



## RESIDENTIAL REPORT

1517 Woodland Dr  
Pine Mountain Club, CA 93222

David Hovhannisyan  
MARCH 18, 2025



Inspector  
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# SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Gutter Damaged
- ⊖ 2.2.3 Roof - Roof Drainage Systems: Gutter Leakage
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Loose Boards
- ⊖ 3.2.1 Exterior - Exterior Doors: Door drags
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- ⊖ 3.4.4 Exterior - Decks, Balconies, Porches & Steps: Dirt to wood contact
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- 🔧 3.4.6 Exterior - Decks, Balconies, Porches & Steps: Unfinished
- ⊖ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- ⚠️ 5.1.1 Heating - Equipment: Incorrect wiring practice
- ⚠️ 5.5.1 Heating - Gas/LP Firelogs & Fireplaces: Ventless gas fireplace
- ⊖ 5.5.2 Heating - Gas/LP Firelogs & Fireplaces: Loose tiles
- 🔧 5.6.1 Heating - Presence of Installed Heat Source in Each Room: Heating and cooling in all rooms
- ⊖ 7.1.1 Plumbing - Main Water Shut-off Device: Corrosion
- ⚠️ 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: External house, babe
- ⚠️ 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: No emergency drain pipe
- ⚠️ 7.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Not producing hot water
- 🔧 7.5.1 Plumbing - Fuel Storage & Distribution Systems: Abandon, plumbing
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⚠️ 8.6.1 Electrical - Smoke Detectors: Smoke detector
- ⊖ 9.1.1 Attic, Insulation & Ventilation - Attic Insulation: Unfinished attic
- 🔧 9.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Attic fan system
- 🔧 10.1.1 Doors, Windows & Interior - Doors: Attic access
- ⊖ 10.4.1 Doors, Windows & Interior - Walls: Minor Corner Cracks
- ⊖ 10.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: Handrail returns

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- ⊖ 10.7.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinet Hinge Loose
  - ⊖ 10.7.2 Doors, Windows & Interior - Countertops & Cabinets: Calking Deteriorating
  - 🔧 10.7.3 Doors, Windows & Interior - Countertops & Cabinets: Backsplash
  - 🔧 11.1.1 Built-in Appliances - Dishwasher: Inoperable
  - ⚠️ 11.3.1 Built-in Appliances - Range/Oven/Cooktop: Stove
  - ⚠️ 11.6.1 Built-in Appliances - Washer /dryer: Washer and dryer area
  - ⚠️ 11.6.2 Built-in Appliances - Washer /dryer: Completed plumbing

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Client's Agent, Client

**Occupancy**

Furnished

**Style**

Modern

**Temperature (approximate)**

30 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Snow, Clear

## 2: ROOF

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

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

### Information

**Inspection Method**

Ground

**Roof Type/Style**

Gable

**Roof Drainage Systems: Gutter**

Material

Aluminum

**Flashings: Material**

Aluminum

**Coverings: Material**

Metal



### Deficiencies

2.2.1 Roof Drainage Systems

**DOWNSPOUTS DRAIN NEAR HOUSE**

LEFT BACKSIDE

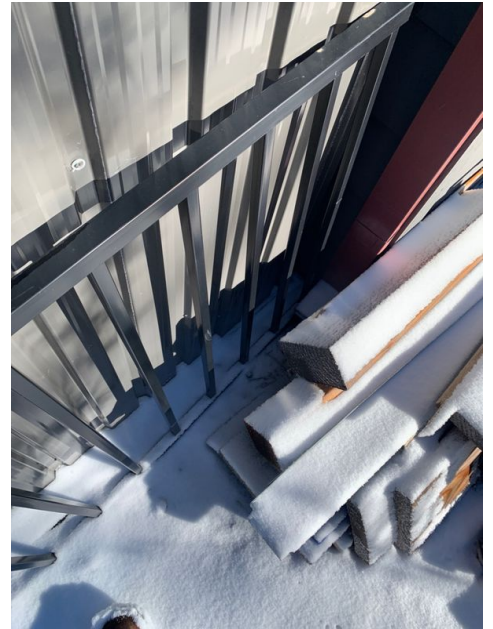
 Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified gutter contractor



### 2.2.2 Roof Drainage Systems



Recommendation

#### **GUTTER DAMAGED**

FRONT OF HOUSE

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified gutter contractor



### 2.2.3 Roof Drainage Systems



Recommendation

#### **GUTTER LEAKAGE**

FRONT OF HOUSE

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation

Contact a qualified gutter contractor



# 3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			

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## Information

### Inspection Method

Visual

### Siding, Flashing & Trim: Siding Material

Fiber Cement

### Siding, Flashing & Trim: Siding Style

Planks



### Exterior Doors: Exterior Entry Door

Glass

### Walkways, Patios & Driveways: Driveway Material

Gravel, Unknown

### Decks, Balconies, Porches & Steps: Appurtenance

Deck

### Decks, Balconies, Porches & Steps: Material

Wood

## Deficiencies

3.1.1 Siding, Flashing & Trim

### LOOSE BOARDS

LEFT SIDE OF HOUSE, BACK SIDE OF HOUSE



One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation

Contact a qualified siding specialist.



### 3.2.1 Exterior Doors

#### **DOOR DRAGS**

##### FRONT DOOR

Front door drags on thresh hold. Recommend review from a qualified door contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Recommendation



### 3.4.1 Decks, Balconies, Porches & Steps

#### **DECK CONSTRUCTION**

##### STANDALONE DECK

Observed flat steel stakes that appear to be being used as deck support. Recommend review from a qualified decking contractor.

Recommendation

Contact a qualified deck contractor.



Recommendation



### 3.4.2 Decks, Balconies, Porches & Steps

#### **JOIST HANGERS**

##### FRONT DECK

Joist hanger(s) are missing or improperly installed. This could cause the deck structure to fail. Recommend that joist hangers be properly installed by qualified contractor.

##### Recommendation

Contact a qualified deck contractor.

 Recommendation



### 3.4.3 Decks, Balconies, Porches & Steps

#### **RAILING UNSAFE**

##### STANDALONE DECK

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.

##### Recommendation

Contact a qualified deck contractor.

 Recommendation



3.4.4 Decks, Balconies, Porches & Steps

**DIRT TO WOOD CONTACT**

Observed dirt to old contact. Recommend Removing all dirt touching wood .

Recommendation

Contact a handyman or DIY project

 Recommendation





3.4.5 Decks, Balconies, Porches & Steps

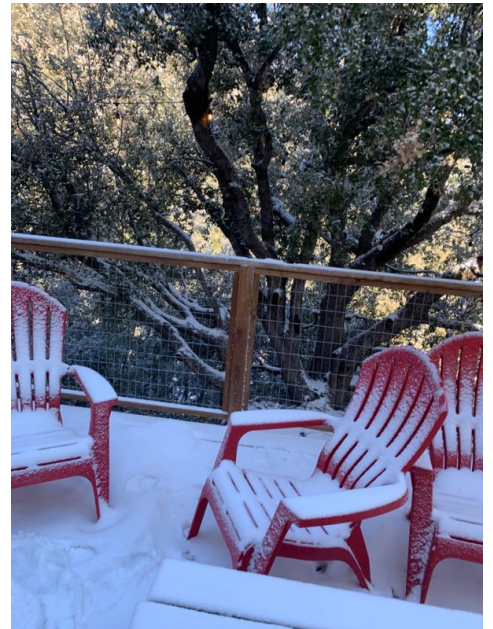
**LOOSE RAILING**

STAND ALONE DECK

Observed some loose railing. Recommend securing properly.

Recommendation

Contact a qualified deck contractor.



3.4.6 Decks, Balconies, Porches & Steps

**UNFINISHED**

UNFINISHED DECKING

Observed some unfinished decking. Recommend completing.

Recommendation

Contact a qualified deck contractor.





# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Foundation	X			X
4.2	Basements & Crawlspace			X	
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			
4.6	Construction	X			

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## Information

### Inspection Method

Visual

### Foundation: Material

Concrete

### Floor Structure:

#### Basement/Crawlspace Floor

Concrete

### Floor Structure: Material

Wood I-Joists

### Floor Structure: Sub-floor

Plywood

## Deficiencies

### 4.1.1 Foundation

#### FOUNDATION CRACKS - MINOR

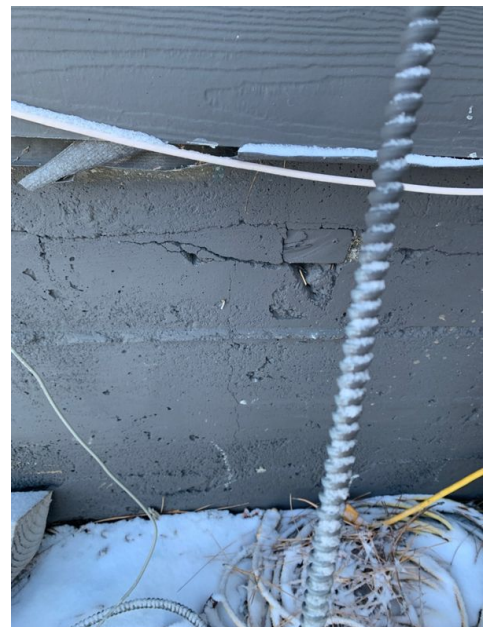
##### FOUNDATION

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

##### Recommendation

Recommend monitoring.



# 5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Gas/LP Firelogs & Fireplaces	X			X
5.6	Presence of Installed Heat Source in Each Room	X			X

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## Information

**Equipment: Brand**  
Pioneer

**Equipment: Energy Source**  
Propane, Electric

**Equipment: Heat Type**  
Electric Baseboard



**Distribution Systems: Ductwork**  
None

**AFUE Rating**  
85

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

## Deficiencies

5.1.1 Equipment

**INCORRECT WIRING PRACTICE**

MINI SPLIT CONDENSER



Observed an incorrect wiring practice at the mini split. Recommend review from a qualified electrician and heating cooling contractor.

Recommendation

Contact a qualified heating and cooling contractor



5.5.1 Gas/LP Firelogs & Fireplaces

**VENTLESS GAS FIREPLACE**

GAS FIREPLACE

Ventless gas fireplaces are not compliant with California standards. Recommend review and possible replacement from a qualified heating and cooling contractor.

Recommendation

Contact a qualified heating and cooling contractor



5.5.2 Gas/LP Firelogs & Fireplaces

**LOOSE TILES**

FIREPLACE HEARTH

Observed some loose tiles on fireplace hearth. Recommend repair.

Recommendation

Contact a qualified flooring contractor





5.6.1 Presence of Installed Heat Source in Each Room

 Maintenance Item

**HEATING AND COOLING IN ALL ROOMS**

HOUSE

Buyer should be aware that there is not an independent heating and cooling system in each room. There is a fan cooling interior air into bedrooms. Note, recommend inquiring with owner how fans operate.

Recommendation

Contact a qualified heating and cooling contractor



# 6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room			X	

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## Information

**Cooling Equipment: Brand**  
Pioneer

**Cooling Equipment: Energy Source/Type**  
Electric

**Cooling Equipment: Location**  
Living room



**Distribution System: Configuration**  
Zone

**Cooling Equipment: SEER Rating**  
85 SEER

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

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

# 7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			X
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			X
7.4	Hot Water Systems, Controls, Flues & Vents	X			X
7.5	Fuel Storage & Distribution Systems	X			X
7.6	Sump Pump			X	

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## Information

### Filters

None

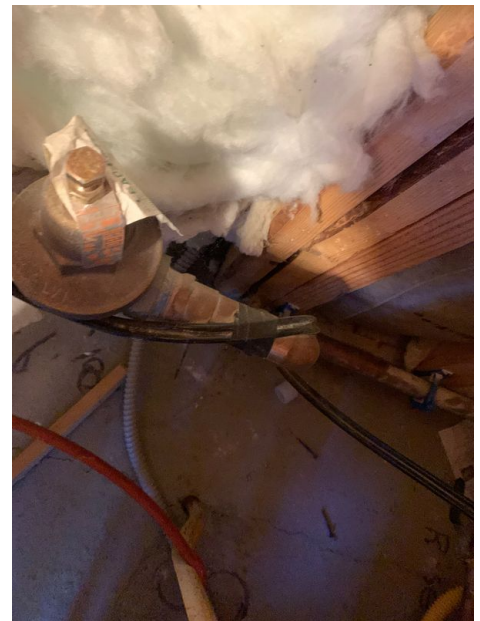
### Water Source

Public, Private

### Main Water Shut-off Device:

#### Location

Right side of house



### Drain, Waste, & Vent Systems:

#### Drain Size

Unknown

### Drain, Waste, & Vent Systems:

#### Material

ABS

### Water Supply, Distribution

#### Systems & Fixtures: Distribution

#### Material

Copper

### Water Supply, Distribution

#### Systems & Fixtures: Water Supply

#### Material

Copper

### Hot Water Systems, Controls,

#### Flues & Vents: Capacity

0 gallons

### Hot Water Systems, Controls,

#### Flues & Vents: Location

Closet

### Hot Water Systems, Controls,

#### Flues & Vents: Power

#### Source/Type

Gas

## Fuel Storage & Distribution Systems: Main Gas Shut-off

### Location

At Tank



## Drain, Waste, & Vent Systems: Septic system

This house is on a septic system that requires an additional inspection by a qualified septic professional

## Water Supply, Distribution Systems & Fixtures: Water testing

Testing water quality for Chemicals and Bacteria is an additional test often performed by County health departments or a qualified independent company

## Hot Water Systems, Controls, Flues & Vents: Manufacturer

Westinghouse

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.](#)



## Deficiencies

## 7.1.1 Main Water Shut-off Device



Recommendation

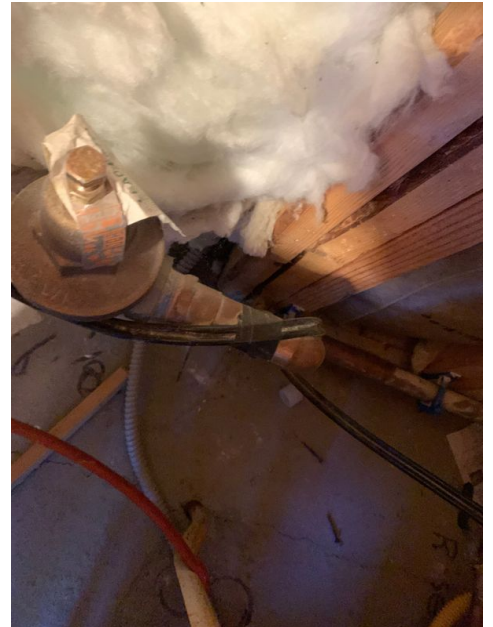
**CORROSION**

## ON PRESSURE REGULATOR

Pressure regulator showed signs of corrosion. Recommend a qualified plumber evaluate. Note, there's corrosion on the underside. This photograph does not show the corrosion.

## Recommendation

Contact a qualified plumbing contractor.



## 7.3.1 Water Supply, Distribution Systems &amp; Fixtures



Safety Hazard

**EXTERNAL HOUSE, BABE**

## EXTERIOR OF HOUSE

Main water line does not have an exterior hose bib for winterizing. Recommend installing in order to have the option of winterizing.

## Recommendation

Contact a qualified plumbing contractor.



## 7.4.1 Hot Water Systems, Controls, Flues &amp; Vents



Safety Hazard

**NO EMERGENCY DRAIN PIPE**

## WATER HEATER

No emergency drain pipe on the pressure relief valve. PR valve pipe should exit the building.

## Recommendation

Contact a qualified plumbing contractor.



## 7.4.2 Hot Water Systems, Controls, Flues &amp; Vents

 Safety Hazard**NOT PRODUCING HOT WATER**

## WATER HEATER

Hot water heater was not producing hot water. Recommend review and possible replacement by a qualified plumbing contractor.

## Recommendation

Contact a qualified plumbing contractor.



## 7.5.1 Fuel Storage &amp; Distribution Systems

 Maintenance Item**ABANDON, PLUMBING**

## SMALL CRAWLSPACE

Observed what appears to be abandoned gas lines. Recommend inquiring with seller/builder.

## Recommendation

Contact the seller for more info



# 8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			
8.6	Smoke Detectors	X			X
8.7	Carbon Monoxide Detectors	X			

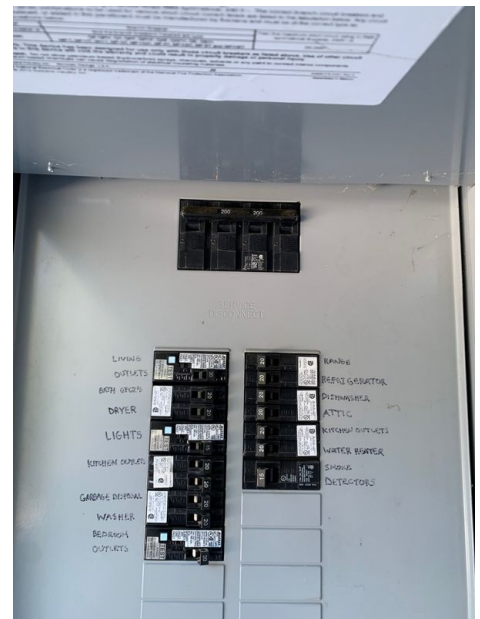
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## Information

**Service Entrance Conductors:**  
Electrical Service Conductors  
Overhead

**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Main Panel Location  
Right

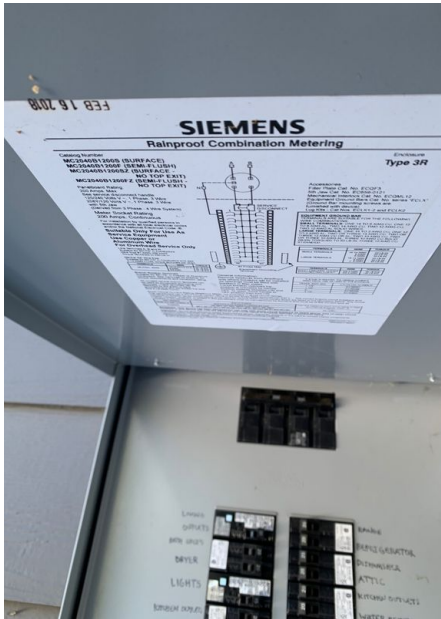
**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Panel Capacity  
200 AMP



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

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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**  
none



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

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
Romex

## Deficiencies

### 8.4.1 Lighting Fixtures, Switches & Receptacles

#### **COVER PLATES MISSING**

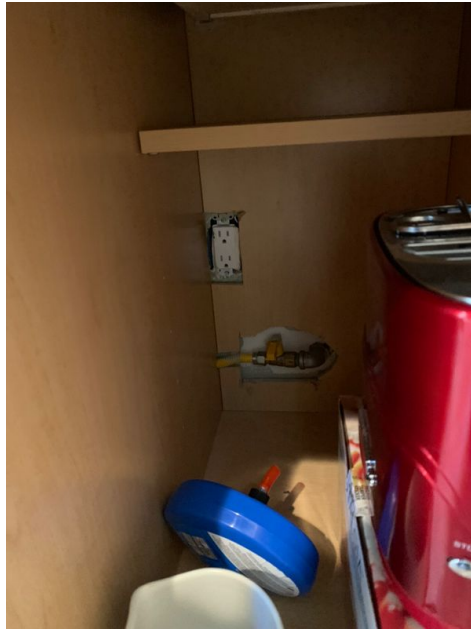
ATTIC, KITCHEN CABINET

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.





8.6.1 Smoke Detectors

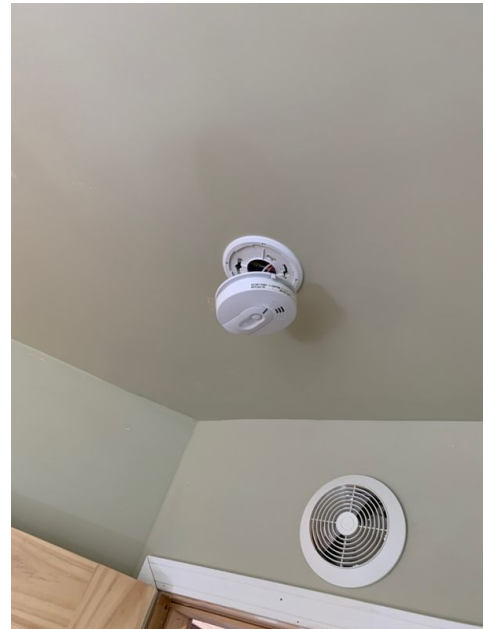
**SMOKE DETECTOR**

BEDROOM

Recommend reattaching smoke detector.

Recommendation

Contact a qualified professional.



# 9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation	X			X
9.2	Vapor Retarders (Crawlspace or Basement)	X			
9.3	Ventilation	X			
9.4	Exhaust Systems	X			X

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## Information

### Dryer Power Source

110 Volt

### Dryer Vent

Unknown

### Flooring Insulation

Batt

### Attic Insulation: Insulation Type

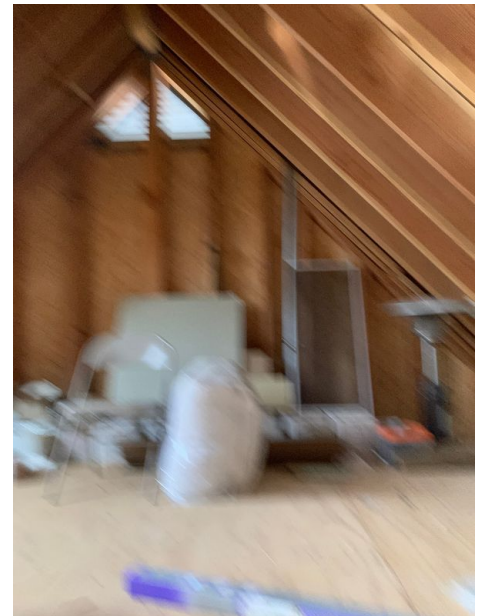
Batt

### Attic Insulation: R-value

38

### Ventilation: Ventilation Type

Gable Vents



### Exhaust Systems: Exhaust Fans

Fan Only, Whole house fan

## Deficiencies

9.1.1 Attic Insulation

### UNFINISHED ATTIC

ATTIC

If buyer is going to finish attic, I recommend finishing installation as well.

Recommendation

Contact a qualified general contractor.





#### 9.4.1 Exhaust Systems

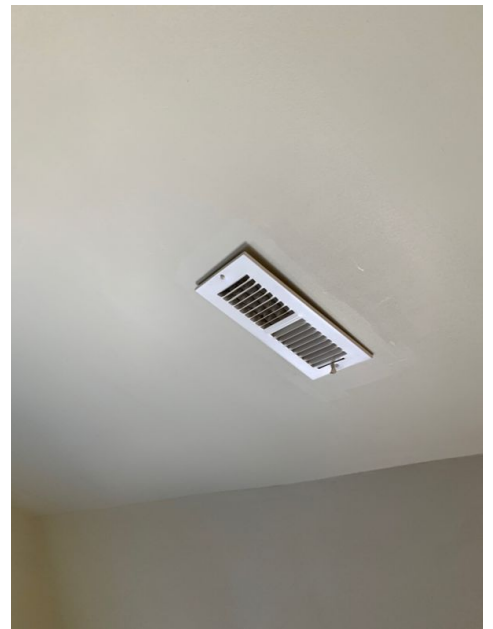
### **ATTIC FAN SYSTEM**

ATTIC/UPSTAIRS

Recommend inquiring with owner how to operate the attic fan.

Recommendation

Contact the seller for more info



# 10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			X
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls	X			X
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings	X			X
10.7	Countertops & Cabinets	X			X

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## Information

### Windows: Window Manufacturer

Unknown

### Windows: Window Type

Crank out

### Floors: Floor Coverings

Laminate

### Walls: Wall Material

Drywall

### Ceilings: Ceiling Material

Drywall

### Countertops & Cabinets:

#### Cabinetry

Wood

### Countertops & Cabinets:

#### Countertop Material

Wood Butcher Block

## Deficiencies

10.1.1 Doors

### ATTIC ACCESS

ATTIC ACCESS

Attic access was not flush with roof. Recommend repair.

Recommendation

Contact a qualified grading contractor.



## 10.4.1 Walls

**MINOR CORNER CRACKS**

## UPSTAIRS

Minor cracks at the corners of doors and windows in walls. Appeared 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.

## Recommendation

Recommend monitoring.



## 10.6.1 Steps, Stairways &amp; Railings

**HANDRAIL RETURNS**

## STAIR RAILING

Per current code handrail returns are required.

## Recommendation

Contact a handyman or DIY project



## 10.7.1 Countertops &amp; Cabinets

**CABINET HINGE LOOSE**

## DOWNSTAIRS BATHROOM

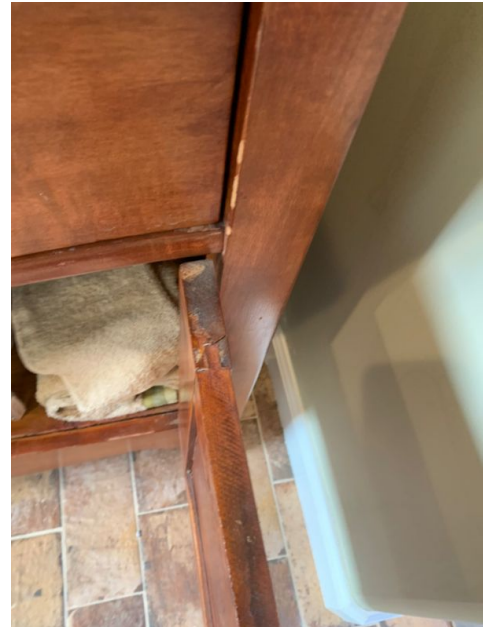


One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

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

Recommendation

Contact a qualified handyman.



10.7.2 Countertops & Cabinets

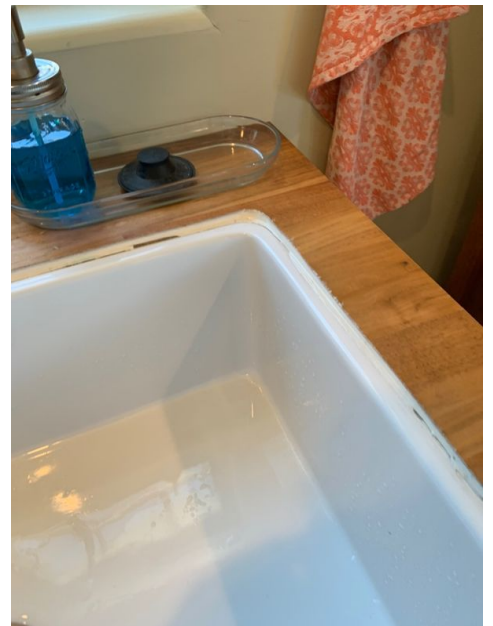
### **CALKING DETERIORATING**

KITCHEN SINK

Calking lines were cracked or severely deteriorated. Recommend a qualified contractor repair or replace calking.

Recommendation

Contact a qualified handyman.



10.7.3 Countertops & Cabinets

### **BACKSPLASH**

KITCHEN SINK/COUNTERTOP.

Kitchen sink/counter did not have a backsplash. Water can potentially make its way behind cabinetry and create a mold situation

Recommendation

Contact a qualified cabinet contractor.





# 11: BUILT-IN APPLIANCES

		IN	NI	NP	D
11.1	Dishwasher	X			X
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			X
11.4	Garbage Disposal	X			
11.5	All appliances	X			
11.6	Washer /dryer	X			X

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## Information

**Dishwasher: Brand**  
Hot point



**Refrigerator: Brand**  
Galanz



**Range/Oven/Cooktop: Exhaust Hood Type**  
Vented

**Range/Oven/Cooktop:****Range/Oven Brand**

O keefe merritt

**Range/Oven/Cooktop:****Range/Oven Energy Source**

Propane

## Deficiencies

## 11.1.1 Dishwasher

**INOPERABLE**

KITCHEN

Dishwasher was inoperable using standard controls. Recommend a qualified plumber or contractor evaluate.

Recommendation

Contact a qualified appliance repair professional.



Maintenance Item



## 11.3.1 Range/Oven/Cooktop

**STOVE**

STOVE

Stove has three separate open air pilots. It also appears to possibly not have been converted to propane. Recommend review with operating procedures as well from a qualified appliance professional.

Recommendation

Contact a qualified appliance repair professional.



Safety Hazard



## 11.6.1 Washer /dryer

**WASHER AND DRYER AREA**

## UPSTAIRS AREA

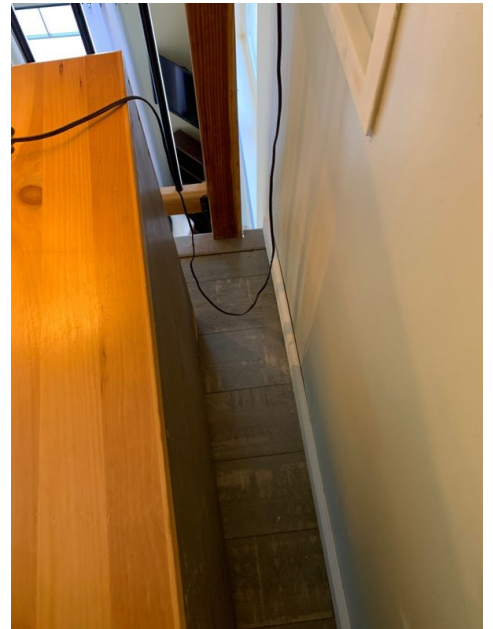
Washer and dryer area had no gas line or vent exhaust pipe.  
Recommend review from a qualified professional.

## Recommendation

Contact a qualified professional.



Safety Hazard



## 11.6.2 Washer /dryer

**COMPLETED PLUMBING**

## LAUNDRY AREA

Laundry area has never been used. Recommend inquiring with  
owner if all plumbing was complete and is operational.

## Recommendation

Contact the seller for more info



Safety Hazard



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# STANDARDS OF PRACTICE

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## 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.

## Basement, Foundation, Crawlspace & 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.

## 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.

## 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

conductive 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.

### 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.

### 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 service-entrance 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.

### 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.

### **Doors, Windows & 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.

### **Built-in Appliances**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.