



Veritas Property Inspection

Inspection Report



[REDACTED]
Lake Elsinore, California 92530

Inspection Date May 24, 2018
Client [REDACTED]
Inspector Nicholas Peres, CPI
P.O. Box 1004
Lake Elsinore, CA 92530
(951) 230-5831
veritasproinspect@gmail.com
Infrared, IAC2 Mold Certified,
interNACHI

Real Estate Agent [REDACTED]
[REDACTED]
[REDACTED]



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Introduction, Scope, & Compliance Statements

- **INTRODUCTION:** The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the International Association of Certified Home Inspectors (InterNACHI). The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and are part of the report.
- **The State of California requires the inspection report to include contact information for energy savings. UTILITY BILL, REBATES AND OTHER ASSISTANCE:** Online Consumer and Business Conservation Rebate Database: www.consumerenergycenter.org. California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm. California Energy Commission, for information on utility bill assistance programs: 800-772-3300 or www.consumerenergycenter.org. California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: 800-649-7570 or www.cpuc.ca.gov. California Energy Alternative Rates (CARE): Call your local utility company for information and applications.
- **SCOPE:** A home inspection is intended to assist in evaluating the overall condition of the dwelling; it is not a municipal building code compliance inspection. Any questions regarding municipal building code should be directed to your local municipal department of building and safety. The inspection is based on observation of the visible, readily-accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee, or insurance by Veritas Property Inspection is expressed or implied. A home inspection does not determine the advisability or inadvisability of the purchase of the inspected property, nor does it determine the insurability of the inspected property. This report does not include inspection for wood destroying insects, mold, lead, radon, or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek three professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. I recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. I recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including (but not limited to) qualified HVAC professionals, plumbers, electricians, engineers, or roofers.
- **California Home Inspector Compliance Statement:** I represent that I am a full member in good standing of the International Association of Certified Home Inspectors (InterNACHI). I will conduct a home inspection of the subject property in accordance with the InterNACHI Code of Ethics, the Standards of Practice, and the signed Home Inspection Agreement.
- This report has been produced in accordance with the HOME INSPECTION AGREEMENT, and is subject to the terms and conditions agreed upon therein. This report has been produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or REPRESENTATIVE. If you are reading this report but did not hire Veritas Property Inspection to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and/or items may have been corrected or improved. Don't rely on old information about one of the biggest purchases that you will ever make. Remember that the cost of a home inspection is insignificant as compared to the value of the home. Protect your family and your investment, and please call me directly at (951) 230-5831 to discuss the report that you are reading for this property so that we can make arrangements for a re-inspection.
- **Use of photos and video:** Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These pictures are to help you better understand what is documented in this report, and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that exists in multiple places. Not all areas of deficiencies or conditions will be supported with photos. The use of infrared thermography (IR) must not be construed to mean that a full thermal survey of the structure was performed. The use of IR in this inspection was primarily for recording thermal differences to show the function or lack of function of heating and cooling of HVAC equipment, anomalies associated with temperature differences sometimes produced by water leaks, air infiltration, etc. IR during a home inspection is mainly a qualitative evaluation. Therefore, temperature values present on any thermal images in the report should not be interpreted as an absolute temperature, but only as a relative temperature.
- **Attached Garage - Storage in room restricted visual access limiting inspection.**

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

**Satisfactory**

No material issues have been found. One or more cosmetic issues may have been observed.

**Marginal**

The item is working, but has at least one concern that is beyond cosmetic.

**Not working**

Was not working at the time of the inspection.

**Safety Hazard**

Has conditions that make operation of the item unsafe and is in need of prompt attention.

**Poor**

Is operating, but has at least one major concern with its operation.

**Not Inspected**

Was not inspected. The reason is typically indicated.

General Information

- # Of Stories: 1
- Cooling System: Central
- Foundation Design: Slab
- Ground Conditions: Dry
- Heating System: Furnace
- House Faces: Southeast
- Location Of Attic Entrance: Laundry Room
- Location Of Water Heater: Garage
- Method To Inspect Attic: Inside attic
- Method To Inspect Roof: On roof
- Occupancy: Occupied
- Present During Inspection: Buyer, Buyer's agent
- Price Of Home: 337600
- Sewer System: Public
- Square Footage: 1714
- Temperature: 78F
- Water Source: Public
- Weather Conditions: Sunny
- Year Built: 2010

Executive Summary

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report does include additional information of concern to the customer. It is strongly recommended that the customer read the complete report.

Significant Concerns

Not Working - Appliances

1. Dishwasher(Kitchen): Not working

Safety Concern - Electrical

2. CO Alarm(Family Room): Missing
3. GFCI(Exterior: Ground View): Not present outside where they are required
4. GFCI(Exterior: Ground View): Tester shows open ground
5. Smoke Alarm(Family Room): Missing

Safety Concern - Landscaping and Hardscaping

6. Patio and walkway(Exterior: Ground View): Walkway drainage grate broken

Safety Concern - Room Components

7. Interior Service Door(Attached Garage): Self-closing hinge is missing

Budget to Replace

None

Needs Further Evaluation

None

Items to Monitor

Observation to Monitor - Landscaping and Hardscaping

8. Retaining Wall(Exterior: Ground View): Spalling and efflorescence in block

Maintenance Items

Moderate Concern - Appliances

9. Microwave Oven(Kitchen): Does not heat properly

Moderate Concern - Plumbing

10. Shower / Tub(Master Bathroom): Drains slow
11. Sink(2nd Bathroom): Pipes are leaking at the connecting joint

Moderate Concern - Roof

12. Roof Material(Exterior: Roof View): Displaced

Moderate Concern - Room Components

13. Floor(Hallway and Stairs): Carpet is loose

Minor Concern - Building Exterior

14. Exterior Trim(Exterior: Ground View): Stucco foam trim has holes or gaps

15. Siding(Exterior: Ground View): Stucco is cracked

Minor Concern - Electrical

16. Light Fixture(Exterior: Ground View, Kitchen): Bulb is burned out

Minor Concern - Landscaping and Hardscaping

17. Landscape Feature(Exterior: Ground View): Shrubbery is in contact with home or siding

18. Patio and walkway(Exterior: Ground View): Settling with minor cracks

Cosmetic - Landscaping and Hardscaping

19. Fence(Exterior: Ground View): In need of normal staining

20. Gate(Exterior: Ground View): In need of normal staining

Cosmetic - Room Components

21. Wall(Family Room): Drywall has settling cracks

Appliances

Save money on appliances and appliance repair

Descriptions:

Garbage Disposal

- Manufacturer Name: Badger
- Model Number: 5-81A
- Serial Number: 10061694601

Dishwasher

- Manufacturer Name: Whirlpool
- Model Number: GU2475XTVY1
- Serial Number: F03228742
- Year Built: 2010
- [Manual](#)

Oven/Range

- Energy Source: Gas
- Manufacturer Name: Whirlpool
- Model Number: GFG471LVS2
- Serial Number: R02810038
- Year Built: 2010
- [Manual](#)

Microwave Oven

- Manufacturer Name: Whirlpool
- Model Number: GMH5205XVS-0
- Serial Number: TR03017219
- Year Built: 2010
- [Manual](#)

Section Information:

- The inspector shall inspect if conditions permit: the basic function of the built-in dishwasher (through its normal cycle), range, cooktop, oven, waste food disposer, and built-in microwave oven. The inspector is not required to inspect: Clocks, timers, or thermostats for calibration or automatic operation. Non built-in appliances, or refrigerators. Evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. Move any household appliances. Operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. Test leakage from microwave ovens. Operate or examine any sauna, steam-generating equipment, kiln, toaster, icemaker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

Concerns and Observations:

⌘ Dishwasher

Not Working

Not working

Location	Kitchen
Suggested Action	Repair or replace the unit

In Working Order

Manufacturer data plate

Location	Kitchen
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✓ Garbage Disposal

In Working Order

Manufacturer data plate

Location Kitchen



⊖ Microwave Oven

Moderate Concern

Does not heat properly

Location Kitchen

Impact The deficient operation may indicate that repairs needed may equal or exceed the cost of the unit

Suggested Action Replace the unit

In Working Order

Manufacturer data plate

Location Kitchen



✓ Oven/Range

In Working Order

Manufacturer data plate

Location Kitchen



Building Exterior

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Descriptions:

Exterior Trim

- Material: Stucco Foam, Wood

Eave

- Fascia Material: Wood
- Soffit Material: Wood

Siding

- Material: Stucco, Stone

Section Information:

- The inspector shall inspect: The exterior wall-covering materials, flashing and trim, all exterior doors, adjacent walkways and driveways, stairs, steps, stoops, stairways and ramps, porches, patios, decks, balconies and carports. Railings, guards and handrails, the eaves, soffits and fascia; a representative number of windows. Vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. The inspector shall describe the type of exterior wall-covering materials. The inspector shall report as in need of correction any improper spacing between intermediate balusters, spindles, and rails. The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Inspect items that are not visible or readily accessible from the ground, including window and door flashing. Inspect or identify geological, geotechnical, hydrological or soil conditions. Inspect recreational facilities or playground equipment. Inspect seawalls, breakwalls or docks. Inspect erosion-control or earthstabilization measures. Inspect for safety-type glass. Inspect underground utilities and items. Inspect wells or springs. Inspect solar, wind or geothermal systems, Inspect swimming pools or spas. Inspect wastewater treatment systems, septic systems or cesspools. Inspect irrigation or sprinkler systems. Inspect drainfields or dry wells. Determine the integrity of multiple-pane window glazing or thermal window seals.
- Exhaust Vent - Note: Faulty dryer vents have been responsible for thousands of fires. The best vents are a smooth-walled metal type that travel a very short distance. All other types should be regarded as suspect. Regularly inspect and clean the entire length of the vent piping to keep it free from flammable lint build-up.

Concerns and Observations:

- ⊘ Downspout
- ✓ Eave
- ✓ Exhaust Vent
- ✓ Exterior Trim

Minor Concern

Stucco foam trim has holes or gaps

Location	Exterior: Ground View
Impact	The holes could allow for moisture intrusion which may cause damage to the stucco foam trim and stucco siding over time
Suggested Action	Have repaired and resealed by a qualified person



Noted in several places throughout trim



Noted in several places throughout trim



Noted in several places throughout trim

- ☐ Gutter
- ☒ Siding

Minor Concern

Stucco is cracked

Location	Exterior: Ground View
Impact	Cracked stucco may allow for moisture and insect intrusion
Suggested Action	Have a licensed stucco contractor or qualified person repair the affected areas
Other Information	Observed several affected areas



Noted in several places throughout stucco

Building Structure

Descriptions:

Roof Structure

- Framing Type: Trusses
- Roof Pitch: Medium
- Roof Style: Gable, Valley, Hip

Roof Sheathing

- Flashing Material: Metal
- Material: OSB

Section Information:

- The inspector shall inspect: The foundation, the basement, the crawlspace, and structural components. The inspector shall describe the type of foundation and the location of the access to the under-floor space. The inspector shall report as in need of correction observed indications of wood in contact with or near soil. Observed indications of possible foundation movement such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors. Any observed cutting, notching, and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. The inspector is not required to: Enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to himself. Move stored items or debris. Operate sump pumps with inaccessible floats. Identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. Report on the adequacy of any structural system of component.
- Slab - Slab was not visible and could not be inspected.

Concerns and Observations:

- ☐ Foundation Wall
- ☐ Rafter
- ☒ Rafter Tail
- ☒ Roof Sheathing
- ☒ Roof Structure
- ☒ Slab
- ☒ Truss

Electrical

Descriptions:

Electrical service

- Location: Exterior: Ground View
- Location Of Main Disconnect: Side Garage
- Rating: 240 Volts
- Service Entry Style: Underground

Wiring

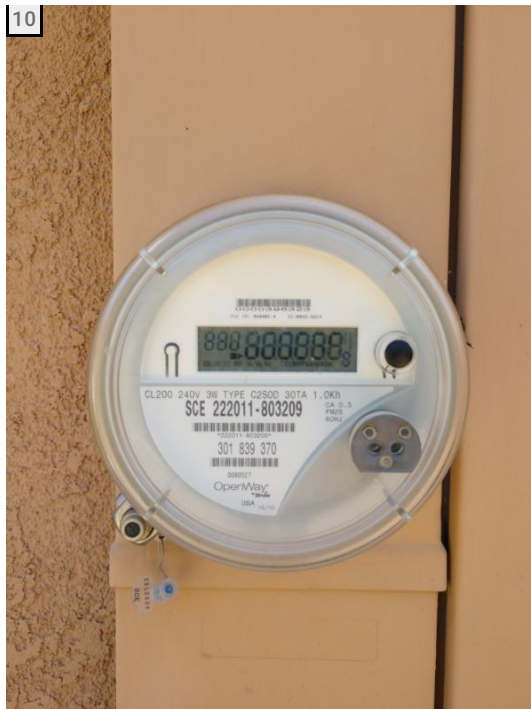
- Wiring Method: Conduit, Romex

Electric Service Panel

- Circuit Breaker Size: 200
- Location: Exterior: Ground View
- Manufacturer Name: Siemens
- Panel Rating: 200 Amp
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Copper
- Wiring Type - Main: Copper

Section Information:

- The home inspector shall inspect: The service drop, the overhead service conductors and attachment point, the service head, gooseneck and drip loops, the service mast, service conduit and raceway. The electric meter and base, service entrance conductors, the main service disconnect, panelboards and over-current protection devices (circuit breakers and fuses), service grounding and bonding. A representative number of switches, lighting fixtures and receptacles, including receptacles deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button where possible. All ground-fault circuit interrupter receptacles and breakers observed and deemed to be GFCIs using a GFCI tester, where possible, and smoke and carbon-monoxide detectors. The inspector shall describe the main service disconnect's amperage rating, if labeled, and the type of wiring observed. The inspector shall report as in need of correction deficiencies in the integrity of the service-entrance conductor's insulation, drip loop, and vertical clearances from grade and roofs, any unused circuit-breaker panel opening that was not filled. The presence of solid-conductor aluminum branch circuit wiring, if readily visible. 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. The absence of smoke detectors. The inspector is not required to: Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. Operate electrical systems that are shut down, remove panelboard cabinet covers or dead fronts. Operate or reset over-current protection devices or overload devices. Operate or test smoke or carbon-monoxide detectors or alarms. Inspect, operate, or test any security, fire or alarm systems or components, or other warning or signaling systems. Measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. Inspect ancillary wiring or remote-control devices. Activate any electrical systems or branch circuits that are not energized. Inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. Verify the service ground. Inspect private or emergency electrical supply sources including, but not limited to, generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities. Inspect spark or lightning arrestors. Inspect or test de-icing equipment, conduct voltage-drop calculations, determine the accuracy of labeling. Inspect exterior lighting.
- CO Alarm - Carbon monoxide (CO) is a colorless, odorless gas. It is a by-product of incomplete combustion from fuel burning appliances such as a furnace, water heater, or fireplace. The symptoms of long-term exposure to low concentrations of CO include slight headaches, fatigue, and shortness of breath with only moderate exertion. Continued exposure or high concentrations can result in severe headaches, breathing difficulties, dizziness, confusion, cardiac trauma, brain damage and, ultimately, death. To help reduce the risk of CO exposure, fuel burning appliances should be inspected annually by a qualified technician. Modern building standards require carbon monoxide detectors to be installed outside of each sleeping area in the immediate vicinity of the bedroom(s) and on every level (including basements) in houses within which fuel-fired appliances are installed, and in houses that have attached garages. Much like smoke detectors, CO detectors can be wired directly into the home's electrical system, or plugged into a receptacle and/or battery-operated. Also, like smoke detectors, battery-operated units should be tested weekly while hard-wired units should be tested monthly. If a CO detector ever alarms, immediately evacuate everyone from the house. Call the fire department, and open doors and windows to provide ventilation. Never ignore an alarm, even if you feel no symptoms.
- GFCI - Current standards require that Ground Fault Circuit Interrupters (GFCI) be located in areas where there is a higher potential danger of electrical shock. Areas such as kitchen, bathroom, garages and exterior outlets, etc.



⚠️ GFCI

Safety Concern

Not present outside where they are required

Location	Exterior: Ground View (Backyard Patio, Side yard near A/C Condenser)
Impact	Without a GFCI, there is no mechanism to prevent an electrical short
Suggested Action	Upgrade all receptacle to GFCI protection within 6 feet of all potential wet locations

Safety Concern

Tester shows open ground

Location	Exterior: Ground View
Impact	An open ground outlet can cause an electrical surge to the appliance resulting in damage or electrical shock
Suggested Action	Have repaired by a licensed electrical technician



✓ Junction Box

✓ Light Fixture

Minor Concern

Bulb is burned out

Location	Exterior: Ground View, Kitchen
Suggested Action	Replace the bulb



✓ Outlet

⚠ Smoke Alarm

Safety Concern**Missing**

Location	Family Room
Impact	Without one, smoke that may be an indicator of a fire can not be detected
Suggested Action	Install a smoke detector
Other Information	Smoke detectors should be located inside every sleep room, outside each sleeping area, and on every level of the home

✓ Switch

✓ Wiring

Fireplace and Chimney

Descriptions:

Fireplace

- Energy Source: Gas
- Firebox Material: Metal Insert
- Location: Family Room

Section Information:

- The inspector shall inspect: The readily accessible and visible portions of the fireplace and chimneys. Lintels above the fireplace openings. Damper doors by opening and closing them, if readily accessible and manually operable. Cleanout doors and frames. The inspector shall describe the type of fireplace. 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. Cleanouts not made of metal, pre-cast cement, or other non-combustible material. 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. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of any installation. Inspect automatic fuel-fed devices. Inspect combustion 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.

Concerns and Observations:

✓ Fireplace

HVAC

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Descriptions:

AC-Condenser

- Capacity: 3.5 Ton
- Energy Source: Electric
- Manufacturer: Bryant
- Maximum Fuse / Breaker Rating: 40
- Model Number: 113ANA042000BCAA
- Serial Number: 2610E28378
- Year Built: 2010

HVAC Venting

- Material: Metal
- Type: Direct

- [Manual](#)

Furnace

- Capacity: 84000 BTU
- Energy Source: Gas
- Filter Type: Pleated
- Heat Distribution Type: Forced Air
- Location: Attic
- Manufacturer Name: Bryant
- Model Number: 310JAV048090ADJA
- Serial Number: 0810A30250
- Year Built: 2010
- [Manual](#)

Thermostat

- Location: Family Room

Section Information:

- Heating The inspector shall inspect: The heating system using normal operating controls. The inspector shall describe the location of the thermostat for the heating system, the energy source, and the heating method. The inspector shall report as in need of correction any heating system that did not operate, and if the heating system was deemed inaccessible. The inspector is not required to: Inspector 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. Inspect fuel tanks or underground or concealed fuelsupply systems. Determine the uniformity, temperature,flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. 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. Override electronic thermostats, evaluate fuel quality, or verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks. Cooling The inspector shall inspect: The cooling system using normal operating controls. The inspector shall describe the location of the thermostat for the cooling system, and the cooling method. The inspector shall report as in need of correction any cooling system that did not operate, and if the cooling system was deemed to be inaccessible. The inspector is not required to: Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect portable window units, through-wall units, or electronic air filters. Operate equipment or systems if the exterior air temperature is below 65 ° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. Examine electrical current, coolant fluids or gases, or coolant leakage.
- AC-Evaporator Coil - The inspection is limited to visible and accessible components and areas only.

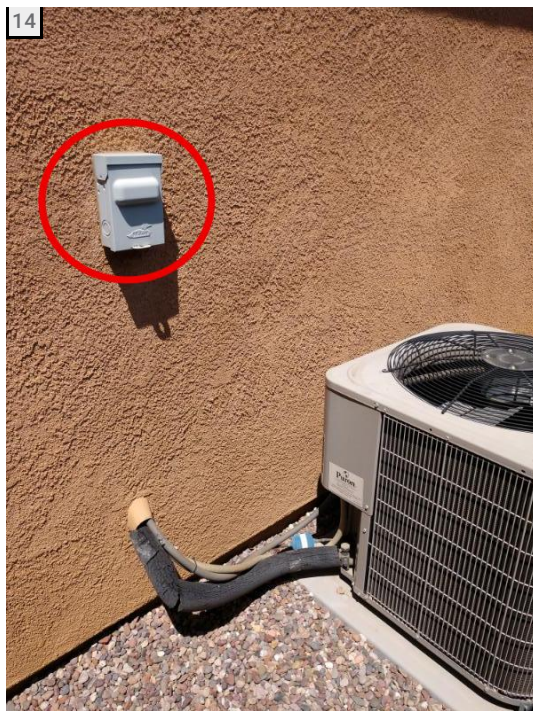
Concerns and Observations:

✓ AC-Condenser

In Working Order

AC Compressor outside disconnect location

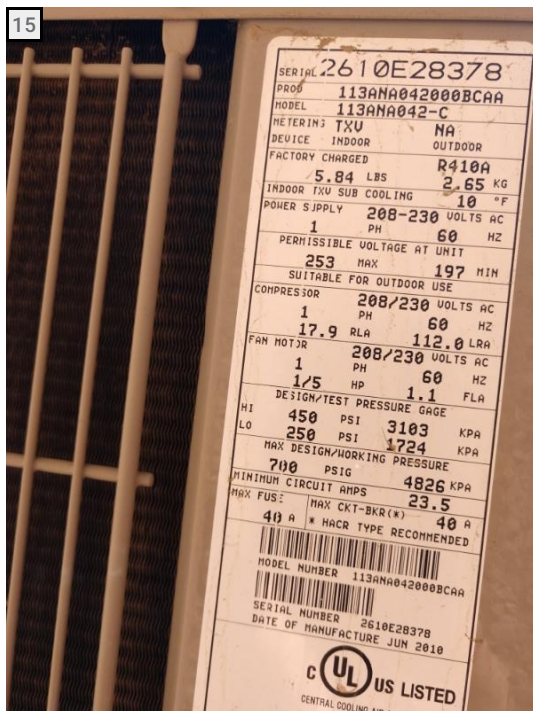
Location Exterior: Ground View



In Working Order

Manufacturer data plate

Location Exterior: Ground View

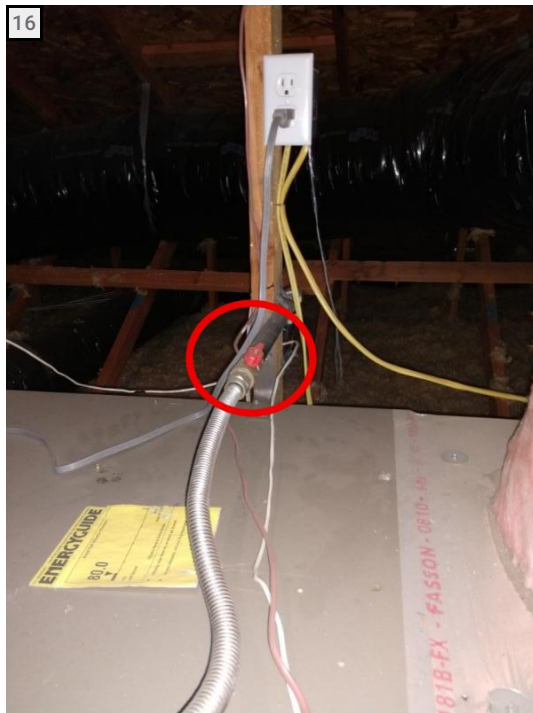


- ✓ AC-Evaporator Coil
- ✓ Ductwork
- ✓ Furnace

In Working Order

Furnace gas shutoff valve location

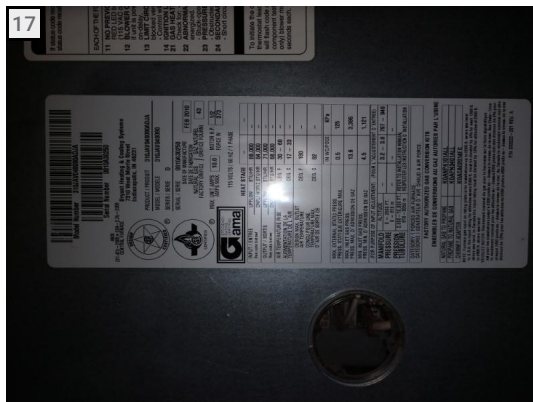
Location Attic



In Working Order

Manufacturer data plate

Location Attic

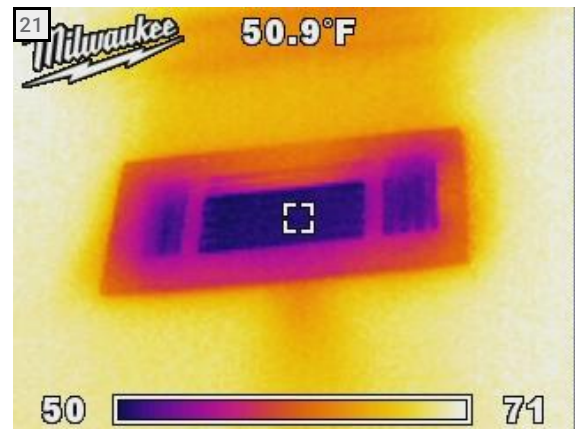
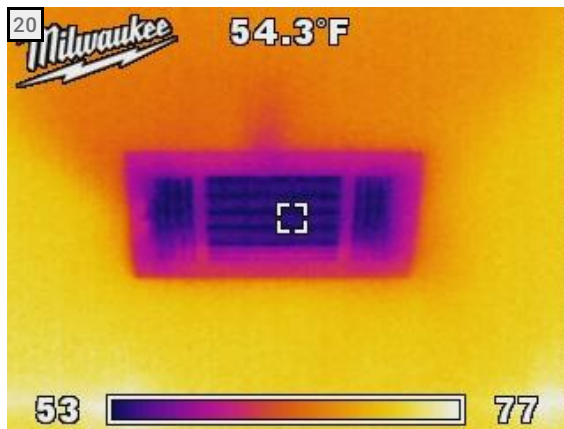
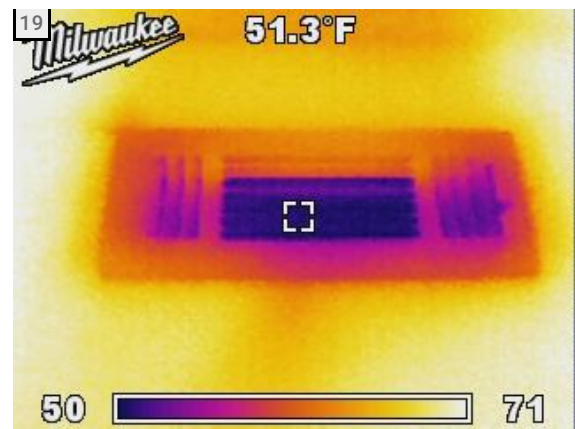
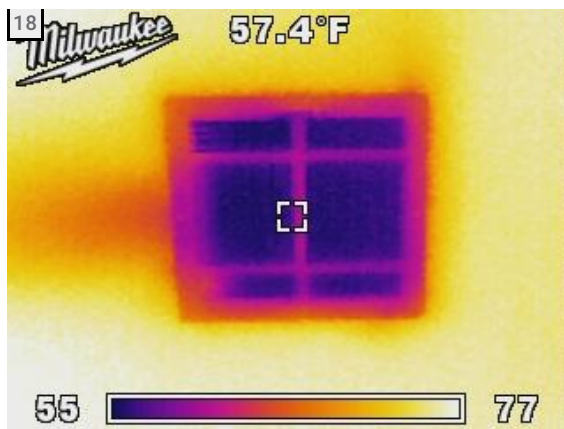


- ✓ HVAC Venting
- ✓ Register / Return

In Working Order

Register temperature reading calling for A/C

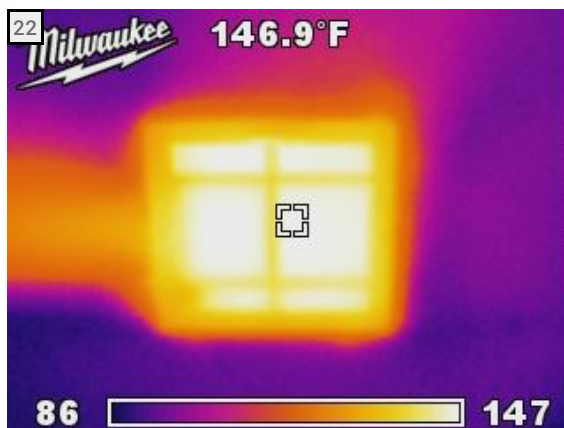
Location Master Bedroom, Family Room, 2nd Bedroom, 3rd Bedroom



In Working Order

Register temperature reading calling for heat

Location Master Bedroom, Family Room, 2nd Bedroom, 3rd Bedroom

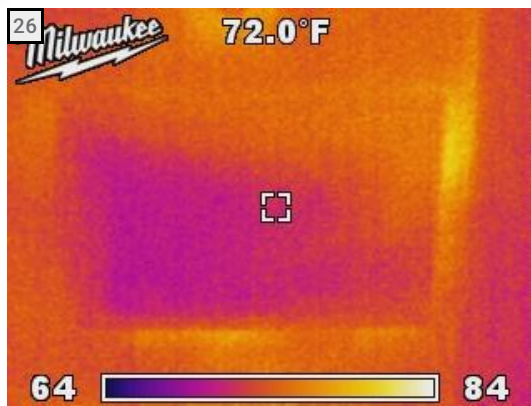




In Working Order

Return temperature reading

Location Hallway and Stairs



✓ Thermostat

Insulation and Ventilation

Descriptions:

Attic Ventilation

- Type: Roof, Soffit

Kitchen / Bath Exhaust

- Type: Vented

Kitchen / Bath Exhaust

- Type: Vented

Insulation

- Approximate Depth: 15-18"
- Insulation Style: Fiberglass batting with vapor barrier, Fiberglass Chopped Loose Fill
- R-value: R-30/38

Section Information:

- The inspector shall inspect: The insulation in unfinished spaces, including attics, crawlspaces, and foundation areas. Ventilation of unfinished spaces, including attics, crawlspaces, and foundation areas. Mechanical exhaust systems in the kitchen, bathrooms, and laundry areas (this information is found in the dedicated section for each of these rooms elsewhere in this report). The inspector shall describe the type of insulation observed, and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. The inspector shall report as in need of correction the general absence of insulation or ventilation in unfinished spaces. The inspector is not required to: 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. Move, touch, or disturb insulation. Move, touch, or disturb vapor retarders. Break or otherwise damage the surface finish or weather seal on or around access panels or covers. Identify the composition or R-value of insulation material. Activate thermostatically operated fans. Determine the types of materials used in the insulation or wrapping of pipes, ducts, jackets, boilers, or wiring. Determine the adequacy of ventilation.

Concerns and Observations:

- ✓ Attic Ventilation
- ✓ Insulation

In Working Order

Attic insulation depth measurement

Location Attic



- ✓ Kitchen / Bath Exhaust

Landscaping and Hardscaping

Save money on lawn and garden equipment and repair

Descriptions:

Driveway

- Material: Concrete

Retaining Wall

- Material: Block

Patio and walkway

- Material: Concrete

Fence

- Material: Block, Wood

Concerns and Observations:

- ✓ Drainage and Grading

✓ Driveway

✓ Fence

Cosmetic

In need of normal staining

Location Exterior: Ground View

Impact Wood fences need to be sealed regularly to prevent premature wear

✓ Gate

Cosmetic

In need of normal staining

Location Exterior: Ground View

Impact Wood gates and fences need to be sealed regularly to prevent premature wear

Suggested Action Have a qualified person re-stain the fence or gate



✓ Landscape Feature

Minor Concern

Shrubbbery is in contact with home or siding

Location Exterior: Ground View

Impact The shrubbbery provides an environment where moisture and/or insects could intrude

Suggested Action Regularly trimm the shrubbbery to achieve a clearance of at least 6 - 8 feet



! Patio and walkway

Safety Concern

Walkway drainage grate broken

Location	Exterior: Ground View
Impact	Possible trip and fall hazard
Suggested Action	Have a qualified person replace walkway drainage grate



Minor Concern

Settling with minor cracks

Location	Exterior: Ground View
Impact	The cracks allow for water intrusion, which may cause the surrounding surfaces to also deteriorate possibly requiring a complete replacement
Suggested Action	Seal the crack(s) with weather-resistant pliable concrete sealer



Noted in several places

✓ Retaining Wall

Observation to Monitor

Spalling and efflorescence in block

Location	Exterior: Ground View
Impact	Spalling can eventually lead to significant structural damage Depending on water and soil conditions. The process could take many years
Suggested Action	Monitor for worsening conditions and have evaluated by a qualified person
Other Information	Spalling is flaking off or loss of material in masonry block. Efflorescence is the white powdery appearance of the block surface; this is caused by moisture evaporating and leaving behind visible deposits

In Working Order

Moisture reading

Location	Exterior: Ground View
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Plumbing

Descriptions:

Waste Discharge Pipe

- Plumbing Waste Piping Material: ABS

Main water valve

- Location: Exterior: Ground View, Attached Garage, Laundry Room / Mudroom
- Main Water Supply Valve Location: Sidewalk
- Shutoff Location: Garage
- Static Water Pressure Reading: 80 psi
- Water Meter Location: Sidewalk

Cleanout

- Location: Exterior Right Side, Exterior Left Side, Exterior Back

Water Heater

- Btu Or Watt Input Rating: 36000
- Capacity: 50 gal
- Energy Source: Natural gas
- Location: Attached Garage
- Manufacturer Name: Rheem
- Model Number: 22VR50FN
- Serial Number: RHUN0310U14135
- Type: Recovery
- Year Built: 2010
- [Manual](#)

Water Pipe

- Water Distribution Piping Material: Copper
- Water Service Piping Material: Copper

Sink

- Mounting: Undermounted
- Number Of Bowls: Double Bowl
- Type (Bathroom): Vanity Mount

Main fuel supply

- Shutoff Location: Side Garage

Fuel Lines

- Material: Black Iron, Coated Steel

Section Information:

- The inspector shall inspect: The main water supply shut-off valve, the main fuel supply shut-off valve. The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing. Interior water supply, including all fixtures and faucets, by running the water. All toilets for proper operation by flushing. All sinks, tubs, and showers for functional drainage. The drain, waste, and vent system, and drainage sump pumps with accessible floats. The inspector shall describe whether the water supply is public or private-based upon observed evidence. The location of the main water supply shut-off valve and the location of the main fuel supply shut-off valve. The location of any observed fuel storage system. The capacity of the water heating equipment, if labeled. The inspector shall report in need of correction deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Deficiencies in the installation of the hot and cold water faucets. Mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs. Toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. The inspector is not required to: Light or ignite pilot flames. Measure the capacity, temperature, age, life expectancy or adequacy of the water heater. 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. Determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. Determine the water quality, potability or reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any valve. Test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. 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. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient cleanouts for effective cleaning of drains. Evaluate fuel storage tanks or supply systems. Inspect wastewater treatment systems. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps, or bladder tanks. Evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close: safety controls, manual stop valves, temperature/ pressure-relief valves, control valves, or check valves.

Examine ancillary or auxiliary systems or components such as, but not limited to, those related to solar water heating and hot water circulation. Determine the existence or condition of polybutylene plumbing. Inspect or test for gas or fuel leaks, or indications thereof.

- Fuel Lines - Some of the fuel lines are behind walls or in ceilings or floors. Therefore these areas of the fuel lines could not be inspected.
- Water Pipe - Some of the water lines are behind walls or in ceilings or floors. Therefore these areas of the water lines could not be inspected.

Concerns and Observations:

- ✓ Cleanout
- ✓ Fuel Lines
- ✓ Hose Bibb
- ✓ Main fuel supply

In Working Order

Shutoff Location

Location Exterior: Ground View

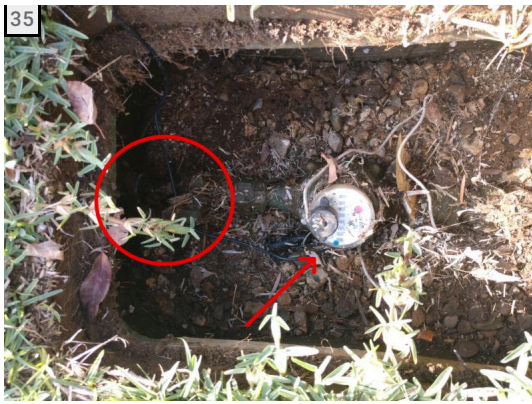


- ✓ Main water valve

In Working Order

Shutoff location water

Location Attached Garage, Exterior: Ground View



Arrow: water meter location



✓ Plumbing Vent

– Shower / Tub

Moderate Concern

Drains slow

Location	Master Bathroom
Suggested Action	Clear the drain of debris with a rodder (vs. chemical)



– Sink

Moderate Concern

Pipes are leaking at the connecting joint

Location	2nd Bathroom
Impact	The water may damage the surrounding areas
Suggested Action	Have tightened or repaired by a qualified person



- ✓ Stand-alone Shower
- ✓ Toilet
- ✓ Waste Discharge Pipe
- ✓ Water Heater

In Working Order

Manufacturer data plate

Location	Attached Garage
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In Working Order

Water heater gas shutoff location

Location Attached Garage



In Working Order

Water heater water supply shutoff valve location

Location Attached Garage





Water Pipe

Roof

Save money on roofing material and repair

Descriptions:

Roof Material

- Approximate Age: 8 - 12 years
- Roof Material: Concrete tile

Section Information:

- The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs. The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Concerns and Observations:



Roof Flashing



Roof Material

Moderate Concern

Displaced

Location	Exterior: Roof View
Impact	A displaced tile provides an avenue for runoff to penetrate the roof
Suggested Action	Have repaired by a roofing contractor or qualified person
Other Information	The roofing material can be displaced by some force such as Something heavy thrown on roof, excessive snow, ice or wind



Room Components

Save money on windows, doors and flooring and repair

Descriptions:

Exterior door

- Materials: Vinyl, Wood

Interior Door

- Materials: Hollow Core

Overhead Door

- Material: Aluminum

Floor

- Floor Cover: Tile, Carpet
- Sub Floor Material: Concrete

Cabinet

- Cabinet Construction: Wood Sides
- Material: Wood, Particle Board

Screen

- Material: Vinyl

Window

- Window Frame Type: Vinyl
- Window Glass Type: Double pane
- Window Type: Slider, Stationary

Countertop

- Material: Granite

Wall

- Material: Drywall

Ceiling

- Material: Drywall

Section Information:

- The inspector shall inspect: A representative number of doors and windows by opening and closing them. Floors, walls, and ceilings. Stairs, steps, landings, stairways, and ramps. Railings, guards and handrails. The inspector shall report as in need of correction improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards, and railings. Any window that was obviously fogged or displayed other evidence of broken seals. The inspector is not required to: Inspect paint, wallpaper, window treatments, or finish treatments.

Inspect floor coverings or carpeting. Inspect central vacuum systems. Inspect for safety glazing. Inspect security systems or components. Move furniture, stored items, or any coverings such as carpets or rugs, in order to inspect the concealed floor structure. Move suspended-ceiling tiles. Operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state, or federal standards. Operate any system, appliance, or component that requires the use of special keys, codes, combinations, or devices. Inspect elevators. Inspect remote controls. Inspect items not permanently installed. Discover firewall compromises. Inspect pools, spas, or fountains. Determine the adequacy of whirlpool or spa jets, water force, or bubble effects. Determine the structural integrity or leakage of pools or spas.

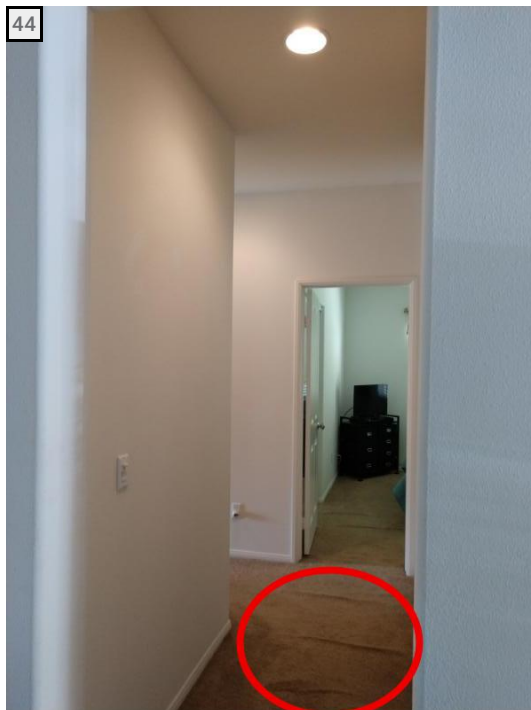
Concerns and Observations:

- ✓ Attic Entry
- ✓ Cabinet
- ✓ Ceiling
- ✓ Countertop
- ✓ Exterior door
- ✓ Fire wall
- Floor

Moderate Concern

Carpet is loose

Location	Hallway and Stairs
Impact	Loose carpet creates a trip hazard
Suggested Action	Have repaired by a carpet installer. The installer may be able to stretch the carpeting to tighten the material



Noted Throughout carpet

- ✓ Garage door opener
- ✓ Interior Door
- ⚠ Interior Service Door

Safety Concern**Self-closing hinge is missing**

Location	Attached Garage
Impact	Without a self closing hinge, the garage door may remain
Suggested Action	Install a self closing hinge



Circled usual location of self closing hinge for reference

- ✓ Interior Trim
- ✓ Overhead Door
- ✓ Screen
- ✓ Vanity
- ✓ Wall

Cosmetic**Drywall has settling cracks**

Location	Family Room
Suggested Action	Repair with drywall tape and drywall compound and repaint



✓ Window