



# ALL STAR HOME INSPECTION SERVICES, LLC

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<https://allstarhomeinspect.com/>



## RESIDENTIAL INSPECTION

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Mike Lopez  
MAY 25, 2021



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# SUMMARY



ITEMS INSPECTED



RECOMMENDATION



SAFETY HAZARD

- ⊖ 5.8.1 EXTERIOR - ELECTRICAL: Receptacles - No Power
- ⊖ 5.11.1 EXTERIOR - SIDING/ WALL COVERING: Siding - Stucco - Minor Cracks/ Deterioration
- ⊖ 6.3.1 ROOF - CONCRETE OR CLAY TILE DEFECTS: Chipped, Cracked or Damaged
- ⊖ 6.3.2 ROOF - CONCRETE OR CLAY TILE DEFECTS: Loose Tiles
- ⊖ 6.3.3 ROOF - CONCRETE OR CLAY TILE DEFECTS: Previous Repairs
- ⊖ 6.6.1 ROOF - GENERAL ROOFING: Roof - Visible Eave Leak
- ⊖ 7.2.1 ATTIC - LIMITATIONS: Attic Space - Some Areas Inaccessible
- ⊖ 7.5.1 ATTIC - ROOF STRUCTURE: Stains - Dry
- ⊖ 9.2.1 GARAGE - LIMITATIONS: Excluded - Perimeter - Due to Obstructions
- ⊖ 9.6.1 GARAGE - WALLS/ FLOORS/ CEILINGS: Ceilings/Walls - Minor Cracks
- ⊖ 9.6.2 GARAGE - WALLS/ FLOORS/ CEILINGS: Floors - Cracks - Minor
- ⊖ 10.4.1 HVAC - AC : A/C Condenser - Age - At 8-15 years
- ⊖ 10.5.1 HVAC - DUCTS/ FILTERS: Filter - Maintain in Future
- ⊖ 10.6.1 HVAC - AIR HANDLER: Cooling Fins - Dirty/Deteriorated
- ⊖ 11.5.1 WATER HEATER - WATER HEATER: Age - At 8-12 Years
- ⊖ 11.5.2 WATER HEATER - WATER HEATER: Water Heater - Signs - Corrosion on Fittings
- ⊖ 11.6.1 WATER HEATER - WATER TEMPERATURE: Water Temperature
- ⊖ 13.1.1 BATHROOMS - BATHTUBS/ SHOWERS: Caulk - Deteriorated/Missing Around Surround
- ⊖ 13.2.1 BATHROOMS - ELECTRICAL: Lighting - Inoperable
- ⊖ 13.3.1 BATHROOMS - TOILETS: Loose
- ⊖ 13.3.2 BATHROOMS - TOILETS: Seat Loose Or Deteriorated
- ⊖ 13.4.1 BATHROOMS - CEILINGS/ FLOORS/ WALLS: Ceilings/Walls - Stains - Dry - Monitor
- ⊖ 13.5.1 BATHROOMS - VANITIES/ SINKS: Sink - Stopper Missing or Defective
- ⊖ 13.5.2 BATHROOMS - VANITIES/ SINKS: Plumbing - Leak in Drain Line
- ⊖ 13.5.3 BATHROOMS - VANITIES/ SINKS: Water Damage - Minor
- ⊖ 14.1.1 INTERIOR ROOMS - LIMITATIONS: Some Areas Inaccessible or Obscured
- ⚠ 14.2.1 INTERIOR ROOMS - SMOKE AND CARBON MONOXIDE ALARMS: Smoke Alarms - Damaged/Missing and Too Few

- 
- ⊖ 14.4.1 INTERIOR ROOMS - ELECTRICAL: Light Fixture - Cover Missing
  - ⊖ 14.6.1 INTERIOR ROOMS - CEILINGS/ FLOORS/ WALLS: Carpet - Stains and/ or Deterioration
  - ⊖ 15.3.1 KITCHEN - ELECTRICAL: Lighting - Inoperable
  - ⊖ 15.4.1 KITCHEN - APPLIANCES: Dishwasher - Inoperable
  - ⊖ 15.4.2 KITCHEN - APPLIANCES: Microwave - Inoperable
  - ⊖ 15.5.1 KITCHEN - COUNTER TOPS AND CABINETS: Water Damage - Minor
  - ⊖ 15.6.1 KITCHEN - FLOORS: Tile/Stone and Grout - Deteriorated



# 1: INSPECTION DETAILS

## Information

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<b>GENERAL INFORMATION: 1. TYPE OF BUILDING</b> Townhouse	<b>GENERAL INFORMATION: 2. YEAR BUILT</b> 2012	<b>GENERAL INFORMATION: 3. FRONT OF STRUCTURE FACES</b> East
<b>GENERAL INFORMATION: 4. MAIN ENTRYWAY FACES</b> East	<b>GENERAL INFORMATION: 5. OCCUPANCY STATUS AT TIME OF INSPECTION</b> Occupied, Furniture Present	<b>GENERAL INFORMATION: 6. IN ATTENDANCE</b> Client's Agent, Home Owner, Listing Agent
<b>GENERAL INFORMATION: 7. ACTUAL START TIME</b> 1:45 PM	<b>GENERAL INFORMATION: 8. WEATHER CONDITIONS</b> Partly cloudy, Humid	<b>GENERAL INFORMATION: 9. CLIMATIC CONDITIONS</b> Hot
<b>GENERAL INFORMATION: 10. GROUND CONDITION</b> Dry		

### DISCLAIMER: BACKUP VERIFICATION PHOTOS AND VIDEOS

As you read this report, we have included backup photos/videos that are located in the "LIMITATIONS" tab of each section. This area shows items of interest, like the roof, attic, crawl space, systems operating, etc. In order to keep the report clean, we've added these items under the tab labeled LIMITATIONS. These verifications are not actual LIMITATIONS, but we are unable to change the heading label at this time. The goal of the backup photo/videos are intended to give the client/homebuyer more insight into the items inspected during the All Star Home Inspections, LLC. of their new home. The photos and videos in these sections are intended to supplement and are not exhaustive, nor do they represent the full extent of the inspection.

### DISCLAIMER: DISCLAIMER - REPAIR COST ESTIMATES

Repair cost estimates are provided as a courtesy 'ballpark' range only and are not meant as a replacement for actual contractor estimates. All Star Home Inspections, LLC. is a generalist inspection company and not a licensed contractor, therefore cost estimates may not always align with current contractor estimates. Cost estimate ranges can include DIY/Handyman repair costs, all the way up to licensed contractor replacement costs. The estimates do not include any unforeseen damage that may be a result of other repairs. The range is an attempt to provide a min/max price range, but is not a hard limit on either end. The size, age or other factors of the home could cause the min/max values to be breached and should not be used to calculate worst-case scenarios. All Star Home Inspections, LLC. assumes no responsibility for the accuracy of the repair cost estimates and encourages every client to obtain several actual repair estimates, from qualified contractors, prior to inspection deadlines and/or closing.

## 2: ELEVATION PHOTOS

### Information

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#### ELEVATION PHOTOS: photos



## 3: BUILDFAX

### Information

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#### **BUILDFAX: 1. What is BuildFax?**

BuildFax is a 3rd party information source for your home. Buildfax is a company that collects and organizes construction records on over 70 million properties across the United States. They collect data on new construction, major system repairs, additions, renovations, roofs, pools, demolitions, contractors and more. Think - Carfax, but for your house. While this information is considered accurate, it is possible that it may not be complete from time to time. Many cities have older property records that are not available online and only accessible by calling/visiting your local building dept. Consider this one of the potential resources to learn as much as possible about your future home.

## 4: THERMAL IMAGING

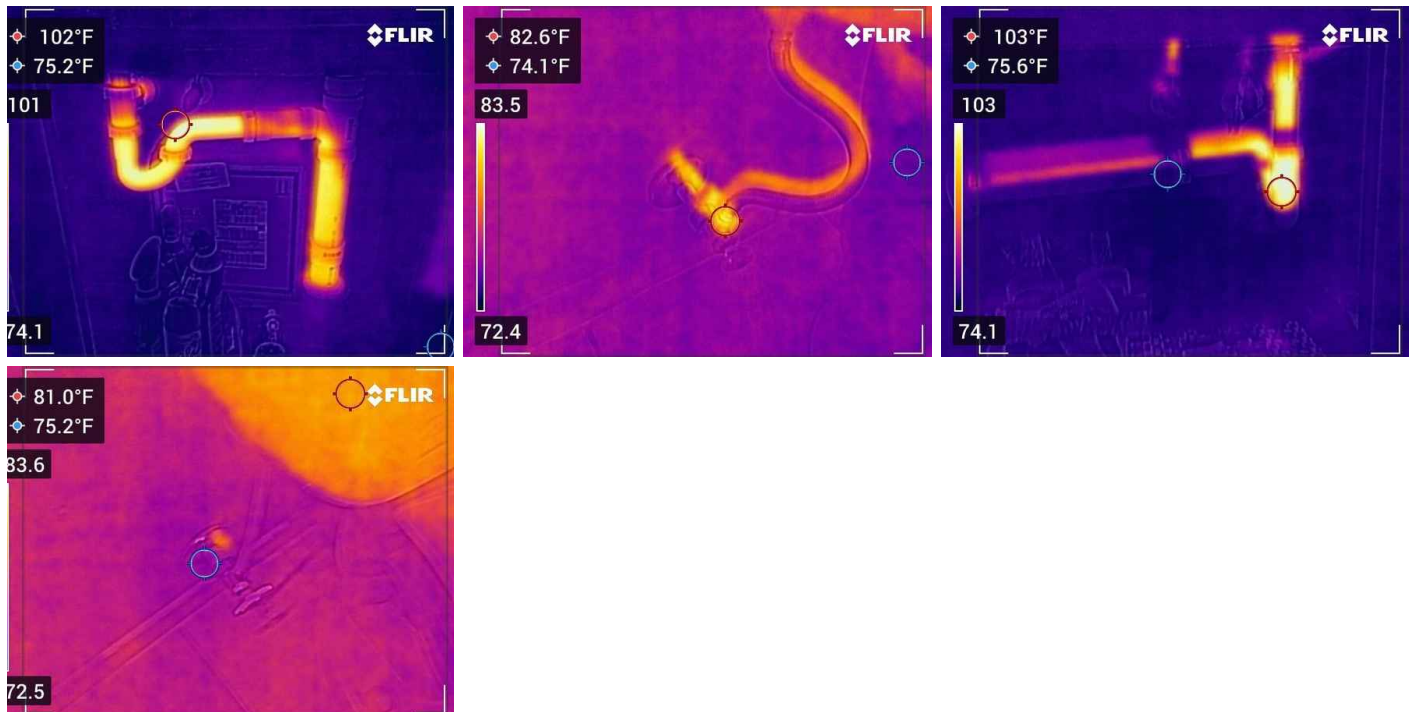
### Information

#### THERMAL: 1. What is Thermal Imaging?

All objects emit infrared energy (heat) as a function of their temperature. The infrared energy emitted by an object is known as its heat signature. In general, the hotter an object is, the more radiation it emits. A thermal imager (also known as a thermal camera) is essentially a heat sensor that is capable of detecting tiny differences in temperature. The device collects the infrared radiation from objects in the scene and creates an electronic image based on information about the temperature differences. Because objects are rarely precisely the same temperature as other objects around them, a thermal camera can detect them and they will appear as distinct in a thermal image.

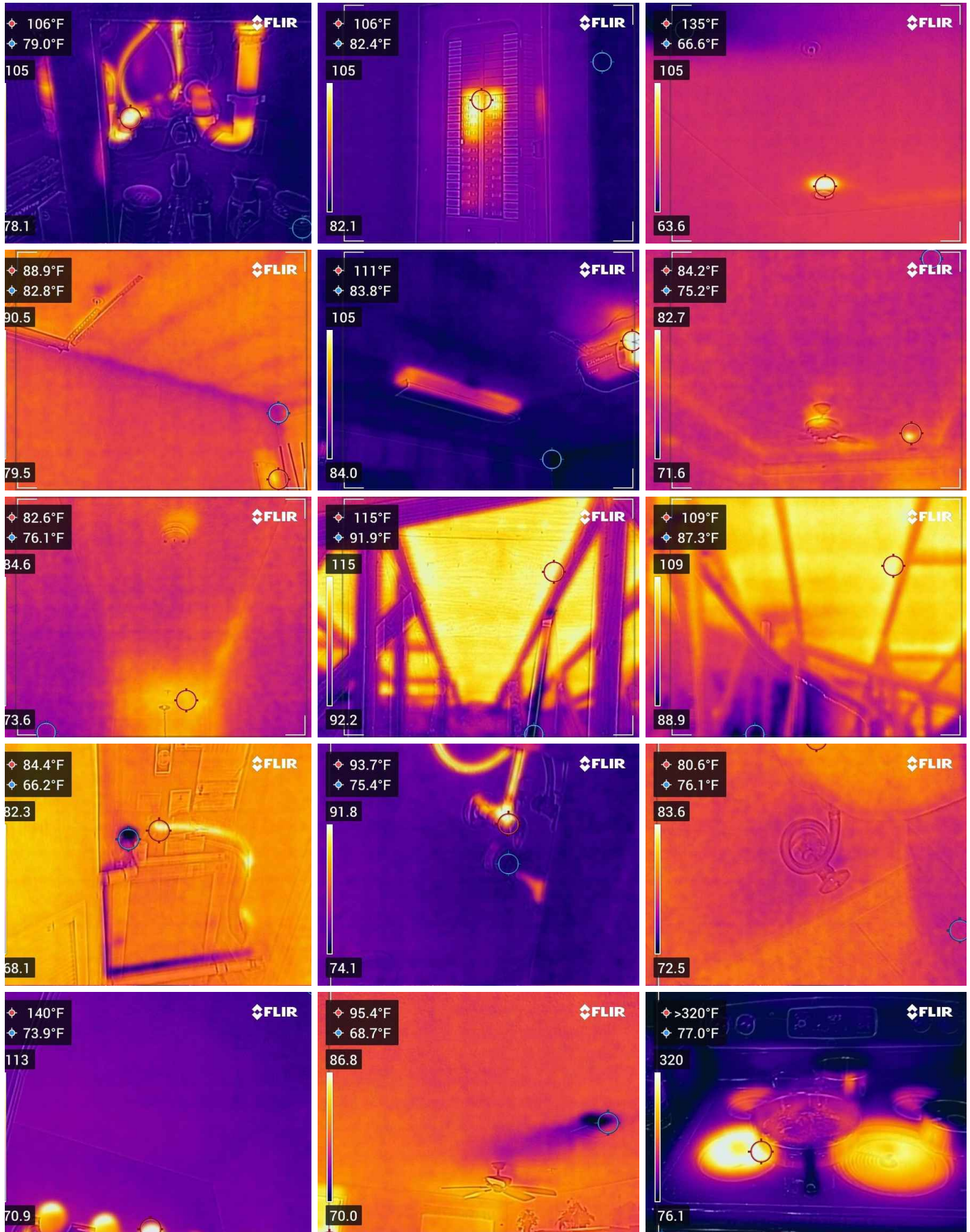
#### THERMAL: 3. Thermal Images

The following thermal images were collected during the thermal image inspection. No anomalies were identified in these images. Images with anomalies (if any) will be under the appropriate defect section of the report.





### THERMAL: Backup Thermal Images





# 5: EXTERIOR

## Information

**GENERAL INFORMATION: 1. FOUNDATION MATERIAL**

Poured in Place Concrete

**GENERAL INFORMATION: 2. FOUNDATION**

Slab on Grade

**GENERAL INFORMATION: 3. APPARENT WALL STRUCTURE**

Concrete Block

**GENERAL INFORMATION: 4. WALL COVERING**

Stucco

**GENERAL INFORMATION: 5. DRIVEWAY MATERIAL**

Porous Pavers

**GENERAL INFORMATION: 6. WALKWAYS**

Pavers

**GENERAL INFORMATION: 7. FRONT ENTRYWAY TYPE**

Solid Core Steel

## Limitations

### SYSTEM VERIFICATION

#### EXTERIOR



### SYSTEM VERIFICATION

#### ADDRESS



### SYSTEM VERIFICATION

#### LIGHTING





## Observations

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### 5.8.1 ELECTRICAL

#### **RECEPTACLES - NO POWER**

##### NORTHWEST

The electric receptacles appear to have no power. Recommend asking the property owner(s) about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.

##### Recommendation

Contact a qualified electrical contractor.

##### Estimated Cost

\$0 - \$250



### 5.11.1 SIDING/ WALL COVERING

#### **SIDING - STUCCO - MINOR CRACKS/ DETERIORATION**

##### EAST, WEST

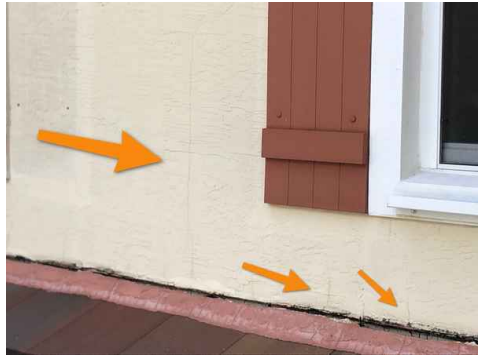
Minor cracks were found in sections of Stucco. The cracks do not appear to be structural. A qualified contractor should evaluate and make repairs as necessary, such as repairing stucco to prevent water intrusion and further deterioration in the future.

##### Recommendation

Contact a qualified masonry professional.

##### Estimated Cost

\$250 - \$350





# 6: ROOF

## Information

**GENERAL INFORMATION: 1. INSPECTION METHOD**

Traversed, Roofing Contractor Traversed

**GENERAL INFORMATION: 2. ROOF STYLE/ TYPE**

Hip

**GENERAL INFORMATION: 3. ROOF COVERING**

Tile- Concrete

**GENERAL INFORMATION: 4. ESTIMATED YEAR OF INSTALLATION**

2012

**GENERAL INFORMATION: 5. GUTTER AND DOWNSPOUT MATERIAL**

Aluminum

**GENERAL INFORMATION: Awaiting Roof Report**

Roof Report will be attached to the main page of this report when ready. You will be notified by email when the report is ready.

## Limitations

### SYSTEM VERIFICATION

### ROOF





## Observations

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### 6.3.1 CONCRETE OR CLAY TILE DEFECTS

#### **CHIPPED, CRACKED OR DAMAGED**

WEST

Roofing tiles are chipped and/or cracked/Damaged. Photos may just be a sampling of what is actually on the roof. A qualified roofing contractor should evaluate and replace tiles as necessary.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

\$350 - \$550



### 6.3.2 CONCRETE OR CLAY TILE DEFECTS

#### **LOOSE TILES**

EAST

Roofing tiles have slipped, and are loose. Photos may just be a sampling of what is actually on the roof. A qualified roofing contractor should fully evaluate and repair as necessary.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

\$450 - \$550





6.3.3 CONCRETE OR CLAY TILE DEFECTS

**PREVIOUS REPAIRS**

EAST

The roof shows signs of previous repairs. The could be from ordinary maintenance or from a more serious repair. Recommend asking current homeowners about this.



6.6.1 GENERAL ROOFING

**ROOF - VISIBLE EAVE LEAK**

EAST, WEST

There are visible leaks from the roof around the perimeter and eaves. Recommend qualified roofer evaluate and repair

Recommendation

Contact a qualified roofing professional.

Estimated Cost

\$300 - \$600



# 7: ATTIC

## Information

**GENERAL INFORMATION: 1. ATTIC HATCH LOCATION**

2nd floor, Laundry room

**GENERAL INFORMATION: 2. INSPECTION METHOD**

Partially Traversed

**GENERAL INFORMATION: 6. ROOF VENTILATION**

Adequate

**GENERAL INFORMATION: 3. ROOF STRUCTURE TYPE**

Trusses

**GENERAL INFORMATION: 4. CEILING STRUCTURE**

Trusses

**GENERAL INFORMATION: 5. INSULATION MATERIAL**

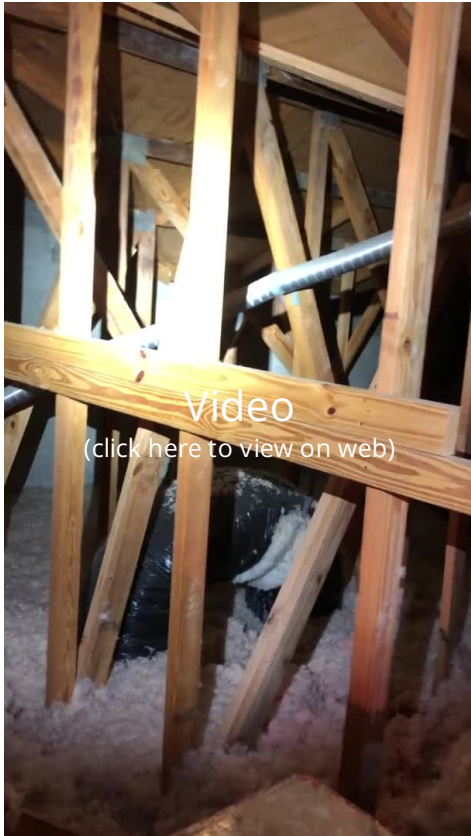
Fiberglass Loose Fill

## Limitations

### SYSTEM VERIFICATION

### ATTIC





Video  
(click here to view on web)

## Observations

### 7.2.1 LIMITATIONS

#### **ATTIC SPACE - SOME AREAS INACCESSIBLE**

##### ATTIC

Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height, deep insulation and/or stored items. These areas are excluded from this inspection.



### 7.5.1 ROOF STRUCTURE

#### **STAINS - DRY**

##### ATTIC

Stains were visible on the roof structure. These areas were dry at the time of the inspection. The stains may be caused by a past leak or a leak that only occurs during heavy, wind driven or prolonged rain. Recommend asking the property owner(s) about past leaks. The client(s) should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified roofing contractor should evaluate and repair as necessary.

##### Recommendation

Recommend monitoring.

##### Estimated Cost

\$350 - \$450





# 8: ELECTRICAL

## Information

**GENERAL INFORMATION: 1.  
LOCATION OF SERVICE PANEL**

Exterior, Southwest

**GENERAL INFORMATION: 2.  
SERVICE TYPE**

Underground

**GENERAL INFORMATION: 3.  
VOLTAGE**

120/240

**GENERAL INFORMATION: 4.  
SERVICE PANEL AMPERAGE  
(AMPS)**

150

**GENERAL INFORMATION: 5. MAIN  
DISCONNECT RATING (AMPS)**

150

**GENERAL INFORMATION: 6.  
PROTECTION**

Circuit Breakers

**GENERAL INFORMATION: 7.  
LOCATION OF MAIN DISCONNECT  
IN SERVICE PANEL**

Top of Service Panel

**GENERAL INFORMATION: 8.  
GROUNDING TYPE**

Not Visible

**GENERAL INFORMATION: 9.  
SERVICE ENTRANCE CONDUCTOR  
MATERIAL (MAIN PANEL)**

Copper

**GENERAL INFORMATION: 10.  
BRANCH CIRCUIT WIRING TYPE  
(MAIN PANEL)**

Copper

**GENERAL INFORMATION: 11.  
LOCATION OF SUB-PANEL**

Garage

**GENERAL INFORMATION: 12.  
SERVICE ENTRANCE CONDUCTOR  
MATERIAL (SUB-PANEL)**

Copper

**GENERAL INFORMATION: 13.  
BRANCH CIRCUIT WIRING TYPE  
(SUB-PANEL)**

Copper

**GENERAL INFORMATION: ELECTRICAL CODES**

Like other sections of this home inspection, this is not an exhaustive electrical inspection, nor are we licensed electricians verifying that all areas of the house are up to the current building codes. Many houses are NOT up to current codes, and making changes or renovations may require extensive electrical work to bring an older system up to current standards. This inspection has the goal to find current problems, not future use problems. If you are interested to see what is inspected electrically during a home inspection, please see the STANDARDS section, or visit [NACHI.org/sop](http://NACHI.org/sop), and view the electrical section. This inspection is looking for current electrical problems, it is not designed to determine future use or every eventuality such as renovations, additions, or other unforeseen electrical needs you may have in the future. This is also not an electrical code inspection, installation inspection.. it is nothing more than the current status looking for current safety issues. If you are planning on making significant changes or renovations, HERO recommends that you hire a contractor or an electrician to determine additional electrical needs you may face.

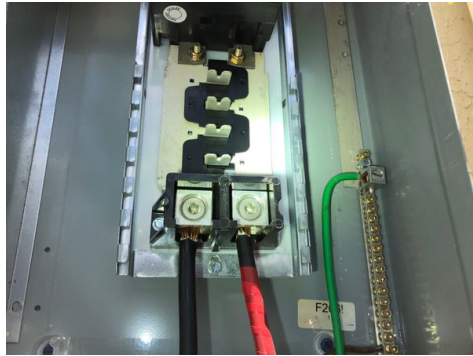
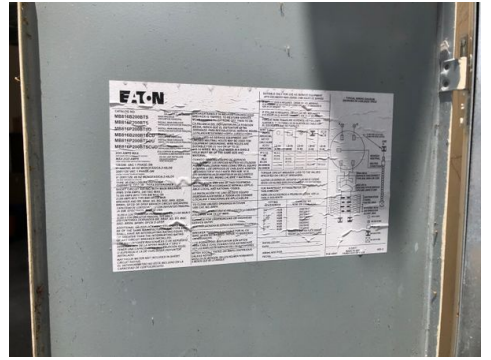
## Limitations

### SYSTEM VERIFICATION

### MAIN SHUT OFF AMPERAGE

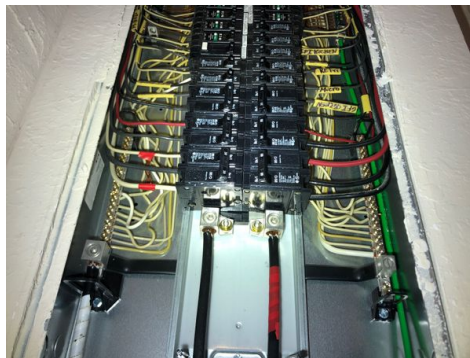
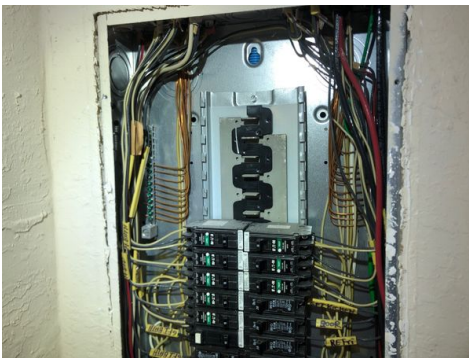
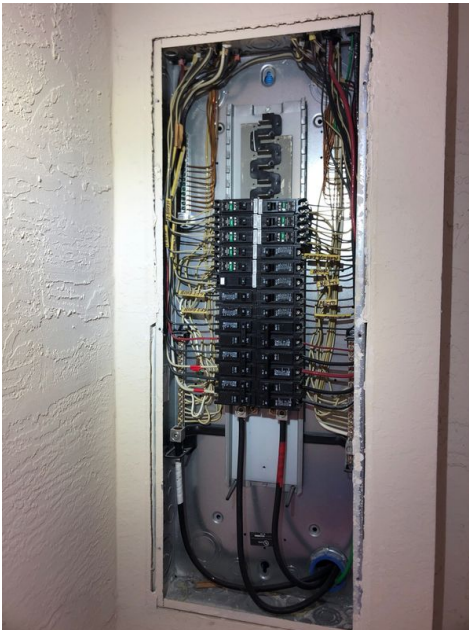
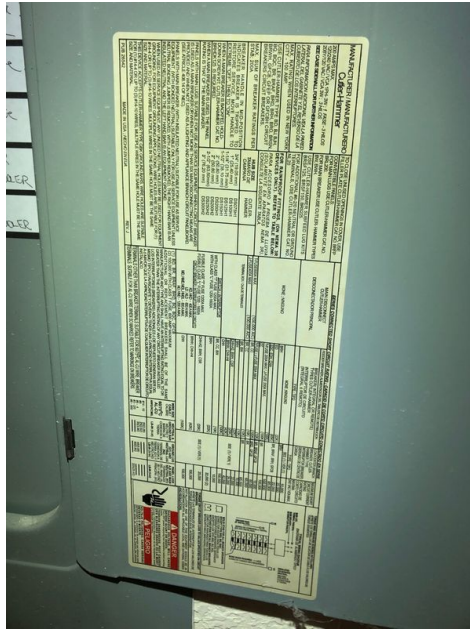


SYSTEM VERIFICATION  
**ELECTRICAL PANEL**



SYSTEM VERIFICATION  
**SUB PANEL**





# 9: GARAGE

## Information

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### GENERAL INFORMATION: 1. GARAGE DOOR POWER

Electric Power, N/A

## Limitations

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SYSTEM VERIFICATION

### **GARAGE**



SYSTEM VERIFICATION

### **GARAGE DOOR**





## Recommendation

Contact a qualified drywall contractor.

Estimated Cost

\$150 - \$250



## 9.6.2 WALLS/ FLOORS/ CEILINGS

**FLOORS - CRACKS - MINOR**

## GARAGE

There were minor cracks and/or cosmetic blemishes found in the garage floor. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks including: Hydraulic cement. Requires chiseling a channel in the crack to apply. Resilient caulks (easy to apply). Epoxy sealants (both a waterproof and structural repair).

## Recommendation

Recommend monitoring.

Estimated Cost

\$150 - \$250





# 10: HVAC

## Information

**GENERAL INFORMATION: 1. PRIMARY A/C ENERGY SOURCE**  
Electric

**GENERAL INFORMATION: 2. PRIMARY A/C TYPE**  
Split System

**GENERAL INFORMATION: 3. AC MANUFACTURER**  
Rheem

**GENERAL INFORMATION: 4. A/C COMPRESSOR/ CONDENSER DATE OF MANUFACTURE**  
2012

**GENERAL INFORMATION: 4.5 AIR HANDLER DATE OF MANUFACTURE**  
2012

**GENERAL INFORMATION: 5. PRIMARY HEATING SYSTEM ENERGY SOURCE**  
Electric

**GENERAL INFORMATION: 6. PRIMARY HEATING SYSTEM TYPE**  
Heat Pump

**GENERAL INFORMATION: 9. AIR DISTRIBUTION SYSTEM MATERIAL**  
Flexible Ducts

**GENERAL INFORMATION: 10. LOCATION OF AIR FILTER**  
In Duct Below the Unit

**GENERAL INFORMATION: 11. THERMOSTAT LOCATION**  
2nd Floor Hallway

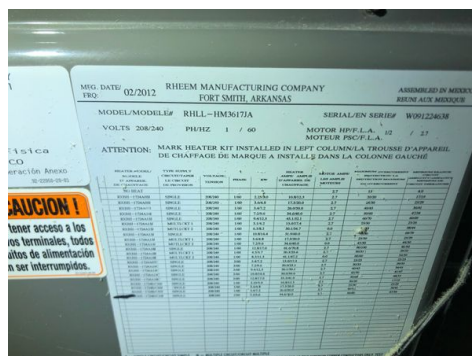
### GENERAL INFORMATION: 12. WE ARE NOT LICENSED HVAC CONTRACTORS

We are not licensed HVAC or Steam & Boiler contractors. We recommend you hire one to further evaluate the internal components and building codes for the most recent installation, especially if there are concerns or if the system is older. We do our best to inspection the heating & cooling system within the time allotted. We are not required to inspect internal components which are not readily accessible. This is not an exhaustive inspection of every installation detail of the heating & cooling system according to manufacturers specification and local building codes.

## Limitations

### SYSTEM VERIFICATION

### A/C MANUFACTURE MODEL/ SERIAL NUMBER



### SYSTEM VERIFICATION

### HVAC





### SYSTEM VERIFICATION TEMPERATURE CHECKS



### SYSTEM VERIFICATION FILTER SIZE



## Observations

10.4.1 AC

### A/C CONDENSER - AGE - AT 8-15 YEARS

EAST

The estimated useful life for air conditioning condenser/compressors is 8 to 15 years. This unit appears to be at this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified HVAC professional.

Estimated Cost

\$3,000 - \$4,000



## 10.5.1 DUCTS/ FILTERS

**FILTER - MAINTAIN IN FUTURE**

Air handler filter(s) should be checked monthly in the future and replaced or washed as necessary.

Recommendation

Recommended DIY Project

## 10.6.1 AIR HANDLER

**COOLING FINS - DIRTY/DETERIORATED**

## 2ND FLOOR HVAC CLOSET

The cooling fins on the air handler's evaporator coils are dirty and bent, damaged and/or deteriorated. This may result in reduced efficiency and higher energy costs. Some sources claim that energy efficiency is degraded by about five percent each year as the coils get dirtier due to accumulated dust and grime. A qualified heating and cooling contractor should evaluate and make repairs as necessary, and clean the evaporator coils.

Recommendation

Contact a qualified HVAC professional.

Estimated Cost

\$750 - \$850



# 11: WATER HEATER

## Information

**GENERAL INFORMATION: 1. TYPE OF WATER HEATER**

Tank

**GENERAL INFORMATION: 2. ENERGY SOURCE**

Electricity

**GENERAL INFORMATION: 3. TANK CAPACITY (GALLONS)**

50

**GENERAL INFORMATION: 4. WATER HEATER MANUFACTURER**

State

**GENERAL INFORMATION: 5. WATER HEATER DATE OF MANUFACTURE**

2012

## Limitations

SYSTEM VERIFICATION

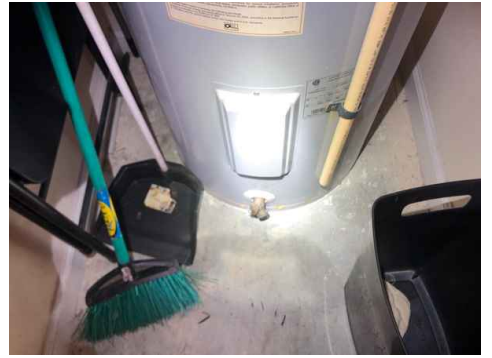
**WATER HEATER MANUFACTURE MODEL/ SERIAL NUMBER**



SYSTEM VERIFICATION

**WATER HEATER**





## Observations

### 11.5.1 WATER HEATER

#### AGE - AT 8-12 YEARS

##### GARAGE

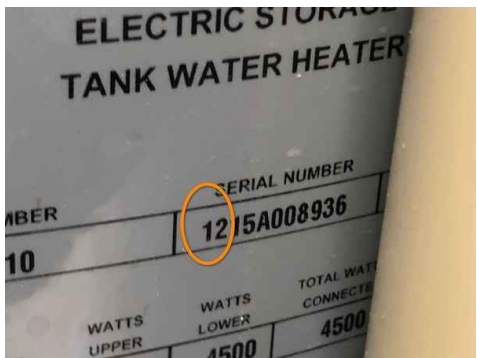
The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.

##### Recommendation

Recommend monitoring.

##### Estimated Cost

\$1,200 - \$1,700





## 11.5.2 WATER HEATER

**WATER HEATER - SIGNS - CORROSION ON FITTINGS**

GARAGE

Corrosion was found on fittings and/or water supply lines for the water heater. Leaks may exist. A qualified plumbing contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$300 - \$400



## 11.6.1 WATER TEMPERATURE

**WATER TEMPERATURE**

KITCHEN

Water temperature in good range - below 120F. For more info on safe temperatures see: [CSPC.gov](http://CSPC.gov) Avoiding Tap Water Scalds



# 12: PLUMBING AND LAUNDRY

## Information

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**GENERAL INFORMATION: 1. MAIN FUEL SHUT OFF LOCATION**  
N/A

**GENERAL INFORMATION: 2. MAIN WATER SUPPLY SHUT OFF LOCATION**  
Exterior, Southwest

**GENERAL INFORMATION: 3. WATER SERVICE TYPE**  
Public

**GENERAL INFORMATION: 4. SERVICE PIPE MATERIAL**  
Copper

**GENERAL INFORMATION: 5. SUPPLY PIPE MATERIAL**  
CPVC

**GENERAL INFORMATION: 6. VENT PIPE MATERIAL**  
Plastic

**GENERAL INFORMATION: 7. DRAIN PIPE MATERIAL**  
Plastic

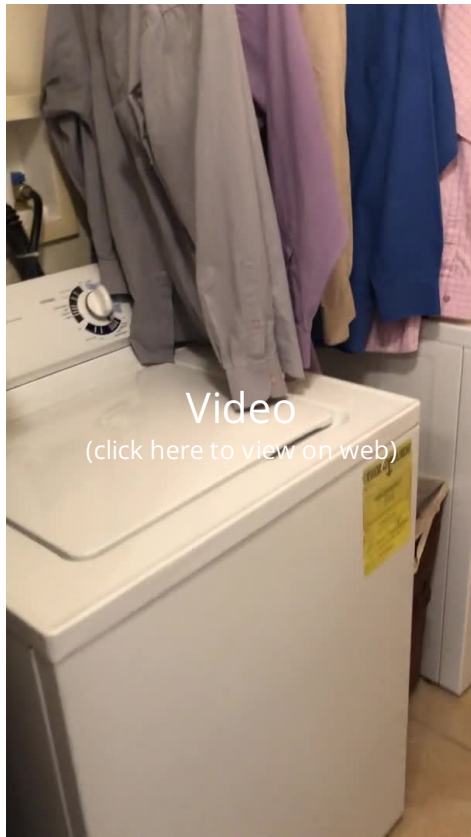
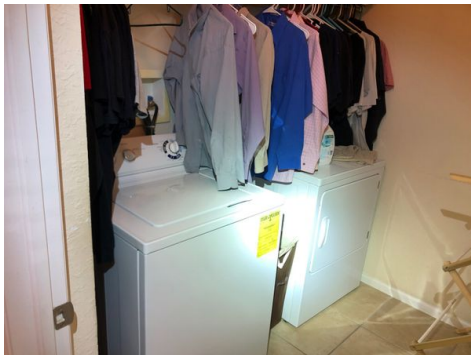
**GENERAL INFORMATION: 8. WASTE PIPE MATERIAL**  
Not visible

## Limitations

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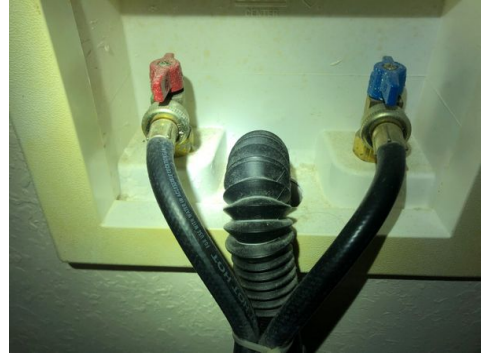
SYSTEM VERIFICATION

### APPLIANCES - WASHER / DRYER



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SYSTEM VERIFICATION  
**PLUMBING**



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SYSTEM VERIFICATION  
**SHUTOFF - WATER**



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SYSTEM VERIFICATION  
**WATER PRESSURE (40-80 PSI)**





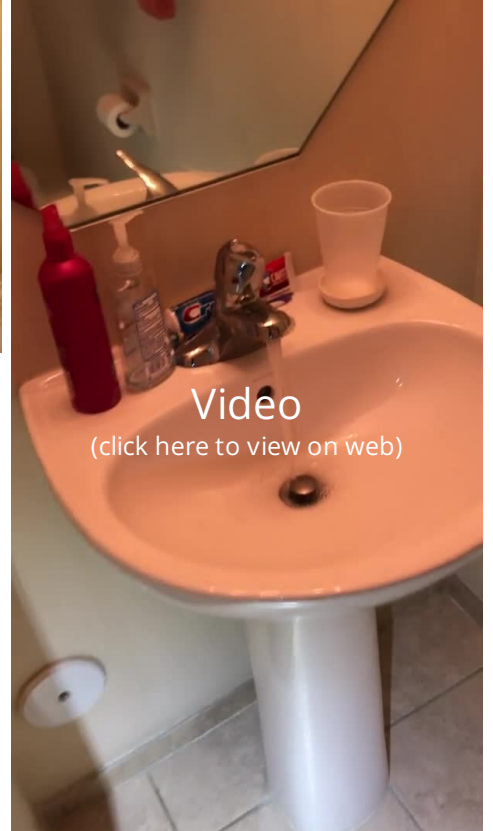
# 13: BATHROOMS

## Limitations

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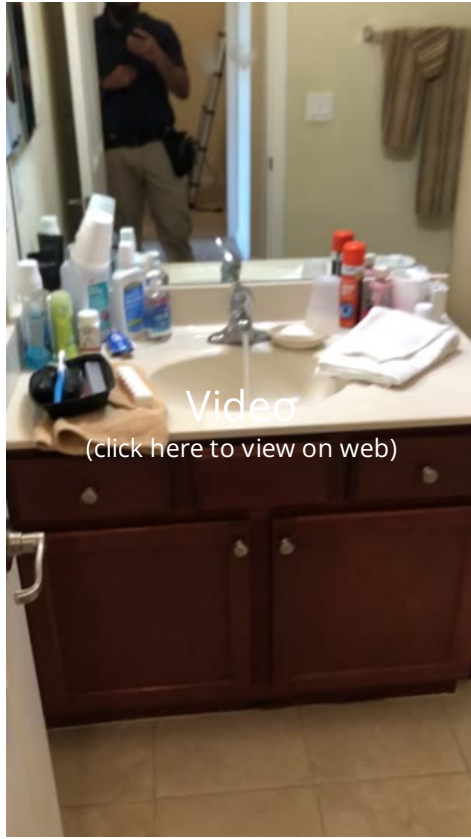
SYSTEM VERIFICATION

### HALF BATHROOM (S)

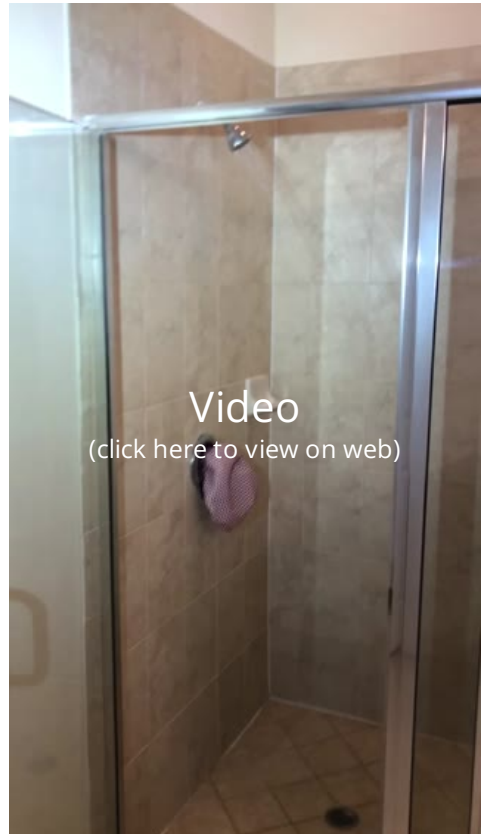


SYSTEM VERIFICATION

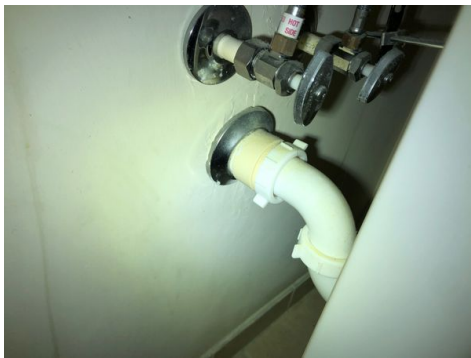
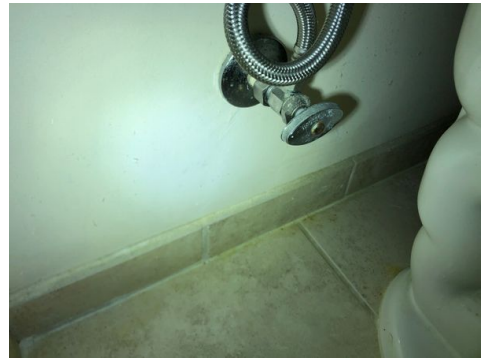
### SECOND FLOOR BATHROOM (S)



SYSTEM VERIFICATION  
**MASTER BATHROOM (S)**



## SYSTEM VERIFICATION

**PLUMBING****Observations**

## 13.1.1 BATHTUBS/ SHOWERS

**CAULK - DETERIORATED/MISSING AROUND SURROUND**

## MASTER BATHROOM

Caulk is missing or deteriorated around the shower/bathtub surround. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure. For more information on caulking, visit: [The Ins and Outs of Caulking](#).

## Recommendation

Contact a handyman or DIY project





### 13.2.1 ELECTRICAL

#### **LIGHTING - INOPERABLE**

##### GUEST BATHROOM

The light fixtures appear to be fully or partially inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s). Repairs or replacement of the light fixture by a qualified electrician may be necessary.

##### Recommendation

Contact a handyman or DIY project



### 13.3.1 TOILETS

#### **LOOSE**

##### MASTER BATHROOM

The toilet is loose. A qualified contractor should remove the toilet for further evaluation and repair if necessary. A new wax ring should be installed and toilet should be securely anchored to the floor to prevent movement and leaking.

##### Recommendation

Contact a qualified plumbing contractor.



Estimated Cost  
\$100 - \$300

13.3.2 TOILETS

**SEAT LOOSE OR DETERIORATED**

GUEST BATHROOM

The toilet seat is not secured on one side in Master Bath and the wrong size for the toilet in the east bathroom. Recommend repairing or replacing as needed.

Recommendation

Contact a handyman or DIY project



13.4.1 CEILINGS/ FLOORS/ WALLS

**CEILINGS/WALLS - STAINS - DRY - MONITOR**

MASTER BATHROOM

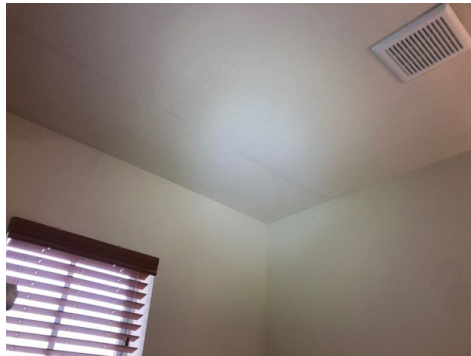
Stain(s) were identified in ceilings or walls, however, no elevated levels of moisture were found at the time of the inspection. The stain(s) may be due to past roof and/or plumbing leaks. Hidden mold may exist in wall cavity, which could require remediation and drive up repair costs. Recommend asking the current owner(s) about this and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is identified in the future, a qualified contractor should evaluate and repair as necessary.

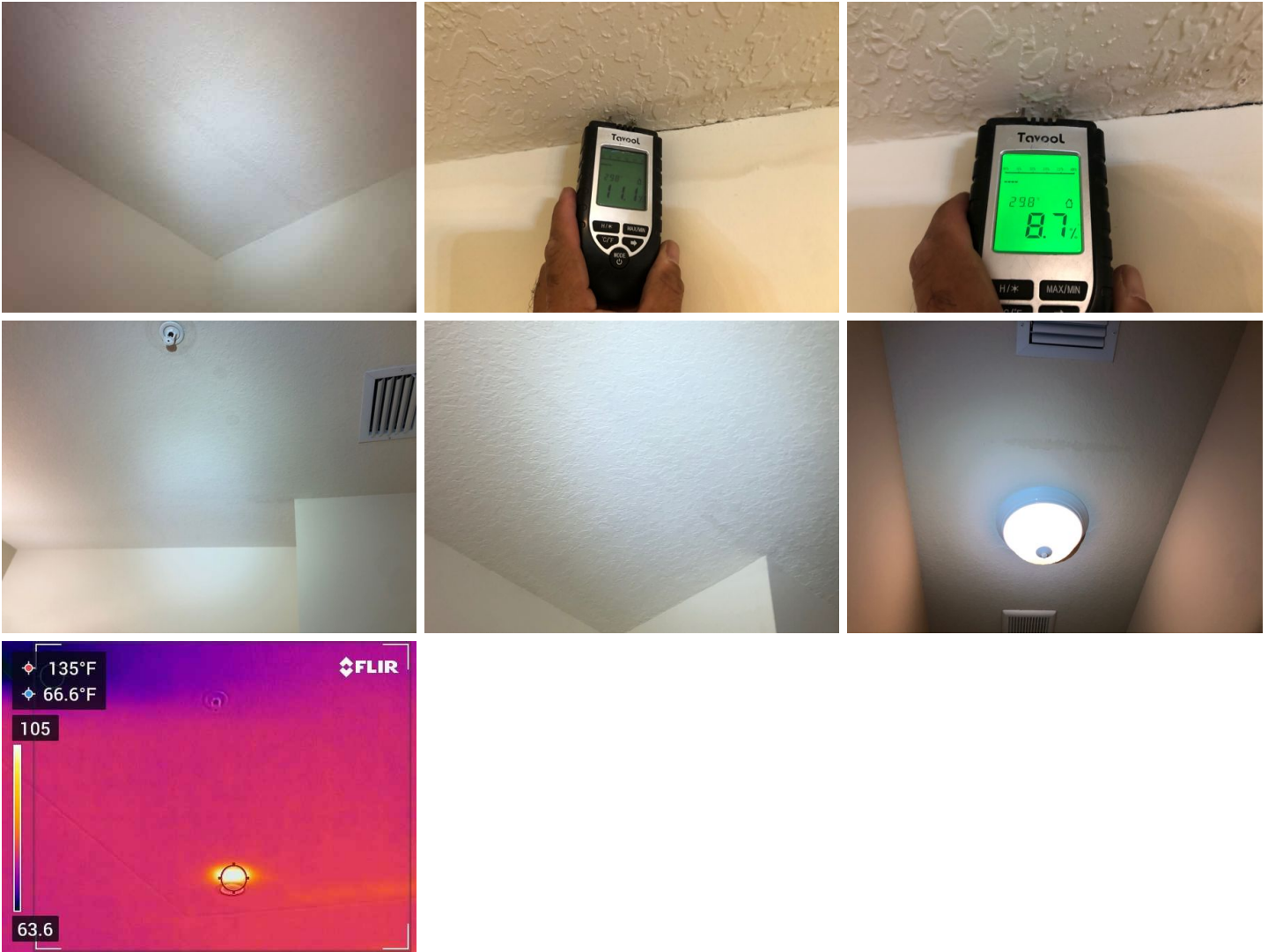
Recommendation

Recommend monitoring.

Estimated Cost

\$50 - \$250





13.5.1 VANITIES/ SINKS

**SINK - STOPPER MISSING OR DEFECTIVE**

MASTER BATHROOM, GUEST BATHROOM

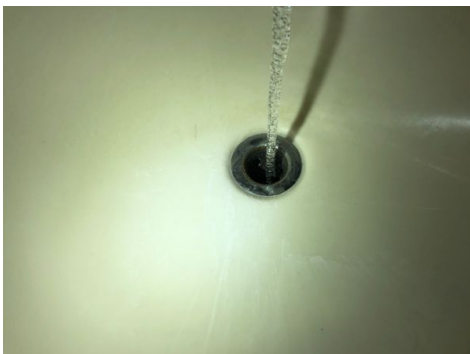
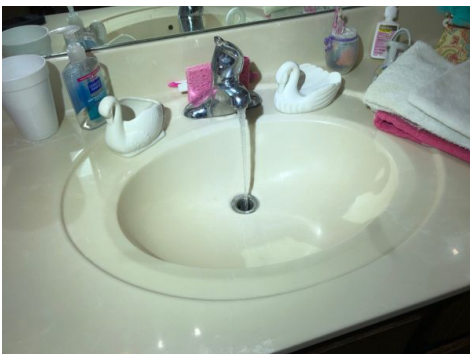
The sink stopper mechanism is missing, or needs adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$50 - \$75







## 13.5.2 VANITIES/ SINKS

**PLUMBING - LEAK IN DRAIN LINE**

## MASTER BATHROOM

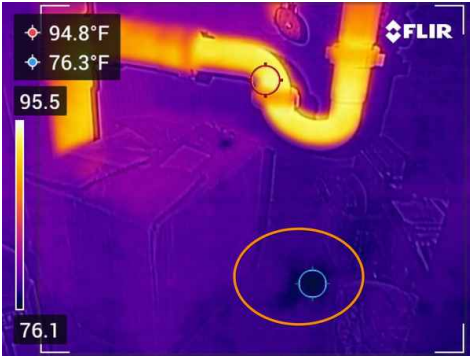
Sink drains have an active leak. For example, at pipe fittings and/or junctions between pipe and sink. A qualified plumber should evaluate and repair as necessary.

## Recommendation

Contact a qualified plumbing contractor.

## Estimated Cost

\$100 - \$300



## 13.5.3 VANITIES/ SINKS

**WATER DAMAGE - MINOR**

## MASTER BATHROOM

Water stains and/or minor water damage was found in the shelving or cabinet components below the sink. The client(s) should evaluate and consider having repairs made.

## Recommendation

Contact a qualified carpenter.

Estimated Cost  
\$150 - \$200



# 14: INTERIOR ROOMS

## Information

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**SMOKE AND CARBON MONOXIDE ALARMS:** Sufficient Smoke and/or Carbon Monoxide Alarms Installed and Working  
No - See Below

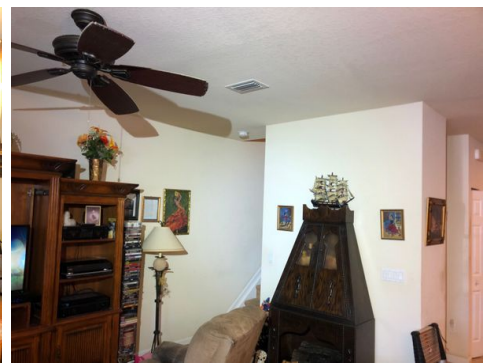
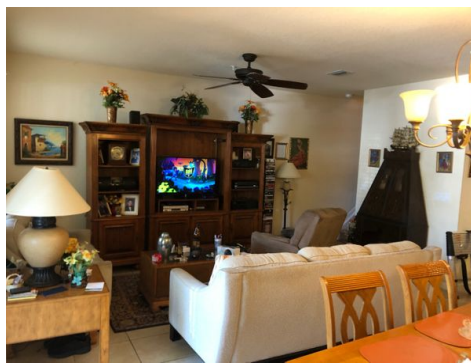
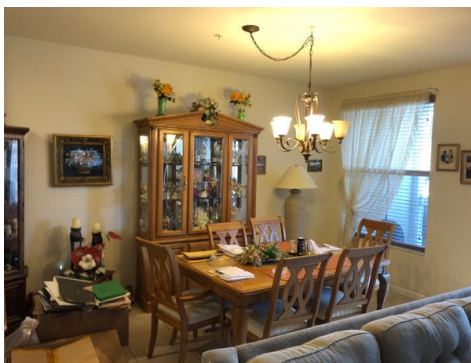
## Limitations

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SYSTEM VERIFICATION  
**SMOKE AND CARBON MONOXIDE ALARMS**



SYSTEM VERIFICATION  
**FIRST FLOOR**





## SYSTEM VERIFICATION

**SECOND FLOOR**

## SYSTEM VERIFICATION

**MASTER BEDROOM****Observations**

## 14.1.1 LIMITATIONS

**SOME AREAS INACCESSIBLE OR OBSCURED**

Some areas were inaccessible due to stored items. These areas are excluded from this inspection.

Recommendation

Contact a qualified professional.



14.2.1 SMOKE AND CARBON MONOXIDE ALARMS



**SMOKE ALARMS - DAMAGED/MISSING AND TOO FEW**

SOUTHWEST BATHROOM

Smoke alarms are damaged or missing from their mounting brackets, and an insufficient number of smoke alarms are installed. Damaged and/or missing smoke alarms should be replaced as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information, visit: <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>

Recommendation

Recommended DIY Project

Estimated Cost

\$50 - \$150



14.4.1 ELECTRICAL

**LIGHT FIXTURE - COVER MISSING**

NORTHWEST BEDROOM

The light fixture cover is missing. Cover should be installed. Repair or replace light fixtures where necessary.



Recommendation

Contact a qualified handyman.



14.6.1 CEILINGS/ FLOORS/ WALLS

**CARPET - STAINS AND/ OR DETERIORATION**

2ND FLOOR

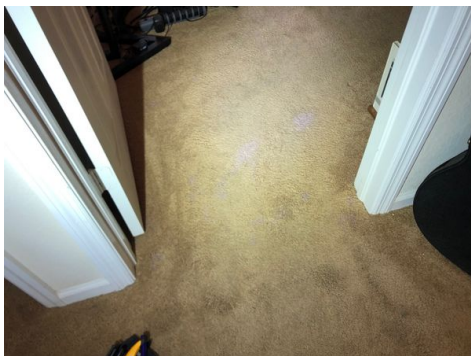
Carpet had areas of deterioration, staining, or discoloration. Recommend a repairs, replacement, or a thorough steam clean by a qualified carpet cleaning company.

Recommendation

Contact a qualified cleaning service.

Estimated Cost

\$700 - \$800





# 15: KITCHEN

## Limitations

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### SYSTEM VERIFICATION

### APPLIANCES



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### SYSTEM VERIFICATION

### KITCHEN



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### SYSTEM VERIFICATION

### PLUMBING



## Observations

### 15.3.1 ELECTRICAL

#### **LIGHTING - INOPERABLE**

##### KITCHEN

The light fixtures appear to be fully or partially inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s). Repairs or replacement of the light fixture by a qualified electrician may be necessary.

##### Recommendation

Contact a handyman or DIY project



### 15.4.1 APPLIANCES

#### **DISHWASHER - INOPERABLE**

##### KITCHEN

The dishwasher appears to be inoperable. The client(s) should ask the property owner(s) about this, and if necessary, the dishwasher should be replaced, or a qualified appliance technician should evaluate and repair.

##### Recommendation

Contact a qualified appliance repair professional.

##### Estimated Cost

\$0 - \$600



### 15.4.2 APPLIANCES

#### **MICROWAVE - INOPERABLE**

##### KITCHEN

The microwave oven appears to be inoperable. A qualified appliance technician should evaluate and repair as necessary.

Recommendation

Contact a qualified appliance repair professional.

Estimated Cost

\$350 - \$550



#### 15.5.1 COUNTER TOPS AND CABINETS

### **WATER DAMAGE - MINOR**

KITCHEN

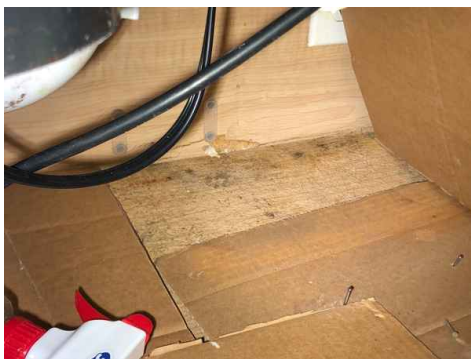
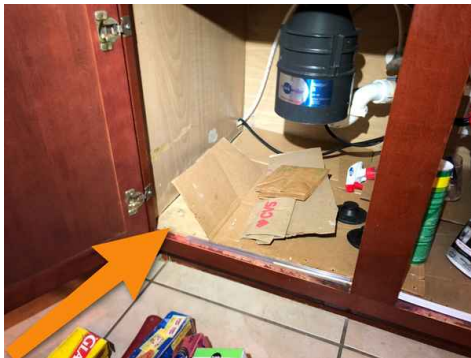
Water stains and/or minor water damage was found in the shelving or cabinet components below the sink. The client(s) should evaluate and consider having repairs made.

Recommendation

Contact a handyman or DIY project

Estimated Cost

\$350 - \$450



#### 15.6.1 FLOORS

### **TILE/STONE AND GROUT - DETERIORATED**

KITCHEN

Tile, stone and/or grout flooring is damaged and/or deteriorated. A qualified contractor should evaluate and make repairs as necessary. For example, replacing broken tiles and deteriorated grout, and resealing grout.

Recommendation

Contact a qualified tile contractor



Estimated Cost  
\$100 - \$150



# 16: RECOMMENDATIONS AND DISCLAIMERS

## Information

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### **NOTIFICATIONS/ WARNINGS: RENOVATIONS - CONTRACTORS - TRADES.**

It's possible and perhaps even likely that you may have renovations or work performed by a licensed tradesperson or a contractor after the purchase of your new home. Sometimes, after the inspection, these trades and contractors like to say that inspectors missed many things. Inspectors, while human, usually did not. These trades and contractors are not familiar with what a home inspection is. The trades and contractors experience with inspections are based on their work, which are inspections performed by city and county code inspectors to ensure that their work is performed up to current building codes and standards. A home inspection is not a code inspection. Many homes purchased are older and built under different codes and rules. And that's ok. A house doesn't arbitrarily need to be brought up to any current code without cause, like new renovations or permits for new work. There is nothing about the transfer of ownership of a property that says anything about a house needing to be brought up to current building codes. Current building codes are for current building and renovations, not for the purchase of a home. Home inspectors can actually be fined by local municipalities for talking about code requirements without being an actual code inspector for the municipality. The purpose of the home inspection is to ensure the client does not inherit problems that are currently present when making a home purchase. If you plan on making renovations and/or having significant work performed after the purchase it would be smart to bring that specialized expert in to give some insight on the local municipality requirements you will be required to follow during your work and renovations since that is not the role of a home inspection.

### **NOTIFICATIONS/ WARNINGS: ASBESTOS NOTIFICATION - ALL STRUCTURES**

ASBESTOS Asbestos is still sold in stores. This comes as a surprise to many people. It is still used in several current building materials. Asbestos, when disturbed, can be inhaled and cause significant lung damage decades after the exposure. Because of this, there are strict rules during renovation processes to protect the general population from exposure. An asbestos inspector (we would be happy to recommend one if needed) would need to take a piece of material in to be analyzed by an accredited laboratory so you can determine if that sample is considered Asbestos Containing Material (ACM). Some sellers will not allow this type of "destructive" testing due to potential damage to their property or because of disclosure requirements if the testing is positive. Only a licensed firm, with an EPA licensed building inspector, can conduct this evaluation for you. This above testing does not allow you to begin renovations or demolition. It is for information seeking purposes only. It DOES NOT prove that asbestos is not present.

### **NOTIFICATIONS/ WARNINGS: RENOVATIONS WITHOUT PERMITS**

Many older homes have previous renovations, repairs or upgrades that may not have been permitted by the city. Common non-permitted items are (this is not an inclusive list): - Florida/Sunroom conversions- Carport/Garage conversions- Major Appliance Replacement (A/C, Water Heater, etc.)- Electrical Panel/Wiring replacement- Plumbing replacement (Cast Iron, Polybutylene, Galvanized, etc.)- Roof replacement There may have been updates that would normally require a city inspection that were not inspected. HERO pulled all available online permits (located under section 3 titled "BuildFax") for your convenience. The inspector is not required to research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy. Recommend checking with the seller and/or the city building permits department. \*Non-permitted alterations could also cause a problem during future resale.

### **NOTIFICATIONS/ WARNINGS: STORM PROTECTION - LIMITED EVALUATION**

Storm Protection (i.e., accordion shutters, storm panels, clamshell shutters, etc.), if they exist, are not fully evaluated during the home inspection. The inspector may attempt to operate 1 or 2 shutters and will note any noticeable damage, but will not attempt to operate/inspect all shutters or install & match panels to windows. The client may wish to perform a self evaluation or hire a storm protection company to perform a full operational evaluation.

### **RECOMMENDATIONS AND DISCLAIMERS: 1. Termite (WDO) Inspection Recommendation**

All Star Home Inspections, LLC. recommends that, in every case and for 100% of purchases, clients have a Wood Destroying Organism (WDO) Inspection performed by a licensed Pest Control company. While our inspectors are trained to spot and document evidence of termites, pests, rodents, etc., we are not a licensed Pest Control company and not licensed by the State to perform WDO Inspections. \*\*Some lenders/loans (VA & FHA) may require a WDO Inspection and Report.

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**RECOMMENDATIONS AND DISCLAIMERS: 3. Sewer/Septic Inspection Recommendation**

All Star Home Inspections, LLC recommends that, in every case and for 100% of purchases, clients have a sewer/septic (where applicable) system camera inspection performed for the home prior to finalizing the purchase of the home. Sewer/Septic inspections are not included in the scope of a normal home inspection and a sewer scope or septic inspection was not performed for this residence at the time of the home inspection.

**RECOMMENDATIONS AND DISCLAIMERS: 4. Final Walk-Through Prior to Closing**

\*\*\* IMPORTANT: CONDITIONS AT THE HOME CAN CHANGE BETWEEN THE TIME OF THE HOME INSPECTION AND THE TIME OF CLOSING. FOR THIS REASON, THE CLIENT SHOULD, IN EVERY CASE, ALWAYS PERFORM A FINAL WALK-THROUGH PRIOR TO FINALIZING THE PURCHASE IN ORDER TO ASSESS THE FINAL CONDITION OF THE HOME.\*\*\*The final walk-through prior to closing is the final opportunity for the client to assess the final condition of the home prior to officially purchasing the home. All Star Inspections can perform a final walk-through with the client at the time of closing to evaluate conditions that might have changed following the home inspection. To schedule an inspector to be present during the final walk through, please contact us at 808-312-2626. Additional Notes on the Final Walk Through: Some defects/problems existing at the home may not have been observable by the Inspector at the time of the home inspection due to obstructions/restrictions preventing full evaluation in one or more areas. This situation is especially common if the residence was occupied at the time of the inspection due to the presence of furnishings, storage apparatus, etc. Such defects/problems concealed at the time of the home inspection may present themselves at the time of walk-through. The client should be thorough during the walk through. Because All Star Inspections performed your home inspection, it is recommended that we be contacted to also be present during the final walk-through since we are already familiar with the home. Depending on the terms of your contract, any defect/problem discovered during the final walk-through may still be able to be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect/problem releases the seller of all responsibility. The client assumes responsibility for all known defects after settlement. Should you choose to conduct the final walk through without the assistance of a home inspector, the following is recommended at a minimum: Check all components of the Heating Ventilation and Air Conditioning System. For example, turn the thermostat to the lowest position and be sure the air is blowing cold within a few minutes of the adjustment. Test the heat if the outside air temperature is below 75 degrees Fahrenheit. Try turning the thermostat off completely, wait 20 minutes and repeat these tests. Also confirm that the condenser is operating. Operate all appliances. Run water at all fixtures and flush toilets. Look for plumbing leaks or plumbing back ups. Operate all exterior doors, windows, and locks. Test smoke and carbon monoxide detectors. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc. Inspect areas that may have been restricted at the time of the inspection, but are no longer restricted.

**RECOMMENDATIONS AND DISCLAIMERS: 5. Scope of Your Home Inspection and Standards of Practice**

Home Inspections performed by All Star Inspections are performed in accordance with the Standards of Practice issued by our governing body, the International Association of Certified Home Inspectors (InterNACHI). Every reasonable effort was made to conduct a visual, non-invasive evaluation of the entire residence according to the Standards of Practice for Home Inspections, however, it is possible that one or more areas of the residence could not be fully evaluated due to obstructions present such as furnishings, storage equipment, etc. The InterNACHI Standards of Practice, which also detail the Scope of the Home Inspection: Were provided to the client via email prior to the inspection; Were outlined in the Inspection Agreement signed by the client prior to the inspection being performed; Can be found in the STANDARD tab of each section; and Can be reviewed at the following location: NACHI Standards of Practice. CODE OF ETHICS: All Star Inspections follows the Code of Ethics issued by InterNACHI. For a complete list of InterNACHI's Code of Ethics, please visit: NACHI Code of Ethics. This document is simply a report that provides an assessment of the general condition of the residence at a given point in time. As a homeowner, you should expect potential problems to occur. Roofs will leak, stucco will wear and systems may fail without warning. We cannot predict future events. For these reasons, you should always keep a comprehensive insurance policy for the residence current. You are advised to seek two professional opinions and acquire estimates of repair for any and all defects, comments, improvements or recommendations mentioned in this report by qualified contractors. We recommend that any professional performing repairs at the residence inspects the property further, in order to discover and repair related problems that may not have been identified in this report. We 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, HVAC, electricians, engineers and roofers, especially if you are concerned about all previous work being done up to current building and safety codes.



**EXCLUSIONS: The Following Items are Excluded from this Inspection:**

Irrigation system, Fire Suppression

