



SUPREME HOME INSPECTIONS LLC

(818) 233-7151 (562) 977-7199

supremeinspectionsla@gmail.com



HOME INSPECTION REPORT

1218 W 69th St
Los Angeles, CA 90044

Karen Rauda

03/18/2026



Inspector

Mark Jairo Sandoval Fierros

Certified Home Inspector

+18182337151

supremeinspectionsla@gmail.com



Agent

Liliana Morales

818-433-5637

lilliansold@gmail.com

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MAINTENANCE ITEM / LOW
LEVEL REPAIR



MODERATE /
RECOMMENDATION



IMMEDIATE ATTENTION

SUMMARY

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1: INSPECTION DETAILS

Information

In Attendance

Client, Home Owner, Client's Agent

Occupancy

Furnished

Type of Building

Single Family

Weather Conditions

Hot, Dry, Sunny

Home Inspection Agreement

This AGREEMENT is made on today's date by and between Supreme Home Inspections LLC and the Client/Purchaser. You are advised to seek two professional opinions and acquire estimates of repair(s) as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspects the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and costs estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

1. SCOPE OF HOME INSPECTION:

Client/Purchaser agrees that the purpose and scope of the inspection is to assist in the evaluation of the overall condition of the dwelling. The inspection and report are based on the observation of the visible and apparent condition of the home on the date of the inspection, and not the determination of the future conditions.

2. Report is not transferable:

Client/Purchaser understands that the report is written for them exclusively. Client/Purchaser agrees that they will not transfer or disclose any part of the inspection report to any other person. Supreme Home Inspections LLC is not responsible for any interpretation of the report by third parties. Client/Purchaser agrees to indemnify and hold harmless Supreme Home Inspections LLC from any third party claims relating to the report.

3. Limited visual inspection for the material defects:

Supreme Home Inspections LLC agrees to perform a limited, non-invasive inspection of the home and to provide the Client with a written opinion or report, informing the Client of the apparent defects that, on the day of the inspection, Supreme Home Inspections LLC both observed and deemed to be material, as defined by the InterNACHI Standards of Practice. The inspection is of clearly visible and readily accessible areas of the home. Supreme Home Inspections LLC may offer comments on systems or components as a courtesy, but these comments will not compromise the bargained-for report. The report is only supplemental to the seller's disclosure.

4. STANDARDS OF PRACTICE:

Supreme Home Inspections LLC agrees to perform the inspection in accordance with the current Standard of Practice and code of Ethics of the International Association of Certified Home Inspectors (InterNACHI). The Client Understands that these standards contain certain and very important limitations, exceptions, and exclusions to the inspection and report. The Standards are available at <http://www.nachi.org/sop.htm>, they are available prior to the inspection, and they are part of the inspection report of Supreme Home Inspections LLC.

5. OUTSIDE THE SCOPE:

The Inspection is not technically exhaustive. There are items, systems and conditions that ARE NOT within the scope of the home inspection, including but not limited to the following: CODE or ZONING violations, LIFE EXPECTANCY OF ANY SYSTEMS OR COMPONENTS, MOLD, ASBESTOS, LEAD, DETACHED BUILDINGS (SHEDS, UN-PERMITTED STRUCTURES, FUTURE CONDITIONS, FUTURE FAILURES, GAS LEAKS, CENTRAL VACUUM, MINOR COSMETIC ITEMS (SCUFF MARKS, SCRATCHES, PEELING PAINT/WALL PAPER, ETC.), FENCES, FIRE SUPPRESSION OR SPRINKLER SYSTEMS, FURNACE HEAT EXCHANGERS, LIGHTNING ARRESTOR, TELEPHONE OR CABLE SYSTEMS, IDENTIFYING ITEMS RECALLED BY MANUFACTURERS, ANYTHING UNDERGROUND, ANYTHING NOT INSPECTED.

6. NOT A WARRANTY:

The results of this inspection are intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied concerning the present or future condition of the home, including the systems and components, or the remaining useful life of any systems or components of the home.

7. Not part of the bargained-for report:

The reports summary, cost estimates and digital videos are not part of the report. The Client agrees that the reports summary is incomplete, the cost estimates are not reliable, and the video is only supplemental, and all three (summary, estimates, and video) are provided as courtesy.

8. FURTHER EVALUATION:

Since the person conducting your home inspection is not a licensed structural engineer or other qualified specialist whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you are advised to seek a professional opinion as to any defects or concerns mentioned in the report. The Client

understands the freedom to hire professionals prior to closing, including but not limited to a roofer, electrician, plumber, engineer, etc.

9. THREE-MONTH LIMIT:

An action to recover damages arising from the inspection report must be commenced within three months after the date the report was delivered to the Client or the AGREEMENT is signed, whichever is earlier. Failure to do so is a full and complete waiver of any rights, actions, or causes of actions that may have arisen. Time is expressly of the essence herein.

10. Notify Supreme Home Inspections:

In the event of a claim against Real Estate Home Inspections, the Client agrees to supply Supreme Home Inspections LLC with the (1) written notification of adverse conditions within fourteen (14) days of discover, and (2) access to the premises. Supreme Home Inspections LLC is not responsible for any claims if repairs are made or money spent without notifying Supreme Home Inspections LLC as stated previously. Failure to comply with the previous conditions shall constitute a waiver of any and all claims the Client may have against Supreme Home Inspections LLC. Time is expressly of the essence herein.

11. MEETING:

In the event of a problem, complaint or bad result with the inspection service or report, the Client agrees to meet with the president of Supreme Home Inspections LLC for at least one hour (60 minutes) The Client agrees to openly communicate in good faith in an attempt to come to a resolution, prior to filing any legal complaint against Supreme Home Inspections LLC.

12. DEFENDING COST:

In the event that the Client institutes litigation after the one-hour meeting, but fails to obtain a judgment against Supreme Home Inspections LLC in a court of the law, then the Client will pay all legal cost, expenses, and fees of Supreme Home Inspections LLC in defending said claims.

13. ARBITRATION:

Any dispute, controversy or claim, any form of negligence, fraud or misrepresentation arising out of, from or related to the inspection, the report, or the AGREEMENT shall be submitted to arbitration under the Rules and Procedures related to Home Inspection Disputes of the Construction Arbitration Services, Inc. The decision of the arbitrator shall be final and binding, and the judgment of the award may be entered in any court of competent jurisdiction.

14. LIABILITY LIMIT:

The Client agrees that the maximum liability of Supreme Home Inspections LLC, its employees, and its agents, is limited to an amount to not exceed the inspection fee paid for the inspection service. The Client hereby assumes all risk in connection with the home inspection to be performed under the AGREEMENT, and further, hereby releases Supreme Home Inspections LLC from any damage which may befall the Client as a result of any inspection to be performed by Supreme Home Inspections LLC, whether seen or unseen, where liquidated or not liquidated; and, further, the Client hereby agrees to save and hold harmless Supreme Home Inspections LLC, including all shareholders, officers, directors, and employees of Supreme Home Inspections LLC, from any claim made or loss sustained by the Client or any of the Clients family heirs, or assigns arising out of any inspection to be performed under this AGREEMENT by Supreme Home Inspections LLC.

15. CHANGES TO THIS AGREEMENT:

If any court declares any provision of this AGREEMENT invalid or unenforceable by any court, the remaining provision will remain in effect. This AGREEMENT represents the entire AGREEMENT between the parties. No modification shall be enforceable unless such modification is in writing and signed by the parties. This AGREEMENT shall be binding upon by the parties and their representatives, family, relations, heirs or assigns.

16. SIGNING THIS AGREEMENT:

THE CLIENT UNDERSTANDS AND AGREES THAT IF THEY ARE NOT PRESENT AT THE TIME OF THE INSPECTION AND THEREFORE DID NOT SIGN THIS AGREEMENT THAT THIS AGREEMENT WILL FORM PART OF THE INSPECTION REPORT, AND THE PAYMENT MADE FOR INSPECTION, ACCEPTANCE OR USE OF THE REPORT WILL CONSTITUTE ACCEPTANCE OF THE TERMS AND CONDITIONS OF THIS AGREEMENT.

17. PAYMENT:

Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorneys fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee "By signing above, Client (or Clients agent, or persons representing Client, or persons representing themselves as Client) acknowledges having read this agreement, having had the opportunity to ask questions or for clarification, and having had such questions answered or clarifications satisfactorily provided to Client, Clients representative, or Clients agent."

General: Overview

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

General Notes:

Note: Please read the Standards of Practice set forth by the InterNational Association of Certified Home Inspectors for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended.

Notice to Third Parties: This report is copyright protected. This report is the exclusive property of Supreme Home Inspections LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report. Liability under this report is limited to the party identified on the cover page of this report.

General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under **"Immediate Attention"** by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Maintenance Item / Low Level Repair = The item, component, or system while perhaps functioning as intended is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Moderate / Recommendation = The item, component, or system while perhaps functioning as intended is in need of moderate repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a handyman or a qualified contractor and are not considered routine maintenance or DIY items.

Immediate Attention = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk. The item, component or system is Not functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Residential Pre-Purchase Inspection

This is a VISUAL inspection only. The scope of this inspection is to verify proper performance of the homes major systems, we do not verify proper design. The following items reflect the condition of the home and its systems at the time and date the inspection was performed. Conditions of an occupied home (and its systems) can and do change after the inspection is performed (i.e. leaks can occur beneath sinks, the water may run at toilets, the walls, doors, and flooring, may be damaged during moving, the kitchen sink disposal may get jammed, the dishwasher may leak, etc.).

The furnishings, personal items, and/or systems of the home are not dismantled or moved. A 2 hour inspection is not equal to "live-in exposure" and will not discover all concerns with the home. Unless stated in writing, we will only inspect/comment on the following systems: Electrical, Heating/cooling, Appliances, Plumbing, Roof and Attic, Exterior, Grounds, and the Foundation. NOTE: This inspection is not a warranty or insurance policy. The limit of liability of Supreme Home Inspections and its employees, officers, etc. does not extend beyond the day the inspection was performed.

Cosmetic items (i.e. peeling/falling wall paper, scuffs on the walls, floor coverings, nail holes, normal wear and tear that is common in an occupied home, etc.) are not a part of this inspection. In addition, we do not inspect for fungus, rodents, or insects, of any type.

Although every effort is made to inspect/access all systems, it is not possible to describe every defect within the home. Various areas of the home may be inaccessible/not visible due to furniture and/or storage. Due to this, the home should be carefully reviewed during your final walk-thru as the home should be vacant and clear of obstruction. This is your opportunity to assure that no new concerns have occurred since the date of this inspection, that all requested repairs have been completed, and to verify that all systems are in proper, working condition (i.e. the plumbing system, appliances, electrical system, heating/cooling systems, etc.). NOTE: Please contact the office immediately if you suspect or discover any concerns during the final walk-thru.

Home inspectors are generalist, who report on readily visible issues/concerns with a home. Inspectors do not provide methods or estimates of repairs and because inspectors are generalist, it is their duty to recommend further review by licensed specialist, contractors, etc. to allow you the opportunity to get a detailed review of any item noted in this report that you deem to be a concern. Should a repair method be provided, correction of the condition is not guaranteed. We recommend methods of correction, estimates, and repairs be performed by qualified, licensed contractors, or specialty trades people that you personally contact to assure the concerns are properly reviewed and corrected. In listing a possible method of correction, the inspector is not offering any opinion as to who should take responsibility for addressing any of these concerns. It is our recommended that you consult with your Real Estate Professional, Attorney, and/or Contractor for further advice with regards to any of the items/concerns listed in this report.

Although this report may identify products involved in class action lawsuits and/or recalled by the products manufacturer, this report will/may not identify ALL products. NOTE: There are numerous products involved in manufacturer recalls and/or class action law suits. Identifying products involved in manufacturer recalls or a class action lawsuit is NOT a requirement. You should seek the service of a qualified consulting company experienced in identifying manufacturer recalls and/or products involved in class action lawsuits.

For a fee, we will inspect all item/s requested for correction/repair to assure the item/s have been properly addressed. Please contact the office to schedule this service.

This inspection report and all information contained within is the sole property of the client/s named in this report and is not to be shared/passed on without the owners consent. Doing so may result in legal action.

2: ROOF

Information

Inspection Method Roof	Roof Type/Style Gable	Roof Coverings: Roof Conditions Roof Roof Specialist Recommended
Gutters & Downspouts: Gutter Material Not Present	Flashings: Material Aluminum	Chimneys: Not Present

Roof Coverings: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

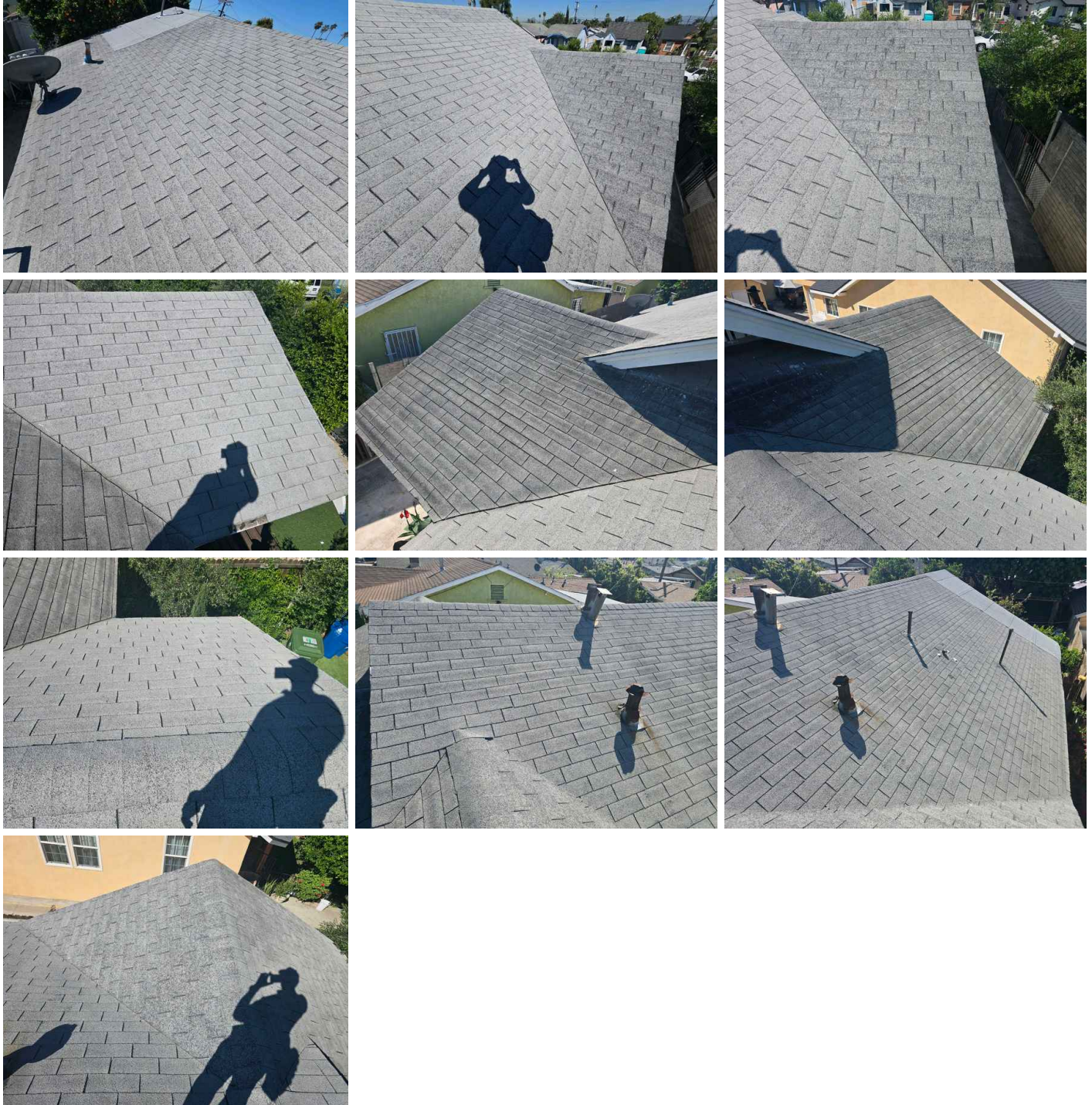
Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Roof Coverings: Material

Asphalt Shingles

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.



Roof Coverings: Roof Was Inspected

Roof

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Flue Gas Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the flue gas vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Flue Gas Vent Pipes: Flue Gas Vent Pipe Inspected

I looked at flue gas vent pipes that pass through the roof covering.

All gas-fired appliances must be connected to venting systems. There should be watertight metal flashing installed around the flue gas vent pipes. The vent pipes should extend far enough above the roof surface.

Flue Gas Vent Pipes: Vent Pipes Flashing

As a home owner it is advisable that you monitor all exterior roof vent pipes and service yearly to ensure all flashings or tarring material are a tight seal. Any loose flashings, or deteriorated tarring material shall be repaired, re-tarred to prevent any potential moisture or water intrusion. A qualified roofing specialist may be recommended for yearly servicing.

Limitations

General

ROOF LIMITATIONS

The report is an opinion of the general quality and condition of the roof. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, or may be subject to future leakage. Quality Home Inspections are not licensed roof contractors, and it is recommended to hire one prior to the close of escrow, we do our best to inspect the roof system within the allotted time. We inspect the roof covering, drainage systems, the flashings, skylights, chimney exteriors, and roof penetrations. We are not required to inspect antennas, interior of flues and/or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturers specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers or agent to disclose any information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Coverings

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Observations

2.1.1 Roof Coverings

GRANULE LOSS

PATIO ROOF

Signs of deterioration, granule loss noted at various areas of the roof covering due to age or normal wear. Recommend monitoring or further evaluation by a qualified roof specialist.

Recommendation

Contact a qualified roofing professional.

 Moderate / Recommendation



2.1.2 Roof Coverings

ROOF PATCHING PRESENT

Evidence of improper or non-professional roof patching/repairs was noted.

Recommend further evaluation and correction by a licensed roofing contractor to ensure all repairs are properly completed and the roof is in acceptable condition.

Recommendation

Contact a qualified roofing professional.

 Moderate / Recommendation



2.1.3 Roof Coverings

MULTIPLE LAYERS

More than one layer of shingle was observed. Roof has reached its maximum amount allowed of shingle layers.

 Moderate / Recommendation



2.2.1 Flue Gas Vent Pipes

RUST Moderate / Recommendation

The flue cap was observed to be rusted and deteriorated. Recommend replacement of the flue cap to prevent potential water intrusion.



2.2.2 Flue Gas Vent Pipes

VENT CAP MISSING Maintenance Item / Low Level Repair

Missing vent cover noted. Recommend installation to prevent water/moisture intrusion.



2.4.1 Flashings

MISSING Moderate / Recommendation

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.



2.4.2 Flashings

PIPE/STACK FLASHINGS - INSTALLATION INCORRECT (TOP EXPOSED OR BOTTOM BURIED)

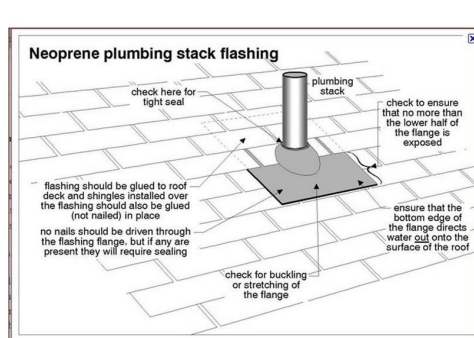
Moderate / Recommendation

ROOF

Pipe/stack flashing(s) were exposed or completely covered by shingles. In a proper installation, the upper portion of the rain boot would be covered by shingles, while the lower third would be exposed on top of the shingles to adequately shed rainwater. Tar sealant is considered a temporary repair and can deteriorate, crack, or separate over time, potentially allowing water intrusion. Repairs are recommended to be conducted as needed by a roofing contractor.

Recommendation

Contact a qualified roofing professional.



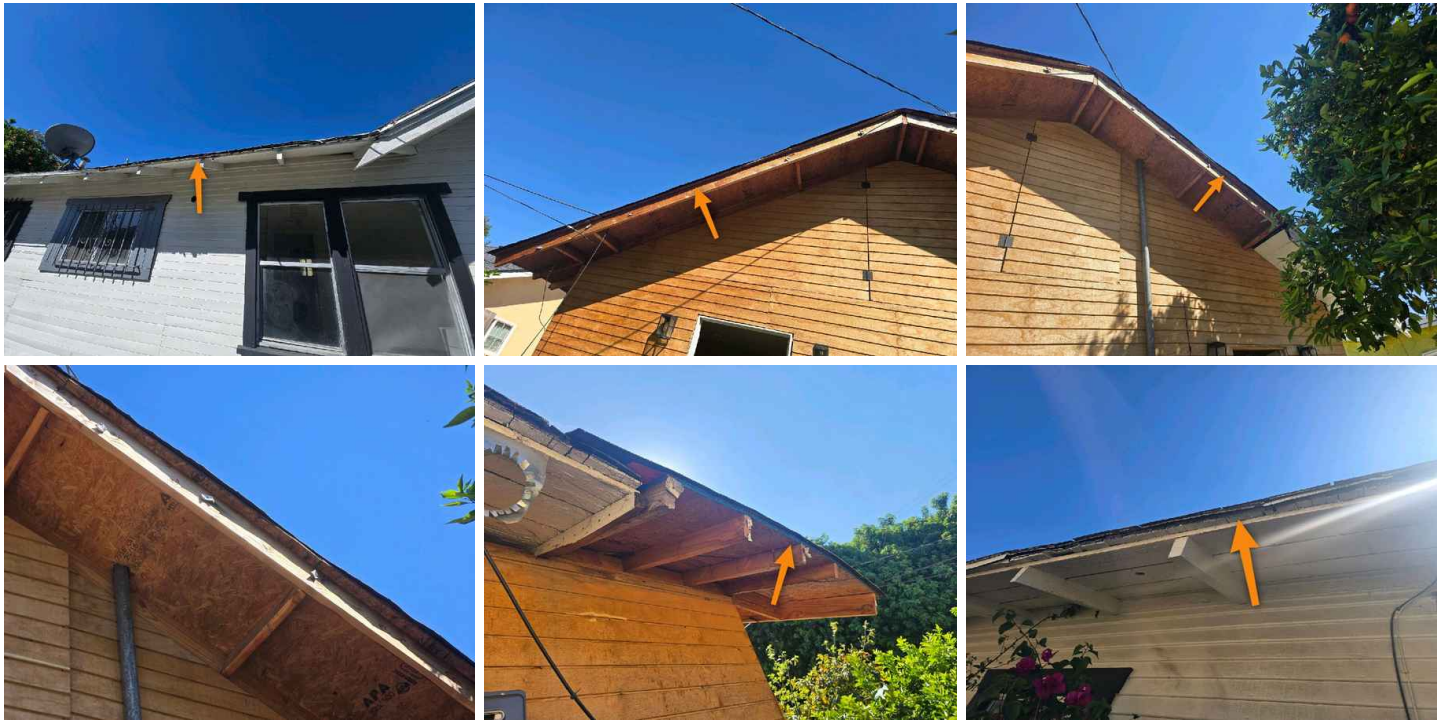
2.4.3 Flashings

DRIP EDGE FLASHING - MISSING

Moderate / Recommendation

VARIOUS ROOF

Drip edge flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofer evaluate and remedy.



3: EXTERIOR

Information

General: Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Wood

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch

Decks, Balconies, Porches & Steps: Material
Wood

Walkways, Patios & Driveways: Driveway Material
Concrete

General: General Exterior Photos



General: Exterior Walls - Limited Visibility

Portions of the exterior walls were not fully visible or accessible due to stored items. These areas could not be inspected, and hidden defects may be present. Recommend evaluating once access is available.

Windows: Windows Inspected

A representative number of windows from the ground surface was inspected.

Limitations

General

EXTERIOR LIMITATIONS:

Not included as part of a building inspection: Underground components (e.g., oil tanks, septic fields, underground drainage systems) Screens, shutters, awnings, and similar seasonal accessories Fences and boundary walls Geological and soil conditions Outbuildings other than garages and carports Erosion control, earth stabilization measures Environmental issues are outside the scope of a home inspection: This includes issues such as asbestos

Siding, Flashing & Trim

EXTERIOR SIDING/WALL VISIBILITY LIMITATIONS

Portions of the exterior siding and walls were not fully visible or accessible due to stored items and obstructions. These conditions limited the inspection, and hidden defects or damage may be present but not observed. Further evaluation may be needed once areas are made accessible.



Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Observations

3.2.1 Siding, Flashing & Trim

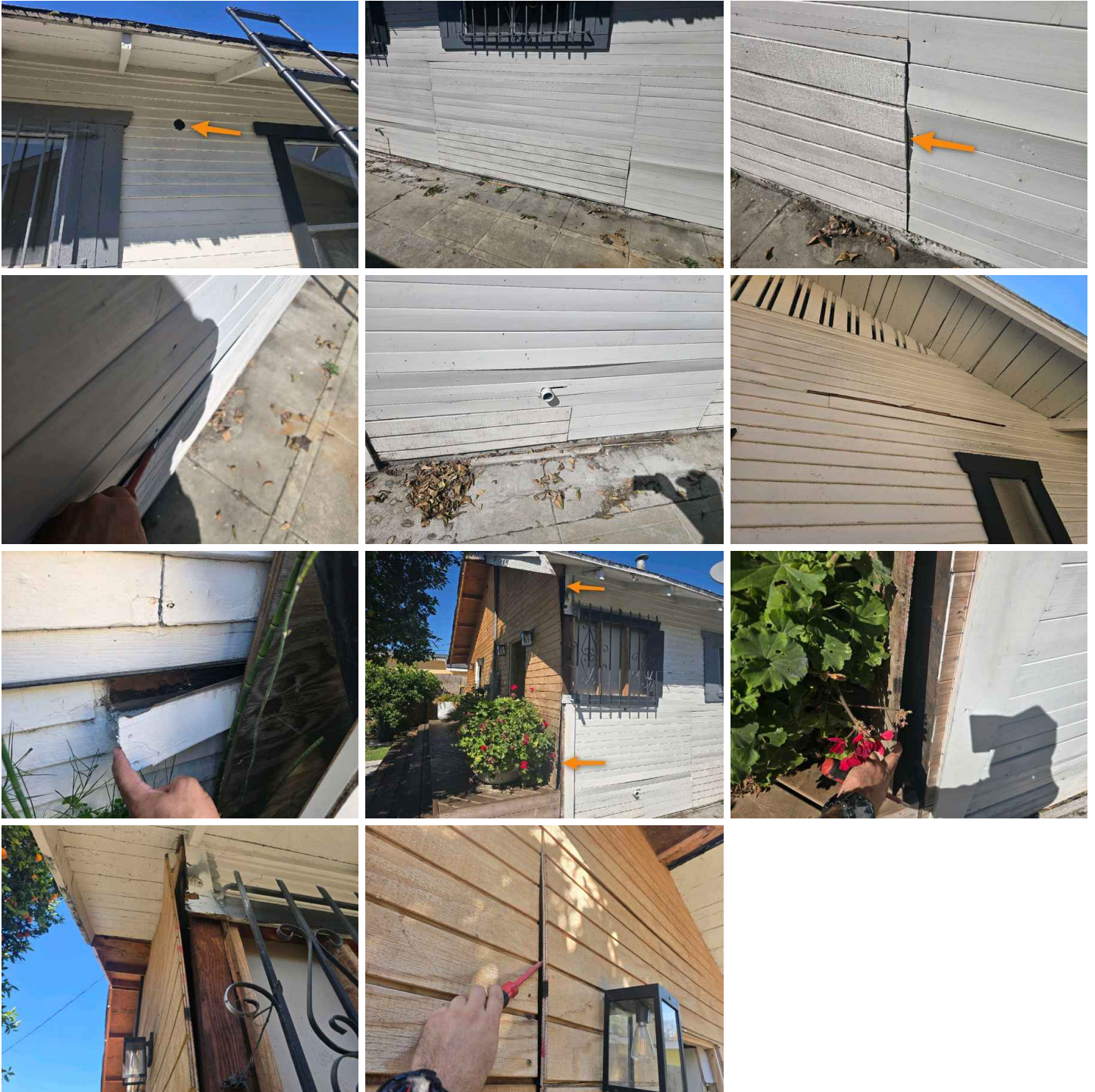
LOOSE, DAMAGED OR SPLITTING BOARDS

VARIOUS

One or more siding boards were loose, damaged or splitting, which could result in moisture intrusion. Recommend a qualified siding contractor secure/fasten and or replace as needed.

 Moderate / Recommendation





3.2.2 Siding, Flashing & Trim

WOOD TRIMS - ROT

Signs of deterioration, rot, or insect damage noted to wood siding, trims. Recommend further evaluation or repairs by a qualified specialist.

 Moderate / Recommendation



3.2.3 Siding, Flashing & Trim

SIDING MATERIAL - MISSING

 Moderate / Recommendation

Missing siding materials noted. Recommend repairs to prevent water/moisture intrusion.



3.3.1 Exterior Doors

DOOR TRIM - LOOSE, MISSING OR DAMAGED

 Moderate / Recommendation

Loose, missing, or damaged door trim/flashing noted. Recommend repairs as needed to prevent potential water/moisture intrusion.

Recommendation

Contact a handyman or DIY project



3.3.2 Exterior Doors

DAMAGE

REAR EXTERIOR

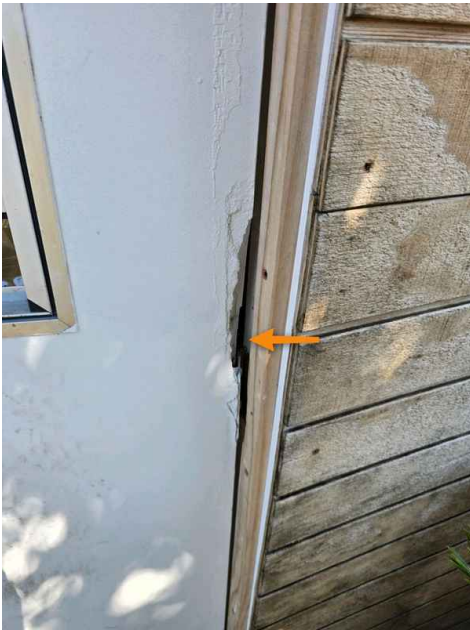
Damage to door noted. Recommend repairs or replacement.

Recommendation

Contact a qualified professional.



Moderate / Recommendation



4: PLUMBING

Information

Filters None	Water Source Public	Drain, Waste, & Vent Systems: Sewer Waste Disposal System Public
Water Supply, Distribution Systems & Fixtures: Distribution Material Copper, Not fully visible	Water Supply, Distribution Systems & Fixtures: Water flow and pressure Above average	Water Heater, Flues & Vents: Approximate Age Unknown / Not visible
Water Heater, Flues & Vents: Location Exterior	Water Heater, Flues & Vents: Power Source/Type Gas	Gas & Distribution Systems: Earthquake Valve Present
Main Water Shut-off Device: Location Front Exterior		



Main Water Shut-off Device: Water Leak Detection Device

A whole-house water leak detection system or automatic shut-off device was not present at the time of inspection. Current California building standards do not require the installation of automatic leak-detection devices in typical residential construction; however, some insurance providers or local jurisdictions may require or recommend them as an added protection against water-damage losses. Installing a listed leak-detection shut-off device may help reduce the risk of property damage and may be beneficial for insurance compliance. Recommend verification with the homeowner's insurance carrier and consideration of installation as desired.

Drain, Waste, & Vent Systems: Material

ABS, Not fully visible

Houses/structures with galvanized or cast iron plumbing present are highly recommended to be further evaluated by a plumbing contractor regardless of the age of the plumbing.



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper, Not fully visible



Water Heater, Flues & Vents: Manufacturer

Ranein

Water heater was in serviceable condition at the time of the inspection.

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.](#)

Water Heater, Flues & Vents: Hot water temperature (Generally accepted safe temp. is 120° F) 100 F +



Gas & Distribution Systems: Main Gas Shut-off Location Gas Meter, Crawlspace



Limitations

General

PLUMBING LIMITATIONS**Items excluded from a building inspection:**

Water quality Septic system Isolating/relief valves & main shutoff valve Concealed plumbing Water treatment equipment The following items are EXCLUDED from this report: Underground pipes or pipes within walls, floors and finish ceilings, remaining life, solar systems, the effectiveness of anti-siphon devices, determination of public versus private water supply and waste disposal systems, operation of automatic safety controls, operation of any valve except water closet flush valves, fixture faucets, and hose faucets. Also excluded are water conditioning systems, fire and lawn sprinkler systems, on site water supply quantity and quality, on-site waste disposal systems, foundation irrigation systems, spas and central vacuum systems. The condition of walls behind appliances or floors under appliances is not determine since the units are not moved during this inspection. While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only when they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if the shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Gas seismic valves are not evaluated for correct size or connection, or function. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested.

Not included as part of a building inspection:

Washing machine connections Wells, well pumps, and water storage related equipment Water conditioning systems Solar water heating systems Fire extinguishers and sprinkler systems Landscape irrigation systems Septic systems

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Observations

4.2.1 Drain, Waste, & Vent Systems

DRAIN LEAKS - BATHROOM

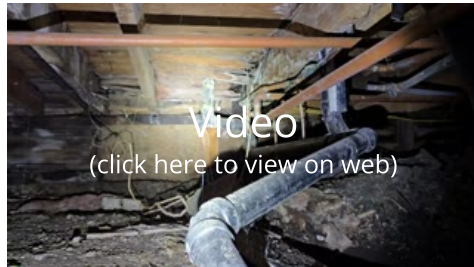
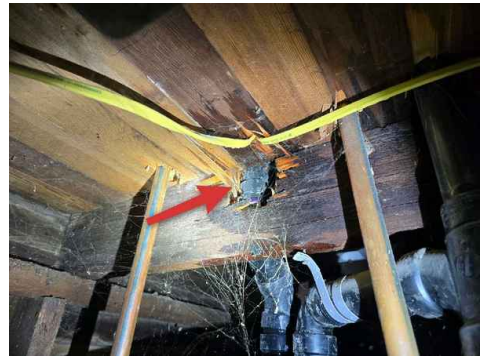
CRAWLSPACE

Evidence of drain leaks noted beneath bathroom area. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

**Immediate Attention**



4.3.1 Water Supply, Distribution Systems & Fixtures

WATER PRESSURE OVER 80 PSI

Water pressure appeared to be over 80 PSI. Recommend installing and/or regulating water pressure between 40 - 80 PSI. A licensed plumbing specialist may be recommended to further evaluate.

 Moderate / Recommendation



4.4.1 Water Heater, Flues & Vents

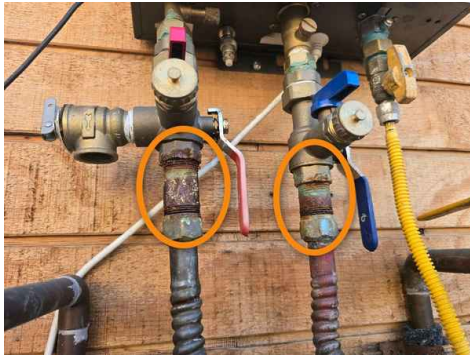
RUST / CORROSION AT HOT/COLD PIPING

 Moderate / Recommendation

Signs of rust and/or corrosion was noted to water line and/or inlet connection. Recommend repairs and/or replacement to prevent potential water leaks. A licensed plumbing specialist may be recommended to further evaluate.

Recommendation

Contact a qualified professional.



4.4.2 Water Heater, Flues & Vents



Maintenance Item / Low Level Repair

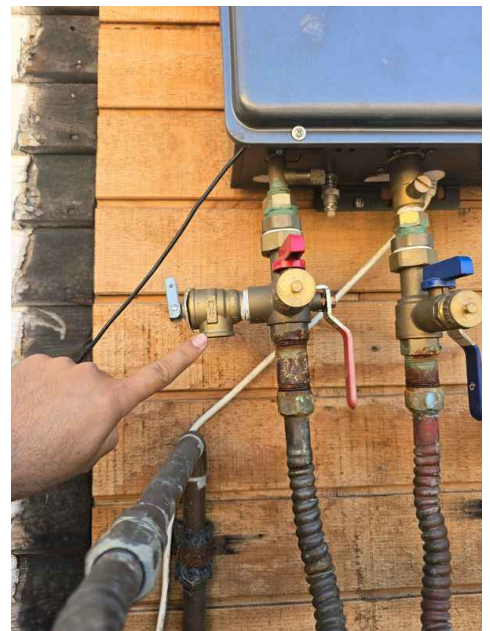
(TPR) DRAIN PIPE - MISSING (EXTERIOR)

WATER HEATER

Recommend installation of temperature pressure relief (TPR) valve drain pipe and route no more than 1ft off of floor.

Recommendation

Contact a handyman or DIY project



4.4.3 Water Heater, Flues & Vents



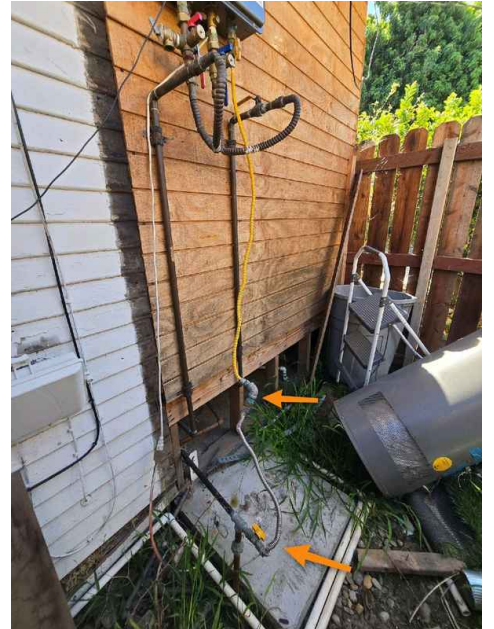
Moderate / Recommendation

IMPROPER GAS LINE ARRANGEMENTS

The gas supply line at the water heater is improperly arranged. The configuration appears to be poorly routed and/or lacks proper support. Recommend corrections.

Recommendation

Contact a qualified professional.



5: ELECTRICAL

Information

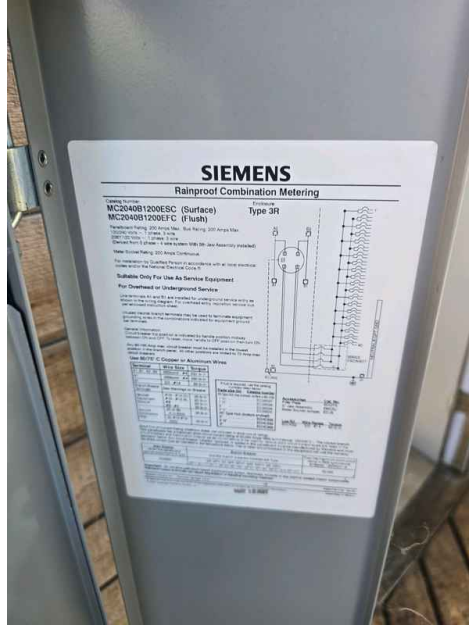
Service Entrance Conductors: Electrical Service Conductors Overhead	Electrical Panels, Service & Grounding: Main Panel Location Back, Exterior	Electrical Panels, Service & Grounding: Panel Capacity 200 AMP
Electrical Panels, Service & Grounding: Panel Type Circuit Breaker	Electrical Panels, Service & Grounding: Sub Panel Location None	Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex, Not fully visible

Overhead Service Conductors & Attachment Point: Inspected the Overhead Service Conductors & Attachment Point

I inspected the electrical overhead service conductors and attachment point.

Electrical Panels, Service & Grounding: Panel Manufacturer

Siemens



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

Copper

Houses/structures built between 1965 and 1974 have the possibility of aluminum wiring present. A licensed electrician may be recommended to further evaluate.

Limitations

General

ELECTRIC LIMITATIONS

Inspection limited/prevented by: The following items are expressly **EXCLUDED** from this report: low voltage systems, smoke detectors, telephone systems, security systems & alarms, cable TV systems, intercoms, landscape lighting or other ancillary wiring that is not part of the primary electrical distribution system. The home inspector will NOT test all switches, receptacles or fixtures; a representative sample would be tested. the inspector will NOT remove switch or outlet cover plates, nor he will trace wiring origins or destinations. Outside pole lamps are EXCLUDED as the wiring is not readily accessible.

GENERAL COMMENTS:

- A. Any electrical repairs attempted by the homeowner should be approached with caution as personal injury or fire could result. The Power to the entire home should be turned off prior to beginning any repairs no matter how trivial the repair may seem.
- B. The MAIN DISCONNECT and individual circuit breakers or fuses were NOT opened or tested during the inspection for to do so would disrupt energized parts of the home and upset the owner. Upon occupancy and twice a year you should trip the main breaker and circuit breakers as preventative maintenance.
- C. Be advised that a 100 amp electrical service is now considered the modern minimum for all single-family homes. I recommend that all 60 amp services be retired unless gas major appliances are utilized.
- D. While older 2-slot outlets may be typical for an older home updating to modern u-type receptacles is recommended for grounding safety.
- E. Be advised that modern homes now have outlets within 6 feet reach to prevent the use of extension cords.
- F. Be advised that ground fault circuit interrupters (GFCI) are now required at all water hazard areas such as outside outlets, swimming pools, garage basement, bathrooms and all outlets above kitchen countertops. Updating is advised if such devices are not present.

System ground: Quality of ground not determined

Not included as part of a building inspection: Remote control devices Low voltage wiring systems and components Solar, wind, and other renewable energy systems

Observations

5.3.1 Electrical Panels, Service & Grounding



Maintenance Item / Low Level Repair

MISSING LABELS ON PANEL

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



6: HEATING

Information

Equipment: Heat Type

None

Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Observations

6.1.1 Equipment

NO HEATING UNIT PRESENT



Immediate Attention

No permanent heating system was observed serving the dwelling at the time of inspection. California standards require a permanent heat source capable of maintaining a minimum temperature of approximately 68°F in habitable areas. Recommend evaluation and installation by a qualified HVAC contractor.

Recommendation

Contact a qualified professional.

7: INTERIOR

Information

Windows: Window Type Single-hung, Single Pane, Sliders	Floors: Floor Coverings Laminate	Ceilings: Ceiling Material Drywall
Carbon Monoxide Detectors: Carbon Monoxide Detectors Combination Present		

Floors, Walls, Ceilings Inspected
We inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

Windows: Windows Inspected
I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Smoke Detectors: Smoke Detectors
Present



Limitations

General
INTERIOR LIMITATIONS

Not included as part of a building inspection: Security systems and intercoms Central vacuum systems Cosmetic issues Decorative items Vermin, including wood destroying organisms. Environmental issues including asbestos The following items are excluded from the interior inspection: A. Paint, wallpaper or other finish treatments on the interior walls, ceilings and floors. The condition of walls and floors beneath the wall or floor coverings or where hidden by furniture. B. Carpeting. C. Draperies, blinds, or other window treatments. D. Portable appliances. E. Recreational facilities. F. Alarm, security, intercom and stereo systems. G. Fire sprinkler systems. H. Inaccessible fireplace or chimney flue spaces. I. Vacuum Systems. J. Determining orders or stains. K. Determining the condition of thermal pane window and exterior glass door seals when the glass is dirty. L. Mold and indoor air quality. M. Environmental issues including asbestos. N. Vermin, including wood destroying organisms.

Cosmetics: No comment offered on cosmetic finishes

Appliances: Appliances are not moved during an inspection

Home inspectors are not allowed to move any appliances or personal items such as furniture, wall decorations, or storage per the standards of practice. Please read our standards of practice in our contract.

Environmental issues are outside the scope of a home inspection: This includes issues such as asbestos.

General

STORAGE, FURNISHINGS PRESENT

VARIOUS

Property was occupied at the time of the inspection where areas were not fully visible; Bedrooms, living spaces, closets, cabinets were furnished or stored items present. Recommend final walk through prior to close of escrow.



Observations

7.1.1 Doors

DOOR MISALIGNMENT

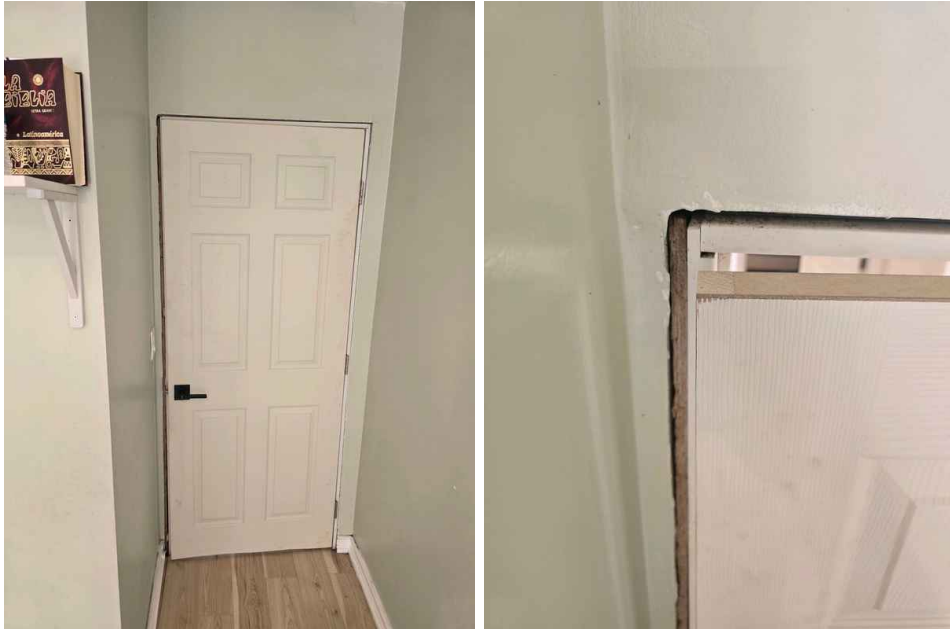
MASTER BEDROOM

Door appears to be off-set or misaligned. Recommend repairs or adjustments.

Recommendation

Contact a qualified professional.





7.1.2 Doors

DOOR FRAME- DAMAGE

BEDROOM

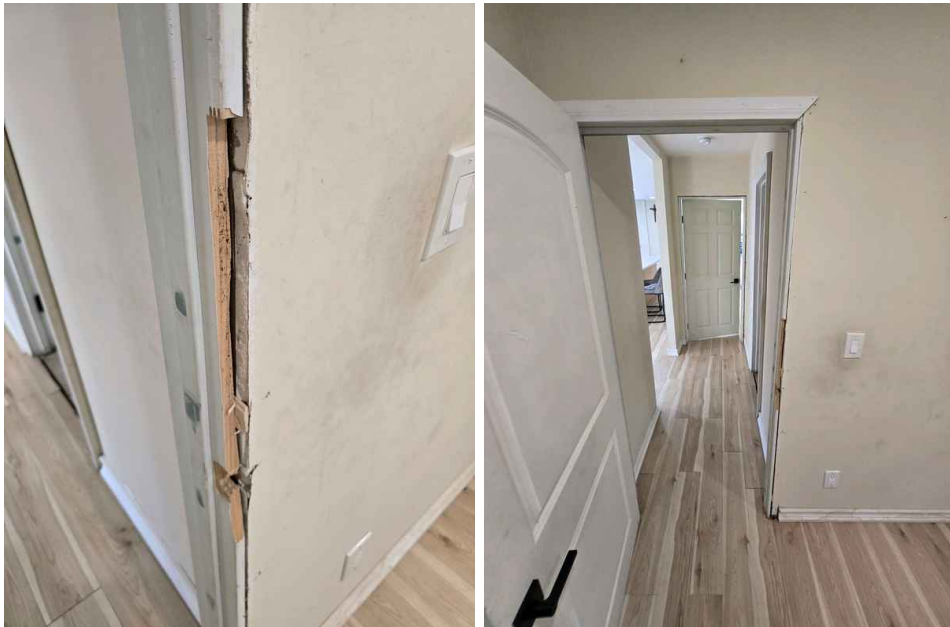
Evidence of damages noted to door. Recommend repairs or replacement.

Recommendation

Contact a handyman or DIY project



Maintenance Item / Low Level Repair



7.1.3 Doors

DOORS - MISSING DOOR TRIMS

VARIOUS

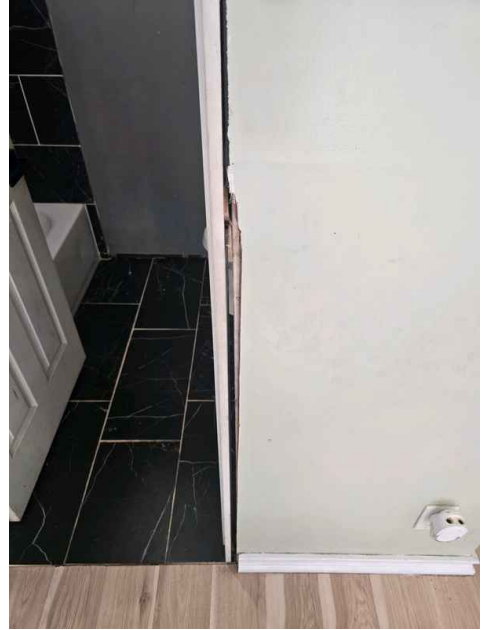
Missing door trim(s) noted. Recommend repairs.



Maintenance Item / Low Level Repair

Recommendation

Contact a qualified professional.



7.2.1 Windows

WINDOW SASHES, SPRINGS OR BALANCE GUIDES DEFECTIVE

LIVING ROOM

Loose window channel balance guide(s) noted. Window(s) do/does not slide freely or hold at open position. Recommend servicing or repairs by a qualified window specialist.

Recommendation

Contact a qualified window repair/installation contractor.





7.2.2 Windows

WINDOW - CRACKED/BROKEN

MASTER BEDROOM

Cracked, broken window noted. Recommend replacement for safety purposes.

 Moderate / Recommendation



7.2.3 Windows

INOPERABLE

LIVING ROOM

Non functional window(s) noted. Windows are old and/or aged. Recommend repairs or replacement.



Moderate / Recommendation



7.3.1 Floors

TRIM / BASEBOARD - MISSING

VARIOUS

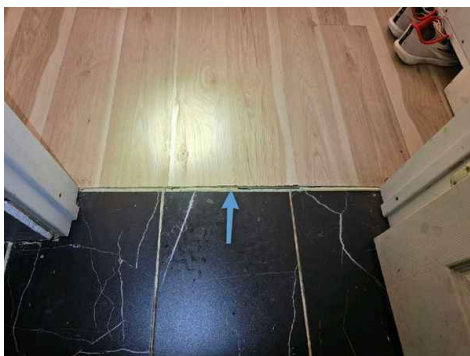
Sections of the flooring are missing baseboards and/or trims. This is a cosmetic and finishing issue that may leave gaps exposed. Recommend installation of proper trim as needed.

Recommendation

Contact a qualified professional.



Maintenance Item / Low Level Repair





7.6.1 Outlets, Switches & Lighting Fixtures

LIGHT INOPERABLE

MASTER BEDROOM

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



Maintenance Item / Low Level Repair



7.6.2 Outlets, Switches & Lighting Fixtures

OUTLETS - INOPERABLE

KITCHEN

One or more outlets were not functional. Recommend repairs or further evaluation by a qualified electrical specialist



Moderate / Recommendation



7.6.3 Outlets, Switches & Lighting Fixtures

EXPOSED WIRES

MASTER BEDROOM

Exposed electrical wires noted. Recommend installation of cover plates for safety purposes.

Recommendation

Contact a qualified professional.



Moderate / Recommendation



7.9.1 Smoke Detectors

DEFECTIVE

HALLWAY

Smoke detector is connected, but not functioning properly.
Recommend replacement.



Maintenance Item / Low Level Repair

7.10.1 Carbon Monoxide
Detectors**DEFECTIVE**

Carbon monoxide detector is connected, but not functioning properly.
Recommend replacement.

Recommendation

Recommended DIY Project



Maintenance Item / Low Level Repair

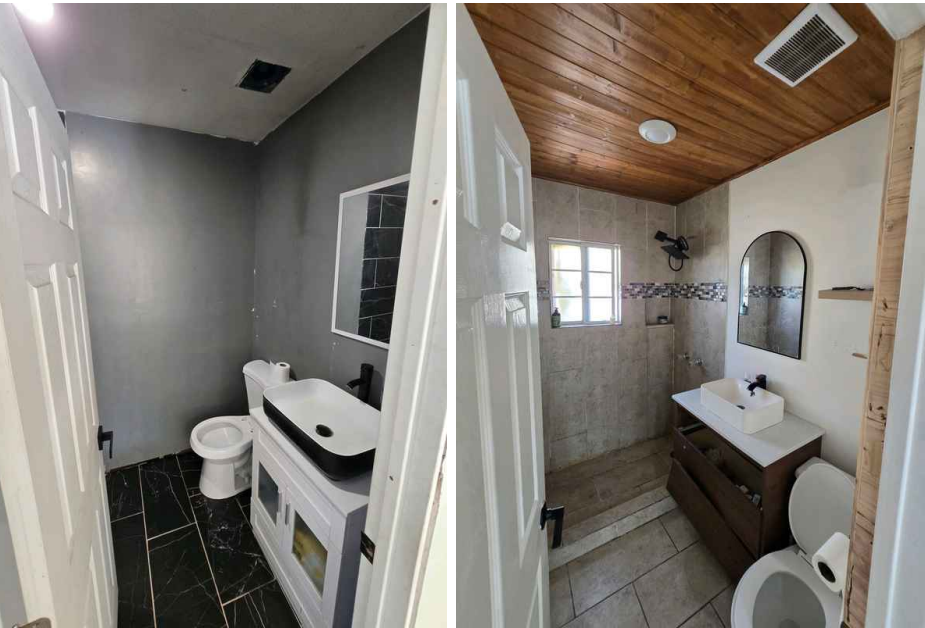


8: BATHROOMS

Information

Hydromassage Bathtub:
Hydromassage Bathtub
Not Present

General : Bathrooms



Observations

8.4.1 Sinks, Tubs & Showers

DAMAGE AT FIXTURE

MASTER BATHROOM

I observed damage at the fixture.

Recommendation

Contact a qualified plumbing contractor.

Maintenance Item / Low Level Repair



8.4.2 Sinks, Tubs & Showers

TUB/SHOWER - CAULKING DETERIORATED, MISSING

HALLWAY BATHROOM

Evidence of deteriorated, missing grout or caulking sealant noted to bathtub/shower surroundings. Recommend correction or repairs to prevent potential water or moisture intrusion around structure.

 Moderate / Recommendation

8.4.3 Sinks, Tubs & Showers

**INOPERABLE SHOWER
DIVERTER**

MASTER BATHROOM



Maintenance Item / Low Level Repair

Non functional shower diverter was noted. Recommend repairs or replacement.



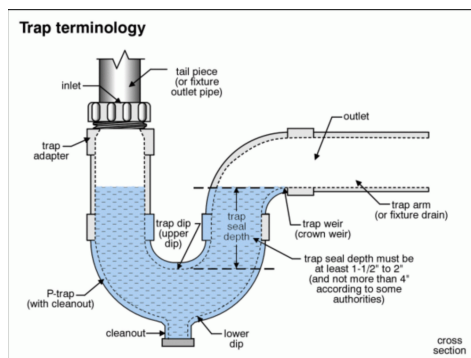
8.4.4 Sinks, Tubs & Showers

MISSING P-TRAP

HALLWAY BATHROOM

Missing P-Trap noted. The P-Trap prevents sewer gases from returning into your home through the drain line. Recommend corrections by a qualified plumbing specialist.

 Moderate / Recommendation



8.6.1 Bathroom Exhaust Fan / Window

BATH FAN DID NOT TURN ON

MASTER BATHROOM

I observed that the bathroom exhaust fan did not turn on as expected.

Recommendation

Contact a qualified handyman.

 Moderate / Recommendation



8.7.1 Electric, GFCI, Outlets

MISSING RECEPTACLE WITHIN 3' OF SINK

I observed that there was no receptacle within 3 feet of the bathroom sink. This is a requirement. And this receptacle must be GFCI protected.

Recommendation

Contact a qualified electrical contractor.

 Moderate / Recommendation



8.7.2 Electric, GFCI, Outlets

LIGHT INOPERABLE

HALLWAY BATHROOM

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



Maintenance Item / Low Level Repair



8.7.3 Electric, GFCI, Outlets

EXPOSED WIRES

MASTER BATHROOM

Evidence of exposed wires noted. Recommend correction by a qualified electrician

Recommendation

Contact a qualified professional.



Moderate / Recommendation



8.9.1 Cabinetry, Ceiling, Walls & Floor

CABINET DAMAGE

HALLWAY BATHROOM

I observed indications of damage at the bathroom cabinetry.

Recommendation

Recommended DIY Project



Moderate / Recommendation



9: KITCHEN

Information

General : Kitchen



Garbage Disposal: Garbage Disposal
Not Present

Dishwasher: Dishwasher
Not Present

Range/Oven/Cooktop: Cooktop
Not Present

Range/Oven/Cooktop: Oven
Not Present

Exhaust Fan: Exhaust Fan
Not Present

Built-in Microwave: Microwave
Not Present

Countertops & Cabinets: Inspected Cabinets & Countertops
I inspected a representative number of cabinets and countertop surfaces.

Observations

9.12.1 Countertops & Cabinets

WATER DAMAGE

Moderate / Recommendation

Evidence of deterioration, water damage noted to cabinet due to previous leaks. Recommend repairs or replacement.

Recommendation
Contact a qualified professional.



9.12.2 Countertops & Cabinets

COUNTERTOP - CAULKING DETERIORATED OR MISSING

Maintenance Item / Low Level Repair

Signs of missing, deteriorated caulking noted. Recommend caulking to prevent water or moisture intrusion.

Recommendation

Contact a qualified professional.



10: ATTIC, INSULATION & VENTILATION

Information

Attic Space Access Yes	Attic Insulation: Insulation Type None	Ventilation: Ventilation Type Gable Vents
Exhaust Systems: Exhaust Fans None	Roof Sheathing : Sheathing Type Skip Sheathing, Plywood	Roof Sheathing : Roof structure Rafters

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

Limitations

General

INSULATION AND VENTILATION

Inspection limited/prevented by lack of access to:

The following items are excluded from this report: A. Concealed insulation and vapor retarder's. B. Venting equipment which is integral with household appliances. C. Inaccessible unfinished spaces. D. Spaces or problems concealed by stored goods. Inspection for MOLD is EXCLUDED from this report unless Client/Purchaser requests or paid for mold inspection.

NOTICE: UNLESS THE ATTIC WAS VIEWED DURING RAIN, NO GUARANTY AGAINST ROOF LEAKS IS IMPLIED. YOU should monitor the attic area for signs of roof or flashing leakage after heavy rain or snow conditions. Standards require that the inspector "Enter readily accessible under floor crawl spaces and attic spaces only after safe access has been provided by the owner and or client except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected by the inspector." **Environmental issues are outside the scope of a home inspection:** This includes issues such as asbestos. Not included as part of a building inspection: Insulation cannot be disturbed

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Observations

10.1.1 Structural Components & Observations in Attic

 Moderate / Recommendation

ROT OR INSECT DAMAGE

Signs of deterioration, rot, possible insect damage noted. Recommend further evaluation by a qualified specialist.

Recommendation

Contact a qualified professional.



10.2.1 Attic Insulation

MISSING OR NO INSULATION



Moderate / Recommendation

No insulation was present at attic space. Installing insulation will help save on heating and cooling costs. Recommend insulation be added to meet modern standards.

Recommendation

Contact a qualified professional.



10.4.1 Ventilation

SCREENS DMAGED, TORN OR MISSING



Maintenance Item / Low Level Repair

Evidence of torn or missing ventilation screens noted. Recommend repairs, sealing pipe penetration gaps to prevent potential insect or rodent intrusion.

Recommendation

Contact a qualified professional.



10.5.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.



Maintenance Item / Low Level Repair



11: STRUCTURE, FOUNDATION, CRAWLSPACE & BASEMENT

Information

Inspection Method

Visual, Crawlspace Access

Foundation: Material

Rock

Floor Structure:

Basement/Crawlspace Floor

Dirt



Floor Structure: Material

Wood Beams

Floor Structure: Sub-floor

Plywood

Foundation: Foundation - Not Earthquake Retrofitted

For informational purposes only and is not a requirement. Various areas of the foundation was observed, and it appears that the foundation is not earthquake retrofitted or braced.

Limitations

General

STRUCTURE LIMITATIONS

Inspection limited/prevented by:

A. This report does not guarantee a dry basement.

B. The inspector is not required to enter under floor crawlspaces or attics when entry could damage the property, or when dangerous or adverse conditions are suspected. Be advised that areas not entered may contain hidden defects.

C. The client understands that the inspection does not include invasive inspection or exploratory demolition. Structural components or mechanical systems concealed by finished surfaces or stored goods are in accessible for visual inspection and are therefore excluded from this report. Be advised that hidden problems may exist.

D. The client understands that the inspection and final report do not provide an engineering service or architectural service as assessing structural integrity of a building is beyond the scope of a limited visual inspection. A certified engineer is recommended when there are structural concerns about the building. No engineering calculations are performed during this inspection.

E. The client understands that the home inspection and report do not include a termite or wood boring infestation report. No inspection is made by this company to detect past or present insect or rodent activity. Wood boring insects that can appear anytime, even if there were no signs of infestation or damage at time of inspection. This Company is not a licensed pest control company or exterminator. The inspection for rot is done by line of sight and is done in conjunction with the responsibility to examine structural condition. I advise that every home be inspected by a licensed pest control company now prior to the close of escrow to protect your right to negotiate for repairs or chemical treatment if needed. I emphasize that you're only assurance of arresting or preventing infestation whether concealed or discovered is to obtain treatment and a warranty from a state licensed pest control company.

Not included as part of a building inspection: Visible mold evaluation is not included in the building inspection report. An opinion about the adequacy of structural components. Environmental issues are outside the scope of a home inspection: This includes issues such as asbestos.

Foundation

FOUNDATION - NOT FULLY VISIBLE OR ACCESSIBLE

CRAWLSPACE

Crawlspace, and/or foundation was not fully visible or accessible at the time of the inspection

Observations

11.1.1 Foundation

ROCK/STONE FOUNDATION - DEFECTS



Immediate Attention

Rock/stone foundation shows deterioration and loose mortar. Crumbling, displacement, and gaps were observed in the foundation wall. These conditions may affect structural stability and allow moisture intrusion. Recommend further evaluation and necessary repairs by a qualified foundation or masonry contractor.

Recommendation

Contact a qualified professional.



11.1.2 Foundation

FOUNDATION / SEISMIC ANCHORING

The foundation was observed to lack anchor bolts securing the structure to the foundation. Anchor bolts help resist movement during seismic activity and improve structural stability. Recommend evaluation by a qualified contractor and installation of appropriate foundation anchoring as needed.

Recommendation

Contact a qualified professional.



Immediate Attention



11.2.1 Crawlspace & Basement



Maintenance Item / Low Level Repair

**CRAWL SPACE -
SCREENS**

EXTERIOR

Damaged or missing crawlspace screens noted. Recommend repairs or replacement to prevent potential rodent intrusion.

Recommendation

Contact a handyman or DIY project



11.3.1 Floor Structure



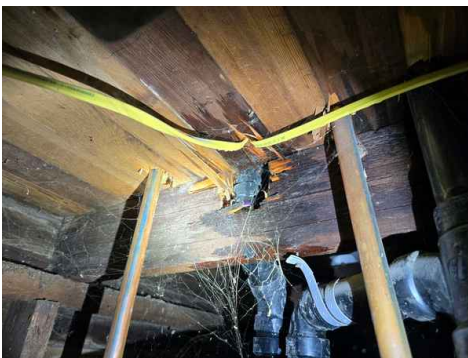
Immediate Attention

SUB FLOOR STRUCTURE/FRAMING - ROT OR INSECT DAMAGE

Signs of rot, possible insect damage was noted to structure/support wood framing. A qualified specialist is recommended to further evaluate and estimate costs for repairs.

Recommendation

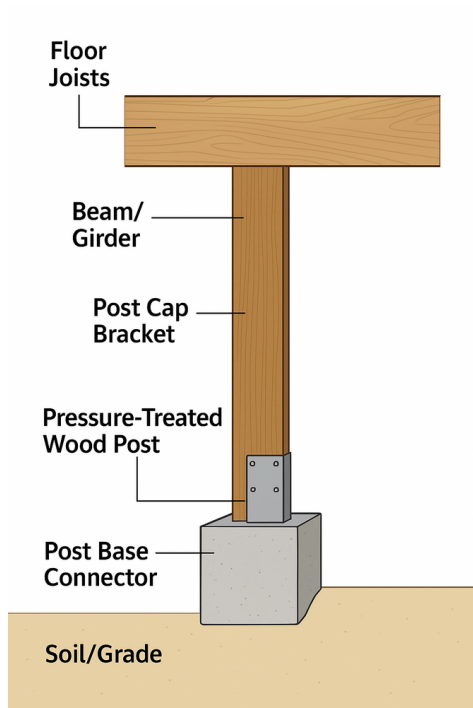
Contact a qualified professional.



11.3.2 Floor Structure

COLUMN/POST - POORLY SECURED**Immediate Attention**

One or more support post(s) are poorly or not properly secured, missing anchors/fasteners noted. A qualified specialist is recommended to further evaluate and repair as needed.



11.6.1 Electrical

CRAWLSPACE WIRING**Moderate / Recommendation**

Loose wiring was observed in the crawlspace. The wiring is not properly secured or supported, which can leave it vulnerable to physical damage and does not meet standard installation practices. A qualified electrician should secure and properly support the wiring in accordance with current standards to help prevent damage and ensure safe operation.

Recommendation

Contact a qualified professional.



12: A.D.U. (ADDITIONAL DWELLING UNIT)

Information

ADU PHOTO: General Photos



Inspection Method
Roof

Roof Type/Style
Gable

Roof Coverings: Material
Roll Asphalt Sheathing

Siding, Flashing & Trim: Siding Material
Wood

Windows: Window Type
Sliders, Dual Pane

Floors: Floor Coverings
Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

No Access
No Attic Access Present

Attic Insulation: Insulation Type
Not Visible or Accessible

Ventilation: Ventilation Type
None Found

Floor Structure:
Basement/Crawlspace Floor
N/A

HEATING: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Limitations

INTERIOR
INTERIOR LIMITATIONS

Not included as part of a building inspection: Security systems and intercoms Central vacuum systems Cosmetic issues Decorative items Vermin, including wood destroying organisms. Environmental issues including asbestos The following items are excluded from the interior inspection: A. Paint, wallpaper or other finish treatments on the interior walls, ceilings and floors. The condition of walls and floors beneath the wall or floor coverings or where hidden by furniture. B. Carpeting. C. Draperies, blinds, or other window treatments. D. Portable appliances. E. Recreational facilities. F. Alarm, security, intercom and stereo systems. G. Fire sprinkler systems. H. Inaccessible fireplace or chimney flue spaces. I. Vacuum Systems. J. Determining orders or stains. K. Determining the condition of thermal pane window and exterior glass door seals when the glass is dirty. L. Mold and indoor air quality. M. Environmental issues including asbestos. N. Vermin, including wood destroying organisms.

Cosmetics: No comment offered on cosmetic finishes

Appliances: Appliances are not moved during an inspection

Home inspectors are not allowed to move any appliances or personal items such as furniture, wall decorations, or storage per the standards of practice. Please read our standards of practice in our contract.

Environmental issues are outside the scope of a home inspection: This includes issues such as asbestos.

COOLING

COOLING LIMITATIONS

IMPORTANT, PLEASE READ:

Inspection limited/prevented by:

- A. The inspector is not required to operate systems when weather conditions or other circumstances may cause equipment damage.
- B. The inspector is not required to operate automatic safety controls. Systems shall be operated using normal operating controls and shall be observed via readily openable access panels.
- C. The inspector is not required to ignite or extinguish fires or pilots.
- D. The inspector is not required to observe non-central air conditioners.
- E. The uniformity of the supply of conditioned air to the various parts of the structure is not calculated.
- F. No representation is made regarding line integrity or coolant charges since the inspector does not perform pressure tests or coolant systems.
- G. The inspector does not check the electric draw (current) or the system.
- H. Testing is only performed on those systems that will respond to user controls during appropriate prevailing temperature, humidity and climate conditions.
- I. Systems known to be or appearing to be faulty, defective, unsafe or shut-down are not tested.
- J. The inspection and report do not include determination of adequacy of any system with regard to personal comfort needs, nor do the inspection and report include any determination of the efficiency of any system with regard to energy usage. Heat gain calculations: Not done as part of a building inspection

Heat gain/loss calculations: Not done as part of a building inspection Not part of a home inspection: Home inspectors cannot typically access or inspect the indoor coil. Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Swamp coolers, portable cooling units are not inspected and our outside the scope of our inspection. A licensed specialist may be recommended to further evaluate.

Window A/C: Window A/C excluded from inspection

Not included as part of a building inspection: Window cooling system Ground source, water source, solar, and renewable energy technology

ATTIC

NO ACCESS**Observations**

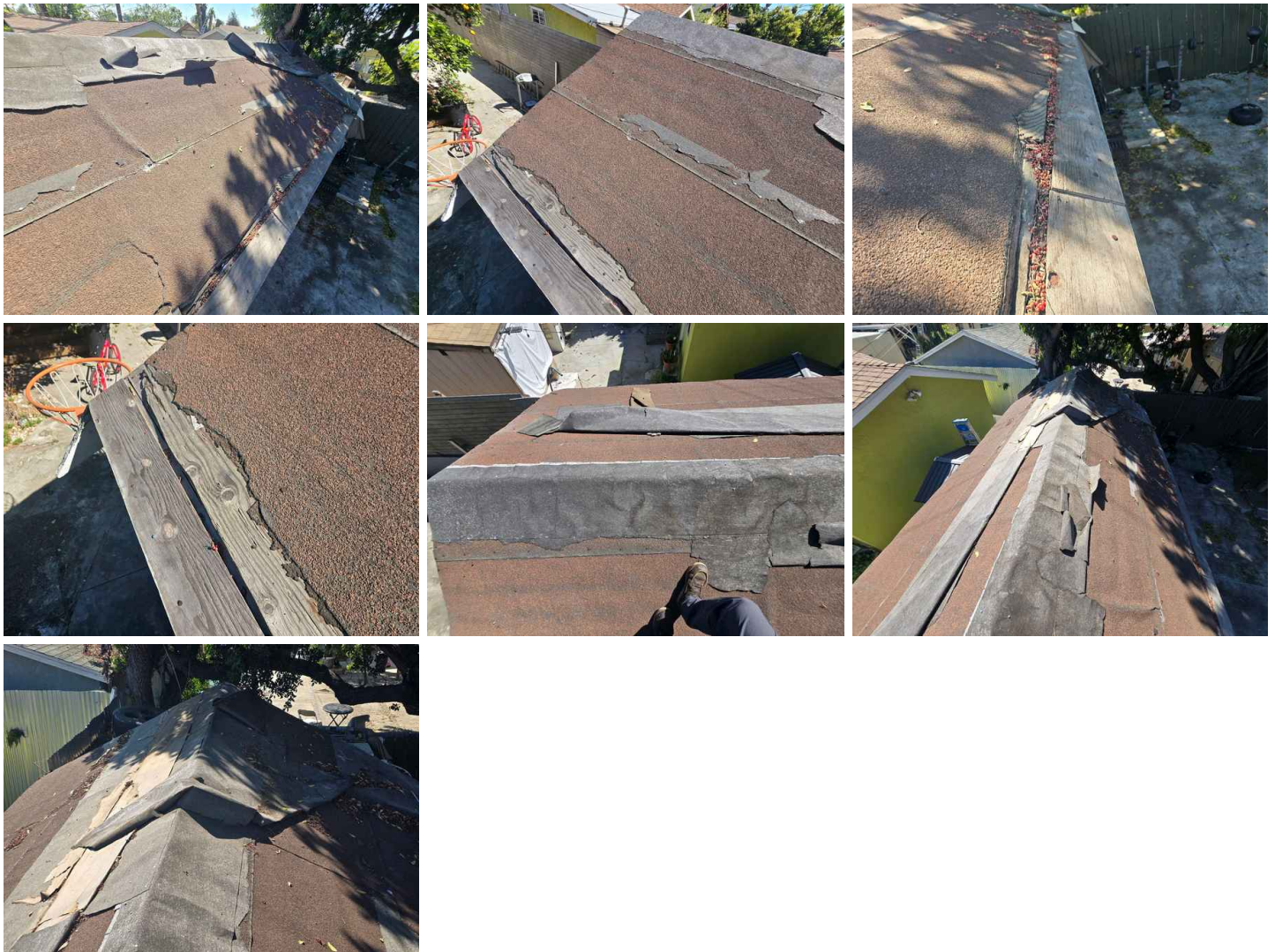
12.2.1 Roof Coverings

DAMAGED / TORN**Immediate Attention**

Damaged and torn roof covering material was observed. This condition reduces the roof's ability to effectively protect against water intrusion. Replacement of the damaged roofing material is recommended.

Recommendation

Contact a qualified professional.



12.8.1 Siding, Flashing & Trim

LOOSE OR SPLIT BOARDS**Moderate / Recommendation**

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

Recommendation

Contact a qualified professional.



12.13.1 Fascia, Eaves, Soffits

EAVES - ROTTED

 Moderate / Recommendation

One or more sections of the eaves are rotted. Recommend a qualified specialist evaluate and repair as needed.



12.19.1 Doors

DAMAGE

 Moderate / Recommendation

Damage to door noted. Recommend repairs or replacement.

Recommendation

Contact a qualified professional.



12.21.1 Floors

TILES MISSING



Maintenance Item / Low Level Repair

One or more floor tiles were missing. Recommend installing/replacing missing tiles.

Recommendation

Contact a qualified flooring contractor



13: CONCLUSION & WALKTHROUGH

Information

Conclusion & Walkthrough

CONCLUSION & WALKTHROUGH

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases PEACH of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

LIMITING FACTORS The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, wood destroying insects, mold, lead, asbestos or any other toxic materials. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

Thank you,

Supreme Home Inspections LLC

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: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

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.

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.

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.

Bathrooms

The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Kitchen

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

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.

Structure, Foundation, CrawlSpace & Basement

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.