



QUIGLEY INSPECTION SERVICES

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RESIDENTIAL REPORT

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ddf dfvd
02/02/2026



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Agent
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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



HEALTH/SAFETY HAZARDS

- ⊖ 2.1.1 Structural Components - Foundation, Basement & Crawlspace: Efflorescence
- ⊖ 2.1.2 Structural Components - Foundation, Basement & Crawlspace: Cellulose Debris in Crawlspace
- ⊖ 2.1.3 Structural Components - Foundation, Basement & Crawlspace: Crawlspace Inadequate Ventilation
- ⊖ 2.1.4 Structural Components - Foundation, Basement & Crawlspace: Louvered Vent Screens
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- 🔧 3.1.1 Exterior - Siding, Flashing & Trim: Siding Damage
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- ⊖ 3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Area Drains Not Inspected
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- ⊖ 4.4.3 Roofing - Skylights, Chimneys & Roof Penetrations: Chimney Spark Arrester Missing
- ⚠️ 5.3.1 Electrical - Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Exposed Exterior Wires
- ⚠️ 5.3.2 Electrical - Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Open Junction Box



5.3.3 Electrical - Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Wiring on the Crawlspace Ground

- ⊖ 5.4.1 Electrical - Connected Devices and Fixtures: Light Fixture Lens Cover Missing
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- ⊖ 6.1.2 Plumbing - Fixtures / Faucets: Toilet leaking
- ⊖ 6.1.3 Plumbing - Fixtures / Faucets: Faucet Corroded and Leaking
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- ⊖ 9.12.1 Interiors - Personal Items Obstructing Inspector.: Items Obstructing Inspection
- ⊖ 10.1.1 Built-in Appliances - Dishwasher: No Vent

1: INSPECTION DETAILS

Information

In Attendance

Inspector Only

Occupancy

Partially Furnished

Style

Modern, Manufactured

Temperature (approximate)

50

Type of Building

Multi-Family

Weather Conditions

Clear

2: STRUCTURAL COMPONENTS

		IN	NI	NP	O
2.1	Foundation, Basement & Crawlspaces	X			X
2.2	Floor Structure	X			X
2.3	Wall Structure	X			
2.4	Ceiling Structure	X			
2.5	Roof Structure & Attic	X			

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

Information

Inspection Method

Attic Access, Crawlspace Access, Visual

Floor Structure: Material

Wood I-Joists, Steel Joists

Ceiling Structure: Material

Wood

Foundation, Basement & Crawlspaces: Material

Raised

Floor Structure: Sub-floor

Plywood

Roof Structure & Attic: Material

Wood

Floor Structure:

Basement/Crawlspace Floor

Dirt

Wall Structure: Material

Wood

Roof Structure & Attic: Type

Gable

Observations

2.1.1 Foundation, Basement & Crawlspaces

 Recommendation

EFFLORESCENCE

Efflorescence noted on the foundation walls under the dental office. This a white, powdery deposit that is consistent with moisture intrusion and will need to be monitored.



2.1.2 Foundation, Basement & Crawlspaces

 Recommendation

CELLULOSE DEBRIS IN CRAWLSPACE

There is wood debris on the crawlspace floor under the dental office that will need to be removed to help prevent termite intrusion.

Recommendation

Contact a qualified professional.



2.1.3 Foundation, Basement & Crawlspaces

CRAWLSPACE INADEQUATE VENTILATION

Recommendation

The crawlspace is inadequately ventilated to the dental office which could cause mildew/mold build up in the under floor area. It is recommended to improve the ventilation as a preventative measure.

Recommendation

Contact a qualified professional.

2.1.4 Foundation, Basement & Crawlspaces

LOUVERED VENT SCREENS

Recommendation

The louvered vent screens that are installed on the manufactured residence are known to restrict air flow and should be replaced with regular screens for better crawlspace air flow.

Recommendation

Contact a qualified professional.



2.2.1 Floor Structure

MILDEW/FUNGUS

Recommendation

Observed signs of fungus/mildew in one or more areas in the flooring structure under the dental office. See termite inspection for details.



3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Decks, Balconies, Porches & Steps	X			X
3.4	Eaves, Soffits & Fascia	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.6	Walkways, Patios & Driveways	X			
3.7	Bird Nesting			X	
3.8	Carport			X	

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Information

Inspection Method

Visual, Crawlspace Access, Roof

Siding, Flashing & Trim: Siding Material

Fiber Cement, Composite Wood

Siding, Flashing & Trim: Siding Style

Shiplap, Panels

Exterior Doors: Exterior Entry Door

Glass, Wood

Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps, Front Porch, Patio, Steps with Platform

Decks, Balconies, Porches & Steps: Material

Concrete, Composite

Walkways, Patios & Driveways:

Driveway Material

Asphalt

Limitations

General

NON INSPECTED ITEMS

Fencing, sprinkler systems, and landscaping is out of the scope of home inspections.

Observations

3.1.1 Siding, Flashing & Trim

SIDING DAMAGE



There is damage to the siding at multiple locations around the dental office that should be repaired to maintain water tightness.

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

PAINT NEEDED

 Maintenance Item

Areas of trim, eaves, and siding were worn and in need of maintenance all around the dental office. Recommend a qualified painter or siding specialist correct.

3.1.3 Siding, Flashing & Trim

CAULK MISSING/DETERIORATED

 Recommendation

Caulking was found to be absent, deteriorated, or not meeting the expected standards at multiple locations. This includes areas such as around windows, doors, siding butt joints, siding-trim junctions and wall penetrations. It is recommended that a qualified individual takes the necessary steps to replace or install caulk as required. In situations where gaps exceed a width of 1/4 inch, it is advisable to use a suitable material other than caulk to address the gaps.



3.1.4 Siding, Flashing & Trim

 Recommendation

SIDING WOOD ROT/DETERIORATION

There is wood rot/deterioration of the siding at multiple location around the dental office. See termite report for details.

Recommendation

Contact a qualified professional.



3.2.1 Exterior Doors

 Recommendation

BACKWARDS SLIDING GLASS DOOR

The two sliding glass doors at the east side of the dental office is backwards making it very easy to lift the panel out of the track from the outside. It is recommended to have secondary locks installed or the doors replaced altogether.

Recommendation

Contact a qualified professional.

3.3.1 Decks, Balconies, Porches & Steps

 Recommendation

MISSING STEPS

Two of the sliding glass doors are missing the exterior steps and installing then is recommended.

Recommendation

Contact a qualified professional.



3.4.1 Eaves, Soffits & Fascia

EAVE ROT/DETERIORATION

 Recommendation

There is eave rot/deterioration at the east side of the dental office. See termite report for details.

Recommendation

Contact a qualified professional.



3.4.2 Eaves, Soffits & Fascia

PAINT LOSS OR BARE WOOD

 Recommendation

There is eave bare wood at the multiple locations around the dental office that needs to be painted for protection from the elements.

Recommendation

Contact a qualified professional.



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

AREA DRAINS NOT INSPECTED

 Recommendation

There are area drains and/or downspout tubing that were not inspected.

Recommendation

Contact a qualified professional.

3.5.2 Vegetation, Grading, Drainage & Retaining Walls

FOLIAGE ON SIDING

 Recommendation

There is foliage, including shrubs, and/or vines, in direct contact with or within one foot of the manufacture residence exterior. This foliage has the potential to trap moisture against the exterior following rainfall, leading to increased moisture levels in and around the building. It is recommended to trim or eliminate this foliage as needed to maintain a one-foot clearance between it and the residence exterior.

Recommendation

Contact a qualified professional.



3.5.3 Vegetation, Grading, Drainage & Retaining Walls

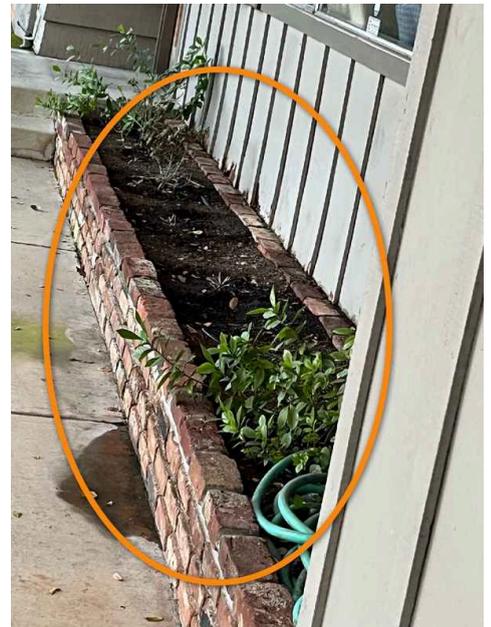
 Recommendation

PLANTER BOX

There is a planter box at the west side of the dental office that is a common source of moisture and/or termite intrusion and should be removed as a preventative measure.

Recommendation

Contact a qualified professional.



4: ROOFING

		IN	NI	NP	O
4.1	Coverings	X			X
4.2	Roof Drainage Systems	X			X
4.3	Flashings	X			
4.4	Skylights, Chimneys & Roof Penetrations	X			X

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Information

Inspection Method

Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

Seamless Aluminum

Flashings: Material

Aluminum

Observations

4.1.1 Coverings

LEAVES AND DEBRIS ON ROOF



There is leaves and debris on the dental office roof that needs to be cleaned off to maintain proper water flow.

Recommendation

Contact a qualified professional.



4.2.1 Roof Drainage Systems

DEBRIS



Debris has accumulated in the gutters of both buildings. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.



4.2.2 Roof Drainage Systems
DOWNSPOUT LEAKAGE

 Recommendation

The downspouts along the dental office appear to be leaking at the seams and it is recommended to seal these areas to maintain proper water flow.



4.2.3 Roof Drainage Systems
GUTTER DETACHED

 Recommendation

The gutter is detached a little at the west side of the dental office and needs repair for proper water drainage.

Recommendation

Contact a qualified professional.



4.4.1 Skylights, Chimneys & Roof Penetrations

 Recommendation

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

4.4.2 Skylights, Chimneys & Roof Penetrations

 Recommendation

CHIMNEY CROWN CRACKED

The chimney crown has several cracks in it which is intended to shed water away from the fireplace and it is recommended to have this repaired.

Recommendation

Contact a qualified professional.



4.4.3 Skylights, Chimneys & Roof Penetrations

 Recommendation

CHIMNEY SPARK ARRESTER MISSING

The chimney spark arrester is missing and should be installed to contain any sparks.

Recommendation

Contact a qualified professional.



5: ELECTRICAL

		IN	NI	NP	O
5.1	Service Entrance Conductors	X			
5.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
5.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			X
5.4	Connected Devices and Fixtures	X			X
5.5	Polarity and Grounding of Receptacles	X			
5.6	GFCI & AFCI	X			
5.7	Smoke Detectors	X			
5.8	Carbon Monoxide Detectors	X			

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Information

Branch Wire 15 and 20 AMP

Copper

Wiring Method

Romex

Service Entrance Conductors:

Electrical Service Conductors
Overhead

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity

200 AMP, 100 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations

Exterior, Interior

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer

Square D, Siemens

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type

Circuit Breaker

Observations

5.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage



EXPOSED EXTERIOR WIRES

There are exposed wires at the east side of the dental office that should be enclosed in a protective conduit for safety.

Recommendation

Contact a qualified professional.



5.3.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

 Health/Safety Hazards

OPEN JUNCTION BOX

There are multiple open junction boxes in the dental office crawlspace, one at the east exterior of the dental office, and one under the dental office laundry room sink that needs a cover plate for safety.

Recommendation

Contact a qualified professional.





5.3.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

 Health/Safety Hazards

WIRING ON THE CRAWLSPACE FLOOR

There is wiring on the crawlspace floor under the dental office that should be tacked up off the ground for safety.

Recommendation

Contact a qualified professional.



5.4.1 Connected Devices and Fixtures

 Recommendation

LIGHT FIXTURE LENS COVER MISSING

There are multiple light fixtures that are missing the lens covers in the dental office and needs replacement.

Recommendation

Contact a qualified professional.

6: PLUMBING

		IN	NI	NP	O
6.1	Fixtures / Faucets	X			X
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Water Heater	X			X
6.4	Vents, Flues, & Chimneys	X			
6.5	Sump Pumps / Sewage Ejectors	X			
6.6	Fuel Storage & Distribution Systems	X			
6.7	Tub and stall showers	X			

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Information

Main Fuel Shut-Off (Location)

Exterior

Main Water Shut-Off Device (Location)

Street Location

Material - Water Supply

Copper, Galvanized, Pex

Source

Public

Water Pressure

40 psi

Drain, Waste, & Vent Systems:

Material

ABS, PVC, Iron, Galvanized

Water Heater: Capacity

40 Gallons

Water Heater: Location

East Exterior

Water Heater: Manufacturer

Rheem, Bradford & White

Water Heater: Power Source

Gas

Water Heater: Age

5 Years (BW)

10 Years (Rheem)

Observations

6.1.1 Fixtures / Faucets

FAUCET DAMAGED

The faucet in the full bathroom of the dental office is damaged and needs replacement.



Recommendation



6.1.2 Fixtures / Faucets

TOILET LEAKING

The full bathroom toilet wax seal is possible leaking evidenced by the stain around the base of the toilet. Recommended removing the toilet and replacing the was seal.

 Recommendation



6.1.3 Fixtures / Faucets

FAUCET CORRODED AND LEAKING

The north/center room and front exam room faucet in the dental office is corroded and leaking under the sink and needs replacement.

 Recommendation

Recommendation

Contact a qualified professional.



6.2.1 Drain, Waste, & Vent Systems

RUSTING DRAIN LINES

 Recommendation

There were sections of the drain lines under the dental office that are rusting out and damaged in areas. Recommended replacement of the lines at these areas.



6.2.2 Drain, Waste, & Vent Systems

CRAWLSPACE DRAIN LINE LEAKING

The drain line is leaking in the crawlspace under the north/center room and needs repair.

Recommendation

Contact a qualified professional.

 Recommendation



6.2.3 Drain, Waste, & Vent Systems

SCOPE RECOMMENDED

Due to the age and type of drain line material under the dental office it is recommended to have the system scoped out to the street.

Recommendation

Contact a qualified professional.

 Recommendation

6.3.1 Water Heater

SEDIMENT TRAP

The manufactured residence water heater is missing a gas line sediment trap and one should be installed.

 Recommendation

7: HEATING

		IN	NI	NP	O
7.1	Heating Equipment	X			X
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

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Information

Heating Equipment: Brand
RUUD, Guardian

Heating Equipment: Energy Source
Gas

Heating Equipment: Filter Size
20x30

Heating Equipment: Filter Type
Disposable

Heating Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Insulated, Flexible Plastic

AFUE Rating

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

Observations

7.1.1 Heating Equipment



FILTER REQUIRES REPLACEMENT

The furnace filter appears to be beyond its expected lifespan in the dental office. Recommend replacement.

8: AIR CONDITIONING

		IN	NI	NP	O
8.1	Cooling Equipment	X			
8.2	Distribution System	X			

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Information

Type
Air Conditioner

Cooling Equipment: Brand
RUUD, Guardian

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior North, Roof

Distribution System: Configuration
Central, Split

Cooling Equipment: SEER Rating
60,000 and 48,000

Modern standards call for at least 13 SEER rating for new install.
Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

Limitations

General

TOO COLD TO TEST

The temperature outside was too cold, less than 60 degrees, to test the air conditioning units.

9: INTERIORS

		IN	NI	NP	O
9.1	Walls	X			
9.2	Ceilings	X			X
9.3	Floors	X			X
9.4	Steps, Stairways & Railings	X			
9.5	Countertops & Cabinets	X			
9.6	Doors	X			
9.7	Windows	X			X
9.8	Garage Door		X		
9.9	Garage Fire Door			X	
9.10	Garage Fire Wall			X	
9.11	Evidence of Rodents	X			X
9.12	Personal Items Obstructing Inspector.	X			X
9.13	Urine/Animal Smell			X	

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Information

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Floors: Floor Coverings

Carpet, Vinyl, Engineered Wood

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material

Laminate, Granite, Tile

Windows: Window Type

Sliders, Double Pane, Single-hung, Single Pane

Observations

9.2.1 Ceilings

ACOUSTIC CEILING COVERING

 Recommendation

The ceiling covering material is an older acoustic material in the dental office break room that may contain asbestos (1978 and before) and you may want to have the material tested.

Recommendation

Contact a qualified professional.

9.2.2 Ceilings

CEILING STAINS

 Recommendation

There are water stains or other evidence of moisture intrusion in the dental office break room ceiling covering that you will need to have evaluated further by an appropriate qualified specialist. This is important because our inspection does not warranty or guarantee the roof against leakage.

Recommendation

Contact a qualified professional.



9.3.1 Floors

CARPET STAINS

 Maintenance Item

Carpet in the dental office had areas of staining or discoloration. Recommend a thorough steam clean or replacement by a qualified carpet cleaning company.

9.3.2 Floors

VINYL LIFTING OR DAMAGED.

 Recommendation

There is areas in the kitchen of the manufactured residence where the vinyl floor coverings is damaged and needs repair.

Recommendation

Contact a qualified professional.

9.7.1 Windows

FAILED SEAL

 Recommendation

There is a failed window seal at the west side of the manufactured residence that needs repair. Recommend qualified window contractor evaluate & replace.



9.7.2 Windows

MISSING SCREEN

There are multiple missing screens around the residence that needs replacement.

9.11.1 Evidence of Rodents

EVIDENCE OF RODENTS

There is evidence of rodents in the dental office. It is recommended to have pest control company service the residence. At any rate traps should be set and checked every few months.

Recommendation

Contact a qualified professional.



9.12.1 Personal Items Obstructing Inspector.

ITEMS OBSTRUCTING INSPECTION

One or more areas and room at this property were blocked by furniture, stored personal items and/or debris. This often includes but is not limited to walls, floors, windows, behind window coverings, under rugs or carpets, under or behind furniture, inside and under cabinets, under sinks, on counter tops, and in closets. Areas around the exterior, under the house, in the garage and in the attic may also be obscured by stored personal items. Per industry standards, the inspector does not move personal belongings, furnishings, carpets or appliances. When stored items, furnishings or debris are present, all areas or items that are obscured, concealed or otherwise not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, issues that were not noted during the inspection, such as damage or other problems, may be found.

Recommendation

Contact a qualified professional.

10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			X
10.2	Refrigerator		X		
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			
10.5	Trash Compactor			X	
10.6	Microwave	X			
10.7	Vent Hood			X	

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Information

Dishwasher: Brand

Whirlpool

Range/Oven/Cooktop:

Range/Oven Brand

Amana

Range/Oven/Cooktop:

Range/Oven Energy Source

Gas

Microwave: Microwave

Whirlpool

Observations

10.1.1 Dishwasher

NO VENT



There is no dishwasher vent installed. One should be installed to prevent cross contamination of the potable water.

Recommendation

Contact a qualified professional.

11: INSULATION AND VENTILATION

		IN	NI	NP	O
11.1	Attic Insulation	X			
11.2	Vapor Retarders			X	
11.3	Ventilation	X			
11.4	Exhaust Systems	X			
11.5	Crawlspace Insulation	X			
11.6	Radiant Barrier			X	

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Information

Dryer Power Source

220 Electric

Dryer Vent

Metal, Metal (Flex)

Flooring Insulation

Batt, None Under Dental Office

Attic Insulation: Insulation Type

Blown

Attic Insulation: R-value

Varies

Ventilation: Ventilation Type

Gable Vents, Eave Vents, Ridge Vents, Roof Vents

Exhaust Systems: Exhaust Fans

Fan Only

Limitations

General

INACCESSIBLE ATTIC

The north side of the attic was not accessible due to the inspector not fitting in the access hatch and you need to be made aware of this.

12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
12.1	Fireplaces, Stoves & Inserts	X			
12.2	Fuel-buring Accessories	X			
12.3	Chimney & Vent Systems	X			

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Information

Type

Wood

STANDARDS OF PRACTICE

Inspection Details

Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Insulation and Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in fireplaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.