



EAGLE ROCK INSPECTIONS

775-323-1117

contact@eaglerockinspections.com

<https://www.eaglerockinspections.com>



RESIDENTIAL PROPERTY INSPECTION

6040 Cielo Cir
Sparks, NV 89436

Richard Dixon & Nancy Dixon

04/08/2026

Inspector

Holly Kinney

775-323-1117

contact@eaglerockinspections.com

TABLE OF CONTENTS

1: Inspection Information	5
2: Utility Shutoff Locations	8
3: Grounds & Appurtenances	9
4: Roof & Related Components	10
5: Exterior Walls & Components	12
6: Garage	16
7: Kitchen	18
8: Bathroom(s)	19
9: Laundry	21
10: Interior Areas and Items	22
11: Plumbing	24
12: Water Heater	25
13: Electrical	26
14: Heating, Cooling & Ventilation	30
15: Fireplaces	34
16: Attic, Roof Structure, & Ventilation	35
17: Foundation Area	36
18: Water, Moisture, & Condensation (WMC)	39
19: Cracking, Settlement, & Movement (CSM)	40
Standards of Practice	42

Inspection Report for Richard Dixon & Nancy Dixon

- 🔧 3.2.1 Grounds & Appurtenances - Driveway and Walkway Condition: Concrete - Spalling Damage
- 🔧 3.2.2 Grounds & Appurtenances - Driveway and Walkway Condition: Flatwork - Cracks
- ⊖ 3.16.1 Grounds & Appurtenances - Fence: Fence/Gate Damage
- ⊖ 4.5.1 Roof & Related Components - Concrete Tile: Cracked and Separated
- 🔧 5.4.1 Exterior Walls & Components - Stucco/EIFS: Stucco - Typical Cracks
- ⊖ 5.5.1 Exterior Walls & Components - Stone Veneer: Loose Stone Veneer Siding
- ⊖ 5.9.1 Exterior Walls & Components - Trim/Eaves/Overhangs/Fascia: Trim - Weather Damaged
- ⊖ 5.9.2 Exterior Walls & Components - Trim/Eaves/Overhangs/Fascia: Fascia - Weather Damaged
- ⊖ 5.12.1 Exterior Walls & Components - Windows: Windows - Detailing Recommended
- ⊖ 5.12.2 Exterior Walls & Components - Windows: Operation - Difficult to Latch
- ⚠️ 5.12.3 Exterior Walls & Components - Windows: Glass - Broken Glass Present
- ⊖ 5.12.4 Exterior Walls & Components - Windows: Glass - Seal Failure
- 🔧 5.12.5 Exterior Walls & Components - Windows: Screen(s) Damaged
- 🔧 5.14.1 Exterior Walls & Components - Exterior Doors: Weatherstripping - Damaged
- ⊖ 6.2.1 Garage - Garage Separation: Separation Wall(s) - Unsealed Wall Protrusions
- ⊖ 6.4.1 Garage - Wall & Ceiling Surfaces: Drywall - Minor Cracking/Separation in Areas
- 🔧 6.6.1 Garage - Garage Doors: Weatherstripping - Damaged
- ⊖ 7.7.1 Kitchen - Dishwasher : Air Gap Cap - Damaged
- ⊖ 7.7.2 Kitchen - Dishwasher : Top Rack Roller Arm - Adjustment
- ⚠️ 8.4.1 Bathroom(s) - Ventilation: Ventilation Fans - Dirty
- ⚠️ 8.5.1 Bathroom(s) - Sink(s): Sink Handle Leaking
- ⊖ 8.7.1 Bathroom(s) - Bathtub(s): Tub Spout - Gap at the Wall
- ⊖ 8.7.2 Bathroom(s) - Bathtub(s): Drainage - Hindered
- ⊖ 8.8.1 Bathroom(s) - Shower(s): Diverter - Not Engaging Fully
- ⚠️ 9.5.1 Laundry - Exhaust Fan: Ventilation Fan - Dirty
- 🔧 10.2.1 Interior Areas and Items - Cabinets, Countertops: Hardware - Loose Hinges Present
- 🔧 10.3.1 Interior Areas and Items - Closets: Operation - Not Latching Properly
- 🔧 10.4.1 Interior Areas and Items - Interior Doors: Hardware - Strike Plate Missing
- ⊖ 10.4.2 Interior Areas and Items - Interior Doors: Handle Hardware - Damaged
- ⊖ 11.4.1 Plumbing - Exterior Hose Bibbs: Exterior Hose Bibb - Anti-Siphon (damaged) & Exposed
- ⊖ 11.8.1 Plumbing - "Other" Sinks: Unsecured Freestanding Sink
- 🔧 11.10.1 Plumbing - Irrigation/Sprinkler: Dust Caps - Missing
- ⊖ 12.7.1 Water Heater - TPRV Discharge Pipe: TPRV Pipe - Improper Termination Height
- ⊖ 13.8.1 Electrical - Receptacles: Receptacle(s) - Loose Interior Outlets
- ⚠️ 13.8.2 Electrical - Receptacles: Receptacle Cover Plate(s) - Missing
- 🔧 13.9.1 Electrical - Switches & Light Fixtures: Light Fixture(s) - Bulb(s) Not Functional
- ⚠️ 13.9.2 Electrical - Switches & Light Fixtures: Switch Cover Plate(s) - Missing
- ⊖ 13.9.3 Electrical - Switches & Light Fixtures: Switch - Damaged
- ⊖ 14.3.1 Heating, Cooling & Ventilation - Furnaces/Interior Units: Cabinet Deficiencies
- ⚠️ 14.4.1 Heating, Cooling & Ventilation - AC Condenser/Exterior Units: Service Disconnect - Missing Cover Plate

- 🔧 14.10.1 Heating, Cooling & Ventilation - Refrigerant Lines: Pipe Insulation - Missing/Damaged (Exterior Unit)
- 🔧 14.12.1 Heating, Cooling & Ventilation - Air Filter/Return Plenum: Filter(s) - Dirty
- 🔧 14.14.1 Heating, Cooling & Ventilation - Visible Ductwork: Ductwork - Gaps/Loose Tape
- 🔧 17.8.1 Foundation Area - Floor Structure: Staining
- 🔧 17.12.1 Foundation Area - Ventilation: Ventilation Openings - Gaps
- 🔧 17.12.2 Foundation Area - Ventilation: Crawlspace - Organic Growth
- 🔧 17.13.1 Foundation Area - Ground Cover/Vapor Barrier : Vapor Barrier - Partial Coverage

1: INSPECTION INFORMATION

Information

In Attendance Inspector, Tenants	Occupancy Occupied	Type of Building Single-Family
Structure Compass Orientation South	Construction Year (From Online Sources) 2004	Square Footage (From Online Sources) 2425
Number of Levels Two Story	Weather Conditions Clear, 50-60°F	Precipitation in the Last 48 hrs? No

Important Information/Limitations: Square Footage, Year Built, Outline, Orientation

The square footage and year built stated in this report, as well as the structure outline sketch are based upon online data and may not be verified.

The orientation as stated is of the predominant face of the structure and may not be that side facing the street.

Important Information/Limitations: Inspection Overview

Eagle Rock Inspections strives to perform all inspections in compliance with the Standards of Practice. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure located at 6040 Cielo Cir, Sparks, NV 89436, for the Client Richard Dixon & Nancy Dixon, as designated in these Nevada Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive nor quantitative.**

There may be comments made in this report that exceed the required reporting standards; these comments are made as a courtesy, to give you as much information as possible about the structure. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe, in my professional judgment. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople,** to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. **This inspection can not predict future conditions or determine if latent or concealed defects exist.** The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. The limit of liability of the Inspection Company and its employees, officers, etc., does not extend beyond the time that the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving,

etc. Refer to the Standards of Practice and the Inspection Agreement regarding the scope and limitations of this inspection.

This inspection is **NOT a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** It should be used alongside quotes and advice from the tradespeople recommended in this report, to understand the condition of the structure better and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. Home Warranties are recommended as they may cover future repairs on major items and components of the home. Your Realtor can advise you of companies that offer them.

HOME INSURANCE COVERAGE/CANCELLATION/DECLINATION - Home insurance companies may refuse coverage or cancel current policies, based upon conditions such as outdated electrical panels, outdated (or non-permitted) roofing, or other factors. A structural inspection identifies the current state of the structure and components at the time of the inspection. It is not possible to presume what an insurer may or may not glean about the structure and it is beyond the scope of this inspection to advise the client about these potential pitfalls. If this is a concern, it is recommended to consult with your insurer/potential insurer to determine these situations. In addition, insurers may require this report be provided to them and the report stands as written, no matter the end use, and shall not be modified for a particular viewer.

The scope of structural inspections performed by Eagle Rock Inspections is based on standards established by the State of Nevada, and set forth in Nevada Administrative Code 645D and Nevada Revised Statutes 645D. Full text of these documents may be viewed online at

<http://www.leg.state.nv.us/nac/nac-645d.html#NAC645Dsec480>

<https://www.leg.state.nv.us/nrs/nrs-645d.html>

Important Information/Limitations: ©Copyright Notice

© Copyright Notice: This report (the language and layout found within) is copyrighted and the property of Eagle Rock Property Inspections LLC ©2026. The Client(s) named herein and their Direct Real Estate Representative have been named as licensee(s) of this document. This document is **non-transferrable, in whole or in part, to any third parties, including; subsequent buyers, sellers, and listing agents.** Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contains the scope of the inspection, including limitations, exclusions, and the conditions of the copyright. **Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to perform their own inspection and provide a new Report.**

Important Information/Limitations: Items Not Inspected and Other Limitations

EXCL - ITEMS NOT INSPECTED: Per the standards of practice, there are items that are not inspected/included in a home inspection, such as, but not limited to, fences and gates, pools and spas, outbuildings or any other detached structure, gas furnace heat exchangers, central vacuum systems, water softeners, window coverings, personal property (refrigerators, washers/dryers, portable heaters/coolers, window heaters/coolers), low voltage systems (alarm and intercom systems, security systems, video systems, sound systems, USB power outlets), and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not required to be operated under any circumstances. Also, any component or appliance that is unplugged or "shut off" is not required to be turned on or connected for evaluation. I don't know why a component may be shut down and could be liable for damages that may result from activating said components/appliances.

Also not reported on are: the causes of the defect; the methods, materials, and costs of corrections; recalled appliances, items, and/or components; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; proper permitting; the market value of the property or its marketability; the advisability or inadvisability of purchase of the property; the insurability of the structure or any of its items or components; any component or system that was not observed; calculation of the strength, adequacy, design, or efficiency of any system or component. We are not required to enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; operate any system or component that is shut down or otherwise inoperable; operate any system or component that does not respond to normal operating controls; disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as but not limited to: asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Important Information/Limitations: Recommended Contractors & Professionals Information

It is HIGHLY recommended that licensed/insured professionals are used for repairs, replacements, or further evaluations of defects referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes.

The term "**Qualified Professional**" or "**Qualified Person**" in this report relates to an individual, company, or contractor who is either **licensed or certified** in the field of concern. The term "**evaluation**" may be used in conjunction with repairs to be performed by contractors or other licensed professionals, as they may discover additional problems due to their repairs being invasive and they are specialists in their respective fields. This differs from the term "**Full Evaluation**", as a full evaluation is a recommendation for the referenced contractor/professional to fully look over all components, parts, and pieces of a component, system, or area. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern.

Important Information/Limitations: Causes of Damage/Methods of Repair

Any suggested causes of damage or defects and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion, only from the standpoint of a visual inspection, and should not be wholly relied upon. **Contractors or other licensed professionals will have the final determination on the causes of damage and/or defects and the best methods of repairs** due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Important Information/Limitations: Specialty Tools Information

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

Important Information/Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible. These conditions or damage are excluded from this inspection.

QUALITATIVE vs. QUANTITATIVE - A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted qualitatively, such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given. The repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES - We inspect homes to today's safety and building standards, therefore some recommendations made in this report may not have been required when the home was constructed and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the home's occupants. Therefore, **any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and longevity of the home's items and components.** Although I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector.

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by The Standards of Practice. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, don't hesitate to contact me for clarification.

Please acknowledge once you have completed reading this report. At that time, I will be happy to answer any questions you may have or provide clarification. Non-acknowledgment implies that you understood all information contained in this report.

Important Information/Limitations: Comment Key - Definitions

This report places defects or concerns into three categories: **Significant/Major Defects**, **Moderate Defects**, and **Minor Defects/Maintenance Items/FYI**.

Significant Defects - Items or components that were not functional represent a serious safety concern and/or may require a major expense to correct/replace. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor before the end of your contingency period.

Moderate Defects - Items or components that were found to include a safety hazard or a functional or installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (**most defects will fall into this categorization**). Repairs or replacement is recommended for items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect before the end of your contingency period.

Items categorized in this manner typically require repairs from a Qualified Contractor or Handyman **and are not considered routine maintenance or DIY repairs.**

Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality and/or items found to be in need of recurring or basic general maintenance. ***This categorization will also include observations, recommended upgrades to items, areas, or components,*** These categorizations are based on my professional judgment and experience, based on what I observed at the time of inspection. These categorizations should not be construed to mean that items designated as "**Minor defects**" or "**Moderate Defects**" do not need repairs or replacement. **The recommendations made in each comment are more important than the categorization.** Due to your perception, opinions, or personal experience, you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the comment's text pertaining to each defect that is paramount, not its categorical placement. Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as **Minor** to turn **Moderate** and **Moderate** items into **Significant**.

Other designations include:

SFTY: Safety Concern - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a qualified professional.

AGED: AGED - The item, system, or component was nearing, at, or past the end of its typical service life but may have been still functional to some degree at the time of inspection. Although aged components are not a deficiency in and of themselves, major repairs or replacements should be anticipated and planned for on any items that are designated as being at or past the end of their typical life. Depending on the item, these repair or replacement costs can represent a major expense, i.e., HVAC Systems, Water Heaters, Plumbing pipes, Aged wiring, electrical panels, etc.

LMT: Limitation - The item, system, area, or component contained inspection limitations, which may include, but are not limited to: visibility limitations, accessibility limitations, items being shut off, etc. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

EXCL: Excluded - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible or visible, and/or for other reasons. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

2: UTILITY SHUTOFF LOCATIONS

Information

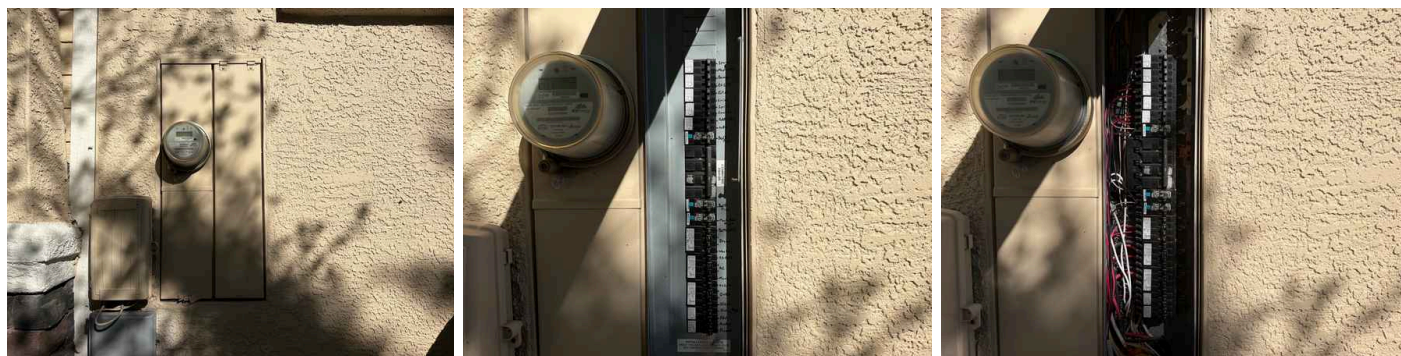
Electrical Service Disconnect

Location

Eastside of Structure

Electrical Service Disconnect Information

The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.



Water: Water Shutoff Valve

Location

Southeast Corner of Front Yard

Water: Water Shutoff Valve Information

The pictured water shutoff valve will shut off the water supply in the home in the case of an emergency, or for servicing.



Gas/LP: Main Gas Shutoff Valve Location

West Side of Structure



3: GROUNDS & APPURTENANCES

Information

Driveway and Walkway

Condition: Driveway Material

Concrete

Driveway and Walkway

Condition: Walkway Material

Concrete

Driveway and Walkway Condition: Driveway/Walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their effect on the structure, only. Any visible deficiencies that may be present will also be reported on, such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy. They may not be an all-inclusive listing, as the Standards of Practice only require that driveway(s) and walkway(s) be reported on with their respective effect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Grading/Lot Drainage: Grading/Drainage Overview

The grounds in contact with the structure were inspected to determine that they were sloped to allow rainwater to drain away from the structure adequately. The soil is recommended to slope away from the foundation, with a 6-inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert and/or manage rainwater runoff. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas

below grade (as applicable). No significant grading deficiencies were present at the time of inspection unless otherwise noted in this report.

Recommendations

3.2.1 Driveway and Walkway Condition



Minor Defect, Maintenance Item, or FYI Item

CONCRETE - SPALLING DAMAGE

PATIO

Spalling damage to the concrete surface was present. This is typically related to the use of "Ice Melt" like products but can also be associated with the composition of the concrete when poured or even the weather when poured. Repairs are recommended to be performed as desired by a concrete contractor.



3.2.2 Driveway and Walkway Condition



Minor Defect, Maintenance Item, or FYI Item

FLATWORK - CRACKS

There were cracks in the concrete flatwork which would not necessarily need to be serviced.



3.16.1 Fence



Marginal Defect

FENCE/GATE DAMAGE

EASTSIDE OF STRUCTURE

There was damage to the fence and/or gates that should be repaired by a qualified person.



4: ROOF & RELATED COMPONENTS

Information

General Info: Roof Covering

Material

Concrete Tile

General Info: Roof Limitations

LMT - The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Inspection Method: Walked The Roof

The roof cover and its components were evaluated by walking the accessible areas of its surface.

Inspection Method: Upper Roof Not Accessed

LMT - The upper floor roof cover was not accessed due to its height and safety concerns and/or ladder limitations. This roof portion was evaluated from within the attic, from the lower roof, and/or from available vantage points on the ground. Some of the upper roof areas were obscured from view. A licensed roofing professional would be required for a complete roof evaluation.

Concrete Tile: Concrete Tile Roof Cover

This structure has a concrete tile roof cover. Small chips and corner cracks in the roof tiles may not be noted, as they would generally not expose the waterproof membrane and not be considered a structural fault. Some degree of roof surface irregularity is common with a tile roof, but these will generally not be reported unless considered structurally significant. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Recommendations

4.5.1 Concrete Tile

CRACKED AND SEPARATED

There were multiple broken/separated/slipped tiles exposing the underlayment. Recommend these known faults be repaired by a licensed roofing contractor and, at that time, that the roof cover be evaluated for any additional needed repairs.



5: EXTERIOR WALLS & COMPONENTS

Information

Walls/Cladding: Cladding	Walls/Cladding: Wall
Material	Construction Type
Hardboard, Stucco, Stone Veneer	Wood Framed

Walls/Cladding: Wall and Cladding Information

The walls and wall cladding were inspected, looking for significant damage, proper flashings, potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Windows: General Comments

Accessible windows are operated to gain an overall impression of their condition. Window coverings and personal belongings can prevent access to windows and are not moved for this inspection. Dual glazed windows are visually assessed for compromised thermal seals, which can cause fogging between window panes, but as changing weather and temperature can cause these conditions to disappear, it is not possible to guarantee that all broken thermal seals will be located.

Windows: Dual-Glazed Vinyl-Framed

Dual-glazed vinyl-framed units were observed.

Windows: Dirty Windows

LMT - Many of the windows were dirty, which affects the ability to evaluate their condition.

Windows: Window Coating/Tint

LMT - Windows with coatings or tint are difficult to determine if the dual pane seal has failed.

Recommendations

5.4.1 Stucco/EIFS

STUCCO - TYPICAL CRACKS

There were typical minor cracks in the stucco wall covered in a few areas, including at the corners and plant- ons of windows and doors. There are typical minor gaps around some of the windows and doors as well that do not necessarily indicate a structural problem. All of the cracks and gaps should be monitored and sealed as it becomes needed to prevent moisture penetration and possible stucco damage.

 Minor Defect, Maintenance Item, or FYI Item

5.5.1 Stone Veneer

LOOSE STONE VENEER SIDING
FRONT PORCH

Loose stone veneer siding noted at the front porch. This condition may allow for moisture infiltration behind the veneer, which can lead to water damage and structural deterioration of the underlying wall. The veneer should be reattached and sealed by a masonry professional to prevent further water intrusion and maintain the integrity of the exterior wall system.

 Marginal Defect



5.9.1 Trim/Eaves/Overhangs/Fascia



Marginal Defect

TRIM - WEATHER DAMAGED

Sections of trim around the house were weather damaged. Repairs or replacement of any damaged wood is recommended to be conducted by a qualified person.



5.9.2 Trim/Eaves/Overhangs/Fascia



Marginal Defect

FASCIA - WEATHER DAMAGED

Sections of fascia around the house were weather damaged. Repairs or replacement of any damaged wood is recommended to be conducted by a qualified person.



5.12.1 Windows



Marginal Defect

WINDOWS - DETAILING RECOMMENDED

There were windows present that were difficult to operate, did not operate as intended, and/or had other age related deficiencies. A detailing of all windows in the home is recommended to be conducted by a window repair and installation contractor, which may include adjustments, cleaning and lubricating parts, tracks, etc., as well as repairing or replacing any worn hardware as needed for proper operation.

5.12.2 Windows

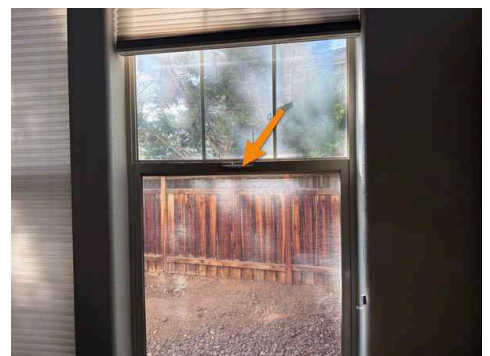


Marginal Defect

OPERATION - DIFFICULT TO LATCH

FRONT FAMILY ROOM

The window(s) in the referenced area(s) were difficult to lock/latch. Repairs are recommended to be performed as needed for proper operation of the latches by a window contractor or other qualified person.



5.12.3 Windows

GLASS - BROKEN GLASS PRESENT

PRIMARY BEDROOM (NORTH)

Broken glass was present on the referenced window(s). Replacement of the glass or window as needed is recommended to be performed by a window company or glazing contractor.

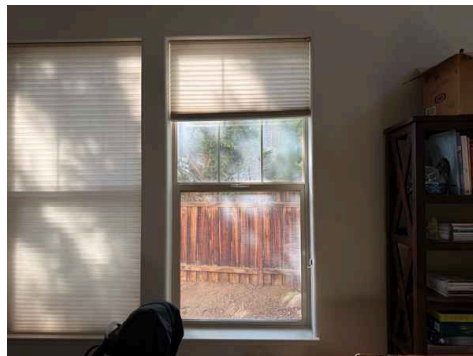
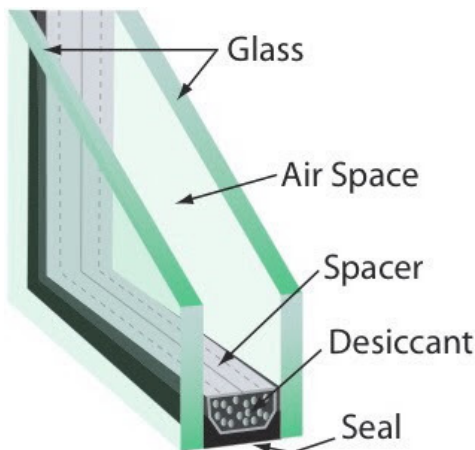
**Significant Defect**

5.12.4 Windows

GLASS - SEAL FAILURE

FAMILY ROOM (EAST WALL), LIVING ROOM (NORTH WALL)

Seal failure observed on several windows throughout the house, typically indicated by condensation between panes or visible separation of the glazing seal. This allows moisture infiltration between the glass layers, reducing insulation effectiveness and potentially leading to interior fogging or water damage over time. A window repair or replacement contractor should evaluate the affected windows and recommend repair or replacement options.

**Marginal Defect**

5.12.5 Windows

SCREEN(S) DAMAGED

Some of the window screens were damaged and need repair or replacement.

**Minor Defect, Maintenance Item, or FYI Item**

5.14.1 Exterior Doors

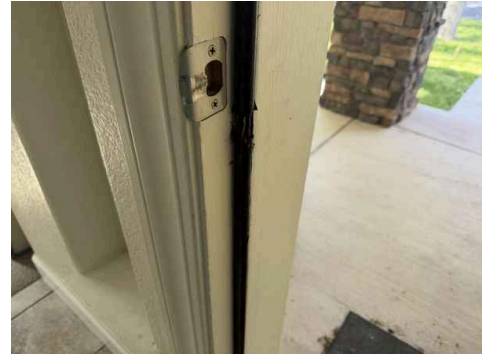


Minor Defect, Maintenance Item, or FYI Item

WEATHERSTRIPPING - DAMAGED

MAIN ENTRY

The referenced door(s) had damaged weatherstripping. Replacement of the weatherstripping is recommended to be conducted as needed by a qualified person.

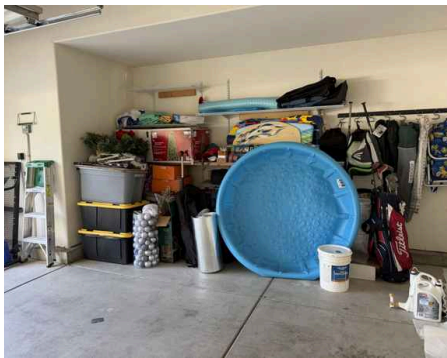


6: GARAGE

Information

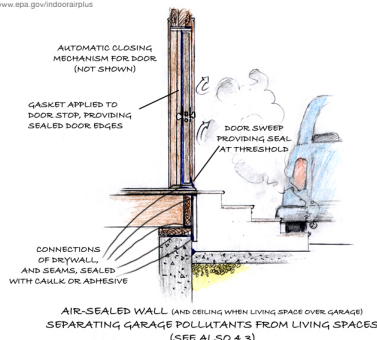
General Info: Personal Belongings Present

LMT - Personal belongings and storage was present in the garage. These items covered many of the walls and the concrete slab floor surface and these areas are excluded from this inspection. Recommend taking a final walk-through of the home once vacant to observe any areas that were not accessible during the inspection.

**Garage Separation: Garage Area to Living Space Separation Information**

SFTY - Current building standards for homes require "garage to living space separation". This separation helps to slow a garage-oriented fire and to help prevent carbon monoxide gases and other garage fumes from entering living areas. This is achieved by the installation of a fire-rated door between the garage and living areas, with proper weatherstripping, to prevent fumes leaking in. The walls and the ceiling (if living areas are overhead) require the installation of appropriate drywall or other materials to slow fire spread. No protrusions should be present on the area's walls and/or ceiling unless properly sealed with an approved fire-rated foam or sealant. The house should not be at a lower pressure than the garage (to prevent fumes from being drawn inside), which can result from exhaust fans, fireplaces/stoves, dryers and natural draft heating units and water heaters. **These items are recommended to be upgraded for safety if not present**, and a qualified contractor can be consulted for more information.

IPAA Indoor airPLUS | COMBUSTION POLLUTANT CONTROL 5.5
www.ipaa.gov/indoorairplus



Garage Separation Door

Wall & Ceiling Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. Note that cracks, staining and other such items may be noted in the WMC or CSM sections near the end of this report.

Garage Door Openers: Resistance Test Passed

Garage doors contain two safety mechanisms; the photoelectric eyes, and the ability to auto-reverse if met with resistance. This resistance was tested following DASMA protocols and placing a 2 x 4 laid horizontally at the bottom of the door. The door contacted the 2 x 4 while closing and properly auto reversed at the time of inspection.

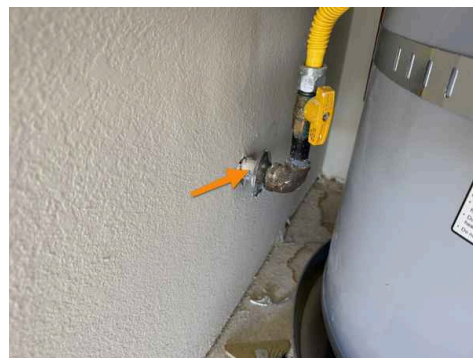
Recommendations

6.2.1 Garage Separation

SEPARATION WALL(S) - UNSEALED WALL PROTRUSIONS

BY WATER HEATER

There were holes and/or protrusions through the separation wall(s) that were not properly sealed. This compromises garage to dwelling space fire separation. Proper sealing of these area(s) is recommended to be conducted by a qualified person.

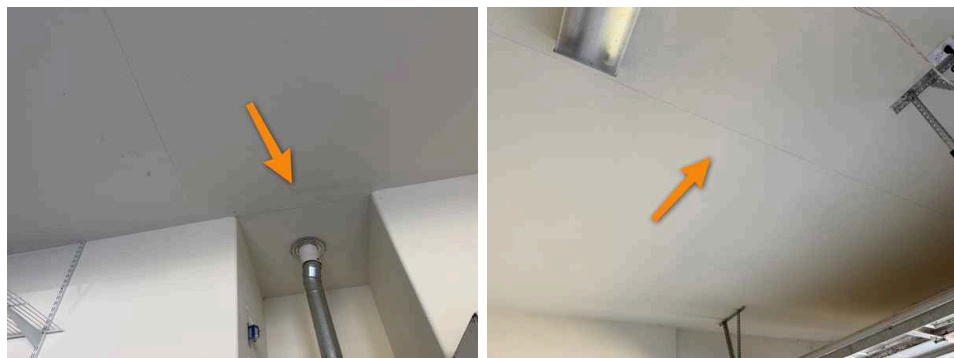


6.4.1 Wall & Ceiling Surfaces

DRYWALL - MINOR CRACKING/SEPARATION IN AREAS

GARAGE CEILING

There were indications of what appeared to be typical settlement and/or expansion and contraction present in areas. This may include minor cracking, separation between mouldings and surfaces, drywall tape visible at wall to ceiling transitions, nail pops, etc. Recommend re-sealing or repairs to these areas as needed by qualified trades people and to monitor the areas for further cracking and separation, with the understanding that if continual movement is observed. Further evaluation and/or repairs may be needed.



6.6.1 Garage Doors

WEATHERSTRIPPING - DAMAGED



Minor Defect, Maintenance Item, or FYI Item

The garage door weatherstripping was damaged at the bottom and/or sides of the door. Repairs or replacement of the weatherstripping is recommended by a qualified person as needed.



7: KITCHEN

Information

General Info: Kitchen Info

Inspection of kitchens includes operation and assessment of all plumbing fixtures. Ovens, stoves, range hoods, disposals and dishwashers are operated and assessed to determine that they respond to controls, but are not evaluated for performance. Microwave ovens are not fully operated or evaluated. We do not inspect the following items: free-standing or portable appliances, refrigerators, timers, clocks, thermostats, the self-cleaning capacity of ovens, built-in toasters, coffee-makers, can-openers, blenders, barbecues, grills, rotisseries, instant hot-water dispensers, steam ovens, water-purifiers, water softeners or filters.

Walls and floors around plumbing fixtures are subject to moisture exposure, and although significant visible moisture damage will be reported, covered floor and wall surfaces can prevent complete evaluation. Moisture damage may exist areas that are not visible and therefore not within the scope of this inspection. Note that cracks, staining and other such items may be noted in the WMC or CSM sections near the end of this report.

Wall & Ceiling Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. Note that cracks, staining and other such items may be noted in the WMC or CSM sections near the end of this report.

Refrigerator: Refrigerators Not Inspected

EXCL - Most refrigerators are not inspected during a Home Inspection as they are considered transient, "unattached" items or personal property. They are also not moved to look at the condition of the floor under them or the cabinetry around them. Therefore their water line and power receptacle are not visible and are excluded from this inspection. If the refrigerator is of concern, you are recommended to have an evaluation performed by an appliance repair company or other qualified professional before closing.

Recommendations

7.7.1 Dishwasher



Marginal Defect

AIR GAP CAP - DAMAGED

The air gap cap on the counter top was damaged and should be replaced.



7.7.2 Dishwasher



Marginal Defect

TOP RACK ROLLER ARM - ADJUSTMENT

The top rack roller arm needs adjustment to function properly by a qualified person.



8: BATHROOM(S)

Information

General Info: Tub and Shower Drain Information

LMT - Water was run through the drains of tubs and showers for an extended period, and the areas under these drains (if applicable) were then inspected, looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What can't be replicated are the effects of weight applied to these drains. When showering or bathing, the forces from weight can put strain on gaskets or joints on the drain pipes, which can possibly result in leaking. This can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

General Info: Tub and Sink Overflow Limitations

LMT - Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be watertight.

General Info: Bathrooms - General Caulking

Areas around water, such as caulk and grout joints at sink and counter tops, toilet areas, bathtubs and showers, as well as tiles at the kitchen and bathroom floors all require regular maintenance to maintain their ability to contain or deflect water. We encourage regular inspections of these areas to identify leak vulnerable areas. Making regular repairs will help prevent water damage to the walls, floors and their respective substrates.



Wall & Ceiling Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. Note that cracks, staining and other such items may be noted in the WMC or CSM sections near the end of this report.

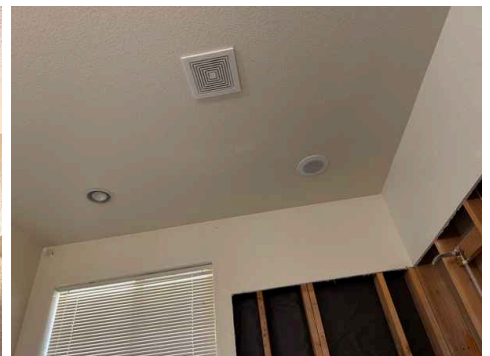
Recommendations

8.4.1 Ventilation

VENTILATION FANS - DIRTY

BATHROOMS

The exhaust fans in the bathrooms had excessive lint on them, which can be a fire hazard and needs to be cleaned by a qualified person.

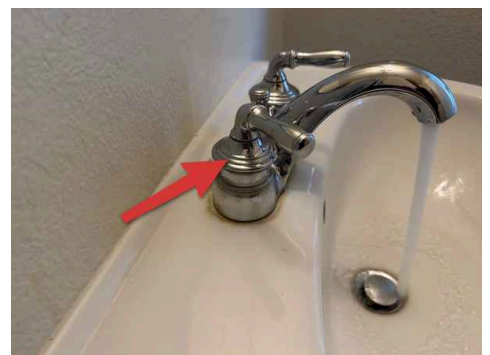


8.5.1 Sink(s)

SINK HANDLE LEAKING

DOWNSTAIRS HALF BATHROOM (HOT HANDLE)

The hot water handle at the sink faucet in the downstairs half bathroom leaked during operation. Recommend repairs by a licensed plumber.



8.7.1 Bathtub(s)



Marginal Defect

TUB SPOUT - GAP AT THE WALL

UPSTAIRS HALL BATHROOM

At the referenced bathtub, there was a gap between the spout and the wall which could allow water to penetrate behind the spout into the wall. Recommend this gap be closed and sealed by a qualified person.



8.7.2 Bathtub(s)



Marginal Defect

DRAINAGE - HINDERED

UPSTAIRS HALL BATHROOM

Slow or hindered drainage was present in the referenced bathtub(s). Repairs are recommended to be conducted as needed by a licensed plumber.



8.8.1 Shower(s)

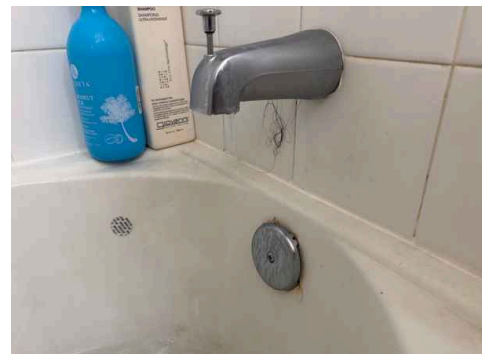


Marginal Defect

DIVERTER - NOT ENGAGING FULLY

UPSTAIRS HALL BATHROOM

The shower diverter was not engaging fully, preventing full water flow from the showerhead. Repairs are recommended to be performed by a licensed plumber as needed for proper operation.



9: LAUNDRY

Information

General Info: Laundry Area Info

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. It is not possible to completely assess the condition of the supply and drain pipes for washing machines.

General Info: Washer/Dryer Present

LMT - A washer and/or dryer was present. This washer and dryer may block the accessibility of electrical receptacles and plumbing components, as well as wall and floor surfaces. The inspection of the laundry area is limited to visual portions only, as the washer and/or dryer are not moved for accessibility. Washers and dryers are also not tested for functionality.

Dryer Vent: Dryer Vent**Termination Point**

Roof

Dryer Vent: Updraft Duct

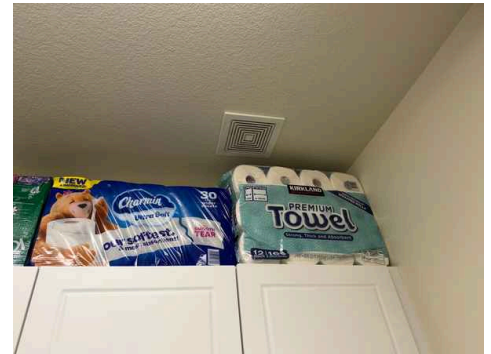
The dryer exhaust duct is an updraft type, which exits at the roof, and will require regular cleaning and maintenance for optimum safety and efficiency.

Recommendations

9.5.1 Exhaust Fan

VENTILATION FAN - DIRTY**Significant Defect**

The exhaust fan in the laundry room had excessive lint on it, which can be a fire hazard and needs to be cleaned by a qualified person.



10: INTERIOR AREAS AND ITEMS

Information

Wall & Ceiling Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report. Note that cracks, staining and other such items may be noted in the WMC or CSM sections near the end of this report.

Floor Condition: Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Limitations

General Info

COSMETIC DEFECTS

LMT - Cosmetic defects, damage, wear and tear, and/or other aesthetic concerns may have been present in this structure. This can include scuffs, small holes, stains, cracks, displacement, dents and dings, and other forms of damage to the home's materials, including but not limited to the wall and ceiling surfaces, floor coverings, trimwork, cabinetry, and/or other building materials.

If these items are of concern, appropriate tradespeople should be contacted for repairs as needed. ***Cosmetic deficiencies and wear and tear concerns are not included in a home inspection. If any reference(s) are present, these should be viewed as a courtesy and not a listing of every occurrence present.***

Recommendations

10.2.1 Cabinets, Countertops



Minor Defect, Maintenance Item, or FYI Item

HARDWARE - LOOSE HINGES PRESENT

UPSTAIRS LOFT

There were loose hinge(s) present on cabinet door(s) preventing the doors from operating as intended. Repairs to secure all hinges is recommended to be conducted by a qualified person.



10.3.1 Closets



Minor Defect, Maintenance Item, or FYI Item

OPERATION - NOT LATCHING PROPERLY

UPSTAIRS NORTHEAST BEDROOM CLOSET

The referenced door(s) were not latching properly. Adjustments or modifications made as needed for proper operation is recommended to be conducted by a qualified person.



10.4.1 Interior Doors



Minor Defect, Maintenance Item, or FYI Item

HARDWARE - STRIKE PLATE MISSING

GARAGE DOOR TO THE INTERIOR

Strike plates were missing for the referenced interior door(s). Strike plates act as a receiver for the handle's latch, allowing the door to latch smoothly and securely. Repairs to install a proper strike plate at any areas in need is recommended to be performed by a qualified person.



10.4.2 Interior Doors

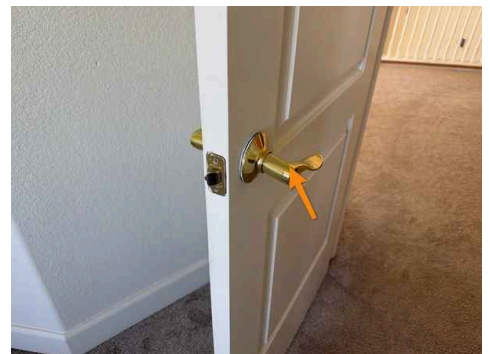


Marginal Defect

HANDLE HARDWARE - DAMAGED

UPSTAIRS NORTHEAST BEDROOM DOOR

Damaged handle hardware was present at the referenced area(s). Repairs or replacement of the affected hardware is recommended by a qualified person for proper operation of the door.



11: PLUMBING

Information

General Info: Water Distribution

Pipe Material (Visible Portions)

PEX

General Info: DWV Pipe Material

Type (Visible Portions)

ABS

General Info: Shutoff Valves Operation

EXCL - Structures contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur once operated.

General Info: Water Filtration Systems Not Inspected

EXCL - A water filtration system or water softener was present. These systems are not inspected or tested, and are excluded from this inspection.



Plumbing Leaks Information: Plumbing Leaks Overview

The visible and accessible components of the plumbing system were inspected for leaks. If not otherwise noted in this report, no leaks were present at the time of inspection. Evidence of prior leaks, with no current indication will only be noted, if deemed essential.

Functional Flow: Flow Information

Water was run from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.

Functional Drainage: Drainage Information

Water was run through all drains in the structure for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. ***Lived-in conditions can not be adequately replicated during an inspection and I have no control over future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).***

Recommendations

11.4.1 Exterior Hose Bibbs

EXTERIOR HOSE BIBB - ANTI-SIPHON (DAMAGED) & EXPOSED

PATIO

The referenced hose bibb had a damaged anti-siphon assembly and was exposed on the exterior of the home. Repairs or replacement of the bibb as needed is recommended to be performed by a licensed plumber.



Marginal Defect



11.8.1 "Other" Sinks

UNSECURED FREESTANDING SINK

LAUNDRY ROOM

Freestanding sink not secured to wall during inspection. This creates a tipping hazard and potential water damage risk if the sink shifts or falls. The sink should be properly anchored to wall studs or secured with appropriate brackets and fasteners to ensure stability and safety, by a qualified person.



Marginal Defect



11.10.1

Irrigation/Sprinkler

DUST CAPS - MISSING

EASTSIDE OF THE STRUCTURE

The water valve tube was missing the dust cap and should be installed by a qualified person.



Minor Defect, Maintenance Item, or FYI Item



12: WATER HEATER

Information

General Information: Water Heater Location

Garage



General Information: Energy Source
Gas

General Information: Manufacture Year
2023
The typical life expectancy of a water heater is 13-15 years.

General Information: Capacity
50 Gallons

General Information: General Comments

All water heaters must be equipped with a temperature pressure relief valve (TPR), discharge pipe, and safety strapping. Current installations may require devices not standard in older installations, including expansion tanks. The absence of these types of items may not be reported unless considered to be functionally significant or a safety concern, as old installations are not required to be updated to new codes. It is not possible to visually evaluate the function of circulation pumps.

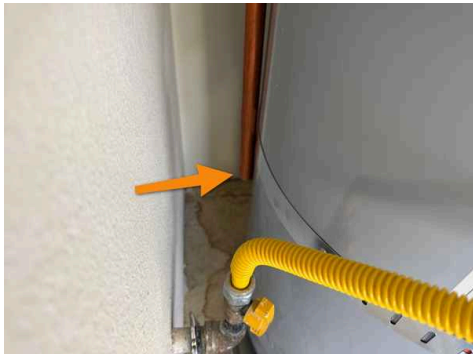
Recommendations

12.7.1 TPRV Discharge Pipe

TPRV PIPE - IMPROPER TERMINATION HEIGHT

 Marginal Defect

The TPR valve discharge pipe terminated higher than six inches from the floor. The pipe should terminate no higher than 6 inches from the floor due to the possibility of scalding, should a discharge situation occur. The installation of a new pipe with the proper termination height is recommended to be conducted by a licensed plumber.



13: ELECTRICAL

Information

General Info: Low Voltage Systems/Wiring Not Inspected

EXCL - Any low voltage systems in the structure were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc. In addition, testing of USB outlets is outside the scope.

Service Disconnect and Sizing:

Service Disconnect Amperage

200amps 120/240VAC



Service Disconnect and Sizing: Service Amperage

The potential service amperage to the structure is not determined as part of this inspection. This requires electrician and, likely, utility evaluation of the utility's service entrance and the structure's service wiring to the meter and panel. If it is desired to upgrade to a larger service, consult with a licensed electrical contractor.

Service Equipment/Electrical

Panel: Circuit Protection Type

Circuit Breakers

Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Branch Wiring : Branch Wiring Information

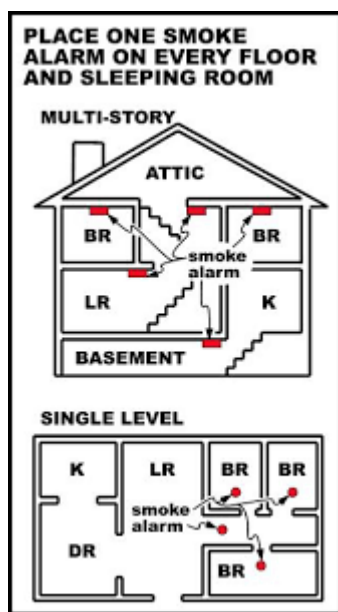
The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Switches & Light Fixtures: Lights Not Tested

EXCL - Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in this inspection, and were not tested for functionality. These items are excluded from this inspection.

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens, on the exterior, in garages, laundry rooms, basements, and crawlspaces. Although GFCI protection may not have been required in some or all of these areas when the structure was built, their installation is highly recommended and is typically inexpensive.

[illegible]

CO Detectors: CO Alarm Information

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and their requirements can be found here:

<https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide>

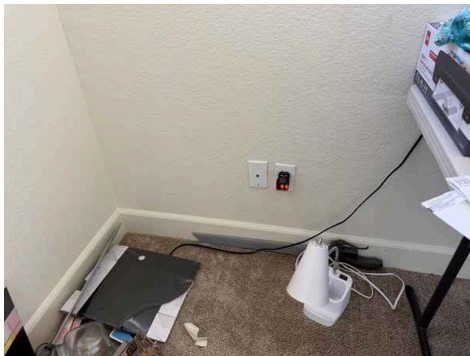
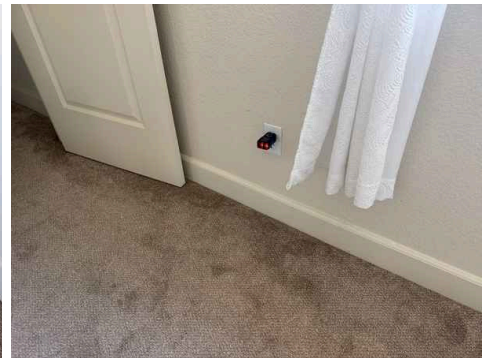
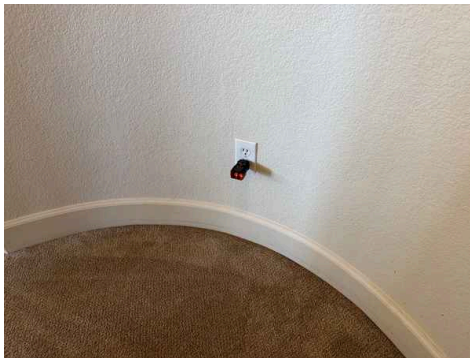
Recommendations

13.8.1 Receptacles

RECEPTACLE(S) - LOOSE INTERIOR OUTLETS

HALLWAY BY PRIMARY BEDROOM, UPSTAIRS NORTHEAST BEDROOM, UPSTAIRS NORTHWEST BEDROOM

There were interior outlet(s) present that were loose at the wall or their respective electrical box. Proper securing of any loose receptacles is recommended to be conducted by a licensed electrician.

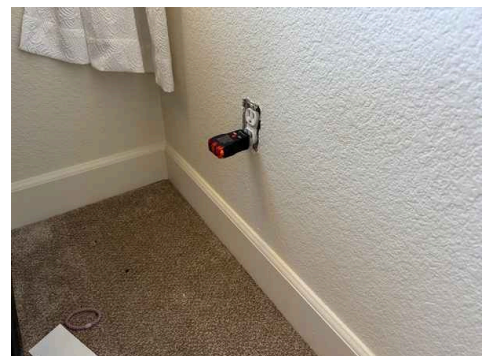


13.8.2 Receptacles

RECEPTACLE COVER PLATE(S) - MISSING

UPSTAIRS NORTHWEST BEDROOM

SFTY - The referenced receptacle(s) were missing cover plate(s). This is a safety hazard, as someone could be shocked by touching live wires. The installation of new plates is recommended to be conducted by a qualified person on any and all missing plates throughout the home.



13.9.1 Switches & Light



Minor Defect, Maintenance Item, or FYI Item

Fixtures

LIGHT FIXTURE(S) - BULB(S) NOT FUNCTIONAL

GARAGE CEILING

The referenced light(s) did not respond to switch(es) at the time of inspection. This could be as simple as burned out or missing bulb(s). This could also be more extensive and represent a deficiency with the fixture, wiring, and/or switch. I recommend having the seller(s) replace the bulb(s) and confirm proper operation prior to the end of your inspection contingency period, if the fixture(s) can not be confirmed to be functional, repairs are recommended to be performed as needed for proper operation by a licensed electrician.



13.9.2 Switches & Light Fixtures

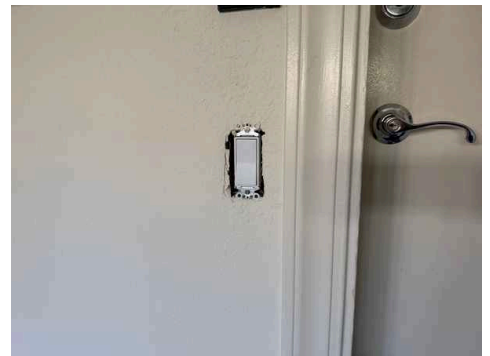


Significant Defect

SWITCH COVER PLATE(S) - MISSING

GARAGE

SFTY - The referenced switch(s) were missing cover plate(s). This is a safety hazard, as someone could be shocked by touching live wires. The installation of new plates is recommended to be conducted by a qualified person on any and all missing plates throughout the home.



13.9.3 Switches & Light Fixtures



Marginal Defect

SWITCH - DAMAGED

PRIMARY BATHROOM

There was a damaged switch at the referenced area(s). This can be a possible electrocution hazard as live wiring could be exposed. Replacement of the switch is recommended to be performed by a licensed electrician.



14: HEATING, COOLING & VENTILATION

Information

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels intended for normal service. An HVAC contractor should be consulted if a more thorough inspection is desired.

General Info: Zoned System Present

A zoned system was present. Zoned systems typically utilize two or more thermostats located at different locations or levels in the home, or a single thermostat with settings for different zones, to give you more control over the heating and cooling in particular areas. Such as, if you typically stay downstairs but seldom use the upstairs, you can set the temperature in the area you are seldom in, either warmer or cooler than typical for energy savings. A control box operates dampers within the ductwork to supply the temperatures you set at the thermostats to their respective areas. These thermostats must all remain in either cooling or heating mode, as you can not choose heat on one and cool on another.



Conditioned Space Ventilation: Ventilation and Depressurization

Ventilation systems, including exhaust-only systems (kitchen, bathroom and laundry fans) and improperly balanced ERVs and HRVs, can depressurize a structure, expelling more air, to the outside, than is brought inside. Large range hood fans, clothes dryers, central vacuums, furnaces, water heaters, and fireplaces also contribute to depressurization if makeup air is not provided. Wind and stack effect pressure can also contribute to depressurization.

Depressurization can contribute to indoor air quality issues and resulting health effects as follows:

- Depressurization has the potential to bring in fumes and contaminants from basements, crawlspaces, attics, or attached dwelling units. Connecting walls and doors to these areas should be well sealed (sealing, in the case of doors), to prevent this ingress.
- In a structure with an attached garage, depressurization could pull garage air into the living space, including carbon monoxide and fumes from hazardous items stored there. The entry door should have be self-closing and should be fully weatherstripped with a sealing threshold. The wall separating the living space from the garage should be completely air sealed and HVAC ducts located in the garage should be well sealed. Structure pressurization testing can be conducted to confirm the air tightness of the wall between the living space and the garage. An exhaust fan can be installed in the garage to exhaust garage air directly to the outside, and to keep the garage at negative pressure with respect to the living space.
- Depressurizing the living space can interfere with any natural-draft combustion appliances located inside the living space, such as furnace and water heater. A home energy rater or HVAC contractor can perform standardized test procedures to assess this issue. Best practice is to remove and replace natural-draft combustion appliances with direct-vent sealed-combustion appliances or noncombustion appliances.
- Supply and balanced systems have been found in field studies to have fouled air inlets and to provide less incoming air than planned. They have often been found to be turned off or closed by occupants. Maintenance is required to keep the intake grills and filters clean.
- Any existing ventilation system, whether exhaust fans, ERVs, HRVs, or central fan integrated supply systems, should be assessed for effectiveness and any new systems that are installed should be commissioned by a trained HVAC technician or energy rater to verify performance.

Furnaces/Interior Units: Interior Unit(s) Location

Attic



Furnaces/Interior Units: Interior Unit(s) Energy Source and Distribution

Gas Forced Air

Furnaces/Interior Units: Interior Units Manufacture Year

2004

The typical life expectancy of gas furnaces is 15-20 years.

A close-up photograph of a metal furnace label. The label is bilingual, with English and French text. It includes the following information: "MFD. DATE 03 / 2004", "ELECTRIC 120 V. 60 HZ. 1 PH.", "MAXIMUM TOTAL INPUT 9.5 AMPS.", "MAXIMUM PROTECTION 15 AMPERES. DISJONCTEUR À MAXIMA 15 A.", and "FACTORY EQUIPPED FOR AGENCE À L'USINE POUR". There are also various safety warnings and technical specifications in smaller print.

Furnaces/Interior Units: Furnace(s) Operated

The furnaces responded to the thermostats and appeared to function normally, other than any defects noted.

AC Condenser/Exterior Units: Exterior Unit Location

Eastside of Structure

Three photographs related to the AC condenser unit. The first image on the left shows the outdoor unit installed on a concrete pad next to a light-colored stucco wall. The middle image is a close-up of the unit's label, showing technical specifications: "MODEL NO. 10AJB60A01", "SERIAL NO. 6938 T1404 12274", "VOLTS 208/230", "PHASE 1", "HERTZ 60", "COMPRESSOR R.L.A. 28.8/28.8", "OUTDOOR FAN MOTOR F.L.A. 1.5 HP(WATTS) 1/3", "MIN. SUPPLY CIRCUIT AMPACITY 36", "MAX. FUSE OR CKT. BRK. SIZE* 60", "MIN FUSE OR CKT. BRK. SIZE* 45", "DESIGN PRESSURE HIGH 2068 KPA/30", "DESIGN PRESSURE LOW 1034 KPA/15", "OUTDOOR UNITS FACTORY CHARGE 3742G/114.4OZ", and "TOTAL SYSTEM CHARGE 0Z". The right image is another close-up of the label, showing the same information from a slightly different angle.

AC Condenser/Exterior Units: Exterior Unit Manufacture Year

2004

AC Condenser/Exterior Units: Outdoor Unit(s) Operated

The outdoor unit(s) responded to the thermostat(s) and appeared to function properly.

Air Filter/Return Plenum: Filter Location(s)

Downstairs, Upstairs, Staircase Wall

Recommendations

Eagle Rock Inspections

Page 32 of 44

14.3.1 Furnaces/Interior Units

CABINET DEFICIENCIES

ATTIC

The furnace cabinet was damaged and has sharp edges at the gas line entrance, the cabinet front doors do not seal properly, and the wiring grommet was missing. Recommend evaluation and repairs by a licensed HVAC contractor.

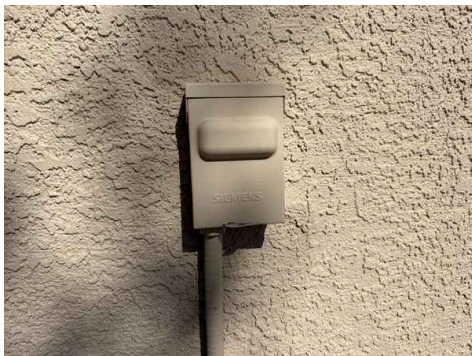


14.4.1 AC Condenser/Exterior Units

SERVICE DISCONNECT - MISSING COVER PLATE

EASTSIDE OF STRUCTURE

SFTY - The service disconnect was missing its inner cover plate, which exposes live wiring. The installation of a proper cover plate is recommended to be performed by a licensed electrician or HVAC contractor.



14.10.1 Refrigerant Lines

**PIPE INSULATION - MISSING/DAMAGED (EXTERIOR UNIT)**

The pipe insulation was damaged or missing on the exterior unit's suction line. Replacement of the insulation as needed is recommended by a qualified person.



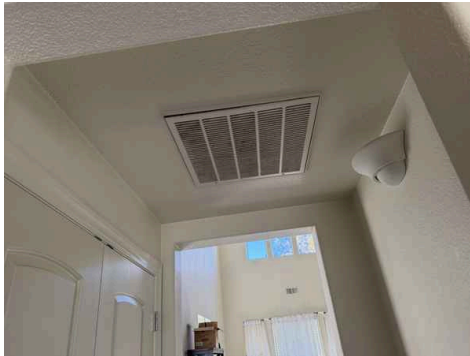
14.12.1 Air Filter/Return Plenum



Minor Defect, Maintenance Item, or FYI Item

FILTER(S) - DIRTY

One or more air filters were dirty. Replacement of the filters is recommended to be performed ASAP, as a dirty filter puts additional strain on interior HVAC unit, can shorten the unit's life, and affect the efficiency of the unit.



14.14.1 Visible Ductwork



Marginal Defect

DUCTWORK - GAPS/LOOSE TAPE

ATTIC

There were visible gaps and/or loose tape present on portions of the ductwork and HVAC cabinet. These areas should be re-taped, sealed, repaired, or replaced as needed for energy efficiency. An evaluation of the ductwork with repairs made as needed is recommended to be performed by an HVAC contractor.



15: FIREPLACES

Information

Gas Fireplaces: Standing Pilot no Fan

living room

There was a gas-fired fireplace with a standing pilot flame ignition. Circulation fan was not installed. A fan, to circulate heated air into the room may be possible to be installed.



Gas Fireplaces: Wall Switch
The gas fireplace responded to the wall switch and appeared functional.

16: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

General Info/Limitations: Attic View(s)



Attic Access: Access Location(s)
Upstairs Bathroom

Inspection Method: Inspection Method
From Furnace Platform

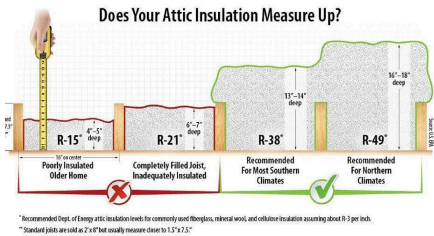
Roof Structure/Framing: Roof Structure Type
Manufactured Trusses, OSB Sheathing

Insulation: Insulation Type
Blown-in Fiberglass

Insulation: Insulation Depth (Average)
12 - 14"

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10-17 inches of insulation (dependent upon type) to achieve an R-38 rating. Depending on when the structure was constructed, anywhere from 6 - 14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.



Ventilation: Ventilation Types

Eave Vents, Field Vents

Ventilation: Ventilation Adequate

Conditions of the accessible attic space indicate that the attic ventilation is adequate for current conditions.

Limitations

General Info/Limitations

GENERAL

Inspection of the insulation includes identification of the predominant type of insulation in use in accessible areas, and identification of areas where insulation is absent from conditioned surfaces. Insulation resistance values are approximate, and may not be accurate. Insulation values in concealed areas cannot be visually determined.

17: FOUNDATION AREA

Information

Foundation General Information: Foundation Type	Foundation General Information: Raised Foundation Support Structure	Foundation General Information: Floor Structure Visual Obstructions
Crawl Space, Crawl Space	Pier Post and Girder	Insulation

Foundation General Information: Insulation Between Joists/Trusses

LMT - Insulation was present between the floor joists/trusses. This insulation obscured the visual accessibility of the subfloor, as well as most portions of the floor structure (joists, etc.). Portions of the plumbing, wiring, and HVAC ductwork, as applicable, are also typically partially covered. This insulation is not moved or manipulated in any way to observe hidden components. The possibility of hidden defects exists in areas that were not visible.

Crawl Space Info: Crawl Space View(s)



Crawl Space Info: Dryer Fans Present

below primary bedroom and kitchen areas

FYI - There were dryer fans present in the crawlspace, most likely from a previous plumbing leak. Consult with the seller for further information/disclosures.



Crawl Space Access: Access Location

Primary Bedroom Closet

Floor Structure Support: Floor Structure Support Type

Concrete Walls

Crawl Space Inspection Method: Inspection Method

Crawled Where Possible

Floor Structure: Floor Structure Materials

Wood Girder(s), Wood I-Joists
(engineered floor joists)

Perimeter Foundation Walls: Foundation Wall Material

Poured Concrete

Subfloor: Subfloor Materials

OSB

Insulation: Underfloor Batt Insulation R19

The floor is insulated with fiberglass batts with an approximate resistance value of R19. Insulation that covers the floor framing or the rim joist is not removed and may prevent complete visual evaluation.

Ground Cover/Vapor Barrier : Vapor Barrier Condition

Partial Coverage

Recommendations

17.8.1 Floor Structure

STAINING

CRAWLSPACE (BELOW LAUNDRY ROOM AREA - WATER SOFTENER)

There were stains from previous excess moisture. No wood damage requiring attention was observed, however, not all areas were accessible or viewed and additional faults may exist.



Minor Defect, Maintenance Item, or FYI Item

17.12.1 Ventilation

VENTILATION OPENINGS - GAPS

NORTHEAST

There were gaps present between the ventilation openings and their covers which can allow for rodent and/or wildlife infiltration under the structure. Repairs to any gaps is recommended to be performed by a qualified person.



Marginal Defect



17.12.2 Ventilation

CRAWLSPACE - ORGANIC GROWTH

SOUTHEAST CORNER

There was organic growth noted at the southeast corner of the crawlspace. Recommend evaluation of the crawl space and correction to the sources of moisture and/or improvement of ventilation.



Marginal Defect



17.13.1 Ground Cover/Vapor Barrier

VAPOR BARRIER - PARTIAL COVERAGE

BELOW PRIMARY BEDROOM AND KITCHEN AREAS

The vapor barrier lacked full coverage of the soil. Current standards require that vapor barriers cover the entirety of the soil in foundation areas to minimize moisture, humidity, and possible condensation. An evaluation, along with repairs or modifications made as needed to achieve full coverage of the vapor barrier, is recommended to be conducted by a qualified person.



Marginal Defect



18: WATER, MOISTURE, & CONDENSATION (WMC)

Information

General Information: Water, Moisture, & Condensation Information

This section of the report will focus on concerns and/or deficiencies associated with water leaks and/or water infiltration from the exterior and cover condensation concerns. The exterior, interior, attic, and foundation areas were inspected at visible and accessible portions focusing on any signs of leaking, water infiltration, or indications of condensation. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

WMC - This acronym will be used in areas of this report to shorten the reference for "**Water, Moisture, and Condensation**."

Exterior Areas - WMC: Exterior Leaks Information

Exterior components, particularly appurtenance roofs were inspected for indications of leaking and related damage. No indications of leaks were present at visible portions unless otherwise noted in this report.

Interior Areas - WMC: Interior Moisture Information

The ceilings, walls, and floors throughout the structure were inspected, looking for stains or other indications of water from roof leaks, plumbing leaks, or other sources. No indications of moisture were visible at the time of inspection unless otherwise noted in this report.

Roof Structure - WMC: Roof Leaks & Condensation Information

The roof structure from within the attic was inspected at visible portions looking for leaks and indications of condensation. No concerns were visibly present at the time of the inspection, at accessible portions, unless otherwise noted in this report. *Please see the Attic section of this report regarding any visibility and accessibility limitations.

Foundation - WMC: Moisture Infiltration Information - Areas Below Grade

LMT - Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil, looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion were present at visible areas below grade unless otherwise noted in this report. Only conditions as they existed at the time of inspection can be reported, and a guarantee that water will not infiltrate this area at a future time due to heavy rain or changes in conditions cannot be given. **I have inspected structures where no water or indications of water intrusion was present at the time of inspection, but days later, water infiltration occurred due to a rainfall event.** For this reason, it is highly recommended to inquire with the seller(s) as to any prior moisture infiltration into areas below grade.

Slab Foundation - WMC: Moisture Infiltration Information - Slab

LMT - The base of the interior perimeter walls were inspected, looking for signs of past or present water intrusion, stains, or any other signs of prior water intrusion. No signs of water/moisture intrusion were present at visible portions at the time of inspection unless otherwise noted in this report. I can only report on the conditions as they existed at the time of inspection and can not guarantee that water will not infiltrate at a future time due to heavy rain or changes in conditions. I highly recommend consulting with the sellers as to prior moisture infiltration into the structure.

19: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

Information

General Information - CSM: Cracking, Settlement, & Movement Information

This section of the report will focus on concerns and/or deficiencies in association with cracking, settlement, or movement. The exterior, interior, and foundation areas were inspected at visible portions focusing on any cracking and indications of movement or settlement. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

CSM - This acronym will be used in areas of this report to shorten the reference for "**Cracking, Settlement, and Movement**".

Exterior Hardscapes & Flatwork - CSM: Hardscape/Flatwork Cracking Information

LMT - Exterior hardscapes and flatwork were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of this inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection, and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate, foundation), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly, cracking can continue to worsen if left unrepaired. For this reason alone, an evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

Interior Areas - CSM: Interior CSM Information

The interior of the structure was inspected looking for any indications of movement or settlement. This can include cracking of drywall or plaster over windows and doors, on ceilings, and other areas. The floors were also inspected to ensure they were visibly level. No indications of movement or settlement was visibly present unless otherwise noted in this report.

Foundation Walls - CSM: Foundation Wall Cracks Information

LMT - The foundation walls were inspected for cracking, settlement, and movement at visible portions, and any such conditions will be listed in this report if visibly present.

CSM's are reported on by their presence and visual condition as existing at the time of the inspection only. Determining the acceptability of foundation CSM's is beyond the scope of this inspection, as determining a cracks cause, recent activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

A major limiting factor is the recent activity of cracking; it is not possible during this inspection to determine if a crack has been present for years or longer with no continual movement or if it is still active. And honestly, no one can truly tell you that a crack is not active other than time itself. Most structural engineers I have seen that evaluate cracking will recommend monitoring the area for further movement over a period of time.

It is recommended to consult with the seller(s) regarding any cracking activity and have an evaluation conducted by a foundation contractor or structural engineer. Foundation contractors can quote repairs on basically any crack, no matter their severity; if you want any cracks repaired and/or to ensure no further movement occurs (stabilization), you are advised to obtain quotes from a foundation contractor before the end of your inspection contingency period.

Any references to cracks on foundation walls below grade are recommended to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

Slabs (Garage & Basement) - CSM: Slab Cracking Information

LMT - The garage and basement slab(s) (as applicable) were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of this inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection, and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly, cracking can continue to worsen if left unrepaired. For this reason alone, an evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

STANDARDS OF PRACTICE

Inspection Information

Grounds & Appurtenances

Per the Standards of Practice, the home inspector **shall observe** Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). The inspector shall also inspect decks, balconies, stoops, steps, areaways, porches, and applicable railings that are directly attached to the structure. Vegetation, grading, and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is **not required to observe**: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is **not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris obstructing access or visibility.

Roof & Related Components

Per the Standards of Practice, the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations and report signs of leaks or abnormal condensation on building components.

The home inspector shall: Describe the type of roof covering materials and Report the method used to observe the roofing.

The home inspector is not required to: Walk on the roofing (although every safe attempt to do so will be taken), report on the age or remaining life of the roof covering, or move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes, and lightning arrestors. No claims will be made as to the remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, I recommend that you consult with the sellers about the age of the roof covering and that you either include comprehensive roof coverage in your home insurance policy or obtain a roof certification from an established local roofing company.

Exterior Walls & Components

Per the Standards of Practice, **the home inspector shall observe from ground level**: Wall cladding, flashings, trim, entryway doors, a representative number of windows, eaves, soffits, and fascias. **The home inspector shall:** Describe wall cladding materials, Operate all entryway doors and a representative number of windows, and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening/screens, shutters, awnings, and similar seasonal accessories; the Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. **The home inspector is not required to:** Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris obstructing access or visibility.

Garage

Per the Standards of Practice, **the inspector will examine**: the Attached garage and report the condition of the: garage door(s) (including related parts), the garage door opener, the presence, and operability of photoelectric eyes (safety feature), doors, ceilings, floors, a representative number of windows and receptacles, and the presence of GFCI receptacles. Current safety standards require the presence of 1/2" Type X drywall for wall/ceiling surfaces and solid wood, steel, or fire-rated door between the garage and living areas for fire safety. I recommend that these improvements be considered for the safety of the occupants. The home inspector is **not required to inspect**: the safety reverse operation of garage door openers, remote-controlled garage door opener transmitters.

Kitchen

Per the Standards of Practice, the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range/cooktop/ovens by testing the heating elements, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

The home inspector is not required to report on: Clocks, timers, self-cleaning oven functions, thermostats for calibration or automatic operation; Non-built-in appliances; or Refrigeration units. **The home inspector is not required to operate:** Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Bathroom(s)

Per the Standards of Practice, the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, and the presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975, but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

Laundry

Per the Standards of Practice, **the inspector will examine and report on the condition of** the exposed plumbing, the presence of a 240-volt receptacle, GFCI receptacles, dryer vent condition, and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, or Inspect the plumbing for proper sizing, design, or use of proper materials.

Interior Areas and Items

Per the Standards of Practice, **the home inspector shall observe** walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. **The home inspector shall:** Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting, tile; or Draperies, blinds, or other window treatments. Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

Plumbing

Per the Standards of Practice, **the home inspector shall observe at visible portions:** Interior water supply and distribution system, including piping materials and supports; fixtures and faucets; functional flow; leaks; and cross-connections. Interior drain, waste, and vent system, including traps; drain and waste lines; leaks; and functional drainage. **The home inspector shall describe** Water supply and distribution piping materials; Drain, waste, and vent piping materials; and the Location of the main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Water Heater

Per the Standards of Practice, the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down or the pilot flame is not lit; Inspect the system for proper sizing, design, or use of proper materials; activate the TPR valve.

Electrical

Per the Standards of Practice, **the home inspector shall observe** Service entrance conductors; Service equipment, grounding equipment, the main overcurrent device, main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present/legible); Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. **The home inspector shall describe** Service disconnect amperage and the location of main and distribution panels. **The home inspector shall report on:** the presence of any observed aluminum branch circuit wiring.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over-current device except ground fault circuit interrupters; Dismantle any electrical device or control, remove the covers of the main and auxiliary distribution panels; or Observe: Motion or Dusk to Dawn lighting, Low voltage systems; Security

system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Heating, Cooling & Ventilation

Per the Standards of Practice, **the home inspector shall observe** the permanently installed heating and cooling systems, including Heating and cooling equipment central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. **The home inspector shall describe** the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to:** Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe Humidifiers, Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The efficiency of the units and load testing is not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees due to the possibility of damaging the compressor. Clients are advised to have an HVAC company perform maintenance on the system annually.

Attic, Roof Structure, & Ventilation

Per the Standards of Practice, **the inspector will examine:** the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

The inspector is not required to: move or disturb insulation, report on the adequacy of current ventilation, or Calculate the strength, adequacy, or efficiency of any system or component, including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom, where insulation obscures the ceiling joists, or where ducts block access. In these cases, I will evaluate from the access opening as best I can.

Foundation Area

Per the Standards of practice, **the inspector will examine and report on the condition of** the foundation walls, the framing (including probing of any framing that looks to have damage/deterioration), columns/piers, and insulation if applicable.

The inspector is not required to: enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, and insulation may block the visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items looking for indications that moisture has infiltrated the foundation area. But, I can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.