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MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

SUMMARY

- 🔧 2.5.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
- 🔧 2.8.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
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1: INSPECTION DETAILS

Information

In Attendance

Home Owner

Occupancy

Furnished, Occupied

A home inspection on an occupied and furnished home has some natural limitations because we can't move personal belongings, furniture, or stored items. This means we may not have full visibility into certain areas such as:

- Walls and floors behind furniture (like large couches or beds)
- Closets filled with belongings
- Attics or basements blocked by stored items
- Cabinet interiors, appliances, or under sinks if access is limited
- HVAC registers or electrical panels if they're obstructed

We'll do our best to inspect everything that's safely accessible, but it's important to understand that some issues could be hidden and only become visible after the home is vacated.

This is why it's a good idea for buyers to do a final walkthrough before closing, once the home is empty, to spot anything that may not have been visible during the inspection

Temperature	Type of Building	Weather Conditions
63 Fahrenheit (F)	Single Family	Clear

Limitations

General
OLDER HOME

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. The inspection does not test or determine if asbestos or lead base paint is present in home. Always consider hiring the appropriate expert for any repairs or further inspection.

2: EXTERIOR

Information

General: Inspection Method

Visual

Eaves, Soffits & Fascia: Eave Condition

No significant damage to the eaves, soffits & fascia found a time of inspection



Siding, Flashing & Trim: Siding Material

Fiber Cement

No visible significant damage observed at time of inspection



Decks, Balconies, Porches & Steps: Appurtenance

Front Porch, Covered Porch

No visible significant structural damage observed at time of inspection



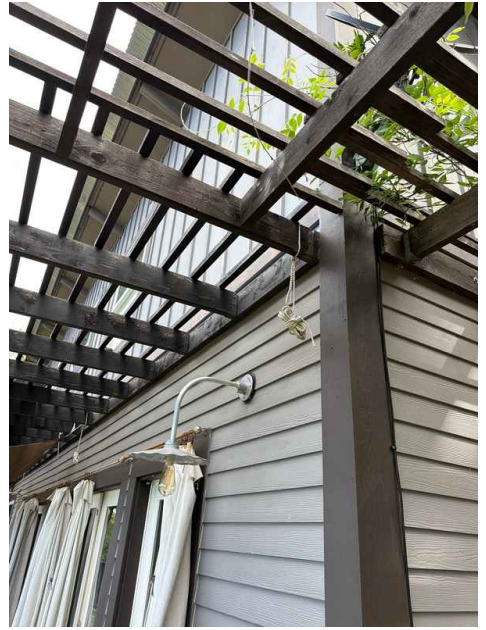
Decks, Balconies, Porches & Steps: Material

Wood

Decks, Balconies, Porches & Steps 2: Appurtenance

Deck

No visible significant structural damage observed at time of inspection





Decks, Balconies, Porches & Steps Walkways, Patios & Driveways:

2: Material

Wood

Driveway Material

Gravel, Dirt

Vegetation, Grading, Drainage & Retaining Walls: Home located on a hillside

The home is located on a hillside, which can introduce conditions not typically found on level lots. Homes in hillside settings may be more susceptible to drainage concentration, surface runoff, and soil erosion, particularly during periods of heavy rainfall. It is recommended that the buyer monitor and maintain proper site drainage, including gutters, downspouts, and grading away from the structure. Additionally, it may be beneficial to observe for signs of soil movement, retaining wall performance, and any changes in grading around the foundation over time.

Limitations

Exterior Doors

DOORS NOT ACCESSIBLE

Blocked by furniture



Vegetation, Grading, Drainage & Retaining Walls

DRAINAGE

Due to lack of heavy consistent rain, it cannot be determined how well stormwater will drain away from home and foundation areas

Deficiencies

2.5.1 Decks, Balconies, Porches & Steps



Maintenance Item

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

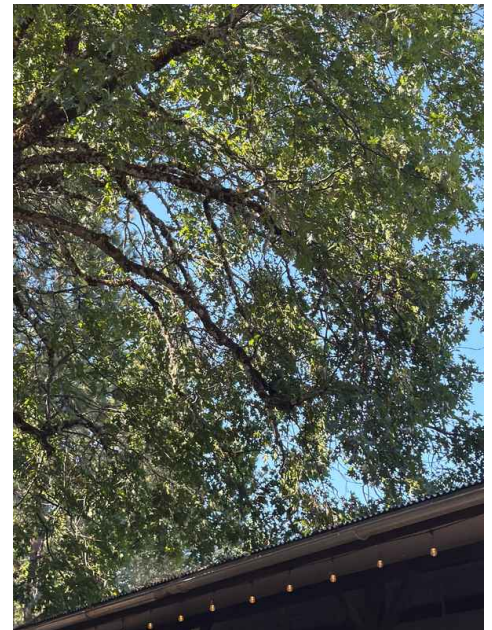
2.8.1 Vegetation, Grading, Drainage & Retaining Walls



Maintenance Item

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.



2.8.2 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.

3: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Visual

Foundation: Material

Concrete, Post & Pier



Floor Structure:**Basement/Crawlspace Floor**

Dirt

Floor Structure: Material

Wood joists

**Floor Structure: Sub-floor**

Plywood

**Subfloor Insulation: Flooring Insulation**

Fiberglass

Deficiencies

3.2.1 Basements & Crawlspaces

DEBRIS

Any type of debris in the crawlspace should be removed to prevent the attraction of pest and to provide a clean crawlspace area



Maintenance Item

3.2.2 Basements & Crawlspaces

RODENT DROPPINGS

Recommendation

Rodent droppings observed throughout the crawlspace. Recommend having a licensed pest control professional inspect and address the issue, and seal entry points to prevent future activity.

3.2.3 Basements & Crawlspaces

DRYER DUCTING DAMAGED

Recommendation

Dryer exhaust ducting is damaged and appears to be venting into the crawlspace rather than to the exterior. This can introduce excessive moisture and lint into the crawlspace, increasing the risk of mold growth, wood deterioration, and creating a potential fire hazard. Recommend having the dryer exhaust duct repaired or replaced as needed and properly terminated to the exterior



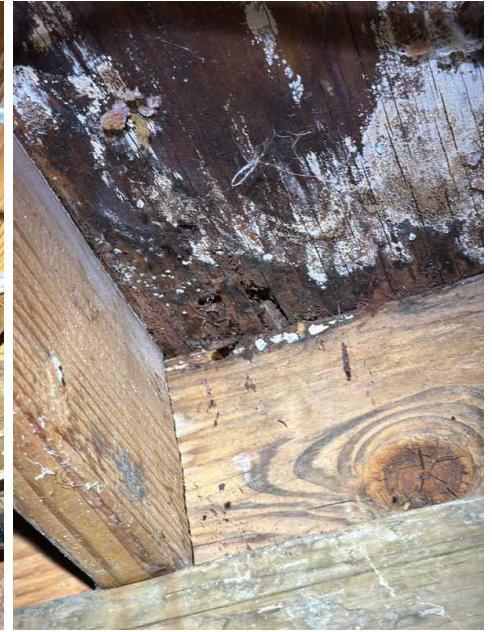
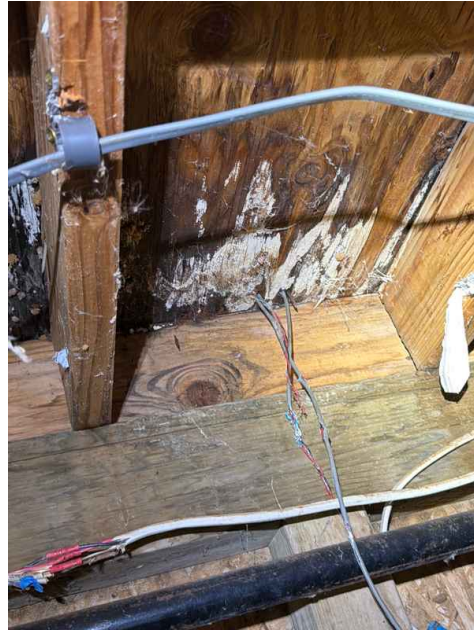
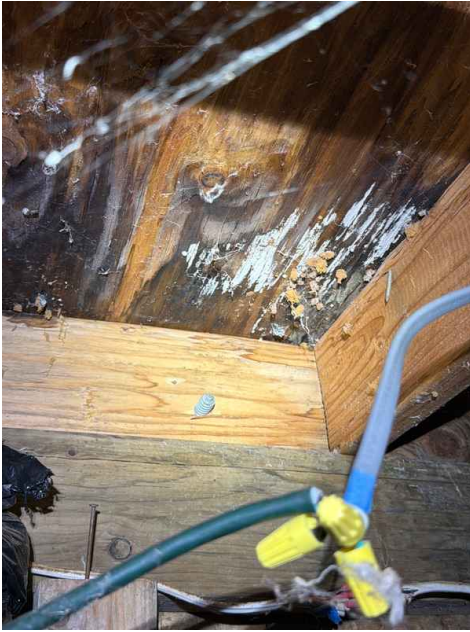
3.3.1 Floor Structure

EVIDENCE OF MOISTURE DAMAGE

Recommendation

WEST

Sections of the subfloor exhibit moisture-related damage and deterioration. The source of the moisture could not be determined at the time of the inspection, and the full extent of the damage was not visible. Recommend identifying and correcting the source of moisture, followed by evaluation and repair or replacement of the affected subfloor by a qualified contractor as needed.



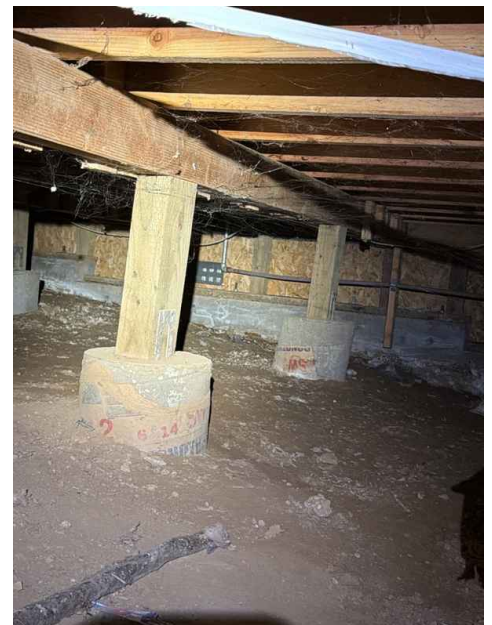
3.3.2 Floor Structure

LEANING SUPPORTS

Some of the wood post-and-pier supports beneath the home were observed to be leaning downhill. The concrete footings did not appear to be displaced, and no visible structural distress attributable to this condition was observed at the time of the inspection. Because the cause and long-term significance cannot be determined during a visual inspection, recommend evaluation by a qualified contractor and correction as needed to ensure the supports provide proper long-term stability.



Recommendation



3.4.1 Vapor Retarders (Crawlspace or Basement)

NO VAPOR BARRIER

There is no vapor barrier beneath the flooring. This can result in unwanted moisture.

 Recommendation

3.5.1 Subfloor Insulation

DAMAGED INSULATION

Damaged or hanging insulation found in the crawlspace area is recommended to be removed as the debris can attract pests and cause moisture issues.

 Recommendation



4: ROOF

Information

General: Inspection Method

Ground

Coverings: Material

Metal

The home has a metal roof. While durable, it should be inspected periodically for loose fasteners, damaged sealants, debris, corrosion, and other signs of wear. Addressing minor issues promptly can help prevent leaks and extend the roof's service life. Follow the manufacturer's maintenance recommendations.



Roof Drainage Systems: Gutter

Material

Aluminum

Limitations

General

METAL ROOF

The inspector does not walk on metal roofs to prevent possible damage to roofs and for safety purposes due to the slippery surface

Roof Drainage Systems

LACK OF RECENT RAIN

Due to lack of recent rain, it cannot be determined if gutters will leak or spill

Deficiencies

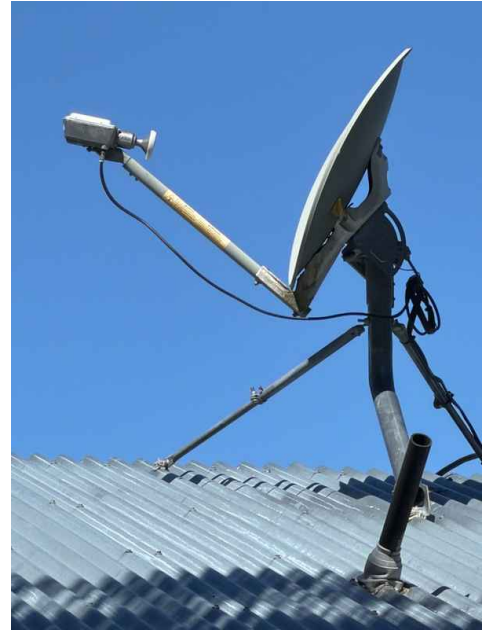
4.2.1 Coverings

SATELLITE DISH PRESENT

A satellite dish was installed on the roof. Roof penetrations associated with the installation may increase the risk of leaks. Recommend monitoring and sealing as needed.



Maintenance Item



4.3.1 Roof Drainage Systems

GUTTER RUST

The gutters exhibit areas of rust and corrosion. Rust can shorten the service life of the gutters and may eventually lead to leaks or reduced performance. Recommend cleaning, treating, repairing, or replacing affected sections as needed to help maintain proper drainage and extend the life of the gutter system.



Maintenance Item



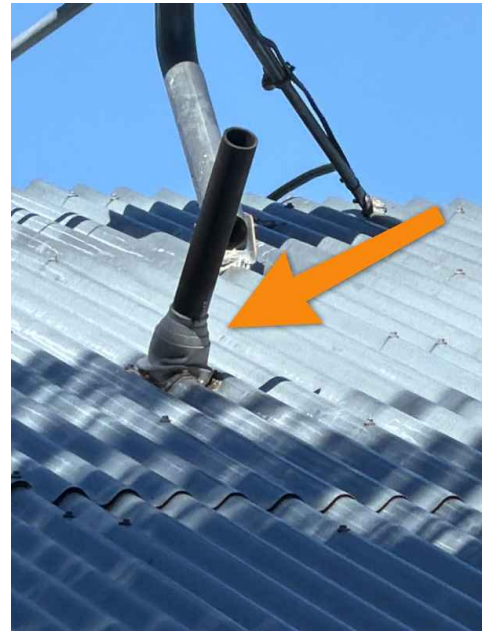
4.4.1 Skylights, Chimneys & Other Roof Penetrations

LEANING VENT PIPE



Recommendation

A roof vent pipe was observed to be leaning. This condition may indicate a loose or damaged pipe, flashing, or roof penetration and could increase the risk of water intrusion over time. Recommend further evaluation and repair as needed by a qualified roofing contractor to ensure the vent is properly supported and sealed.



5: HEATING

Limitations

Equipment

NO CENTRAL HEAT

Home does not have central heating system

6: COOLING

Limitations

Cooling Equipment

NO CENTRAL COOLING SYSTEM

Home does not have a central cooling system installed

7: PLUMBING

Information

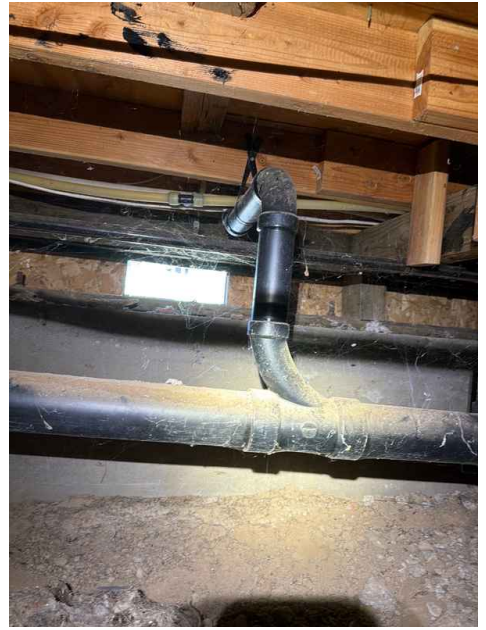
Filters Unknown	Water Source Well	Main Water Shut-off Device: Location Unknown
Drain, Waste, & Vent Systems: Drain Size 1 1/2"		



Drain, Waste, & Vent Systems: Material

ABS

No visible leaks observe at time of inspection



Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex

No visible leaks observe at time of inspection



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Stainless



Hot Water Systems, Controls, Flues & Vents: Location Washer/Dryer Area



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Navien

I recommend servicing your water heater 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.

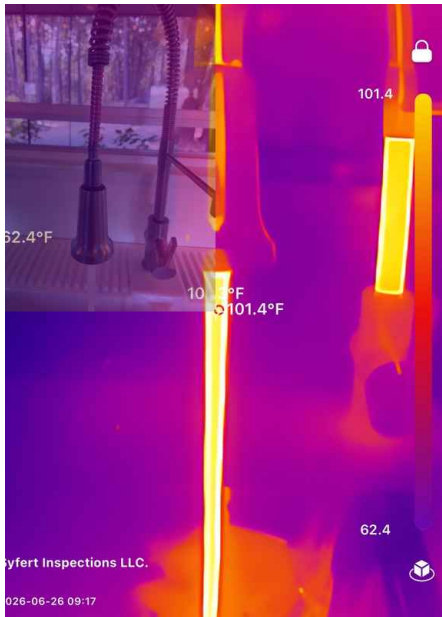
[Here is a nice maintenance guide from Lowe's to help.](#)

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

Propane

Hot Water Systems, Controls, Flues & Vents: Hot water test

Water heater was supplying hot water to home at time of Inspection .



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

Propane, South - under deck



Sump Pump: Location

Not present

8: FIREPLACE

Information

Type

Wood



Limitations

General

ANNUAL MAINTENANCE

This company does not inspect the interior components of a wood stove/fireplace and recommends annual inspections by a qualified chimney company.

9: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**
Outbuilding



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity - house
60 AMP

The home’s electrical service appears to be approximately 60 amps. While this may have been adequate when the home was originally constructed, it is considered limited by modern standards and may not be sufficient to support today’s typical electrical demands. If electrical upgrades or additional circuits are anticipated, consult a qualified licensed electrician to determine whether a service upgrade is appropriate.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity - main
175 AMP



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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Laundry Room



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Solar/Genetator System Equipment

This home comes equipped with a solar system and/or generator set up. We do not inspect solar systems or generators. Recommend contacting the installation company for any information on the system and servicing a maintenance needs

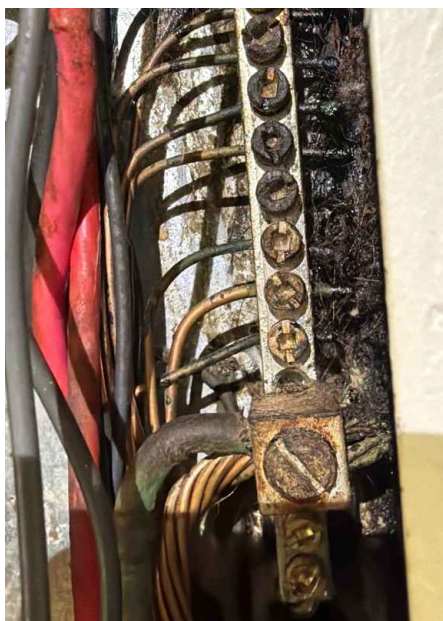


Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex



Lighting Fixtures, Switches & Receptacles: Interior outlets

All visible interior outlets tested and found to be properly wired and grounded.



GFCI & AFCI: GFI location

Outlets within 6 feet of interior plumbing fixtures were tested and found to be properly wired and GFI protected.



Smoke Detectors: Smoke detectors installed

Smoke detectors installed at appropriate areas. Smoke detector should be tested upon moving into home



Carbon Monoxide Detectors: Carbon monoxide Installed

Carbon monoxide detector installed in home was tested at time of inspection but should be tested upon moving into home



Limitations

GFCI & AFCI

GFCI/AFCI BREAKERS NOT TESTED

GFCI and AFCI breakers were not tested at the time of the inspection because the home was occupied. Testing these devices can interrupt power to connected appliances and electronic equipment, so they were left untested to avoid disrupting the occupants.



Deficiencies

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

Recommendation

MISSING LABELS ON PANEL

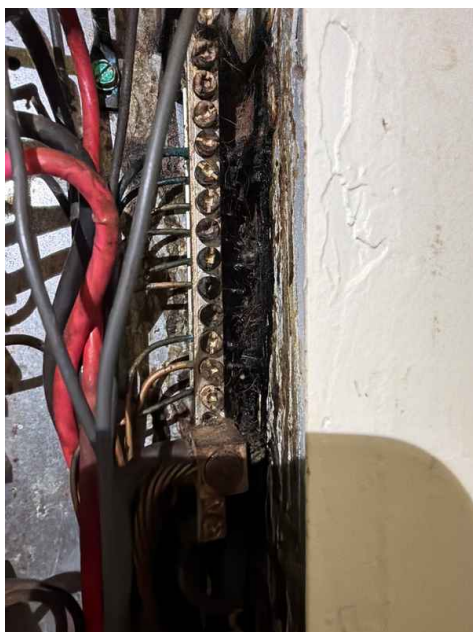
At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

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

Recommendation

DISCOLORATION/SUBSTANCE IN PANEL

Discoloration and an unidentified substance were observed inside the electrical subpanel. The cause and significance of this condition could not be determined during the inspection. Recommend evaluation by a qualified electrician to determine the source of the discoloration, verify the panel is functioning safely, and perform any necessary repairs or cleaning.



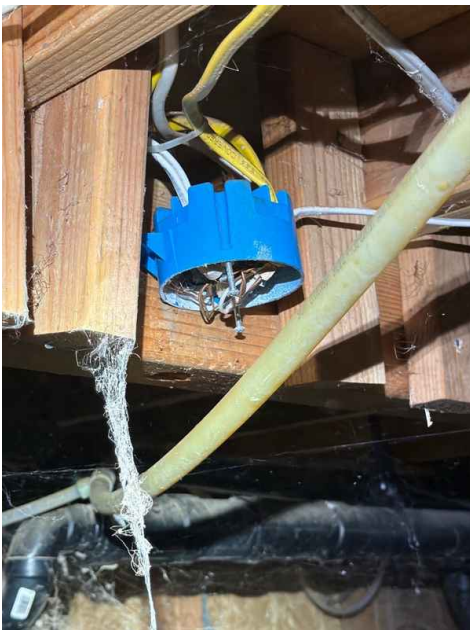


9.3.1 Branch Wiring Circuits, Breakers & Fuses

OPEN ELECTRICAL BOXES

 Safety Hazard

One or more electrical junction boxes were found open/exposed. Open boxes leave wiring connections exposed and can present a shock, fire, and safety hazard. Recommend having a qualified licensed electrician properly install approved covers and ensure all wiring connections are secure.



Crawlspace



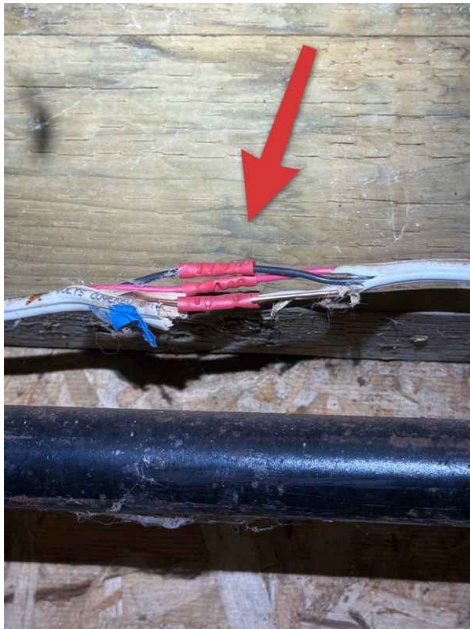
Crawlspace

9.3.2 Branch Wiring Circuits, Breakers & Fuses

EXPOSED ELECTRICAL SPLICES

 Safety Hazard

Exposed electrical wire splices found in areas should be installed in a properly secured and covered junction box as these exposed wires pose a safety and shock hazard. Recommend correction by a qualified electrician



West

9.3.3 Branch Wiring Circuits, Breakers & Fuses

DAMAGED WIRES

**Safety Hazard**

Electrical wiring in the crawlspace was observed with apparent damage consistent with possible rodent activity. Damaged wiring can present a shock hazard and increase the risk of electrical malfunction. Recommend further evaluation by a qualified electrician and pest control professional to determine the extent of damage, address any active rodent activity, and repair or replace affected wiring as needed.



West

9.4.1 Lighting Fixtures, Switches & Receptacles

OUTLET - NO POWER DISTRIBUTION

**Recommendation**

One or more electrical outlets were tested and did not have power. Cause for lack of power distribution cannot be determined and a qualified electrician should be contacted for a further evaluation



South wall - lounge/den room

9.4.2 Lighting Fixtures, Switches & Receptacles

DIMMER NOT OPERABLE



Recommendation

The dimmer switch for the two recessed light fixtures in the TV area do not adjust the brightness. This may indicate that the dimmer switch is not functional or the light fixtures are not dimmable



9.5.1 GFCI & AFCI

FAULTY GFI



Safety Hazard

One or more GFI outlets were not properly tripping or resetting which may indicate either a faulty outlet or improperly wired outlet should be corrected as needed by a qualified electrician.



West side

10: ROOF STRUCTURE/ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Not visible

Ceiling Structure: Open beam/truss

The home has an open beam/truss ceiling where the structural framing is left exposed. This is a common design feature and does not, by itself, indicate a defect. It is recommended to monitor for any signs of movement, cracking, or staining that could indicate moisture or structural changes over time.





Attic Insulation: Insulation Type
Not Visible

Exhaust Systems: Exhaust Fans
Fan with Light
Tested and functional



Limitations

Roof Structure & Attic

NO ATTIC ACCESS

Home does not have attic access.

11: DOORS, WINDOWS & INTERIOR

Information

Doors: Interior doors

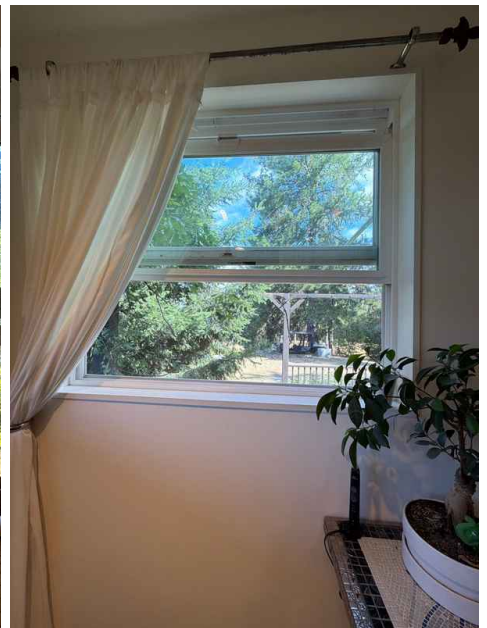
A representative number of interior doors were checked and found to open and close without issue.

Windows: Window Manufacturer

Milgard

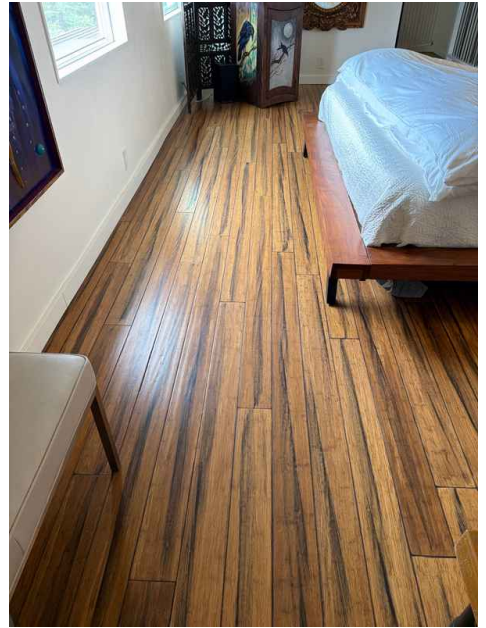
Windows: Window Type

Single-hung, Double pane



Floors: Floor Coverings

Engineered Wood, Hardwood, Tile

**Walls: Wall Material**

Drywall, Paneling

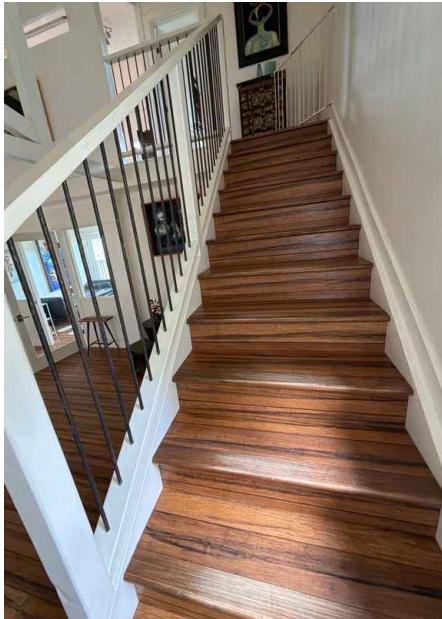


Ceilings: Ceiling Material
Gypsum Board, Wood



Steps, Stairways & Railings: Conditon

No visible structural issues
observed at time of Inspection



Deficiencies

11.3.1 Floors

MODERATE WEAR



Maintenance Item

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

11.4.1 Walls

LINEAR CRACKS



Maintenance Item

Hairline cracks were observed on interior wall surfaces. These types of cracks are common in many homes and are typically related to normal settling or seasonal movement of materials. No signs of structural concern were observed at the time of inspection. Recommend monitoring the areas and repairing as needed for cosmetic purposes.



11.7.1 Countertops & Cabinets

COSMETIC WEAR/DAMAGE

Kitchen/bathroom cabinets and counters found to show cosmetic wear



Maintenance Item



12: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Samsung



Dishwasher: Dishwasher test
Dishwasher was tested on a quick cycle and was functioning at time of inspection

Refrigerator: Brand
Frigidaire, Thermador



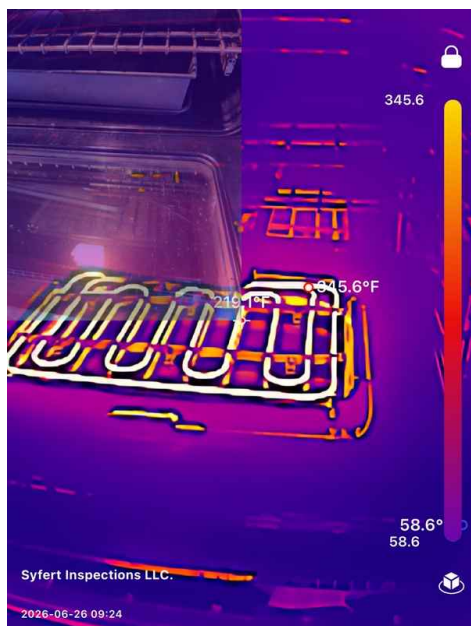
Range/Oven/Cooktop: Exhaust Hood Type
Vented
Tested and functional



Range/Oven/Cooktop: Range/Oven Brand
Viking
Range/Oven/Cooktop: Range/Oven Energy Source
Propane

Range/Oven/Cooktop: Stove/oven test

All cooktop burners and the oven were tested and functioning at time of inspection



Garbage Disposal: Garbage disposal test

Garbage disposal was functioning at time of inspection.



Deficiencies

12.1.1 Dishwasher

MISSING HIGH LOOP

In California, dishwashers must be connected to the drain either through an air gap or a high loop (where the drain hose is looped high under the sink) to prevent backflow of contaminated water and drainage issues.



Recommendation



12.1.2 Dishwasher

MISSING AIR GAP



Recommendation

The dishwasher drain line is installed with a high loop; however, a dedicated air gap device was not observed. While the current configuration may reduce backflow risk, absence of an air gap may not meet best practice or local requirements depending on jurisdiction. Recommend evaluation and correction as needed by a qualified plumber.

13: SHOP/OUTBUILDING

Information

General: Inspection Method
Visual



Roof: Material
Metal roof materials



Floor Structure:
Basement/Crawlspace Floor
Dirt

Floor Structure: Material
Wood joists



Floor Structure: Sub-floor

Plywood



Foundation: Material

Post & pier

The shop/outbuilding is constructed on a post and pier foundation system and does not appear to have a continuous perimeter foundation. This type of support is common for outbuildings and allows the structure to be elevated above grade. Because there is no full perimeter foundation, the underside of the structure is typically more exposed to moisture, pests, and weather conditions. It is recommended to monitor the posts and support areas for signs of settlement, deterioration, or movement over time.



Basements & Crawlspaces:
Conditon

No signs of excessive moisture
observed at time of inspection



Windows: Window Type
Sliders, Double pane



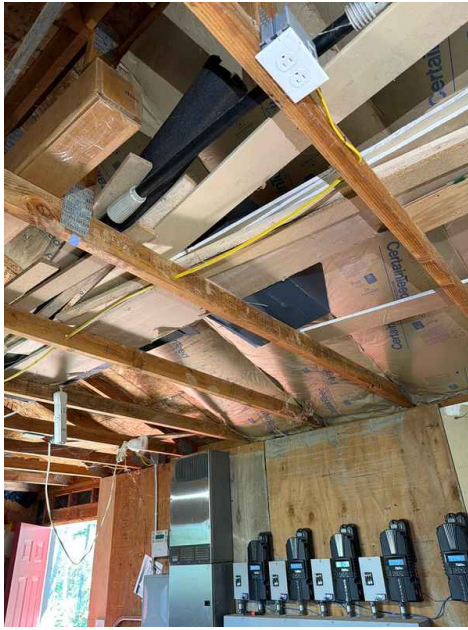
Floors: Floor Coverings
Plywood



Ceilings: Ceiling Material

2x4 trusses

No visible significant structural issues observed at time of inspection



Walls: Wall Material

Drywall, Paneling, Open

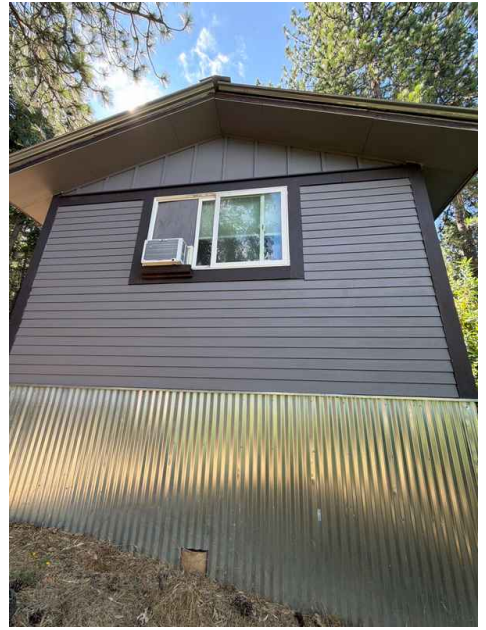
No visible significant structural issues observed time of inspection



Siding, Flashing & Trim: Siding Material

Fiber Cement

No visible significant damage observed at time of inspection

**Water Supply, Distribution Systems & Fixtures: Distribution Material**

PVC



Lighting Fixtures, Switches & Receptacles: Interior outlets

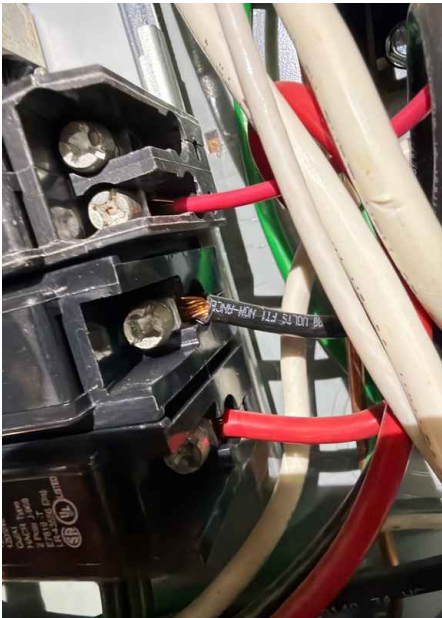
All visible interior outlets tested and found to be properly wired and grounded.



Lighting Fixtures, Switches & Receptacles: Light fixtures

A representative number of interior light fixtures/ceiling fans tested and properly functioning at time of inspection.

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper



Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Knob & Tube, Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Interior



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

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch



Decks, Balconies, Porches & Steps: Material
Wood

Deficiencies

13.2.1 Roof

MISSING GUTTERS

No gutters are present on the roof. Gutters direct rainwater away from the foundation and walls, protecting the structure from water damage and erosion.



Recommendation

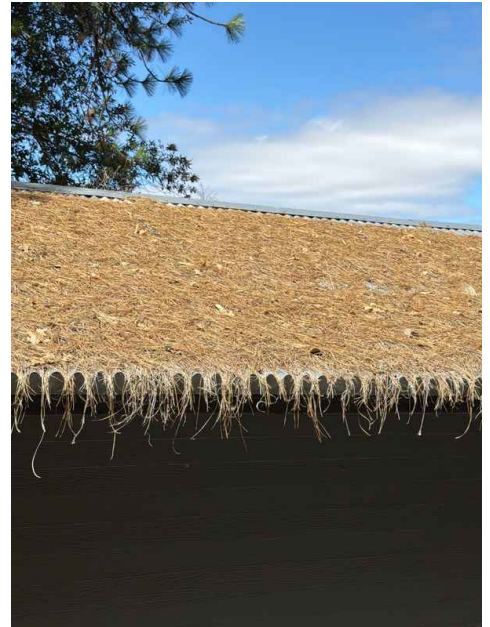
13.2.2 Roof

TREE DEBRIS ON ROOF

Tree debris accumulation observed on the roof surface. Debris can trap moisture, promote algae growth, and potentially clog drainage systems, which may lead to water damage and premature roof deterioration. Remove debris and trim nearby tree branches to prevent recurrence.



Maintenance Item



13.3.1 Floor Structure

POST & PIER LEAN

Some of the wood post-and-pier supports beneath the home were observed to be leaning downhill. The concrete footings did not appear to be displaced, and no visible structural distress attributable to this condition was observed at the time of the inspection. Because the cause and long-term significance cannot be determined during a visual inspection, recommend evaluation by a qualified contractor and correction as needed to ensure the supports provide proper long-term stability.



Recommendation



13.3.2 Floor Structure

SOIL IN CONTACT WITH WOOD

Soil in direct contact with wood materials creates conditions for wood rot, decay, and pest infestation. This should be corrected to prevent structural deterioration.



Recommendation



13.5.1 Basements & Crawlspaces

DEBRIS

Any type of debris in the crawlspace should be removed to prevent the attraction of pest and to provide a clean crawlspace area



Maintenance Item



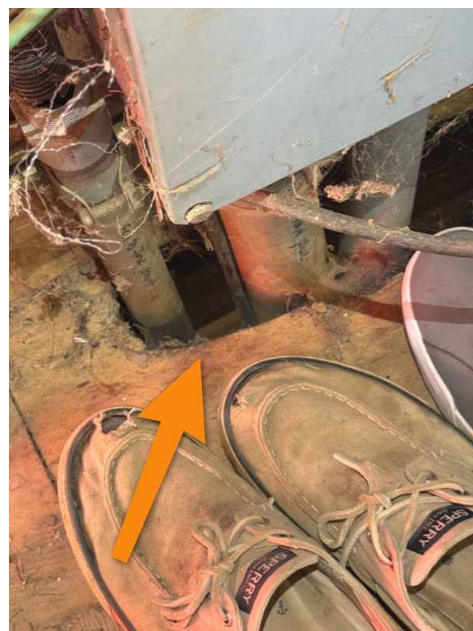
13.7.1 Floors

OPENINGS

Openings around pipes in shop area leading to crawlspace should be sealed



Maintenance Item



13.12.1 Drain, Waste, & Vent Systems

DRAIN NOT CONNECTED TO MAIN



Recommendation

The art studio sink does not appear to be connected to the main septic system and instead drains toward the hillside. This is not a typical or approved drainage method and may lead to drainage issues or erosion concerns. Recommend having the system evaluated by a qualified plumbing contractor and redirected to an approved waste system as needed.



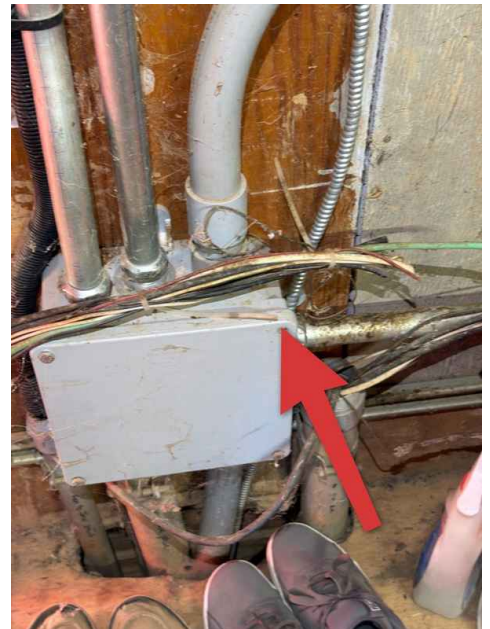
13.14.1 Branch Wiring Circuits, Breakers & Fuses

EXPOSED DISCONNECTED WIRES

Exposed and disconnected electrical wiring was observed in the shop area. This condition can present a shock hazard and potential fire risk if the wiring is energized or inadvertently contacted. Recommend evaluation by a qualified electrician to properly secure, terminate, or remove the wiring as needed to ensure safe conditions.



Safety Hazard



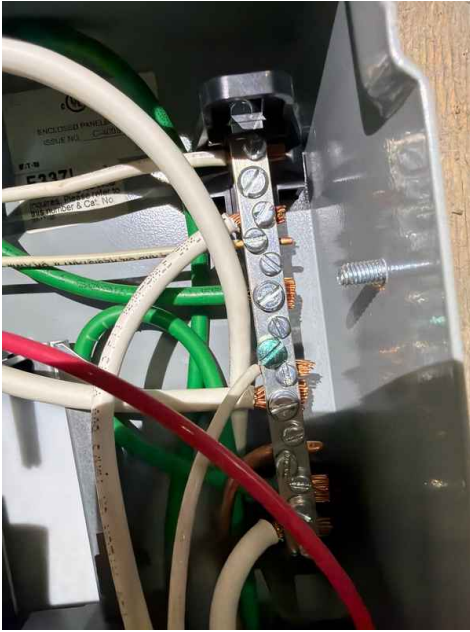
13.15.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

SUB PANEL NEUTRALS & GROUNDS NOT SEPARATED

In a subpanel, grounds and neutrals must be separated. Grounds should be connected to the panel's enclosure, while neutrals should be connected to a floating bar. This separation ensures separate paths for current flow and prevents potential shock hazards.



Safety Hazard



13.17.1 Eaves, Soffits & Fascia

OPENINGS ABOVE FASCIA

Openings were observed above the fascia at each gable end, between the metal roof edge and the top of the fascia board. These gaps may allow moisture, wind-driven rain, pests, and debris to enter the roof assembly. Recommend further evaluation and repair by a qualified roofing contractor to properly seal and protect these areas as needed.



Recommendation



STANDARDS OF PRACTICE

Inspection Details

Exterior

I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

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

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

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.

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.

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.

Electrical

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

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or 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.

Roof Structure/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.