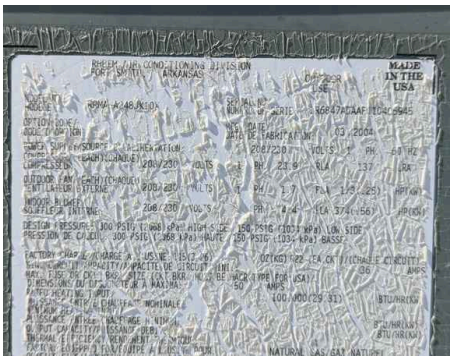
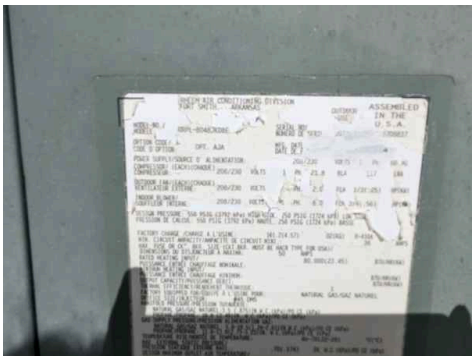
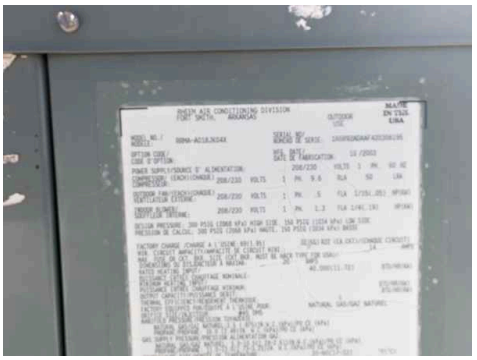
Cooling Equipment: Cooling System Condition
Good

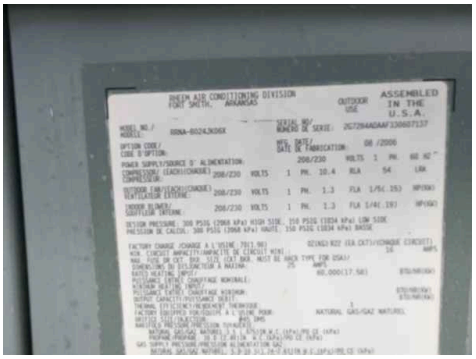
The condition is as checked - Any exceptions are noted under discrepancies.

Cooling Equipment: Brand

Rheem

There are 5 A/C Units installed on the property. All are roof mounted, Three on the main house and two on the guest house
One unit on the main house above the master suite is scheduled for replacement this week.



Cooling Equipment: Manufacture Date

Manufacture dates are listed below.
North - Mar 2004
Middle - Illegible data plate - unknown manufacture date or serial number but after 2005
South - Oct 2003 (being replaced)
Guest House - Jul 2004
Guest House main room - Aug 2006

Cooling Equipment: SEER Rating

Not Labeled SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

Cooling Equipment: Max Amperage

50, 20, 25

When replacing fuses and breakers for an A/C system, never exceed the manufacturer's maximum amperage.

Deficiencies

8.2.1 Distribution System

Recommendation

DUCT SEALANT DETERIORATED

Deteriorated sealant on roof mounted ducts has some areas that have deteriorated. Recommend roofer evaluate.

Recommendation

Contact a qualified roofing professional.

9: HEATING

		IN	NI	NP	D
9.1	Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Condition
Good

General
Shared distribution - See cooling system

The heating and cooling systems are combined.

Distribution Systems: Ductwork
Non-insulated

Distribution Systems: Condition
Aged

10: HVAC SYSTEM CONTROLS AND DISTRIBUTION

		IN	NI	NP	D
10.1	General	X			
10.2	Filtration	X			
10.3	Normal Operating Controls	X			
10.4	Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filtration: Is Air Filtration Shared Between Heating & Cooling Systems
Yes

Filtration: Air Filter(s) Location
Hallway, Bed 2, Master Bedroom, Bed 3, Guest House

Normal Operating Controls: Condition
Excellent

Normal Operating Controls: Thermostat Location
Kitchen, Master, Living Room, Guest House Living Room, Guest House Main Room

Distribution Systems: Ductwork
Non-insulated

Distribution Systems: Duct Condition
Aged/Worn

Distribution Systems: Is there source of heating and cooling in each bedroom?
Yes

Filtration: Air Filter Condition
Clean

Recommend cleaning or replacing air filters at least every three months to reduce dirt, dust and allergens.

11: PLUMBING

		IN	NI	NP	D
11.1	Water Flow	X			
11.2	Water Supply, Distribution Systems & Fixtures	X			
11.3	Drain, Waste, & Vent Systems	X			
11.4	Hot Water Systems, Controls, Flues & Vents	X			X
11.5	Fixtures and Faucets	X			X
11.6	Cross Connections	X			
11.7	Supports and Insulation	X			
11.8	Natural Gas Distribution Systems	X			
11.9	Additional Fuel Storage & Distribution Systems			X	
11.10	Septic System		X		
11.11	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Water Filtration Systems
None

Water Source
Private Well

Main Water Shut-Off Device Location
North

Water Flow: Is there serviceable water flow throughout the residence
Yes

Water Supply, Distribution Systems & Fixtures: Distribution Material
PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material(s)
PVC, Copper, Galvanized

Water Supply, Distribution Systems & Fixtures: Condition
Aged/Worn

Drain, Waste, & Vent Systems: Drain Size
1 1/2"

Drain, Waste, & Vent Systems: Drainage Material
ABS

Drain, Waste, & Vent Systems: Condition
Aged/Worn

Hot Water Systems, Controls, Flues & Vents: Capacity
75 Gallon and 40 Gallon gallons

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Location
Exterior Closet, Laundry Room

Hot Water Systems, Controls, Flues & Vents: Condition
Good

Hot Water Systems, Controls, Flues & Vents: TPR installed and in good visible condition?

Fixtures and Faucets: Fixture and Faucet Condition

Good

Fixtures and Faucets: Detailed Item Inspection

Sinks, Drain Stops, Pipes, Flow, Showers, Connections, Toilets, Tubs

Natural Gas Distribution Systems: Main Gas Shut-off Location

At Gas Meter, South

Additional Fuel Storage & Distribution Systems: Additional Fuel Shut-off Location

N/A

Septic System: Type of Pump

Sewage Pump

Presence of Polybutylene water supply pipes

No

The presence of polybutylene pipes is not a safety hazard but presents a "likely future water leak issue" that should be corrected at the earliest possible time. Polybutylene fittings normally fail between 10 to 15 years after being installed and can cause significant water damage in a short period of time.

I highly recommend having a qualified plumbing contractor evaluate and make recommendations to replace all polybutylene with pex pipes.

Water Flow: Water Pressure PSI (Pounds per Square Inch)

The water pressure was inspected and is acceptable at:

38 PSI

The acceptable range for public water pressure in this area is anywhere from 40-80 PSI
For wells the pressure is acceptable below this pressure.

Drain, Waste, & Vent Systems: Inspect for evidence of drain leaks

All visible drainage, waste and vents were inspected. There were no leaks detected unless noted below.

Drain, Waste, & Vent Systems: Aged Plumbing

Always recommended with a property of this age

Based on the age of the home and not knowing whether any previous repairs or inspection of the drain and sewer have been performed I recommend a sewer scope be performed to determine if there are any issues with the plumbing from the home. This is not part of a home inspection

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith, American

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Manufacture Date

2004 / 2017

The water heaters were manufactured in:
Aug 2017 (AO Smith in Guest House)
Jan 2004 (American in main house)i
* Recommend budgeting towards a replacement unit for the main house due to age

Cross Connections: Plumbing was inspected for cross connections

Yes

Plumbing cross-connections are defined as actual or potential connections between a potable and non-potable water supply. This may cause a backflow condition or a serious health hazard to occur.

Supports and Insulation: Condition

Satisfactory

Visible plumbing distribution pipes were inspected and the hanging, strapping and mounting were acceptable unless noted below.
* Not all pipe supports are visible and the inspection is limited to the visible or easily accessible plumbing.

Deficiencies

11.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.to protect flooring

Recommendation

Contact a qualified plumbing contractor.

11.5.1 Fixtures and Faucets

Recommendation

DIVERTER DEFECTIVE

The diverter for the spray head in the master bathroom tub is defective. Diverters should divert 100 percent of the water. Recommend repair or replacement of diverter.

Recommendation

Contact a qualified plumbing contractor.

12: FIREPLACE

		IN	NI	NP	D
12.1	Vents, Flues & Chimneys	X			X
12.2	Lintels	X			
12.3	Damper Doors	X			
12.4	Cleanout Doors & Frames	X			
12.5	Electronics			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Type
Wood

Is a carbon monoxide detector present in the same room as fireplace?
No

Is a smoke detector present in the same room as fireplace?
No

Routine Maintenence
Recommend a thorough chimney liner sweeping by a chimney sweep.

Deficiencies

12.1.1 Vents, Flues & Chimneys

Recommendation

CRACKS OR HOLES IN BRICK

The fireboxes (fireplace brickwork) are aged and have some damage to the mortar that should be repaired. Damaged grout can allow uncontrolled burning as well as other damage. Recommend sealing and grouting by skilled contractor.

Recommendation

Contact a qualified chimney contractor.

12.1.2 Vents, Flues & Chimneys

Recommendation

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation

Contact a qualified chimney sweep.

13: INTERIOR

		IN	NI	NP	D
13.1	Doors	X			
13.2	Windows	X			X
13.3	Floors	X			X
13.4	Walls	X			X
13.5	Ceilings	X			
13.6	Interior Steps, Stairways & Railings	X			
13.7	Countertops & Cabinets	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Doors: Interior Door Condition
Aged but in good condition

Windows: Window Type
Sliders, Swing

Windows: Window Condition
Aged/Worn

Floors: Floor Coverings
Brick, Concrete, Hardwood, Tile

Walls: Wall Material
Plaster, Drywall

Walls: Condition
Previous Repairs Noted, Aged/Worn

Ceilings: Ceiling Material
Plaster, Wood

Ceilings: Previous Repairs Observed
Yes

Previous repairs were noted to ceilings

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material(s)
Granite, Composite

Countertops & Cabinets: Condition
Good

Condition
Good

A representative number of windows were inspected during the inspection. All are serviceable unless noted.

The interior of the residence was inspected for a number of different issues that could affect the serviceability of different components of the house, which can involve anything from doorstops to missing hinge pins, window sills or a poorly mounted shelf.

Floors: Caulking
Recommendation
Recommended in all of the above areas.

Caulk installation around bathtubs, toilets and even where counters meet walls is not required, even during new construction, renovation or repair. I recommend applying caulk around all of these areas in order to prevent moisture intrusion.

Interior Steps, Stairways & Railings: Interior Steps, Ramps and Railings Condition
Good

These areas were inspected primarily fior safety considerations and if any discrepancies are listed below they are considered a safety hazard below.

Limitations

General

SIGNS OF PESTS

The house has dead bugs including cockroaches inside the residence in multiple rooms. Recommend pest control inspection and treatment to remediate

Deficiencies

13.2.1 Windows

Recommendation

FAILED OR MISSING SEAL

Many windows lack weatherstripping which will assist in energy efficiency. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.

13.3.1 Floors

Recommendation

CRACKED FLOORING

There are minor cracks in concrete floor of the guest house. Recommend monitoring

13.4.1 Walls

Recommendation

MINOR CRACKS

Minor cracks observed at some window sills that appear to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.
There is a crack in the closet in the hallway close to the kitchen steps. Recommend patching.

Recommendation

Contact a qualified drywall contractor.

13.7.1 Countertops & Cabinets

Recommendation

CABINETS DAMAGED

Cabinet under the sink in the guest house kitchen had visible damage at time of inspection. Recommend a qualified cabinets contractor evaluate and repair.

Recommendation

Contact a qualified cabinet contractor.

14: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
14.1	House Ventilation	X			
14.2	Attic Insulation		X		
14.3	Crawlspace Insulation & Ventilation			X	
14.4	Bathroom Exhaust Systems	X			X
14.5	Laundry Room Exhaust Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Locations(s) of Attic Hatch Door(s)
Entry Closet

Bathroom Exhaust Systems: Exhaust Fans
Separate Fan/Light

Laundry Room Exhaust Systems: Laundry Room Ventilation
Yes

House Ventilation: Ventilation Type
Passive, Soffit Vents

Laundry Room Exhaust Systems: Exhaust Fans
Separate Fan/Light

Crawlspace Insulation & Ventilation: Ventilation Type
Passive, Wall Vents

Laundry Room Exhaust Systems: Dryer Vent
Metal

Limitations

General

NO ATTIC ACCESS

There is no more than 6 inches of access space to the attic.

Attic Insulation

NO ACCESSIBLE ATTIC

Deficiencies

14.4.1 Bathroom Exhaust Systems

Recommendation

FAN COVERS

The fan cover in the master bathroom closet is loose and should be attached more securely.

Recommendation

Contact a handyman or DIY project

14.4.2 Bathroom Exhaust Systems

Recommendation

LACK OF VENTILATION

The addition to the house has no ventilation resulting in condensation building up with resulting damage to walls and ceiling. Recommend installation of a fan venting to roof or through exterior wall.

Recommendation

Contact a qualified professional.

14.5.1 Laundry Room Exhaust Systems

Recommendation

LACK OF FAN

The main bathroom near the kitchen lacks ventilation. Recommend installing wall mounted fan to improve air flow.

Recommendation

Contact a qualified general contractor.

15: GARAGE

		IN	NI	NP	D
15.1	General	X			X
15.2	Ceiling	X			
15.3	Floor	X			X
15.4	Walls & Firewalls	X			
15.5	Garage Door	X			
15.6	Garage Door Opener	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: Type of Garage
2-Car, Detached

Floor: Post Tension Stamp or Tag
No

Do NOT drill through post tension flooring without consulting an engineer.

Walls & Firewalls: Garage GFCI
I observed no GFCI device in the garage. I recommend installing a GFCI receptacle in the garage.

Garage GFCI is present and was inspected for proper functionality.

Garage Door: Material
Metal

Garage Door: Type
Roll-Up

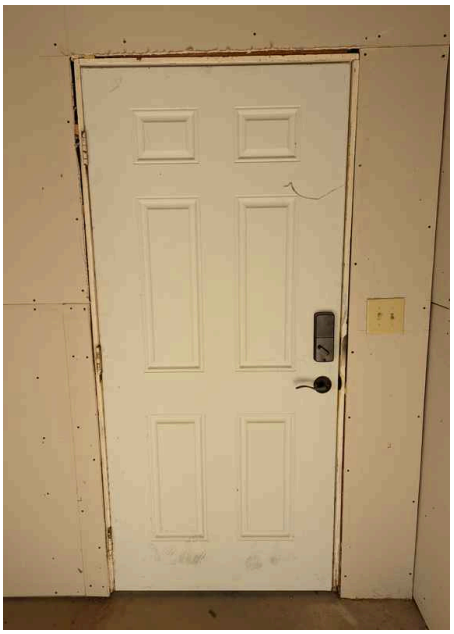
Garage Door: Garage Door Condition
Good

Garage Door Opener: Items Inspected
Electrical Supply, Wall Mounted Control, Balance, Mounting, Safety Devices, Auto-Reverse

Garage Door Opener: Brand of Electric Opener
Liftmaster

General: Is There a Man Door

The door to the garage is missing trim on the inside. Recommend finishing the door to improve appearance.



Deficiencies

15.3.1 Floor

Recommendation

CRACKING - MINOR

Cracking visible in the garage floor. I recommend sealing existing cracks and monitoring.

Recommendation

Contact a handyman or DIY project

STANDARDS OF PRACTICE

Inspection Details

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

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

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or

voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

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

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. 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 portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

HVAC System Controls and Distribution
I. The inspector shall inspect: A. Whether there is a serviceable control for the HEATING and COOLING SYSTEM and it's location. B. Whether there is a HEATING AND COOLING SOURCE IN EACH BEDROOM AND LIVING AREA. C. Determine if there is a FILTER for each of the heating and cooling systems, and whether it is shared, along with the filter's location and current condition.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.

K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

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