Inspector: Blas Calvillo

4561 Lagoon Drive, Kelseyville, CA 95451

Inspection prepared for: Berlin Fisher

Real Estate Agent: Jacob Humphrey -

Date of Inspection: 6/15/2026 Time: 09:00 AM

Age of Home: 60 Size: 900

Weather: Sunny 80°

L-2018428
6903 Plaza Terrace, Lucerne, CA 95458
Phone: 707-245-1851
Email: BlasC@bchomeinspectionslc.com

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INTRODUCTION:

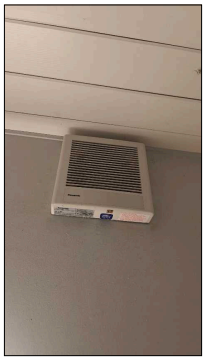
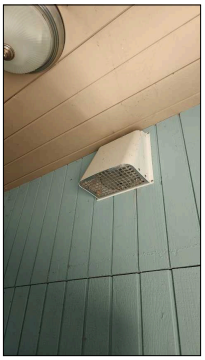
We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Report Summary

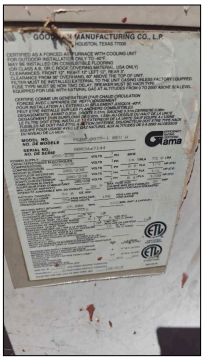
The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bathroom		
Page 22 Item: 5	Exhaust Fan	• Bathrooms / Ventilation: Exhaust Fan Termination The exhaust fan for the bathroom terminates inside the added-on laundry room rather than venting directly to the exterior of the home. Bathroom fans discharge large amounts of humid air. Venting this moisture into an enclosed indoor living space can lead to elevated humidity, localized condensation, drywall damage, and hazardous mold growth. Recommendation: A qualified contractor or handyman should modify the ductwork to ensure the bathroom exhaust fan extends fully through an exterior wall or roof cap, terminating safely outside the structure.
		
Page 23 Item: 8	Showers	• Bathroom / Crawlspace: Tile Shower Pan Leak As part of a standard evaluation, the tile shower pan was plugged and filled with approximately 2 inches of water. During this flood test, an active water leak was observed inside the crawlspace dripping from the framing directly beneath the shower pan area. This indicates a failure of the subterranean tile pan liner, the sub-floor drain assembly, or adjacent plumbing connections. Operating this shower will cause localized flooding, structural wood rot, and fungal growth in the floor joists. Recommendation: Do not use this shower. A licensed plumbing contractor and a qualified tile specialist must immediately evaluate the system, identify the exact failure point, and perform necessary structural and pan liner repairs to restore a completely waterproof enclosure.

Kitchen		
Page 27 Item: 8	Vent Condition	• Kitchen: Range Hood / Vent Light The built-in cooktop surface light on the over-the-range microwave/vent hood assembly did not operate when tested. The light remained inoperative when the control switch was toggled. This may simply be due to a burned-out bulb or it could indicate a faulty light socket, loose wiring, or a failed control board switch. Recommendation: Replace the bulb during the final walkthrough to verify functionality. If a new bulb fails to resolve the issue, a qualified technician should repair the electrical connection or fixture assembly.

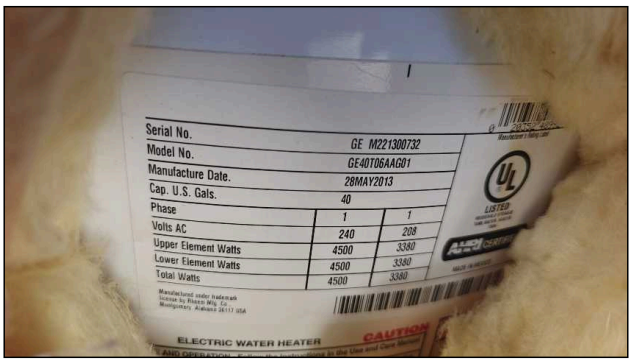
Page 28 Item: 9	Cook top condition	• Kitchen: Gas Range Safety The gas range is missing a safety anti-tip device. Anti-tip brackets are critical safety components designed to anchor the rear of the appliance to the floor or wall framing, preventing the range from tipping forward if excessive weight is placed on an open oven door. This represents a significant safety and crush hazard. Recommendation: A qualified appliance technician or handyman should install an approved anti-tip bracket immediately to secure the range safely.

Heat/AC		
Page 29 Item: 1	AC Compress Condition	• HVAC: Heating & Cooling System The exterior dual HVAC packaged unit, located on the left side of the home, was manufactured in 2000. The system was tested using normal operating controls and operated in both the heating and cooling modes at the time of inspection. However, the system is 26 years old and has far exceeded its typical design life expectancy (generally 15 to 20 years). Because of its advanced age, it operates at lower energy efficiency and is at a significantly higher risk of component failure. Recommendation: Budget for a complete system replacement in the near future. Have a licensed HVAC technician perform a comprehensive service tune-up and heat exchanger safety analysis prior to closing.



Page 30 Item: 2	Filters	• MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

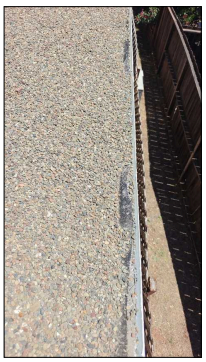
Water Heater		
Page 31 Item: 1	Water Heater Condition	• Water Heater: Satisfactory (With Considerations) Observation: The water heater is located in an exterior closet on the right side of the home. It was manufactured in 2013 and is fitted with an external insulation blanket. The data plate sticker was accessible and verified. At the time of inspection, the unit appeared to be in good, functional condition with no visible signs of active leakage or significant corrosion. Analysis: The water heater is currently operating but is approaching or has exceeded the typical design life expectancy for residential water heaters (usually 10 to 12 years). Because it is located in an exterior closet, it is exposed to greater ambient temperature swings. The insulation blanket is a helpful addition for efficiency in this location, but it limits a full visual inspection of the outer tank shell, meaning hidden rust cannot be fully ruled out beneath the wrap. Recommendation: Monitor: Check the bottom of the exterior closet regularly for any signs of moisture, hidden leaks, or standing water in the safety pan. Budget: Anticipate the need for replacement in the near future due to the age of the unit, and budget accordingly. Protect: Ensure the exterior closet door remains securely latched and weather-stripped to protect the unit and associated piping from weather elements. Service: Have a licensed plumber flush the tank annually to remove sediment and check the sacrificial anode rod to extend its operational life.

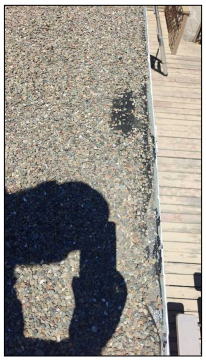


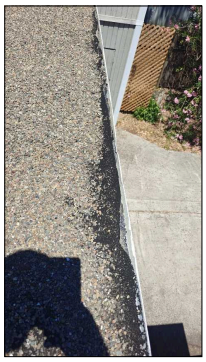
Electrical		
Page 33 Item: 2	Cable Feeds	• Exterior: Service Overhead / Vegetation Clearance Overhead electrical service wires are in direct contact with tree branches on the property. Tree limbs rubbing against service drop conductors can wear through protective wire insulation, causing short circuits, property fires, live wires dropping to the ground, or sudden power outages during high winds. This represents a significant life safety and fire hazard. Recommendation: Do not attempt to trim these branches yourself. The local electric utility provider or a licensed, certified line-clearance tree trimmer must be contacted immediately to safely cut back the vegetation and clear the path around the power lines.

Roof		
Page 34 Item: 1	Roof Condition	• Roofing: Tar and Gravel (Built-Up Roof) Widespread gravel displacement exposing the underlying felt underlayment and open/unsealed metal flashing joints were observed on the low-slope roof. The loss of gravel exposes the underlying bitumen membrane to solar UV degradation, leading to rapid cracking and splitting. Furthermore, the open intersections at the metal flashing lack the proper roofing cement or seals required to prevent water migration. Given that low-slope roofs hold water longer, these defects present a significant risk of active moisture intrusion. Recommendation: A licensed, qualified roofing contractor should evaluate the entire roof surface immediately, repair or replace the unsealed metal flashings, and scrape, seal, and re-gravel the bare spots to restore the roof's waterproof integrity.

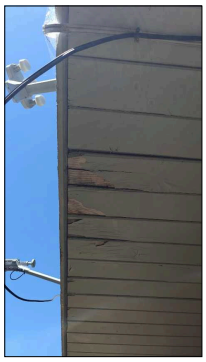






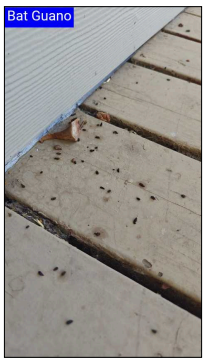


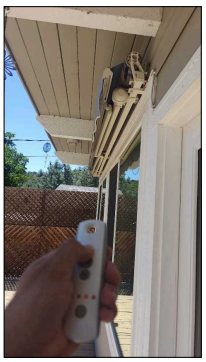
Exterior Areas		
Page 38 Item: 4	Eaves & Facia	• Exterior: Eaves and Fascia Peeling paint and moisture damage were observed on the exterior wooden eaves. The paint layer has failed, exposing the underlying wood trim to the elements, which has resulted in localized moisture deterioration. Recommendation: A qualified contractor should evaluate the entire roofline perimeter, scrape and treat the affected wood, replace any soft or rotted trim, and apply a high-quality exterior primer and paint to prevent further structural decay. • Exterior / Roof Structure: Bat Activity Evidence of bats nesting was observed in the gaps between the exposed structural beams and the exterior eaves. This evidence includes localized guano accumulation, staining, and visible entry points. Recommendation: A qualified pest control or wildlife mitigation specialist should evaluate the area. The structure requires professional exclusion (safely sealing entry points after bats exit), sanitation of the affected areas, and repairs to the gaps to prevent future nesting. • Exterior: Power Awning The motorized power awning located at the front of the home did not respond to the controller when tested. The unit remained completely stationary and inoperative during multiple testing attempts. This may be caused by a dead controller battery, a tripped electrical breaker, a faulty motor, or disconnected wiring. Recommendation: A qualified contractor or specialized awning technician should evaluate the system to diagnose the electrical or mechanical failure, restore power, and ensure the awning operates safely. • Exterior / Carport: Structural Support Beam The main structural support beam of the carport exhibits freshly painted surfaces over existing moisture damage and wood rot. While the paint provides a clean cosmetic appearance, mechanical probing revealed that the underlying wood fibers are soft, decayed, and structurally compromised at critical load-bearing sections and post connections. Covering active wood rot with paint traps moisture inside the timber, accelerating structural decay and creating a severe structural safety and collapse hazard. Recommendation: A licensed framing contractor or structural engineer must evaluate the carport roof structure immediately to determine the full depth of the rot and implement structural reinforcement or total beam replacement.



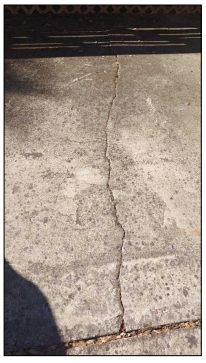

Bats Nesting


Bats Nesting

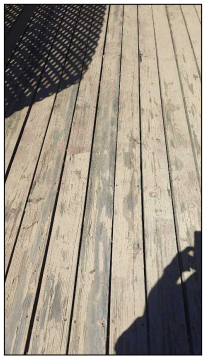
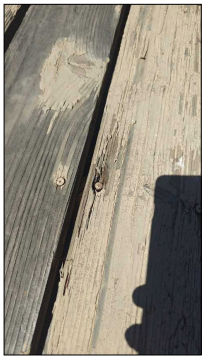
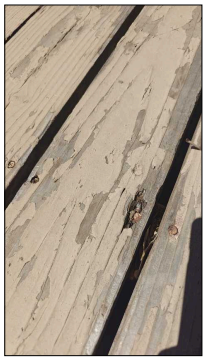

Bat Guano



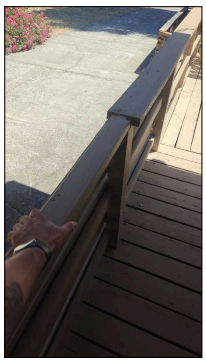
Grounds		
Page 42 Item: 1	Driveway/Walkway Condition	• Driveway: Satisfactory (With Typical Wear) Observation: The concrete driveway is in generally satisfactory, functional condition but exhibits common shrinkage and settlement cracks. No major displacement, structural failure, or safety tripping hazards were observed at the time of inspection. Analysis: Cracking is a natural characteristic of aging exterior concrete. It is typically caused by ground settling, thermal expansion, or minor subgrade movement. These cosmetic issues do not currently compromise the structural integrity of the driveway. Recommendation: Monitor: Watch the cracks for signs of widening or vertical shifting. Seal: Fill all visible cracks with a flexible, exterior-grade concrete caulk or sealant. Prevent: Sealing prevents water intrusion, which can erode the base soil or cause freeze-thaw damage.

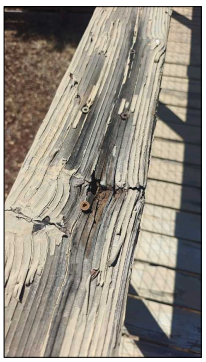
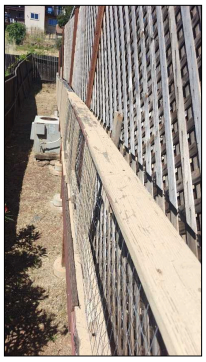


Page 43 Item: 2	Patio and Porch Deck	• Exterior: Deck Surface and Finish Peeling paint and deteriorating deck boards were observed throughout the entire surface of the deck. The protective finish has failed, leaving the wood unprotected and resulting in widespread weathering, cracking, splintering, and early-stage decay of the decking planks. This condition creates trip and splinter hazards and will lead to total wood rot if left unaddressed. Recommendation: A qualified decking contractor should evaluate the structure, replace all soft, rotted, or severely split boards, flip or replace damaged fasteners, thoroughly sand or strip the remaining surfaces, and apply a fresh exterior-grade sealer or solid stain to protect the wood framing. • Exterior: Deck Structural Framing and Boards Active fungal growth and severe wood rot were observed throughout the structural deck joists and surface boards. The framing lumber has lost its structural integrity due to prolonged moisture retention, resulting in soft, decaying, and crumbling wood members. This widespread degradation compromises the weight-bearing capacity of the entire deck and represents a severe structural failure and collapse hazard. Recommendation: A licensed structural engineer or qualified deck contractor must immediately evaluate the entire structure. Widespread replacement of the structural joists and decking is required before the deck can be safely used.

Page 45 Item: 3	Stairs & Handrail	• Exterior: Deck Guardrails Loose guardrails and localized wood deterioration were observed throughout multiple sections of the deck railing system. The guardrails exhibit excessive deflection under light hand pressure, and several attachment points and post bases show visible wood rot, softening, or decay. This significantly compromises the structural integrity of the barrier and represents a severe fall and safety hazard. Recommendation: A licensed contractor or qualified deck specialist must immediately evaluate the system, cut out and replace all deteriorated wood members, and securely anchor the entire guardrail system using structural bolts and approved tension hardware to ensure it is rigid and safe.

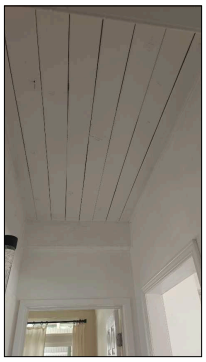



Cawlspace		
Page 46 Item: 1	Access	• Crawlspace / Exterior: Animal Waste Accumulation A large accumulation of animal feces was observed directly outside the crawlspace entry door. The quantity and size of the waste suggest significant, repeated wildlife or pest activity in the immediate vicinity of the sub-floor access. This represents a notable life safety and biohazard concern, as animal waste can harbor harmful bacteria, parasites, and airborne pathogens that threaten indoor air quality. Recommendation: A licensed pest control company or wildlife mitigation specialist should evaluate the exterior perimeter and crawlspace interior. A certified professional must safely remove and sanitize the biohazard waste, identify the animal species, and implement proper exclusion repairs to prevent animal entry into the crawlspace.


Sewer		
Page 49 Item: 1	Sewer/Septic Condition	• Septic system noted. Client is advised to seek the services of a specialist in evaluating this system. **Click here for additional information**

Living Room		
Page 71 Item: 6	Smoke Detectors	• Life Safety: Smoke Detectors There is no smoke detector installed in the hallway directly outside the bedrooms. Modern building safety codes require smoke alarms to be located in the immediate vicinity outside all sleeping rooms to ensure occupants are alerted early during a fire event. This represents a significant life safety hazard. Recommendation: A qualified handyman or electrician should immediately install a code-compliant smoke detector in the hallway outside the bedroom areas.



Inspection Details

1. Attendance

In Attendance: No other parties present at inspection.

2. Home Type

Home Type: Single Family Home • For the purpose of this report the front of the home faces • East

3. Occupancy

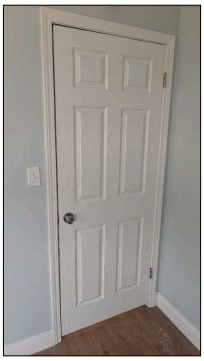
Occupancy: Vacant • The utilities were on at the time of inspection. • Natural Gas/Propane • Water Supply is from public utility

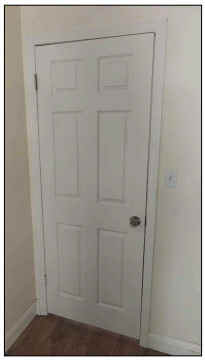
Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Doors

Observations:
• The bedroom doors appeared to be in good condition at time of inspection.





2. Floor Condition

Flooring Types: Floating laminate type flooring noted.
Observations:
• The bedroom flooring appeared to be in good condition at time of inspection.

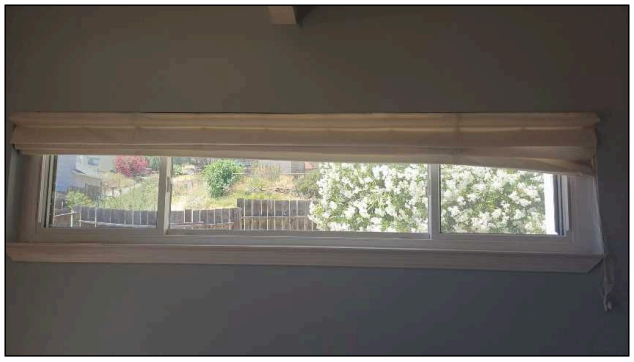
3. Electrical

Observations:
• The majority of grounded receptacles , were tested and found to be wired correctly.

Bedrooms (continued)

4. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
• Operated windows appeared functional, at time of inspection.



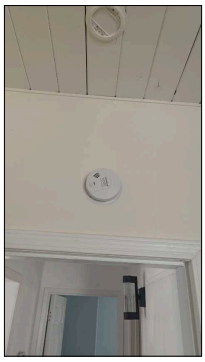
5. Ceiling Condition

Materials: There are wood plank ceilings noted.
Observations:
• The bedroom ceilings appeared to be in good condition at time of inspection.

Bedrooms (continued)

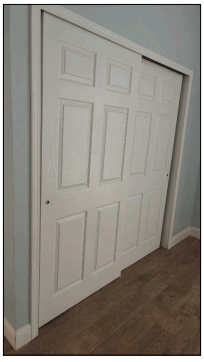
6. Smoke Detectors

Observations:
• The smoke detectors operated during the inspection.



7. Closets

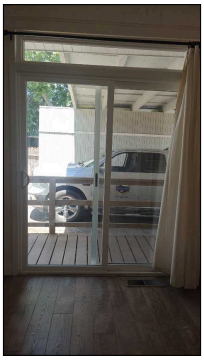
Observations:
• The closet appeared to be in good condition at time of inspection



8. Patio Doors

Observations:
• The sliding patio door was functional during the inspection.

Bedrooms (continued)

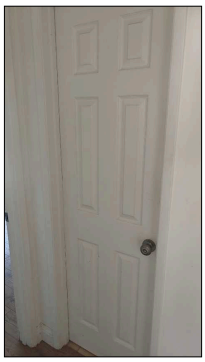


Bathroom

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

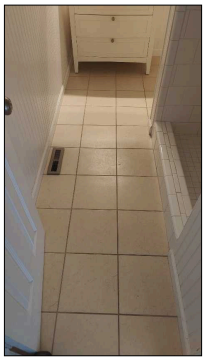
1. Doors

Observations:
• No major system safety or function concerns noted at time of inspection.



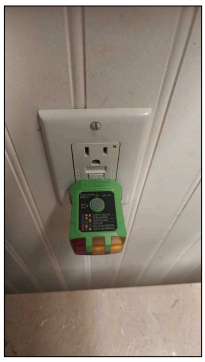
2. Floor Condition

Materials: Ceramic tile is noted.
Observations:
• The bathroom flooring appeared to be in good condition at time of inspection.



3. GFCI

Observations:
• GFCI in place and operational



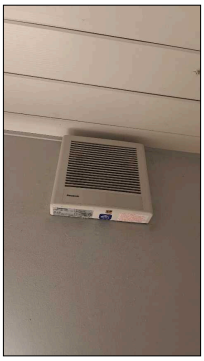
Bathroom (continued)

4. Ceiling Condition

Materials: There are wood plank ceilings noted.
Observations:
• The bathroom ceilings appeared to be in good condition at time of inspection.

5. Exhaust Fan

Observations:
• Bathrooms / Ventilation: Exhaust Fan Termination
The exhaust fan for the bathroom terminates inside the added-on laundry room rather than venting directly to the exterior of the home. Bathroom fans discharge large amounts of humid air. Venting this moisture into an enclosed indoor living space can lead to elevated humidity, localized condensation, drywall damage, and hazardous mold growth. Recommendation: A qualified contractor or handyman should modify the ductwork to ensure the bathroom exhaust fan extends fully through an exterior wall or roof cap, terminating safely outside the structure.



6. Sinks

Observations:
• The bathroom sink and drain appeared to be in good condition at time of inspection.

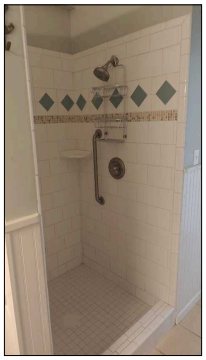
Bathroom (continued)

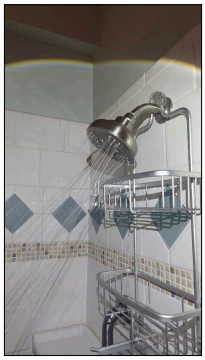
7. Toilets

Observations:
• Operated when tested. No deficiencies noted.

8. Showers

Observations:
• Bathroom / Crawlspace: Tile Shower Pan Leak
As part of a standard evaluation, the tile shower pan was plugged and filled with approximately 2 inches of water. During this flood test, an active water leak was observed inside the crawlspace dripping from the framing directly beneath the shower pan area. This indicates a failure of the subterranean tile pan liner, the sub-floor drain assembly, or adjacent plumbing connections. Operating this shower will cause localized flooding, structural wood rot, and fungal growth in the floor joists. Recommendation: Do not use this shower. A licensed plumbing contractor and a qualified tile specialist must immediately evaluate the system, identify the exact failure point, and perform necessary structural and pan liner repairs to restore a completely waterproof enclosure.





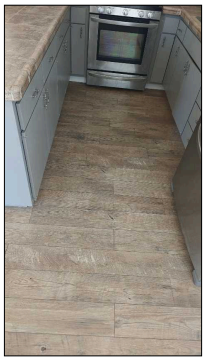
Bathroom (continued)

Kitchen

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

1. Floor Condition

Materials: Floating laminate type flooring noted.
Observations:
• The kitchen flooring appeared to be in good condition at time of inspection.

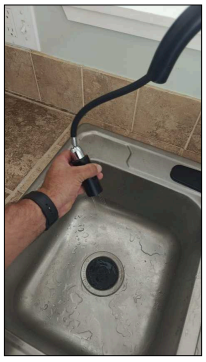


2. Cabinets

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

3. Sinks

Observations:
• The kitchen sink and drain appeared to be in good condition at time of inspection.



4. Garbage Disposal

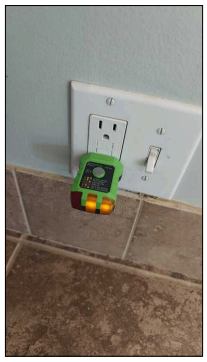
Observations:
• Operated - appeared functional at time of inspection.

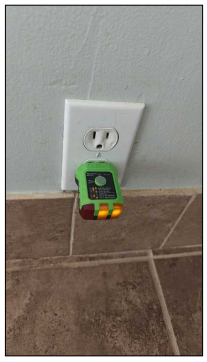
Kitchen (continued)

5. GFCI

Observations:
• GFCI in place and operational.



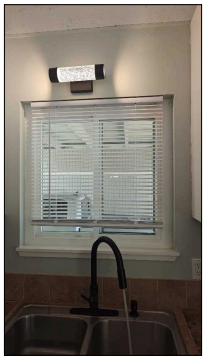


6. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
• Operated windows appeared functional, at time of inspection.

Kitchen (continued)



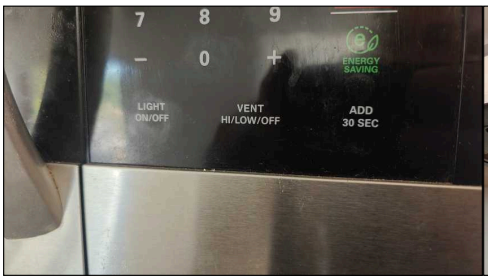
7. Microwave

Observations:
• Kitchen: Over-the-Range Microwave
The over-the-range microwave oven operated when tested for basic power and control response, confirming the display panel and internal lighting are functional. However, the appliance's actual heating capabilities, exhaust fan performance, and internal components were not fully tested or verified during the inspection.
Recommendation: The buyer should verify full heating function and exhaust operation during their final walkthrough prior to closing.

8. Vent Condition

Materials: Exterior Vented
Observations:
• The vent fan operated when tested.
• Kitchen: Range Hood / Vent Light
The built-in cooktop surface light on the over-the-range microwave/vent hood assembly did not operate when tested. The light remained inoperative when the control switch was toggled. This may simply be due to a burned-out bulb or it could indicate a faulty light socket, loose wiring, or a failed control board switch.
Recommendation: Replace the bulb during the final walkthrough to verify functionality. If a new bulb fails to resolve the issue, a qualified technician should repair the electrical connection or fixture assembly.

Kitchen (continued)



9. Cook top condition

Observations:
- Gas cook top noted.
- The burners operate properly when tested.
- Oven(s) operated when tested.
- Kitchen: Gas Range Safety

The gas range is missing a safety anti-tip device. Anti-tip brackets are critical safety components designed to anchor the rear of the appliance to the floor or wall framing, preventing the range from tipping forward if excessive weight is placed on an open oven door. This represents a significant safety and crush hazard. Recommendation: A qualified appliance technician or handyman should install an approved anti-tip bracket immediately to secure the range safely.

Heat/AC

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

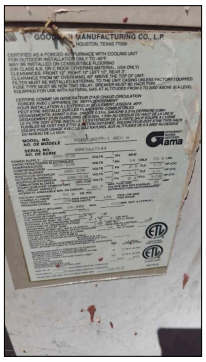
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

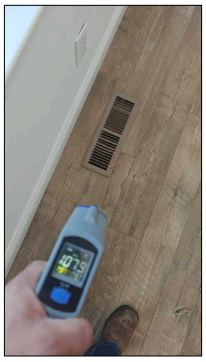
1. AC Compress Condition

Location: The compressor is located on the exterior grounds.
Observations:

• HVAC: Heating & Cooling System

The exterior dual HVAC packaged unit, located on the left side of the home, was manufactured in 2000. The system was tested using normal operating controls and operated in both the heating and cooling modes at the time of inspection. However, the system is 26 years old and has far exceeded its typical design life expectancy (generally 15 to 20 years). Because of its advanced age, it operates at lower energy efficiency and is at a significantly higher risk of component failure. Recommendation: Budget for a complete system replacement in the near future. Have a licensed HVAC technician perform a comprehensive service tune-up and heat exchanger safety analysis prior to closing.





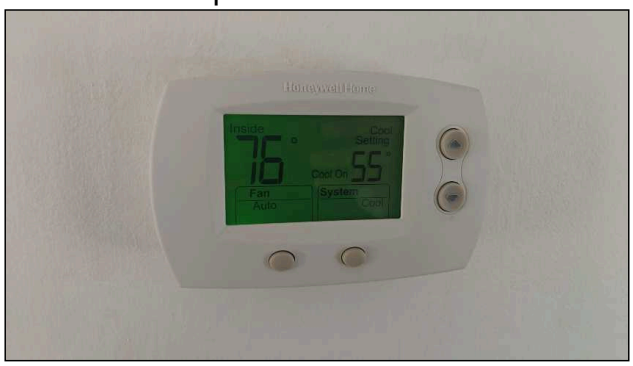
Heat/AC (continued)

2. Filters

Location: Located in a filter grill in an interior area wall.
Observations:
• MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

3. Thermostats

Observations:
• Digital - programmable type.
• Functional at the time of inspection.



Water Heater

1. Water Heater Condition

Heater Type: Electric
Location: The heater is located in the exterior closet.
Observations:
• Water Heater: Satisfactory (With Considerations)

Observation:
The water heater is located in an exterior closet on the right side of the home. It was manufactured in 2013 and is fitted with an external insulation blanket. The data plate sticker was accessible and verified. At the time of inspection, the unit appeared to be in good, functional condition with no visible signs of active leakage or significant corrosion.

Analysis:
The water heater is currently operating but is approaching or has exceeded the typical design life expectancy for residential water heaters (usually 10 to 12 years). Because it is located in an exterior closet, it is exposed to greater ambient temperature swings. The insulation blanket is a helpful addition for efficiency in this location, but it limits a full visual inspection of the outer tank shell, meaning hidden rust cannot be fully ruled out beneath the wrap.

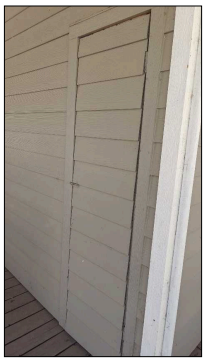
Recommendation:

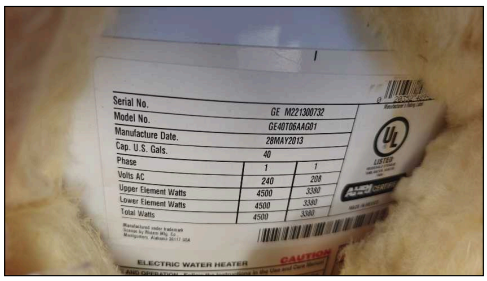
Monitor: Check the bottom of the exterior closet regularly for any signs of moisture, hidden leaks, or standing water in the safety pan.

Budget: Anticipate the need for replacement in the near future due to the age of the unit, and budget accordingly.

Protect: Ensure the exterior closet door remains securely latched and weather-stripped to protect the unit and associated piping from weather elements.

Service: Have a licensed plumber flush the tank annually to remove sediment and check the sacrificial anode rod to extend its operational life.





2. Strapping

Observations:
• Water Heater: Seismic Restraints
The water heater tank is properly equipped with seismic safety straps. The upper and lower straps are securely anchored to the wall framing to prevent horizontal displacement and tipping. The system appears stable and compliant with local safety guidelines at the time of inspection. No action is required.

Water Heater (continued)

Electrical

1. Electrical Panel

Observations:

• Electrical Service: Meter and Panel

The exterior electric meter and main service panel, equipped with a 200-amp main disconnect, are located on the left side of the home. The equipment appeared to be in good, functional condition at the time of inspection. The enclosure is properly secured, free of significant rust or moisture intrusion, and structural components are intact. No active defects were observed.

2. Cable Feeds

Observations:

• Exterior: Service Overhead / Vegetation Clearance

Overhead electrical service wires are in direct contact with tree branches on the property. Tree limbs rubbing against service drop conductors can wear through protective wire insulation, causing short circuits, property fires, live wires dropping to the ground, or sudden power outages during high winds. This represents a significant life safety and fire hazard. Recommendation: Do not attempt to trim these branches yourself. The local electric utility provider or a licensed, certified line-clearance tree trimmer must be contacted immediately to safely cut back the vegetation and clear the path around the power lines.

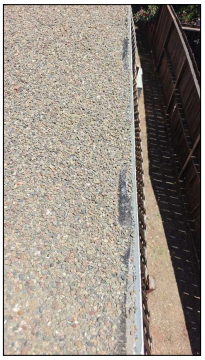
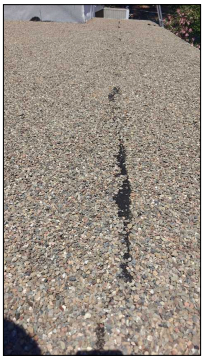
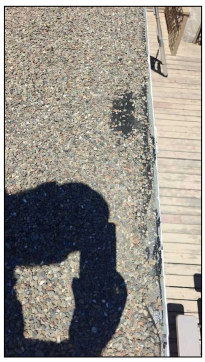
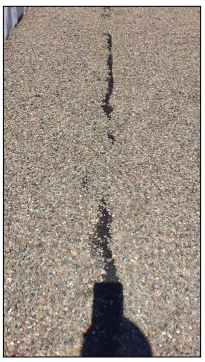
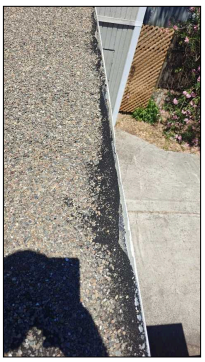
Roof

1. Roof Condition

Observations:

• Roofing: Tar and Gravel (Built-Up Roof)
Widespread gravel displacement exposing the underlying felt underlayment and open/unsealed metal flashing joints were observed on the low-slope roof. The loss of gravel exposes the underlying bitumen membrane to solar UV degradation, leading to rapid cracking and splitting. Furthermore, the open intersections at the metal flashing lack the proper roofing cement or seals required to prevent water migration. Given that low-slope roofs hold water longer, these defects present a significant risk of active moisture intrusion. Recommendation: A licensed, qualified roofing contractor should evaluate the entire roof surface immediately, repair or replace the unsealed metal flashings, and scrape, seal, and re-gravel the bare spots to restore the roof's waterproof integrity.



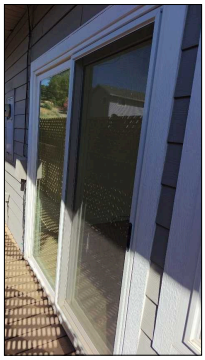
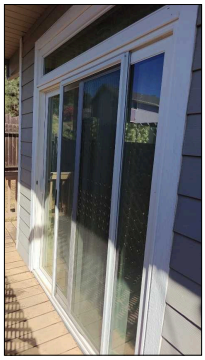







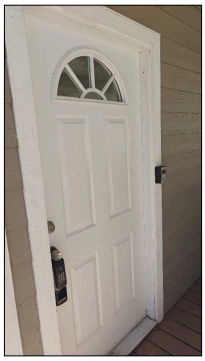
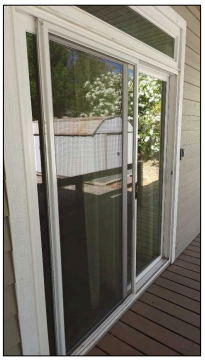
Roof (continued)

Exterior Areas

1. Doors

Observations:
• Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Observations:
• Windows: Vinyl Framed
A representative number of the vinyl-framed windows were operated and appeared to be in good, functional condition. The frames are structurally sound, hardware operates smoothly, and the latches secure properly. No active defects or thermal seal failures were visible at the time of inspection. No action is required.


Exterior Areas (continued)

3. Siding Condition

Observations:
• Exterior Siding: Satisfactory

Observation:
The fiber-cement lap siding (HardiPlank) appeared to be in good, functional condition around the perimeter of the structure. The planks are generally flat, securely fastened, and free of significant physical damage or cracking at the time of inspection.

Analysis:
The siding installation shows typical weathering consistent with the age of the home. The protective paint or factory coating is intact, providing adequate resistance against moisture and environmental exposure. No immediate structural defects or installation failures were observed.

Exterior Areas (continued)

4. Eaves & Facia

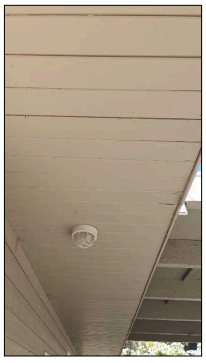
Observations:

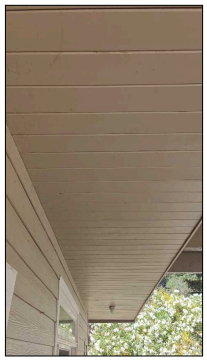
• Exterior: Eaves and Fascia
Peeling paint and moisture damage were observed on the exterior wooden eaves. The paint layer has failed, exposing the underlying wood trim to the elements, which has resulted in localized moisture deterioration. Recommendation: A qualified contractor should evaluate the entire roofline perimeter, scrape and treat the affected wood, replace any soft or rotted trim, and apply a high-quality exterior primer and paint to prevent further structural decay.

• Exterior / Roof Structure: Bat Activity
Evidence of bats nesting was observed in the gaps between the exposed structural beams and the exterior eaves. This evidence includes localized guano accumulation, staining, and visible entry points. Recommendation: A qualified pest control or wildlife mitigation specialist should evaluate the area. The structure requires professional exclusion (safely sealing entry points after bats exit), sanitation of the affected areas, and repairs to the gaps to prevent future nesting.

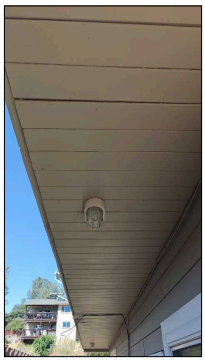
• Exterior: Power Awning
The motorized power awning located at the front of the home did not respond to the controller when tested. The unit remained completely stationary and inoperative during multiple testing attempts. This may be caused by a dead controller battery, a tripped electrical breaker, a faulty motor, or disconnected wiring. Recommendation: A qualified contractor or specialized awning technician should evaluate the system to diagnose the electrical or mechanical failure, restore power, and ensure the awning operates safely.

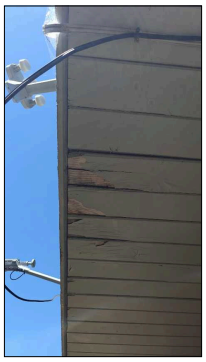
• Exterior / Carport: Structural Support Beam
The main structural support beam of the carport exhibits freshly painted surfaces over existing moisture damage and wood rot. While the paint provides a clean cosmetic appearance, mechanical probing revealed that the underlying wood fibers are soft, decayed, and structurally compromised at critical load-bearing sections and post connections. Covering active wood rot with paint traps moisture inside the timber, accelerating structural decay and creating a severe structural safety and collapse hazard. Recommendation: A licensed framing contractor or structural engineer must evaluate the carport roof structure immediately to determine the full depth of the rot and implement structural reinforcement or total beam replacement.

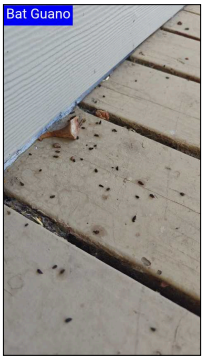




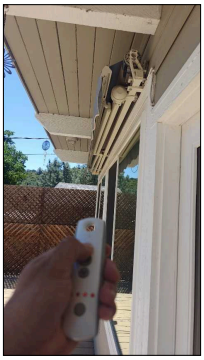
Exterior Areas (continued)







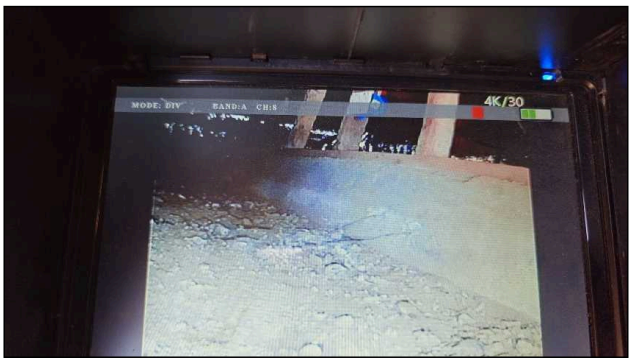
Exterior Areas (continued)



Foundation

1. Foundation Perimeter

Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.



Grounds

1. Driveway/Walkway Condition

Materials: Concrete driveway noted.
Observations:
• Driveway: Satisfactory (With Typical Wear)

Observation:
The concrete driveway is in generally satisfactory, functional condition but exhibits common shrinkage and settlement cracks. No major displacement, structural failure, or safety tripping hazards were observed at the time of inspection.

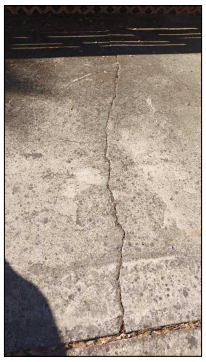
Analysis:
Cracking is a natural characteristic of aging exterior concrete. It is typically caused by ground settling, thermal expansion, or minor subgrade movement. These cosmetic issues do not currently compromise the structural integrity of the driveway.

Recommendation:

Monitor: Watch the cracks for signs of widening or vertical shifting.

Seal: Fill all visible cracks with a flexible, exterior-grade concrete caulk or sealant.

Prevent: Sealing prevents water intrusion, which can erode the base soil or cause freeze-thaw damage.



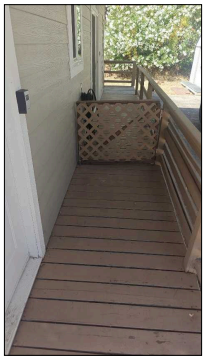
Grounds (continued)

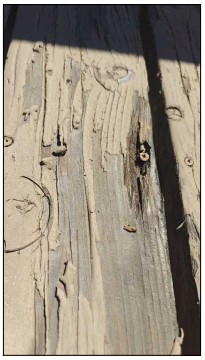
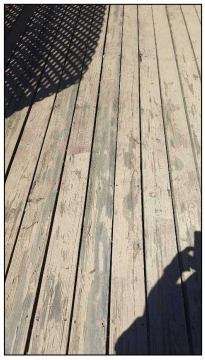
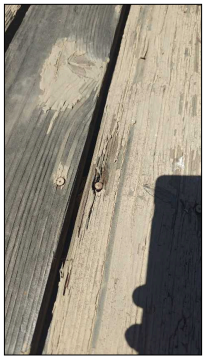
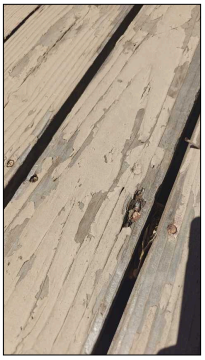
2. Patio and Porch Deck

Observations:

• Exterior: Deck Surface and Finish
Peeling paint and deteriorating deck boards were observed throughout the entire surface of the deck. The protective finish has failed, leaving the wood unprotected and resulting in widespread weathering, cracking, splintering, and early-stage decay of the decking planks. This condition creates trip and splinter hazards and will lead to total wood rot if left unaddressed. Recommendation: A qualified decking contractor should evaluate the structure, replace all soft, rotted, or severely split boards, flip or replace damaged fasteners, thoroughly sand or strip the remaining surfaces, and apply a fresh exterior-grade sealer or solid stain to protect the wood framing.

• Exterior: Deck Structural Framing and Boards
Active fungal growth and severe wood rot were observed throughout the structural deck joists and surface boards. The framing lumber has lost its structural integrity due to prolonged moisture retention, resulting in soft, decaying, and crumbling wood members. This widespread degradation compromises the weight-bearing capacity of the entire deck and represents a severe structural failure and collapse hazard. Recommendation: A licensed structural engineer or qualified deck contractor must immediately evaluate the entire structure. Widespread replacement of the structural joists and decking is required before the deck can be safely used.



Grounds (continued)

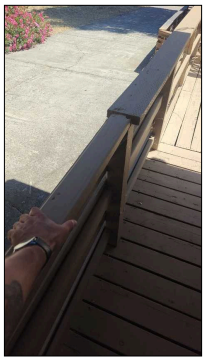
Grounds (continued)

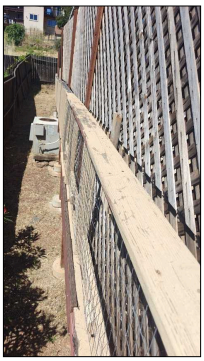
3. Stairs & Handrail

Observations:

• Exterior: Deck Guardrails

Loose guardrails and localized wood deterioration were observed throughout multiple sections of the deck railing system. The guardrails exhibit excessive deflection under light hand pressure, and several attachment points and post bases show visible wood rot, softening, or decay. This significantly compromises the structural integrity of the barrier and represents a severe fall and safety hazard. Recommendation: A licensed contractor or qualified deck specialist must immediately evaluate the system, cut out and replace all deteriorated wood members, and securely anchor the entire guardrail system using structural bolts and approved tension hardware to ensure it is rigid and safe.





Cawlspace

1. Access

Observations:
• The crawlspace access appeared to be in good condition at time of inspection.
• Crawlspace / Exterior: Animal Waste Accumulation
A large accumulation of animal feces was observed directly outside the crawlspace entry door. The quantity and size of the waste suggest significant, repeated wildlife or pest activity in the immediate vicinity of the sub-floor access. This represents a notable life safety and biohazard concern, as animal waste can harbor harmful bacteria, parasites, and airborne pathogens that threaten indoor air quality. Recommendation: A licensed pest control company or wildlife mitigation specialist should evaluate the exterior perimeter and crawlspace interior. A certified professional must safely remove and sanitize the biohazard waste, identify the animal species, and implement proper exclusion repairs to prevent animal entry into the crawlspace.

2. Piers

Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.

3. Plumbing Materials

Observations:
• Crawlspace Plumbing: Waste Lines
The waste and drain piping visible within the crawlspace consists of a combination of cast iron and copper pipes. A representative number of the visible lines, connections, and hangers were examined, and they appeared to be in functional condition with no active leaks observed at the time of inspection. Note for Buyer: These are traditional, durable plumbing materials. However, because they are older metallic systems, they are naturally subject to long-term internal corrosion, scale buildup, and eventual thinning. The lines should be monitored periodically as part of standard home maintenance. No immediate action is required.

Cawlspace (continued)

4. Basement/Crawlspace Ductwork

Observations:
• The HVAC ducting appeared to be in good condition at time of inspection.

Water Supply

1. Main Water Supply

Materials: Main Water Supply from public utility

2. Water Supply Condition

Materials: Main Water Supply from public utility
Observations:
• Water Meter: Satisfactory

Observation:
The main water meter is located at the street on the left side of the property. The meter box, lid, and visible components within the pit appeared to be in good, functional condition at the time of inspection.

Analysis:
The meter shows no signs of active leakage, heavy corrosion, or structural damage to the enclosure. The dial was observed to confirm it is accessible for utility reading and emergency shutoff tracking.

Sewer

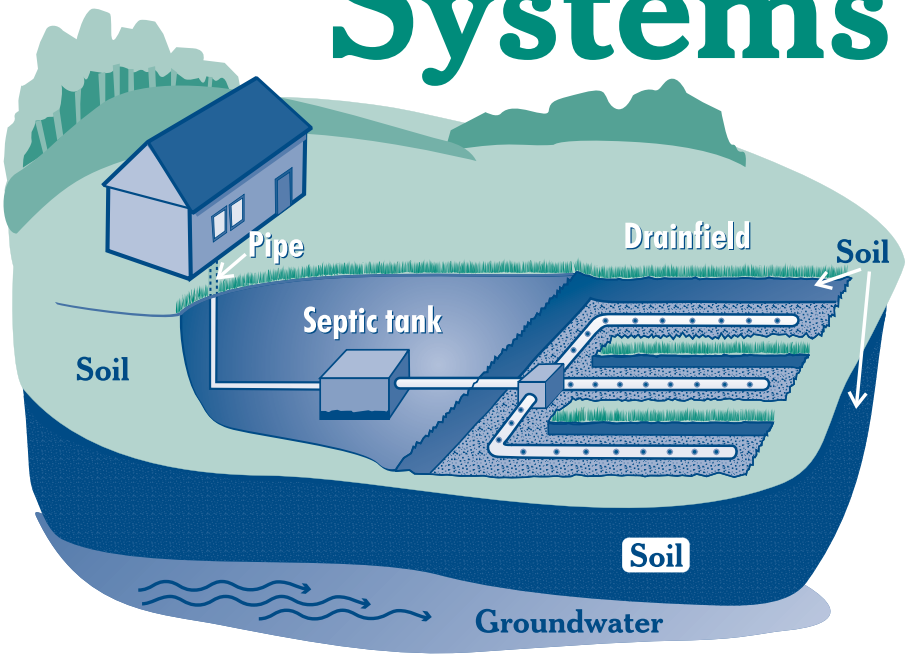
1. Sewer/Septic Condition

Materials: Septic System
Observations:

• Septic system noted. Client is advised to seek the services of a specialist in evaluating this system. **Click here for additional information**

EPA
United States
Environmental Protection
Agency

A Homeowner's Guide to Septic Systems



What's Inside

Your Septic System is your responsibility!

Did you know that as a homeowner you're responsible for maintaining your septic system? Did you know that maintaining your septic system protects your investment in your home? Did you know that you should periodically inspect your system and pump out your septic tank?

If properly designed, constructed and maintained, your septic system can provide long-term, effective treatment of household wastewater. If your septic system isn't maintained, you might need to replace it, costing you thousands of dollars. A malfunctioning system can contaminate groundwater that might be a source of drinking water. And if you sell your home, your septic system must be in good working order.

Top Four Things You Can Do to Protect Your Septic System

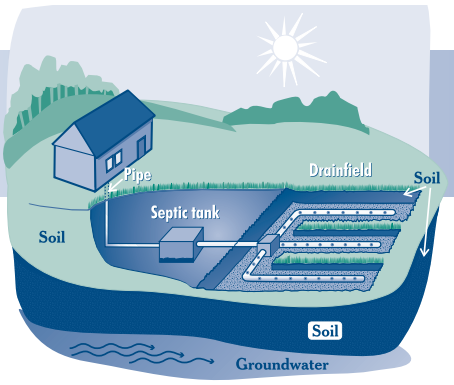
1. **Regularly inspect your system and pump your tank as necessary.**
2. **Use water efficiently.**
3. **Don't dispose of household hazardous wastes in sinks or toilets.**
4. **Care for your drainfield.**

This guide will help you care for your septic system. It will help you understand how your system works and what steps you can take as a homeowner to ensure your system will work properly. To help you learn more, consult the resources listed at the back of this booklet.

How does it work?

Components

A typical septic system has four main components: a pipe from the home, a septic tank, a drainfield, and the soil. Microbes in the soil digest or remove most contaminants from wastewater before it eventually reaches groundwater.



Typical septic system

Septic system aliases:

- **On-lot system**
- **Onsite system**
- **Individual sewage disposal system**
- **Onsite sewage disposal system**
- **Onsite wastewater treatment system**

Pipe from the home

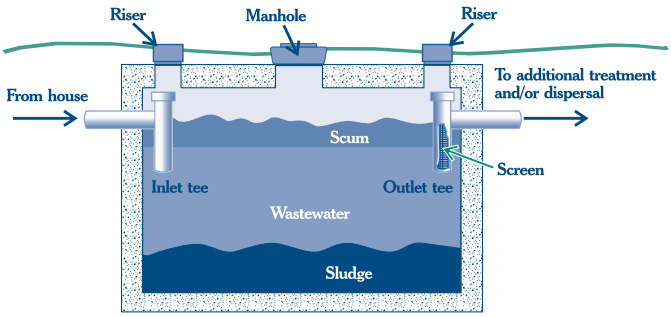
All of your household wastewater exits your home through a pipe to the septic tank.

Septic tank

The septic tank is a buried, watertight container typically made of concrete, fiberglass, or polyethylene. It holds the wastewater long enough to allow solids to settle out (forming sludge) and oil and grease to float to the surface (as scum). It also allows partial decomposition of the solid materials. Compartments and a T-shaped outlet in the septic tank prevent the sludge and scum from leaving the tank and traveling into the drainfield area. Screens are also recommended to keep solids from entering the drainfield.

Newer tanks generally have risers with lids at the ground surface to allow easy location, inspection, and pumping of the tank.

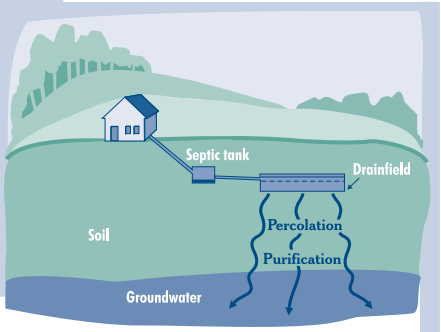
Typical single-compartment septic tank with ground-level inspection risers and screen



Tip **To prevent buildup, sludge and floating scum need to be removed through periodic pumping of the septic tank. Regular inspections and pumping are the best and cheapest way to keep your septic system in good working order.**

Finding Your System

Your septic tank, drainfield, and reserve drainfield should be clearly designated on the "as-built" drawing for your home. (An "as-built" drawing is a line drawing that accurately portrays the buildings on your property and is usually filed in your local land records.) You might also see lids or manhole covers for your septic tank. Older tanks are often hard to find because there are no visible parts. An inspector/pumper can help you locate your septic system if your septic tank has no risers.



Drainfield

The wastewater exits the septic tank and is discharged into the drainfield for further treatment by the soil. The partially treated wastewater is pushed along into the drainfield for further treatment every time new wastewater enters the tank.

If the drainfield is overloaded with too much liquid, it will flood, causing sewage to flow to the ground surface or create backups in plumbing fixtures and prevent treatment of all wastewater.

A reserve drainfield, required by many states, is an area on your property suitable for a new drainfield system if your current drainfield fails. Treat this area with the same care as your septic system.

Soil

Septic tank wastewater flows to the drainfield, where it percolates into the soil, which provides final treatment by removing harmful bacteria, viruses, and nutrients. Suitable soil is necessary for successful wastewater treatment.

Alternative systems

Because many areas don't have soils suitable for typical septic systems, you might have or need an alternative system. You might also have or need an alternative system if there are too many typical septic systems in one area or the systems are too close to groundwater or surface waters. Alternative septic

systems use new technology to improve treatment processes and might need special care and maintenance. Some alternative systems use sand, peat, or plastic media instead of soil to promote wastewater treatment. Other systems might use wetlands, lagoons, aerators, or disinfection devices. Float switches, pumps, and other electrical or mechanical components are often used in alternative systems. Alternative systems should be inspected annually. Check with your local health department or installer for more information on operation and maintenance needs if you have or need an alternative system.

Why should I maintain my septic system?

When septic systems are properly designed, constructed, and maintained, they effectively reduce or eliminate most human health or environmental threats posed by pollutants in household wastewater. However, they require regular maintenance or they can fail. Septic systems need to be monitored to ensure that they work properly throughout their service lives.

Saving money

A key reason to maintain your septic system is to save money! Failing septic systems are expensive to repair or replace, and poor maintenance is often the culprit. Having your septic system inspected regularly is a bargain when you consider the cost of replacing the entire system. Your system will need pumping depending on how many people live in the house and the size of the system. An unusable septic system or one in disrepair will lower your property value and could pose a legal liability.

Protecting health and the environment

Other good reasons for safe treatment of sewage include preventing the spread of infection and disease and protecting water resources. Typical pollutants in household wastewater are nitrogen, phosphorus, and disease-

causing bacteria and viruses. If a septic system is working properly, it will effectively remove most of these pollutants.

With one-fourth of U.S. homes using septic systems, more than 4 billion gallons of wastewater per day is dispersed below the ground's surface. Inadequately treated sewage from septic systems can be a cause of groundwater contamination. It poses a significant threat to drinking water and human health because it can contaminate drinking water wells and cause diseases and infections in people and animals. Improperly treated sewage that contaminates nearby surface waters also increases the chance of swimmers contracting a variety of infectious diseases. These range from eye and ear infections to acute gastrointestinal illness and diseases like hepatitis.

How do I maintain my septic system?

Inspect and pump frequently

You should have a typical septic system inspected at least every 3 years by a professional and your tank pumped as recommended by the inspector (generally every 3 to 5 years). Alternative systems with electrical float switches, pumps, or mechanical components need to be inspected more often, generally once a year. Your service provider should inspect for leaks and look at the scum and sludge layers in your septic tank. If the bottom of the scum layer is within 6 inches of the bottom of the outlet tee or the top of the sludge layer is within 12 inches of the outlet tee, your tank needs to be pumped. Remember to note the sludge and scum levels determined by your service provider in your operation and maintenance records. This information will help you decide how often pumping is necessary.

What Does an Inspection Include?

- Locating the system.
- Uncovering access holes.
- Flushing the toilets.
- Checking for signs of back up.
- Measuring scum and sludge layers.
- Identifying any leaks.
- Inspecting mechanical components.
- Pumping the tank if necessary.

Four major factors influence the frequency of pumping: the number of people in your household, the amount of wastewater generated (based on the number of people in the household and the amount of water used), the volume of solids in the wastewater (for example, using a garbage disposal increases the amount of solids), and septic tank size.

Some makers of septic tank additives claim that their products break down the sludge in septic tanks so the tanks never need to be pumped. Not everyone agrees on the effectiveness of additives. In fact, septic tanks already contain the microbes they need for effective treatment. Periodic pumping is a much better way to ensure that septic systems work properly and provide many years of service. Regardless, every septic tank requires periodic pumping.

In the service report, the pumper should note any repairs completed and whether the tank is in good condition. If the pumper recommends additional repairs he or she can't perform, hire someone to make the repairs as soon as possible.

Use water efficiently

Average indoor water use in the typical single-family home is almost 70 gallons per person per day. Leaky toilets can waste as much as 200 gallons each day. The more water a household conserves, the less water enters the septic system. Efficient water use can improve the operation of the septic system and reduce the risk of failure.

High-efficiency toilets

Toilet use accounts for 25 to 30 percent of household water use. Do you know how many gallons of water your toilet uses to empty the bowl? Most older homes have toilets with 3.5- to 5-gallon reservoirs, while newer high-efficiency toilets use 1.6 gallons of water or less per flush. If you have problems with your septic system being flooded with household water, consider reducing the volume of water in the toilet tank if you don't have a high-efficiency model or replacing your existing toilets with high-efficiency models.

Faucet aerators and high-efficiency showerheads

Faucet aerators help reduce water use and the volume of water entering your septic system. High-efficiency showerheads or shower flow restrictors also reduce water use.

Water fixtures

Check to make sure your toilet's reservoir isn't leaking into the bowl. Add five drops of liquid food coloring to the reservoir before bed. If the dye is in the bowl the next morning, the reservoir is leaking and repairs are needed.

A small drip from a faucet adds many gallons of unnecessary water to your system every day. To see how much a leak adds to your water usage, place a cup under the drip for 10 minutes. Multiply the amount of water in the cup by 144 (the number of minutes in 24 hours, divided by 10). This is the total amount of clean water traveling to your septic system each day from that little leak.

Use Water Efficiently!

- **Install high-efficiency showerheads**
- **Fill the bathtub with only as much water as you need**
- **Turn off faucets while shaving or brushing your teeth**
- **Run the dishwasher and clothes washer only when they're full**
- **Use toilets to flush sanitary waste only (not kitty litter, diapers, or other trash)**
- **Make sure all faucets are completely turned off when not in use**
- **Maintain your plumbing to eliminate leaks**
- **Install aerators in the faucets in your kitchen and bathroom**
- **Replace old dishwashers, toilets, and clothes washers with new, high-efficiency models.**

For more information on water conservation, please visit www.epa.gov/owm/water-efficiency/index.htm

Watch your drains

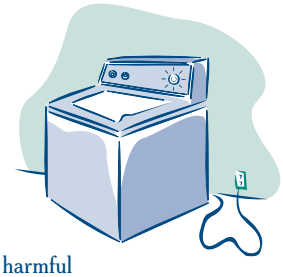
What goes down the drain can have a major impact on how well your septic system works.

Waste disposal

What shouldn't you flush down your toilet? Dental floss, feminine hygiene products, condoms, diapers, cotton swabs, cigarette butts, coffee grounds, cat litter, paper towels, and other kitchen and bathroom items that can clog and potentially damage septic system components if they become trapped. Flushing household chemicals, gasoline, oil, pesticides, antifreeze, and paint can stress or destroy the biological treatment taking place in the system or might contaminate surface waters and groundwater. If your septic tank pumper is concerned about quickly accumulating scum layers, reduce the flow of floatable materials like fats, oils, and grease into your tank or be prepared to pay for more frequent inspections and pumping.

Washing machines

By selecting the proper load size, you'll reduce water waste. Washing small loads of laundry on the large-load cycle wastes precious water and energy. If you can't select load size, run only full loads of laundry.



Doing all the household laundry in one day might seem like a time-saver, but it could be harmful to your septic system. Doing load after load does not allow your septic tank time to adequately treat wastes. You could be flooding your drainfield without allowing sufficient recovery time. Try to spread water usage throughout the week. A new Energy Star clothes washer uses 35 percent less energy and 50 percent less water than a standard model.

Care for your drainfield

Your drainfield is an important part of your septic system. Here are a few things you should do to maintain it:

- Plant only grass over and near your septic system. Roots from nearby trees or shrubs might clog and damage the drainfield.
- Don't drive or park vehicles on any part of your septic system. Doing so can compact the soil in your drainfield or damage the pipes, tank, or other septic system components.
- Keep roof drains, basement sump pump drains, and other rainwater or surface water drainage systems away from the drainfield. Flooding the drainfield with excessive water slows down or stops treatment processes and can cause plumbing fixtures to back up.

What can make my system fail?

If the amount of wastewater entering the system is more than the system can handle, the wastewater backs up into the house or yard and creates a health hazard.

You can suspect a system failure not only when a foul odor is emitted but also when partially treated wastewater flows up to the ground surface. By the time you can smell or see a problem, however, the damage might already be done.

By limiting your water use, you can reduce the amount of wastewater your system must treat. When you have your system inspected and pumped as needed, you reduce the chance of system failure.

A system installed in unsuitable soils can also fail. Other failure risks include tanks that are inaccessible for maintenance, drainfields that are paved or parked on, and tree roots or defective components that interfere with the treatment process.

Failure symptoms

The most obvious septic system failures are easy to spot. Check for pooling water or muddy soil around your septic system or in your basement. Notice whether your toilet or sink backs up when you flush or do laundry. You might also notice strips of bright green grass over the drainfield. Septic systems also fail when partially treated wastewater comes into contact with groundwater. This type of failure is not easy to detect, but it can result in the pollution of wells, nearby streams, or other bodies of water. Check with a septic system professional and the local health department if you suspect such a failure.

Stop, look, and smell!

Failure causes

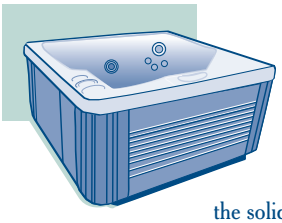
Household toxics

Does someone in your house use the utility sink to clean out paint rollers or flush toxic cleaners? Oil-based paints, solvents, and large volumes of toxic cleaners should not enter your septic system. Even latex paint cleanup waste should be minimized. Squeeze all excess paint and stain from brushes and rollers on several layers of newspaper before rinsing. Leftover paints and wood stains should be taken to your local household hazardous waste collection center. Remember that your septic system contains a living collection of organisms that digest and treat waste.

Household cleaners

For the most part, your septic system's bacteria should recover quickly after small amounts of household cleaning products have entered the system. Of course, some cleaning products are less toxic to your system than others. Labels can help key you into the potential toxicity of various products. The word "Danger" or "Poison" on a label indicates that the product is highly hazardous. "Warning" tells you the product is moderately hazardous. "Caution" means the product is slightly hazardous. ("Nontoxic" and "Septic Safe"

are terms created by advertisers to sell products.) Regardless of the type of product, use it only in the amounts shown on the label instructions and minimize the amount discharged into your septic system.



Hot tubs

Hot tubs are a great way to relax. Unfortunately, your septic system was not designed to handle large quantities of water from your hot tub. Emptying hot tub water into your septic system stirs the solids in the tank and pushes them out into the drainfield, causing it to clog and fail. Draining your hot tub into a septic system or over the drainfield can overload the system. Instead, drain cooled hot tub water onto turf or landscaped areas well away from the septic tank and drainfield, and in accordance with local regulations. Use the same caution when draining your swimming pool.

Water Purification Systems

Some freshwater purification systems, including water softeners, unnecessarily pump water into the septic system. This can contribute hundreds of gallons of water to the septic tank, causing agitation of solids and excess flow to the drainfield. Check with your licensed plumbing professional about alternative routing for such freshwater treatment systems.

Garbage disposals

Eliminating the use of a garbage disposal can reduce the amount of grease and solids entering the septic tank and possibly clogging the drainfield. A garbage disposal grinds up kitchen scraps, suspends them in water, and sends the mixture to the septic tank. Once in the septic tank, some of the materials are broken down by bacterial action, but most of the grindings have to be pumped out of the tank. Using a garbage disposal frequently can significantly increase the accumulation of sludge and scum in your septic tank, resulting in the need for more frequent pumping.

Improper design or installation

Some soils provide excellent wastewater treatment; others don't. For this reason, the design of the drainfield of a septic system is based on the results of soil analysis. Homeowners and system designers sometimes underestimate the significance of good soils or believe soils can handle any volume of wastewater applied to them. Many failures can be attributed to having an undersized drainfield or high seasonal groundwater table. Undersized septic tanks—another design failure—allow solids to clog the drainfield and result in system failure.

If a septic tank isn't watertight, water can leak into and out of the system. Usually, water from the environment leaking into the system causes hydraulic overloading, taxing the system beyond its capabilities and causing inadequate treatment and sometimes sewage to flow up to the ground surface. Water leaking out of the septic tank is a significant health hazard because the leaking wastewater has not yet been treated.

Even when systems are properly designed, failures due to poor installation practices can occur. If the drainfield is not properly leveled, wastewater can overload the system. Heavy equipment can damage the drainfield during installation which can lead to soil compaction and reduce the wastewater infiltration rate. And if surface drainage isn't diverted away from the field, it can flow into and saturate the drainfield.

For more information

Local Health Department

EPA Onsite/Decentralized Management Homepage

www.epa.gov/owm/septic

EPA developed this Web site to provide tools for communities investigating and implementing onsite/decentralized management programs. The Web site contains fact sheets, program summaries, case studies, links to design and other manuals, and a list of state health department contacts that can put you in touch with your local health department.

National Small Flows Clearinghouse

www.nesc.wvu.edu

Funded by grants from EPA, the NSFC helps America's small communities and individuals solve their wastewater problems. Its activities include a Web site, online discussion groups, a toll-free assistance line (800-624-8301), informative publications, and a free quarterly newsletter and magazine.

Rural Community Assistance Program

www.rcap.org

RCAP is a resource for community leaders and others looking for technical assistance services and training related to rural drinking water supply and wastewater treatment needs, rural solid waste programs, housing, economic development, comprehensive community assessment and planning, and environmental regulations.

National Onsite Wastewater Recycling Association, Inc.

www.nowra.org

NOWRA is a national professional organization to advance and promote the onsite wastewater industry. The association promotes the need for regular service and educates the public on the need for properly designed and maintained septic systems.

Septic Yellow Pages

www.septicyellowpages.com

The Septic Yellow Pages provides listings by state for professional septic pumpers, installers, inspectors, and tank manufacturers throughout the United States. This Web site is designed to answer simple septic system questions and put homeowners in contact with local septic system professionals.

National Association of Wastewater Transporters

www.nawt.org

NAWT offers a forum for the wastewater industry to exchange ideas and concerns. The NAWT Web site lists state associations and local inspectors and pumpers.

EPA United States Environmental Protection Agency

EPA-832-B-02-005
December 2002
Revised March 2005

Additional copies can be obtained from:
U.S. EPA Publications Clearinghouse
P.O. Box 42419
Cincinnati, OH 45241

Telephone: 800-490-9198
Fax: 513-489-8695

Office of Water
U.S. Environmental Protection Agency

Notice

Septic System Dos and Don'ts

(adapted from National Small Flows Clearinghouse)

Dos

- Check with the local regulatory agency or inspector/pumper if you have a garbage disposal unit to make sure that your septic system can handle this additional waste.
- Check with your local health department before using additives. Commercial septic tank additives do not eliminate the need for periodic pumping and can be harmful to the system.
- Use water efficiently to avoid overloading the septic system. Be sure to repair leaky faucets or toilets. Use high-efficiency fixtures.
- Use commercial bathroom cleaners and laundry detergents in moderation. Many people prefer to clean their toilets, sinks, showers, and tubs with a mild detergent or baking soda.
- Check with your local regulatory agency or inspector/pumper before allowing water softener backwash to enter your septic tank.
- Keep records of repairs, pumpings, inspections, permits issued, and other system maintenance activities.
- Learn the location of your septic system. Keep a sketch of it with your maintenance record for service visits.
- Have your septic system inspected and pumped as necessary by a licensed inspector/contractor.
- Plant only grass over and near your septic system. Roots from nearby trees or shrubs might clog and damage the drainfield.

Don'ts

- Your septic system is not a trash can. Don't put dental floss, feminine hygiene products, condoms, diapers, cotton swabs, cigarette butts, coffee grounds, cat litter, paper towels, latex paint, pesticides, or other hazardous chemicals into your system.
- Don't use caustic drain openers for a clogged drain. Instead, use boiling water or a drain snake to open clogs.
- Don't drive or park vehicles on any part of your septic system. Doing so can compact the soil in your drainfield or damage the pipes, tank, or other septic system components.

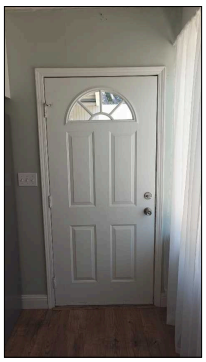
Office of Water
Washington, DC 20460

Official Business
Penalty for Private Use
$300
EPA-832-B-02-005

Living Room

1. Doors

Observations:
• The entry door appeared to be in good condition at time of inspection.



2. Floor Condition

Flooring Types: Floating laminate type flooring noted.
Observations:
• The livingroom floors appeared to be in good condition at time of inspection.

3. Electrical

Observations:
• The majority of grounded receptacles , were tested and found to be wired correctly.

Living Room (continued)



4. Window Condition

Materials: Vinyl framed sliding window noted.
Observations:
• Operated windows appeared functional, at time of inspection.


5. Ceiling Condition

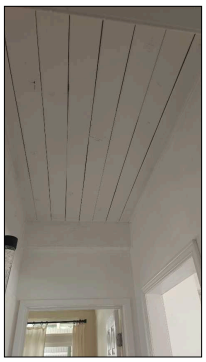
Materials: There are wood plank ceilings noted.
Observations:
• The livingroom ceilings appeared to be in good condition at time of inspection.

Living Room (continued)

6. Smoke Detectors

Observations:

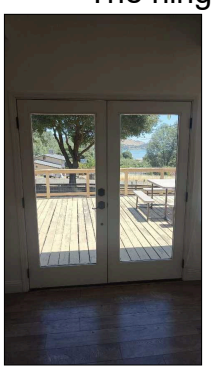
• Life Safety: Smoke Detectors
There is no smoke detector installed in the hallway directly outside the bedrooms. Modern building safety codes require smoke alarms to be located in the immediate vicinity outside all sleeping rooms to ensure occupants are alerted early during a fire event. This represents a significant life safety hazard. Recommendation: A qualified handyman or electrician should immediately install a code-compliant smoke detector in the hallway outside the bedroom areas.

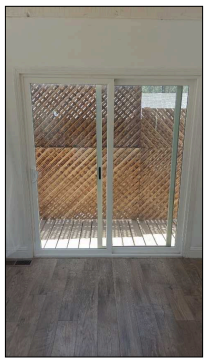


7. Patio Doors

Observations:

• The sliding patio door was functional during the inspection.
• The hinged patio door was functional during the inspection.





Residential Earthquake Hazards Report

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

EXECUTED BY:

_____ _____ _____

(Seller) (Seller) Date

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

_____ _____ _____

(Buyer) (Buyer) Date

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.