



**Edward Hobaica – Licensed Professional Home Inspector**



## Property Information:

**Address:** 123 Example Lane, Juneau, AK, 99801

**Prepared Exclusively for:** Chris Frost

**Inspection Date:** May 1<sup>st</sup>, 2022

**Type of Inspection:** Pre-purchase Inspection

**Members present at inspection:** Chris Frost

**Listed Square footage:** 1,915

**Listed year of construction:** 2019

**Building Status:** ☐ Vacant ☒ Occupied

**Utilities On:** ☒ Yes ☐ No Water  
☐ No Electricity ☐ No Gas

**Weather Conditions:** Overcast

**Temperature:** 60F



	Recommended; High Priority
	Recommended; Medium Priority
	Recommended; Low Priority
	Informational

<b>Report Identification</b>			
<b>Property Location:</b> 123 Example Lane	<b>Inspected By:</b> Edward Hobaica, King Tide LLC	<b>Insp Date:</b> 04/16/22	
<b>Prepared For:</b> Chris Frost	<b>AK License:</b> 191959	<b>Time:</b> 1000	
<b>I=Inspected</b>	<b>NI=Not Inspected</b>	<b>NP=Not Present</b>	<b>D=Deficient</b>
<b>I NI NP D</b>			

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## Part 1: Consumer Notices



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## PROPERTY INSPECTION REPORT

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (“Rules”) of Alaska statutes and regulations.

The International Association of Home Inspector’s (InterNACHI) Standards of Practice are the minimum standards for inspections by Alaska licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), or Not Present (NP). The inspector will check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the InterNACHI Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector’s responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client’s responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.



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Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Alaskans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless-steel tubing (CSST)

To help ensure that consumers are informed of hazards such as these, InterNACHI has developed Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the InterNACHI Standards of Practice do not require inspectors to perform a code compliance inspection, InterNACHI considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.



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INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The inspection contract agreement signed by the client and the authorized King Tide LLC representative applies to this inspection. While there is a color coding system in the report, all noted deficiencies no matter what color are deficiencies.



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## Part 2: Realtor/Builder Summary

This summary is only a partial list: The below partial list is provided so that the realtor is aware of some of the more significant issues contained in the report. Refer to the detailed report for additional items that the client may wish to have addressed including suggestions, items not deemed deficient by InterNachi, and items that were not typical building practice at the time of construction.

### Part I: Structural

- a. Low point in the soil near the foundation where surface water collects. Recommend installing something that will transport the water away from the collection point. French drains have worked for drainage issues.
- b. Erosion observed near foundation. Recommend vegetation be repairs to prevent further erosion.
- c. Splash block should be turned around such that the water can flow away from the foundation.
- d. Damaged shingle(s). Recommend replacement of shingle.
- e. Nail penetrating roof covering material. Recommend encapsulating.
- f. Area with missing shingles. Recommend a licensed roofer either repair or replace the roof covering material.
- g. The attic access stairs are not properly fastened. The nails securing the attic access stairs should be nailed through the shims.
- h. R802.4.6: Collar ties shall be a minimum of 1" by 4" spaced not more than 4' on center. Collar ties were spaced more than 4' on center. The absence of adequate collar ties could cause separation of the rafters.
- i. Three rafters showed signs of separation from the ridge beam. Recommend further investigation by a qualified contractor.
- j. Crack in the ceiling above the shower. Moisture meter does not indicate high moisture levels. Recommend repair the crack.
- k. Electrical box against house is not weathertight. The perimeter of the box should be caulked.
- l. The penetration depicted in the photo should be caulked. The penetration is next to the main service panel.
- m. Gap between master bath shower tile and window. This will allow water an access point into the walls possibly causing future water damage. Recommend grouting and sealing up gaps such that it becomes water tight.
- n. Gap between garage trip and exterior siding. Recommend resealing spot.
- o. Missing door stop in the master bathroom's toilet room. Recommend replacement to prevent wall damage.
- p. Crack in the firebrick. Recommend a fireplace expert evaluate further.
- q. Crack in the hearth extension.
- r. Substantial creosote buildup. This poses a fire hazard and recommend that the entire chimney be cleaned by a chimney cleaning expert.



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- s. Small crack in the mortar above the fireplace opening.
- t. Exterior cable conduit is broken. Recommend replacement.
- u. Crack in the corner of the kitchen cabinetry.
- v. North side of fence is not properly attached to fence post.

## Part II: Electrical

- a. Service wire exposed. Dead man panel should cover all wiring.
- b. Service wire shows wear on the outer insulation. Further wear could cause an exposed conductor resulting in a major safety issue. Recommend correcting the panel issue which should correct this issue if done immediately.
- c. Panel has been altered. Electrical panels are not allowed to be altered. Recommend a licensed electrician replace the panel with an unaltered panel.
- d. Electrical outlet to the right of the stove appears to have partially melted at the ground socket. Recommend further investigation by a licensed electrician and replacement of the outlet.
- e. Switches and outlets in the attic have a metal face plate. These appear to not be bonded. Recommend further investigation by a licensed electrician.

## Part III: HVAC

- a. LOW DELTA T: The temperature differential (15 degrees) across the air conditioning coil was below the widely accepted range (15-21 degrees). This could be due to several factors including age, incorrect blower speed, static pressure, or low refrigerant. A low temperature differential (Delta T) is only used as an indicator of the need for further evaluation. Servicing of unit and charging of refrigerant may result in increased temperature differential and efficiency. While servicing, technician should monitor charged pressure over time to determine if a leak is present.
- b. There is about a 30'+ flexible duct/connector run from the supply plenum to the master bedroom/bathroom distributors. IMC 603.6.2.1 states flexible air connectors shall be limited in length to 14 feet. While IMC states flexible duct has no length limits it does state that flexible duct must be labeled as Class 0 or Class 1 flexible air ducts and shall be installed in accordance with Section 304.1. The inspector did not observe any labeling on the section he had access to. Thus it is recommend that the flexible duct/connector be inspected. Any flexible connectors in excess of 14 feet should be replaced with a suitable alternative.

## Part IV: Plumbing

- a. Paint on the grounding/bonding wire. Paint can inhibit/prevent the flow of electricity. Recommend removing the paint from the wire and the screw.
- b. Since the gas pipe is on the maintenance platform recommend securing the gas pipe and installing protection to prevent accidental contact causing damage to the gas pipe.



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## Part V: Appliances

**a. Duct interior is not smooth. This can easily cause a blockage in the piping and become a fire hazard. [IRC M1502.4]**

**b. No anti-tip device installed on the range. This could be a big safety hazard for family's with kids.**

## Part VI: Optional Systems

Zone	Program Run Time			Head Type	Area	Comment
	A	B	C			
1	0:30			Drip	Front garden beds	
2	0:10			Spray	2 trees in front and back tree	
3	0:08			Spray	Front Lawn	Left driveway corner head tilted excessively
4	0:08			Spray	North perimeter of building & around condenser	1. Northeast head not working 2. One head excessively tilted
5	0:08			Spray	South perimeter of building	
6	0:30			Rotary	Back lawn	1. Back middle head sprays fence and house. Needs range and span adjusted 2. Spray hits south corner of fence. Requires adjusting.
7	0:30			Drip	Sidewalk	



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## Part 3: Detailed Report



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## I. STRUCTURAL SYSTEMS

### ☒ ☐ ☐ ☐ A. Foundations

- Type of Foundation(s): ☒ Slab on grade ☐ Pier & Beam ☐ Other: \_\_\_\_\_
- Vantage point crawl space was inspected: N/A
- Foundation Performance Opinion:  
☒ At the time of the inspection, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.  
☐ Prior to closing, the foundation should be inspected by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.
- Crawl Space Ventilation: ☐ Not operational ☒ N/A
- Comments:

#### Foundation General Notes:

- This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of apparent conditions and not absolute fact and are only good for the date and time of this inspection.
- Due to constantly changing conditions, all concrete cracks should be closely monitored for worsening condition. A crack that has remained the same for several years can change quickly. A good rule of thumb is a crack in concrete becomes a structural deficiency if it settles differentially or widens greater than 1/8".
- Inspection Limitation: Any slabs that is against the house foundation and is an independent structure will obscure the foundation grade beam from view.
- Inspection Limitation: Some areas of the garage floor/basement slab were obscured from view by stored material.

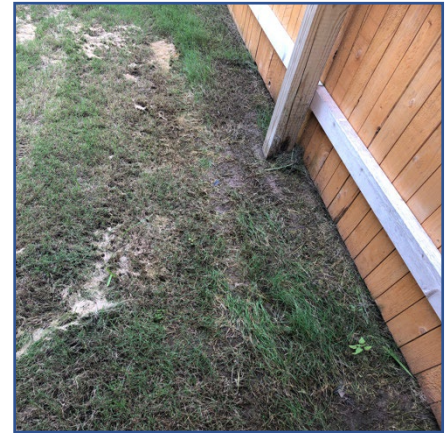
### ☐ ☐ ☐ ☒ B. Grading and Drainage

- Sloped away from house: ☒ Yes ☐ No
- Gutters present: ☒ Yes ☐ No
- Gutter Downspouts present: ☒ Yes ☐ No
- Comments:
  - Low point in the soil near the foundation where surface water collects. Recommend installing something that will transport the water away from the collection point. French drains have worked for drainage issues.
  - Erosion observed near foundation. Recommend vegetation be repairs to prevent further erosion.
  - Splash block should be turned around such that the water can flow away from the foundation.



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☐ ☐ ☐ ☒ **C. Roof Covering Materials**

- Type of roof Covering: ☒ Asphalt Shingle ☐ Metal ☐ Clay/Concrete ☐ Other: \_\_\_\_\_
- Viewed from: ☒ Walking ☐ From ground ☐ From eave with ladder
- Evidence of prior repairs: \_\_\_\_\_ No \_\_\_\_\_
- Appearance of flashing & penetrations (incl chimney): ☒ Acceptable ☐ In need of repair
- Chimney cricket: ☐ Acceptable ☐ Missing ☐ Not required ☒ No Chimney
- Comments:
  - Damaged shingle(s). Recommend replacement of shingle.
  - Nail penetrating roof covering material. Recommend encapsulating.
  - Area with missing shingles. Recommend a licensed roofer either repair or replace the roof covering material.



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☐ ☐ ☐ ☒ **D. Roof Structure and Attics**

- Viewed from: Attic access point
- Approximate average depth of insulation: unable to verify Posted R-Value: 38
- Insulation Type: ☐ Batts. ☒ Blown cellulose ☐ Blown fiberglass ☐ Rock wool ☐ Spray Foam
- Visible evidence of moisture penetration: ☐ Yes ☒ No



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5. Firestop at chimney penetration: ☐ Yes ☐ No ☐ Not accessible ☒ No chimney
6. Bathroom vents terminate to exterior: ☒ Yes ☐ No (where visible)
7. Venting via: ☒ soffit ☐ ridge ☐ gable ☒ static ☐ electric fan ☐ unvented
8. Attic lighting with accessible switch: ☒ Yes ☐ No
9. Attic Ventilation Not Performing: ☐ Yes (Deficient) ☒ No
10. Boarded path to equipment: ☒ Yes ☐ No ☐ No attic equipment
11. A/C platforms: ☒ Yes ☐ No ☐ No attic equipment
12. Attic access insulated: ☒ Yes ☐ No ☐ Missing at edges ☐ N/A
13. Attic stairs properly fastened: ☐ Yes ☒ No ☐ N/A
14. Attic access fire rated in garage: ☒ Yes ☐ No ☐ N/A (non-garage access)
15. Type of framing: ☒ Premanufactured trusses ☐ Field framed ☐ Combination
16. Radiant barrier: ☒ Yes ☐ No

17. Comments:

- a. The attic access stairs are not properly fastened. The nails securing the attic access stairs should be nailed through the shims.
- b. R802.4.6: Collar ties shall be a minimum of 1" by 4" spaced not more than 4' on center. Collar ties were spaced more than 4' on center. The absence of adequate collar ties could cause separation of the rafters.
- c. Three rafters showed signs of separation from the ridge beam. Recommend further investigation by a qualified contractor.



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#### Roof Structure and Attics General Notes:

- We do not calculate the adequacy of venting size in the attic.
- Note: Not all areas of the attic are safely accessible for a complete and thorough evaluation. Inspector does not move storage items, ductwork, vent pipes, or insulation. Inspector is not required to step off attic decking due to risk of ceiling damage.
- Note: Inspector examines condition of attic and roof covering at the time of inspection only. Therefore, it is impossible to determine the presence of past, current, or future leaks unless it is raining heavily on the day of inspection. Inspector uses best practices to investigate for signs of past leaks via compressed insulation, stained framing and drywall, daylight opening, etc. but can not guarantee all leaks can be discovered.



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- Note: Inspector can not perform a complete evaluation of the structural integrity or design of the structure without access to engineered plans, removal of insulation, and full attic access. Where an observable deficiency is noted, further evaluation by a structural engineer will be recommended.
- Note: Roof sheathing is equipped with radiant barrier backing, which reflects solar heat gain and improves the energy efficiency of the home.

☐ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

- Weep holes: ☐ Yes ☐ No ☒ N/A
- Expansion Joints: ☐ Yes ☐ No ☐ Insufficient ☒ N/A
- Garage common wall (no openings): ☒ Acceptable ☐ Deficient ☐ N/A
- Evidence of decay: ☐ Yes ☒ No (where visible)

5. Comments:

- Crack in the ceiling above the shower. Moisture meter does not indicate high moisture levels. Recommend repair the crack.
- Electrical box against house is not weathertight. The perimeter of the box should be caulked.
- The penetration depicted in the photo should be caulked. The penetration is next to the main service panel.
- Gap between master bath shower tile and window. This will allow water an access point into the walls possibly causing future water damage. Recommend grouting and sealing up gaps such that it becomes water tight.
- Gap between garage trip and exterior siding. Recommend resealing spot.





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#### Walls General Notes

- Note regarding Chinese drywall lawsuits: Home is not tested for 'Chinese drywall' under this inspection. Chinese drywall refers to defective drywall manufactured in China and used in approximately 100,000 new homes in 20 states in the U.S. between 2001 and 2009. Chinese drywall off-gasses volatile chemicals and sulfurous gases and may give off a sulfuric (rotten egg) odor. These chemicals will cause copper surfaces to turn black and powdery, affecting copper water piping, electrical wiring, and air conditioner coils. Homeowners may experience health symptoms including respiratory problems, headaches and sinus issues.

#### ☒ ☐ ☐ ☐ F. Ceilings and Floors

1. Comments:

- Note: The inspector does not look under carpeting, rugs, or move furniture. Damage may be concealed in these areas.

#### ☐ ☐ ☐ ☒ G. Doors (Interior and Exterior)

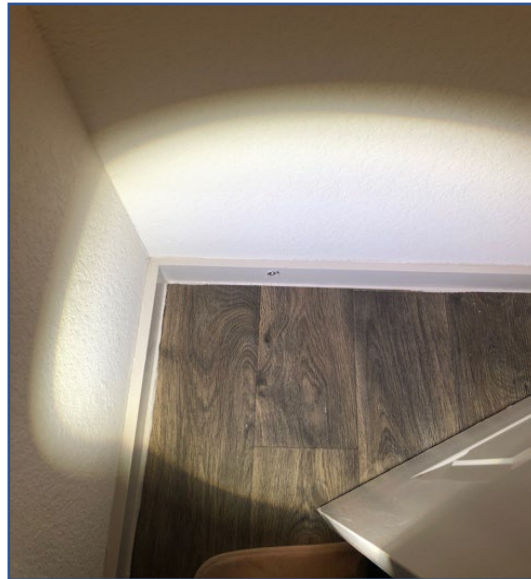
- Exterior lock function acceptable: ☒ Yes ☐ No ☐ N/A
- Garage to house door fire rate: ☒ Yes ☐ No ☐ N/A
- Garage to house door self closing: ☒ Yes ☐ No ☐ N/A
- Tempered safety glass: ☒ Yes ☐ No ☐ N/A
- Comments:



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	Recommended; Medium Priority
	Recommended; Low Priority
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- a. **Missing door stop in the master bathroom's toilet room. Recommend replacement to prevent wall damage.**



☒ ☐ ☐ ☐ **H. Windows**

- Cracks/fogging: ☐ Yes ☒ No
- Sills positive slope: ☒ Yes ☐ No ☐ N/A
- Screens missing or damaged: ☐ Yes ☒ No
- Lintels present at masonry: ☐ Yes ☐ No ☒ N/A
- Egress in bathroom: ☐ Yes ☐ No ☒ N/A (non-garage access)
- Glazing type: ☐ Single ☒ Double ☐ Triple
- Frame type: ☒ Vinyl ☐ Wood ☐ Aluminum ☐ Vinyl clad wood
- Safety glass: ☒ Where required ☐ Deficient
- Comments:



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- Note: Often times, broken window seals do not show visible signs of failure and can not be observed unless there is condensation formed as a result of extreme temperature variation between the interior and exterior environment. This is further complicated by dirt or film that typically coats window exteriors. Therefore, only visually fogged windows can be reported.
- Window treatments and blinds are not tested as part of this inspection report.

☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**

1. Comments:

☐ ☐ ☒ ☐ **J. Fireplace and Chimneys**

1. Creosote buildup: ☒ Substantial ☐ Moderate ☐ Normal ☐ Not present ☐ Sealed unit

2. Fireplace opening: ☐ < 6 square feet ☒ ≥ 6 square feet

3. Hearth extension: ☒ Acceptable ☐ Deficient ☐ Non-combustible flooring. ☐ Sealed unit (not req'd)

4. Distance from top of opening to throat: ☒ Acceptable ☐ Deficient

5. Masonry/concrete firebox depth: ☒ Acceptable ☐ Deficient

6. Damper operable: ☒ Yes ☐ No ☐ Locked open (if gas) ☐ Sealed unit (no damper)

7. Chimney cap/crown/flashing comments: refer to roofing section

8. Fuel Type: ☐ Gas Only ☒ Gas and/or wood ☐ Wood only ☐ No label

9. Flue Type: ☐ Metal flue. ☐ Metal flue in masonry ☒ Masonry ☐ Direct vent ☐ Not visible

10. Gas shut off valve under sealed unit: ☐ Yes ☐ No ☐ N/A

11. Comments:

a. Crack in the firebrick. Recommend a fireplace expert evaluate further.

b. Crack in the hearth extension.

c. Substantial creosote buildup. This poses a fire hazard and recommend that the entire chimney be cleaned by a chimney cleaning expert.

d. Small crack in the mortar above the fireplace opening.



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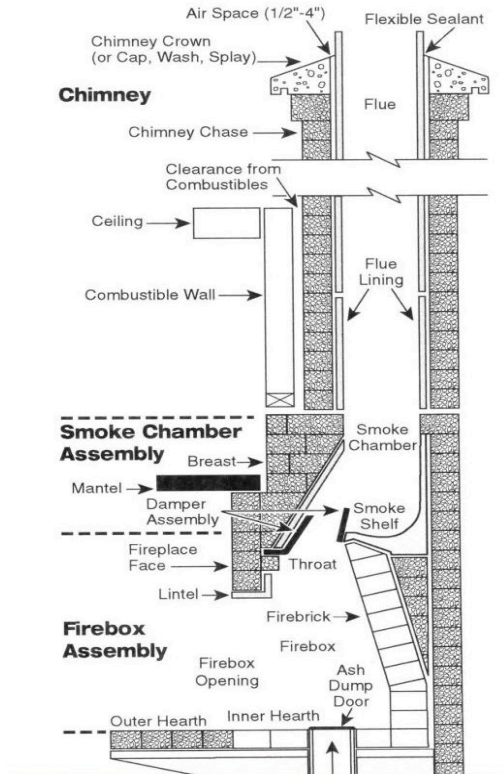
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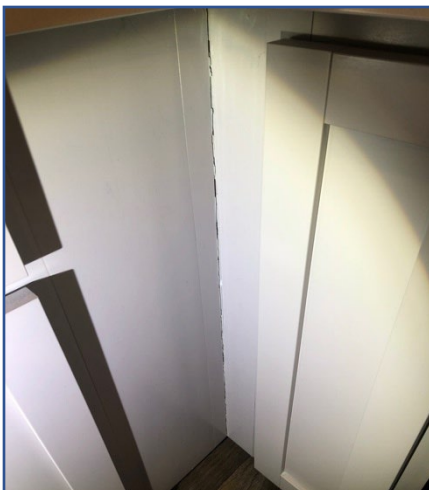
☐ ☐ ☒ ☐ **K. Porches, Balconies, Decks, and Carports**

1. Comments:

☒ ☐ ☐ ☒ **L. Other**

1. Comments:

- a. Exterior cable conduit is broken. Recommend replacement.
- b. Crack in the corner of the kitchen cabinetry.
- c. North side of fence is not properly attached to fence post.





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## II. ELECTRICAL SYSTEMS

### ☒ ☐ ☐ ☒ A. Service Entrance and Panels

1. Service entrance: ☒ Lateral ☐ Overhead ☐ Pole mount
2. Weatherhead / drip loop: ☐ Acceptable ☐ Deficient ☒ N/A
3. Service wire condition: ☒ Acceptable ☐ Deficient
4. Service wiring material: ☐ Copper ☒ Aluminum
5. Subpanel feed wiring: ☐ Copper ☒ Aluminum (OK) ☐ No subpanel
6. Branch wiring (220V): ☒ Copper ☐ Aluminum (OK)
7. Branch wiring (110V): ☒ Copper ☐ Aluminum
8. Intersystem bond lug: ☒ Acceptable ☐ Deficient
9. Ground #1: ☐ Ground rod ☐ UFER (slab ground) ☐ Cold water pipe ☒ not visible
10. Ground #2: ☐ Ground rod ☐ UFER (slab ground) ☐ Cold water pipe ☒ not visible
11. Main disconnect location: At main panel
12. Panel location- Main panel: North corner of building
  - a. Main panel size: 150 amps
  - b. Disconnect size: 150 amps
  - c. Service wire size: 2/0 AWG gauge
13. Panel location- Subpanel #1: Laundry Room
  - a. Subpanel size: 200 amps
  - b. Disconnect size: 60 amps
14. Comments:
  - a. Note: all repairs to electrical systems should be performed by a licensed master electrician.
  - b. Service wire exposed. Dead man panel should cover all wiring.
  - c. Service wire shows wear on the outer insulation. Further wear could cause an exposed conductor resulting in a major safety issue. Recommend correcting the panel issue which should correct this issue if done immediately.
  - d. Panel has been altered. Electrical panels are not allowed to be altered. Recommend a licensed electrician replace the panel with an unaltered panel.



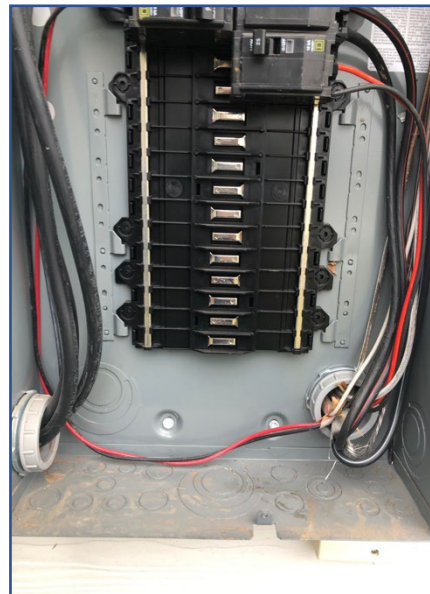
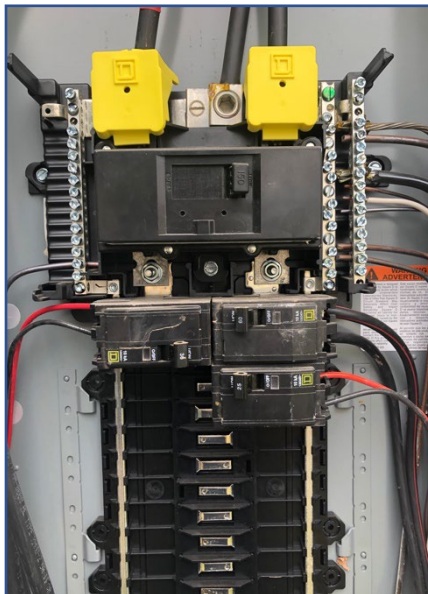
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#### Note

- NEWER CODE – NEC 2017 standards require the service panel to have two (2) grounding methods set 6' apart and tied/bonded together. Approved grounding methods are ground rods, cold water bonds, UFER grounds (as long as vapor barrier not present), or concrete encased electrode. Inspector was unable to visually confirm either grounding method, as these are often below grade or in the slab.
  - If a UFER ground was used; recent changes to electrical codes no longer view this as an acceptable grounding method when a vapor barrier is present due to lack of 'direct contact with earth' (NEC 250.52.A.3)

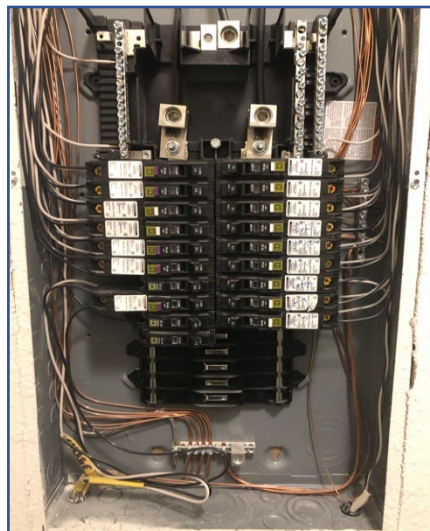


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☐ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

1. Type of Wiring: ☒ Copper ☐ Aluminum (recommend inspection by licensed electrical professional)
2. GFCI protected outlets
  - a. Kitchen: ☒ Yes ☐ No ☐ N/A
  - b. Bathrooms: ☒ Yes ☐ No ☐ N/A
  - c. Laundry wall outlet: ☒ Yes ☐ No ☐ N/A
  - d. Laundry Appliances: ☒ Yes ☐ No ☐ N/A
  - e. Garage: ☒ Yes ☐ No ☐ N/A
  - f. Exterior: ☒ Yes ☐ No ☐ N/A
  - g. Crawl space ☐ Yes ☐ No ☒ N/A
3. All visible junction boxes covered: ☒ Yes ☐ No
4. Ceiling fan operation acceptable: ☒ Yes ☐ No
5. 3-prong (grounding) outlets: ☒ Yes ☐ No (inspector checks representative accessible sample)
6. Exterior in-use outlet covers: ☒ Yes ☐ No ☐ No, but all outlets under porch overhang
7. Smoke alarms (will not test if connected to alarm system)
  - a. (1) each bedroom ☒ Yes ☐ No
  - b. (1) each bedroom hall ☒ Yes ☐ No
  - c. (1) per floor min ☒ Yes ☐ No
8. Door bell function acceptable: ☐ Yes ☐ No ☐ Not present ☒ Smart camera (not tested)
9. Comments:
  - a. Electrical outlet to the right of the stove appears to have partially melted at the ground socket. Recommend further investigation by a licensed electrician and replacement of the outlet.
  - b. Switches and outlets in the attic have a metal face plate. These appear to not be bonded. Recommend further investigation by a licensed electrician.





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**Notes:**

- *Inspector tested representative accessible sample of outlets. However, some outlets may be concealed behind furnishings and not tested.*
- *Smoke & Carbon Monoxide Detectors: Manufactures recommend that smoke alarms be tested monthly and replaced every 10 years. Upon occupying, buyer should check date on smoke detectors and act accordingly.*



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### III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

#### ☒ ☐ ☐ ☐ **A. Heating Equipment**

1. Type of System:      ☒ Forced air gas      ☐ Forced air heat pump
2. Energy Sources:      ☐ Electric      ☒ Natural Gas      ☐ Propane      ☐ Other: \_\_\_\_\_
3. Burner location:      ☐ FVIR      ☐ Above 18"      ☒ N/A
4. Comments: Refer to 'Section B – Cooling Equipment' below for ALL notes on heating equipment and exterior condenser units.

#### ☐ ☐ ☐ ☒ **B. Cooling Equipment**

**INSIDE UNIT(S) (heating and cooling equipment):**

	Type of system:	<input checked="" type="checkbox"/> Forced air gas	<input type="checkbox"/> Forced air heat pump
	Location:	<u>Attic</u>	
	Serves:	<u>Entire House</u>	
Unit #1	Manufacturer	<u>Carrier</u>	A/C Evaporator: <u>Carrier</u>
	A/C Temp. Differential:	<u>15</u>	Degrees F (recommended differential is 16-21 degrees)
	Specs:	<u>35,000</u> BTU heat <u>2.5</u> tons cooling Age: <u>2020</u> furnace <u>2020</u> A/C	
	Float switches:	<input type="checkbox"/> Primary <input type="checkbox"/> Secondary <input checked="" type="checkbox"/> Drain Pan <input type="checkbox"/> None	
	Drain terminations:	Primary: <u>North Eaves Overhang</u> Overflow: <u>North Eaves Overhang</u>	
1.	Furnace vent flue:	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Deficient <input checked="" type="checkbox"/> 1" clearance <input type="checkbox"/> N/A (heat pump)	
2.	Gas shut-off valve present:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A (heat pump)	
3.	Visual inspection of blower compartment:	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Deficient <input type="checkbox"/> Not visible (sealed)	
4.	Visual inspection of furnace compartment:	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Deficient <input type="checkbox"/> Not visible (sealed)	
5.	Visual inspection of evaporator coil:	<input type="checkbox"/> Acceptable <input type="checkbox"/> Deficient <input checked="" type="checkbox"/> Not visible (sealed)	
6.	Emergency pan condition:	<input type="checkbox"/> Vertical unit (no emerg pan) <input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> In need of repair	
7.	Closet door sealed:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A (attic unit or heat pump)	



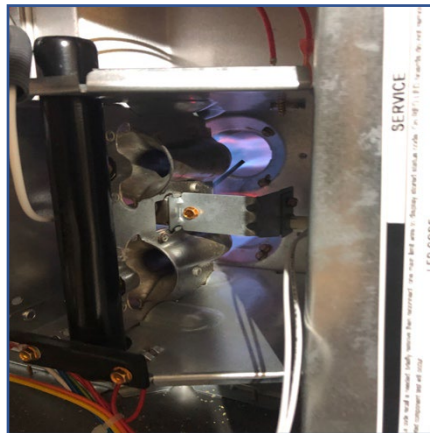
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8. Outside temperature: 85 degrees F

9. Comments:

- a. **LOW DELTA T:** The temperature differential (15 degrees) across the air conditioning coil was below the widely accepted range (15-21 degrees). This could be due to several factors including age, incorrect blower speed, static pressure, or low refrigerant. A low temperature differential (Delta T) is only used as an indicator of the need for further evaluation. Servicing of unit and charging of refrigerant may result in increased temperature differential and efficiency. While servicing, technician should monitor charged pressure over time to determine if a leak is present.



Note:

- The inspection of an HVAC unit is a visual, non-intrusive inspection and does not employ special means of testing such as pressure gauges, refrigerant testing, and wiring continuity. Inspector will measure the Delta-T at the coil and run the heat and A/C/ cycles through normal operations to look for indications of deficiencies. This will accompany a visual inspection of furnace, evaporator coil, heat exchanger, and blower unit components (when accessible), ductwork, wiring, flues, etc. Compete evaluation of heat exchanger interior requires dismantling and is beyond the scope of this inspection. Due to fragility and reset delays, float switches are not tested. When signs of deficiencies are noted that require specialized testing, further evaluation by a licensed HVAC technician will be recommended.
- It is impossible for the inspector to determine if a pinhole leak has occurred within the refrigerant system, particularly on newer units. Inspector will test for proper function at time of inspection and will make recommendations for repair or further review, but makes no claims as to warrantability or sustainability of system past inspection date.
- Life expectancy: Interior unit(s) manufactured at dates noted above and with the exception of the below, is functioning properly at time of inspection. Typical life expectancy for this type of equipment is approximately 15-20 years but can be extended with proper maintenance.
- Inspection limitation: Could not visually inspect the evaporator coil for damage or dust buildup because the access panel was sealed.



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### EXTERIOR CONDENSER UNIT(S)

Type of system: ☒ Traditional A/C ☐ Heat pump  
 Serves: Entire House  
 Unit #1 Manufacturer Carrier Size: 2.5 tons Year: 2020  
 Refrigerant type: ☐ HCFC-22 ☐ R-22 ☐ HFC-410a ☒ R-410a  
 Breaker size: 25 amp req'd by manuf (max) 25 amp installed

- Condensing unit: ☒ Visibly acceptable ☐ Deficient ☒ Appropriate clearance
- Condensing unit disconnect in sight of unit: ☒ Yes ☐ No (mark as deficient if behind unit)
- Condensing coil fins condition: ☒ Acceptable ☐ Deficient
- Refrigerant line insulated condition: ☒ Acceptable ☐ Deficient
- Comments:

Note:

- LIFE EXPECTANCY:** Exterior condenser(s) manufactured on date noted above and with the exception of the below, is functioning properly at time of inspection. Typical life expectancy for this type of equipment is approx. 15-20 years but can be extended with proper maintenance.

### ☐ ☐ ☐ ☒ C. Duct Systems, Chases and Vents

- Insulation: ☐ Acceptable ☒ Deficient
- Visible damage: ☐ Yes ☒ No
- Duct type: ☒ Flex ☐ Metal ☐ Rigid board
- Duct insulation: ☐ R-4.2 ☐ R-6 ☒ R-8 ☐ Unknown
- Filter location: ☐ Wall ☐ Ceiling ☒ At HVAC unit
- Ancillary duct devices: ☒ Zone dampers ☐ Ionizer ☐ UV Light ☐ Dehumidifier ☐ None
- Fresh air intake present: ☒ Yes ☐ No Setting: closed
- Thermostat type: ☒ Digital ☐ Wi-fi / Smart / Nest ☐ Mercury



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9. Comments:

- a. There is about a 30'+ flexible duct/connector run from the supply plenum to the master bedroom/bathroom distributors. IMC 603.6.2.1 states flexible air connectors shall be limited in length to 14 feet. While IMC states flexible duct has no length limits it does state that flexible duct must be labeled as Class 0 or Class 1 flexible air ducts and shall be installed in accordance with Section 304.1. The inspector did not observe any labeling on the section he had access to. Thus it is recommend that the flexible duct/connector be inspected. Any flexible connectors in excess of 14 feet should be replaced with a suitable alternative.

Notes:

- **MAINTENANCE ITEM:** Remember to periodically change HVAC filters to save energy and keep system running efficiently. Standard filters should be changed every 2-3 months while pleated media filters (large 4" wide filters at HVAC unit) should be changed every 6-12 months, or as conditions warrant.
- **INSPECTION LIMITATION:** Inspector could not view all ductwork as some was obscured from view or buried in ceilings, walls and attic insulation.
- **COMMON ISSUE IN HORIZONTAL HVAC SUPPLY PLENUMS:** With the type of HVAC supply plenum installed in this home, it is recommended (but not required) that ductwork does not penetrate the top or end of the supply air plenum at the HVAC unit. Air from the blower fan is directed straight into the plenum (and often directed at the plenum top). Air then bounces off the top/bottom/end of the plenum before being forced equally to the ducts coming off of the sides of the plenum. Thus, any ductwork installed off of the top or end of the plenum would receive more air than ducts on the side, leading to an improperly balanced delivery system.



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## IV. PLUMBING SYSTEM

### ☒ ☐ ☐ ☐ A. Plumbing Supply, Distribution Systems and Fixtures

1. Location of water meter: Front yard
2. Location of main water supply valve: Front yard
3. Static water pressure reading: 76 psi (40-80 psi acceptable range)
4. Test functional flow: ☒ Acceptable ☐ Deficient
5. Backflow preventer at meter: ☒ Yes ☐ No
6. Operation of exterior hose bibs: ☒ Acceptable ☐ Deficient
7. Vacuum breakers on exterior hose bibs: ☒ Yes ☐ No
8. Comments:



#### Notes:

- NOTE: All interior piping systems capable of becoming energized should be bonded to the grounding system. Connecting the pipes at the water heater piping is a good way to ensure compliance and visibility. However, continuous bonding of metallic piping can be disturbed by the insertion of CPVC or PEX piping within the system. Therefore, inspector can not verify continuity of bonding.



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- *NOTE: No movement at the water meter indicates no significant leak of the water supply system at the time of the inspection. Minor leaks can not be determined using this method. Underground or in-wall piping is not inspected.*
- *NOTE: Due to damage liability, inspector does not block shower drain to flood test shower pans. Showers are ran and observed for leaks and/or backups.*
- *MAINTENANCE TIP: Even small drips at plumbing fixture can lead to big costs and should be immediately repaired.*
- *MAINTENACNE TIP: Exterior hose bibs should be insulated in the winter months using an insulating cover to prevent freezing and cracking of water lines.*

☒ ☐ ☐ ☐ **B. Drain, Wastes and Vents**

1. Overflows on bath sinks present: ☒ Yes ☐ No
2. Location of exterior cleanouts: By house: NW corner of house By Street: NW corner of property
3. Comments:

Notes:

- *INSPECTION LIMITATION: Outside, concealed, or below slab sewer lines, including lift station or grinder pumps, are not part of the inspection. Vent lines inside wall cannot be viewed.*
- *Bathtub overflow was not inspected.*

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

1. Energy Sources: ☒ Gas ☐ Electric ☐ Oil ☐ Hybrid
2. Capacity: 40 gallons
3. Type: ☒ Tanked ☐ Tankless / Instantaneous
4. Addt'l specs: ☐ Circulation pump ☐ Floodstop auto valve  
☐ 2 individual tanks ☐ 2 thanks in series ☐ 2 tanks in parallel
5. Tank #1: 40 gallons
6. Gas shut-off valve present: ☒ Yes ☐ No ☐ Not req'd (Electric)
7. Corrosion on connections: ☐ Yes ☒ No
8. Visible evidence of damage (backdraft, flame roll-out, dents / cracks): ☐ Yes ☒ No
9. Combustion / exhaust ducts: ☒ Yes ☐ No ☐ N/A (elec or attic/open garage unit)
10. Safety pan present: ☒ Yes ☐ No ☐ N/A
11. Expansion tank present: ☒ Yes ☐ No ☐ N/A (required on homes with RPZ/check valve)
12. Cut off valve on cold water line: ☒ Yes ☐ No (deficient)



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	Informational

Report Identification			
<b>Property Location:</b> 123 Example Lane		<b>Inspected By:</b> Edward Hobaica, King Tide LLC	<b>Insp Date:</b> 04/16/22
<b>Prepared For:</b> Chris Frost		<b>AK License:</b> 191959	<b>Time:</b> 1000
<b>I=Inspected</b>	<b>NI=Not Inspected</b>	<b>NP=Not Present</b>	<b>D=Deficient</b>
<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>

13. Cut off valve on hot water line: ☐ Yes (deficient) ☒ No (deficient if Yes)
14. PEX within 18" of top: ☐ Yes (deficient) ☒ No ☐ N/A
15. TPR & overflow drain outlet locations: North side of house
16. If in garage are unit(s) above 18" or FVIR: ☒ Yes ☐ No (deficient)
17. Comments:



**Notes:**

- MAINTENANCE TIP:** water heaters (both tank and tankless) should be flushed and inspected/maintained by a service provider on a yearly basis to remove sediment and scale deposits which will greatly improve efficiency and extend life of unit.
- NOTE:** If the inspector determines operating the TPV may cause damage to the property or equipment he/she will not operate the TPV and it will be excluded from the scope of the inspection.
- LIFE EXPECTANCY:** Water heater(s) manufactured on above noted date and with the exception of the below, is functioning properly at time of inspection. Typical life expectancy for this type of equipment is approximately 10-15 years but can be extended with proper maintenance.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

1. Comments:



	Recommended; High Priority
	Recommended; Medium Priority
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☐ ☐ ☐ ☒ **E. Other / Gas Lines**

1. Gas type: ☐ Propane ☒ Natural Gas

2. Tank on site: ☐ Yes ☒ No

3. Bonding/grounding at meter: ☐ Acceptable ☒ Deficient ☐ N/A (tank)

4. Sediment traps at appliances: ☒ Furnace ☒ Water Heater ☐ None

5. Main gas shutoff location: At meter on north side of house

6. Comments:

a. Paint on the grounding/bonding wire. Paint can inhibit/prevent the flow of electricity. Recommend removing the paint from the wire and the screw.

b. Since the gas pipe is on the maintenance platform recommend securing the gas pipe and installing protection to prevent accidental contact causing damage to the gas pipe.



**Notes:**

- NOTE: Inspector can not inspect or determine the presence of proper bonding on gas piping that is in the wall, ceiling, or covered by insulation in the attic.



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- *NOTE: Inspector can not perform leak tests on gas piping per local regulations. If a gas odor is noticed, inspector will certainly call it out but will not test each joint and line for leaks. A licensed plumber can be contacted to perform a pressure test if desired.*
- *BUYER NOTE REGARDING CSST LAWSUITS: Home is equipped with yellow CSST (corrugated stainless steel tubing) gas piping. Although common throughout construction since the early 2000's and safe when properly installed, CSST is a recognized deficiency when not properly bonded. Improper bonding can lead to failure of this piping in the rare event of a lightning strike or electricity surge in the home. Black jacketed CSST is somewhat safer as the sheathing has energy dissipating qualities via an integral metal mesh, but the same bonding/grounding rules still apply. In order for black CSST to be electrically continuous, the black sheathing must continue under each pipe fitting throughout the system per manufacturer recommendations; this can not be verified as fittings are often concealed in walls or buried in attic insulation.*
- *A CSST system where proper bonding can not be verified should be reported as deficient. Current standards only require that the gas piping system be bonded at the meter location. According to that requirement, the bonding / grounding appears to be properly installed at exterior gas meter so no further action is required at this time. However, it is inspectors opinion (and backed up by NEC 250.92, 250.104) that in addition to the above, a bonding wire be run alongside any section of yellow CSST piping thereby connecting and bonding the steel gas piping on either end of each CSST joint and manifold, producing a continuous path for electrical current that completely bypasses the CSST (this is rarely, if ever, performed). For further impartial information, refer to this website: <http://csstsafety.com>*



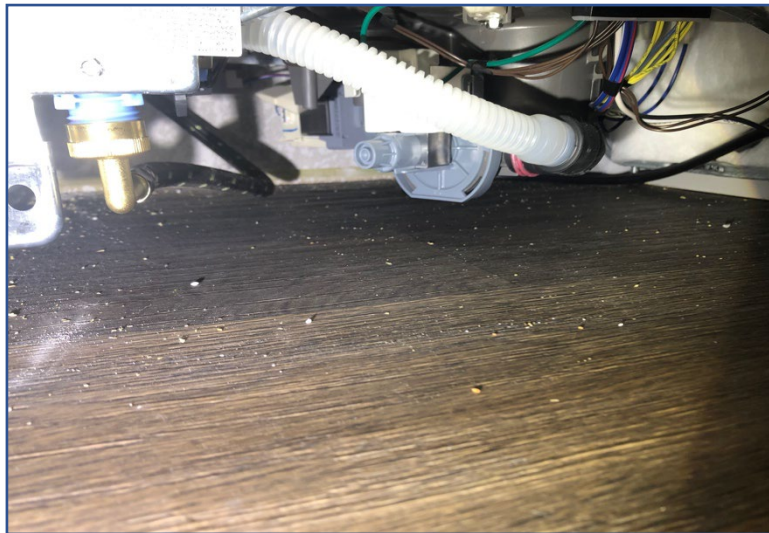
	Recommended; High Priority
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## V. APPLIANCES

### ☒ ☐ ☐ ☐ A. Dishwashers

- Backflow prevention: ☒ Air gap ☐ Drain secured under counter ☐ None
- Secure in opening: ☒ Yes ☐ No
- Leaks observed: ☐ Yes ☒ No
- Disconnect switch/plug: ☒ Yes ☐ No
- Cord length between 36"/48": ☒ Yes ☐ No
- Manufacturer: Whirlpool
- Comments:



### ☒ ☐ ☐ ☐ B. Food Waste Disposers

- Electric grommet installed: ☐ Yes ☐ No ☒ N/A
- Cord length between 18"/36": ☒ Yes ☐ No
- Splash guard present: ☒ Yes ☐ No



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4. Comments:

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

- Type: ☒ Recirculating ☐ External vent ☐ Downdraft
- Light functioning: ☒ Yes ☐ No ☐ N/A
- Fan functioning: ☒ Yes ☐ No
- Ducting Smooth Interior: ☒ Yes ☐ No (Deficient)
- Comments:

☐ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**

- Knobs / drip pans / elements intact: ☒ Yes ☐ No
- Heating elements / flame: ☒ Acceptable ☐ Deficient
- Shut off valve present (if gas): ☒ Yes ☐ No ☐ N/A Location: Right bottom cabinet to stove
- Electric cord length (if electric): ☐ ≤ 6 feet ☐ > 6 feet (Deficient) ☒ N/A
- Anti-tip device on range: ☒ Yes ☐ No ☐ N/A
- Oven: Setting: 350 degrees F Actual temp: 355 degrees F
- Heat delivery:
  - Cooktop: ☐ Elec ☒ Gas ☐ Not present
  - Range: ☐ Elec ☒ Gas ☐ Not present
  - Wall oven: ☐ Elec ☐ Gas ☒ Not present
  - Warm drawer: ☐ Elec ☐ Gas ☒ Not present
- Range/cooktop hookups: ☐ 110V electric ☐ 220 V electric ☒ Gas
- Manufacturer: Whirlpool
- Comments:
  - No anti-tip device installed on the range. This could be a big safety hazard for family's with kids.**

Notes:

- INSPECTION LIMITATION: Self cleaning function, if equipped, are not tested.



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- Set oven temperature and tested against inspector's slow-adjust coil temperature gauge in the center of the oven. Temperature differential within 25 degree acceptable variance.

### ☒ ☐ ☐ ☐ E. Microwave Ovens

- Knobs / panel / door seal / light intact: ☒ Yes ☐ No
- Turntable operating: ☒ Yes ☐ No
- Manufacturer: Whirlpool
- Comments:

#### Notes:

- NOTE: Only built-in microwave ovens are inspected as part of this report.

### ☒ ☐ ☐ ☐ F. Mechanical Exhaust Vents and Bathroom Heaters

- Vented to exterior: ☒ Yes ☐ No
- Comments:

### ☒ ☐ ☐ ☐ G. Garage Door Operators

- Pressure reverse functional: ☒ Yes ☐ No (Deficient) ☐ Not tested (glass door)
- Infrared beam reverse functional: ☒ Yes ☐ No (Deficient)
- Door locks removed / disabled: ☒ Yes ☐ No (Deficient)
- Comments:

#### Notes:

- Note: Inspector does not test garage door remote controls. Buyer should obtain remotes from seller at closing.

### ☐ ☐ ☐ ☒ H. Dryer Exhaust Systems

- Vent opening: ☒ Clear ☐ Screened (Deficient)
- Exiting via: ☐ Wall ☒ Roof ☐ Slab



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	Recommended; Low Priority
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3. Comments:

a. Duct interior is not smooth. This can easily cause a blockage in the piping and become a fire hazard.  
[IRC M1502.4]



Note:

- When present, inspector does not move and detach dryers to inspect vents.
- Inspector can not view or inspect section of dryer duct vent between wall entry and wall / roof exit for clogs, obstructions, breaks, etc.
- MAINTENANCE TIP: Clogged dryer vents are a fire hazard and vents should be checked for obstructions regularly and professionally cleaned every 2 to 3 years as a precaution.

☐ ☒ ☐ ☐

I. Other

Comments:



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## VI. OPTIONAL SYSTEMS

### ☐ ☐ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

1. All zones operated: ☒ Yes ☐ No *(inspector does not examine coverage)*
2. Control box function: ☒ OK ☐ Requires Repair
3. Shut-off valve & rpz location: Front lawn near domestic water shut off valve
4. Rain sensor location: Back fence
5. Control panel location: Interior of Garage
6. Leaks / broken heads: ☒ Yes ☐ No
7. Comments:

<b>Settings for Program</b>		<b>A</b>							
<b>Watering Days:</b>	<input type="checkbox"/> Mon	<input checked="" type="checkbox"/> Tue	<input type="checkbox"/> Wed	<input type="checkbox"/> Thur	<input type="checkbox"/> Fri	<input checked="" type="checkbox"/> Sat	<input type="checkbox"/> Sun	<input type="checkbox"/> OFF	<b>Time:</b> 0500

<b>Settings for Program</b>		<b>B</b>							
<b>Watering Days:</b>	<input type="checkbox"/> Mon	<input type="checkbox"/> Tue	<input type="checkbox"/> Wed	<input type="checkbox"/> Thur	<input type="checkbox"/> Fri	<input type="checkbox"/> Sat	<input type="checkbox"/> Sun	<input checked="" type="checkbox"/> OFF	<b>Time:</b>

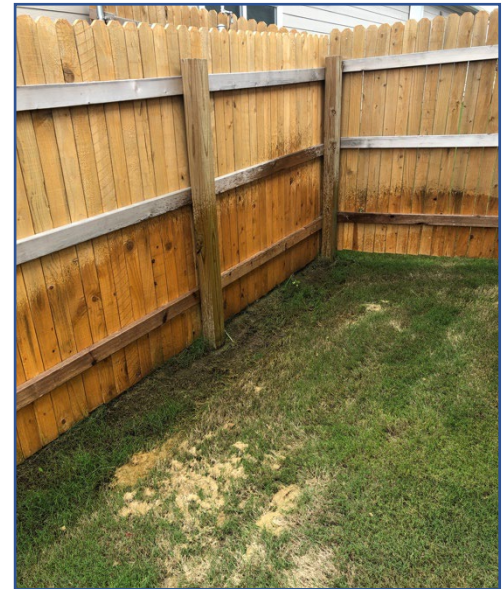
<b>Settings for Program</b>		<b>C</b>							
<b>Watering Days:</b>	<input type="checkbox"/> Mon	<input type="checkbox"/> Tue	<input type="checkbox"/> Wed	<input type="checkbox"/> Thur	<input type="checkbox"/> Fri	<input type="checkbox"/> Sat	<input type="checkbox"/> Sun	<input checked="" type="checkbox"/> OFF	<b>Time:</b>

Zone	Program Run Time			Head Type	Area	Comment
	A	B	C			
1	0:30			Drip	Front garden beds	
2	0:10			Spray	2 trees in front and back tree	
3	0:08			Spray	Front Lawn	Left driveway corner head tilted excessively
4	0:08			Spray	North perimeter of building & around condenser	1. Northeast head not working 2. One head excessively tilted
5	0:08			Spray	South perimeter of building	
6	0:30			Rotary	Back lawn	1. Back middle head sprays fence and house. Needs range and span adjusted 2. Spray hits south corner of fence. Requires adjusting.
7	0:30			Drip	Sidewalk	



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**Note:**

- *MAINTENANCE TIP: grass tendrils tend to grow over sprinkler heads periodically, particularly with St. Augustine grass. Sometimes these roots may hold sprinkler in the lowered (closed position) when zone is activated.*
- *MAINTENANCE TIP: sprinkler heads tend to get damaged by vehicles, lawn equipment, etc and will sometimes rotate during use, it is recommended that zones are visually inspected by homeowner every month to ensure proper function and spray direction.*
- *MAINTENANCE TIP: keep sprinkler heads aimed away from directly spraying walls and fences to avoid staining. Heads should be kept 6" away from walls and fences for this reason.*
- *MAINTENANCE TIP: a few good watering rules of thumb*
  - *Typical run times are between 20-25 minutes per zone for rotors, 10-15 minutes per zone for spray heads, and 30-35 minutes for drip irrigation lines*
  - *In summer months, lawns should be watered 3 days per week*
  - *In winter months, lawns should be watered at least once per week*
- *Inspector is not able to test rain sensor device for proper function, if present. Rain sensor location is noted above.*
- *Inspector can not observe for small leaks or blockages in buried drip lines as these are not visible without invasive measures.*



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- The table above should be printed/cut out and taped to inside cover of sprinkler controller for future reference.

☐ ☐ ☒ ☐

## B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction:  
Comments:

☐ ☐ ☒ ☐

## C. Outbuildings

Comments:

☐ ☐ ☒ ☐

## D. Private Water Wells (A coliform analysis recommended.)

Type of Pump:  
Type of Storage Equipment:  
Comments:

☐ ☐ ☒ ☐

## E. Private Sewage Disposal (Septic) Systems

Type of System:  
Location of Drain Field:  
Comments:

☐ ☐ ☒ ☐

## F. Other:

Comments: