805 Home Inspections
Property Inspection Report



Singel Family Home, Home Town, CA 90000
Inspection prepared for: John Doe
Real Estate Agent: More Sales - Realtor

Date of Inspection: 7/16/2026

Inspector: Mike Hasty
Nachi12090409 / Master Inspector
7613 Wilson St, Ventura, CA 93003
Phone: 805-415-7531
Email: mikeh@805hi.com
805hi.com

805 Home Inspections
Real Estate / Mold Inspector
805-415-7531 / 805hi.com

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Report Summary

The summary below in **RED** consists of potentially significant findings. These findings can be either safety hazards, a deficiency requiring correction, or items the inspector would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. The items listed in **BLUE** are simply susgestions for your review or for your considered attention (FYI). Please review all of the pages of the report as the summary alone does not explain all the systems and/or issues. If necessary, all repairs should be completed by a licensed and certified tradesman.

Interior Areas		
Page 8 Item: 2	Door Bell	• **The home had a smart type door bell system with a camera installed, which usually requires a registration, a phone app, and yearly fees. Suggest you consult seller to find out if the doorbell system is staying with the home, and if so, to have the registration changed over to the buyer.**
Page 9 Item: 8	Smoke / CO Detectors	• **Bedrooms with missing smoke detectors:** There were no functional smoke detectors observed inside all the bedrooms at the time of the inspection, which is a hazard and required by all state and local fire codes. Suggest repairs as needed. • **Missing Smoke and CO detectors:** There were no functional smoke or CO detectors observed outside the bedrooms in the hallway (one on each floor), which is a hazard and required by all state and local fire codes. Suggest repairs as needed. • **The installed smoke detectors appeared to be older and should be replaced. Smoke detectors only have a lifespan of ten years max by state code. The installed smoke detectors had turned yellow, which is a sign of an old smoke detector. Suggest replacing all the smoke detectors in the home.**
Bathroom		
Page 11 Item: 8	Bathtub / Shower Condition	• **Shower floor pan and wall tile gaps:** The Primary bathroom tiled shower had open gaps along the floor pan and the walls of the shower. The open gaps in the grouted seams will allow moisture to enter the walls of the shower. See photos. Suggest repairs as needed.
Kitchen		
Page 15 Item: 12	Refrigerator	• **Refrigerator water source from sink: There was an installed water supply line for the refrigerator from the kitchen sink, for a water dispenser and/or ice maker. See photo.**
Laundry		
Page 17 Item: 6	Laundry Room Exhaust Fan	• The laundry room ceiling exhaust fan was found to be nonfunctional when tested with the wall switch. Suggest repairs as needed.

Central Heating / Cooling Systems		
Page 21 Item: 1	Forced Air System Condition	• **The older furnace was found to be functional when tested, but it should be cleaned and serviced by an HVAC company to help prolong its usable life span (Which is 12 to 15 years). The HVAC company will also look for hidden damages that may not have been visible at the time of the inspection. Suggest having the furnace serviced every few years as routine maintenance and begin budgeting for future replacement.**
Page 23 Item: 10	Duct Work Condition	• The older flex air ducting in the attic had areas with a deteriorated outer plastic shell, which holds the insulation around the air duct. The insulation had fallen loose and the clear rubber inner tub was visible. The damaged air ducts were no longer energy efficient. See photos. Suggest repairs as needed by a qualified HVAC company.
Water Heater		
Page 25 Item: 6	Water Heater TPRV Drain Pipe Condition	• The TPRV discharge pipe drain line was cut open at the time of the inspection, which is a hazard due to the possibility of scalding hot water flowing from the pipe should there be a sudden discharge situation. See photo. Suggest repairs as needed.
Page 26 Item: 9	Water Heater Gas Line & Valve	• **Missing sediment trap:** There should be an installed sediment trap at the CCST flex line connection, between the gas shutoff valve and the water heater. See photos. Suggest repairs by a qualified plumbing company.
Page 26 Item: 10	Water Heater Safety Strapping & Anchoring	• The water heater strapping was loose and the water heater was not properly secured to the wall. The water heater may require blocking against the back wall to hold it in place. See photo. Suggest having a qualified plumber make the proper repairs.
Electrical Service Main		
Page 30 Item: 6	GFCI & AFCI Outlets	• Too many GFCI outlets were installed on one service branch, which causes unnecessary tripping. The downstairs guest bathroom had a GFCI protected outlet installed, but it was already protected upstream by the Primary bathroom's GFCI outlet, so the GFCI outlet in the downstairs guest bathroom can be removed and replaced with a standard outlet.
Roof Condition		
Page 31 Item: 1	Roof Condition	• **Older tiled roof:** The concrete tiled roof of the home appeared functional with no visible damage and one small old leak in the visible attic and maybe a 40 year old roof. Depending on the age of the underlayment and repairs made, the roof could last another 15 plus years (Estimate only), base on the visible condition at the time of the inspection. There is no expressed nor implied warranty for the roof. See photos. Suggest you consult seller to see if the roof's underlayment had ever been replaced since the home was originally built. The roof's underlayment typically has a 30 to 50 year life span, based on the quality of the underlayment installed. You may also choose to have a roofing company remove a few roof tiles to verify the underlayment's integrity and request a roof certification.

Page 32 Item: 2	Roof Eaves & Fascia	• The roof fascia and rafter tail boards had visible moisture damage and wood deterioration at various locations around the home. See photos. Suggest repairs as needed.
Attic		
Page 34 Item: 2	Structure	• Moisture stains: There was one small moisture stain observed on the Northwest corner of the upper attic, which appeared to be older (It was dry at the time of the inspection). Refer to the roof section for roof material type and observed condition at the time of the inspection. Suggest having a roofing company review the attic staining and roof areas to determine if repairs need to be made and/or consult seller for known prior roof leaks and prior repairs made. This should be completed prior to purchase.
Page 36 Item: 6	Insulation Condition	• Removed insulation: There were areas in the attic with missing insulation that appeared to have been moved. The removed insulation was stacked in the same areas and should be put back into place. See photos. Suggest repairs as needed.
Exterior Areas		
Page 38 Item: 1	Exterior Doors	• The back living room door rubs on the door frame, making it hard to open or close. Suggest repairs as needed.
Page 38 Item: 3	Exterior Wood Trim & Paint	• The wood trim on the left lower edge of the garage door had visible wood damage and deterioration form possible moisture and termite activity. See photos. Suggest repairs as needed.
Grounds		
Page 41 Item: 6	Above Ground Spa	• The above ground spa filter needs to be cleaned and proper pool chemicals added every few weeks to maintain the spa. Suggest you consult seller for spa water maintenance and/or reference an online manual for more details.
Foundation		
Page 42 Item: 1	Foundation Damage	• The visible areas of the home's foundation appeared functional at time of inspection. Not all areas of the home's foundation were visible to the inspector, due to floor coverings, walls, furniture, etc. There were no observed large gaps or step cracks observed, and no abnormal slopes in the slab. Small hairline cracks in concrete slabs are normal. If concerned, or further foundation inspections are desired, suggest you consult a foundation contractor.
Potable Water Supply & Sewer System		
Page 43 Item: 1	Potable Water Pipe Condition	• There was a water softener system installed in the garage. Consult seller for information on its use, maintenance for the system, and to see if it is a leased system from a local company. • The water shutoff valve at the back of the water softener in the garage had a small leak with a build up was water calcium. See photo. Suggest repairs as needed.

Page 44 Item: 4	Sewer Pipes Condition	• The home's sewer lateral drain line can have unknown damage or separations underground. Damage can occur from tree roots, age of pipe, or just from being an improperly installed pipe. This can be a costly repair. Suggest having the home's main sewer line scoped for possible damage by a certified plumber to ensure the quality of drain line.
Gas Source & Type		
Page 45 Item: 2	Seismic Gas Shutoff Valve	• NO Seismic Gas Shutoff Valve installed: The home had no automatic natural gas shutoff valve installed at the time of the inspection. These are NOT required on all homes. If one is desired or required by your local municipality (All cities and county's have different requirements), suggest contacting qualified plumbing company to request the installation of a seismic sensing actuating valve on the gas meter, which is designed to automatically shutoff the gas flow in the event of a severe seismic disturbance (Earthquake). If required to be on the home, it would normally already be installed.

Inspection Details

First off, thank you for allowing and trusting **805 Home Inspections** to complete your property inspection. Your Inspectors name is Mike Hasty. I am a certified Home Inspector with InterNACHI and I complete all inspections in accordance to InterNACHI's Standards of Practice. The term InterNACHI stands for "**International Association of Certified Home Inspectors**." You can review the InterNACHI Standards of Practice by going to their website: https://www.nachi.org/sop.htm

Scope of Inspection

The scope of the inspection is as follows: The inspector is **only determining if a component or system of the property is Functional or Non-functional**. **It is not the responsibility of the inspector to determine the cosmetic condition of a component or system of the property**. The following report is based on an inspection of the **visible portions of the home's structure and its systems. I**nspections are limited by view and/or accessibility, due to vegetation or stored personal possessions. The inspector can not see inside the walls or a slab foundation to inspect thins like pipes, structure, etc. Depending upon the age of the property, some items like GFCI or AFCI outlets and receptacles may not be installed; **this report will focus on safety and function, not necessarily current code**. This report identifies specific **non-code, non-cosmetic concerns and/or noted safety concerns,** the inspector feels may need further review or repair by a licensed contractor.

There are no guarantees or warranties with a home inspection. The inspector can only point out, for the client's discretion, things that are observed to be in need of repair or maintenance, on the date and time of the inspection. The inspector cannot and will not guess as to how long or well an item or system of the home will function beyond the day of the inspection. The inspections are limited by what can be visually observed, heard, and/or smelt. The inspector will use whatever tools and means possible to give you the best information about the property being inspected. The information provided in the report is to be used at the client's discretion. For safety, and liability purposes, it is recommend that only licensed contractors evaluate and repair any concerns or defects. **Note that this report is only a snapshot in time. It is recommend that you or your representative complete a final walk-through inspection immediately before closing, to check the condition of the property at that time, using this report as a guide. Components of the home can change at any time. for example, something found function on one day may fail to function on the second day, without notice. *Components found damaged during the inspection or on a later date, are not the responsibility of the inspector. It is not the responsibility of the home inspector to pay for non functional components of the home.***

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of the dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, and/or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observations of the visible and apparent condition of the structure and its components, on the date of the inspection, and not the prediction of future conditions or system failures. A home inspection will not reveal every concern that exists, or ever could exist, but only those material defects observed on the day of the inspection. Once again, cosmetic wear or looks is not the primary concern of the inspector.

NOT INSPECTED: The following are typical areas of a property that are not part of a normal inspection and will not be addressed in this report: Phone systems, media systems, security or fire alarm active monitoring systems (Smoke and CO detectors are inspected), and yard water sprinklers. These listed systems should be inspected by the company or certified tradesman who installed them.

NOTICE TO THIRD PARTIES: This Report is the exclusive property of 805 Home Inspections and the Client(s) listed on this report, and/or their agents. This inspection report is not transferable to any

third parties or subsequent buyers. The inspection and this report has been performed under a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own up to date inspection and report.

1. Date & Time of Inspection

Materials: Date of Inspection: July 16, 2026 Time Inspection Started: 9 am Time Inspection Ended: 10:30 am

2. Weather Conditions at Time of Inspection

Materials: Weather Conditions at the time of Inspection: Sunny & Clear

3. Home Type

Home Type: Single Family Home.

4. Year Home was Built

Materials: The home was built in the year of 1985.

5. Utilities Accessibility

Materials: All utilities were on at the time of inspection.

6. Occupancy

Occupancy: The home was occupied at the time of the inspection.

7. Attendance

In Attendance: The client's were present for the inspection.
- The client's Realtor was present for the inspection.
- The seller's Realtor was present for the inspection.

8. Garage type

Materials: The home had an attached two car garage at the front of the home with a driveway to the street.

9. Number of Bedrooms

Materials: There were four (4) bedrooms in the home. A Primary bedroom and three smaller bedrooms.

Materials: There were three (3) bathrooms in the home. A Primary bathroom, a shared bathroom outside the bedrooms, and a half bathroom for guests.

Interior Areas

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, the inspector will inform you of obvious broken gas seals in windows. Please realize problems are not alway obvious, nor visible, due to temperature, humidity, window coverings, light source, etc. The Inspector will report visible damage and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

1. Closets

Observations:
• The closets in the home, including the bedrooms, were found to be functional at the time of the inspection.

2. Door Bell

Observations:
• **The home had a smart type door bell system with a camera installed, which usually requires a registration, a phone app, and yearly fees. Suggest you consult seller to find out if the doorbell system is staying with the home, and if so, to have the registration changed over to the buyer.**



Interior Areas Door Bell

3. Interior Doors

Observations:
• The interior doors in the home all appeared to be functional at time of inspection.

4. Ceiling Condition

Materials: The home's ceilings were constructed of painted drywall.

Observations:
• The ceilings in the home all appeared to be functional at time of inspection.

5. Wall Condition

Materials: The walls in the home were constructed of painted drywall.

Observations:
• The walls in the home all appeared functional at time of inspection.

6. Ceiling Mounted Light / Fan

Observations:
• Ceiling light fixtures were installed in hallway and living areas of the home. The lights all appeared to be functional and operated by using a wall switch by the doors.

7. Flooring Condition

Materials: The floors in the home were a wood type flooring with carpeted bedrooms.

Observations:
• All flooring was found to be in functional condition at the time of the inspection, with no observed damage or stains.

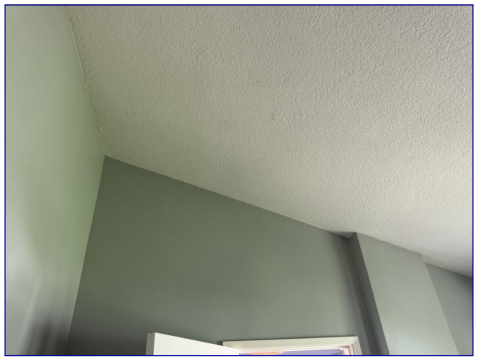
8. Smoke / CO Detectors

Observations:

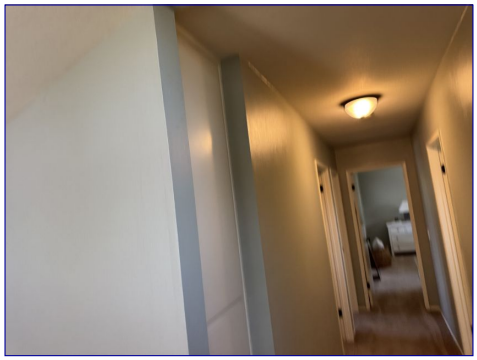
• **Bedrooms with missing smoke detectors:** There were no functional smoke detectors observed inside all the bedrooms at the time of the inspection, which is a hazard and required by all state and local fire codes. Suggest repairs as needed.

• **Missing Smoke and CO detectors:** There were no functional smoke or CO detectors observed outside the bedrooms in the hallway (one on each floor), which is a hazard and required by all state and local fire codes. Suggest repairs as needed.

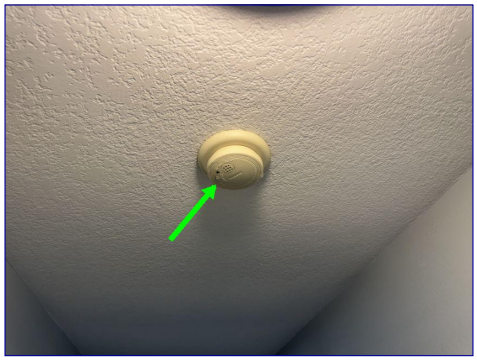
• **The installed smoke detectors appeared to be older and should be replaced. Smoke detectors only have a lifespan of ten years max by state code. The installed smoke detectors had turned yellow, which is a sign of an old smoke detector. Suggest replacing all the smoke detectors in the home.**



Bedrooms with missing smoke detectors: There were no functional smoke detectors observed inside all the bedrooms at the time of the inspection, which is a hazard and required by all state and local fire codes. Suggest repairs as needed.



Missing Smoke and CO detectors: There were no functional smoke or CO detectors observed outside the bedrooms in the hallway (one on each floor), which is a hazard and required by all state and local fire codes. Suggest repairs as needed.



The installed smoke detectors appeared to be older and should be replaced. Smoke detectors only have a lifespan of ten years max by state code. The installed smoke detectors had turned yellow, which is a sign of an old smoke detector. Suggest replacing all the smoke detectors in the home.

9. Cabinets

Observations:
• The built-in cabinets in the home appeared functional and in satisfactory condition, at time of inspection.

10. Stairs & Handrail

Observations:
• The stairs in the home appeared functional at time of inspection and free of obvious hazards.

Bathroom

Bathrooms can consist of bath tubs, Jacuzzi tubs, showers, toilets, and bidets. Due to all the plumbing involved, it is an important area of the home to look over. Moisture in the air and/or water leaks can cause mildew, and wallpaper and paint to peel. Other problems such as mold and wood damage may also occur if moisture problems are not corrected. The inspector will identify as many issues as possible, but some problems maybe undetectable, due to problems within the walls or under the flooring. Not all damages or problems are visible to the inspector. The Inspector can only document what is seen during the inspection and will not guess as to what maybe discovered in the future. Also, low flow bathroom water faucets are not inspected to betermine if they meet the low flow standards. If concerned about having low flow faucets, suggest having a plumbing company review the home's water faucets.

1. Bathroom Cabinets

Observations:
• The bathroom cabinets appeared functional and in satisfactory condition at time of inspection.

2. Bathroom Counters

Observations:
• The bathroom counters appeared functional at time of inspection.

3. Bathroom Exhaust Fan

Observations:
• The bathroom exhaust fans were tested using the wall switch and found to be functional at time of inspection.

4. Bathroom Mirrors

Observations:
• The bathroom wall mounted mirrors all appeared to be in good condition and functional at time of inspection.

5. Bathroom Plumbing

Observations:
• The bathroom plumbing had no observed leaks and appeared functional at time of inspection. All drains are inspected visually and tested by running the faucet water for several minutes and then running a hand under the pipes and tapping on them to look for possible moisture.

6. Bathroom Sinks

Observations:
• The bathroom sinks were in good condition and were functional at the time of the inspection.

7. Toilets

Observations:
• The toilets were found to be functional at the time of the inspection.

8. Bathtub / Shower Condition

Materials: The home had installed bathtubs with showers.

Materials: The shower walls where constructed of tile.

Observations:

• **Shower floor pan and wall tile gaps:** The Primary bathroom tiled shower had open gaps along the floor pan and the walls of the shower. The open gaps in the grouted seams will allow moisture to enter the walls of the shower. See photos. Suggest repairs as needed.



Shower floor pan and wall tile gaps: The Primary bathroom tiled shower had open gaps along the floor pan and the walls of the shower. The open gaps in the grouted seams will allow moisture to enter the walls of the shower. See photos. Suggest repairs as needed.

9. Bathroom Faucet Condition

Observations:

• The bathroom faucets were all found to be functional at time of inspection and no leaks were noted.

10. Bathroom Lighting & Warming Racks Condition

Observations:

• The lights in the bathrooms were all found to be functional when tested at the time of inspection.

Kitchen

Appliances: An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. You can visit the following Internet site if recalls are a concern to you: http://www.cpsc.gov.

1. Kitchen Cabinets

Observations:
• The kitchen cabinets appeared to be in functional condition at time of inspection.

2. Kitchen Counters

Observations:
• The kitchen counters were made of a ceramic tile material and appeared to be functional at time of inspection.

3. Kitchen Lighting

Observations:
• Ceiling light fixtures were installed in kitchen ceiling. The lights all appeared to be functional and operated by using a wall switch by the doors.

4. Kitchen Sink Plumbing

Observations:
• The kitchen plumbing under the sink (s) had no observed leaks and appeared functional at time of inspection. All drains are inspected visually and tested by running the faucet water for several minutes and then running a hand under the pipes and tapping on them to look for possible moisture.

5. Dishwasher

Observations:
• The dishwasher was turned on and tested by running for a short wash cycle and tested with an infrared thermometer, which shows the heated water inside the dishwasher. The photo serves to show the dishwasher was found to be functional when tested at the time of the inspection. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



Kitchen dishwasher manufacturer information.



Kitchen dishwasher manufacturer information.



The dishwasher was turned on and tested by running for a short wash cycle and tested with an infrared thermometer, which shows the heated water inside the dishwasher. The photo serves to show the dishwasher was found to be functional when tested at the time of the inspection.

6. Garbage Disposal

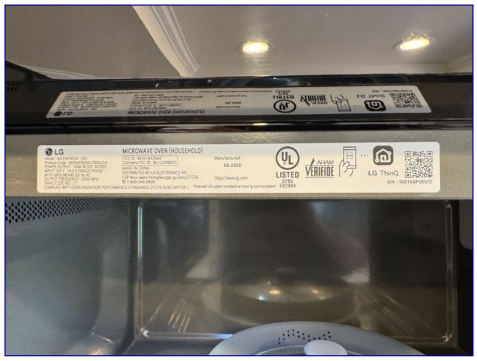
Observations:
• The garbage disposal was operated and it appeared to be functional at time of inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

7. Microwave

Observations:
• The microwave was found to be functional at the time of the inspection by placing a small cup of water inside and heating it for 40 seconds. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. See photo. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



Microwave manufacturer information.



Microwave manufacturer information.



The microwave was found to be functional at the time of the inspection by placing a small cup of water inside and heating it for 40 seconds. See photo.

8. Oven & Range

Observations:
• The kitchen gas oven was tested using installed controls and it functioned normally at the time of the inspection and verified with an infrared thermometer. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. See photos. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



Oven manufacturer information.



The kitchen gas oven was tested using the installed controls and it functioned normally at the time of the inspection. Verified with an infrared thermometer. See photo.



The kitchen gas oven was tested using the installed controls and it functioned normally at the time of the inspection. Verified with an infrared thermometer. See photo.



The kitchen gas oven was tested using the installed controls and it functioned normally at the time of the inspection. Verified with an infrared thermometer. See photo.

9. Oven Exhaust Vent

Materials: The microwave built in oven heat exhaust vent was vented to the exterior of the home.

Observations:
• The oven heat exhaust system appeared to be functional at time of inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



The kitchen exhaust system over the oven was found to be functional at time of inspection.

10. Kitchen Sink(s)

Observations:
• The kitchen sink appeared to be functional at time of inspection.

11. Kitchen Faucet Condition

Observations:
• The kitchen sink faucet was found to be functional at time of inspection and no leaks were noted.

12. Refrigerator

Observations:
• The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. The inspection of the appliance was not intended to cover the cleanliness of the appliance, only the functionality of it. See photos. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

• Refrigerator water source from sink: There was an installed water supply line for the refrigerator from the kitchen sink, for a water dispenser and/or ice maker. See photo.



Refrigerator name and model information.



The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.



Refrigerator name and model information.



The refrigerator was tested with an infrared thermal meter showing a normal temperature and found to be functional at time of inspection. See photo.



Laundry

1. Laundry Room Location

Locations: The laundry room was located near the garage entrance.

2. Dryer Gas Valves / 240 Volt Receptacle

Observations:
• The gas valve to the clothes dryer was found to be functional at time of inspection.
• The laundry room had a 240 volt, 30 amp receptacle installed for an electric dryer. The receptacle was functional at the time of the inspection.



The laundry room 240 volt, 30 amp outlet for the dryer was tested and found to be functional at the time of the inspection.

3. Laundry Room Plumbing

Observations:
• The laundry room sewer drain for the clothes washer was tested for functionality by running the installed clothes washer for several minutes to ensure it drained properly at the time of the inspection.

4. Dryer Exhaust Vent

Observations:
• The dryer heat exhaust vent through the wall appeared to be functional at time of inspection.

5. Laundry Room Cabinets

Observations:
• The cabinets in the laundry room appeared to be functional and in satisfactory condition, at time of inspection.

6. Laundry Room Exhaust Fan

Observations:
• The laundry room ceiling exhaust fan was found to be nonfunctional when tested with the wall switch. Suggest repairs as needed.



The laundry room ceiling exhaust fan was found to be nonfunctional when tested with the wall switch. Suggest repairs as needed.

7. Washer & Dryer

Observations:

• The laundry washing machine and clothes dryer were tested using the control boards and were functional at the time of the inspection. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



Clothes washer and dryer info.



Clothes washer and dryer info.



Clothes washer and dryer info.



The laundry dryer was operated using the normal controls and found to be function with an infrared thermal meter at the time of the inspection. See photo.

Fireplace

1. Fireplace Location & Type of Construction

Observations:
• The fireplace was constructed of brick and was located in the living room.

2. Fireplace Lintel, Damper, Firebox

Materials: The Lintel is an inner part of the fireplace that hold up the bricks at the opening of the firebox. The Lintel was found to be in functional condition at the time of inspection.

Materials: The fireplace had an installed flue damper.

Observations:
• The damper and firebox all appeared to be functional at the time of the inspection.



Fireplace Fireplace Lintel, Damper, Firebox

3. Fireplace Hearth Condition

Materials: The hearth of the fireplace was a brick type construction.

Materials: The hearth was found to be a safe size.

Observations:
• The Hearth was found to be in functional condition at the time of inspection.



The Hearth was found to be in functional condition at the time of inspection.

4. Fireplace Gas Valve

Observations:
• The installed gas shutoff valve for the fireplace was tested and found to be functional at the time of the inspection.

5. Chimney Condition

Observations:
• I did not observe any function concerns at time of inspection with the exterior chimney.

6. Fireplace Flue Condition

Observations:
• The chimney has a concrete constructed flue pipe installed. There were no observed functional issues at time of inspection.

7. Chimney Spark Arrestor / Rain Cap Condition

Observations:
• The chimney had a rain cap with a metal screen installed, which appeared to be functional at time of inspection.



The chimney had a rain cap with a metal screen installed and it appeared to be appeared functional at time of inspection.

Central Heating / Cooling Systems

1. Forced Air System Condition

Materials: The furnace was located in the Kitchen closet. Brand: Lennox Age: 2012

Materials: Gas fired forced hot air system.

Observations:
• The furnace was operated using the wall thermostat. The furnace was run for ten minutes and the air was tested with an infrared thermal meter before and after running the system, showing a temperature change of more than ten degrees at the registers. The test shows the gas furnace was functional at time of inspection. See photos. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.

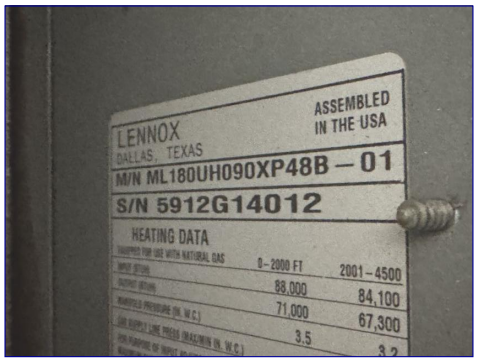
• The older furnace was found to be functional when tested, but it should be cleaned and serviced by an HVAC company to help prolong its usable life span (Which is 12 to 15 years). The HVAC company will also look for hidden damages that may not have been visible at the time of the inspection. Suggest having the furnace serviced every few years as routine maintenance and begin budgeting for future replacement.



Central Heating / Cooling Systems Forced Air System Condition



Furnace manufacturer information.



Furnace manufacturer information.



Central Heating / Cooling Systems Forced Air System Condition

2. Furnace Enclosure Condition

Observations:
• The furnace enclosure appeared functional at time of inspection.

3. Heater Exhaust Pipe Condition

Observations:
• The furnace exhaust pipe appeared functional at time of inspection.

4. Furnace Gas Flex Line & Valve Condition

Observations:
• The furnace gas shutoff valve was observed to be functional at time of inspection.



The furnace gas shutoff valve was located next to the furnace. See photo.

5. Heater Combustion Chamber Condition

Observations:
• The combustion chamber appeared functional at the time of inspection.

6. Fresh Air Intake Condition

Observations:
• The return air supply system appears to be functional.

7. Registers

Observations:
• The home has installed air vent "registers" that disburse the forced air from the furnace or AC system into each room of the home. All the registers appeared to be functional at the time of the inspection.

8. Furnace Filter Condition

Location: The furnace air filter location was inside the lower area of the furnace. The front furnace panel has to be opened to gain access.

Observations:
• The forced air filter appeared functional at time of inspection.



The furnace air filter was located inside the lower area of the furnace. The front furnace panel has to be opened to gain access.

9. Thermostat

Observations:

• The furnace wall thermostat was located on the wall of the family room hallway and was functional at time of inspection when tested.



Central Heating / Cooling Systems Thermostat

10. Duct Work Condition

Observations:

• The older flex air ducting in the attic had areas with a deteriorated outer plastic shell, which holds the insulation around the air duct. The insulation had fallen loose and the clear rubber inner tub was visible. The damaged air ducts were no longer energy efficient. See photos. Suggest repairs as needed by a qualified HVAC company.



Central Heating / Cooling Systems Duct Work Condition



Central Heating / Cooling Systems Duct Work Condition



Central Heating / Cooling Systems Duct Work Condition



Central Heating / Cooling Systems Duct Work Condition

Water Heater

Water Heater Maintenance

Water Heaters

Water heaters on average only last about twelve (12) years before they begin to fail and need to be replaced. It is helpful to conduct yearly maintenance on the water heaters to improve their longevity. Inspect the water heater tank and water lines for leaks and make repairs as needed. The repeated heating of the water in the tank causes sediment to build up inside the tanks, which will result in a tank failure as it gets older. To prevent the sediment build up, drain and flush tank once a year (very important for gas water heaters).

Tankless Water Heaters

Tankless water heaters have copper heating coils that develop a large build up of calcium on the inner walls, which restricts the flow of hot water through the coils over time. To prevent this from occurring, tankless water heaters require yearly maintenance to clean out the hard water scaling from the inner copper heating coils. Contact a certified plumber for cleaning options and recommendations.

1. Water Heater Condition

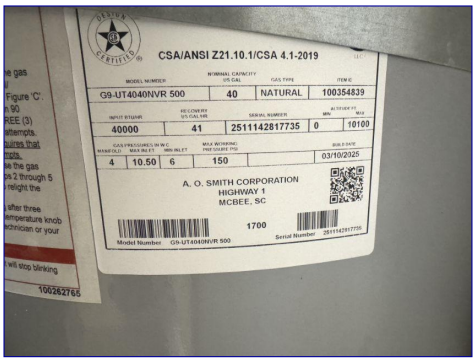
Heater Type: Natural gas water heater: Brand: AO Smith Age: 2025

Location: The water heater was located in the garage.

Observations:
• The functionality of the water heater was tested using an infrared thermal tester on the running hot water at the kitchen sink to confirm the water heater was functional at the time of the inspection. See photo. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.



The functionality of the water heater was tested using an infrared thermal tester on the running hot water at the kitchen sink to confirm the water heater was functional at the time of the inspection. See photo.



Water heater manufacturer information label from tank.

2. Water Heater Base

Observations:
• The water heater base appeared to be functional at the time of the inspection.

3. Water Heater Combustion

Observations:
• The water heater gas combustion chamber appeared functional at time of inspection.

4. Water Heater Exhaust Pipe

Observations:
• The water heater exhaust pipe was intact and functional at time of inspection.

5. Water Heater temperature Pressure Relief Valve

Observations:
• The water heater temperature Pressure Relief Valve (TPRV) appeared functional at time of inspection.

6. Water Heater TPRV Drain Pipe Condition

Materials: The water heater TPRV piping was constructed of copper pipe, which is the most common.

Observations:
• The TPRV discharge pipe drain line was cut open at the time of the inspection, which is a hazard due to the possibility of scalding hot water flowing from the pipe should there be a sudden discharge situation. See photo. Suggest repairs as needed.



The TPRV discharge pipe drain line was cut open at the time of the inspection, which is a hazard due to the possibility of scalding hot water flowing from the pipe should there be a sudden discharge situation. See photo. Suggest repairs as needed.

7. Water heater Piping

Observations:
• The water heater had copper piping with flex lines installed at the water heater connections. No leaks were observed at the time of the inspection.

8. Water Heater Number of Gallons

Observations:
• The water heater supply tank was rated at 40 gallons.

9. Water Heater Gas Line & Valve

Observations:

• **Missing sediment trap:** There should be an installed sediment trap at the CCST flex line connection, between the gas shutoff valve and the water heater. See photos. Suggest repairs by a qualified plumbing company.



Missing sediment trap: There should be an installed sediment trap at the CCST flex line connection, between the gas shutoff valve and the water heater. See photos. Suggest repairs by a qualified plumbing company.

10. Water Heater Safety Strapping & Anchoring

Observations:

• The water heater strapping was loose and the water heater was not properly secured to the wall. The water heater may require blocking against the back wall to hold it in place. See photo. Suggest having a qualified plumber make the proper repairs.



The water heater strapping was loose and the water heater was not properly secured to the wall. The water heater may require blocking against the back wall to hold it in place. See photo. Suggest having a qualified plumber make the proper repairs.

Garage

1. Garage Walls

Observations:
• The garage walls were covered with drywall and were functional at time of inspection with no observed damage.

2. Garage Wall Anchor Bolts

Observations:
• The anchor bolts in the garage were not visible, due to being obscured by installed drywall.

3. Garage Floor Condition

Materials: The garage flooring was bare concrete.

Observations:
• The garage floor appeared to be functional at the time of the inspection.

4. Garage Rafters & Ceiling

Observations:
• The garage ceiling was covered with drywall and the structure was not visible.

5. Garage Electrical

Observations:
• The garage electrical system had no observed damages and appeared functional at time of inspection.

6. Garage GFCI Protected Receptacles

Observations:
• The garage GFCI outlets appeared to be functional at the time of the inspection.

7. Garage 240 Volt Receptacles

Observations:
• There were no 240 volt outlets installed in the garage at the time of the inspection. If a 240 volt outlet is needed, suggest you consult a qualified electrician for installation.

8. Garage Exterior Door

Observations:
• The exterior garage pedestrian door appeared functional at the time of the inspection.

9. Garage Fire Door

Observations:
• The garage door to the interior of the home was fire rated and appeared to be functional at time of the inspection.

10. Garage Door Condition

Materials: The garage door was a light metal roll up style door. This type of door uses heavy springs to assist with lifting the door. These spring should be maintained by keeping them well lubricated.

Observations:
• The installed garage door was tested and found to be functional at the time of the inspection when opened and closed.

11. Garage Opener Status

Observations:
• The garage door opener was functional using the normal wall mounted controls at time of inspection.

12. Garage Door's Reverse Status

Observations:
• The garage door auto reversing safety features were tested by standing in the path of the door and found to be functional at time of the inspection.

13. Garage Roof Condition

Observations:
• The garage roof appeared to be functional. I did not observe any issues with the roof at the time of the inspection.

Electrical Service Main

1. Electrical Panel & Breakers Condition

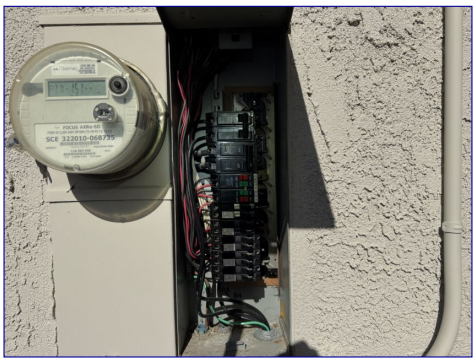
Location: The Main Electrical Panel for the home was located on the East side of the house.

Location: There were no electrical sub panels observed during the inspection.

Observations:
• The main electrical panel appeared to be functional at the time of the inspection and was manufactured by Crouse-Hinds, which was not a known panel to have been recalled.



The installed breakers in the main electrical panel were all functional at the time of the inspection.



The installed breakers in the main electrical panel were all functional at the time of the inspection.

2. Main AMP Breaker

Observations:
• The electrical service main was a maximum of 125 AMP's.



The home had a 125 AMP electrical service installed.

3. Tripped Breakers

Observations:
• There were no breakers tripped or off at the time of the inspection.

4. Electrical Wire Feeds Condition

Observations:
• The home's main electrical power feed lines are underground and not visible.

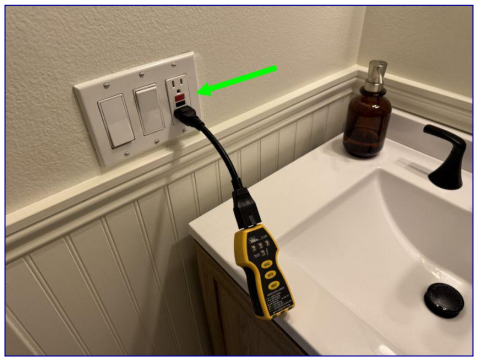
5. Electrical Outlets and Switches

Observations:
• I did not observe any electrical system safety or function concerns at time of inspection.

6. GFCI & AFCI Outlets

Observations:

• Too many GFCI outlets were installed on one service branch, which causes unnecessary tripping. The downstairs guest bathroom had a GFCI protected outlet installed, but it was already protected upstream by the Primary bathroom's GFCI outlet, so the GFCI outlet in the downstairs guest bathroom can be removed and replaced with a standard outlet.



Too many GFCI outlets were installed on one service branch, which causes unnecessary tripping. The downstairs guest bathroom had a GFCI protected outlet installed, but it was already protected upstream by the Primary bathroom's GFCI outlet, so the GFCI outlet in the downstairs guest bathroom can be removed and replaced with a standard outlet.

7. Branch Wire Condition

Materials: The home had modern 14 & 12 gauge copper MN (Non-Metallic) wiring was installed in the home with insulated sheathing.

Observations:

• The observed and testable installed electrical branch wiring was found to be functional at the time of the inspection.

8. Grounding Condition

Materials: The grounding was found to be functional when tested at time of inspection.

Observations:

• The grounding in the home was found to be functional at time of inspection.

Roof Condition

1. Roof Condition

Materials: The slope of the roof is 5/12 pitch. It drops four five for every twelve inches.

Materials: The home had a concrete tile roof.

Observations:

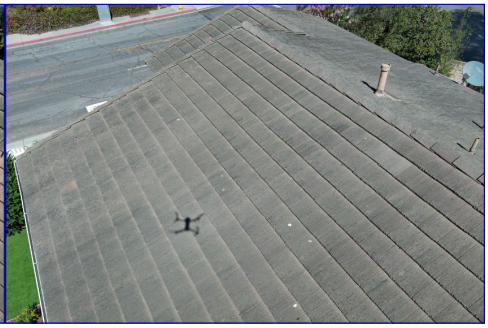
• **Older tiled roof:** The concrete tiled roof of the home appeared functional with no visible damage and one small old leak in the visible attic and maybe a 40 year old roof. Depending on the age of the underlayment and repairs made, the roof could last another 15 plus years (Estimate only), base on the visible condition at the time of the inspection. There is no expressed nor implied warranty for the roof. See photos. Suggest you consult seller to see if the roof's underlayment had ever been replaced since the home was originally built. The roof's underlayment typically has a 30 to 50 year life span, based on the quality of the underlayment installed. You may also choose to have a roofing company remove a few roof tiles to verify the underlayment's integrity and request a roof certification.





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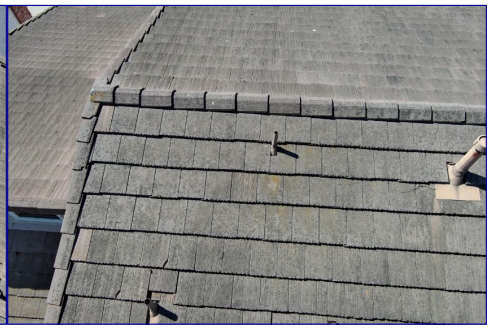

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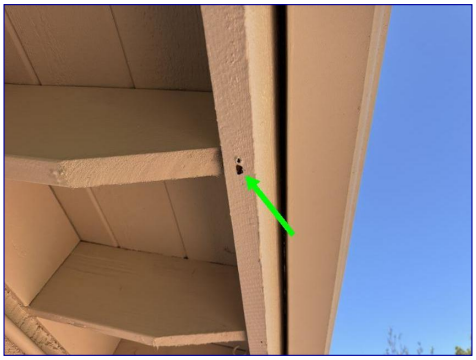
2. Roof Eaves & Fascia

Observations:

• The roof fascia and rafter tail boards had visible moisture damage and wood deterioration at various locations around the home. See photos. Suggest repairs as needed.


Roof Condition Roof Eaves & Fascia


Roof Condition Roof Eaves & Fascia


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Roof Condition Roof Eaves & Fascia

3. Roof Vent & Exhaust Pipe Flashing

Observations:
• The roof vents and exhaust pipe flashing appeared functional at time of inspection

4. Rain Gutter Condition

Observations:
• The installed rain gutters on the home appeared to be functional at time of inspection.

5. Roof Flashing

Observations:
• The metal roof flashing on the home was visible and functional at the time of the inspection.

Attic

The Attic section will describe the presents and type of insulation, attic ventilation (air flow through the attic), any plumbing that maybe present, any visible area of the fireplace chimney, and the inner structure of the attic. The structure is made up of ceiling joists, roof rafter beams, and plywood. Newer homes/buildings may have engineered truss systems and older home/Buildings will have open attic areas with collar ties and/or support beams. Some homes/Buildings have total attic access and others may have very little. The inspector will document the attic space, the point of access, and it's condition.

1. Access

Observations:
• The attic access was in functional condition at the time of inspection.

2. Structure

Observations:
• **Moisture stains: There was one small moisture stain observed on the Northwest corner of the upper attic, which appeared to be older (It was dry at the time of the inspection). Refer to the roof section for roof material type and observed condition at the time of the inspection. Suggest having a roofing company review the attic staining and roof areas to determine if repairs need to be made and/or consult seller for known prior roof leaks and prior repairs made. This should be completed prior to purchase.**

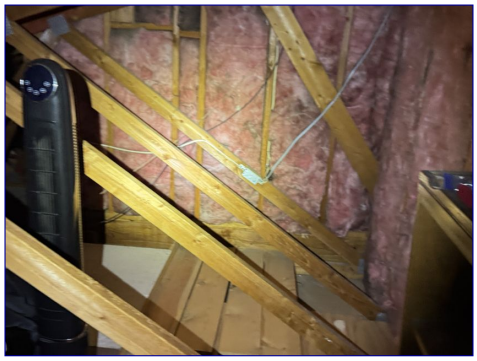

Attic Structure


Attic Structure


Attic Structure


Attic Structure


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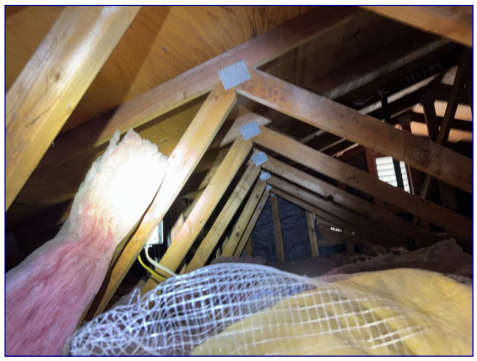

Attic Structure

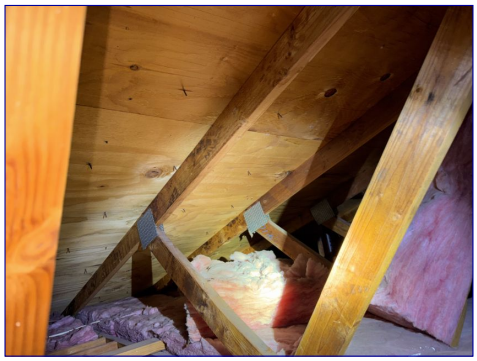

Attic Structure


Attic Structure


Attic Structure


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Attic Structure



Attic Structure



Moisture stains: There was one small moisture stain observed on the Northwest corner of the upper attic, which appeared to be older (It was dry at the time of the inspection). Refer to the roof section for roof material type and observed condition at the time of the inspection. Suggest having a roofing company review the attic staining and roof areas to determine if repairs need to be made and/or consult seller for known prior roof leaks and prior repairs made. This should be completed prior to purchase.

3. Attic Air Vents

Observations:
• The attic ventilation openings and screens appeared to be functional and unobstructed at time of the inspection.

4. Electrical

Observations:
• The attic electrical system appeared functional at time of inspection.

5. Attic Plumbing

Observations:
• The visible plumbing pipes in attic were found to be in functional condition at the time of inspection.

6. Insulation Condition

Materials: Unfinished fiberglass Batt insulation was installed in the attic area.

Depth: Insulation averages about 10-12 inches in depth, which is standard for attic areas.

Observations:
• **Removed insulation:** There were areas in the attic with missing insulation that appeared to have been moved. The removed insulation was stacked in the same areas and should be put back into place. See photos. Suggest repairs as needed.



Attic Insulation Condition



Attic Insulation Condition

7. Exhaust Pipes

Observations:
• The home's exhaust pipes in the attic area were found to be functional at the time of inspection. There were no visible disconnects or damaged pipes in the attic area.

Exterior Areas

Cracks: Minor settlement or “hairline” cracks in driveways, sidewalks, or even foundations are normal to properties of any age. This is also true for stucco walls. They should, however, be monitored for expansion and sealed as necessary. Medium to large cracks are signs of a more serious problem and should be examined by a Home Inspector or structural engineer. Large cracks, especially uneven stepped cracks are signs of active movement and should be investigated to determine the cause. Once a cause is determined it should be referred to a structural engineer and certified contractor for repairs.
Exterior Walls: Note that any siding, but especially composition or hardboard siding must be closely monitored. Even modern composition siding, and especially, wood trim, is particularly vulnerable to moisture damage. All seams should be sealed and painted periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from entering walls, especially from sprinklers, rain splash back, or wet grass. Swelling from moisture and deterioration may otherwise result. Wood siding should never touch the ground. Any wood on or near the ground should be treated to protect it from moisture and/or bug intrusion.

1. Exterior Doors

Observations:
• The back living room door rubs on the door frame, making it hard to open or close. Suggest repairs as needed.



The back living room door rubs on the door frame, making it hard to open or close. Suggest repairs as needed.

2. Siding Condition

Materials: The home's exterior walls were constructed of a wood frame and covered with a thick stucco finish.

Observations:
• The exterior walls of the home had no observed damaged and appeared to be function concerns at time of inspection.

3. Exterior Wood Trim & Paint

Observations:
• The wood trim on the left lower edge of the garage door had visible wood damage and deterioration form possible moisture and termite activity. See photos. Suggest repairs as needed.



The wood trim on the left lower edge of the garage door had visible wood damage and deterioration form possible moisture and termite activity. See photos. Suggest repairs as needed.

4. Window Condition

Materials: The home had dual pane vinyl framed windows installed.

Observations:
• The installed windows were inspected and found to be functional with no observe defects at time of inspection.

5. Exterior Lighting

Observations:
• The lighting installed on the exterior walls of the home was fount to be functional at time of inspection.

6. Exterior Electrical Receptacles and GFCI

Observations:
• The exterior electrical outlets were tested and appeared functional at time of inspection.

7. Patio Decking Type & Condition

Observations:
• The patio decking appeared in satisfactory and functional condition with normal wear for its age at the time of the inspection.

8. Patio Enclosure / Patio Cover Condition

Observations:
• There was no patio enclosure or cover installed on the home's patio area.

9. Exterior Faucet Condition

Location: There was a water faucet on the North side of house.
• There was a water faucet on the South side of house.

Observations:
• The exterior water faucets were tested and appeared to be functional at the time of inspection.

10. Porch Condition

Observations:
• I did not observe any safety concerns with the porch at time of inspection.

Grounds

1. Driveway & Walkway Condition

Materials: The home had a front concrete driveway.
• The home had concrete block / brick constructed walkways.

Observations:
• The concrete driveway had visible minor settlement cracks, which are considered normal, due to natural ground movement. See photos.



The concrete driveway had visible minor settlement cracks, which are considered normal, due to natural ground movement. See photos.

2. Yard Grading

Observations:
• There were no observe drainage or soil grading concerns at time of inspection. The exterior area appeared to have proper drainage.

3. Yard Vegetation Observations

Observations:
• There were no observe system safety or functional concerns at time of inspection. No trees or plants were growing over, or against the home.

4. Exterior Gate Condition

Materials: The backyard side gate is constructed of wood.

Observations:
• The backyard side gate was found to be functional at time of inspection.

5. Fence and Retaining Wall Condition

Materials: The fencing around the yard was constructed of concrete blocks with mortar joints.
• The fencing around the yard was constructed of wood.

Observations:
• The fencing material and structure appeared to be functional at time of inspection.

6. Above Ground Spa

Observations:

• The above ground spa was inspected using the installed control panel and found to be functional at the time of the inspection with an electrical shutoff within view. See photos.

• **The above ground spa filter needs to be cleaned and proper pool chemicals added every few weeks to maintain the spa. Suggest you consult seller for spa water maintenance and/or reference an online manual for more details.**



Grounds Above Ground Spa



Grounds Above Ground Spa



Grounds Above Ground Spa



The spa heater was tested using the normal controls and run for 45 minutes with a small increase in temperature, which indicates the heater was functioning at time of inspection. See photos.



Grounds Above Ground Spa



The spa heater was tested using the normal controls and run for 45 minutes with a small increase in temperature, which indicates the heater was functioning at time of inspection. See photos.

Foundation

1. Foundation Damage

Observations:

• The visible areas of the home's foundation appeared functional at time of inspection. Not all areas of the home's foundation were visible to the inspector, due to floor coverings, walls, furniture, etc. There were no observed large gaps or step cracks observed, and no abnormal slopes in the slab. Small hairline cracks in concrete slabs are normal. If concerned, or further foundation inspections are desired, suggest you consult a foundation contractor.

Potable Water Supply & Sewer System

1. Potable Water Pipe Condition

Materials: The home's fresh water piping was constructed of copper metal piping with soldered joints.

Materials: Local utility supplied water.

Observations:
• The potable water shutoff valve for the home was located at the front of the home and found to be in functional condition at the time of inspection.

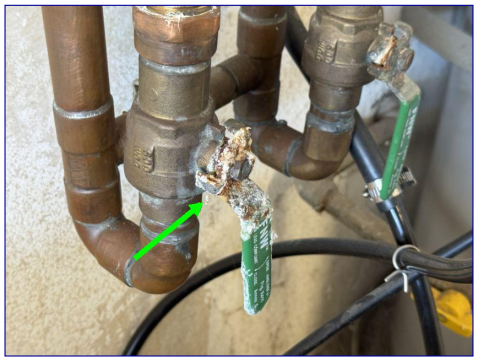
• **There was a water softener system installed in the garage. Consult seller for information on its use, maintenance for the system, and to see if it is a leased system from a local company.**
• The water shutoff valve at the back of the water softener in the garage had a small leak with a build up was water calcium. See photo. Suggest repairs as needed.



The home's fresh water shutoff valve.



There was a water softener system installed in the garage. Consult seller for information on its use, maintenance for the system, and to see if it is a leased system from a local company.



The water shutoff valve at the back of the water softener in the garage had a small leak with a build up was water calcium. See photo. Suggest repairs as needed.

2. Water Pressure

Observations:
• The home's water pressure was tested and found to be 60 PSI at time of inspection. Recommend is 40 to 80 PSI to avoid unnecessary stress on the pipes and faucets to prevent leaks.



The home's water pressure was found to be 60 PSI when tested at the time of the inspection.

3. Pressure Regulator

Observations:
• The water pressure for the home was found to be within a reasonable range (40 to 80 PSI) at the time of inspection.

4. Sewer Pipes Condition

Materials: The home had Acrylonitrile Butadiene Styrene (ABS) black piping installed for sewer connections. The home may also have cast iron metal pipes in the walls to limit noise, which is usually not visible in new homes.

Observations:
• The sewer piping for the home was found to be functional at time of inspection, based on water flow and no observed leaks at the visible areas of the home.

• The home's sewer lateral drain line can have unknown damage or separations underground. Damage can occur from tree roots, age of pipe, or just from being an improperly installed pipe. This can be a costly repair. Suggest having the home's main sewer line scoped for possible damage by a certified plumber to ensure the quality of drain line.

Gas Source & Type

1. Gas Shut Off Valve

Materials: The natural gas meter and shutoff valve were located on the East side of the home.

Observations:
• The natural gas utility meter and shutoff valve appeared functional at the time of inspection.



The natural gas utility meter and shutoff valve.

2. Seismic Gas Shutoff Valve

Observations:

• NO Seismic Gas Shutoff Valve installed: The home had no automatic natural gas shutoff valve installed at the time of the inspection. These are NOT required on all homes. If one is desired or required by your local municipality (All cities and county's have different requirements), suggest contacting qualified plumbing company to request the installation of a seismic sensing actuating valve on the gas meter, which is designed to automatically shutoff the gas flow in the event of a severe seismic disturbance (Earthquake). If required to be on the home, it would normally already be installed.