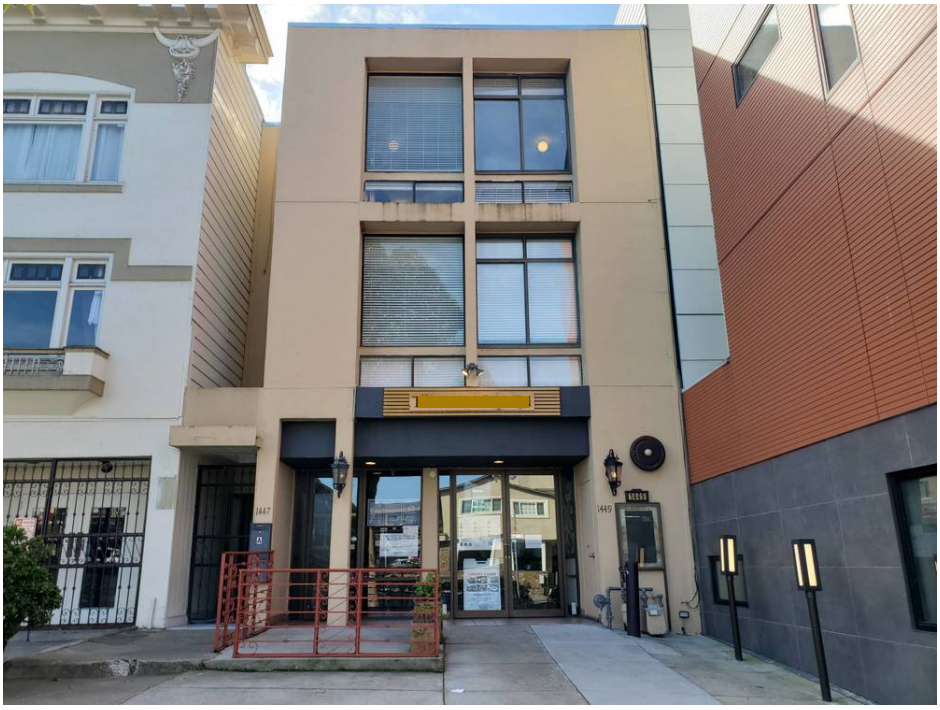
GOLDEN GATE HOME INSPECTIONS
415-878-1331
service@goldengatehomeinspections.com
https://goldengatehomeinspections.com



HOME INSPECTION REPORT

1234 Main Street
San Francisco, CA 94111

Buyer Name
10/19/2022 9:00AM

Inspector
Len Freeman
InterNACHI Certified Home & Roof Inspector
415-878-1331
service@goldengatehomeinspections.com

Agent
Agent Name
555-555-5555
agent@spectora.com

TABLE OF CONTENTS

Thank you for allowing us to inspect your property. Below you will find the findings of our inspection, analysis, and observations. If you have any questions about the report please feel free to contact us by phone or email listed below.

Thank you,
The Golden Gate Home Inspections Team
www.goldengatehomeinspections.com
e. service@goldengatehomeinspections.com
t. 415-878-1331

PLEASE NOTE: In each of the observations below we have noted an appropriate tradesman to contact for the type of work referenced in the observation. For your information, we only recommend working with licensed tradesmen and, depending on the type of work, bonded as well. We do not recommend doing this work yourself nor to work with anyone who is unlicensed at it can lead to unpredictable results.

SUMMARY

209
ITEMS INSPECTED

40
RECOMMENDATION

8
SAFETY HAZARD

2.2.1 Roof - Coverings: Elastomeric Peeling
2.2.2 Roof - Coverings: Over-Torching
2.2.3 Roof - Coverings: Ponding/Negative Slope
3.3.1 Exterior - Siding, Flashing & Trim: Cracking, Chipped, & Missing Paint
3.3.2 Exterior - Siding, Flashing & Trim: Trim Compromised
3.3.3 Exterior - Siding, Flashing & Trim: Fungus At Siding
3.6.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Recommend
3.6.2 Exterior - Decks, Balconies, Porches & Steps: Failed & Missing Sealant
3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation Touching House
5.6.1 Main Dining Room - Windows: Gap In Weather Stripping
5.7.1 Main Dining Room - Electrical: Cover Plate Missing
6.4.1 Restaurant - Back of House - Ceiling : Patching
7.5.1 Restaurant - Bathroom #1 - Walls: Cracking Gout
7.6.1 Restaurant - Bathroom #1 - Floors: Separation At Tile-to-Wall Connection
7.10.1 Restaurant - Bathroom #1 - Water Supply, Drainage Systems & Fixtures: Corroded Sink Drain
8.10.1 Restaurant - Bathroom #2 - Water Supply, Drainage Systems & Fixtures: Corroded Sink Drain
10.9.1 Hallway - Interior - Steps, Stairways & Railings: Loose Handrail
11.2.1 Unit A - Interior - Walls: Thermal Expansion Cracking
11.5.1 Unit A - Interior - Floors: Bouncy Floors- Improper Acclimation
11.5.2 Unit A - Interior - Floors: Floor Not Level
11.6.1 Unit A - Interior - Windows: Difficult To Open
12.7.1 Unit A - Kitchen - Sink: Loose Faucet
12.7.2 Unit A - Kitchen - Sink: Signs of Previous Leaking
12.9.1 Unit A - Kitchen - GFCI: Inoperable Receptacle
13.10.1 Unit A - Bathroom #1 - Water Supply, Drainage Systems & Fixtures: Corroded Sink Drain
13.12.1 Unit A - Bathroom #1 - Shower: Cracking Grout
14.4.1 Unit A - Bathroom #2 - Ceilings: Possible Mold-Like Substance
14.4.2 Unit A - Bathroom #2 - Ceilings: Patching

1: INSPECTION DETAILS

Information

In Attendance
Tenants, Broker

Occupancy
Occupied

Temperature (approximate)
51 Fahrenheit (F)

Type of Building
Commercial Space, Mix-Use

Weather Conditions
Clear

Inspection Overview

The residential units and commercial space appeared to be in serviceable condition with some notes that stood out:

- Ponding, elastomeric peeling, and surface cracking were observed on the roof.
- Light switches were missing cover plates in the restaurant storage closet and unit B at the time of inspection.
- Missing GFCI outlet protection was noted in the restaurant bathrooms.
- A loose handrail at the entrance stairwell was observed
- The GFCI receptacle near the stove and under the sink in unit A was inoperable at the time of inspection
- A loose receptacle inside of bathroom #2 of unit A was noted during the time of inspection
- "Knockouts" were missing inside the electrical sub-panel for unit B
- Rust inside the main electrical panel for the restaurant was noted
- An open junction box inside the breezeway was noted
- Rusted HVAC equipment was noted at the time of inspection

See notes below for additional inspection items as well as recommendations for licensed tradesmen in relation to these inspection items. We strongly recommend reading our entire report.

Older Homes: FYI

Lead-Based Paint

Structures built before 1978 may contain lead-based paint. Caution should be taken in areas where paint is peeling, and when sanding or scraping any painted surface, especially when children are present. If in doubt, consider testing for lead-based paint.

Asbestos

Older structures from the 1930-1980s may contain asbestos. Asbestos is usually found in pipe wrap, insulation hot water tanks, ductwork, ceiling tiles, floor tiles, joint compound, and some textured wall and ceiling coatings. The mere existence of asbestos does not pose a health threat. It only becomes a hazard if airborne fibers are released. The only way to know if a material contains asbestos is by professional lab analysis. A hazardous check is not part of this inspection.

Metal Piping

Some metal piping in the structure may be present. Many types of metal piping can rust internally over time. We recommend replacing any metal plumbing piping with modern non-corrosive piping. Galvanized piping is particularly problematic. Not only can the galvanizing flake off inside the pipe and possibly prevent thermostat valves from properly shutting off, but galvanized pipes are not always completely sealed. Often pinholes are left in the pipes by the manufacturer. Either of these elements could be hazardous. Check with your local AHJ (authority having jurisdiction), which is typically the local city or county building department for further information or recommendations.

Knob & Tube Wiring

Knob-and-tube (K&T) wiring was an early standardized method of electrical wiring in buildings, in common use in North America from about 1880 to the 1940s. The system is considered obsolete and can be a safety hazard in some circumstances. Our general recommendation is to consider the removal of this wiring system when time and budget allow. Consultation with a licensed electrician is recommended.

2: ROOF

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Inspection Method
Walked On The Roof, Drone

General: Roof Type/Style
Flat

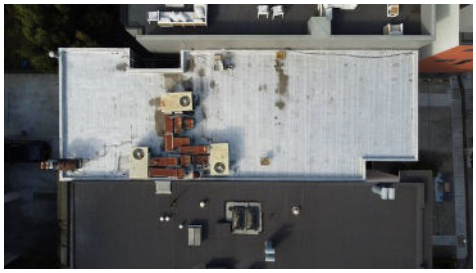
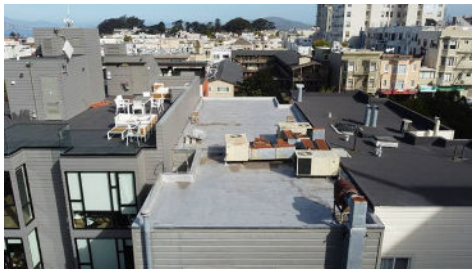
Coverings: Material
Bitumen Torch Down, Reflective Silver Coating

Roof Drainage Systems: Drainage Material
Debris Covers

General: Roof Overview

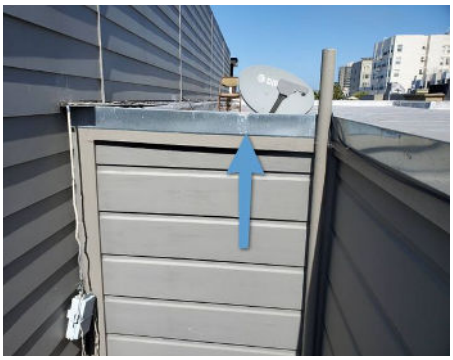


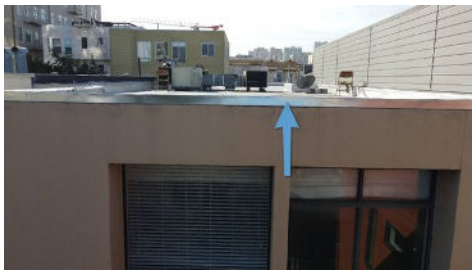
General: Aerial Photography

Flashings: Material

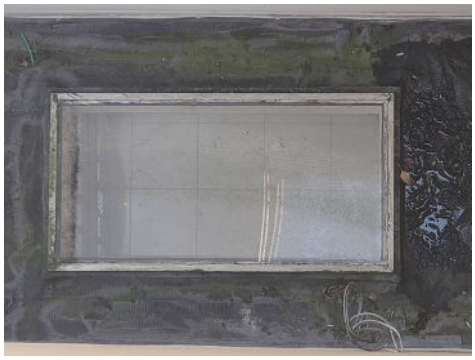
Galvanized Steel





Skylights, Chimneys & Other Roof Penetrations: General





Observations

2.2.1 Coverings

ELASTOMERIC PEELING

Recommendation

Elastomeric roof coating on the surface is peeling and cracking. This has the ability to allow moisture under the surface, which could possibly find entry into the home. A coating of aluminum asphalt paint is suggested to be applied for protection against ultraviolet rays every 3-5 years. This could lead to future moisture intrusion into the interior. We recommend contacting a roofing contractor for recommendation and service.

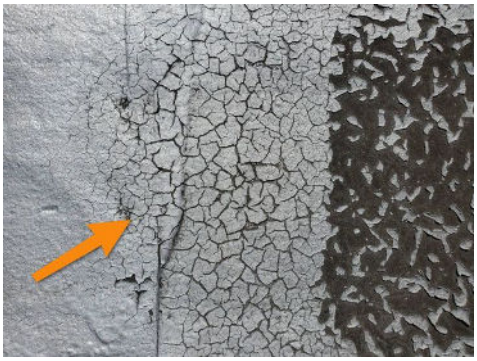
Recommendation

Contact a qualified roofing professional.










2.2.2 Coverings

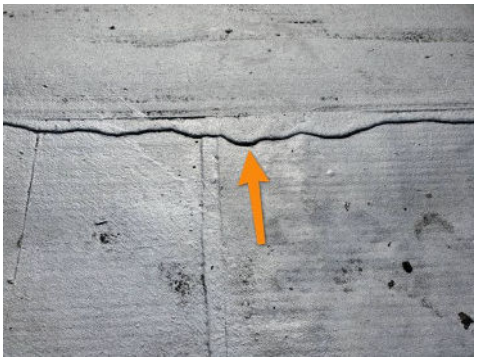
OVER-TORCHING

Recommendation

Over-torching at the layer-to-layer connections was noted. Over-torching can lead to moisture intrusion as the connections degrade. Recommend monitoring and resealing in the event connections start to separate. Contact a licensed roofing contractor for service.

Recommendation

Contact a qualified roofing professional.




2.2.3 Coverings

Recommendation

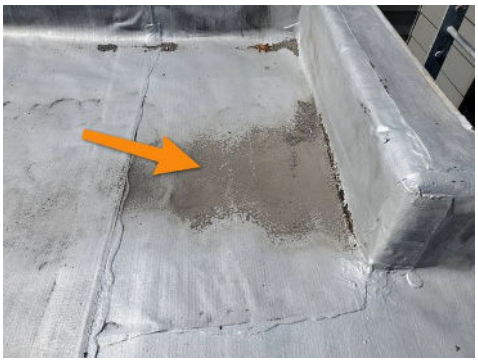
PONDING/NEGATIVE SLOPE

Evidence of ponding in one or more areas of the roof was noted. Ponding can lead to accelerated erosion and deterioration. We recommend adjustment of the slope of the roof at the time re-roofing activities occur.

Recommendation

Contact a qualified roofing professional.






3: EXTERIOR

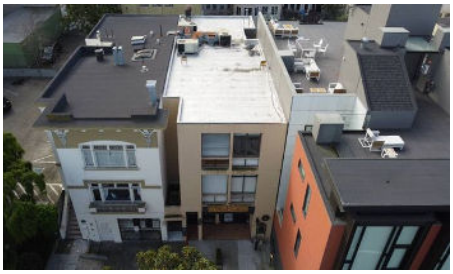
		IN	NI	NP	O
3.1	General	X			
3.2	Walkways, Patios & Driveways	X			
3.3	Siding, Flashing & Trim	X			X
3.4	Eaves, Soffits & Fascia	X			
3.5	Exterior Doors	X			
3.6	Decks, Balconies, Porches & Steps	X			X
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.8	Lights,Receptacles, and GFCI's	X			

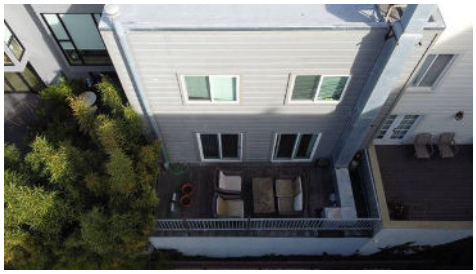
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Decks, Balconies, Porches & Steps: Material
Wood

General: Inspection Method
Visual



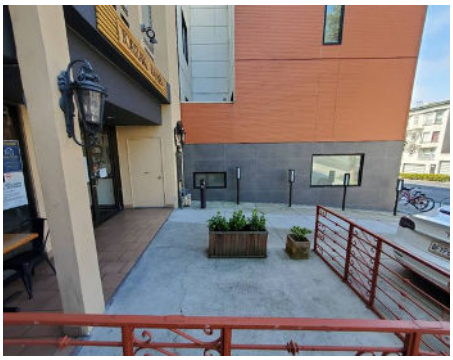


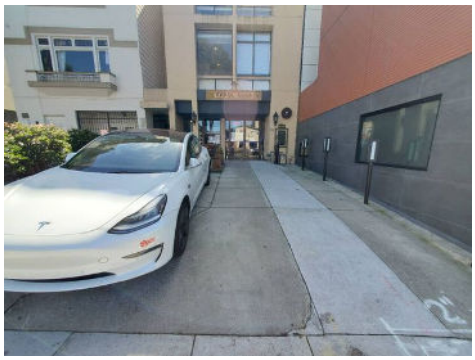
Vegetation, Grading, Drainage & Retaining Walls: Overview

Lights,Receptacles, and GFCI's: Present and Operational

Walkways, Patios & Driveways: Driveway Material

Concrete

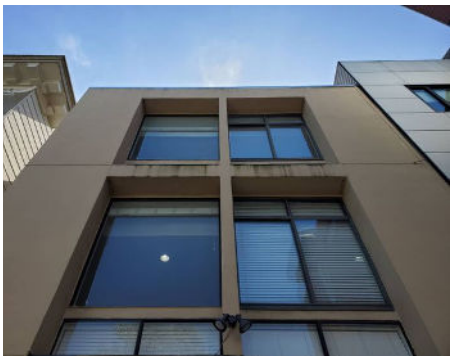




Siding, Flashing & Trim: Siding Material

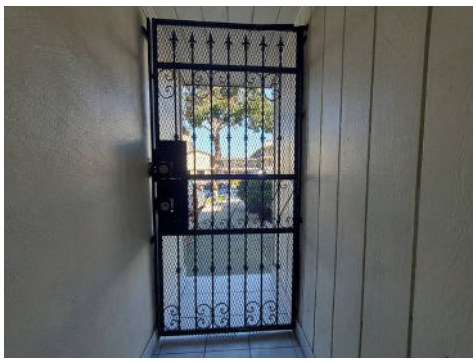
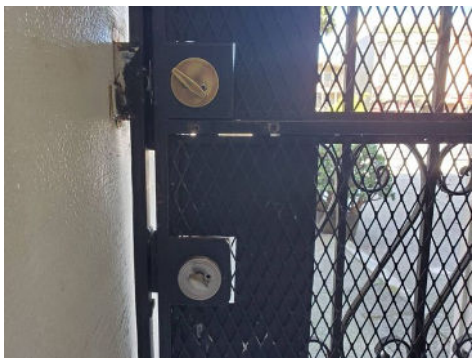
Stucco, Wood Trim


Eaves, Soffits & Fascia: Overview



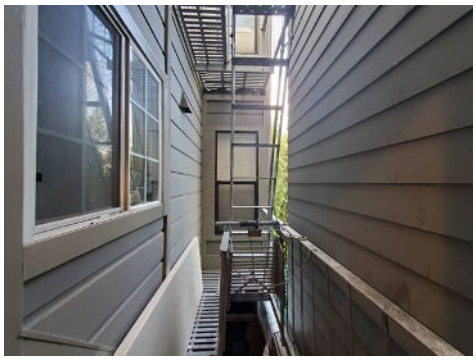

Exterior Doors: Exterior Entry Door

Metal Gate, Aluminum Storefront

Decks, Balconies, Porches & Steps: Appurtenance

Balcony, Fire Escape Stairs

Observations

3.3.1 Siding, Flashing & Trim

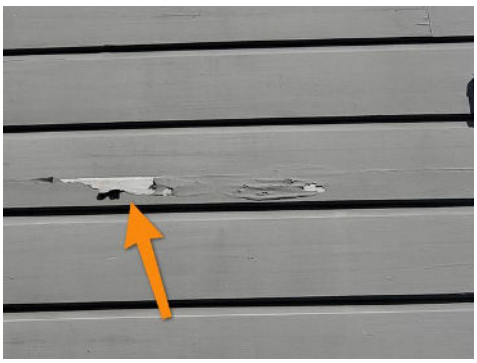
Recommendation

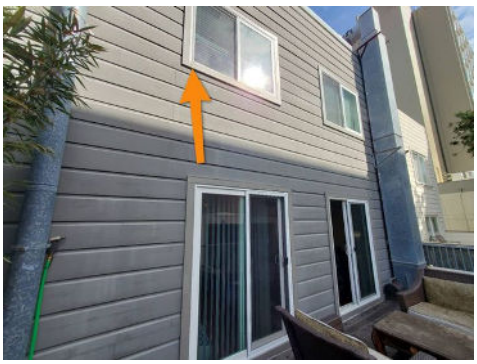
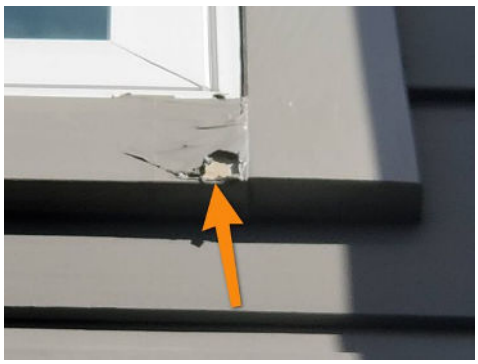
CRACKING, CHIPPED, & MISSING PAINT

Cracking chipped and missing paint at the exterior siding and window trim were noted. We recommend having any missing or chipped paint repainted and properly sealed. This helps to prevent water intrusion and ensure the full waterproofing envelope of the exterior is secure.

Recommendation

Contact a qualified general contractor.





3.3.2 Siding, Flashing & Trim

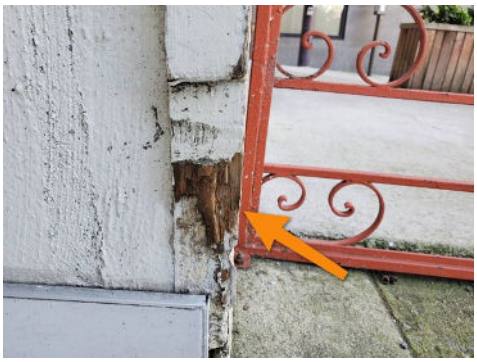
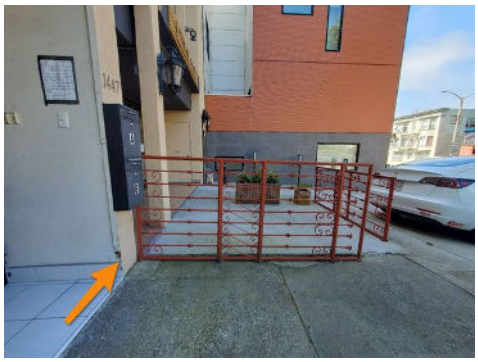
Recommendation

TRIM COMPROMISED

A damaged trim piece was noted. This could result in moisture intrusion and potential damaging leaks. We recommend contacting a general contractor for repair or recommendation.

Recommendation

Contact a qualified general contractor.

3.3.3 Siding, Flashing & Trim

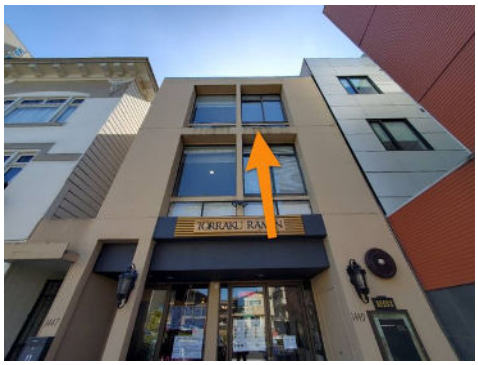
Recommendation

FUNGUS AT SIDING

Fungus was found at the exterior siding. We recommend having these areas washed or cleaned on a regular basis. Moisture can be held inside this material and against the siding and cause damage to the exterior waterproofing membrane.

Recommendation

Contact a qualified general contractor.

3.6.1 Decks, Balconies, Porches & Steps

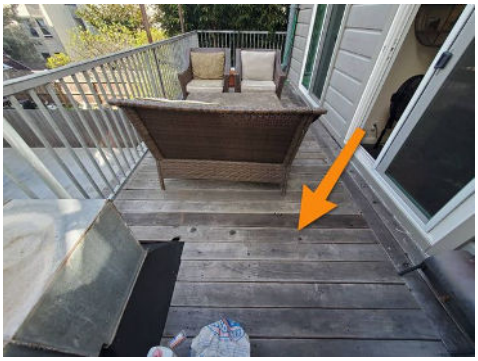
Recommendation

DECK - WATER SEALANT RECOMMEND

Signs of weathering at the decking was noted. Recommend water sealant/weatherproofing be applied to prevent moisture damage. Contact a general contractor for service.

Recommendation

Contact a qualified general contractor.



3.6.2 Decks, Balconies, Porches & Steps

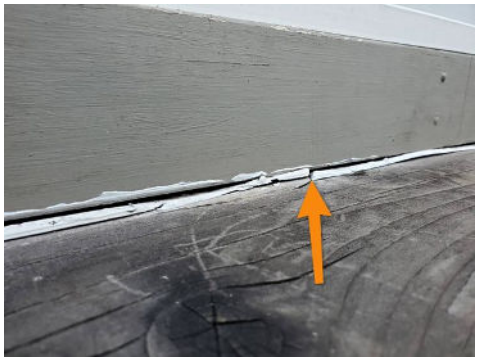
Recommendation

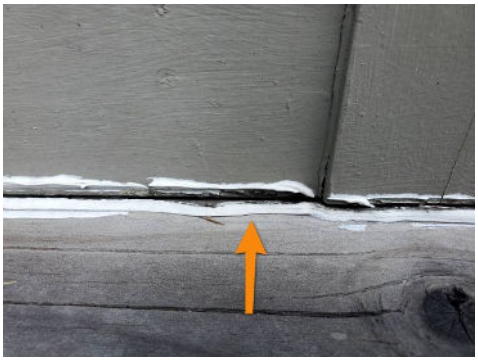
FAILED & MISSING SEALANT

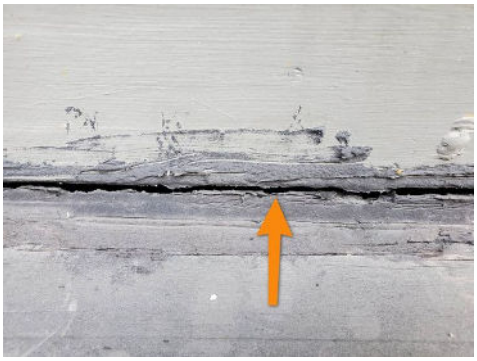
Failed and missing sealant was noted at the time of inspection. We recommend resealing under the sliding glass door to prevent moisture intrusion into the home.

Recommendation

Contact a qualified general contractor.







3.7.1 Vegetation, Grading, Drainage & Retaining Walls

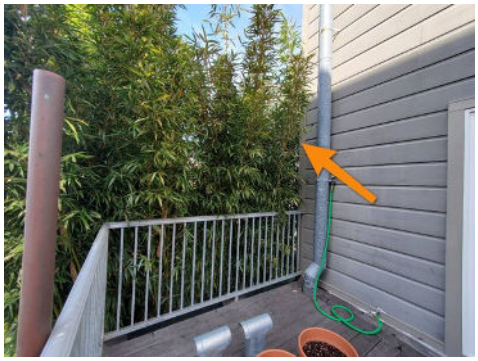
Recommendation

VEGETATION TOUCHING HOUSE

Vegetation touching the structure was noted at the time of inspection. This can be a means for pests to access the structure and can cause moisture damage. We recommend contacting a landscape contractor for recommendation and service.

Recommendation

Contact a qualified landscaping contractor



4: SERVICE COUNTER

		IN	NI	NP	O
4.1	General	X			
4.2	Walls	X			
4.3	Ceilings	X			
4.4	Floors	X			
4.5	Electrical	X			
4.6	Sink	X			

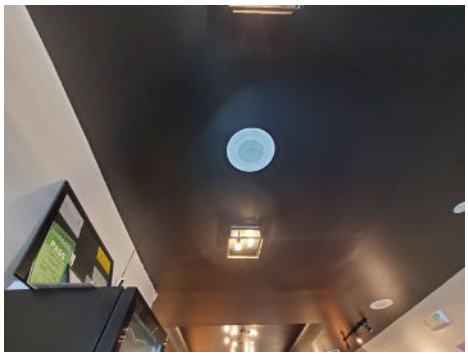
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

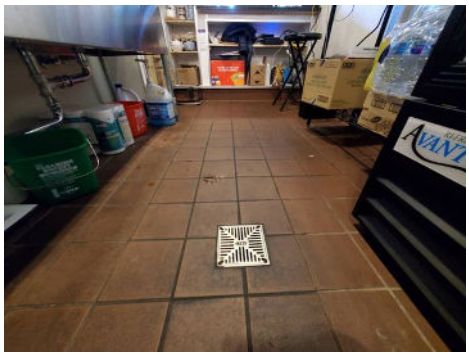
Information

Walls: Wall Material
Drywall

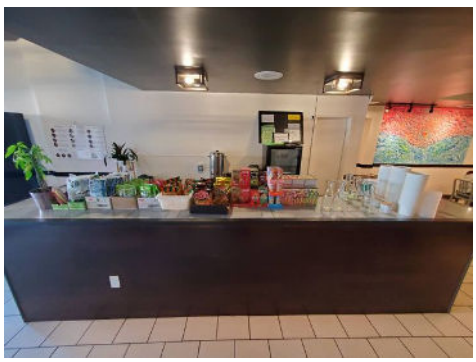
Ceilings: Ceiling Material
Drywall

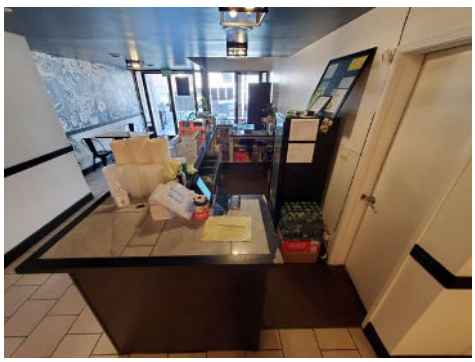
Floors: Floor Coverings
Tile





General: Overview





Sink: Overveiw



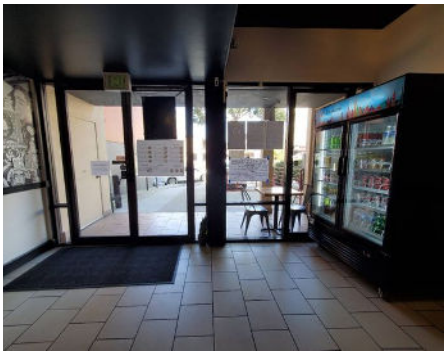

5: MAIN DINING ROOM

		IN	NI	NP	O
5.1	General	X			
5.2	Walls	X			
5.3	Ceilings	X			
5.4	Doors	X			
5.5	Floors	X			
5.6	Windows	X			X
5.7	Electrical	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows: **Window Type**
Aluminum Storefront



General: **Overview**

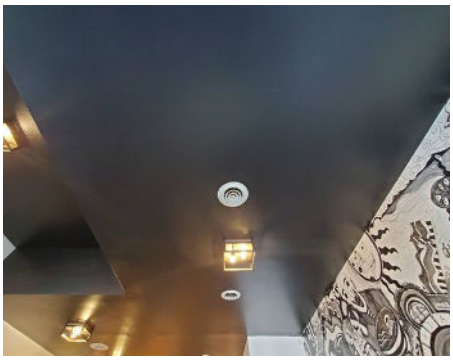
Walls: Wall Material

Drywall, Fiber Reinforced Plastic Panel



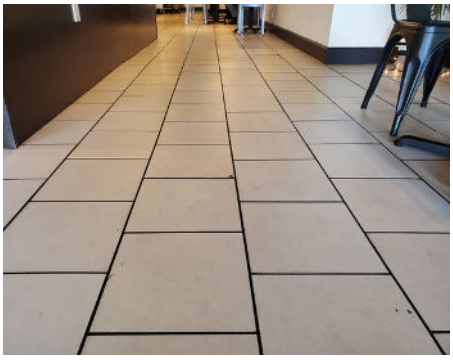
Ceilings: Ceiling Material

Drywall




Floors: Floor Coverings

Tile




Observations

5.6.1 Windows

Recommendation

GAP IN WEATHER STRIPPING

A gap in the weather stripping was noted. This can allow outdoor air/moisture and insects to enter. Contact a licensed window repair and installation contractor for repair.

Recommendation

Contact a qualified window repair/installation contractor.


5.7.1 Electrical

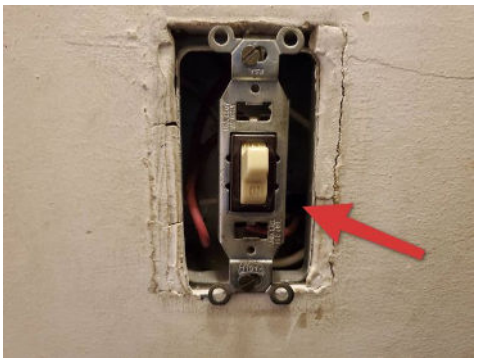
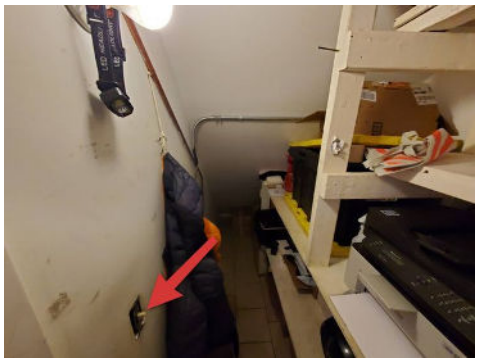
Safety Hazard

COVER PLATE MISSING

A light switch was missing a cover plate inside of the storage closet at the time of inspection. This causes a short circuit and is a shock risk. We recommend having this installed. Contact a licensed electrical contractor for service.

Recommendation

Contact a qualified electrical contractor.

6: RESTAURANT - BACK OF HOUSE

		IN	NI	NP	O
6.1	General	X			
6.2	Doors			X	
6.3	Lights	X			
6.4	Ceiling	X			X
6.5	Walls	X			
6.6	Floors	X			
6.7	Sink	X			
6.8	Countertops & Cabinets	X			
6.9	GFCI			X	
6.10	Water Supply, Distribution Systems & Fixtures	X			
6.11	Garbage Disposal			X	
6.12	Range/Oven/Cooktop	X			
6.13	Dishwasher			X	
6.14	Refrigerator	X			
6.15	Windows			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceiling : Ceiling Material
Drywall

Floors: Floor Coverings
Tile

Countertops & Cabinets: Cabinetry
None

Countertops & Cabinets: Countertop Material
Stainless Steel

Water Supply, Distribution Systems & Fixtures: Drain Material
Metal, Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Braided Stainless Steel Hose

Range/Oven/Cooktop: Exhaust Hood Type

Exhaust Vent

Range/Oven/Cooktop: Range/Oven Brand

Avantco

Range/Oven/Cooktop: Range/Oven Energy Source

Gas

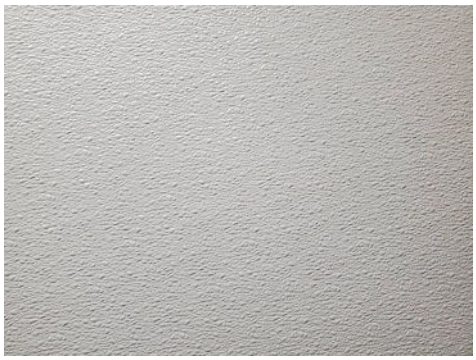
Refrigerator: Brand

Avantco

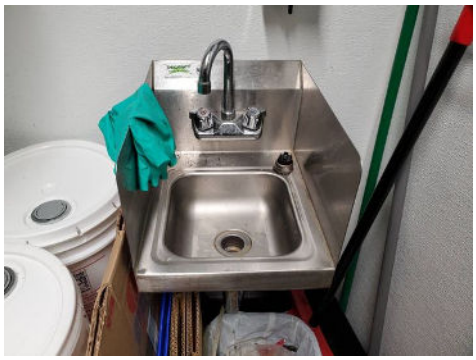
General: Overview

Walls: Wall Material

Metal, Fiber Reinforced Plastic Panel

Sink: Sink

Limitations

GFCI

GFCI'S NOT PRESENT IN KITCHEN

GFCI receptacles were not present inside of the kitchen at the time of inspection.

Observations

6.4.1 Ceiling

PATCHING

Recommendation

Patching at the ceiling was noted. This patched drywall is cosmetic and not a structural concern. We recommend monitoring and contact a painting contractor for further recommendation or service.

Recommendation

Contact a qualified painting contractor.

7: RESTAURANT - BATHROOM #1

		IN	NI	NP	O
7.1	General	X			
7.2	Doors	X			
7.3	Lighting Fixtures, Switches & Receptacles	X			
7.4	Ceilings	X			
7.5	Walls	X			X
7.6	Floors	X			X
7.7	Sink	X			
7.8	Countertops & Cabinets	X			
7.9	GFCI & AFCI			X	
7.10	Water Supply, Drainage Systems & Fixtures	X			X
7.11	Toilet	X			
7.12	Shower			X	
7.13	Windows			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceilings: Ceiling Material
Drywall

Walls: Wall Material
Drywall, Tile

Floors: Floor Coverings
Tile

Sink: Sink

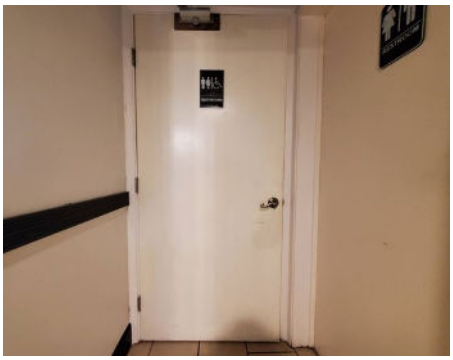
Countertops & Cabinets: Cabinetry
None

Countertops & Cabinets: Countertop Material
Porcelain

Water Supply, Drainage Systems & Fixtures: Drain Material
Metal, Copper

Toilet: Overview

General: Overview



Water Supply, Drainage Systems & Fixtures: Water Supply Material

Braided Stainless Steel Hose

Observations

7.5.1 Walls

Recommendation

CRACKING GOUT

Cracking grout in the wall was noted. This can cause leaks and lead to structural damage. We recommend contacting a tile contractor for further recommendation or service.

Recommendation

Contact a qualified tile contractor


7.6.1 Floors

Recommendation

SEPARATION AT TILE-TO-WALL CONNECTION

Separation at the tile-to-wall connection near the toilet was noted. We recommend sealing to prevent moisture damage in case of a toilet leak. Contact a licensed tile contractor for service.

Recommendation

Contact a qualified tile contractor



7.10.1 Water Supply, Drainage Systems & Fixtures

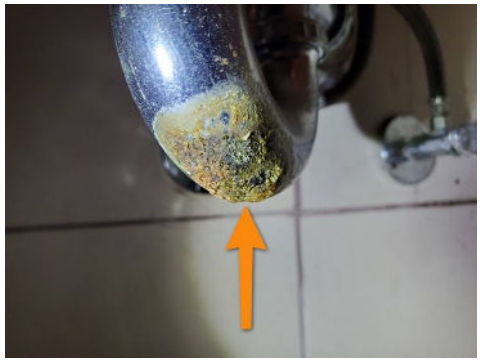
Recommendation

CORRODED SINK DRAIN

Corrosion was noted at the sink drain. This may indicate a leak at the drain line. We recommend contacting a plumbing contractor for service and repair.

Recommendation

Contact a qualified plumbing contractor.



8: RESTAURANT - BATHROOM #2

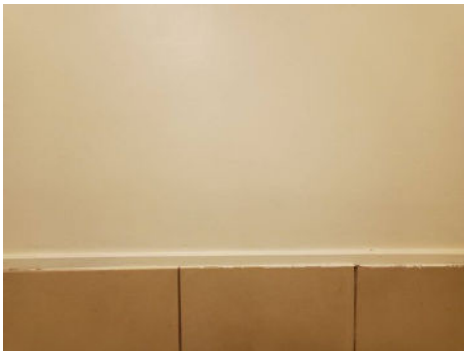
		IN	NI	NP	O
8.1	General	X			
8.2	Doors	X			
8.3	Lighting Fixtures, Switches & Receptacles	X			
8.4	Ceilings	X			
8.5	Walls	X			
8.6	Floors	X			
8.7	Sink	X			
8.8	Countertops & Cabinets	X			
8.9	GFCI & AFCI			X	
8.10	Water Supply, Drainage Systems & Fixtures	X			X
8.11	Toilet	X			
8.12	Shower			X	
8.13	Windows			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceilings: Ceiling Material
Drywall

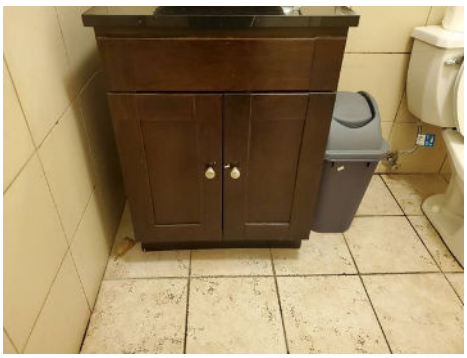
Walls: Wall Material
Drywall, Tile



Floors: Floor Coverings
Tile

Sink: Sink

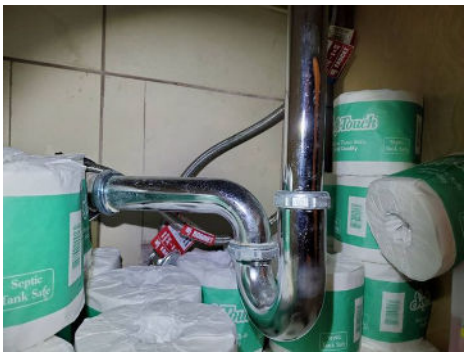
Countertops & Cabinets: Cabinetry
Wood



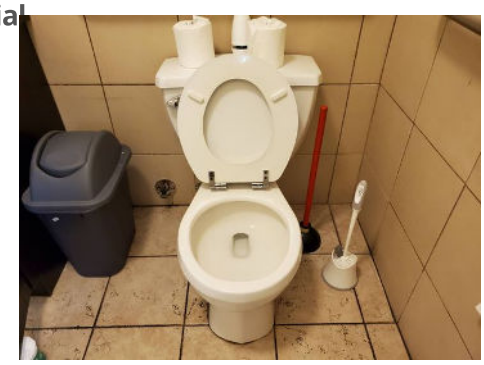
Countertops & Cabinets: Countertop Material
Granite

Water Supply, Drainage Systems & Fixtures: Drain Material
Metal

Water Supply, Drainage Systems & Fixtures: Water Supply Material
Braided Stainless Steel Hose



Toilet: Overview



General: Overview

Observations

8.10.1 Water Supply, Drainage Systems & Fixtures

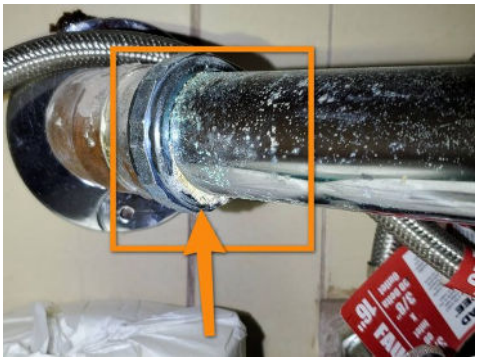
Recommendation

CORRODED SINK DRAIN

Corrosion was noted at the sink drain. This may indicate a leak at the drain line. We recommend contacting a plumbing contractor for service and repair.

Recommendation

Contact a qualified plumbing contractor.



9: BREEZEWAY

		IN	NI	NP	O
9.1	General	X			
9.2	Walls	X			
9.3	Ceilings	X			
9.4	Floors	X			
9.5	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

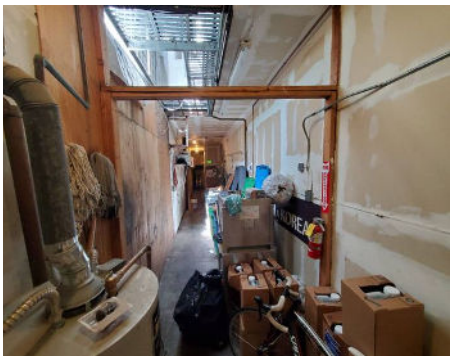
Information

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Floors: Floor Coverings
Concrete

General: Overview



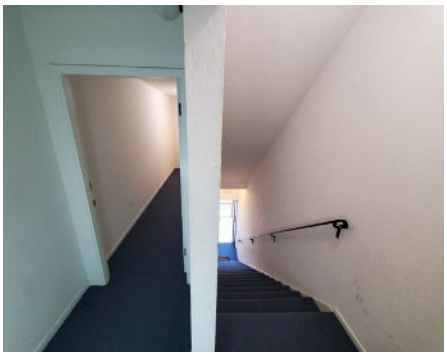
10: HALLWAY - INTERIOR

		IN	NI	NP	O
10.1	General	X			
10.2	Walls	X			
10.3	Ceilings	X			
10.4	Doors	X			
10.5	Floors	X			
10.6	Windows			X	
10.7	Smoke & Carbon Monoxide Detectors	X			
10.8	Electrical	X			
10.9	Steps, Stairways & Railings	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Overview

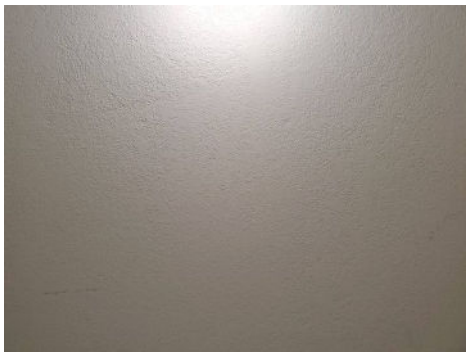


Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall



Floors: Floor Coverings

Carpet

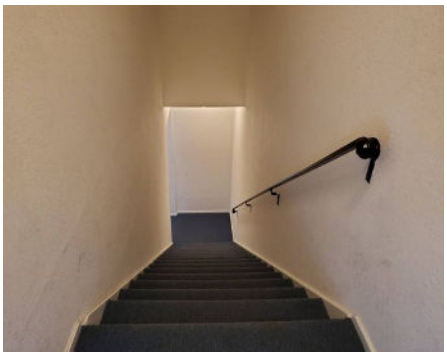
Smoke & Carbon Monoxide Detectors: Combo Smoke and CO Detectors

Combo smoke and carbon monoxide detector was manually tested.

Smoke & Carbon Monoxide Detectors: Smoke Detectors

Smoke detectors were tested manually.

Steps, Stairways & Railings:
Overview



Observations

10.9.1 Steps, Stairways & Railings

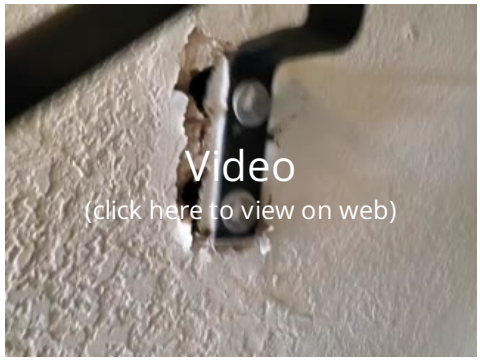
Safety Hazard

LOOSE HANDRAIL

A loose stairway handrail was observed. This is a safety hazard. We recommend repairing by contacting a general contractor for service.

Recommendation

Contact a qualified general contractor.



11: UNIT A - INTERIOR

		IN	NI	NP	O
11.1	General	X			
11.2	Walls	X			X
11.3	Ceilings	X			
11.4	Doors	X			
11.5	Floors	X			X
11.6	Windows	X			X
11.7	Smoke & Carbon Monoxide Detectors	X			
11.8	Electrical	X			
11.9	Fireplace			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

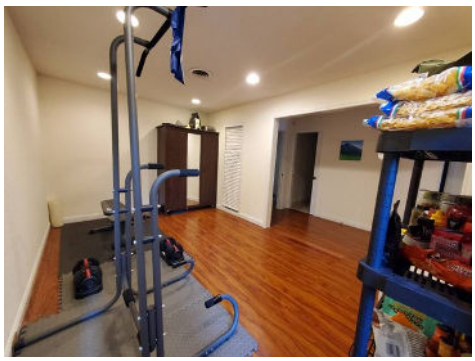
Floors: Floor Coverings
Laminate

Smoke & Carbon Monoxide Detectors: Combo Smoke and CO Detectors

Combo smoke and carbon monoxide detector was manually tested.

General: Overview

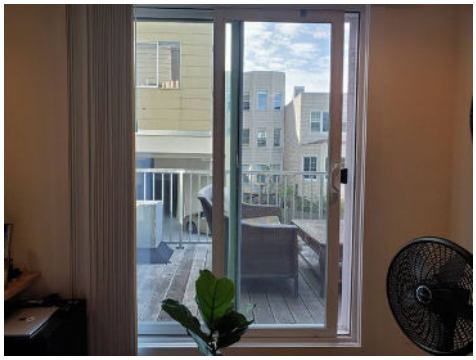






Windows: Window Type

Fixed, Sliding Glass Doors

Limitations

Fireplace

NO FIREPLACE INSIDE UNIT

No fireplace was present inside the unit.

Observations

11.2.1 Walls

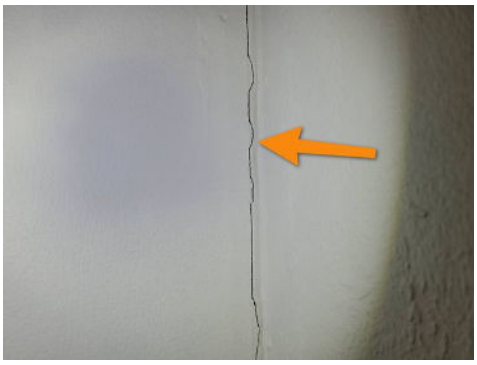
Recommendation

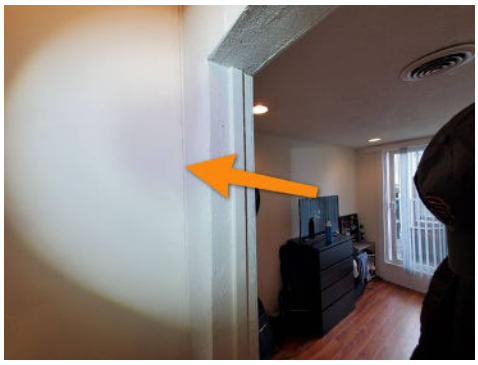
THERMAL EXPANSION CRACKING

Common thermal expansion cracking in the wall materials was noted. This occurs as materials change in size in response to changes in temperature. These cracks are cosmetic. We recommend contacting a licensed painting contractor for service.

Recommendation

Contact a qualified painting contractor.





11.5.1 Floors

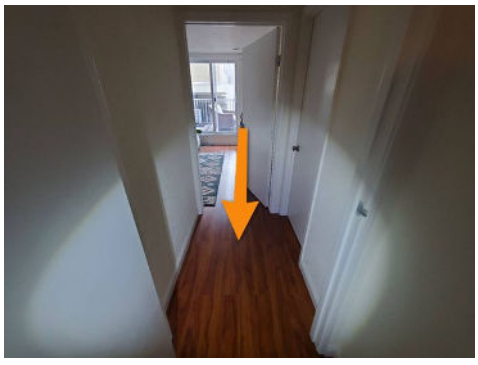
Recommendation

BOUNCY FLOORS- IMPROPER ACCLIMATION

The laminate flooring appears to have experienced improper acclimation. Floors should be acclimated to the room's humidity and temperature before installation. If the floors do not acclimate properly, they might expand or contract in extreme conditions, resulting in a bouncy floor. Contact a flooring contractor for recommendations.

Recommendation

Contact a qualified flooring contractor



11.5.2 Floors

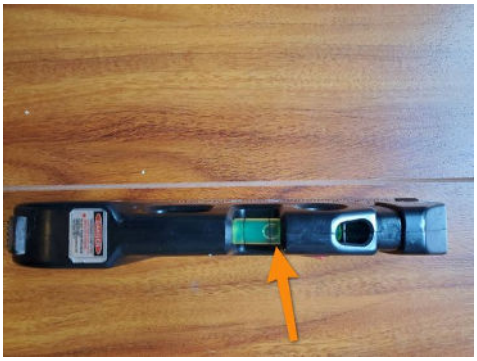
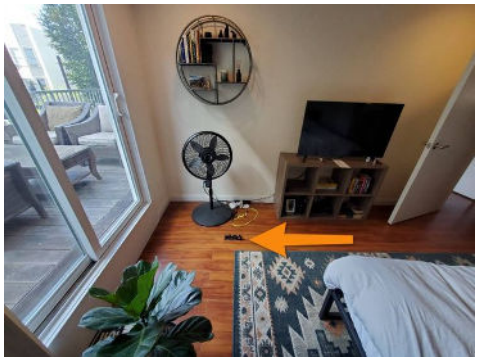
Recommendation

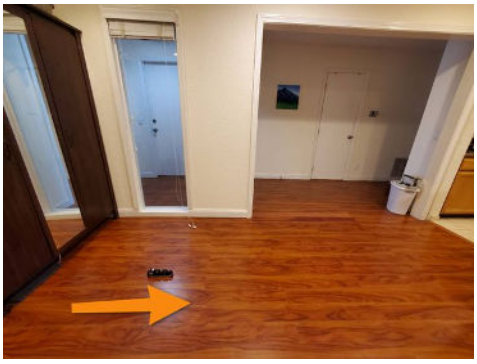
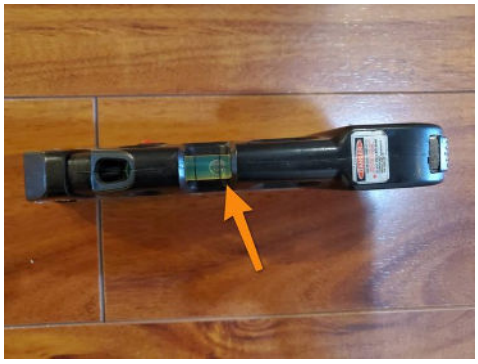
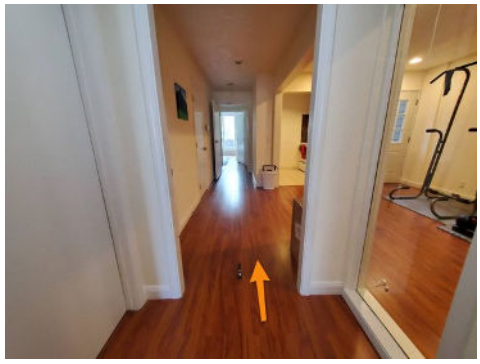
FLOOR NOT LEVEL

A floor that was not level was noted in the home. This appears to be caused by long-term structural settling. Contact a licensed general contractor for further recommendation or service in connection to this inspection item.

Recommendation

Contact a qualified general contractor.


11.6.1 Windows

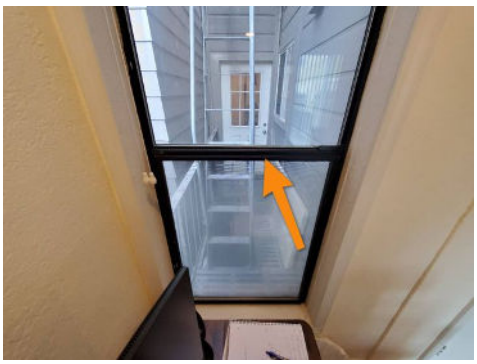
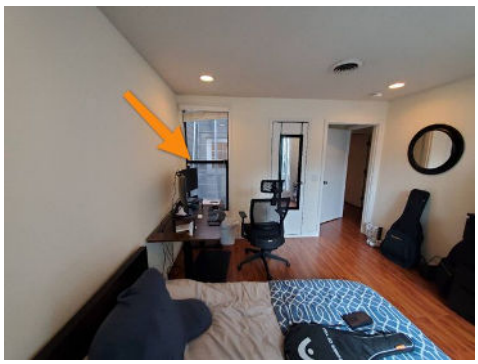
Recommendation

DIFFICULT TO OPEN

A window in the home was difficult to open. With the use of force to open or close windows, there's a possibility of breaking the glass pane. We recommend cleaning and lubricating metal hinges. If this doesn't remedy the problem, contact a window repair specialist for service.

Recommendation

Contact a qualified window repair/installation contractor.

12: UNIT A - KITCHEN

		IN	NI	NP	O
12.1	General	X			
12.2	Doors			X	
12.3	Lights	X			
12.4	Ceiling	X			
12.5	Walls	X			
12.6	Floors	X			
12.7	Sink	X			X
12.8	Countertops & Cabinets	X			
12.9	GFCI	X			X
12.10	Water Supply, Distribution Systems & Fixtures	X			
12.11	Garbage Disposal	X			
12.12	Range/Oven/Cooktop	X			
12.13	Dishwasher			X	
12.14	Refrigerator	X			
12.15	Windows	X			
12.16	Built-in Microwave	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Overview

Ceiling : Ceiling Material

Drywall

Walls: Wall Material

Drywall

Floors: Floor Coverings
Tile

Sink: Sink

Countertops & Cabinets: Cabinetry
Wood

Water Supply, Distribution Systems & Fixtures: Drain Material
Metal, Copper, Flexible Rubber Pipe

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Braided Stainless Steel Hose, Copper

Garbage Disposal: Disposal

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Windows: Window Type

Sliders

Countertops & Cabinets: Countertop Material

Granite


Refrigerator: Brand

Hotpoint


Built-in Microwave: Microwave



Observations

12.7.1 Sink

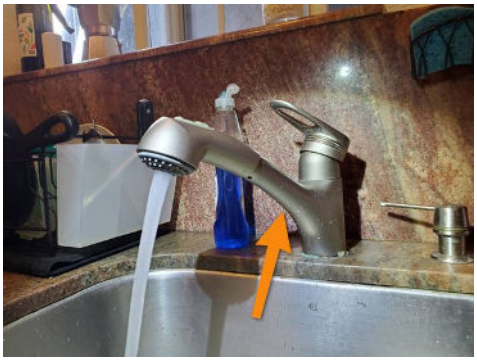
Recommendation

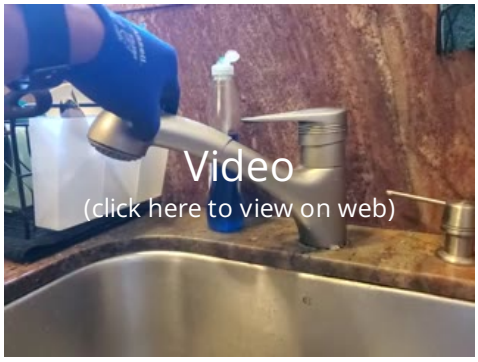
LOOSE FAUCET

A loose faucet was noted at the sink. This can lead to leaks and moisture intrusion inside the sink vanity. We recommend tightening by contacting a plumbing contractor for service.

Recommendation

Contact a qualified plumbing contractor.





12.7.2 Sink

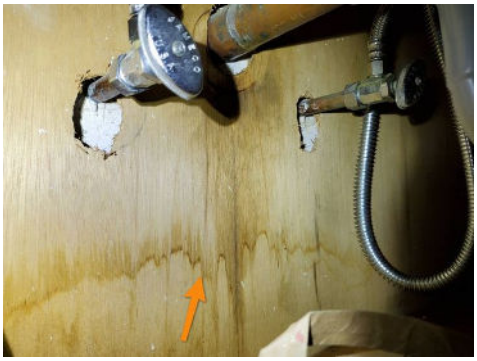
Recommendation

SIGNS OF PREVIOUS LEAKING

Signs of previous leaking underneath the sink was noted. We recommend monitoring this area for mold or wood decay. If any further progression of the staining appears, contact a plumbing contractor to find the source of moisture.

Recommendation

Contact a qualified general contractor.



12.9.1 GFCI

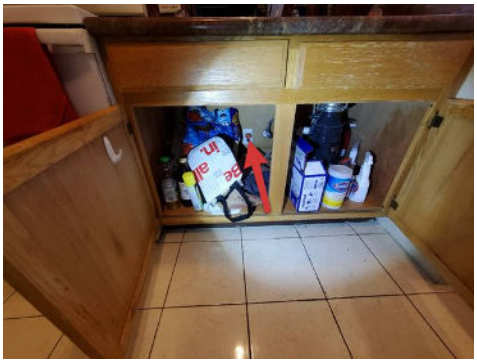
Safety Hazard

INOPERABLE RECEPTACLE

The GFCI receptacles near the stove and under the sink were inoperable at the time of inspection. Contact an electrical contractor for further recommendation or service.

Recommendation

Contact a qualified electrical contractor.



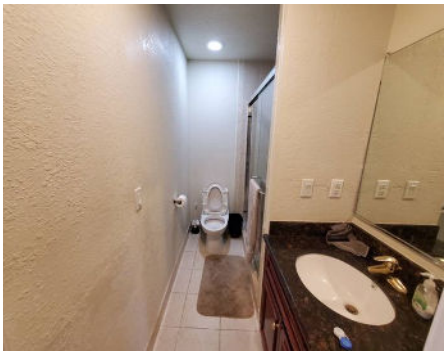
13: UNIT A - BATHROOM #1

		IN	NI	NP	O
13.1	General	X			
13.2	Doors	X			
13.3	Lighting Fixtures, Switches & Receptacles	X			
13.4	Ceilings	X			
13.5	Walls	X			
13.6	Floors	X			
13.7	Sink	X			
13.8	Countertops & Cabinets	X			
13.9	GFCI & AFCI	X			
13.10	Water Supply, Drainage Systems & Fixtures	X			X
13.11	Toilet	X			
13.12	Shower	X			X
13.13	Windows			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Overview



Ceilings: Ceiling Material

Drywall

Walls: Wall Material

Drywall

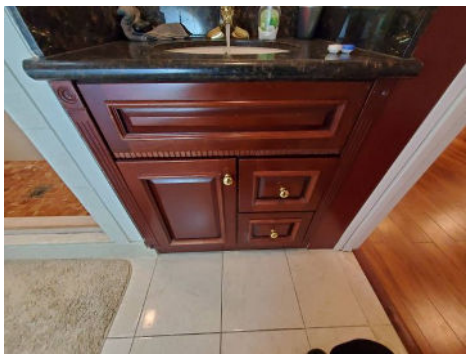
Floors: Floor Coverings

Tile

Sink: Sink

Countertops & Cabinets: Cabinetry

Wood



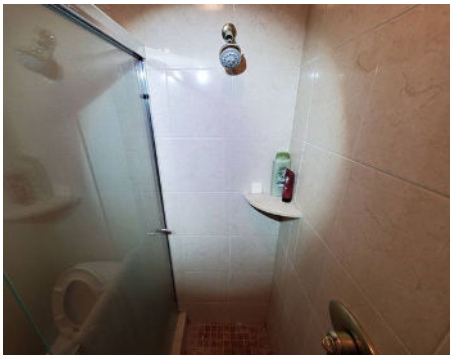
Countertops & Cabinets: Countertop Material
Granite

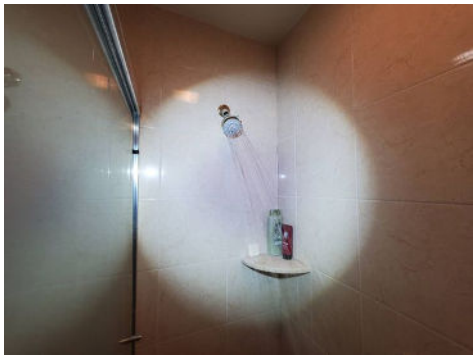
Water Supply, Drainage Systems & Fixtures: Drain Material
Metal

Water Supply, Drainage Systems & Fixtures: Water Supply Material
Braided Stainless Steel Hose

Toilet: Overview

Shower: Shower





Observations

13.10.1 Water Supply, Drainage Systems & Fixtures

Recommendation

CORRODED SINK DRAIN

Corrosion was noted at the sink drain. This may indicate a leak at the drain line. We recommend contacting a plumbing contractor for service and repair.

Recommendation

Contact a qualified plumbing contractor.

13.12.1 Shower

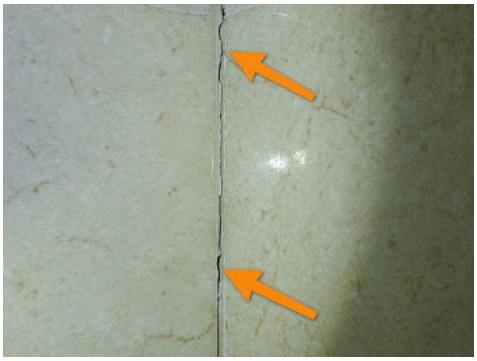
Recommendation

CRACKING GROUT

Cracking grout inside the shower was noted. We recommend repairing with grout or caulking to prevent moisture damage. Contact a licensed tile contractor for further recommendation or service.

Recommendation

Contact a qualified tile contractor



14: UNIT A - BATHROOM #2

		IN	NI	NP	O
14.1	General	X			
14.2	Doors	X			
14.3	Lighting Fixtures, Switches & Receptacles	X			
14.4	Ceilings	X			X
14.5	Walls	X			
14.6	Floors	X			
14.7	Sink	X			
14.8	Countertops & Cabinets	X			
14.9	GFCI & AFCI	X			X
14.10	Water Supply, Drainage Systems & Fixtures	X			X
14.11	Toilet	X			
14.12	Shower	X			
14.13	Windows			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

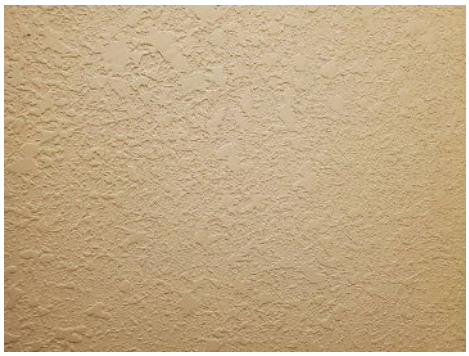
General: Overview

Ceilings: Ceiling Material

Drywall

Walls: Wall Material

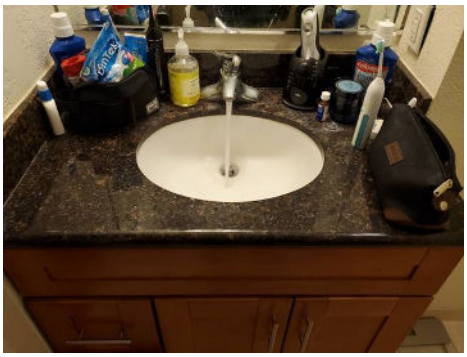
Drywall



Floors: Floor Coverings

Tile

Sink: Sink



Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material
Granite

Water Supply, Drainage Systems & Fixtures: Drain Material
Metal

Water Supply, Drainage Systems & Fixtures: Water Supply Material
Braided Stainless Steel Hose

Toilet: Overview

Shower: Shower

Observations

14.4.1 Ceilings

Recommendation

POSSIBLE MOLD-LIKE SUBSTANCE

A possible mold-like substance on the bathroom ceiling was noted. Certain types of mold are a life safety hazard. Inadequate ventilation is often a cause of mold-like substances in bathrooms. Contact a licensed mold contractor to send samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.



14.4.2 Ceilings

Recommendation

PATCHING

Patching at the ceiling was noted. This patched drywall is cosmetic and not a structural concern. We recommend monitoring and if any signs of moisture begin to show, contact a general contractor for further recommendation or service.

Recommendation

Contact a qualified general contractor.


14.9.1 GFCI & AFCI

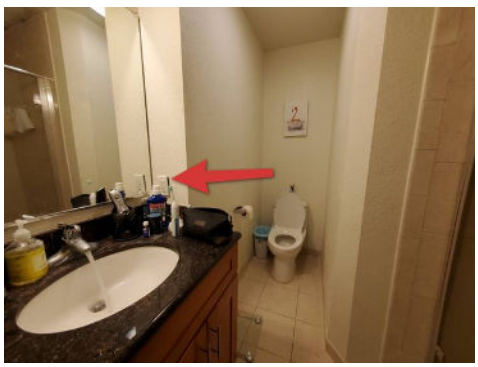
Safety Hazard

LOOSE RECEPTACLE

A loose receptacle inside of the bathroom was noted during the time of inspection. We recommend contacting an electrical contractor for repair.

Recommendation

Contact a qualified electrical contractor.

14.10.1 Water Supply, Drainage Systems & Fixtures

Recommendation

CORRODED SINK DRAIN

Corrosion was noted at the sink drain. This may indicate a leak at the drain line. We recommend contacting a plumbing contractor for service and repair.

Recommendation

Contact a qualified plumbing contractor.

15: UNIT B - INTERIOR

		IN	NI	NP	O
15.1	General	X			
15.2	Walls	X			
15.3	Ceilings	X			X
15.4	Doors	X			
15.5	Floors	X			
15.6	Windows	X			X
15.7	Smoke & Carbon Monoxide Detectors	X			
15.8	Electrical	X			X
15.9	Fireplace			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Floors: Floor Coverings

Hardwood

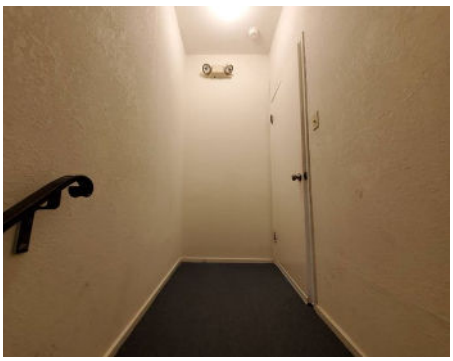
Smoke & Carbon Monoxide Detectors: Carbon Monoxide Detector

Carbon monoxide detector was manually tested.

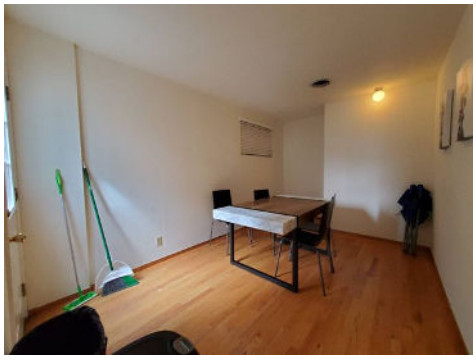
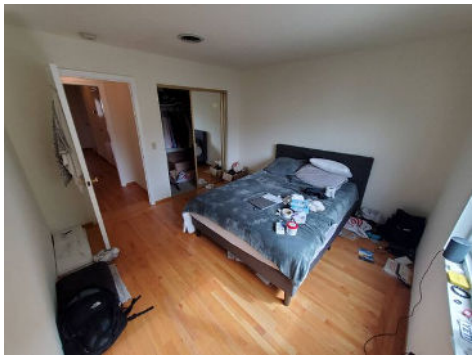
Smoke & Carbon Monoxide Detectors: Combo Smoke and CO Detectors

Combo smoke and carbon monoxide detector was manually tested.

General: Overview

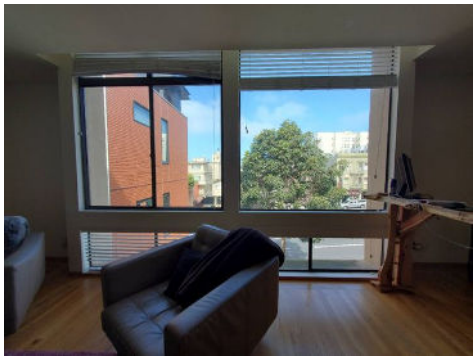





Windows: Window Type

Sliders, Fixed

Limitations

Fireplace

NO FIREPLACE INSIDE UNIT

No fireplace was present inside the unit.

Observations

15.3.1 Ceilings

Recommendation

PREVIOUS SIGNS OF MOISTURE INTRUSION

Previous signs of moisture intrusion on the ceiling was noted. The area was dry however, we recommend ensuring the source of moisture intrusion is corrected by contacting a qualified general contractor for further investigation and repair.

Recommendation

Contact a qualified general contractor.





15.3.2 Ceilings

Recommendation

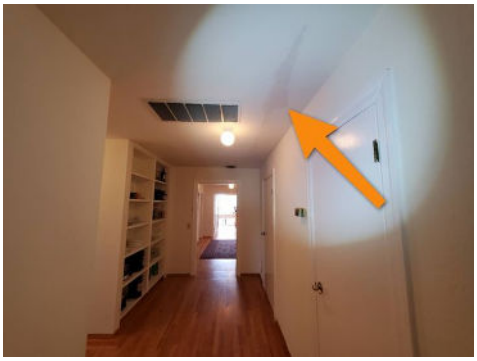
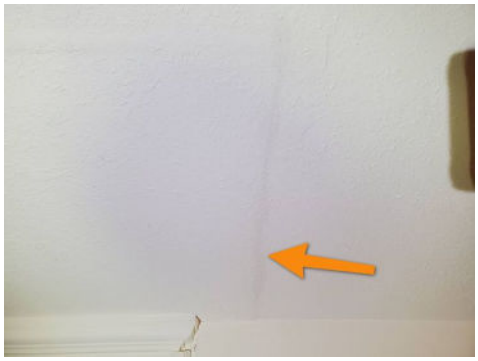
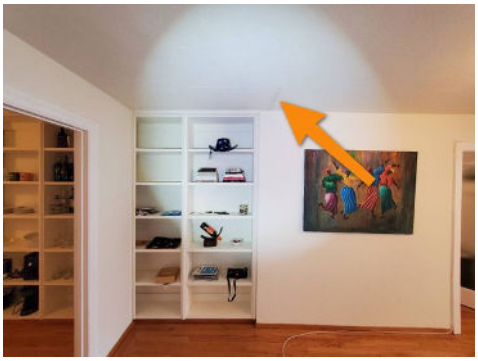
PATCHING

Sub-standard patching was noted. This patched ceiling is cosmetic and does not appear to be a structural concern. We recommend monitoring these areas, and should there be any signs of moisture that appear, we suggest contacting a general contractor for further recommendation or service.

Recommendation

Contact a qualified general contractor.



15.6.1 Windows

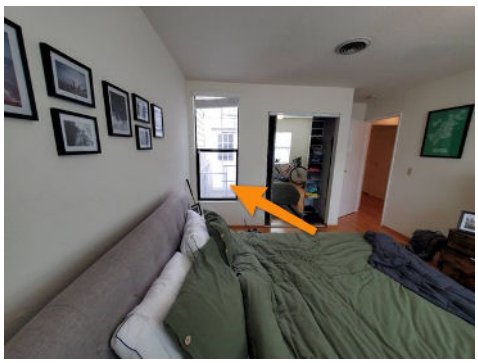
Recommendation

DIFFICULT TO OPEN

A window in the home was difficult to open. With the use of force to open or close windows, there's a possibility of breaking the glass pane. We recommend cleaning and lubricating metal hinges. If this doesn't remedy the problem, contact a window repair specialist for service.

Recommendation

Contact a qualified window repair/installation contractor.

15.8.1 Electrical

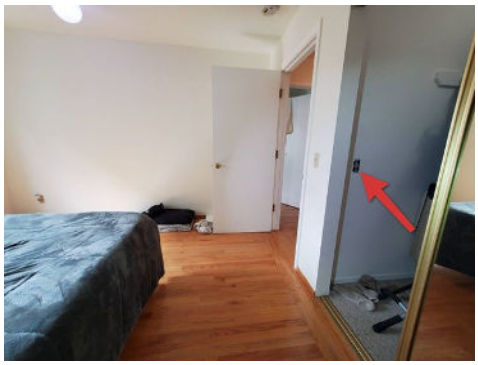
Safety Hazard

COVER PLATE MISSING

A light switch was missing a cover plate at the time of inspection. This causes a short circuit and is a shock risk. We recommend having this installed by contacting a licensed electrical contractor for service and repair.

Recommendation

Contact a qualified electrical contractor.

16: UNIT B - KITCHEN

		IN	NI	NP	O
16.1	General	X			
16.2	Doors	X			
16.3	Lights	X			
16.4	Ceiling	X			X
16.5	Walls	X			
16.6	Floors	X			
16.7	Sink	X			
16.8	Countertops & Cabinets	X			
16.9	GFCI	X			
16.10	Water Supply, Distribution Systems & Fixtures	X			X
16.11	Garbage Disposal	X			
16.12	Range/Oven/Cooktop	X			
16.13	Dishwasher			X	
16.14	Refrigerator	X			
16.15	Windows	X			

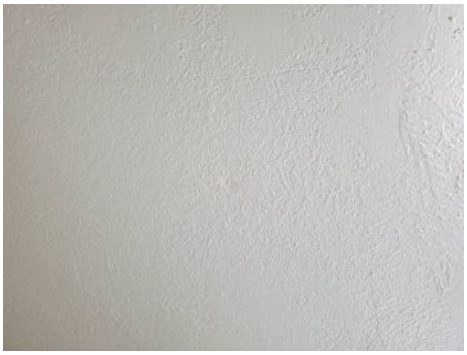
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Overview

Ceiling : Ceiling Material

Drywall



Walls: Wall Material

Drywall

Floors: Floor Coverings

Tile

Sink: Sink

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material
Tile

Water Supply, Distribution Systems & Fixtures: Drain Material
Metal, Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Braided Stainless Steel Hose

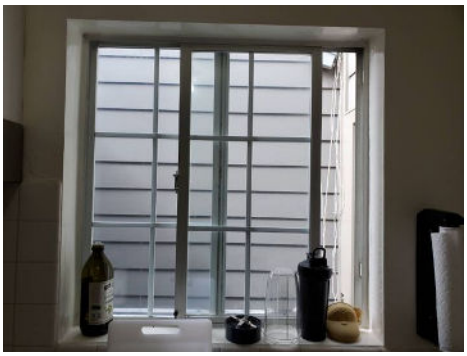
Garbage Disposal: Disposal

Range/Oven/Cooktop: Exhaust Hood Type
Exhaust Vent

Range/Oven/Cooktop: Range/Oven Brand
GE

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Windows: Window Type
Sliders



Refrigerator: Brand

Amana

Observations

16.4.1 Ceiling

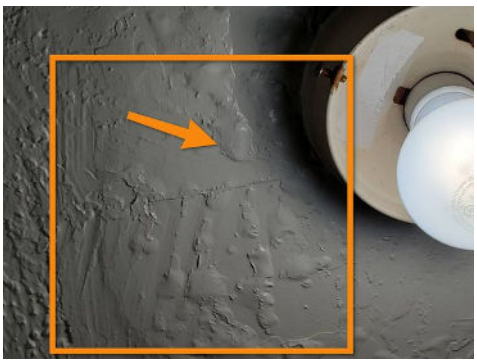
Recommendation

BUBBLING PAINT

Visible bubbling at the ceiling was noted. This could possibly be caused by a change in the temperature and humidity causing the area to reach high moisture levels. We recommend contacting a general contractor for further recommendation or service.

Recommendation

Contact a qualified general contractor.



16.10.1 Water Supply, Distribution Systems & Fixtures

Recommendation

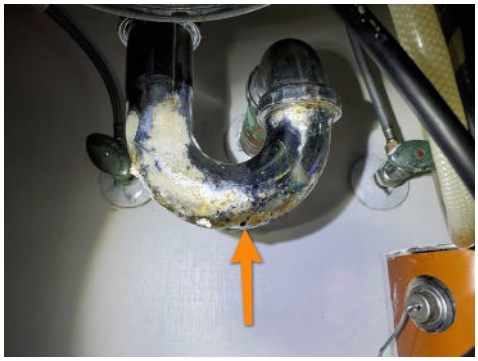
CORRODED SINK DRAIN

Corrosion at the sink drain was noted. This may indicate a leak at the drain line. Contact a plumbing contractor for service and repair.

Recommendation

Contact a qualified plumbing contractor.


124 FL OZ
3.66 L



17: UNIT B - MAIN BATHROOM

		IN	NI	NP	O
17.1	General	X			
17.2	Doors	X			
17.3	Lighting Fixtures, Switches & Receptacles	X			
17.4	Ceilings	X			
17.5	Walls	X			
17.6	Floors	X			
17.7	Sink	X			
17.8	Countertops & Cabinets	X			
17.9	GFCI & AFCI	X			
17.10	Water Supply, Drainage Systems & Fixtures	X			X
17.11	Toilet	X			
17.12	Shower	X			
17.13	Windows			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Overview

Ceilings: Ceiling Material

Drywall

Walls: Wall Material

Drywall

Floors: Floor Coverings

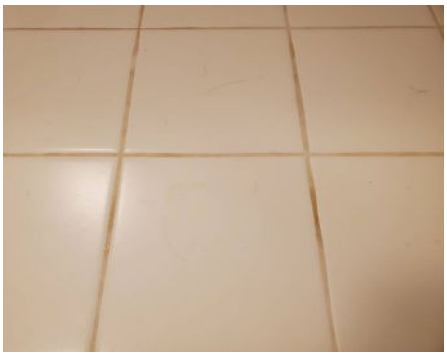
Tile

Sink: Sink

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material
Tile

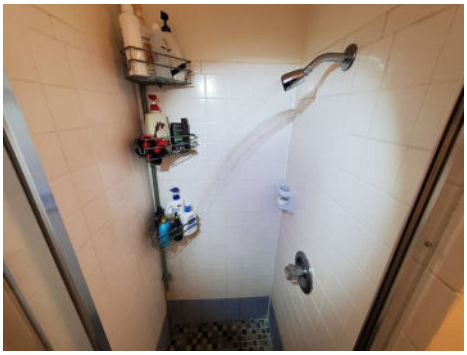


Water Supply, Drainage Systems & Fixtures: Drain Material
Metal

Water Supply, Drainage Systems & Fixtures: Water Supply Material
Galvanized

Toilet: Overview

Shower: Shower



Observations

17.10.1 Water Supply, Drainage Systems & Fixtures

Recommendation

CORRODED SINK DRAIN

Corrosion at the sink drain was noted. This may indicate a leak at the drain line. We recommend contacting a plumbing contractor for service and repair.

Recommendation

Contact a qualified plumbing contractor.

18: ELECTRICAL

		IN	NI	NP	O
18.1	General	X			
18.2	Service Entrance Conductors	X			
18.3	Unit A - Main Panel, Service & Grounding, Main Overcurrent Device	X			
18.4	Unit B - Main Panel, Service & Grounding, Main Overcurrent Device	X			
18.5	Restaurant - Main Panel, Service & Grounding, Main Overcurrent Device	X			
18.6	Unit A - Subpanel	X			
18.7	Unit A - Branch Wiring Circuits, Breakers & Fuses		X		
18.8	Unit B - Subpanel	X			X
18.9	Unit B - Branch Wiring Circuits, Breakers & Fuses		X		
18.10	Restaurant - Subpanel #1	X			X
18.11	Restaurant Subpanel #1 - Branch Wiring Circuits, Breakers & Fuses	X			
18.12	Restaurant - Subpanel #2	X			
18.13	Restaurant - Subpanel #3	X			
18.14	Restaurant - Subpanel #3 - Branch Wiring Circuits, Breakers & Fuses		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Overview

General: Receptacles

Electrical receptacles and GFCI's were tested throughout the building.

Unit A - Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Location

Breezeway

Unit A - Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Capacity

100 AMP

Unit A - Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Manufacturer

Gould

Unit B - Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Location

Breezeway

Unit B - Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Capacity
100 AMP

Unit B - Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Manufacturer
Gould

Restaurant - Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Location
Breezeway

Restaurant - Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Capacity
200 AMP

Restaurant - Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Manufacturer
Wadsworth

Unit A - Subpanel: Sub Panel Location
Interior

Unit A - Subpanel: Sub Panel Capacity
125 AMP

Unit A - Subpanel: Sub Panel Manufacturer
Eaton

Unit B - Subpanel : Sub Panel Location
Interior

Unit B - Subpanel : Sub Panel Capacity
Unknown

Unit B - Subpanel : Sub Panel Manufacturer
Bryant

Restaurant - Subpanel #1: Sub Panel Location
Breezeway

Restaurant - Subpanel #1: Sub Panel Capacity
Unknown

Restaurant - Subpanel #1: Sub Panel Manufacturer
Bryant

Restaurant Subpanel #1 - Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Restaurant - Subpanel #2: Sub Panel Location
Breezeway

Restaurant - Subpanel #2: Sub Panel Capacity
Unknown

Restaurant - Subpanel #2: Sub Panel Manufacturer
Bryant

Restaurant - Subpanel #3: Sub Panel Location
Hallway

Restaurant - Subpanel #3: Sub Panel Capacity
Unknown

Restaurant - Subpanel #3: Sub Panel Manufacturer
Bryant

Service Entrance Conductors: Electrical Service Conductors
Below Ground

The main electrical service conductors are located below the ground of the building.

Unit A - Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Type

Fuses

Unit B - Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Type

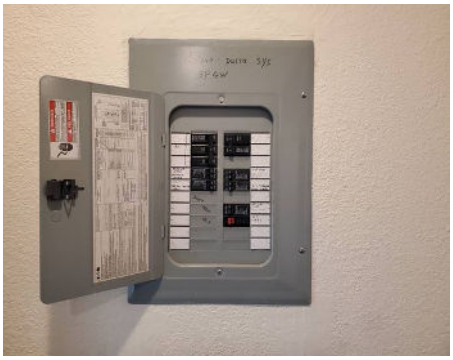
Fuses

Restaurant - Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Type

Fuses

Unit A - Subpanel: Sub Panel Type

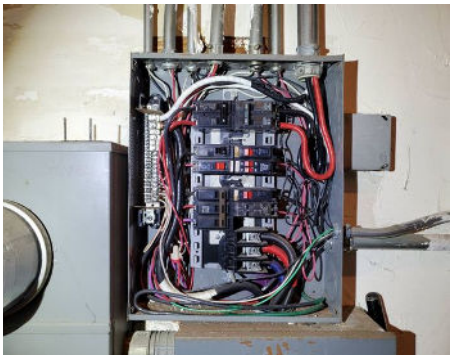
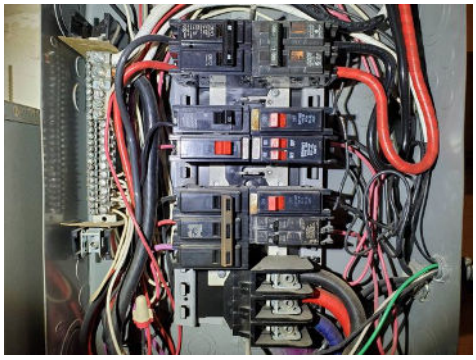
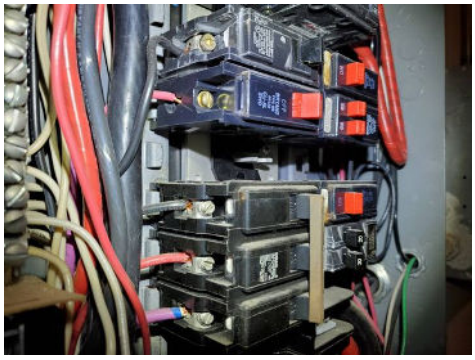
Circuit Breaker



Unit B - Subpanel : Sub Panel Type
Circuit Breaker


Restaurant - Subpanel #1: Sub Panel Type
Circuit Breaker


Restaurant Subpanel #1 - Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Restaurant - Subpanel #2: Sub Panel Type
Circuit Breaker


Restaurant - Subpanel #3: Sub Panel Type

Circuit Breaker

Limitations

Unit A - Branch Wiring Circuits, Breakers & Fuses

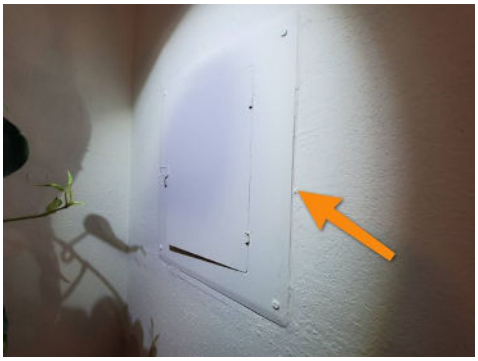
PAINT SEALED TO THE WALL

The electrical panel was painted-sealed to the wall. Recommend licensed electrician further examine subpanel.

Unit B - Branch Wiring Circuits, Breakers & Fuses

PAINT SEALED TO THE WALL

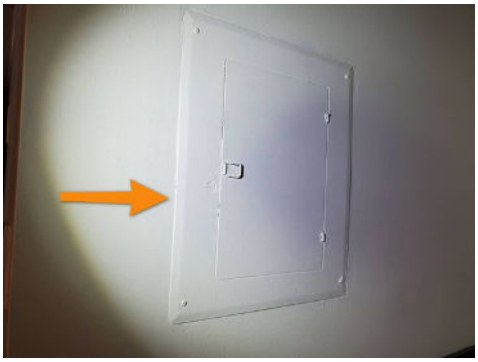
The electrical panel was painted-sealed to the wall. Recommend licensed electrician further examine subpanel.



Restaurant - Subpanel #3 - Branch Wiring Circuits, Breakers & Fuses

PAINT SEALED TO THE WALL

The electrical panel was painted-sealed to the wall. Recommend licensed electrician further examine subpanel.



Observations

18.8.1 Unit B - Subpanel

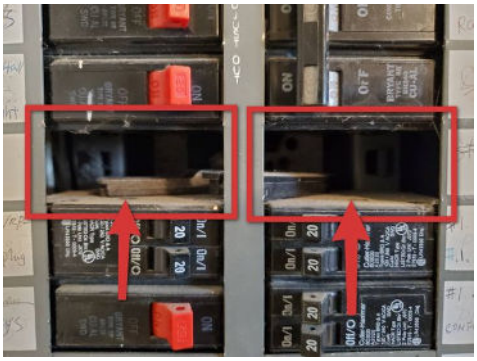
Safety Hazard

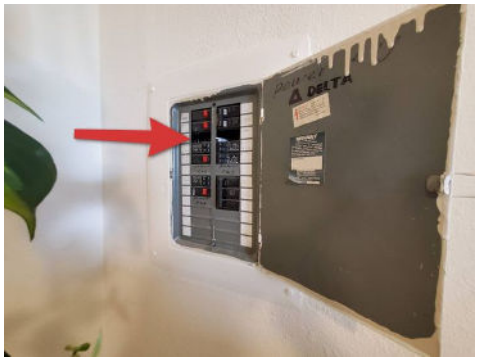
KNOCKOUTS MISSING

"Knockouts" were missing inside the electrical subpanel. This poses a safety hazard and it is recommended these areas be properly sealed by an electrician.

Recommendation

Contact a qualified electrical contractor.





18.10.1 Restaurant - Subpanel #1

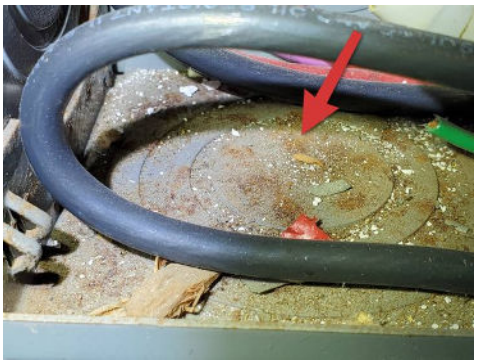
Safety Hazard

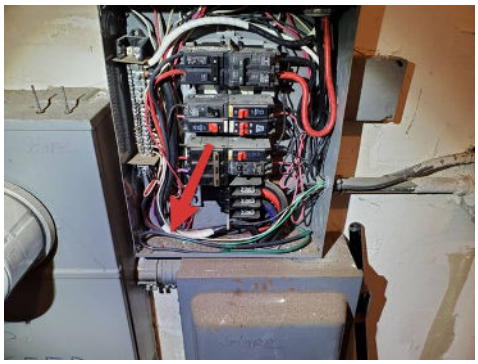
RUST INSIDE PANEL

Rust inside the main electrical panel was noted. We recommend contacting a licensed electrical contractor for further recommendation or service in connection to this inspection item.

Recommendation

Contact a qualified electrical contractor.





19: PLUMBING

		IN	NI	NP	O
19.1	General	X			
19.2	Main Water Shut-off Device	X			
19.3	Drain, Waste, & Vent Systems	X			
19.4	Hot Water Systems, Controls, Flues & Vents	X			X
19.5	Hot Water Systems, Controls, Flues & Vents	X			X
19.6	Fuel Storage & Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Water Pressure

Water pressure was adequate at 110 PSI.

General: Water Source

Public

Drain, Waste, & Vent Systems: Drain Size

6”

Drain, Waste, & Vent Systems: Material

Copper

Hot Water Systems, Controls, Flues & Vents: Age

Water heater is approximately 7 years old.

Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls, Flues & Vents: Location

Breezeway

Hot Water Systems, Controls, Flues & Vents: Manufacturer

RUUD

Hot Water Systems, Controls, Flues & Vents: Age

Water heater is approximately 7 years old.

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Breezeway

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Bradford & White

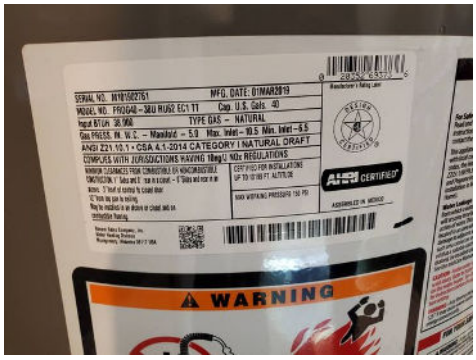
Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter, Front Exterior

General: Interior Drains and fixtures
All interior sink drains and fixtures including toilets were tested and were found to be functional.

Main Water Shut-off Device: Location
Breezeway
This will shut off the incoming water supply for the whole building.

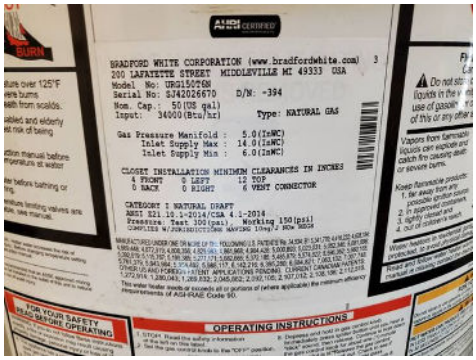
Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas



Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas



Observations

19.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

MISSING DRIP LEG

A missing drip leg at the gas line for the water heater was noted. A sediment trap also known as a drip leg is installed on the gas line to ensure the safe operation of an appliance by keeping debris out of the tiny orifices of the gas valves. Contact a plumbing contractor for further recommendation or service.

Recommendation

Contact a qualified plumbing contractor.

19.4.2 Hot Water Systems, Controls, Flues & Vents

Recommendation

NOT BONDED

The electrical system of the building is often bonded to the plumbing. The dielectric unions on the water heater can make a break in the electrical path to the panel. The solution is to bond the metal cold and hot water with a jumper. Contact a plumbing contractor for recommendation and service.

Recommendation

Contact a qualified plumbing contractor.

19.5.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

MISSING DRIP LEG

A missing drip leg at the gas line for the water heater was noted. A sediment trap also known as a drip leg is installed on the gas line to ensure the safe operation of an appliance by keeping debris out of the tiny orifices of the gas valves. Contact a plumbing contractor for further recommendation or service.

Recommendation

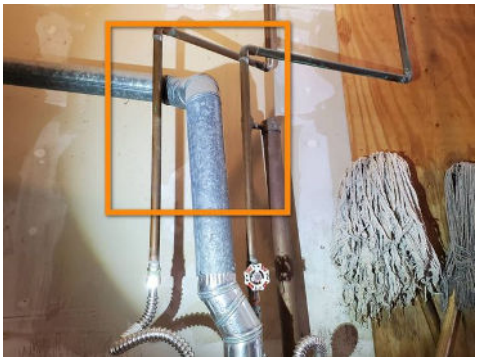
Contact a qualified plumbing contractor.

19.5.2 Hot Water Systems, Controls, Flues & Vents

Recommendation

NOT BONDED

The electrical system of the building is often bonded to the plumbing. The dielectric unions on the water heater can make a break in the electrical path to the panel. The solution is to bond the metal cold and hot water with a jumper. Contact a plumbing contractor for recommendation and service.



Recommendation

Contact a qualified plumbing contractor.

20: HVAC

		IN	NI	NP	O
20.1	General	X			
20.2	Cooling Equipment #1	X			X
20.3	Cooling Equipment #2	X			X
20.4	Cooling Equipment #3	X			X
20.5	Unit A - Thermostat	X			
20.6	Unit A - Heating Equipment	X			
20.7	Unit B - Thermostat	X			
20.8	Unit B - Heating Equipment	X			X
20.9	Restaurant - Thermostat	X			
20.10	Restaurant - Heating Equipment	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: HVAC

Cooling Equipment #1: Age
30+ years

Cooling Equipment #1: Brand
Day & Night, Day & Night

Cooling Equipment #1: Energy Source/Type
Central Air Conditioner

Cooling Equipment #2: Age
30+ years

Cooling Equipment #2: Brand
Day & Night

Cooling Equipment #2: Energy Source/Type
Central Air Conditioner

Cooling Equipment #3: Age
30+ years

Cooling Equipment #3: Brand
Day & Night

Cooling Equipment #3: Energy Source/Type
Central Air Conditioner

Unit A - Heating Equipment: Age
30+ Years

Unit A - Heating Equipment: Brand
Day & Night

Unit A - Heating Equipment: Energy Source
Unknown

Unit B - Heating Equipment : Age
30+ Years

Unit B - Heating Equipment : Brand
Day & Night

Unit B - Heating Equipment : Energy Source
Unknown

Restaurant - Heating Equipment: Age
30+ Years

Restaurant - Heating Equipment: Brand
Day & Night

Restaurant - Heating Equipment:

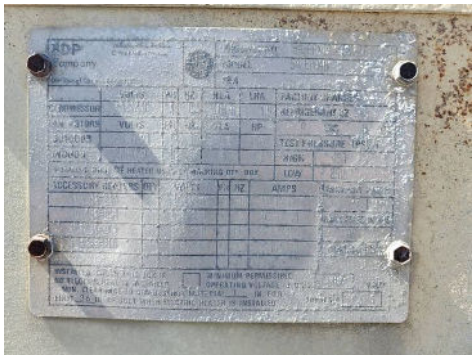
Energy Source

Unknown

Cooling Equipment #1: Location

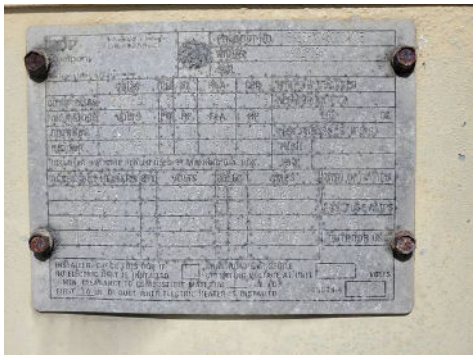
Roof





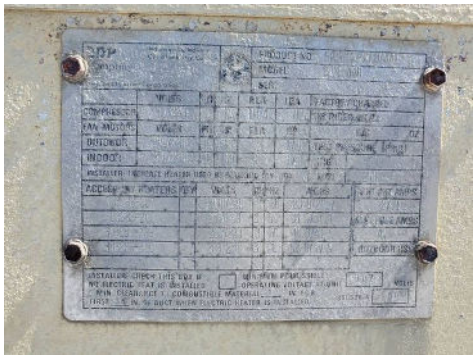
Cooling Equipment #2: Location

Roof

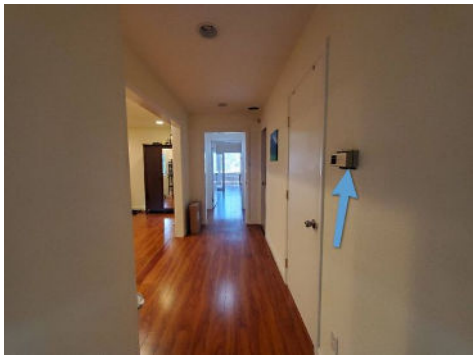




Cooling Equipment #3: Location

Roof


Unit A - Thermostat: Thermostat



Unit A - Heating Equipment: Heat Type

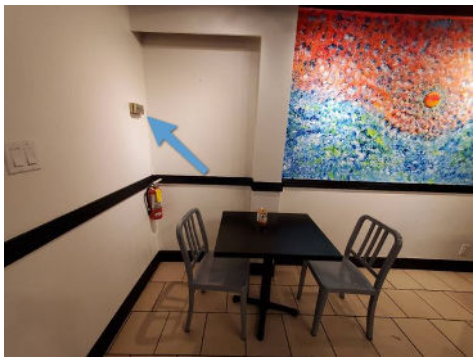
Air Handler


Unit B - Thermostat : Thermostat


Unit B - Heating Equipment : Heat Type

Air Handler


Restaurant - Thermostat: Thermostat



Restaurant - Heating Equipment: Heat Type

Air Handler

Observations

20.2.1 Cooling Equipment #1

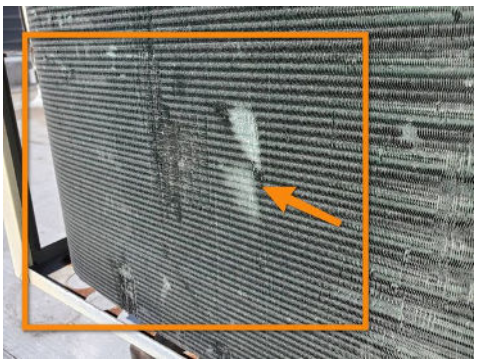
Recommendation

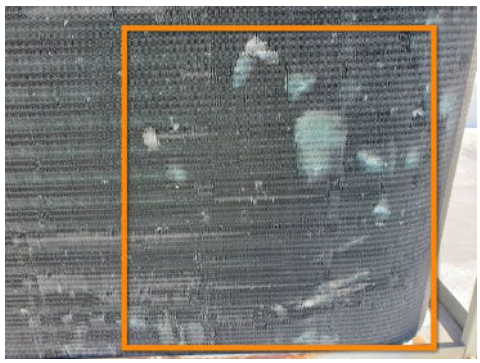
DAMAGED FINS

Dented fins at the air conditioning unit were noted. This is typically caused by pressure washing, hail, and tree debris. The unit was functional at the time of inspection, but may be beyond normal useful life. Contact an HVAC contractor for service.

Recommendation

Contact a qualified HVAC professional.





20.3.1 Cooling Equipment #2

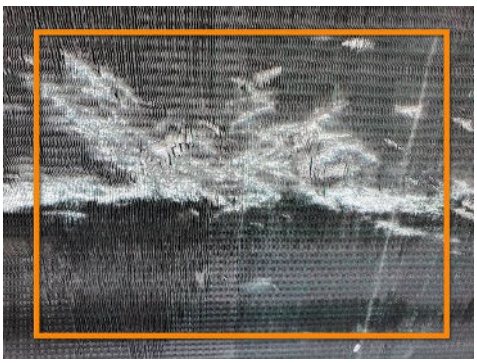
Recommendation

DAMAGED FINS

Dented fins at the air conditioning unit were noted. This is typically caused by pressure washing, hail, and tree debris. The unit was functional at the time of inspection, but may be beyond normal useful life. Contact an HVAC contractor for service.

Recommendation

Contact a qualified HVAC professional.




20.4.1 Cooling Equipment #3

Recommendation

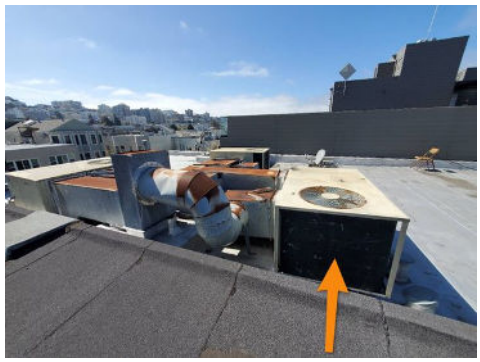
DAMAGED FINS

Dented fins at the air conditioning unit were noted. This is typically caused by pressure washing, hail, and tree debris. The unit was functional at the time of inspection, but may be beyond normal useful life. Contact an HVAC contractor for service.

Recommendation

Contact a qualified HVAC professional.





20.8.1 Unit B - Heating Equipment

Recommendation

RUSTED & DAMAGED HVAC EQUIPMENT

Rusted and damaged HVAC equipment on the roof was noted. This can be an indication of a roof leak into the equipment. Contact an HVAC contractor for recommendations, repair or replacement.

Recommendation

Contact a qualified HVAC professional.






21: STRUCTURAL

		IN	NI	NP	O
21.1	General	X			
21.2	Basements & Crawlspaces			X	
21.3	Foundation	X			
21.4	Floor Structure	X			
21.5	Wall Structure	X			
21.6	Ceiling Structure	X			
21.7	Vapor Retarders (Crawlspace or Basement)			X	
21.8	Lighting and Receptacles	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

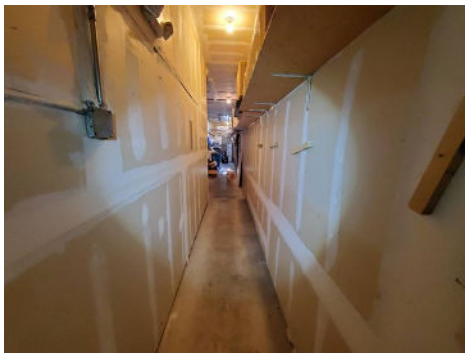
General: Inspection Method
Visual

Foundation: Foundation Material
Slab on Grade

Floor Structure: Crawlspace floor
Concrete

Floor Structure: Sub-floor
Inaccessible

Wall Structure: Wall Material
Wood, Drywall



Ceiling Structure: Ceiling Material
Wood, Drywall

Observations

21.8.1 Lighting and Receptacles

Safety Hazard

OPEN JUNCTION BOX

An open junction box inside the breezeway was noted. This is a safety hazard and we recommend contacting an electrical contractor for service and repair.

Recommendation

Contact a qualified electrical contractor.

STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Service Counter
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Main Dining Room
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the

concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Breezeway

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Hallway - Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Unit A - Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or

operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Unit B - Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot

and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

HVAC
Heating:

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling:

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Structural
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.