WESTCO HOME INSPECTION, LLC
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RESIDENTIAL REPORT

1234 Main Street
Riverside, CA 92507

Buyer Name
09/29/2022 9:00AM

Inspector
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1: INFORMATION/OVERVIEW

Information

Information/Overview

****PLEASE READ ALL****

In order for you to receive the full value of this inspection, please read all of the information we have provided.

1) Maintenance Items - Primarily comprised of small repair items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or seller-repair item.

2) Recommendations - The item, component or unit was inspected and/or tested, and is not functioning as intended due to, but not limited to, damage, deterioration, etc. Repair or replacement is recommended and a qualified specialist may be required.

3) Safety/Health Hazards - This category is composed of bodily safety concerns **and/or** structural health concerns that could represent a significant expense to repair or replace. Observed safety/health concerns that require simple corrections may not be included in this category but will be included in this report nonetheless.

Note: The "summary" review of the inspector's findings does not contain every detailed observation. It is NOT the "full report." This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself. In order to understand your inspection in its entirety, please read your full report.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items.

ALL ITEMS IN RED PRINT ARE OF CONCERN TO HEALTH AND SAFETY OF THIS STRUCTURE AND SHOULD BE FURTHER EVALUATED BEFORE THE CLOSE IN ESCROW. HOWEVER, THE ENTIRE REPORT MUST BE READ FOR FULL DISCLOSURE, AS OTHER ITEMS WRITTEN IN THE REPORT MAY REQUIRE FURTHER EVALUATION AS DEEMED BY THE OPINION OF THE READER. IF A FURTHER EVALUATION IS NOT PERFORMED AND ADDITIONAL DEFECTS ARE FOUND AFTER THE CONTINGENCY PERIOD HAS EXPIRED, THEN ANY DISPUTES OR CLAIMS AGAINST THE INSPECTION WILL BE DENIED. SIMPLY PUT, IF YOU DO NOT FOLLOW THE ADVICE IN THIS REPORT, THEN YOU CANNOT HOLD THE INSPECTOR OR THE INSPECTION REPORT LIABLE AFTER YOU MOVE INTO THE INSPECTED STRUCTURE OR PROPERTY.

THIS IS A LIMITED VISUAL INSPECTION

It is impossible to inspect every square inch of every area of a home in a limited time frame. A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection only and does NOT reflect, anticipate or predict future conditions. Conditions at a home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee what condition a home will be in when the transaction closes. Its not uncommon for conditions to change between the time of the inspection and the closing date. During this inspection your inspector did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. Areas that are hidden, painted over, disguised and/or not readily visible are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased visual inspection only. Home inspections are performed with consideration given to the age of the structure. Defects will be indicated and marked as such, even though the condition may be normal for the age, and should be inspected by the appropriate licensed contractor. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. The Inspector does not determine the age or remaining life of any system or building material during this inspection. Cosmetic items are considered obvious and are often not included in your report. Your report does not include all items covered in the REAL ESTATE TRANSFER DISCLOSURE FORM. We recommend that you read the Disclaimers page in complete detail to understand. An attorney and/or real estate broker should be consulted on additional items not included in this report.

- Houses/structures built between 1965 and 1974 have the possibility of aluminum wiring present throughout structure. It is recommend that a licensed electrician further evaluate houses built in this era for aluminum wiring.
- Houses/structures with galvanized or cast iron plumbing present are highly recommended to be further evaluated by a plumbing contractor regardless of the age of the plumbing.
- Houses/structures built prior to 1978 can contain asbestos materials. It is recommend that a licensed asbestos contractor/inspector further evaluate houses/structures built in this era for asbestos materials.
- The Home Inspector will not determine or include in the report if asbestos is present at any structure or in any materials at a structure. Houses/structures built prior to 1982 can contain lead paint. It is recommend that a licensed lead inspector further evaluate houses/structures built in this era for lead paint materials.
- **West Coast Home Inspection will not engage in any claims regarding aluminum wiring, asbestos or lead paint.**

ENVIRONMENTAL DISCLAIMER

Mold spores, asbestos, formaldehyde, radon, lead paint, Chinese drywall, poria and all other toxic items of concern cannot be identified as toxic and/or dangerous with this inspection report. Your inspector is not certified to identify any of these toxic or dangerous items and will not include any information on them in this report. Its recommended the client have the property tested by a certified expert in these areas, in all cases.

PHOTO DOCUMENTATION

Your report may include digitally imaged photos of certain problem areas (should they exist). Also included are pictures (General Views) to establish location and identification. It is not a requirement that your Home Inspector photograph every area or defect of the home; additional photos may be taken and included in your report as a courtesy. The Inspector CANNOT use photos provided by anyone else for the inspection report. Any photos included in the report must be taken by the Inspector only, with the Inspectors camera only.

PLEASE CAREFULLY READ YOUR ENTIRE INSPECTION REPORT

Email us your questions after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not Pass or Fail. The following report is based on an inspection of the visible areas of the structure; inspection may be limited by vegetation, height restrictions, weather and possessions. Depending on the age of the structure, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the inspector feels may need further investigation or repair. It is NOT a requirement that a home being sold be brought up to todays building code standards. We advise you to check all building permits for all areas of the structures present, a home inspection is NOT a building code violation inspection. If the proper building permits have not been obtained and/or do not have final building inspection signatures, then you cannot assume that these areas were installed to applicable building codes. Further investigation beyond the scope of the home inspection may be needed. Needs to be serviced is a common phrase used throughout this report and means, in the Inspectors opinion; maintenance, repair or upgrade is needed and the item should be further evaluated. Often the items discovered by the Inspector are only clues to a potentially larger issue, further evaluation may uncover other items the inspector did not see or disclose during the inspection. For your safety and liability purposes, we recommend that licensed contractors further evaluate and repair any and all concerns and defects noted in the report.

LATERAL SEWER LINE CAMERA INSPECTION

Underground drains cannot be viewed by the Inspector and can often have internal issues that do not reveal themselves during the home inspection. We highly advise you to have a sewer camera inspection prior to the release of inspection contingencies.

INSPECTION OVERVIEW

Every home or structure is different, therefore may be inspected in various formats. Inspections typically take anywhere from 1 to 4 hours depending on the size of the structure or the age of the structure being inspected. The condition of the home or structure being inspected may also play a role in the time it takes for the inspection; the more defects there are to document, the longer the inspection will take. Inspection methods are generally the same among all inspectors, however experience and inspectors personal preferences may differ between Inspectors. This is the same for report writing. While Inspectors are provided with common statements to use in their report, they are also given the freedom to narrate or edit comments as they see fit for each inspection. The Inspector cannot predict or find every defect in a structure being inspected. The time frame for an inspection only allows the Inspector to examine areas in a location by location order. If a defect arises in another area of the structure (including the exterior) for which this defect was not present or visible at the time of the inspection, then the Inspector cannot be liable for notifying you of the defect. For example: The inspector evaluates the exterior of the home first and finds no defects...but later runs the water at the kitchen sink and the water is not visibly leaking under the kitchen sink, but somehow is leaking through the exterior wall to the exterior, the Inspector will not back-track and re-inspect the exterior and will likely not see this or note the defect.

During the inspection, the water is turned on at all visible and/or accessible fixtures at the structure. In most cases, no water fixtures should be left unattended while turned on. There is no set standard time frame for how long each fixture should be operated. The Inspector will operate the water fixtures as long as is needed to determine if both the hot and/or cold water is operating at the designated fixture. Leaks can only be documented if they are visible at the time of operating the designated fixture. **Future leaks cannot be predicted.** A home inspector cannot determine if there are plumbing leaks inside walls or ceilings unless visible moisture or explicit signs of moisture are present and visible at the time of the inspection. This inspection does not include confirmation of water conservation devices at any fixture.

Note that this report is a snapshot in time and not a prediction of future conditions. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. Conditions can change at any time during escrow time periods. You are 100% responsible for verifying all conditions prior to close of escrow.

RETURN TRIP FEE

A $100.00 trip charge applies if we need to return to the property for ANY reason. This fee is required to be paid prior to scheduling the appointment.

THIS REPORT IS NON-TRANSFERABLE TO ANOTHER PARTY, NO EXCEPTIONS.

THANK YOU FOR USING WEST COAST HOME INSPECTION!

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Schedule a Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

We'll Buy Your Home Back!

If your home inspector misses anything, InterNACHI will buy your home back.

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

For more information, please visit www.nachi.org/buy.

Joe Theismann for InterNACHI's Buy Back Guarantee

Share

Watch on YouTube

$25,000 Honor Guarantee

InterNACHI is so certain of the integrity of our members that we back them up with our **$25,000 Honor Guarantee.**

InterNACHI will pay up to $25,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

Additional Services

We are certified in a variety of inspection types. If you find yourself in need of any additional services, please feel free to reach out!

2: INSPECTION DETAILS

Information

In Attendance
Client, Home Owner, Client's Agent

Occupancy
Furnished, Occupied

Style
Rambler

Temperature (approximate)
81 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear, Dry

3: ROOF

Information

Inspection Method
Ladder, Roof

Roof Type/Style
Gable

Coverings: Material
Asphalt, Wood

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum, Rubber, Plastic

Deficiencies

3.1.1 Coverings

Recommendation

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.

3.1.2 Coverings

Recommendation

DELAMINATION

The asphalt shingle roof showed signs of delamination. Delamination is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation

Contact a qualified roofing professional.

3.1.3 Coverings

Recommendation

DISCOLORATION

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

Here is a helpful article on common roof stains.

Recommendation

Contact a qualified roofing professional.

3.1.4 Coverings

Recommendation

SPLITTING

The asphalt composition shingle roof had torn or split shingles which could lead to moisture intrusion. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.

3.1.5 Coverings

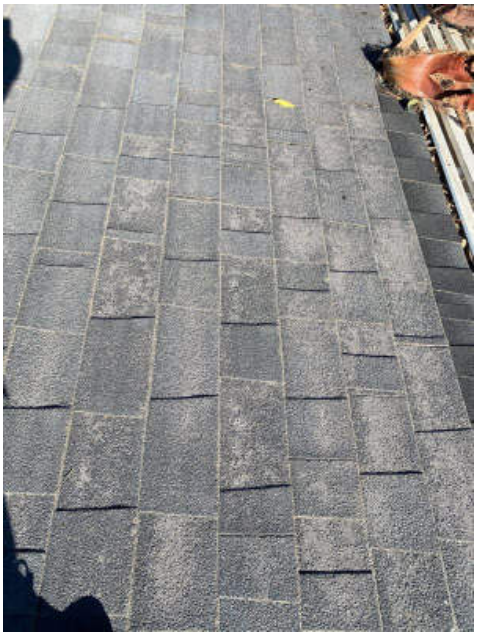
Recommendation

GRANULE DETERIORATION

Asphalt shingles are essentially a layer of tar coated with granules of rock that protect the surface. As a roof wears, the granules can come off the surface, weakening the shingle. At the time of the inspection some granules appeared to missing. Recommend a qualified professional come and further assess.

Recommendation

Contact a qualified roofing professional.



3.1.6 Coverings

Recommendation

BUCKLED SHINGLES

One or more sections of the roof were buckled at the time of the inspection. Moisture in the roof sheathing or felt paper can cause shingles to expand and buckle. This typically occurs when the sheathing is installed too tightly so it cannot expand and contract. It could also indicate poor attic ventilation. Recommend a qualified professional's further assessment.

Recommendation

Contact a qualified roofing professional.

3.1.7 Coverings

Safety Hazard

MAJOR DETERIORATION/DAMAGE

Major deterioration/damage was observed throughout the roof systems at the time of the inspection. Significant repair or replacement *might* be necessary. Recommend consulting with a qualified roofing professional.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

$6,000 - $18,000

3.2.1 Roof Drainage Systems

Maintenance Item

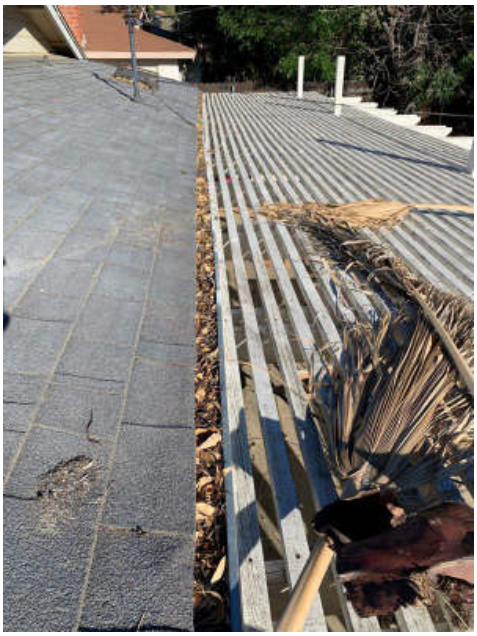
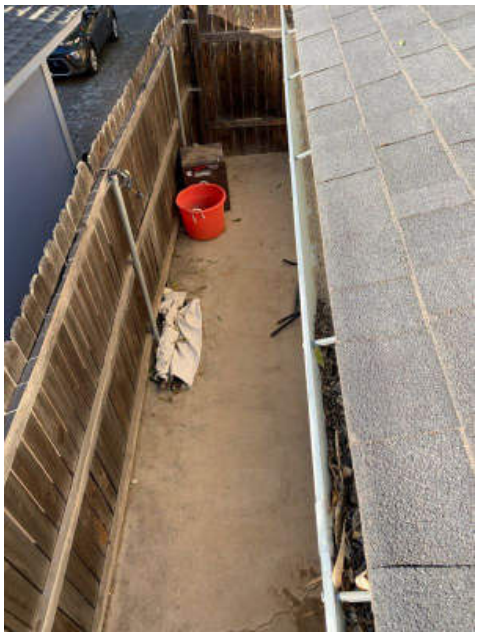
DEBRIS

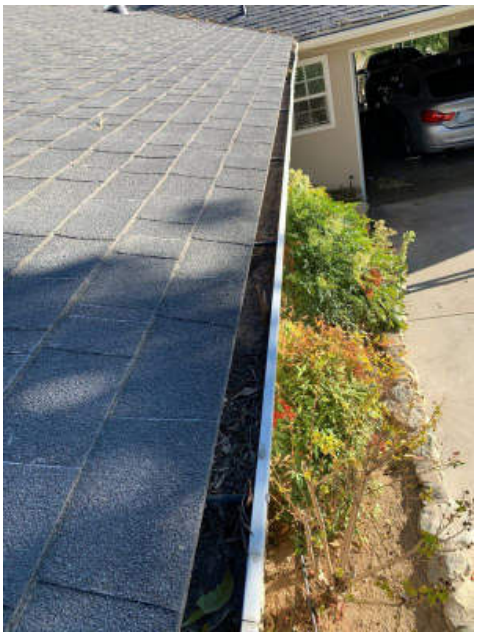
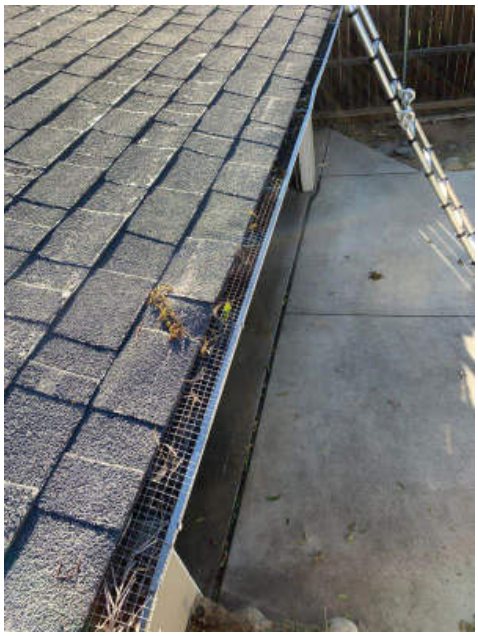
Debris had accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Recommended DIY Project

3.2.2 Roof Drainage Systems

Maintenance Item

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drained too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project

3.3.1 Flashings

Maintenance Item

CORRODED - MINOR

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.

Recommendation

Recommend monitoring.

3.3.2 Flashings

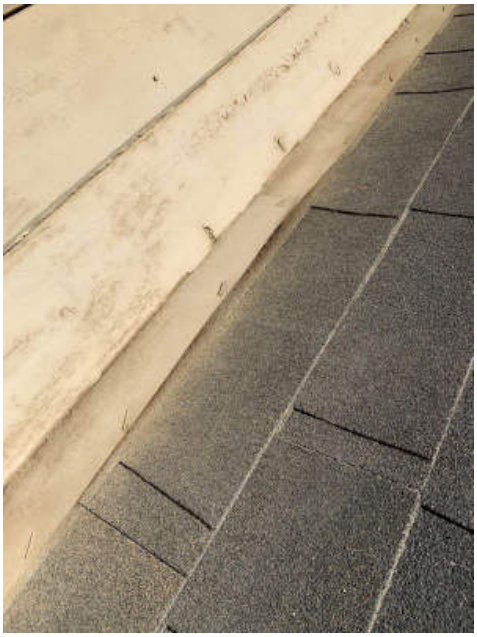
Recommendation

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



3.4.1 Skylights, Chimneys & Other Roof Penetrations

Maintenance Item

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend installation.

Recommendation

Contact a handyman or DIY project

3.4.2 Skylights, Chimneys & Other Roof Penetrations

Maintenance Item

CHIMNEY FLUE CRACKED - MINOR

The chimney flue had one or more cracks, which can lead to further damage to the chimney structure. Recommend repair.

Recommendation

Contact a qualified chimney contractor.

3.4.3 Skylights, Chimneys & Other Roof Penetrations

Maintenance Item

FLUE/VENT DAMAGED

One or more of the flues/vents showed signs of damaged at the time of the inspection. Recommend repair.

Recommendation

Contact a qualified professional.

4: EXTERIOR

Information

Inspection Method
Attic Access, Visual

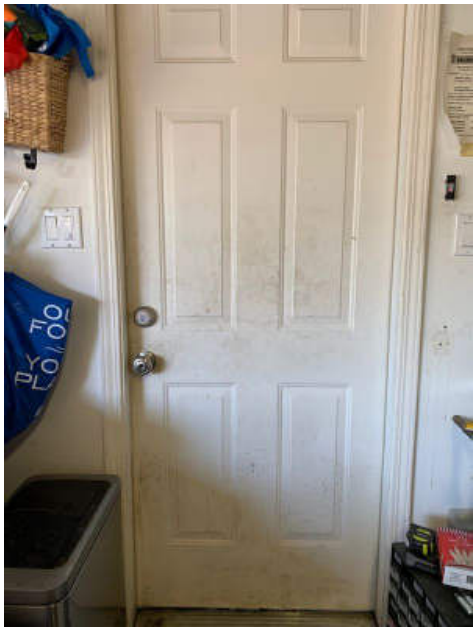
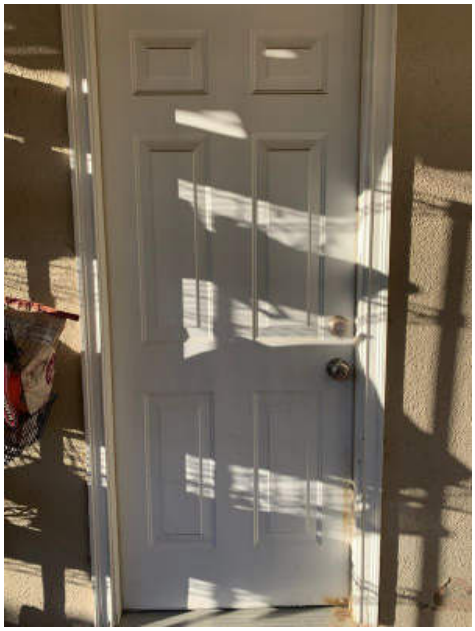
Siding, Flashing & Trim: Siding Material
Stucco, Wood, Brick

Walkways, Patios & Driveways: Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Patio, Retaining Wall

Decks, Balconies, Porches & Steps: Material
Concrete, Wood

Exterior Doors: Exterior Entry Door
Glass, Hollow Core

Deficiencies

4.1.1 Siding, Flashing & Trim

Recommendation

DETERIORATION - MAJOR

Moderate to major deterioration was observed at one or more points on the exterior. Recommend consulting with a stucco expert.

Recommendation

Contact a qualified siding specialist.

4.1.2 Siding, Flashing & Trim

Maintenance Item

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Recommend monitoring.

4.1.3 Siding, Flashing & Trim

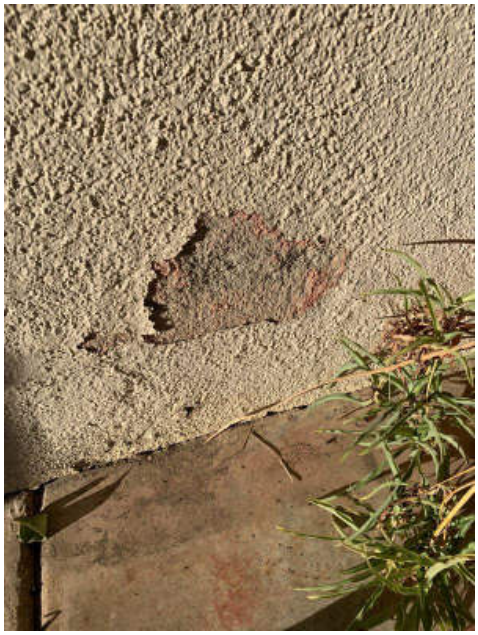
Recommendation

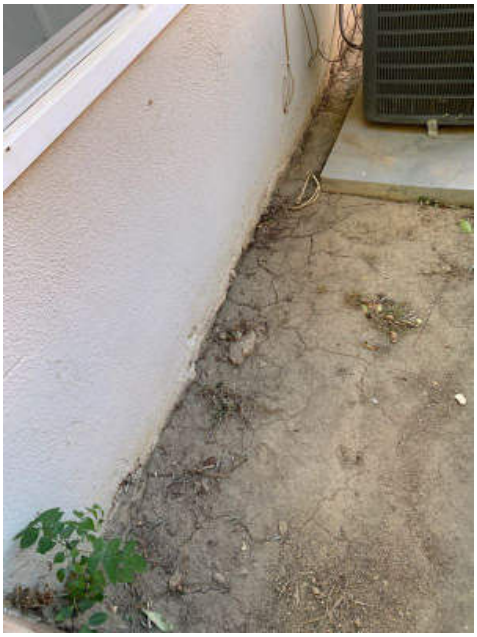
EVIDENCE OF WATER INTRUSION

Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.





4.1.4 Siding, Flashing & Trim

Maintenance Item

GROUND CLEARANCE

Inadequate clearance between siding and ground was observed. Recommend a minimum ground clearance between bottom of siding and ground of 4".

Recommendation

Recommend monitoring.

4.2.1 Exterior Doors

Maintenance Item

DOOR SILL/TRIM

Door sill and/or trim was loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a handyman or DIY project

4.2.2 Exterior Doors

Maintenance Item

HARDWARE DAMAGED

One or more pieces of door hardware were damaged. Recommend repair or replace.

Recommendation

Recommended DIY Project

4.3.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and replace.

Recommendation

Contact a qualified concrete contractor.

4.3.2 Walkways, Patios & Driveways

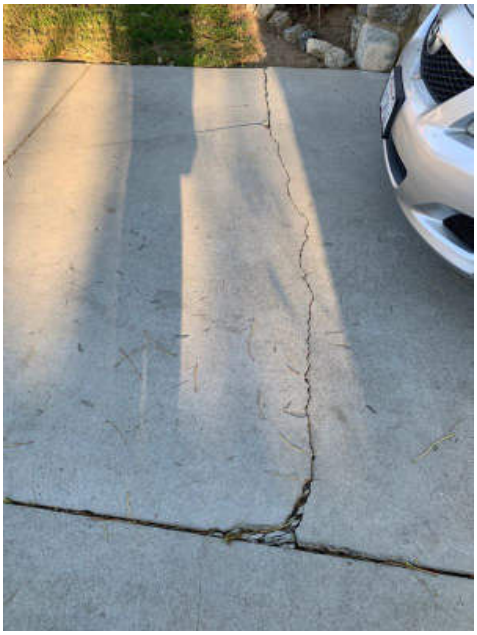
Maintenance Item

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Recommend monitoring.



4.3.3 Walkways, Patios & Driveways

Recommendation

DRIVEWAY DRAINING TOWARDS HOME

The driveway had a negative slope and drained towards the structure. Recommend a driveway contractor evaluate and repair.

Recommendation

Contact a qualified driveway contractor.

4.3.4 Walkways, Patios & Driveways

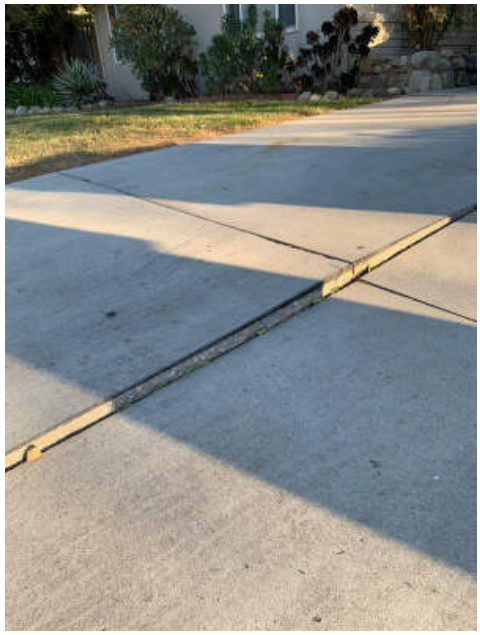
Recommendation

DRIVEWAY TRIP HAZARD

Trip hazards observed. These hazards also pose a liability risk. Patch or repair recommended.

Recommendation

Contact a qualified concrete contractor.



4.3.5 Walkways, Patios & Driveways

Maintenance Item

PATIO CRACKING - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation

Recommend monitoring.

4.4.1 Decks, Balconies, Porches & Steps

Recommendation

PERGOLA - DAMAGED BEAM

One or more of the pergola beams showed signs of damage. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.

4.5.1 Eaves, Soffits & Fascia

Maintenance Item

EAVES - DAMAGED

One or more sections of the eaves were damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.

4.5.2 Eaves, Soffits & Fascia

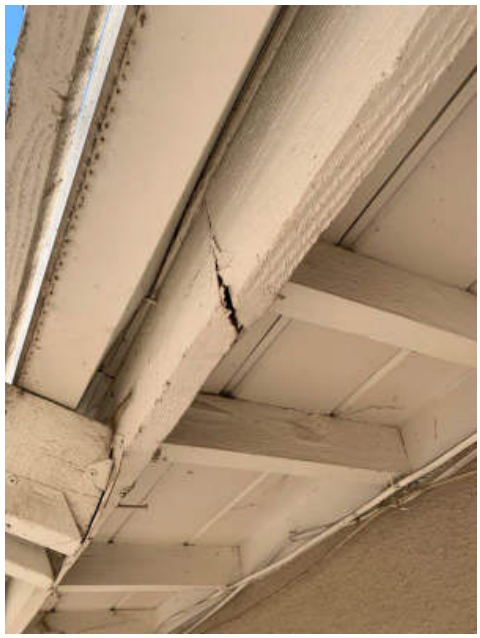
Recommendation

FASCIA - DAMAGED

One or more sections of the fascia were damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



4.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

Grading was sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation

Contact a qualified concrete contractor.

4.6.2 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

RETAINING WALL CRACKS

Retaining wall was showing signs of failing. Recommend monitoring or repair.

Recommendation

Recommend monitoring.

4.6.3 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

STANDING WATER

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

Here is a resource on dealing with standing water in your yard.

Recommendation

Contact a qualified landscaping contractor

4.6.4 Vegetation, Grading, Drainage & Retaining Walls

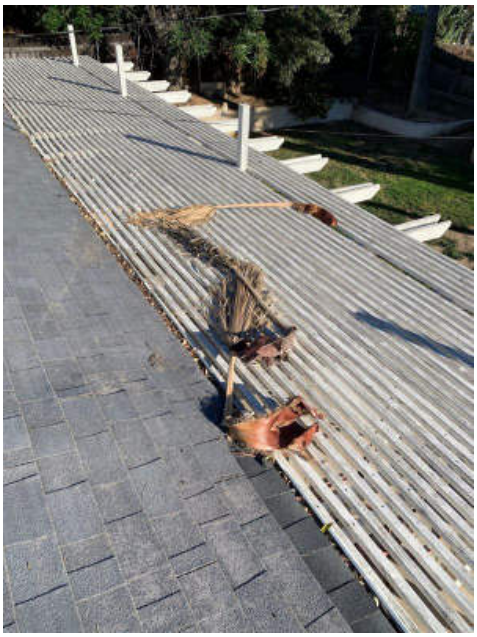
Maintenance Item

TREE DEBRIS ON ROOF

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation

Contact a handyman or DIY project



5: FOUNDATION, CRAWLSPACE, & STRUCTURE

Information

Inspection Method
Attic Access, Visual

Foundation: Material
Slab on Grade, Concrete

6: HEATING

Information

Equipment: Brand
Goodman

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Insulated

AFUE Rating
Unable To Determine

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Limitations

General

COULD NOT DETERMINE AFUE

AFUE was not visibly labeled at the time of the inspection.

Deficiencies

6.1.1 Equipment

Maintenance Item

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

7: COOLING

Information

Cooling Equipment: Brand
Goodman

Cooling Equipment: Energy Source/Type
Central Air Conditioner

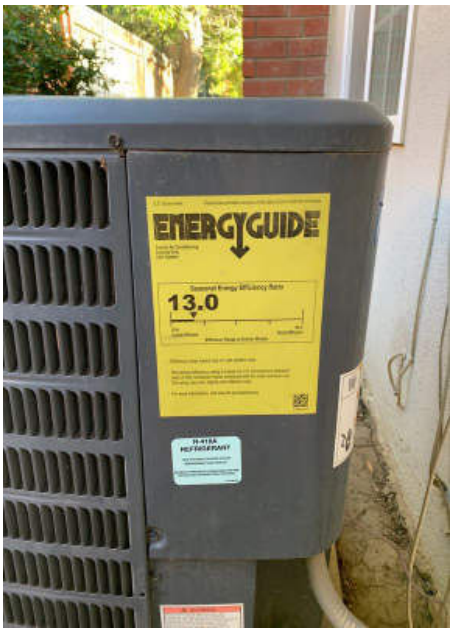
Cooling Equipment: Location
Exterior East

Distribution System: Configuration
Central

Cooling Equipment: SEER Rating
13 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.



Deficiencies

7.1.1 Cooling Equipment

FAILED TO PRODUCE COLD AIR

Recommendation

The air conditioner was functional but did not produce cold air at the time of the inspection. Recommend licensed HVAC contractor evaluate.

Recommendation

Contact a qualified HVAC professional.

7.1.2 Cooling Equipment

INSULATION MISSING OR DAMAGED

Maintenance Item

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.

7.1.3 Cooling Equipment

Maintenance Item

UNIT NOT LEVEL

Concrete pad supporting the outdoor condensing unit was not level. This can cause acceleratead deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation

Contact a qualified HVAC professional.

7.1.4 Cooling Equipment

Safety Hazard

MAJOR DETERIORATION/DAMAGE

Major deterioration/damage was observed at the time of the inspection. Significant repair or replacement *might* be necessary. Recommend consulting a qualified HVAC technician.

Recommendation

Contact a qualified HVAC professional.

Estimated Cost

$400 - $7,500

8: GARAGE

Information

Garage Door: Material
Metal

Garage Door: Type
Automatic

Deficiencies

8.2.1 Floor

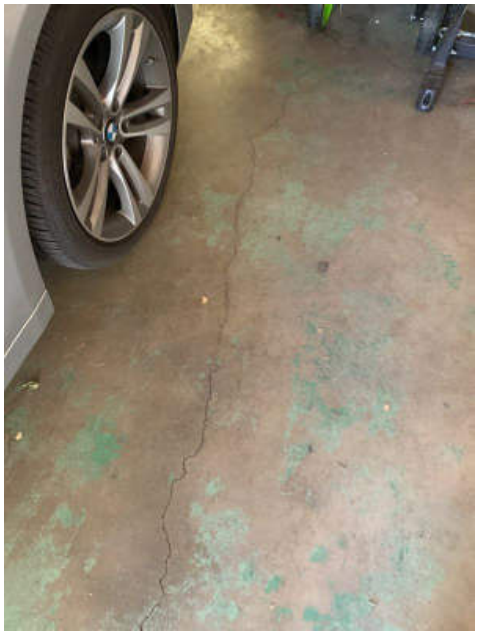
Maintenance Item

CRACKING

Cracking was visible in the garage floor. Recommend monitoring.

Recommendation

Recommend monitoring.



8.2.2 Floor

Maintenance Item

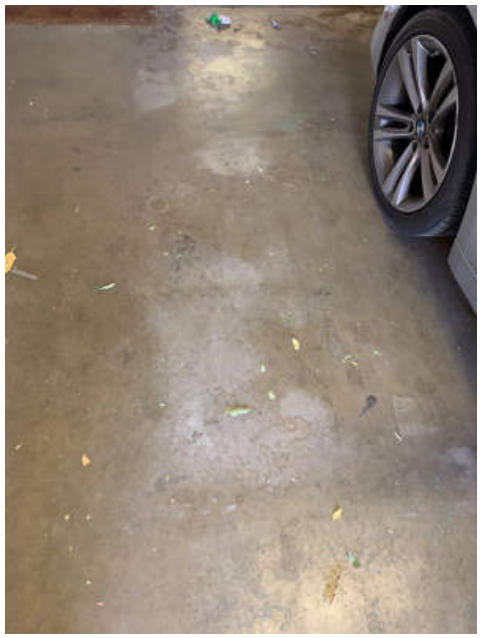
EFFLORESCENSE

Efflorescense is a white, crystalline deposit of salts that are left behind when moisture was present. Recommend scrubbing with a mild detergent.

Here is a DIY resource to help.

Recommendation

Recommended DIY Project



8.2.3 Floor

Maintenance Item

STAINING

Garage floor showed visible staining from oil/grease. Recommend scrubbing with a degreaser or cleaning solution.

Here is a DIY resource to help.

Recommendation

Recommended DIY Project

8.4.1 Garage Door

Maintenance Item

PANEL DAMAGE

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.

Recommendation

Contact a qualified garage door contractor.

9: PLUMBING

Information

Filters
Unknown

Water Source
Public

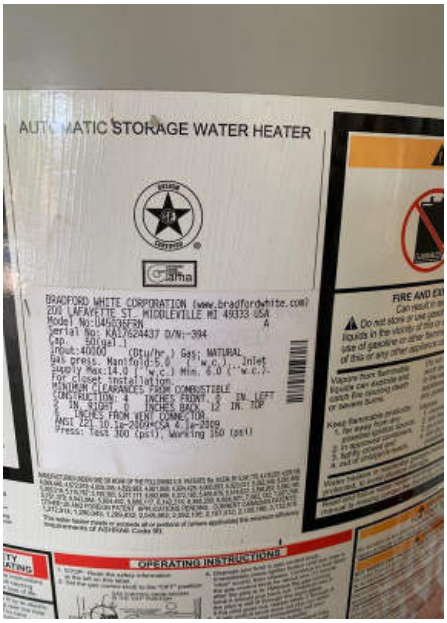
Main Water Shut-off Device: Location
North

Drain, Waste, & Vent Systems: Material
ABS, PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, Hose

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper, Hose

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



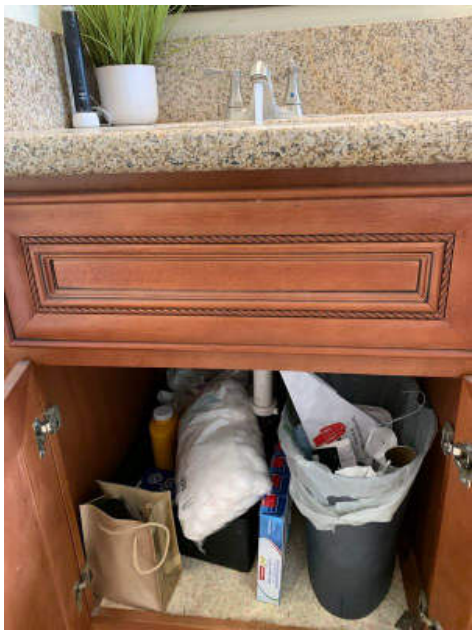
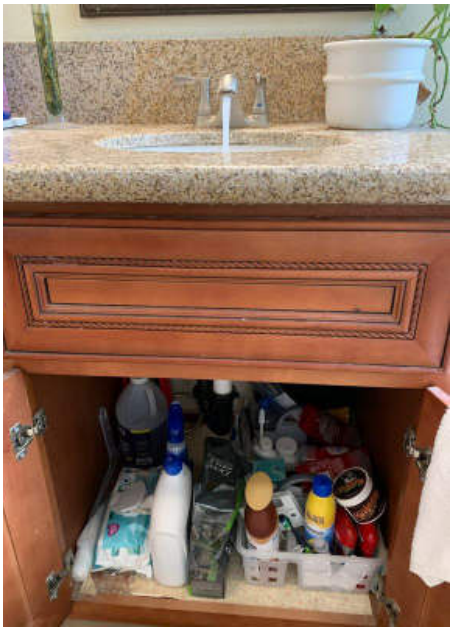
Hot Water Systems, Controls, Flues & Vents: Location
Garage

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

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

Drain, Waste, & Vent Systems: Drain Size

1 1/2"

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Deficiencies

9.2.1 Drain, Waste, & Vent Systems

Recommendation

SINK - POOR DRAINAGE

Sink(s) had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.

9.4.1 Hot Water Systems, Controls, Flues & Vents

Maintenance Item

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

9.5.1 Fuel Storage & Distribution Systems

Recommendation

CORROSION

Gas pipes were corroded. This can lead to gas leaks. Recommend contacting local utility company for evaluation and repair.

Recommendation

Contact your local utility company

10: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
South
Back

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
100 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Could not determine

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Not Visible

Deficiencies

10.1.1 Service Entrance Conductors

Recommendation

FRAYED SHEATHING

Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation

Contact your local utility company

10.1.2 Service Entrance Conductors

Safety Hazard

SERVICE DROP VEGETATION CLEARANCE

At the time of the inspection the service drop passed through a hazardous location. It is recommended that power lines maintain 12ft of clearance from vegetation in all directions. Recommend consulting local utility company. **DO NOT ATTEMPT DIY.**

Recommendation

Contact your local utility company

Estimated Cost

$100 - $1,000

10.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Maintenance Item

MISSING LABELS ON PANEL

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

Recommendation

Contact a qualified electrical contractor.

10.4.1 Lighting Fixtures, Switches & Receptacles

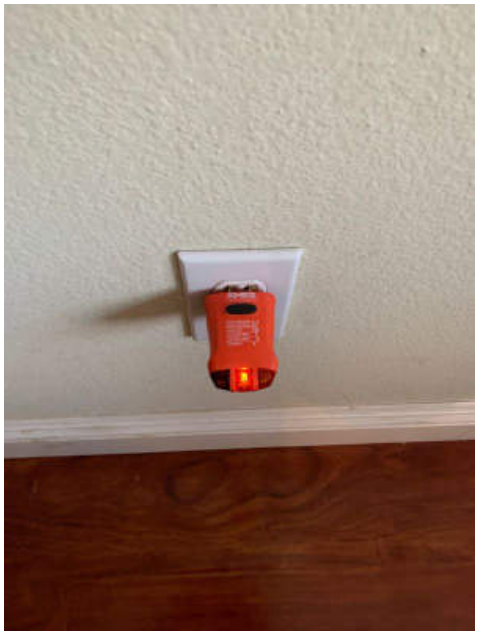
Recommendation

UNGROUNDED RECEPTACLE

One or more receptacles were ungrounded. Recommend receptacles in kitchen, bathrooms, garage & exterior be grounded to minimize risk of electrical fire.

Recommendation

Contact a qualified electrical contractor.



10.5.1 GFCI & AFCI

Recommendation

NO GFCI PROTECTION INSTALLED

No GFCI protection was observed in some/all key locations. Recommend licensed electrician upgrade by installing ground fault receptacles in any location that has a higher risk of liquid exposure.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

10.6.1 Smoke Detectors

Recommendation

POSSIBLY DEFECTIVE

Smoke detector was connected, but not functioning properly. Smoke detectors should be replaced every 10 years. Recommend replacement if defective.

Recommendation

Recommended DIY Project

10.6.2 Smoke Detectors

Recommendation

LOW BATTERY

Smoke detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project

10.6.3 Smoke Detectors

Safety Hazard

INADEQUATE NUMBER OF SMOKE DETECTORS

The smoke detector(s) present at the time of the inspection (if any) did not cover an adequate area.

Read this article to learn about proper smoke detector coverage and placement.

Recommendation

Contact a qualified professional.

Estimated Cost

$10 - $50

10.7.1 Carbon Monoxide Detectors

Recommendation

POSSIBLY DEFECTIVE

Carbon monoxide detector is connected, but not functioning properly. Carbon monoxide detectors should be replaced every 5 years. Recommend replacement if defective.

Recommendation

Recommended DIY Project

10.7.2 Carbon Monoxide Detectors

Recommendation

LOW BATTERY

Carbon monoxide detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project

11: FIREPLACE

Information

Type
Gas, Wood

Limitations

Cleanout Doors & Frames

FLUE INACCESSIBLE

Could not properly examine fireplace flue at the time of the inspection.

Deficiencies

11.1.1 Vents, Flues & Chimneys

Recommendation

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation

Contact a qualified chimney sweep.

11.3.1 Damper Doors

Recommendation

DAMPER INOPERABLE

Damper was inoperable. Recommend a qualified fireplace contractor repair.

Recommendation

Contact a qualified fireplace contractor.

12: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
Gas, 120 Volt

Dryer Vent
Metal (Flex)

Flooring Insulation
None

Attic Insulation: Insulation Type
Fiberglass

Attic Insulation: R-value
23

Ventilation: Ventilation Type
Gable Vents, Whole House Fan, Attic Fan

Exhaust Systems: Exhaust Fans
N/A

Limitations

Exhaust Systems

EXHAUST SYSTEM INACCESSIBLE

Could not safely access and/or view attic exhaust systems.

Deficiencies

12.1.1 Attic Insulation

Recommendation

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified professional.

13: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Sliders

Floors: Floor Coverings
Laminate, Linoleum, Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Granite

Deficiencies

13.1.1 Doors

Maintenance Item

NOTICEABLE GAP

Recommend handyman or door contractor evaluate.

Recommendation

Contact a qualified handyman.

13.1.2 Doors

Maintenance Item

WATER STAINING

Door shows noticeable water staining, which could lead to further deterioration. Monitor for future repair or replacement.

Recommendation

Contact a qualified handyman.

13.2.1 Windows

Maintenance Item

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a handyman or DIY project

13.3.1 Floors

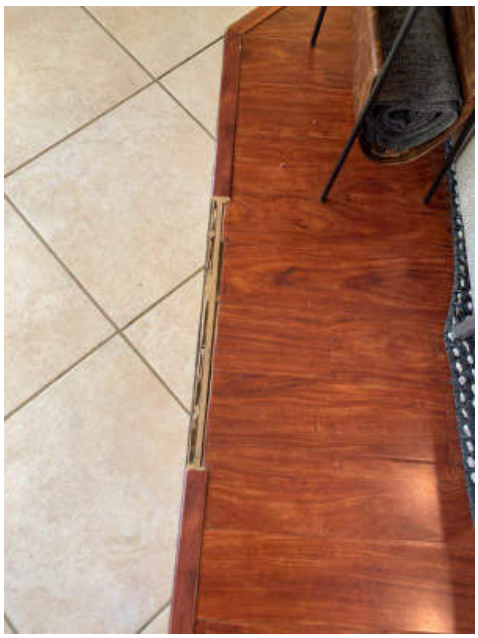
Maintenance Item

DAMAGED (GENERAL)

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Recommendation

Contact a qualified professional.



13.3.2 Floors

Maintenance Item

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation
Contact a qualified professional.

13.3.3 Floors

Recommendation

MOISTURE DAMAGE

Floors had areas of visible moisture damage. Recommend a qualified flooring contractor evaluate & repair areas of moisture.

Recommendation
Contact a qualified professional.

13.4.1 Walls

Maintenance Item

DOORKNOB HOLE

Wall had damage from doorknob. Recommend a qualified handyman or drywall contractor repair.

Recommendation
Contact a handyman or DIY project

13.4.2 Walls

Recommendation

MOISTURE DAMAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Recommendation

Contact a qualified professional.

13.4.3 Walls

Maintenance Item

PAINT CRACKING

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on treating cracking paint.

Recommendation

Recommended DIY Project

13.4.4 Walls

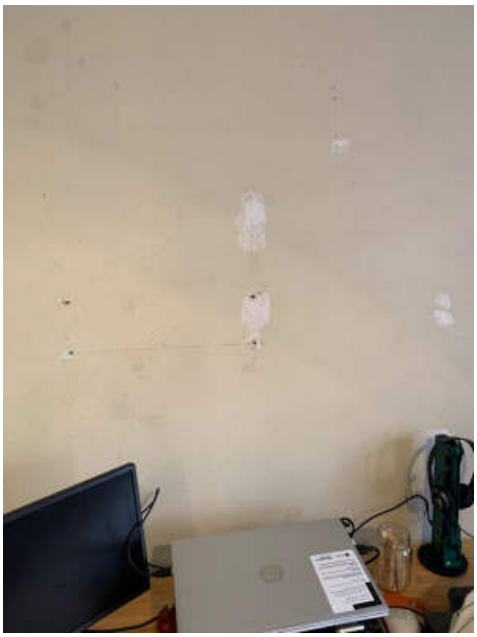
Maintenance Item

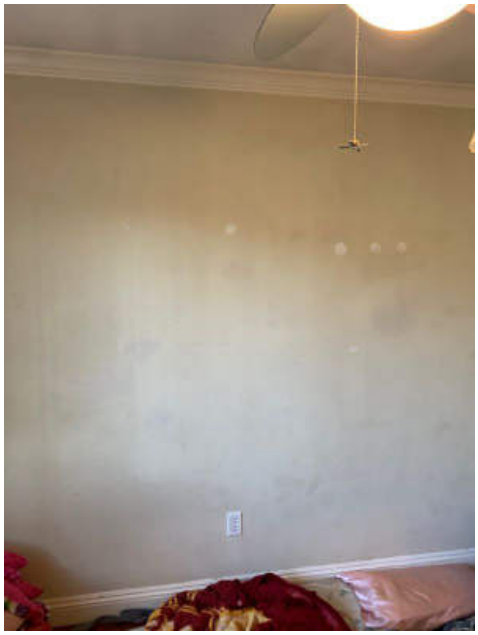
POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a handyman or DIY project





13.5.1 Ceilings

Maintenance Item

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a handyman or DIY project

13.5.2 Ceilings

Recommendation

POSSIBLE MOLD

There are possible signs of fungi growth on ceiling. **It is unknown if this is a safety hazard.** Recommend a qualified mold inspector evaluate.

Recommendation

Contact a qualified mold inspection professional.

13.5.3 Ceilings

Recommendation

FIRE DAMAGE - MINOR

Minor fire damage observed at the time of the inspection. Recommend a qualified professional further assess the damage and repair.

Recommendation

Contact a qualified professional.

13.6.1 Countertops & Cabinets

Maintenance Item

CABINET HANDLE MISSING

One or more cabinet handles were missing.

Recommendation

Recommended DIY Project

14: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Whirlpool

Refrigerator: Brand
Whirlpool

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
General Electric

Range/Oven/Cooktop: Range/Oven Energy Source
Gas

Deficiencies

14.3.1 Range/Oven/Cooktop

Maintenance Item

BURNER NOT LIGHTING

One or more heating elements did not heat up when turned on. Recommend qualified professional evaluate & repair.

Here is a DIY resource on possible solutions.

Recommendation

Contact a qualified appliance repair professional.

14.5.1 Built-in Microwave

Maintenance Item

INOPERABLE

Microwave could not be operated using its standard controls. Recommend appliance repair professional assess it's malfunction.

Recommendation

Contact a qualified appliance repair professional.

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.

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

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.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the 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.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

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