

Inspection reference:

Home Inspection Report



Prepared for:

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Inspection: Address:

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Inspection: Address:

Wednesday, December 13, 2017

Jason Bittenbender
6424 Wittenham Wy
Orangevale, CA 95662



Dear Jason :

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

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

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

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

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

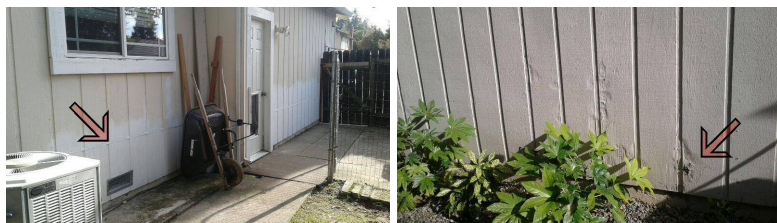
EXTERIOR - FOUNDATION

Exterior Walls:

Materials & Condition:

Walls constructed with wood siding. The general condition of the siding appears serviceable with evidence of normal aging and wear. Regular maintenance is recommended. **Previous repair noted on left side of the house. Recommend inquire with seller regarding any known repairs and monitor in the future. Some deterioration / rot observed to siding on the left side of the house. Recommend repairs to damaged areas as needed by a qualified siding contractor. Also refer to pest inspection report for repair recommendations.**

Inspection: Address:



Flashing & Trim:

The condition of flashing and trim appears to be in generally good condition. As part of regular maintenance, we recommend caulking/sealing small openings and any voids around windows, doors and penetrations to avoid potential water intrusion. All wood materials should be kept painted to avoid the possibility of premature moisture related deterioration. **Minor areas of peeling paint noted. Recommend scraping and touch up painting as needed. Minor rot noted at the left side of the house. Minor replacement of trim needed. Wood replacement is more desirable than wood patching, especially in areas where potential exposure to rainwater is greatest. Also refer to pest inspection report for repair recommendations.**



Exterior Doors:

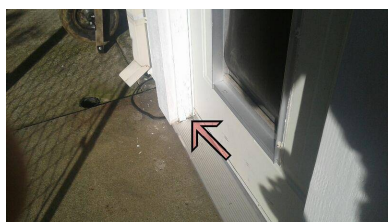
Rear Door:

Door(s) in the family room and master bedroom. Sliding door. Appears serviceable. Hardware operational. An aluminum screen door is present. **There is at least one broken window pane in master bedroom sliding door. Recommend replacement by a qualified window contractor / glazer.**



Garage Exterior Door:

Appears serviceable. Hardware operational. Pet door opening observed. **Deterioration noted to door jamb. A qualified trim carpenter should be called to make repairs as needed. Also refer to your pest inspection report for repair recommendations.**



Inspection: Address:

ROOF SYSTEM

Roof:

Roof Covering:

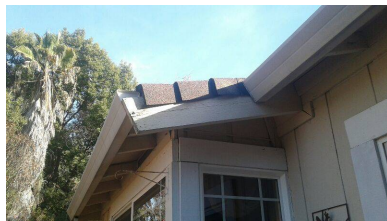
Type: Composition shingles. General condition appears serviceable with normal signs of aging. **Regular maintenance recommended:** This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis. **Note: Fibers starting to show at one of the front rake shingles. This is usually a sign of aging shingles, but in this instance appears to be a single defective shingle. Recommend replacement as needed.**



Eaves - Soffits - Fascias:

Roof:

General condition of the overhangs appear serviceable. As part of regular maintenance, we recommend overhangs be kept painted to avoid the possibility of premature deterioration. **Minor areas of peeling paint noted. Recommend scraping and touch up painting as needed. Deterioration noted to some of the barge rafter. Recommend repair as needed by a qualified contractor. Also refer to pest inspection report for repair recommendation.**

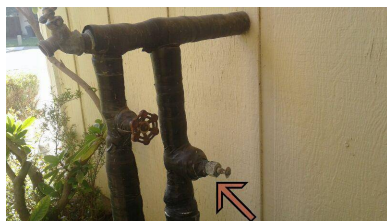


PLUMBING SYSTEM

Main Water Line:

Water Shut Off:

Water meter is located at the front of the property. Main shutoff valve is located on the front of the building. **Valve was not tested for operation. Minor leakage noted at shutoff valve. Recommend repair and/or replace as needed. Water shutoff valve is missing the handle and was not operational at the time of the inspection. The only water shutoff valve for the house is at the water meter. Repair and/or replacement is needed by a licensed plumber.**



INTERIOR ROOMS

Interior:

Smoke / Fire and Carbon Monoxide Detectors:

Inspection: Address:

Smoke detectors responded to test button operation. **No carbon monoxide alarms noted. We recommend installing carbon monoxide alarms in appropriate locations with at least one per floor in a common area. Ensure sufficient smoke detectors and carbon monoxide alarms are installed and operable prior to an appraisal to avoid a possible re-inspection fee.**

Minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting Finley Home Services to perform your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Finley Home Services

Termite, Pest Control
& Home Inspections

Inspection: Address:

GENERAL INFORMATION

Client & Site Information:

Inspection Date:

12/11/2017.

Inspection Time:

11 am.

Client:

Jason Bittenbender
6424 Wittenham Wy
Orangevale, CA 95662.

Inspection Site:

6424 Wittenham Wy
Orangevale, CA 95662.

People Present:

Homeowner.

Building Characteristics:

Main Entry Faces:

Southeast.

Estimated Age:

Approximately 36 years.

Building Style & Type:

Single Family Detached
Contemporary House with 2
Car Attached Garage.

Stories:

1

Space Below Grade:

Raised - Crawlspace.

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Climatic Conditions:

Weather:

Clear.

Outside Temperature (F):

50-60.

Soil Conditions:

Dry.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered as inspected at this time. Please read the entire report for important details and recommendations. Inspected items are generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems exist within this system or its components. Some serviceable items may show general wear and tear due to age and usage. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item is in need attention or monitoring, or has limited useful life expectancy remaining which may require replacement in the near future. Further evaluation or servicing may be needed by a qualified licensed contractor, technician or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as designed and needs immediate repair or replacement. Further evaluation is needed by a qualified licensed contractor, technician, or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is at the end of this report.

Inspection: Address:

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association. Construction Dispute Resolution Services, LLC. or Resolute Systems Inc., in accordance with their Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Inspection: Address:

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. Finley Home Services does not perform any engineering analysis. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil by a licensed engineering firm. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

	OK	MM	RR	
Driveway:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The driveway was paved with concrete. The driveway appeared to be in serviceable condition at the time of the inspection. Visibility and ability to inspect the driveway limited due to the parked vehicles and/or stored items. Normal cracks present.
Walks:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Home walkways were constructed of poured / finished concrete. Home walkways generally appeared to be in serviceable condition at the time of the inspection. Normal cracks present. Raised/settled walkway surface on the left side of the house - Tripping hazards. Recommend repair as needed to correct this condition.



Front Patio / Porch:

Slab:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Patio type: Concrete. General condition appears serviceable. Normal settling cracks observed.
Structure:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Same as house structure. See Exterior section of this report.
Cover / Roof:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Same as main roof. See Roofing section of this report.

Back Patio / Porch:

Slab:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Patio type: Stamped Concrete. General condition appears serviceable. Normal settling cracks observed.
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Fences & Gates:

Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Wood. General condition of fencing and gate(s) appear serviceable. Normal maintenance recommended: This includes making repairs and adjustments to gates, repair or replacement of loose/rusted posts and repair or repainting of rusted components on a regular basis. Gate on the right side of the house locked at the time of inspection. Unable to determine functionality of gate.
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Grading:

Site:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flat site. Grade at foundation appears properly sloped away. There appears to be underground drains installed throughout the yards to help maintain good site drainage. Underground drains are not tested.
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Inspection: Address:

Monitor for proper operation during the rainy season. Missing grates noted at some drain inlets on the left side of the house. Install grates to prevent debris from entering and/or clogging drains.



Landscaping:

Condition:

OK MM RR
☒ ☐ ☐

General condition of the landscaping appeared serviceable. **Trim vegetation away from the house. Recommend at least 1 foot clearance between the exterior and any vegetation to prevent contact with the house, lower the likelihood of pest infestation, allow moisture to evaporate or drain properly and allow space for routine maintenance. Trim trees away from structure. Recommend at least 5-6 feet clearance between the house and all tree branches to prevent abrasion damage to the house or roof during windy or stormy conditions.**

Irrigation System

☐ ☒ ☐

General condition of the irrigation system appears serviceable. Sprinklers operated manually using the bleed valves at each location. Every zone is tested for proper operation of valves and heads during the inspection. Minor leaks, damaged heads and sufficiency of coverage may not be noted in this report. Buried ground irrigation pipe leaks will be reported, but only if noticeable at the time of the inspection. **Typical Maintenance Recommended:** This includes making repairs/adjustments to sprinklers and drips lines as needed on a regular basis. Irrigation shutoff valve is located on the front of the house. **Leak noted at pipes on the front yard(s). Leaking pipes can cause a drop in water pressure for all equipment on the line, especially equipment downline of the leak. Other issues on the same pipe may not be noticeable until after repairing the leaking pipe. Recommend repair as needed.**



NOTE: Low voltage lighting systems, underground drains, fountains and ponds are beyond the scope of this inspection for Finley Home Services and are not included or noted as part of this inspection.

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EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we here at Finley Home Services identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

Materials & Condition:

OK MM RR
☐ ☐ ☒

Walls constructed with wood siding. The general condition of the siding appears serviceable with evidence of normal aging and wear. Regular maintenance is recommended. **Previous repair noted on left side of the house. Recommend inquire with seller regarding any known repairs and monitor in the future. Some deterioration / rot observed to siding on the left side of the house. Recommend repairs to damaged areas as needed by a qualified siding contractor. Also refer to pest inspection report for repair recommendations.**

☐ ☐ ☒



Flashing & Trim:

☐ ☐ ☒

The condition of flashing and trim appears to be in generally good condition. As part of regular maintenance, we recommend caulking/sealing small openings and any voids around windows, doors and penetrations to avoid potential water intrusion. All wood materials should be kept painted to avoid the possibility of premature moisture related deterioration. **Minor areas of peeling paint noted. Recommend scraping and touch up painting as needed. Minor rot noted at the left side of the house. Minor replacement of trim needed. Wood replacement is more desirable than wood patching, especially in areas where potential exposure to rainwater is greatest. Also refer to pest inspection report for repair recommendations.**

Inspection: Address:



Exterior Doors:

Main Entry Door:

Rear Door:

OK MM RR

☒ ☐ ☐ Appears serviceable. Hardware operational.

☐ ☐ ☒ Door(s) in the family room and master bedroom. Sliding door. Appears serviceable. Hardware operational. An aluminum screen door is present. **There is at least one broken window pane in master bedroom sliding door. Recommend replacement by a qualified window contractor / glazer.**



Side Door:

Garage Exterior Door:

☒ ☐ ☐ Door(s) in the dining room. Sliding door. Appears serviceable. Hardware operational. An aluminum screen door is present.

☐ ☐ ☒ Appears serviceable. Hardware operational. Pet door opening observed. **Deterioration noted to door jamb. A qualified trim carpenter should be called to make repairs as needed. Also refer to your pest inspection report for repair recommendations.**



Exterior Windows:

Predominant Type:

Overall Condition:

Material: Vinyl Clad Aluminum. Double paned.

☒ ☐ ☐ Satisfactory overall, considering age.

Foundation:

Materials & Condition:

Recent Movement:

☒ ☐ ☐ Satisfactory: The exposed exterior portions of the perimeter foundation walls appear to be adequate. Also see crawlspace/basement section of the report. Slab is not visible from inside the house due to the floor covering(s) throughout. Normal minor cracking observed.

☒ ☐ ☐ There is no visual evidence of any recent movement.

Inspection: Address:

ROOF SYSTEM

Although not required, we here at Finley Home Services generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

Style: Gable, Hip.
Roof Access: Walked on roof.

Roof Covering: OK MM RR
☐ ☐ ☒

Type: Composition shingles. General condition appears serviceable with normal signs of aging. **Regular maintenance recommended:** This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis. **Note: Fibers starting to show at one of the front rake shingles. This is usually a sign of aging shingles, but in this instance appears to be a single defective shingle. Recommend replacement as needed.**



Flashings: ☒ ☐ ☐ Type: Metal. General condition appears serviceable. As part of regular maintenance, we recommend sealing all roof penetrations on an ongoing basis to avoid the potential of water intrusion. Periodic removal of debris will extend the useful life of the roof flashing.

Valleys: ☐ ☐ ☐ The roof valleys are closed and covered by the roofing material. Flashing under closed valley not visible and not inspected. As part of regular maintenance, we recommend keeping valleys clean of debris to avoid the possibility of water intrusion. **The valley(s) show deterioration that indicates replacement may be needed.**

Gutters & Downspouts: ☐ ☒ ☐ Gutters and downspout materials are metal. Building is fully guttered. General condition of the gutters and downspouts appear serviceable. Periodic cleaning recommended. Gutter screens installed. Recommend monitoring gutter performance during a rainstorm to be sure water can actually enter the gutter instead of rolling over the screen and past the gutter. Subsurface drains noted, but not tested. Underground drains are not included as part of this visual inspection.

Inspection: Address:

Some screens were no longer properly located and in need of maintenance. Damage / denting noted to some of the gutters at the front of the house on the right side. Recommend repair as needed.



In accordance with our home inspection certification standards, we here at Finley Home Services do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point.

In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of insulation, and it may obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic:

	OK	MM	RR	
Access:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic is full size and was mostly accessible at the time of the inspection. The inspector was unable to view some areas of the attic due to ductwork and/or low head clearance. Note: The presence of rodent activity in the attic is beyond the scope of this home inspection. The inspector may report on any visible evidence. Attic is partially floored.
Structure:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is a truss framing system installed in the attic enclosure to support the roof decking and transmit the roof weight to the load bearing walls. The truss system appears to be sufficient.
Insulation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation type: Blown in fiberglass.
Depth & R-Value:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There appears to be sufficient insulation installed. Approximately: 6-8 inches. R-15+/-.
Ventilation Provisions:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There appears to be sufficient ventilation.

Chimney:

Chimney Exterior:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chimney is constructed of brick materials. General condition appears serviceable.
Flue:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The inspector was unable to determine the condition of the flue liner due to limited visibility. Periodic inspection and cleaning recommended by a qualified chimney sweep.
Flashing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfactory. The installed flashing around the chimney stack appears to be installed properly and functional.
Chimney Cap:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is a chimney cap. The chimney cap is made of mortar. Its function is to keep water from entering the stack and causing deterioration. The metal spark arrestor appears to be properly installed. In addition to preventing fires, it will also keep unwanted animals and birds out of the flue. There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack.
Height & Clearance:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The chimney installation appears to meet clearance requirements.

Eaves - Soffits - Fascias:

Roof:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General condition of the overhangs appear serviceable. As part of regular maintenance, we recommend overhangs be kept painted to avoid the possibility of premature deterioration. Minor areas of peeling paint noted. Recommend scraping and touch up painting as needed. Deterioration noted to some of the barge rafter. Recommend repair as needed by a qualified contractor. Also refer
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Inspection: Address:

to pest inspection report for repair recommendation.

OK MM RR
☐ ☐ ☒



Inspection: Address:

CRAWLSPACE - BASEMENT

While the inspector makes every effort to find all areas of concern, here at Finley Home Services, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Crawlspace:

	OK	MM	RR	
Access:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This inspection does not cover the presence or lack of wood destroying insects. Crawlspace is fully accessible. Inspected by entering and crawling through.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall materials are poured concrete. Exposed portions of the interior foundation perimeter walls appear to be satisfactory. Typical cracks noted.
Moisture:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No. There were no elevated moisture levels noted on the exposed areas of the walls.
Beams/Underfloor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The sub-structure of the home appeared to be in generally serviceable condition at the time of the inspection. The visible subfloor appears to be in serviceable condition. Underfloor support beams are wood.
Posts / Piers / Columns:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfactory. The piers as installed appear to be sufficient. No engineering analysis is inferred or implied. Installed posts / piers: Wood posts or framing on concrete stem walls. They appeared to be properly installed with evidence of some normal staining at various locations.
Foundation Bolts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foundation bolts were present and correctly used to secure the framing to the foundation.
Floor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Soil. Appears serviceable.
Crawlspace Ventilation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The cross-ventilation in the crawlspace appears to be adequate.

Inspection: Address:

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

	OK	MM	RR	
Type & Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground. 110/220 Volt. Circuit breakers. Appears serviceable.
Grounding Equipment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears to be grounded via rod in ground. General condition appears serviceable.

Electrical Distribution Panels:

Main Panel Location:	The main electrical service panel is on the left side of the house exterior.			
Main Circuit Rating:	200 amps.			
Service Disconnect Switch:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Located inside the main panel on the top. General condition appears serviceable. Main service disconnect was not tested during the inspection.
Main Panel Observations:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This electrical panel appeared to be in serviceable condition at the time of the inspection. Panel was properly labeled. Circuit and wire sizing correct so far as visible. Grounding system is present. Improper screw noted. Screw has a sharp point that could penetrate the insulation around wiring and come in contact with a live wire. No wiring noted at the location of this screw. Recommend replacement with a screw that lacks a sharp point and is intended for use in an electrical panel.

☐ ☒ ☐



Conductors:

Entrance Cables:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper. Appears serviceable as far as visible.
Branch Wiring:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper. Aluminum for 220 volt; this is a normal and acceptable configuration. Appears serviceable as far as visible.

Inspection: Address:

Electrical Outlets:

	OK	MM	RR	
<i>Exterior Walls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior electrical outlets were Ground Fault Circuit Interrupter (GFCI)-protected, enclosed in weather-resistant covers, responded to testing and appeared to be in serviceable condition at the time of the inspection.
<i>Interior:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stored items prevent access and testing at some outlets and switches. Outlets were tested throughout the house. Generally, the outlets and switches are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) protected electrical outlets in the kitchen, bathroom(s) and garage appeared to be operational at the time of the inspection.
<i>Laundry:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220V Service appears operational. 220V service is a 3 prong outlet. Electric dryers with a 4 prong cord will require swapping out the cord for a 3 prong cord per manufacturer's specifications. Cost should be minimal if required.

Switches and Fixtures:

<i>Interior:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition of the fixtures and switches throughout the house are in serviceable condition. A few of the lights are not operational in some areas, likely due to bad bulbs. Replace burned out bulbs and test fixtures for proper operation prior to the close of escrow.
<i>Exterior Fixtures:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition of the exterior fixtures throughout the house are in serviceable condition. Lights are not operational in some areas, possibly due to bad bulbs. Replace burned out bulbs and test fixtures for proper operation.

Ceiling Fans:

<i>Interior:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling fans operated throughout the house. They appear to be serviceable and balanced. Pull chain controls responded properly to testing.
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Wiring:

<i>Attic:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appears good as far as visible. Strain relief missing.
<i>Crawlspace:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears good as far as visible.

Inspection: Address:

HEATING - AIR CONDITIONING

The inspector with Finley Home Services can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled prior to the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this Finley Home Services inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Type & Location:	Heat pump. Location: Interior Closet.			
Brand:	BDP.			
	OK	MM	RR	
Capacity / Approx. Age:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	60K-75K BTU. The normal service life for a heat pump furnace is 16-20 years based on the national average. 39.
Fuel Source:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric. Electrical disconnect present.
General Operation & Cabinet:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appears serviceable. Unit operated properly during limited use at the time of inspection. Suggest periodically cleaning/servicing blower motor and vent system. Sufficient temperature rise noted. Annual tune-up recommended by a licensed HVAC contractor.
Burners / Heat Exchangers:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected. General condition appears serviceable as far as visible.
Pump / Blower Fan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blower fan operated properly at the time of the inspection.
Combustion Air:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sufficient.
Flues, Vents, Plenum:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appears serviceable as far as visible.
Air Filters:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intake located in the hallway. The filter is in need of cleaning or replacement. Recommend replacing or cleaning filters every 45 to 90 days as needed.



Inspection: Address:

Normal Controls:

OK MM RR

☒ ☐ ☐ Thermostat located in the hallway. Appropriate response noted using normal controls. Electronic thermostat controls are installed for central heating and air conditioning. Programmable / automatic controls were not tested or overridden.

Air Conditioning:

Primary Type:

Heat Pump. Condenser fan is at a separate location from the furnace and evaporator unit, but engages anytime the system is used.

Brand:

Trane.

Approx. Age / Capacity:

☒ ☐ ☐ Current air conditioner is approximately 21 years old. The typical service life for an air conditioning unit in the local area is 16 - 20 years, based on the national average.

Return Air Temp:

60 F.

Supply Air Temp:

40 F.

Air Temp Drop:

☐ ☒ ☐ 20 F Good cooling. The unit produced an adequate temperature drop during limited test run. **Evaluating the air conditioning unit during cool or cold weather can make it difficult to determine the effectiveness of the system during warm weather. Recommend re-evaluation by a qualified HVAC technician as part of pre-summer maintenance service.**

Power Source:

☒ ☐ ☐ 220 Volt. Electrical disconnect present.

System Condition:

☒ ☐ ☐ General condition appears serviceable. **Outside air temperature was below 65 degrees. Unable to fully test system at this time. Evaluating the air conditioning unit during cool or cold weather can make it difficult to determine the effectiveness of the system during warm weather. Recommend re-evaluation by a qualified HVAC technician as part of pre-summer maintenance service.**

Condensate Line:

☒ ☐ ☐ Condensate line installed. Appears serviceable as far as visible. Condensate line(s) discharge to the exterior.

Normal Controls:

☒ ☐ ☐ Electronic thermostat controls functioned properly during the inspection. See Heating Equipment thermostat controls for detailed information.

Ductwork / Distribution:

Ducts / Air Supply:

☒ ☐ ☐ Type: Flexible round and insulated sheet metal. Visibility of the ductwork is limited. Generally, the condition appears serviceable as far as visible. Air supply appears to be sufficient. Note: The inspector does not move or interrupt ductwork. In general, air volume varies from room to room.

Auxiliary Equipment:

Fireplaces / Solid Fuel Heating:

☐ ☒ ☐ Fireplace located in the living room. Gas/Wood - The fireplace is designed to use gas fuel and/or burn wood. General condition appears serviceable. Damper is operational. **The gas key was not present and was not tested.** Fire was not lit at the time of inspection.

Inspection: Address:

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, however it is not included in this Finley Home Services inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Water Line:

Water Shut Off:

OK MM RR
☐ ☐ ☒

Water meter is located at the front of the property. Main shutoff valve is located on the front of the building. **Valve was not tested for operation. Minor leakage noted at shutoff valve. Recommend repair and/or replace as needed. Water shutoff valve is missing the handle and was not operational at the time of the inspection. The only water shutoff valve for the house is at the water meter. Repair and/or replacement is needed by a licensed plumber.**



Water Line Material:

☒ ☐ ☐ Copper.

Water Pressure:

☒ ☐ ☐ Water pressure checked at an exterior hose bib. Water pressure measured 80 pounds per square inch (psi). Water pressure from 40 to 80 psi is considered within an acceptable range.

Supply Lines:

Material:

Copper.

Condition:

☒ ☐ ☐ Lines are not fully visible. Visible lines appear to be in serviceable condition. No leakage noted, but monitoring in the future is recommended.

Waste Lines:

Material:

Combination of materials: Cast iron and ABS.

Condition:

☒ ☐ ☐ Lines not fully visible. Visible lines, traps and vents appear to be in serviceable condition. No problems noted at the time of the inspection,

Inspection: Address:

but monitoring in the future is recommended.

Sewer Clean Outs:

OK MM RR
☒ ☐ ☐

Main waste clean out(s) are noted at the front of the house. Secondary / point of use waste clean out(s) are on various sides of the house.

Hose Bibs / Hookups:

Exterior Walls:

☐ ☒ ☐

Exterior hose bibs appeared to be in serviceable condition at the time of the inspection. **Anti-backflow valves are recommended to prevent backflow into the water supply line. Handle leak noted on the front of the house, but only when water is running. Recommend monitoring in the future and making repairs as needed.**

Laundry:

☒ ☐ ☐

There is a connection installed with both hot and cold water and drain piping. The drain pipe was not flood tested and the supply valve positions were not adjusted during the inspection. Plumbing appears serviceable.

The temperature pressure relief valve at the upper portion of the water heater is a required safety feature which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. It should be noted that not all piping materials are rated for this level of heat, which is why Finley Home Services makes specific recommendations regarding piping. Improper installations should be corrected prior to the close of escrow.

Water Heater:

Location:

Garage.

Brand:

Bradford White.

Capacity:

40 Gallons.

Power Source:

Natural Gas.

Age of Tank:

☒ ☐ ☐

Approximately 6 years. The average service life for a natural gas water heater in the local area is about 12-15 years.

Condition:

☒ ☐ ☐

Pressure relief valve noted, not tested. Flue vent intact. A water shutoff valve is installed but was not tested. Water heater appears to be seismically secured. General condition appears serviceable. Recommend draining the water heater at least once per year or as recommended per manufacturer's specifications. This maintenance will help to remove sediment and extend the life of the water heater. **Consider installing an overflow pan under the water heater to help route any leaks to the exterior.**

Fuel System:

Fuel Meter / Tank:

☒ ☐ ☐

Public. Meter and main shutoff valve are on the left side of the house. Natural Gas.

Sinks:

Kitchen Interior:

☒ ☐ ☐

Stored items prevent access and full viewing under the sink. The sink, fixtures and drainage appeared to be in generally serviceable condition.

Master Bath:

☐ ☒ ☐

Stored items prevent access and full viewing under the sink. The sink, fixtures and drainage appeared to be in generally serviceable condition. **Drain stopper needs adjustment at the sink for it to function appropriately.**



Hall Bath:

☒ ☐ ☐

The sink, fixtures and drainage appeared to be in generally serviceable condition.

Inspection: Address:

See the Bathrooms and/or Crawlspace section of this report for additional information about plumbing and fixtures in these areas.

Inspection: Address:

KITCHEN - APPLIANCES

Finley Home Services may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. These items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. Even if general comments are made, these items should be considered outside the scope of the inspection with Finley Home Services. Appliances are not moved during the inspection. Portable dishwashers are not inspected or operated, as they require connection to facilitate testing.

Kitchen Interior:

	OK	MM	RR	
<i>Dishwasher:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The dishwasher operated through a full cycle and appeared to be in serviceable condition at the time of the inspection. The dishwasher drain line had an air gap device installed at the time of the inspection. An operable air gap prevents drain water from contaminating the dishwasher in the event of a clog or siphoning. The air gap appeared to be operating properly at the time of the inspection.
<i>Oven:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric. Convection oven. Appears serviceable. Appropriate temperature rise observed using regular controls at time of inspection.
<i>Cooktop:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric. General condition appears serviceable. Operated all burners/elements at time of inspection.
<i>Microwave:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The microwave operated properly at the time of the inspection.
<i>Ventilation:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vent fan was operational at the time of the inspection.
<i>Refrigerator:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not inspected. Water line is present for an ice maker/water dispenser connection to a refrigerator. Valve was not tested for operation. General condition appears serviceable.
<i>Garbage Disposal:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The garbage disposal operated properly at the time of the inspection. Improper wiring noted - There was NO strain relief installed on the disposal electrical supply cable. Recommend repair as needed.



<i>Cabinets & Counters:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The cabinets and counters appeared to be in generally serviceable condition. Cabinets appear to be newer replacements.
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Inspection: Address:

BATHROOMS

In accordance with industry standards of practice, we here at Finley Home Services do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do we leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Cabinets & Counters:

Master Bath:

OK MM RR
☒ ☐ ☐

The cabinets and counters appeared to be in generally serviceable condition.

Hall Bath:

☒ ☐ ☐

The cabinets and counters appeared to be in generally serviceable condition.

Tub/Shower Fixtures:

Master Bath:

☐ ☒ ☐

The fixtures appeared to be in generally serviceable condition at the time of the inspection. **Hot and cold water is reversed at shower valve. Hot should be on the left and cold should be on the right. Have a licensed plumber make corrections as needed.**

Hall Bath:

☐ ☒ ☐

The fixtures appeared to be in generally serviceable condition at the time of the inspection. **The tub drain plug is missing and needs replacement.**



Tub/Shower And Walls:

Master Bath:

☒ ☐ ☐

Tub/shower walls appear serviceable. Enclosure appears serviceable. Caulk and seal all tub and shower areas as part of regular maintenance.

Hall Bath:

☒ ☐ ☐

Tub/shower walls appear serviceable. The current configuration is set up for a shower curtain only. There is no shower enclosure. Caulk and seal all tub and shower areas as a precaution.

Toilet:

Master Bath:

☐ ☒ ☐

General condition appears serviceable. **The toilet was loose at the floor and needs securing. No leakage noted. As toilets age, it is normal to see corrosion / rust at the tank and at the floor bolts/nuts/washers. This should be monitored regularly in the future and repaired as needed.**

Hall Bath:

☐ ☒ ☐

General condition appears serviceable. **The toilet was loose at the floor and needs securing. No leakage noted. As toilets age, it is normal to see corrosion / rust at the tank and at the floor bolts/nuts/washers. This should be monitored regularly in the future and repaired as needed.**

Inspection: Address:

Ventilation:

	OK	MM	RR	
<i>Master Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sufficient. Only a window is provided for ventilation. Recommend installing an exhaust fan to improve air flow.
<i>Hall Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sufficient. Only a window is provided for ventilation. Recommend installing an exhaust fan to improve air flow.
<i>Laundry:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sufficient. There is an exhaust fan installed. The fan operated properly at the time of the inspection. Recommend running the fan for at least an hour after the dryer cycle is completed to help route moisture laden air to the exterior.

Inspection: Address:

INTERIOR ROOMS

Finley Home Services inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments or coverings, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Smoke alarm and Carbon Monoxide detectors note: Current standards recommend that smoke alarms be installed in all common hallways on each floor level and in all bedrooms/home office rooms. Carbon Monoxide detectors are recommended in common areas such as hallways on each floor level.

Interior:

	OK	MM	RR	
Doors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The doors and hardware throughout the home appeared to be in serviceable condition at the time of the inspection.
Windows:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vinyl coated, Dual-Pane. The windows appeared to be in serviceable condition throughout the home at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-resistant components. Single hung. No leaks noted. There is peeling paint on the window sill in the bathroom. Recommend repainting as needed.



Ceilings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceilings are made of drywall. The ceilings throughout the house appear to be serviceable at the time of the inspection.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls are made of drywall. Walls appeared to be in generally serviceable condition throughout the home at the time of the inspection. Stored items or furnishings prevent full inspection.
Closets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition of the closets throughout the house are in serviceable condition. Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.
Floors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The home floor surfaces appeared to be in generally serviceable condition at the time of the inspection. Stored items or furnishings prevented full inspection.
Smoke / Fire and Carbon Monoxide Detectors:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke detectors responded to test button operation. No carbon monoxide alarms noted. We recommend installing carbon monoxide alarms in appropriate locations with at least one per floor in a common area. Ensure sufficient smoke detectors and carbon monoxide alarms are installed and operable prior to an appraisal to avoid a possible re-inspection fee.



Inspection: Address:

Inspection: Address:

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by the installed appliances cannot be judged by Finley Home Services. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

<i>Location:</i>	Service area main floor.		
	OK	MM	RR
<i>Fuel System:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> There are hookups for both a gas dryer and a 220-volt electric dryer. Gas service is connected to dryer.
<i>Dryer Vent:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Dryer vent was connected to the dryer or blocked by installed appliances. Interior of dryer vent not visible and not inspected. After disconnecting the dryer from the vent, recommend checking for debris / clogging of dryer vent and cleaning regularly as needed.
<i>Clothes Washer:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Not inspected.
<i>Clothes Dryer:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Not inspected.

Inspection: Address:

GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage Interior:

Type	Two car. Attached.			
	OK	MM	RR	
Garage Ceilings Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceilings are made of drywall and open beam. The ceilings in the garage appear to be serviceable at the time of the inspection.
Garage Walls Type & Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls are not fully visible due to stored items. Walls are made of drywall and open beam. The garage walls appeared to be serviceable at the time of the inspection.
Garage Fire Wall:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The wall covering appears to meet the minimum fire separation safety standards. However, it is not possible to confirm after the drywall is finished. General condition appears serviceable. Walls are not fully visible due to stored items.
Garage Floors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor is concrete. The garage floor appeared to be in generally serviceable condition at the time of the inspection. Floor covering and/or stored items limited visibility and the ability to inspect the floor. Minor cracking noted.

Garage Overhead Door:

Material - Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Metal. The overhead vehicle door(s) appeared to be in serviceable condition at the time of the inspection.
Door Operator:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The automatic garage door opener(s) responded to the controls at the time of the inspection. The photo-reverse feature appeared to operate properly at the time of the inspection.

InterNACHI STANDARDS OF PRACTICE

Finley Home Services is proud to conduct your inspection in accordance with the Standards of Practice of the *International Association of Certified Home Inspectors (InterNACHI)*

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4. Glossary of Terms

1. Definitions and Scope

1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

- I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

- I. An inspection is not technically exhaustive.

- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the insurability of the property.
- VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- IX. An inspection does not include items not permanently installed.
- X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

- A. property boundary lines or encroachments.
- B. the condition of any component or system that is not readily accessible.
- C. the service life expectancy of any component or system.
- D. the size, capacity, BTU, performance or efficiency of any component or system.
- E. the cause or reason of any condition.
- F. the cause for the need of correction, repair or replacement of any system or component.
- G. future conditions.
- H. compliance with codes or regulations.
- I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
- J. the presence of mold, mildew or fungus.
- K. the presence of airborne hazards, including radon.
- L. the air quality.
- M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
- N. the existence of electromagnetic fields.
- O. any hazardous waste conditions.
- P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.

- Q. acoustical properties.
- R. correction, replacement or repair cost estimates.
- S. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

- A. any system that is shut down.
- B. any system that does not function properly.
- C. or evaluate low-voltage electrical systems, such as, but not limited to:
 - 1. phone lines;
 - 2. cable lines;
 - 3. satellite dishes;
 - 4. antennae;
 - 5. lights; or
 - 6. remote controls.
- D. any system that does not turn on with the use of normal operating controls.
- E. any shut-off valves or manual stop valves.
- F. any electrical disconnect or over-current protection devices.
- G. any alarm systems.
- H. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

- A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
- B. dismantle, open or uncover any system or component.
- C. enter or access any area that may, in the inspector's opinion, be unsafe.
- D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
- E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
- F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
- G. inspect decorative items.
- H. inspect common elements or areas in multi-unit housing.
- I. inspect intercoms, speaker systems or security systems.
- J. offer guarantees or warranties.

- K. offer or perform any engineering services.
- L. offer or perform any trade or professional service other than general home inspection.
- M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
- N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
- O. determine the insurability of a property.
- P. perform or offer Phase 1 or environmental audits.
- Q. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. 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 inspector's 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.

3.2. Exterior

I. The inspector shall inspect:

- A. the exterior wall-covering materials;
- B. the eaves, soffits and fascia;
- C. a representative number of windows;
- D. all exterior doors;
- E. flashing and trim;
- F. adjacent walkways and driveways;
- G. stairs, steps, stoops, stairways and ramps;
- H. porches, patios, decks, balconies and carports;
- I. railings, guards and handrails; and
- J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

- A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

- A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- C. inspect or identify geological, geotechnical, hydrological or soil conditions.
- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, breakwalls or docks.

- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for safety-type glass.
- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.
- O. inspect drainfields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

- A. the foundation;
- B. the basement;
- C. the crawlspace; and
- D. structural components.

II. The inspector shall describe:

- A. the type of foundation; and
- B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

- A. observed indications of wood in contact with or near soil;
- B. observed indications of active water penetration;
- C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
- D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

- A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
- B. move stored items or debris.

- C. operate sump pumps with inaccessible floats.
- D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

3.4. 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, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, 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.
- I. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

- A. the cooling system, using normal operating controls.

II. The inspector shall describe:

- A. the location of the thermostat for the cooling system; and
- B. the cooling method.

III. The inspector shall report as in need of correction:

- A. any cooling system that did not operate; and
- B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

- A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- B. inspect portable window units, through-wall units, or electronic air filters.
- C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- E. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. 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, back-flow 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.

3.7. 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 alarm 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 time-controlled 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.

3.8. Fireplace

I. The inspector shall inspect:

- A. readily accessible and visible portions of the fireplaces and chimneys;
- B. lintels above the fireplace openings;

- C. damper doors by opening and closing them, if readily accessible and manually operable; and
- D. cleanout doors and frames.

II. The inspector shall describe:

- A. the type of fireplace.

III. The inspector shall report as in need of correction:

- A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- B. manually operated dampers that did not open and close;
- C. the lack of a smoke detector in the same room as the fireplace;
- D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.
- E. light pilot flames.
- F. determine the appropriateness of any installation.
- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.
- O. perform a National Fire Protection Association (NFPA)-style inspection.
- P. perform a Phase I fireplace and chimney inspection.

3.9. 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.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

- A. a representative number of doors and windows by opening and closing them;
- B. floors, walls and ceilings;
- C. stairs, steps, landings, stairways and ramps;
- D. railings, guards and handrails; and
- E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

- A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

- A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
- B. photo-electric safety sensors that did not operate properly; and
- C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect floor coverings or carpeting.
- C. inspect central vacuum systems.
- D. inspect for safety glazing.
- E. inspect security systems or components.
- F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
- G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- H. move suspended-ceiling tiles.
- I. inspect or move any household appliances.
- J. inspect or operate equipment housed in the garage, except as otherwise noted.
- K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
- L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
- O. inspect microwave ovens or test leakage from microwave ovens.
- P. operate or examine any sauna, steam-generating 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.