

# HomInspect - home inspection services

## \*\*\* Residential Inspection Report \*\*\*



### **Client's Name**

Happy Client

### **On**

December 23, 2019

### **Inspection Address**

1122 15th St  
Your Town, USA

### **Inspected By**

HomInspect  
(951) 956-7308  
9876 First St  
Hemet, CA  
[www.hominspect.net](http://www.hominspect.net)

You can add your  
logos

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# HomInspect - home inspection services

**Date Of Inspection:** December 23, 2019  
**Inspection Address:** 1122 15th St, Your Town, USA

## General Information

### Client Information

**Name:** Happy Client  
**Street Address:** 12345 Main St  
**City, State, Zip:** Your Town, USA  
**Phone #:** (555) 555-1234  
**Email Address:** MrHappy@pmailer.com

### Inspection Address

**Street Address:** 1122 15th St  
**City, State, Zip:** Your Town, USA

### Weather Conditions

**Weather Type:** Clear  
**Temperature:** 75 Degrees

### Structure Type

Single Family /Single Story

### Construction Type

Stucco with wood frame construction

### Number of Bedroom/Bath

3 Bedroom / 2 Bath / 2 Car Garage

### Estimated Year Built

1979

### Estimated sq. ft.

1,623

### Time of Inspection

1:00 PM

### Inspected by

HomInspect

### Buyer Agent

**Name:**  
**Phone #:**  
**Email Address:**

### Listing Agent

**Name:**  
**Phone #:**  
**Email Address:**



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## Inspection / Report limitations

This report is the exclusive property of inspection company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of practice. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without inspection company express written approval. Inspection company copyrights this report, which is protected by copyright law.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

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## Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes well need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

### Utility Systems and Components

#### **Electrical Service Connection and Components: Further Evaluate / Repair**

- The masthead insulator grommet was damaged/missing where the main overhead service entrance conductors (SEC) enter masthead. Recommend further evaluation by a qualified electrical contractor and corrective repair as necessary.
- There were neutral (white) wires doubled or bundled together under the same lug (screw), this condition could cause loose connections and overheating. Neutrals should always have a single connection (Unless the manufacturer states otherwise, bus bars are only designed for one current carrying conductor per terminating lug). Recommend further evaluation by a qualified electrical contractor and corrective repair in accordance with accepted practice is recommended.

#### **Electrical: Kitchen / Bathroom / Exterior Areas: Further Evaluate / Repair**

- There were outlets in garage next to the work bench that tested with reverse polarity. This happens when the hot live wire (black or red wire) and neutral wires (white wire) get flipped around at an outlet or switch. Reversed polarity creates a potential shock hazard. Recommend further evaluation and corrective repair in accordance with accepted practice.
- GFCI electrical outlet in the master bath did not respond correctly when tested and should be repaired or replaced as necessary for safe and proper function. A GFCI outlet also known as "Ground fault circuit interrupter device" is to add additional protection against electrical shock or electrocution. It's designed to detect very low levels of electrical current leaks (ground faults), and acts quickly to shut off power, preventing serious shock.

#### **Water Supply System: Repair or Replace**

- The home water supply pressure exceeded the 80 psi limit considered the maximum allowable by generally-accepted current standards (water pressure tested at 105-115 psi). Excessively high water pressure is likely to cause leaks if not corrected. Recommend a qualified plumbing contractor for corrective action.

### Structural Systems

#### **Window(s): Further Evaluate / Repair**

- At time of the inspection there were one or more windows observed with a staining and condensation between the window glass panes. This condition typically indicates a failed seal. Recommend further evaluation from a qualified window specialist and serviced according to their recommendations. Locations observed were family room and the master bedroom.
- There were hung type windows that will need service as the balancers have come out of the window assembly. Balancers are the spring type mechanisms that are a necessary component to assist in the operation of vertical or hung type windows. Locations observed were dining room and family room.

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## Door(s) (Interior & Exterior) includes Garage Door: Damaged / Repair Needed

- The garage service door entry to home was not operating as designed. It is a fire door that is designed to close and latch automatically from a fully open position to serve as a protective barrier in the event of a fire. Recommend corrective repair as necessary.

## Roof and Attic

### Roof Covering: Further Evaluate / Repair

- There were damaged and displaced roofing tiles observed on the roof structure at time of the inspection. Recommend further evaluation and corrective repair or replacement as necessary from a qualified roofing contractor.

### Flashing: Damaged / Repair Needed

- The sealant/caulking around flashing, vents and valley areas were showing signs of deterioration or was missing. Recommend further evaluation and corrective repair such as re-sealing/caulking as necessary.

## Bathroom(s)

### Bathroom Plumbing: Damaged / Repair Needed

- There was a water leak at the master bath sink drain line. Recommend corrective repair as necessary

## Kitchen

### Cabinet(s): Damaged / Repair Needed

- There were stained and discolored areas inside the kitchen cabinet. This condition typically indicates a moisture caused problem. The source of moisture should be identified and the condition corrected. Recommend further evaluation and corrective repair as necessary.

## Kitchen Appliance(s)

### Exhaust fan / light: Repair or Replace

- The exhaust vent ducting in the overhead cabinet was using a soft flex ducting. This type of ducting is improper for this type of application and should be a rigid ducting that is designed for this type of use. Recommend corrective repair as necessary in accordance with the manufactures installation instructions.

## Water Heating System(s)

### Water Heating System: Further Evaluate / Repair

- The water heater TPR (temperature pressure relief valve) discharge pipe has a positive slope or runs uphill. This condition can cause water to be trapped in the discharge pipe and could cause the TPR valve to fail. This TPR valve is a very important safety device. Also noted the TPR piping material (PVC) used was improper. Recommend corrective repair as necessary to properly configure the discharge pipe that meets current standards.
- It is recommended in accordance with current standards to install a drain pan below the water heater to protect against potential water leakage and damage concerns.

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## Pool / Spa

### **Electrical / Lighting / Outlets: Further Evaluate / Repair**

- The pool equipment (pump) does not appear to be properly bonded. Metal parts of electrical equipment associated with the pool water circulating system should be properly bonded to the equipotential bonding grid in accordance with equipment instructions. Recommend a qualified pool contractor to evaluate and any corrective action that may be needed.

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Inspected

Not Inspected

Monitor

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Electrical System

Our inspection of Electrical System and components in accordance with industry standards of practice includes identifying the type and capacity of the service, evaluating panels, overload conductors, wires, panel grounds, the testing of a representative number of switches and outlets that were visible and accessible, and the presence or absence of smoke detector(s)/carbon monoxide detector(s). This report is to inform you of current condition as observed at time of inspection. We recommend that all electrical repairs and or replacements be evaluated and corrected by a qualified electrical contractor.

### Electrical Service Connection and Components

#### General Observation

#### Further Evaluate / Repair

#### Service Connection

**Location:** Main Panel - Exterior wall of Garage

**Services connection:** Public Utilities (Overhead Service)

**Service on during inspection:** Yes      **Type of wiring:** Copper

**Service size main panel:** 120 / 240 Volt (Nominal)      **Amp:** 100 Amp service

**Service size sub panel:** Not Present

#### Electrical Observations

- The masthead insulator grommet was damaged/missing where the main overhead service entrance conductors (SEC) enter masthead. Recommend further evaluation by a qualified electrical contractor and corrective repair as necessary.
- There were neutral (white) wires doubled or bundled together under the same lug (screw), this condition could cause loose connections and overheating. Neutrals should always have a single connection (Unless the manufacturer states otherwise, bus bars are only designed for one current carrying conductor per terminating lug). Recommend further evaluation by a qualified electrical contractor and corrective repair in accordance with accepted practice is recommended.



Main service panel



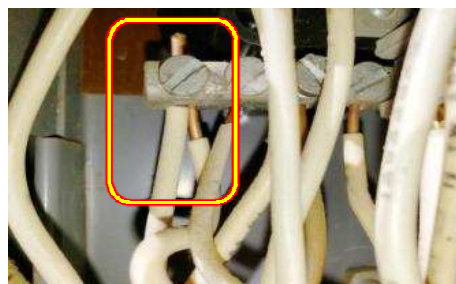
Breakers were labeled



View inside main electrical service panel



Masthead insulator grommet was damaged/missing



Neutral (white) wires were doubled or bundled together



Neutral (white) wires were doubled or bundled together



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## Electrical: Interior / Bedroom Areas

### Switches / Outlets / Fixtures / Smoke Detector(s) / CO Detector(s)

#### Inspected

**Observation:** At time of the inspection in accordance with industry standards a representative number of the accessible switches, receptacles and fixtures were tested and performed their designed and intended function with no deficiencies observed. Smoke alarm/detector(s) and carbon monoxide detector(s) were present.

## Electrical: Kitchen / Bathroom / Exterior Areas

### Switches / Outlets / Fixture

#### Further Evaluate / Repair

**Observation:**

- There were outlets in garage next to the work bench that tested with reverse polarity. This happens when the hot live wire (black or red wire) and neutral wires (white wire) get flipped around at an outlet or switch. Reversed polarity creates a potential shock hazard. Recommend further evaluation and corrective repair in accordance with accepted practice.
- GFCI electrical outlet in the master bath did not respond correctly when tested and should be repaired or replaced as necessary for safe and proper function. A GFCI outlet also known as "Ground fault circuit interrupter device" is to add additional protection against electrical shock or electrocution. It's designed to detect very low levels of electrical current leaks (ground faults), and acts quickly to shut off power, preventing serious shock.



Reversed polarity outlet in garage



GFCI outlet not responding correctly

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Damaged / Repair

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## Plumbing Systems

Our inspection of the Plumbing Systems and components in accordance with industry standards of practice includes a visual examination of the accessible and visible plumbing fixtures and components. The plumbing system and their components are tested and observed using normal operating controls, testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). All underground and hidden piping and components, including water supply lines, waste lines, fuel lines, storage tanks & sprinkler systems are beyond the scope of this inspection. Leakage or corrosion in underground and hidden piping cannot be detected by a visual inspection, and for this reason we recommend further evaluation by a qualified contractor to confirm its actual condition. This report is to inform you of current condition as observed at time of inspection. We recommend that all material defects noted below be fully evaluated and/or corrected by a qualified plumbing contractor prior to the close of escrow or contingencies.

### Gas / Fuel Supply System

#### General Observation

Inspected

#### Service Connection

**Location:** Exterior wall of Garage  
**Services connection:** Public Utilities (Underground Service)  
**Service on during inspection:** Yes



#### Further Comments

There were no visible concerns observed at time of the inspection

### Water Supply System

#### General Observation

Repair or Replace

#### Service Connection

**Location:** Water meter with main shut off located next to street  
**Services connection:** Public Utilities (Underground Service)  
**Service on during inspection:** Yes      **Static water pressure reading (psi):** 55 - 65  
**Type of supply lines:** Copper piping



#### Further Comments

The home water supply pressure exceeded the 80 psi limit considered the maximum allowable by generally-accepted current standards (water pressure tested at 105-115 psi). Excessively high water pressure is likely to cause leaks if not corrected. Recommend a qualified plumbing contractor for corrective action.



Water pressure tested to high

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Damaged / Repair

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## Sewage Supply System

### General Observation

Inspected

### Service Connection

**Location:** Cleanouts located in front yard and side of home

**Services connection:** Public Utilities (Underground Service)

**Service on during inspection:** Yes      **Type of drain pipes:** ABS pipe

### Further Comments

There were no visible concerns observed at time of the inspection



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## Grounds

Our inspection of the Grounds area(s) in accordance with industry standards of practice are inspected visually for positive grading and drainage that are essential to the welfare of a property and does not attempt to determine the condition of any underground piping, including municipal water, sewer service piping or septic systems. Also inspected are the trees and shrubbery that can cause foundation and or roof damage when growing too closely to the structure. While driveways and sidewalks of a residence may be dirt, gravel or paved with a hard, solid surface, such as concrete or asphalt. Some cracking in driveways and walkways can be expected; however, they should not cause a tripping hazard, erosion or in any way negatively impact the house. This report is to inform you of current condition as observed at time of inspection.

### Front yard

#### General Observation

Inspected

#### Description

**Material:** Grass / Vegetation

**Further Comments:** No concerns observed

### Side yard(s)

#### General Observation

Inspected

#### Description

**Material:** Grass / Vegetation

**Further Comments:** No concerns observed

### Back yard

#### General Observation

Inspected

#### Description

**Material:** Grass / Vegetation

**Further Comments:** No concerns observed

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**Inspected**      **Not Inspected**      **Monitor**      **Damaged / Repair**      **Safety Hazard**

Color of selection below will indicate the level of concern for each area at time of inspection

## Driveway / Sidewalks

### General Observation

**Inspected**

### Description

**Material:** Concrete

**Further Comments:** No concerns observed

## Fencing / Gate

### General Observation

**Maintenance Needed**

### Description

**Material:** Wood

**Further Comments:** There was some weathering and damage to the wood fencing and gate that should be repaired as necessary as part of routine maintenance.



Weathered/damaged gate



Loose/damaged fencing

## Tree's / Shrubbery

### General Observation

**Recommend Maintenance**

### Description

**Further Comments:** There was some vegetation that was close to or in contact with structure and should be cleared away as necessary as part of routine maintenance.

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Monitor

Damaged / Repair

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Clear away vegetation as needed



Clear away vegetation as needed

## Grading / Slope

### General Observation

Inspected

### Description

**Further Comments:** No concerns observed

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## Structural Components / Foundation / Sub Areas

Our inspection of the Structural Components / Foundation / Sub Areas in accordance with industry standards of practice, that includes the visually accessible areas of carports, patio covers, awnings, decks, walls, flooring, ceilings, fascia, trim, soffits, balconies, doors, windows, basement and stairways. We visually inspect the foundation and look for any evidence of structural deficiencies, while foundation type and material of construction may defer such as concrete, masonry block, brick, stone and or wood foundation, they can experience some degree of cracking due to stress, settlement, shrinkage and various temperature change. We will not inspect any detached structures unless contracted to do so. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. This inspector is not required to enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons. This inspector will not enter crawlspaces or any areas where headroom clearance is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where inspector reasonably determines conditions or materials are hazardous to his health or safety. This report is to inform you of current condition as observed at time of inspection.



Family room



Dining room



Living room

### Foundation

#### General Observation

Inspected

#### Description

**Type of Foundation(s)** Slab on Grade Foundation

**Further Comments:** No concerns observed

### Floors

#### General Observation

Inspected

#### Description

**Material:** Carpet and tile flooring

**Further Comments:** No concerns observed

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## Ceiling

### General Observation

Inspected

### Description

**Material:** Drywall (standard and vaulted ceilings)

**Further Comments:** No concerns observed

## Walls (Interior)

### General Observation

Inspected

### Description

**Material:** Drywall and paneling

**Further Comments:** No concerns observed

## Walls (Exterior)

### General Observation

Inspected

### Description

**Material:** Stucco and hardboard siding  
Wood fascia and eaves

**Further Comments:** No concerns observed

## Window(s)

### General Observation

Further Evaluate / Repair

### Description

**Material:** Aluminum (dual pane)

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**Further Comments:**

- At time of the inspection there were one or more windows observed with a staining and condensation between the window glass panes. This condition typically indicates a failed seal. Recommend further evaluation from a qualified window specialist and serviced according to their recommendations. Locations observed were family room and the master bedroom.
- There were hung type windows that will need service as the balancers have come out of the window assembly. Balancers are the spring type mechanisms that are a necessary component to assist in the operation of vertical or hung type windows. Locations observed were dining room and family room.



Moisture between glass panes



Window balancers were damaged



Window balancers were damaged

### Door(s) (Interior & Exterior) includes Garage Door

#### General Observation

#### Damaged / Repair Needed

#### Description

**Type:** Solid Core (six panel), slider, hollow core and two car garage door (Metal)

**Further Comments:** The garage service door entry to home was not operating as designed. It is a fire door that is designed to close and latch automatically from a fully open position to serve as a protective barrier in the event of a fire. Recommend corrective repair as necessary.



Fire door closure was inoperable

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### Awning(s) / Patio cover(s) / Carport(s)

#### General Observation

Inspected

#### Description

**Material:** Wood structure

**Further Comments:** No concerns observed

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Not Inspected

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Damaged / Repair

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## Roof and Attic

Our inspection of the Roof and Attic area(s) in accordance with industry standards of practice includes a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy or inspect underground downspout diverter pipes, remove snow ice or debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this. This report is to inform you of current condition as observed at time of inspection. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.



### Roof Structure

#### General Observation

Inspected

#### Description

**Further Comments:** No concerns observed

### Roof Covering

#### General Observation

Further Evaluate / Repair

#### Description

**Material:** Concrete tile

**Viewed from:** Walked the roof

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**Further Comments:** There were damaged and displaced roofing tiles observed on the roof structure at time of the inspection. Recommend further evaluation and corrective repair or replacement as necessary from a qualified roofing contractor.



Damaged/displaced roofing tiles



Damaged/displaced roofing tiles



Damaged/displaced roofing tiles

## Roof Slope

### General Observation

Inspected

### Description

**Further Comments:** Minimum Slope

## Gutters and Down Spouts

### General Observation

Inspected

### Description

**Material:** Metal

**Further Comments:** No concerns observed

## Flashing

### General Observation

Damaged / Repair Needed

### Description

**Material:** Galvanized metal and ABS



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**Further Comments:** The sealant/caulking around flashing, vents and valley areas were showing signs of deterioration or was missing. Recommend further evaluation and corrective repair such as re-sealing/caulking as necessary.



Weathered/missing sealant

## Attic Vents

### General Observation

Inspected

### Description

**Type:** Gable and rafter vents

**Further Comments:** No concerns observed

## Insulation

### General Observation

Inspected

### Description

**Materials:** Fiberglass batt and loose fill

**Further Comments:** No concerns observed

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## Fireplace(s) / Chimney(s)

Our inspection of the Fireplace/Chimney area(s) in accordance with industry standards of practice includes a visual observation of all accessible components. While there are three basic types of chimney's, single-walled metal, masonry, and pre-fabricated metal also referred to as factory-built ones. Masonry and factory-built ones are a commonplace in residential homes. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. While some areas of the chimney flue cannot be adequately viewed during a home inspection and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow. We will not move furniture, lift carpets or rugs. This report is to inform you of current condition as observed at time of inspection.



### Firebox and Butt Wall

#### General Observation

Inspected

#### Description

**Material:** Brick

**Further Comments:** No concerns observed

### Damper

#### General Observation

Inspected

#### Description

**Further Comments:** No concerns observed

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## Flue Vent Connector, Flue Pipe

### General Observation

Inspected

### Description

**Material:** Lined with concrete flue tile liners

**Further Comments:** No concerns observed

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## Hearth (Inner and Outer)

### General Observation

Inspected

### Description

**Material:** Brick

**Further Comments:** No concerns observed

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## Door(s) or Enclosures

### General Observation

Inspected

### Description

**Material:** Fire screen

**Further Comments:** No concerns observed

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## Mantle

### General Observation

Not Present

### Description

**Further Comments:** No concerns observed

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# HomInspect - home inspection services

**Date Of Inspection:** December 23, 2019

**Inspection Address:** 1122 15th St, Your Town, USA

Inspected

Not Inspected

Monitor

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

## Chimney

### General Observation

Inspected

### Description

**Viewed from:** Walked the roof

**Further Comments:** No concerns observed

## Chimney Top (Chimney cap, Spark arrester, Hood)

### General Observation

Inspected

### Description

**Type:** Masonry Chimney Cap (Standard Cap with screen)

**Further Comments:** No concerns observed

## Ash Pit

### General Observation

Inspected

### Description

**Material:** Red brick

**Further Comments:** No concerns observed

## Fuel Source

### General Observation

Inspected

### Description

**Type:** Natural Gas

**Further Comments:** No concerns observed

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## Laundry Room

Our inspection of the Laundry room area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Inspect drain, waste and vent system and report on deficiencies. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

### Cabinet(s)

#### General Observation

Inspected

#### Description

**Material:** Wood Cabinets

**Further Comments:** No concerns observed

### Countertop(s)

#### General Observation

Inspected

#### Description

**Material:** Laminate countertop

**Further Comments:** No concerns observed

### Floor Covering (Laundry)

#### General Observation

Inspected

#### Description

**Type:** Tile flooring

**Further Comments:** No concerns observed

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## Exhaust Venting

### General Observation

Inspected

### Description

**Type:** Metal Flex

**Further Comments:** No concerns observed

## Laundry Plumbing Supply (Gas / Water)

### General Observation

Inspected

### Description

**Type:** CPVC and Steel

**Further Comments:** No concerns observed

## Laundry Plumbing Drain and Vent System

### General Observation

Inspected

### Description

**Material:** ABS pipe

**Further Comments:** No concerns observed

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## Bathroom(s)

Our inspection of the Bathroom area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes flushing toilet(s), testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Shower pans/Tubs are visually checked for possible leakage concerns, but leaks often do not show except when the shower/tub is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout, caulking and other sealants used in the bathroom areas. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.



Master bath



Hallway bath



Hallway bath

## Cabinet(s)

### General Observation

Inspected

### Description

**Material:** Wood Cabinets

**Further Comments:** No concerns observed

## Countertop(s)

### General Observation

Inspected

### Description

**Material:** Granite countertop

**Further Comments:** No concerns observed

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## Floor Covering (Bathroom)

### General Observation

Inspected

### Description

**Type:** Tile flooring

**Further Comments:** No concerns observed

## Toilet(s)

### General Observation

Inspected

### Description

**Type:** Porcelain

**Further Comments:** No concerns observed

## Shower/Tub (Surround)

### General Observation

Inspected

### Description

**Type:** Prefabricated shower stall  
Prefabricated shower bath combination

**Further Comments:** No concerns observed

## Shower Enclosure

### General Observation

Inspected

### Description

**Material:** Framed shower door  
Shower curtain

**Further Comments:** No concerns observed

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## Bathroom Plumbing

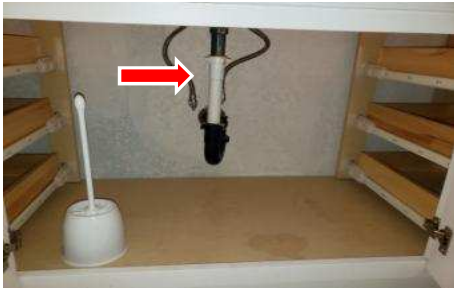
### General Observation

**Damaged / Repair Needed**

### Description

**Type:** Copper and ABS

**Further Comments:** There was a water leak at the master bath sink drain line. Recommend corrective repair as necessary



Water leak at sink drain

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### Kitchen

Our inspection of the Kitchen area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and interior doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.



### Cabinet(s)

#### General Observation

**Damaged / Repair Needed**

#### Description

**Material:** Wood Cabinets

**Further Comments:** There were stained and discolored areas inside the kitchen cabinet. This condition typically indicates a moisture caused problem. The source of moisture should be identified and the condition corrected. Recommend further evaluation and corrective repair as necessary.



Stain and discoloration inside cabinet

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## Countertop(s)

### General Observation

Inspected

### Description

**Material:** Tiled countertops

**Further Comments:** No concerns observed

## Floor Covering (Kitchen)

### General Observation

Inspected

### Description

**Material:** Laminate and tile flooring

**Further Comments:** No concerns observed

## Closet(s) / Pantry

### General Observation

Inspected

### Description

**Material:** Wood door(s)

**Further Comments:** No concerns observed

## Kitchen Plumbing

### General Observation

Inspected

### Description

**Material:** Copper and ABS

**Further Comments:** No concerns observed

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## Kitchen Appliances

We perform a visual and brief operational inspection of built-in appliances listed within this report. This inspector will not operate: Any system that is shut down, any system that does not function properly, any system that does not turn on with the use of normal operating controls, any gas appliance that requires the use of a match or other remote burner lighting device, or determine leakage from microwave ovens, Inspector will not move any personal items or other obstructions, Inspector will not dismantle, open, or uncover any system or component or enter or access any area which may, in the opinion of the inspector, be unsafe or where damage might occur. The following items are excluded from this report; Portable appliances, appliances timers & thermostats, water filtration devices, icemakers, instant hot water makers, clothes washer & dryer operation, appliances that are concealed. While kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement even though functional at time of inspection, NO warranty is expressed or implied. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances five years or older of course, are more prone to failure. While every effort was made by this inspector to find all areas of concern, some areas can go unnoticed. Any repair items mentioned within this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection needed or repair issues as it relates to the comments within this inspection report.

### Microwave

#### General Observation

Inspected

#### Description

**Location:** Kitchen - Build in counter

#### Further Comments

No concerns observed



Microwave was functional



Microwave tester tested functional

### Range Oven

#### General Observation

Inspected

#### Description

**Location:** Kitchen - Build in counter

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## Further Comments

No concerns observed



Gas range was functional



Burners were functional

## Exhaust fan / light

### General Observation

Repair or Replace

### Description

**Location:** Kitchen - Build in cabinet

### Further Comments

The exhaust vent ducting in the overhead cabinet was using a soft flex ducting. This type of ducting is improper for this type of application and should be a rigid ducting that is designed for this type of use. Recommend corrective repair as necessary in accordance with the manufactures installation instructions.



Fan and light were functional



Improper exhaust vent ducting

## Dishwasher

### General Observation

Inspected

### Description

**Location:** Kitchen - Free standing between counter/cabinets

### Further Comments

No concerns observed



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Dishwasher was functional



Dishwasher during operation



Dishwasher during drain cycle

### Food Waste Disposer

#### General Observation

Inspected

#### Description

**Location:** Kitchen (inside sink base cabinet)

#### Further Comments

No concerns observed



Garbage disposal was functional

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## Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

### Heating System

#### General Observation

Inspected

**Furnace Name:** Goodman **Year Model:** 2017  
**Model #:** xxx123xxx **Serial #:** xxx3456xx  
**Heat source type:** Forced Air System  
**Fuel type:** Natural Gas **Vent type:** Galvanized Dual wall ventilation  
**Location:** Hallway compartment

#### Further Comments

The heating system responded as designed when using the thermostat operating controls and delivered sufficiently conditioned heated air to the supply outlets at time of the inspection. Sample photos below show temperature readings at random supply outlets during operation of heating system. Due to the limits of this visual inspection this inspector recommends having the heating system serviced as per the manufactures recommendations and any corrective service that may be needed.



Furnace was functional



Temperature reading



Data tag

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## Cooling System

### General Observation

**Inspected**

**Furnace Name:** Goodman      **Year Model:** 2017  
**Model #:** xxx123xxx      **Serial #:** xxx9876xxc  
**Cooling type:** Central Air Conditioning System  
**Location:** Back yard

### Further Comments

The air-conditioning system responded and achieved an acceptable differential temperature split between the air entering the system and the air coming out at time of the inspection. Sample photos below show temperature readings at random supply outlets during operation of cooling system. Due to the limits of this visual inspection this inspector recommends having the cooling system serviced as per the manufactures recommendations and any corrective service that may be needed.



AC compressor was functional



Temperature reading



Data tag

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Inspected Not Inspected Monitor Damaged / Repair Safety Hazard  
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## Water Heating System(s)

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

### Water Heating System

#### General Observation

Further Evaluate / Repair

**Brand:** Bradford-White  
**Model #:** Serial #: Year Model:  
**Type of system:** Gas demand water heater  
**Fuel type:** Natural Gas Tank capacity: 50 gallon  
**Location:** Garage  
**Ventilation type:** Natural draft - galvanized steel pipe



#### Further Comments

- The water heater TPR (temperature pressure relief valve) discharge pipe has a positive slope or runs uphill. This condition can cause water to be trapped in the discharge pipe and could cause the TPR valve to fail. This TPR valve is a very important safety device. Also noted the TPR piping material (PVC) used was improper. Recommend corrective repair as necessary to properly configure the discharge pipe that meets current standards.
- It is recommended in accordance with current standards to install a drain pan below the water heater to protect against potential water leakage and damage concerns.



TPR pipe improper/runs uphill



Missing drain pan



Data tag

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## Pool / Spa

Our inspection of the Pool / Spa area(s) in accordance with industry standards of practice includes the visually accessible areas of the pool, spa, pumps, heater, visible piping, liner, ladder, steps, railing, diving board, a visual exterior inspection for leaks. We visually inspect the Pools foundation and look for any evidence of structural deficiencies. The plumbing system and their components also are tested and observed for functional flow and leaks throughout system. This report is to inform you of current condition as observed at time of inspection.



## Electrical / Lighting / Outlets

### General Observation

Further Evaluate / Repair

### Description

**Further Comments:** The pool equipment (pump) does not appear to be properly bonded. Metal parts of electrical equipment associated with the pool water circulating system should be properly bonded to the equipotential bonding grid in accordance with equipment instructions. Recommend a qualified pool contractor to evaluate and any corrective action that may be needed.



Bonding wire was missing

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## Structure Condition, Decking and Coping

### General Observation

Inspected

### Description

**Material:** Granite and concrete coping and decking

**Further Comments:** No concerns observed



View of decking

## Pump(s) / Jets

### General Observation

Inspected

### Description

**Further Comments:** No concerns observed



Pump was functional

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## Filter / Skimmer and Basket

### General Observation

Inspected

### Description

Further Comments: No concerns observed



Filter



Skimmer and basket

## Pressure Gauge

### General Observation

Inspected

### Description

Further Comments: No concerns observed



Pressure gauge on filter



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## Pool / Spa Heating System(s)

### General Observation

Not Present

### Description

**Further Comments:** No concerns observed

## Plumbing

### General Observation

Inspected

### Description

**Material:** PVC piping

**Further Comments:** No concerns observed



## Gate & Fence

### General Observation

Functional

### Description

**Material:** Concrete block and wood

**Further Comments:** No concerns observed

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## Additional Photos

