

Property Inspection Report



123 Sample Ln. Southern California

Inspection Date:

Inspection Time:

Prepared For:
Mr & Mrs Homebuyer

Prepared By:
Merit Home Inspectors
949-552-1930

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ASHI #249894

Report Overview

- **Approximate Year Built:** 1985
- **Unofficial Square Footage :** 1640
- **Structure Type:** Single Family Detached, Furnished
- **Inspection Attendees:** Client, Clients Agent

THE HOUSE IN PERSPECTIVE

•This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces south.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 70-80 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete
Floor Structure:	•Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist •Truss
Roof Structure:	•Trusses •Plywood Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

- Item 1** **Positive Note:** At the areas in the crawl space that were visible and accessible, the sill plates appear to be anchored to the foundation wall. These anchor bolts secure the house to the foundation to help minimize movement during an earthquake.



RECOMMENDATIONS / OBSERVATIONS

Crawl Space

- Item 2** **•Major Concern, Repair:** Water stains were observed on the floor joists and sub flooring. The area is severely deteriorated and may ultimately need replacement. This area is located under the master bathroom area.



LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Roofing

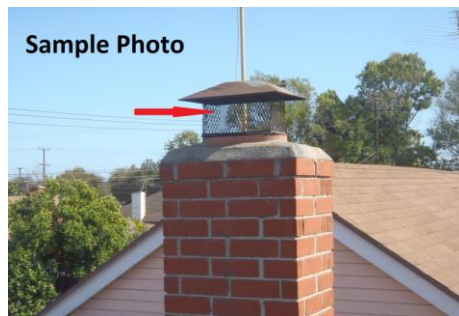
DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum
Skylights:	•Curb-Type •Plastic Bubble Type
Method of Inspection:	•Viewed from the ground •Walked on Roof

ROOFING OBSERVATIONS

Discretionary Improvements

- Item 3** The installation of a rain cap and vermin screen on chimneys is a logical improvement.



Sloped Roofing

- Item 4** •**Repair:** There is damaged, loose and missing roof shingles that need repair.



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- A chimney was not entirely visible during the inspection of the roofing system.

Exterior / Garage

DESCRIPTION OF EXTERIOR

- | | |
|------------------------------|------------------------------------|
| Wall Covering: | •Stucco |
| Eaves, Soffits, And Fascias: | •Wood |
| Exterior Doors: | •Solid Wood •Sliding Glass |
| Window/Door Frames and Trim: | •Vinyl-Covered |
| Entry Driveways: | •Concrete |
| Entry Walkways And Patios: | •Concrete |
| Overhead Garage Door(s): | •Steel •Automatic Opener Installed |
| Surface Drainage: | •Graded Away From House |
| Fencing: | •Wood •Stucco |

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Eaves

- Item 5** •**Repair:** The soffit and fascia should be painted. Localized rot was also observed in the soffit and/or fascia and will need repair.



Garage

- Item 6** •**Repair:** An apparent water staining was noted on the garage wall/ceiling. This is believed to be caused by the missing flashing at the roofing from above. Repair is needed by a licensed roofer.



Electrical

DESCRIPTION OF ELECTRICAL

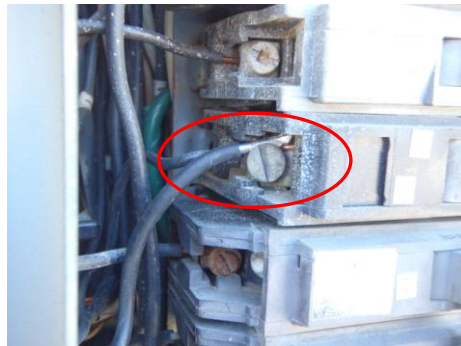
Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper
Main Disconnects:	•Main Service Rating 100 Amps •Breakers
Service Grounding:	•Copper •Ground Connection Not Visible
Service Panel	•Panel Rating: 100 Amp
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•None Found
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- Item 7** •**Repair, Safety Issue:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Double taps can lead to a loose connection as well as arching and could ultimately cause an electrical fire. Each circuit should be served by a separate fuse or breaker.



Distribution Wiring

- Item 8** •**Repair, Safety Issue:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates. Located in the attic



Distribution Wiring

Item 9 •**Safety Issue:** All junction boxes should be fitted with cover plates, in order to protect the wire connections. Located in the attic



Outlets

Item 10 •**Repair, Safety Issue:** Missing outlet cover plates should be replaced to avoid a shock hazard. Located in the garage



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace
Vents, Flues, Chimneys:	•Metal-Multi Wall •Masonry-Lined
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Supply Air Ductwork

Item 11 •Repair: There is ductwork in the attic which supplies heating and cooling to the rooms that is disconnected.



Furnace

Item 12 •Repair: The air filter is improperly sized. A properly sized filter is recommend be installed.



LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling

DESCRIPTION OF COOLING

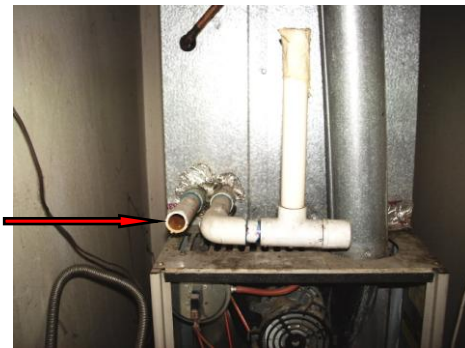
Energy Source: •Electricity •240 Volt Power Supply
Central System Type: •Air Cooled Central Air Conditioning

COOLING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

Item 13 •**Repair:** The condensate drain line for the air conditioning system is disconnected. This line allows drainage of condensation which occurs during the use of the air conditioner and should be addressed before the use of the air conditioning system. Recommend consulting a HVAC specialist for the proper repairs needed.



Item 14 •**Repair:** The outdoor unit of the air conditioning system requires cleaning. Vegetation in the vicinity of the outdoor unit of the air conditioning system should also be cut back. This will help with the efficiency of the air conditioning system.



LIMITATIONS OF COOLING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Fiberglass in Main Attic
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer •Cooktop

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

Item 15

•**Repair:** Disturbed insulation should be repaired or evened out.



Item 16

•**Improve:** Mouse traps and a bird nest were noted in the attic.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- The attic was viewed from the access hatch only.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front of the House
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater:	•Gas •Approximate Capacity (50 gallons):
Fuel Shut-Off Valves:	•Natural Gas Main Located at the Side Yard

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- Item 17** •**Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is disconnected and should be reconnected and also should terminate 6 inches above the floor.



Waste / Vent

- Item 18** •**Major Concern, Repair:** The waste piping is severely deteriorated and leaking raw sewage into the crawl space.



LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Sliders
Doors:	•Wood-Solid Core •Wood-Hollow Core •Sliding Glass

INTERIOR OBSERVATIONS.

RECOMMENDATIONS / OBSERVATIONS

Windows

Item 19 •**Repair:** The window has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, but may need to be replaced because of appearance and it may have lost its insulating value.

Item 20 •**Repair:** A broken window was noted in the master bedroom and will need replacement.



Item 21 •**Major Concern, Repair:** Signs of a mold like substance were observed with elevated moisture readings located in the master bathroom. (18.2% moisture reading was detected)



LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Electric Range •Built-in Electric Oven •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer
Laundry Facility:	•240 Volt Circuit for Dryer •Gas Piping for Dryer •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer
Other Components Tested:	•Cooktop Exhaust Vent/Fan •Door Bell

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Gas Cooktop

Item 22 •**Repair:** The left front burner on the gas cooktop is inoperative. The pilot light for the gas cooktop is also in suspect condition and will need repair.



Waste Disposer

Item 23 •**Repair:** The waste disposer is inoperative and will need replacement.



LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces

DESCRIPTION OF FIREPLACES

Fireplaces: •Masonry Firebox
Vents, Flues, Chimneys: •Masonry Chimney-Lined

FIREPLACES OBSERVATIONS

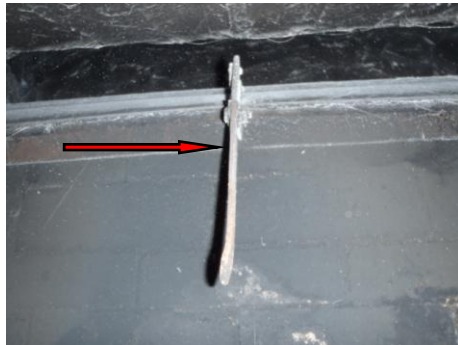
Fireplaces

Item 24 •**Repair, Safety Issue:** The hearth for the fireplace is not large enough to reduce the risk of a fire should hot embers manage to escape from the fireplace. This situation should be altered for improved safety.

Item 25 •**Repair, Safety Issue:** The fireplace firebox perimeter should be properly sealed. There is exposed wood framing that is visible which risks the hazard of embers catching them on fire



Item 26 •**Repair:** The fireplace damper is not functioning properly and requires repair. This photo is looking up into the fireplace.



LIMITATIONS OF FIREPLACES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.
- Firescreens and doors

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Pool / Spa

DESCRIPTION OF SWIMMING POOL

Pool Type:	•Below Ground Plaster Construction
Heater:	•Gas Heater
Filters:	•Chemical Filter
Pumps:	•Circulation Pump
Blowers:	•Air Bubbler
Valves:	•Ortega •Gate •Ball
Electrical Components:	•Breaker at Main Panel
Fencing:	•No Safety Fencing Visible
Decking / Coping:	•Concrete

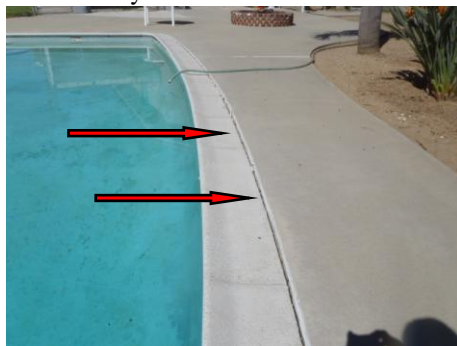
SWIMMING POOL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Item 27 •Major Concern, Repair: There is staining and deterioration in some areas of the pool liner. A pool specialist should be consulted for an estimate cost of repair.



Item 28 •Repair: There is damage at some areas of the decking and coping unions. Recommend sealing and caulking to help prevent water entry.



Item 29 •Safety Hazard, Repair: Single drain with grate style cover installed. This style drain cover presents an entrapment hazard. Recommend upgrading to an anti-vortex style drain cover.

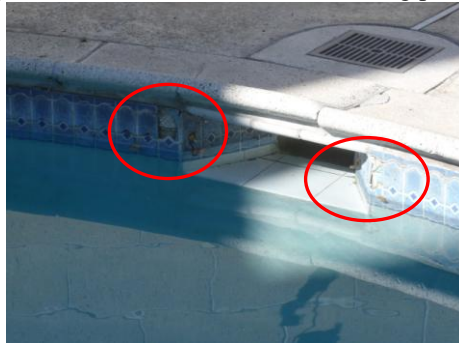
Item 30 •Improve: All missing valve labels or partially labeled valves should be improved.

Item 31 •Improve: Exposed PVC piping is susceptible to the sun's UV rays. For protection painting the piping is recommended.

Item 32 •**Improve:** The skimmer basket should be kept clear of debris.



Item 33 •**Repair:** There are loose and/or missing pool tiles that need repair.



Item 34 •**Repair:** The pool heater was inoperative at the time of the inspection. Recommend repair as needed by a HVAC specialist.



LIMITATIONS OF SWIMMING POOL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Inspection of pool components were limited by (but not restricted to) the following conditions:

- Components beneath the water level are not inspected.
- Chemical composition of the water is not inspected as part of the inspection.
- Underground piping or electrical components are not inspected.
- Effectiveness of the filter(s) and heating system(s) are not inspected.
- Pool / Spa covers were not inspected. Diving boards were not inspected for functionality or structural integrity.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.