



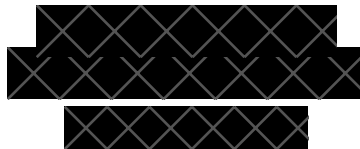
SANDOVAL INSPECTIONS

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RESIDENTIAL REPORT



04/02/2025



Inspector

Shannon Sandoval

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Agent

Ryan Breitling

Hegg Realtors

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SUMMARY



RECOMMENDATION

- ⊖ 2.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Standing Water/Poor Drainage
- ⊖ 2.7.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 3.1.1 Roof - Coverings: Damaged (General)
- ⊖ 7.2.1 Plumbing - Drain, Waste, & Vent Systems: Leaking Pipe
- ⊖ 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Improper Installation
- ⊖ 11.6.1 Attic, Insulation & Ventilation - Pests: Bats
- ⊖ 11.7.1 Attic, Insulation & Ventilation - Water Intrusion: Water Intrusion

1: INSPECTION DETAILS

Information

In Attendance

None

Occupancy

Occupied

Style

Ranch

Viewed Roof Covering From

36 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Light Rain, Cloudy

2: EXTERIOR

Information

General: Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Engineered Wood

Exterior Doors: Exterior Entry Door
Steel



Decks, Balconies, Porches & Steps: Appurtenance
Deck

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

Walkways, Patios & Driveways: Driveway Material
Concrete



Deficiencies



STANDING WATER/POOR DRAINAGE

NORTHEAST CORNER

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

[Here is a resource](#) on dealing with standing water in your yard.

Recommendation

Contact a qualified landscaping contractor



DRIVEWAY CRACKING - MINOR

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

Recommendation

Recommend monitoring.



South Garage



North Garage

3: ROOF

Information

Roof Type/Style Gable	Coverings: Material Asphalt	Roof Drainage Systems: Gutter Material Aluminum
Flashings: Material Not visible		
Inspection Method Drone		



Deficiencies

3.1.1 Coverings

DAMAGED (GENERAL)

 Recommendation

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

Shannon: On the west side of the roof, the fascia is exposed and not covered by flashing. Upon further inspection I did find what I believe to be water intrusion in the attic in this same area. On the southeast side of the roof, above the exterior garage, the shingles were discolored and foam was present. This may simply be previous pet mitigation efforts, however it should be monitored. I recommend a roofing contractor be contacted.

Recommendation
Contact a qualified roofing professional.



East above garage



Southeast Above Garage

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Foundation: Material
Concrete

Floor Structure:
Basement/Crawlspace Floor
Concrete



Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plywood



5: HEATING

Information

Equipment: Energy Source

Gas



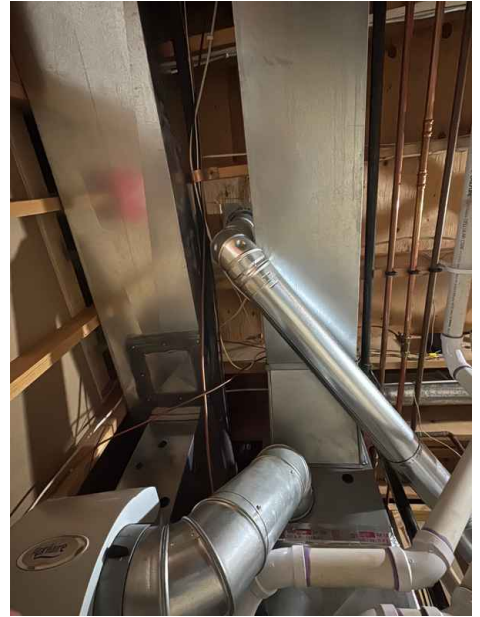
Equipment: Heat Type

Forced Air



Distribution Systems: Ductwork

Non-insulated



AFUE Rating

0

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.

Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.



Equipment: Brand
Lennox



6: COOLING

Information

Cooling Equipment: Brand
Lennox

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior South



Distribution System: Configuration
Split

Cooling Equipment: SEER Rating
13.4 SEER

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

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

7: PLUMBING

Information

Filters

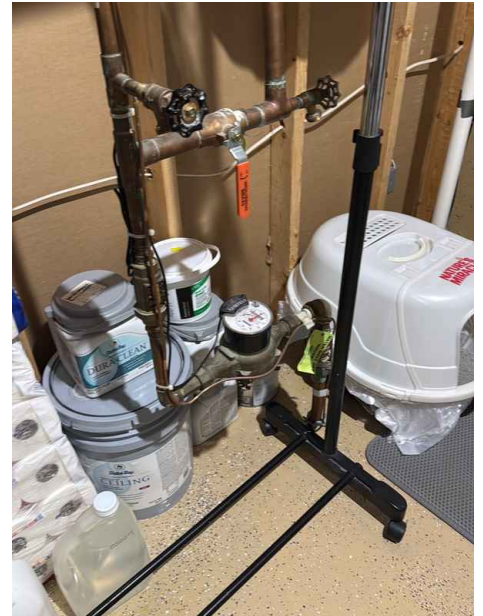
None

Water Source

Public

Main Water Shut-off Device:**Location**

Basement

**Drain, Waste, & Vent Systems:****Drain Size**

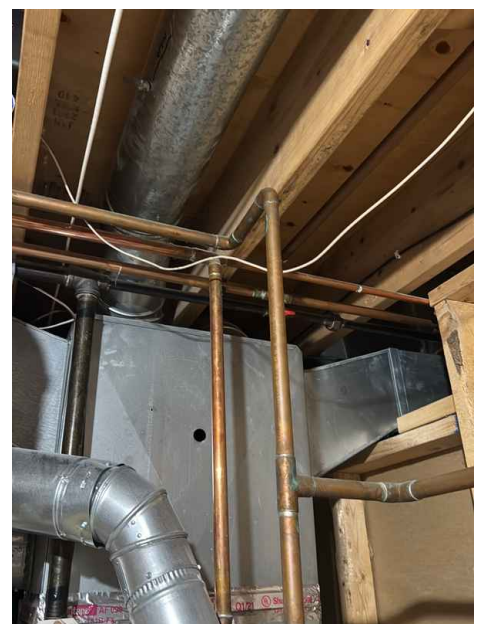
3"

Drain, Waste, & Vent Systems:**Material**

ABS

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

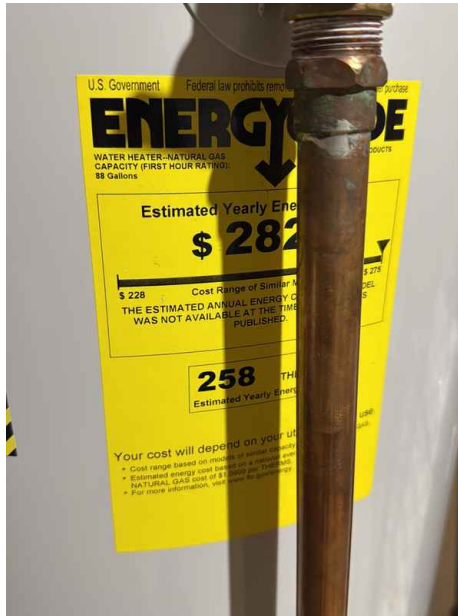
Copper



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



**Hot Water Systems, Controls,
Flues & Vents: Capacity**
88 gallons



**Hot Water Systems, Controls,
Flues & Vents: Location**
Basement



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

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



Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

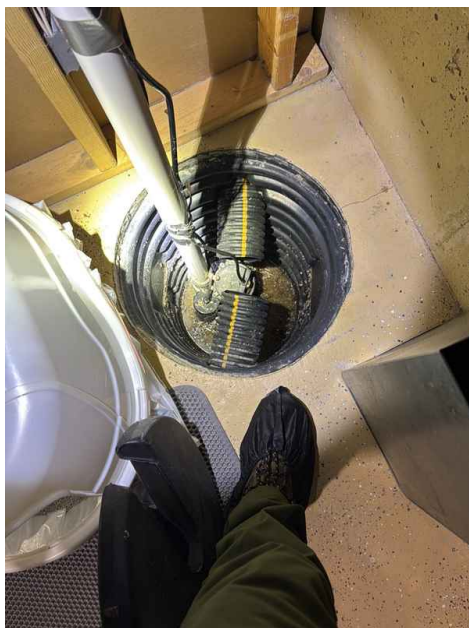
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

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



Sump Pump: Location

Basement



Deficiencies

7.2.1 Drain, Waste, & Vent Systems

LEAKING PIPE

KITCHEN SINK



Recommendation

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Shannon: This is the kitchen sink. A small leak is noted, the P-Trap may need to be replaced.

Recommendation

Contact a qualified plumbing contractor.



1st Floor Kitchen

7.3.1 Water Supply, Distribution Systems & Fixtures



Recommendation

IMPROPER INSTALLATION

Distribution pipes were installed in a sub-standard way. Recommend a qualified plumber evaluate and properly fit and install pipes.

Shannon: While operating the shower in the basement bath, water is still coming from the tub faucet.

Recommendation

Contact a qualified plumbing contractor.



Basement Bathroom

8: ELECTRICAL

Information

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



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



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

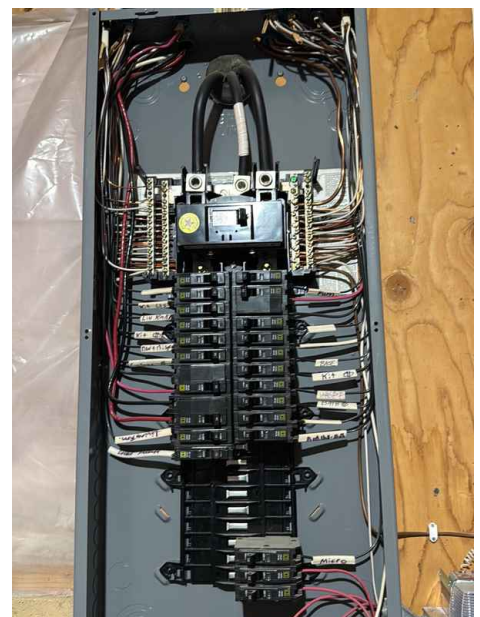


**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer
Square D**



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

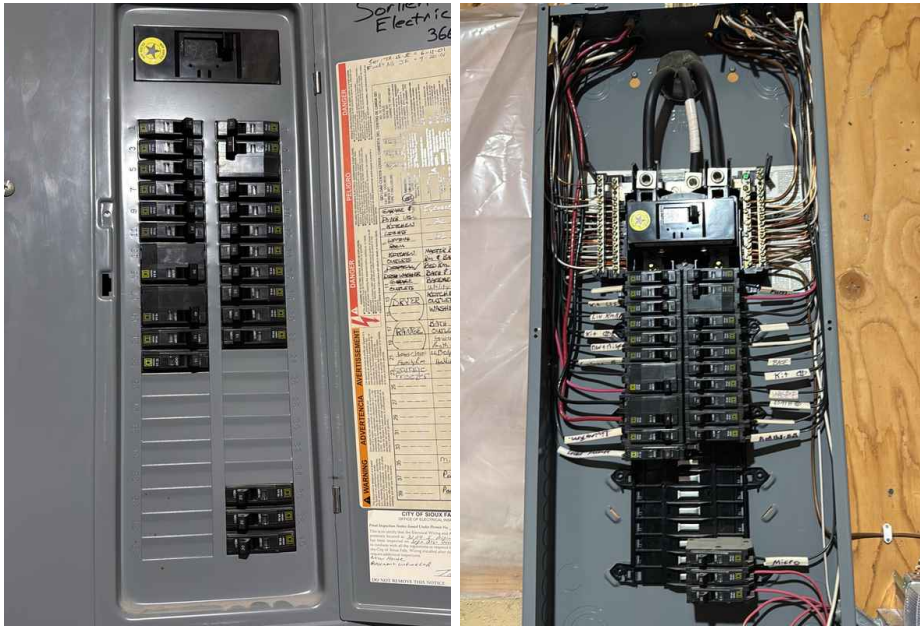
**Branch Wiring Circuits, Breakers
& Fuses: Branch Wire 15 and 20
AMP
Copper**



Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

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



9: DOORS, WINDOWS & INTERIOR

Information

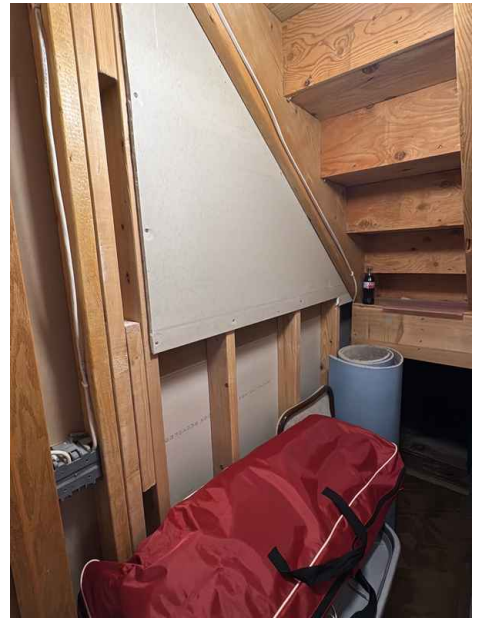
Windows: Window Manufacturer
Pella



Windows: Window Type
Casement, Sliders



Walls: Wall Material
Drywall

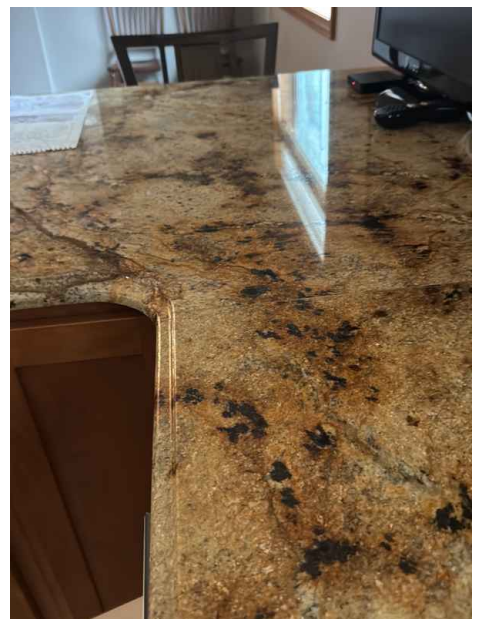


Ceilings: Ceiling Material
Drywall

Countertops & Cabinets:
Cabinetry
Wood



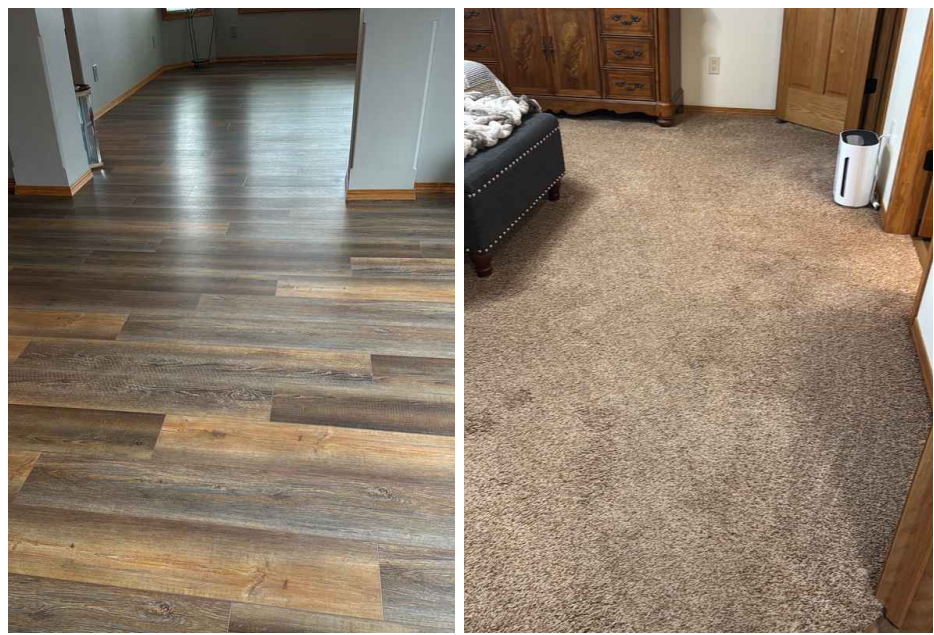
Countertops & Cabinets:
Countertop Material
Granite





Floors: Floor Coverings

Vinyl, Carpet



10: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Cafe



Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
Cafe



Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Garbage Disposal: Present





Refrigerator: Brand
Cafe



11: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Flooring Insulation
None



Attic Insulation: Insulation Type
Blown

Attic Insulation: R-value
49

Ventilation: Ventilation Type
Gable Vents, Ridge Vents



Exhaust Systems: Exhaust Fans
None

Deficiencies

11.6.1 Pests

BATS

Shannon: I did notice what appears to be bat guano in the attic. I also noted spray foam on the roof during my inspection. This may have already been mitigated, but recommend a pest contractor for evaluation.

Recommendation

Contact a qualified pest control specialist.



Recommendation



11.7.1 Water Intrusion

WATER INTRUSION

Shannon: This is the water intrusion noted in the area where the fascia is damaged on the exterior roof.

Recommendation

Contact a qualified roofing professional.



Recommendation



12: GARAGE

Information

Garage Door: Material
Insulated

Garage Door: Type
Automatic



13: FIREPLACE

Information

Type

Gas



STANDARDS OF PRACTICE

Inspection Details

Exterior

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

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

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Basement, Foundation, Crawlpace & Structure

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

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

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

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

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

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

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

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

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

carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Fireplace

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

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

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

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires,



determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.