

PROPERTY INSPECTION REPORT



**Donald D'Angelo
Big Bear Home Inspectors**

**820 Mountain View Blvd
Inspection Prepared For: Carlos Jr. Navarro
Agent: Mario Bulnes - Re/Max Big Bear Lake**

**Date of Inspection: 5/30/2023
Age of House: Built in 1970-53 Yrs.old Size: 1,152 SqFt.
Weather: Clear & Warm**

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas

Page 25 Item: 5	Electrical	<ul style="list-style-type: none"> • Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.
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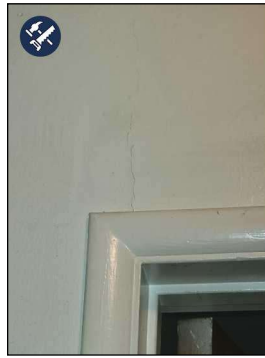
Living Room -Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.

Page 26 Item: 6	Smoke Detectors	<ul style="list-style-type: none"> • Old detectors. Smoke detectors last 6-10 years. Recommend replacing.
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Hallway--Old detectors. Smoke detectors last 6-10 years. Recommend replacing.

Page 27 Item: 10	Wall Condition	<ul style="list-style-type: none"> • Settlement Crack Observed
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Hallway--Settlement Crack Observed

Page 27 Item: 11

Fireplace

- Cracked or Deteriorated Mortar Observed in Hearth
- Flue Damper is Stuck Open



Living Room--Cracked or Deteriorated Mortar Observed in Hearth



Living Room--Cracked or Deteriorated Mortar Observed in Hearth

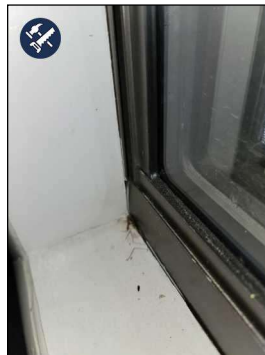


Living Room--Flue Damper is Stuck Open

Page 28 Item: 12

Window Condition

- Cracked Seal Observed around Window Framing



Living Room--Cracked Seal Observed around Window Framing

Bedrooms

Page 30 Item: 5

Doors

- Bedroom Door does not Latch



Master Bedroom#1--Bedroom Door does not Latch

Page 31 Item: 8

Smoke Detectors

- Replace all old not functioning smoke/ fire detectors with new hard wired detectors or make sure batteries are good.



Master Bedroom#1--Replace all old not functioning smoke/ fire detectors with new hard wired detectors or make sure batteries are good.

Page 31 Item: 10

Window Condition

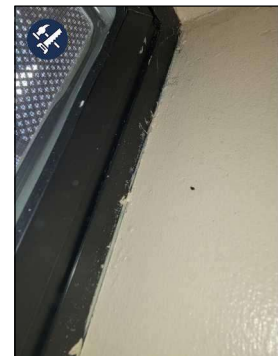
- Deterioration noted due to contact with moisture, repairs needed.
- Cracked Seal Observed around Window Framing



Bedroom#3--Cracked Seal Observed around Window Framing



Master Bedroom#1--Deterioration noted due to contact with moisture, repairs needed.



Master Bedroom#1--Cracked Seal Observed around Window Framing

Bathroom

Page 34 Item: 3

Doors

- Door doesn't latch properly.



Master Bathroom#1--Door doesn't latch properly.

Page 34 Item: 4

Cabinets

- There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.



Bathroom#2--There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.

Page 35 Item: 7

Floor Condition

- Recommend caulking at the tub and shower areas

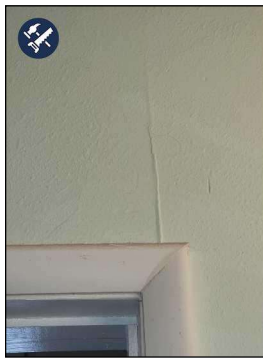


Master Bathroom#1--Recommend caulking at the tub and shower areas

Page 36 Item: 8

Bathroom Wall(s)
Condition

- Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.



Master Bathroom#1--Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.

Page 37 Item: 11

Toilets

- Excessive corrosion on water shutoff valve. Valve could leak at any time or may not work properly when used. Recommend further evaluation by licensed plumbing professional.

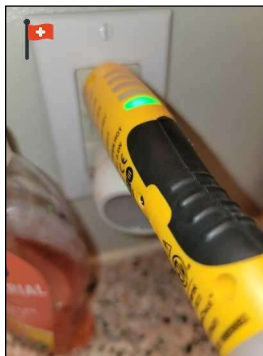


Bathroom#2--Excessive corrosion on water shutoff valve. Valve could leak at any time or may not work properly when used. Recommend further evaluation by licensed plumbing professional.

Page 37 Item: 13

GFCI

- GFCI did not respond to test, suggest replacing for safety.



Bathroom#2--GFCI did not respond to test, suggest replacing for safety.

Page 38 Item: 16

Plumbing

- Flex drain observed, these are subject to frequent clogging.
- Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.



Bathroom#2--Flex drain observed, these are subject to frequent clogging.



Bathroom#2--Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.

Page 39 Item: 17

Showers

- Shower diverter does not fully engage.
- Tub Spout leaks while operating



Bathroom#2--Shower diverter does not fully engage.



Master Bathroom#1--Tub Spout leaks while operating

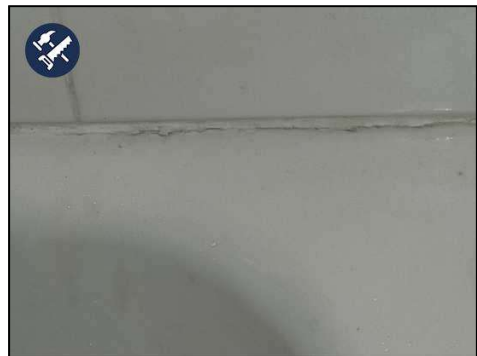
Page 40 Item: 18

Shower Walls

- ****OBSERVATIONS****
- Missing/damaged grout observed, suggest regrouting as necessary.



Bathroom#2--Missing/damaged grout observed, suggest regrouting as necessary.



Bathroom#2--Missing/damaged grout observed, suggest regrouting as necessary.

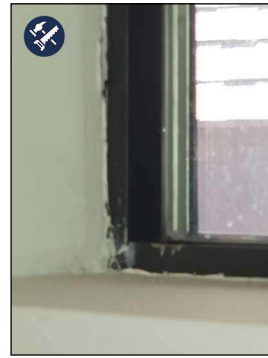
Page 41 Item: 21

Window Condition

- Cracked Seal Observed around Window Framing



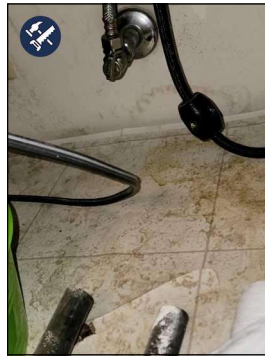
Bathroom#2--Cracked Seal Observed around Window Framing



Master Bathroom#1--Cracked Seal Observed around Window Framing

Kitchen

Page 42 Item: 3	Cabinets	<ul style="list-style-type: none"> • There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.
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There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.

Page 43 Item: 4	Counters	<ul style="list-style-type: none"> • The counter tops are noted as being chipped.
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The counter tops are noted as being chipped.

Page 44 Item: 7	Cook top condition	<ul style="list-style-type: none"> • 1 burner did not operate properly when tested.
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1 burner did not operate properly when tested.

Page 44 Item: 9

Sinks

- Sink chipped (Cosmetic; does not affect function).



Sink chipped (Cosmetic; does not affect function).

Page 45 Item: 12

Vent Condition

- Exhaust fan is noisy.



Exhaust fan is noisy.

Page 45 Item: 13

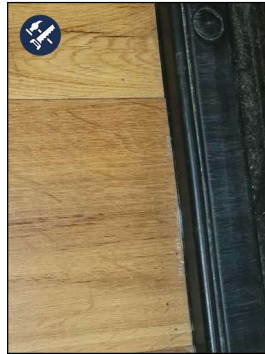
Window Condition

- Minor Damage Observed to Window Framing



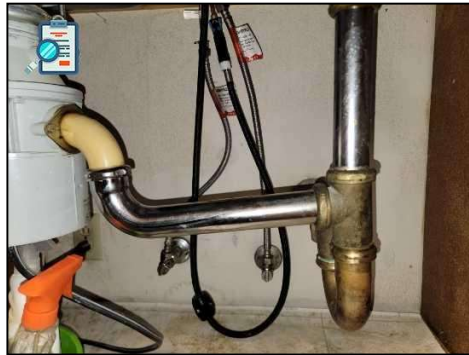
Minor Damage Observed to Window Framing

Page 46 Item: 14	Floor Condition	<ul style="list-style-type: none"> • Gap Observed at Threshold, Recommend Sealing to Prevent Moisture Intrusion
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Gap Observed at Threshold, Recommend Sealing to Prevent Moisture Intrusion

Page 46 Item: 15	Plumbing	<ul style="list-style-type: none"> • Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.
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Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.

Laundry

Page 50 Item: 12	Doors	<ul style="list-style-type: none"> • Loose Handle Observed
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Loose Handle Observed

Heat/AC

Page 53 Item: 8	Filters	<ul style="list-style-type: none"> • The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.
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Hallway--The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.

Garage

Page 58 Item: 1 | Roof Condition | • Clean roof areas: Clear Tree Debris Whenever Possible.



Clear Tree Debris Whenever Possible.



Clear Tree Debris Whenever Possible.



Clear Tree Debris Whenever Possible.



Clear Tree Debris Whenever Possible.

Page 59 Item: 4 | Floor Condition | • Crack entire Length Down Center Noted.



Crack entire Length Down Center Noted.

Page 60 Item: 9

Exterior Door

• Exterior Door Has Peeling Finish and Bare Wood Observed.

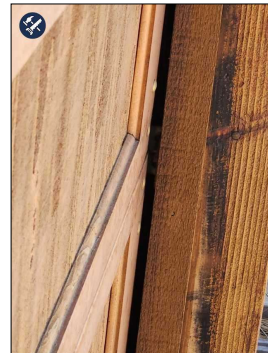


Garage Exterior Door has Peeling Finish and Bare Wood Observed.

Page 61 Item: 11

Garage Door Condition

• Sides of the Main Garage Door are not Sealed up when Closed.



Sides of the Main Garage Door are not Sealed up when Closed.

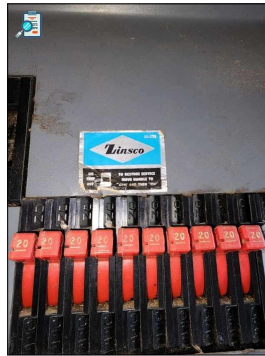
Sides of the Main Garage Door are not Sealed up when Closed.

Electrical

Page 64 Item: 1

Electrical Panel

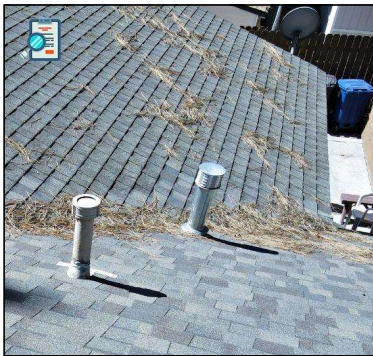
• There is a Zinsco service panel present. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at <http://www.inspect-ny.com/electric/zinsco.htm>



There is a Zinsco service panel present. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at <http://www.inspect-ny.com/electric/zinsco.htm>

Roof

Page 67 Item: 1	Roof Condition	• Clean roof areas: Remove Tree Debris whenever Possible.
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Clean Tree Debris whenever possible.



Clear Tree Debris Whenever possible.



Clear Tree Debris Whenever Possible



Clean Tree Debris Whenever Possible.

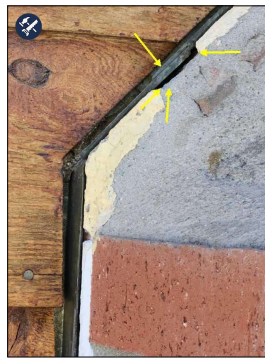


Clean Tree Debris Whenever Possible.

Page 70 Item: 3	Chimney	<ul style="list-style-type: none"> • Concrete Chimney Crown is Cracked with Big Pitted Holes in it. Recommend further Evaluation by a Roofing Contractor for Answers & Options to this issue. • Sealant Between Chimney and the Home is Cracked/Broken or Missing. • Flashing at Base/Roof Connection and Step Flashing on the Side are both Compromised. Recommend further Evaluation by a Roofing Contractor for Answers & Options with this Issue.
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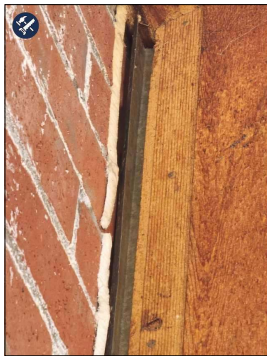
Sealant Between Chimney and the Home is Cracked/Broken or Missing.



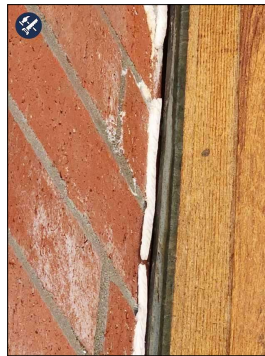
Sealant Between Chimney and the Home is Cracked/Broken or Missing.



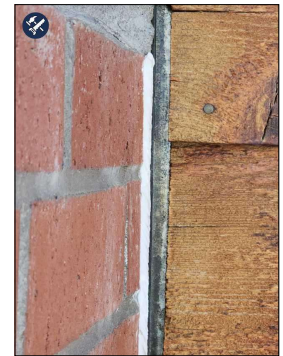
Sealant Between Chimney and the Home is Cracked/Broken or Missing.



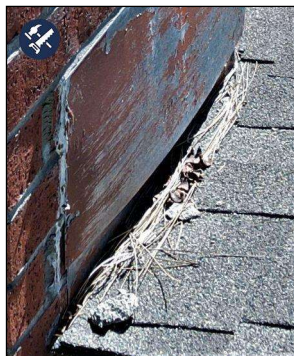
Sealant Between Chimney and the Home is Cracked/Broken or Missing.



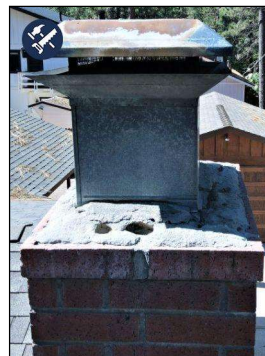
Sealant Between Chimney and the Home is Cracked/Broken or Missing.



Sealant Between Chimney and the Home is Cracked/Broken or Missing.



Sealant & Flashing appear compromised Here. Recommend further Evaluation by a Roofing Contractor.



Concrete Crown is Pitted and Cracked.



Step Flashing should be completely secured to Chimney.

Attic

Page 72 Item: 2

Structure

• Evidence of Rodent Activity Observed



Evidence of Rodent Activity Observed

Page 75 Item: 9

Chimney

• Daylight Visible by Chimney Bricks



Daylight Visible by Chimney Bricks

Exterior Areas

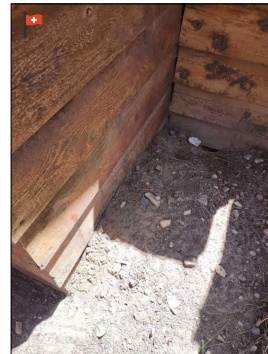
Page 76 Item: 3

Siding Condition

• Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.



Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials. West Side of the Garage.



Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials. South Side of the Garage.

Page 78 Item: 4

Eaves & Facia



Nail Observed coming out of the Fascia Board. West Side. Another Observation, Drip Edge Flashing is only installed on the Center Sides to South Side Roofing Only!

Page 79 Item: 6

Exterior Paint

• Peeling Finish observed, suggest scraping and Re-Staining as necessary.



Peeling Finish observed, suggest scraping and Re-Staining as necessary. North Side.



Peeling Finish observed, suggest scraping and Re-Staining as necessary. Most of North Side.



Peeling Finish observed, suggest scraping and Re-Staining as necessary. North Front Entry Door.



Peeling Finish observed, suggest scraping and Re-Staining as necessary. Most of the West Side.



Peeling Finish observed, suggest scraping and Re-Staining as necessary. Most of the South Side.

Foundation

Page 80 Item: 2

Foundation Perimeter

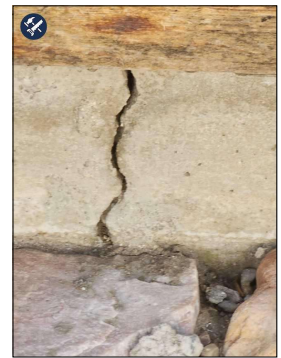
• Cracks and deterioration observed.



Cracks and deterioration observed. North Side.



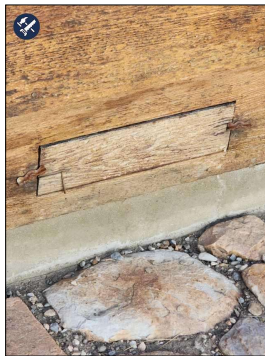
Cracks and deterioration observed. North Side.



Cracks and deterioration observed. West Side.

Page 81 Item: 6 Vent Screens

• Vent screens noted as blocked.



Vent screens noted as blocked. West Side.

Page 81 Item: 7 Access Panel

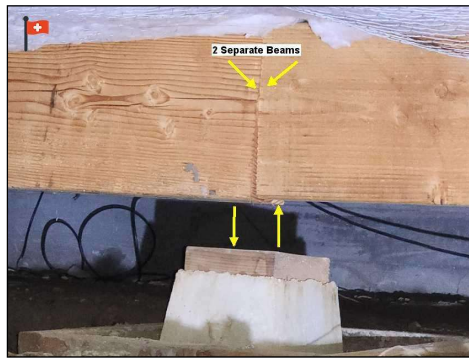
• Entry Door is a Riddled piece of Plywood and should be replaced.



Entry Door is a Riddled piece of Plywood and should be replaced.

Page 81 Item: 8 Post and Girders

• Recommend further evaluation by a General Contractor for Answers & Options to this issue if there is one.



Questionable-Recommend further evaluation by a General Contractor for Answers & Options to this issue if there is one.

Grounds

<p>Page 85 Item: 4</p>	<p>Driveway and Walkway Condition</p>	<ul style="list-style-type: none"> • Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary. • Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards. • Extensive cracks in driveway. Repair and / or monitor for expansion and development of trip hazards. • Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials. • Minor Crack in The Walkway Observed.
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Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.



Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.



Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.



Extensive cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.



Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.



Minor Crack in The Walkway Observed. West Side From Driveway to South Side Back Door.

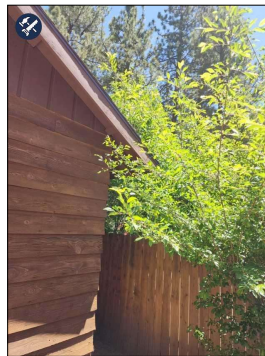
Page 86 Item: 6

Vegetation Observations

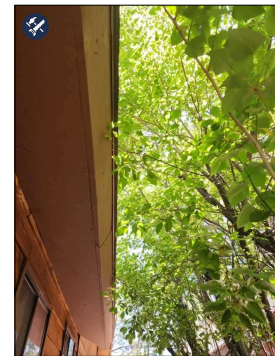
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.



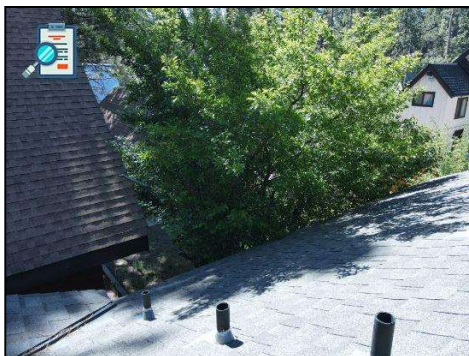
Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding. North Side.



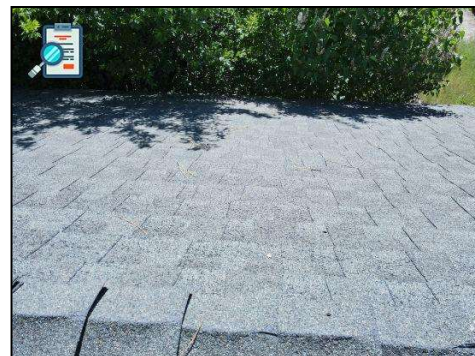
Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding. Southeast Corner of the Home.



Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding. East Side.



Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.



Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.

Page 87 Item: 8

Patio and Porch Deck

- South Side Rear Porch Area above Roofing Components are Separating.



South Side Rear Porch Area above Roofing Components are Separating. Above Water Heater Closet.

Page 88 Item: 11 GFCI

- GFCI Receptacle would not Trip When Tested. Made a loud humming sound but no trip. Recommend Replacing Receptacle. South Side Right Side of the Water Heater Closet.



GFCI Receptacle would not Trip When Tested. Made a loud humming sound but no trip. Recommend Replacing Receptacle. South Side Right Side of the Water Heater Closet.

Page 89 Item: 14 Water Pressure

- High pressure.
- 110



High pressure.

Page 90 Item: 17 Fence Condition

- Crack in the Garden Wall Mortar.
- Peeling Paint and Bare Wood Observed.



Peeling Paint and Bare Wood Observed. North Side.



Peeling Paint and Bare Wood Observed. North Side.



Crack in the Garden Wall Mortar. North Side.



Peeling Paint and Bare Wood Observed. East Side Fencing.

Breakfast Bar

Page 91 Item: 2	Breakfast Bar Electrical Condition	• Hot/Neutral Reversed Observed
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Hot/Neutral Reversed Observed

Page 91 Item: 3	Breakfast Bar GFCI Condition	• No GFCI's Observed
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Inspection Details

1. Attendance

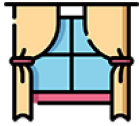
In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: GARAGE: • Detached • HOME STYLE: • Single Family Home

3. Occupancy

Occupancy: Vacant - Furnished • The utilities were on at the time of inspection.



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. General Picture Condition



Observations:

- No Apparent Issues with the General Picture
- Living Room
- Hallway



Living Room



Hallway

2. Cabinets



Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



Hallway

3. Closets



Observations:

- The closet is in serviceable condition.



Hallway

4. Doors



Observations:

- No Apparent Issues with the Doors



Front Entry Door

5. Electrical



Observations:

- No Apparent Issues with the Electrical

• Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.



Living Room -Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.

6. Smoke Detectors



Observations:

• ****SMOKE DETECTORS****

• Old detectors. Smoke detectors last 6-10 years. Recommend replacing.



Hallway--Old detectors. Smoke detectors last 6-10 years. Recommend replacing.

7. CO2 Detector Condition



Observations:

• No Apparent Issues with the Interior CO2 Detector(s)



Living Room

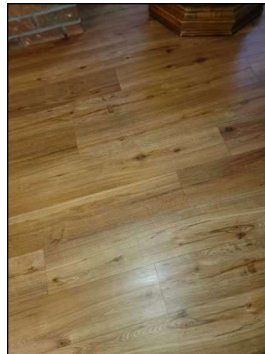
8. Flooring Condition



Materials: Laminate Wood

Observations:

• No Apparent Issues with the Interior Flooring



Living Room

9. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

• No Apparent Issues with the Ceilings

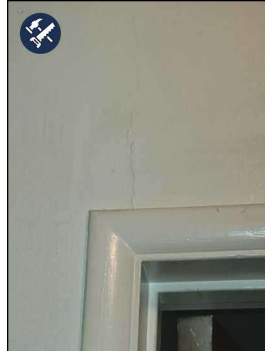
10. Wall Condition



Materials: Drywall walls noted.

Observations:

- No Apparent Issues with the Walls
- Settlement Crack Observed



Hallway--Settlement Crack Observed

11. Fireplace



Materials: Living Room

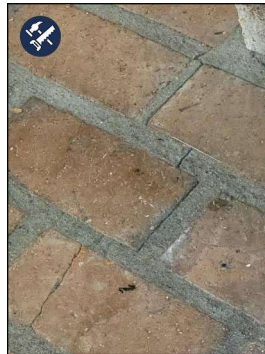
Materials: Masonry fireplace noted.

Observations:

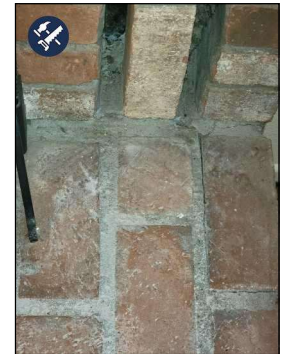
- ****Wood Fireplaces****
- Appears Functional.
- Gas Assist Lighting Noted
- Recommend having Fireplace Fully Inspected and Cleaned by a Chimney Specialist Annually
- Cracked or Deteriorated Mortar Observed in Hearth
- Flue Damper is Stuck Open



Living Room--Recommend having Fireplace Fully Inspected and Cleaned by a Chimney Specialist Annually



Living Room--Cracked or Deteriorated Mortar Observed in Hearth



Living Room--Cracked or Deteriorated Mortar Observed in Hearth



Living Room



Living Room--Gas Assist Lighting
Noted



Living Room--Gas Assist Lighting
Noted



Living Room--Flue Damper is Stuck Open

12. Window Condition



Materials: Steel framed sliding window noted.

Observations:

- Cracked Seal Observed around Window Framing



Living Room



Living Room--Cracked Seal Observed around
Window Framing



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: MAIN FLOOR: • Master Bedroom#1 • Bedroom#2 • Bedroom#3

2. General Pictures Condition

Observations:

- No Apparent Issues in General



Bedroom#3



Bedroom#2



Master Bedroom#1

3. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



Master Bedroom#1

4. Closets

Observations:

- The closet is in serviceable condition.





Bedroom#3



Bedroom#2



Master Bedroom#1

5. Doors



Observations:

- No Apparent Issues with the Doors
- Bedroom Door does not Latch



Bedroom#3



Bedroom#2



Master Bedroom#1--Bedroom Door does not Latch

6. Electrical



Observations:

- No Apparent Issues with the Electrical



Bedroom#3



Bedroom#2



Master Bedroom#1

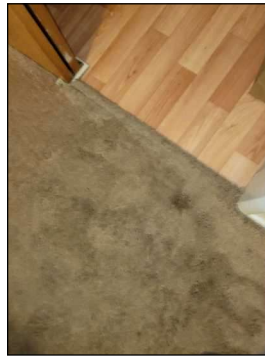
7. Floor Condition



Flooring Types: Carpet is noted. • Floating laminate type flooring noted.

Observations:

- No Apparent Issues with the Flooring



Bedroom#3

8. Smoke Detectors



Observations:

• ****Smoke Detectors****

• **Replace all old not functioning smoke/ fire detectors with new hard wired detectors or make sure batteries are good.**



Bedroom#3



Bedroom#2



Master Bedroom#1--Replace all old not functioning smoke/ fire detectors with new hard wired detectors or make sure batteries are good.

9. Wall Condition



Materials: Drywall walls noted.

Observations:

• No Apparent Issues with the Walls

10. Window Condition



Materials: Wood framed fixed window noted. • Steel framed sliding window noted.

Observations:

• No apparent Issues with the Windows

• **Deterioration noted due to contact with moisture, repairs needed.**

• **Cracked Seal Observed around Window Framing**



Bedroom#3



Bedroom#3--Cracked Seal Observed around Window Framing



Bedroom#2



Master Bedroom#1



Master Bedroom#1--Deterioration noted due to contact with moisture, repairs needed.



Master Bedroom#1



Master Bedroom#1--Cracked Seal Observed around Window Framing

11. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- No Apparent Issues with the Ceilings

12. Patio Doors



Observations:

- The hinged patio door was functional during the inspection.

- ****Hinged Patio Doors****



Master Bedroom#1

13. Screen Doors



Observations:
• Not installed



Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: MAIN FLOOR: • Master Bathroom#1 • Bathroom#2

2. General Pictures Condition

Observations:

- No Apparent General Issues with the bathrooms



Bathroom#2



Master Bathroom#1

3. Doors

Observations:

- No Apparent Issues with the Doors
- Door doesn't latch properly.



Bathroom#2



Master Bathroom#1--Door doesn't latch properly.

4. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.





Bathroom#2



Bathroom#2--There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.



Master Bathroom#1

5. Ceiling Condition



Materials: There are drywall ceilings noted.
Observations:
• No Apparent Issues with the Ceilings

6. Exhaust Fan



Observations:
• The bath fan was operated and no issues were found.



Bathroom#2



Master Bathroom#1

7. Floor Condition



Materials: Sheet vinyl flooring is noted. • Floating laminate type flooring noted.
Observations:
• No Apparent Issues with the Flooring
• Recommend caulking at the tub and shower areas



Bathroom#2



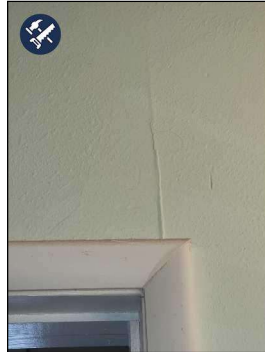
Master Bathroom#1--Recommend caulking at the tub and shower areas

8. Bathroom Wall(s) Condition



Observations:

- No Apparent Issues with the Bathroom Wall(s).
- Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.



Master Bathroom#1--Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.

9. Counters

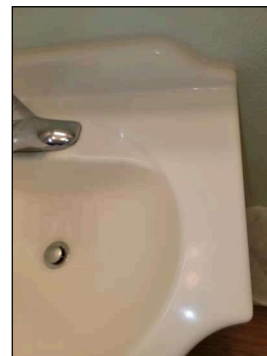


Observations:

- Solid Surface tops noted.
- Granite tops noted.
- No discrepancies noted.



Bathroom#2



Master Bathroom#1

10. Sinks



Observations:

- ****DRAINS****
- No Apparent Issues with the Drains
- ****SUPPLY****
- No Apparent Issues with the Supply



Bathroom#2



Master Bathroom#1

11. Toilets



Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.
- Excessive corrosion on water shutoff valve. Valve could leak at any time or may not work properly when used. Recommend further evaluation by licensed plumbing professional.



Bathroom#2



Bathroom#2--Excessive corrosion on water shutoff valve. Valve could leak at any time or may not work properly when used. Recommend further evaluation by licensed plumbing professional.



Master Bathroom#1

12. Electrical



Observations:

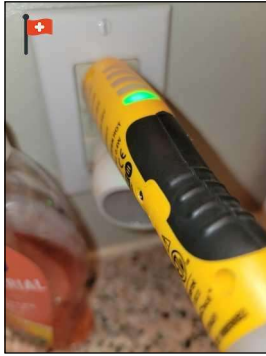
- No Apparent Issues with the Electrical

13. GFCI



Observations:

- **GFCI** in place and operational
- **GFCI did not respond to test, suggest replacing for safety.**



Bathroom#2--GFCI did not respond to test, suggest replacing for safety.



Master Bathroom#1

14. Mirrors



Observations:

- No Apparent Issues with the Mirrors

15. Heating



Observations:

- Electric ceiling mounted heating noted in this room. At the time of the inspection, it appeared to be functioning and in serviceable condition.



Master Bathroom#1

16. Plumbing



Observations:

- No Apparent Issues with the Plumbing
- Flex drain observed, these are subject to frequent clogging.
- Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.



Bathroom#2--Flex drain observed, these are subject to frequent clogging.



Bathroom#2--Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.



Master Bathroom#1

17. Showers



Observations:

- ****SHOWER BASE****
- functional
- ****SHOWER FAUCET****
- Functional
- Shower diverter does not fully engage.
- Tub Spout leaks while operating



Bathroom#2



Bathroom#2--Shower diverter does not fully engage.



Master Bathroom#1



Master Bathroom#1--Tub Spout leaks while operating

18. Shower Walls



Observations:

• ****MATERIALS****

- Ceramic tile noted.
- Fiberglass surround noted.
- No Apparent issues with the Shower Walls

• ****OBSERVATIONS****

- Missing/damaged grout observed, suggest regrouting as necessary.



Bathroom#2--Missing/damaged grout observed, suggest regrouting as necessary.

Bathroom#2--Missing/damaged grout observed, suggest regrouting as necessary.

19. Enclosure



Observations:

- The shower enclosure was functional at the time of the inspection.



Bathroom#2



Master Bathroom#1

20. Bath Tubs



Observations:

- Tub
- No Apparent Issues with the Tub



Bathroom#2



Master Bathroom#1

21. Window Condition



Materials: Steel framed single hung window noted.

Observations:

- Cracked Seal Observed around Window Framing



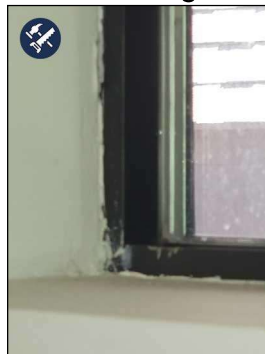
Bathroom#2



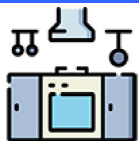
Bathroom#2--Cracked Seal Observed around Window Framing



Master Bathroom#1



Master Bathroom#1--Cracked Seal Observed around Window Framing



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. General Picture Overall



Observations:

- Good(No Issues)



2. Refrigerator Condition



Observations:

- REFRIGERATOR OVERALL:
 - Good
- COOLER PORTION:
 - Good
- FREEZER PORTION:
 - Good

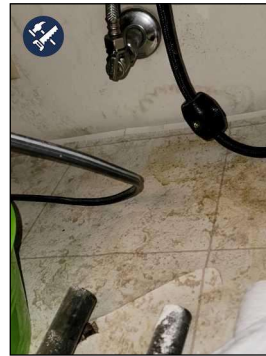


3. Cabinets



Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.



There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.

4. Counters



Observations:

- Plastic laminate tops noted.
- The counter tops are noted as being chipped.



The counter tops are noted as being chipped.

5. Doors



Observations:

- No Apparent Issues with the Door



Rear Entry Door

6. Garbage Disposal



Observations:

- Operated - appeared functional at time of inspection.



7. Cook top condition



Observations:

- Gas cook top noted.
- 1 burner did not operate properly when tested.



1 burner did not operate properly when tested.

8. Oven & Range



Observations:

- Oven: gas burners
- All heating elements operated when tested.



9. Sinks



Observations:

- ****DRAINS****
- No Apparent Issues with the Drains
- ****SUPPLY****
- No Apparent Issues with the Supply
- Sink chipped (Cosmetic; does not affect function).



Sink chipped (Cosmetic; does not affect function).

10. Drinking Fountain



Observations:

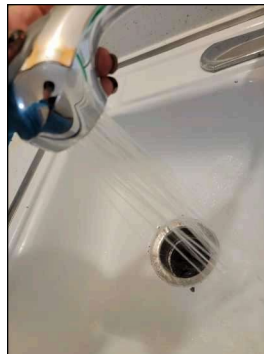
- There was no drinking fountain present in this kitchen.

11. Spray Wand



Observations:

- The spray wand was operated and was functional.



12. Vent Condition



Materials: Recirculating

Observations:

- Exhaust fan is noisy.



Exhaust fan is noisy.

13. Window Condition



Materials: Steel framed sliding window noted.

Observations:

- Minor Damage Observed to Window Framing



Minor Damage Observed to Window Framing

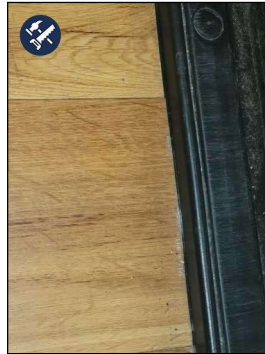
14. Floor Condition



Materials: Floating laminate type flooring noted.

Observations:

- Gap Observed at Threshold, Recommend Sealing to Prevent Moisture Intrusion



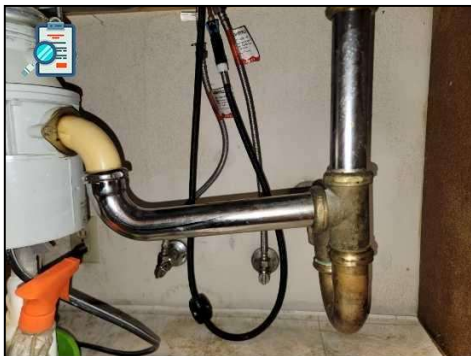
Gap Observed at Threshold, Recommend Sealing to Prevent Moisture Intrusion

15. Plumbing



Observations:

- Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.



Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.

16. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- No Apparent issues with the Ceilings

17. Electrical



- Observations:
- No Apparent Issues with the Electrical

18. GFCI



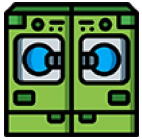
- Observations:
- GFCI in place and operational.



19. Wall Condition



- Materials: Drywall walls noted.
- Observations:
- No Apparent Issues with the Walls



Laundry

1. General Picture Condition



Observations:
• Good(No Issues)



2. Locations

Locations: Hallway Closet

3. Laundry Units Condition



Materials: Washer & Gas Dryer • STACKABLE
Observations:
• No Apparent Issues with the Stackable Units.



4. Dryer Vent



Observations:
• No Apparent Issues with the Dryer vent



5. Electrical



Observations:

- No Apparent Issues with the Electrical



6. GFCI



Observations:

- The receptacles near laundry machines are polarized and should be GFCI

7. Gas Valves



Observations:

- Gas shut off valves were present and functional.



8. Plumbing



Observations:

- No Apparent Issues with the Plumbing



9. Floor Condition



Materials: Floating laminate type flooring noted.
Observations:
• No Apparent Issues with the Flooring

10. Wall Condition



Materials: Drywall walls noted.
Observations:
• No Apparent Issues with the walls

11. Ceiling Condition



Materials: There are drywall ceilings noted.
Observations:
• No Apparent Issues with the Ceilings

12. Doors



Observations:
• No Apparent Issues with the Doors
• Loose Handle Observed



Loose Handle Observed



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition



Materials: Location: • The furnace is located in the attic

Materials: Gas fired forced hot air.

Observations:

• Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



2. Heater Base



Observations:

• The heater base appears to be functional.

3. Enclosure



Observations:

• No Apparent Issues with the Enclosure

4. Venting



Observations:

• ****VENTING MATERIALS****

• Metal double wall chimney vent pipe noted.

• ****VENTING OBSERVATIONS****

• The visible portions of the vent pipes appeared functional.



5. Gas Valves



Observations:

- Gas shut off valves were present and functional.



6. Air Supply



Observations:

- The return air supply system appears to be functional.



7. Registers



Observations:

- The return air supply system appears to be functional.



Living Room x2



Bedroom#3



Bedroom#2



Master Bedroom#1 x2

8. Filters



Location: Located inside a filter grill in the hall ceiling.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

- **The furnace filter is dirty.** Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.



Hallway--The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.

9. Thermostats



Observations:

- Location: Hallway
- Analog, non-programmable type.
- Functional at the time of inspection.



Location: Hallway



Water Heater

1. Base



Observations:

- The water heater base is functional.

2. Heater Enclosure



Observations:

- The water heater enclosure is functional.

3. Combustion



Observations:

- The combustion chamber appears to be in functional condition.

4. Venting



Observations:

- No Apparent Issues with the Venting



No Apparent Issues with the Venting.

5. Water Heater Condition



Heater Type: Gas

Location: The heater is located in the exterior closet.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- Insulation blanket - Water heater casing was not visible due to insulation blanket. There is the possibility that problems or defects with the casing were concealed; concealed defects are not within the scope of the home inspection. Age, manufacturer's information, and any safety concerns unknown. Modern water heaters typically are double-walled, and insulation blankets typically serve no useful purpose, particularly in an enclosed space. Additionally, some manufacturers void their warranties when important operation and safety information is not visible. Recommend further evaluation once insulation blanket has been removed.

6. TPRV



Observations:

- Appears to be in satisfactory condition -- no concerns.



Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons



Observations:
• 40 gallons

8. Gas Valve



Observations:
• Appears functional.



Appears functional.

9. Plumbing



Observations:
• No Apparent Issues with the Plumbing



No Apparent Issues with the Plumbing.



Water Supply Shut Off Valve for the Water Heater.

10. Overflow Condition



Materials: Copper
Observations:
• No Apparent Issues with the Overflow piping

11. Strapping



Observations:

- The Water Heater Is Strapped



Garage

1. Roof Condition



Materials: Roofing is the same as main structure.

Materials: Asphalt shingles noted.

Observations:

• No Apparent Issues with the Garage Roof

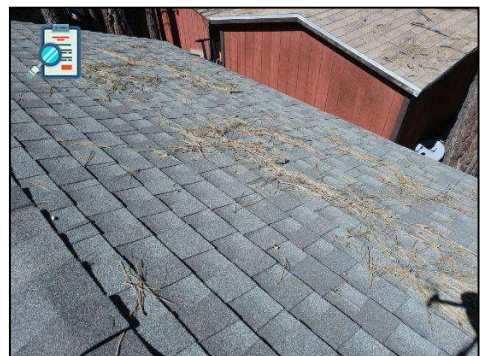
• **Clear roof areas: Clear Tree Debris Whenever Possible.**



Above View of The Garage Roof



Clear Tree Debris Whenever Possible.



Clear Tree Debris Whenever Possible.

Clear Tree Debris Whenever Possible.



Clear Tree Debris Whenever Possible.



Clear Tree Debris Whenever Possible.

2. Walls



Observations:

- There are no firewalls present.



There are no firewalls present.

3. Anchor Bolts



Observations:

- The anchor bolts were inspected and appear to be serviceable.

4. Floor Condition



Materials: Bare concrete floors noted.

Observations:

- Crack entire Length Down Center Noted.



Crack entire Length Down Center Noted.

5. Rafters & Ceiling



Observations:

- No Apparent Issues with the Rafters



No Apparent Issues with the Rafters.

6. Electrical



Observations:

- No apparent issues with the Electrical



No apparent issues with the Electrical.

7. GFCI



Observations:

- No GFCI Outlet Observed

8. 240 Volt



Observations:

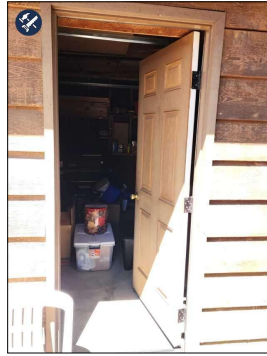
- There are no 240 volt outlets visible in this room.

9. Exterior Door



Observations:

- Exterior Door Has Peeling Finish and Bare Wood Observed.



Garage Exterior Door has Peeling Finish and Bare Wood Observed.

10. Fire Door



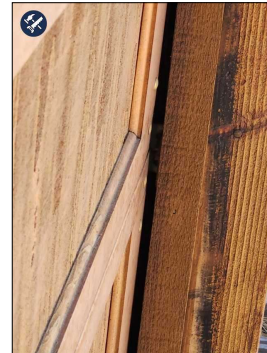
Observations:
• No Fire Door Required.

11. Garage Door Condition



Materials: Sectional door noted.

Observations:
• Sides of the Main Garage Door are not Sealed up when Closed.



Sides of the Main Garage Door are not Sealed up when Closed. Sides of the Main Garage Door are not Sealed up when Closed.

12. Garage Door Parts



Observations:
• The garage door appeared functional during the inspection.

13. Garage Opener Status



Observations:
• Belt drive opener noted.



Belt drive opener noted.

14. Garage Door's Reverse Status



Observations:

- Garage vehicle door auto-reverse operated correctly.
- Eye beam system present and operating.



Eye beam system present and operating.



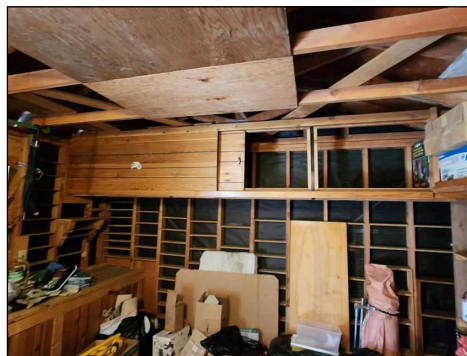
Garage vehicle door auto-reverse operated correctly. Back Side of the Opener with The Open & Close Force Adjustments.

15. Cabinets



Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



Appeared functional and in satisfactory condition, at time of inspection.

16. Counters



Observations:

- No Apparent Issues with the Counters



No Apparent Issues with the Counters.



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel



Location: Main Location: • Main Disconnect in panel box. • East side of the house.
Observations:

- No Apparent Issues with the Electrical Panel.
- There is a Zinsco service panel present. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at <http://www.inspect-ny.com/electric/zinsco.htm>



No Apparent Issues with the Electrical Panel. East Side.

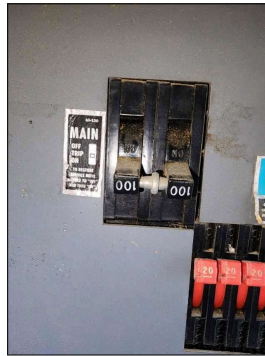


There is a Zinsco service panel present. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at <http://www.inspect-ny.com/electric/zinsco.htm>

2. Main Amp Breaker



Observations:
• 100 amp



100 Amp Main Breaker.

3. Breakers in off position



Observations:

- 0



Zero

4. Cable Feeds



Observations:

- There is an overhead service drop noted.



There is an overhead service drop noted.

5. Breakers



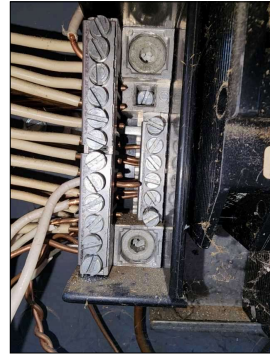
Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



All Copper.



All Copper.



Roof

1. Roof Condition



Materials: Roof was Inspected By Gizmo the Mavic Air 2 Drone

Materials: Asphalt shingles noted.

Observations:

- No Apparent Issues with the Roofing
- Clean roof areas: Remove Tree Debris whenever Possible.

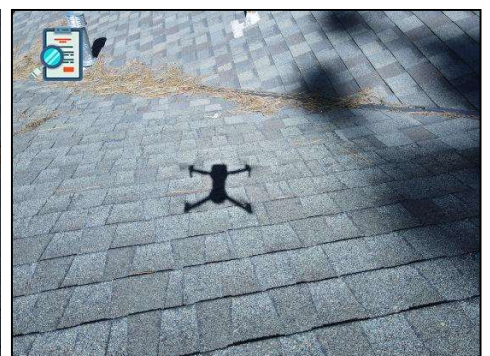
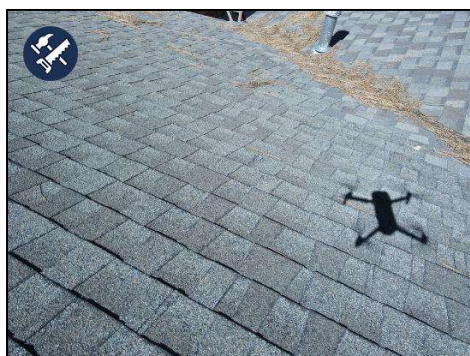
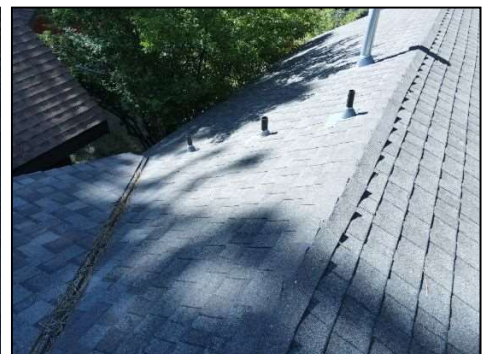
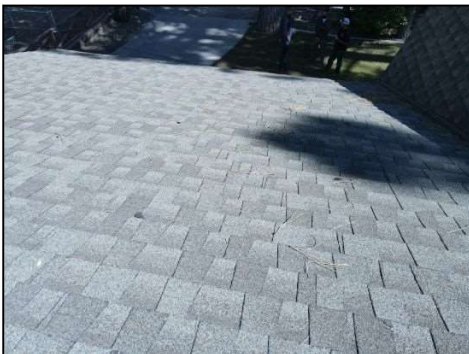


One Shot Taken High up to See Entire Roofing on one Shot.





Clean Tree Debris whenever possible.



Clear Tree Debris Whenever possible.

Clear Tree Debris Whenever Possible



Clean Tree Debris Whenever Possible.

Clean Tree Debris Whenever Possible.



Clean Tree Debris Whenever Possible.

2. Flashing



Observations:

- It Appears that **Drip Edge** Flashing has Been Installed on the Roof Edges. But Only Around The South Portion of the Roof.
- It appears there are no drip edges installed.



It appears there are no drip edges installed. North Side.

3. Chimney



Observations:

- Concrete Chimney Crown is Cracked with Big Pitted Holes in it. Recommend further Evaluation by a Roofing Contractor for Answers & Options to this issue.
- Sealant Between Chimney and the Home is Cracked/Broken or Missing.
- Flashing at Base/Roof Connection and Step Flashing on the Side are both Compromised. Recommend further Evaluation by a Roofing Contractor for Answers & Options with this Issue.



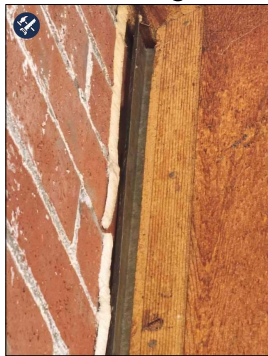
Sealant Between Chimney and the Home is Cracked/Broken or Missing.



Sealant Between Chimney and the Home is Cracked/Broken or Missing.



Sealant Between Chimney and the Home is Cracked/Broken or Missing.



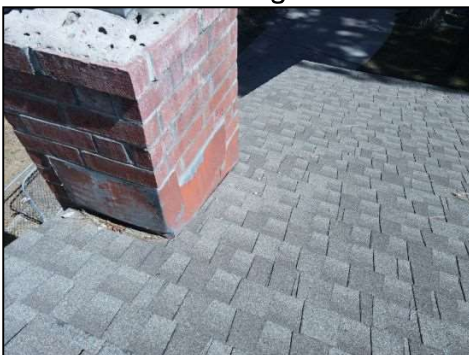
Sealant Between Chimney and the Home is Cracked/Broken or Missing.



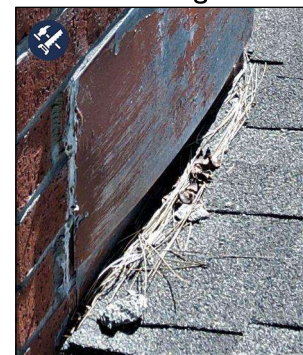
Sealant Between Chimney and the Home is Cracked/Broken or Missing.



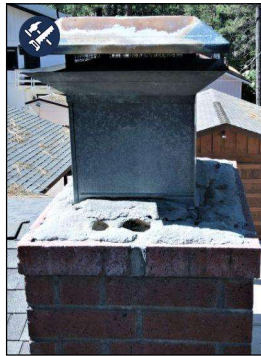
Sealant Between Chimney and the Home is Cracked/Broken or Missing.



Concrete Crown is all Pitted and Cracked Up. Recommend further evaluation by a Roofing Contractor or Chimney Specialist for Answers & Options to this Issue.



Sealant & Flashing appear compromised Here. Recommend further Evaluation by a Roofing Contractor.



Concrete Crown is Pitted and Cracked.

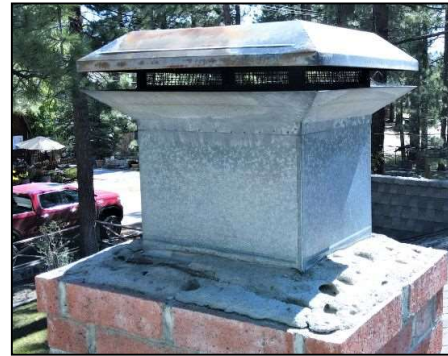


Step Flashing should be completely secured to Chimney.

4. Spark Arrestor



Observations:
• No Apparent Issues with the Spark Arrestor.



5. Vent Caps



Observations:
• No Apparent Issues with the Vent Caps





Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

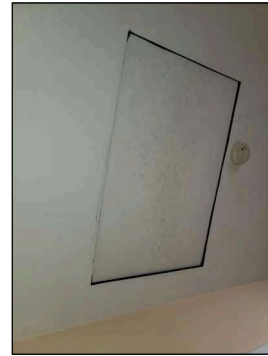


Observations:

- ****Location of access****
- Scuttle Hole located in:
 - Access at hallway ceiling.
 - Bedroom Hall.
- ****Access Observations****
- Appeared functional - with batt insulation over hatch door.



Access at hallway ceiling.



Bedroom Hall.

2. Structure



Observations:

- No Apparent Issues with the Structure
- Evidence of Rodent Activity Observed





Evidence of Rodent Activity Observed

3. Ventilation



Observations:
• Gable louver vents noted.

4. Vent Screens



Observations:
• Vent screens noted as functional.



Vent screens noted as functional.
East Side.



Vent screens noted as functional.
West Side.



Vent screens noted as functional.
South Side.



5. Duct Work



Observations:
• Functional.



6. Electrical



Observations:
• No Apparent Issues with the Electrical



7. Attic Plumbing



Observations:
• No Apparent Issues with the Attic Plumbing



8. Insulation Condition



Materials: Encapsulated fiberglass batts noted.
Depth: Insulation averages about 8-10 inches in depth
Observations:
• No Apparent Issues with the Insulation



9. Chimney



- Observations:
- No Apparent Issues with the Chimney
 - Daylight Visible by Chimney Bricks



Daylight Visible by Chimney Bricks

10. Exhaust Vent



- Observations:
- No Apparent Issues with the Attic Exhaust.





Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors



Observations:

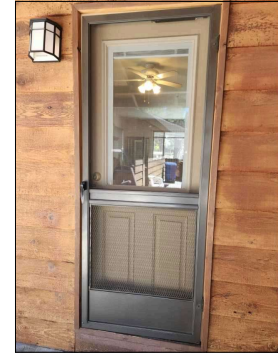
- Appeared in functional and in satisfactory condition, at time of inspection.



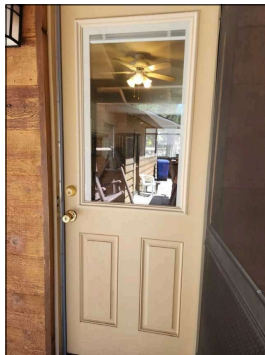
Appeared in functional and in satisfactory condition, at time of inspection. North or Front Side Entry Screen Door.



Appeared in functional and in satisfactory condition, at time of inspection. North Side Front Entry Door.



Appeared in functional and in satisfactory condition, at time of inspection. South Side Entry Screen Door.



Appeared in functional and in satisfactory condition, at time of inspection. South Side Entry Door.



Appeared in functional and in satisfactory condition, at time of inspection. West Side.

2. Window Condition



Observations:

- No Apparent Issues with the Windows

3. Siding Condition



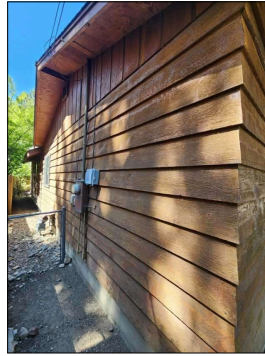
Materials: Wood siding, wood frame construction, concrete / block foundation

Observations:

- **Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.**



North Side.



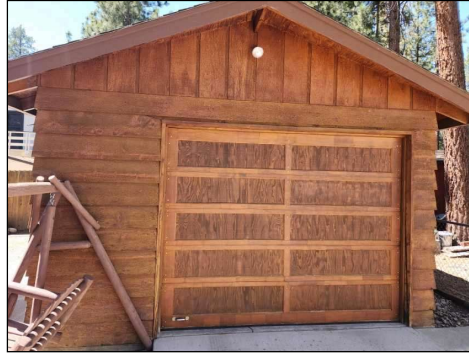
East Side.



West Side.



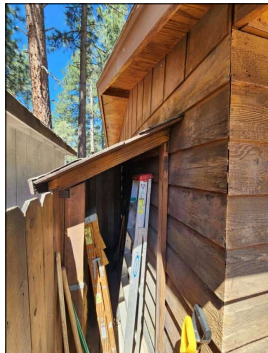
South or Rear Side.



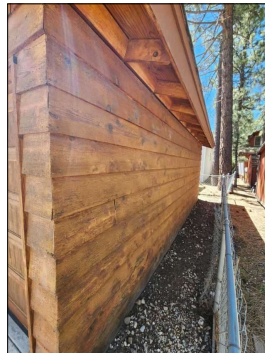
North Side of the Garage.



East Side of the Garage.



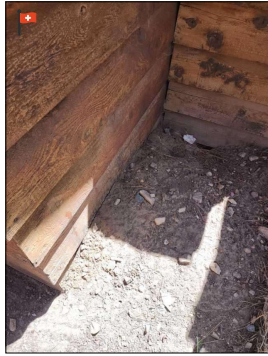
South Side Is Partial Tool Storage.



West Side of the Garage.



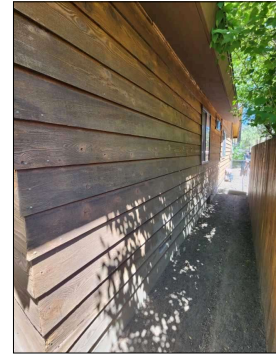
Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials. West Side of the Garage.



Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials. South Side of the Garage.



South Side.



East Side of the Home.

4. Eaves & Facia



Observations:
• No Apparent Issues with the Eaves



Nail Observed coming out of the Fascia Board. West Side. Another Observation, Drip Edge Flashing is only installed on the Center Sides to South Side Roofing Only!

5. Closet Condition



Observations:
• No Apparent Issues with the South Side Outside Water Heater Closet.



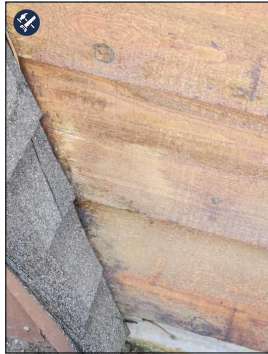
No Apparent Issues with the South Side Outside Water Heater Closet.

6. Exterior Paint

Observations:



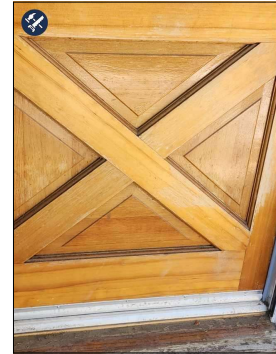
- Peeling Finish observed, suggest scraping and Re-Staining as necessary.



Peeling Finish observed, suggest scraping and Re-Staining as necessary. North Side.



Peeling Finish observed, suggest scraping and Re-Staining as necessary. Most of North Side.



Peeling Finish observed, suggest scraping and Re-Staining as necessary. North Front Entry Door.



Peeling Finish observed, suggest scraping and Re-Staining as necessary. Most of the West Side.



Peeling Finish observed, suggest scraping and Re-Staining as necessary. Most of the South Side.



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation



Observations:

- Raised Foundation Only.

2. Foundation Perimeter



Observations:

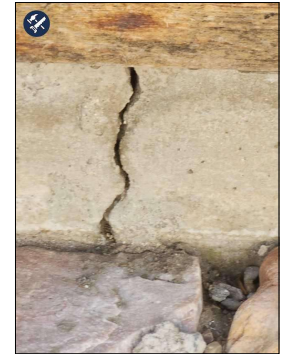
- No Apparent Issues with the Foundation Perimeter
- Cracks and deterioration observed.



Cracks and deterioration observed. North Side.



Cracks and deterioration observed. North Side.



Cracks and deterioration observed. West Side.

3. Foundation Walls



Observations:

- Normal settlement.



Normal settlement.

4. Cripple Walls



- Observations:
- No Cripple Walls Observed.

5. Ventilation

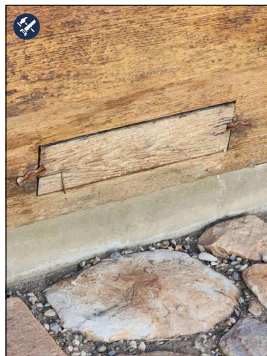


- Observations:
- Screened openings noted.

6. Vent Screens



- Observations:
- Vent screens noted as functional.
 - Vent screens noted as blocked.



Vent screens noted as blocked. West Side.



Vent screens noted as functional. East Side.

7. Access Panel



- Observations:
- The foundation access panel installed and functional during the inspection.
 - Entry Door is a Riddled piece of Plywood and should be replaced.



Entry Door is a Riddled piece of Plywood and should be replaced.

8. Post and Girders



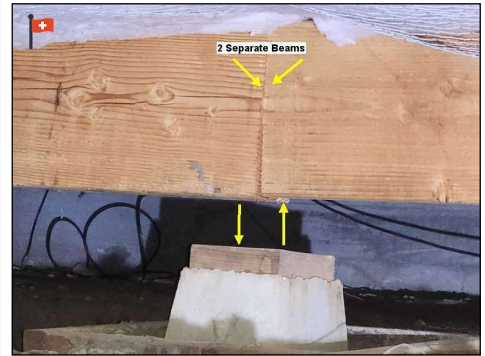
- Observations:
- Concrete block/wood piers support floor above.
 - Recommend further evaluation by a General Contractor for Answers & Options to this issue if there is one.



Concrete block/wood piers support floor above.



Concrete block/wood piers support floor above.



Questionable-Recommend further evaluation by a General Contractor for Answers & Options to this issue if there is one.

9. Sub Flooring



Observations:

- **DECKING**
- Plywood sheathing sub floor.
- **FRAMING**
- No Apparent Issues with the Framing

10. Anchor Bolts



Observations:

- The anchor bolts were inspected and appear to be serviceable.

11. Foundation Electrical



Observations:

- No Apparent Issues with the Electrical

12. Foundation Plumbing



Observations:

- **SUPPLY**
- 3/4 inch copper
- Galvanized supply pipe noted.
- **DRAIN, WASTE, VENT**
- Acrylonitrile-Butadiene-Styrene "**ABS**" waste and vent pipes noted.
- **OBSERVATIONS**
- Appears Functional at time of inspection.

13. Foundation Insulation Condition



Observations:

- No Apparent Issues with the Insulation



No Apparent Issues with the Insulation.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Address Location



Observations:

- Property Address is Located on the North or Front Side Above the Front Door.



Property Address is Located on the North or Front Side Above the Front Door.

Property Address is Located on the North or Front Side Above the Front Door.

2. City Main Water Valve Condition



Observations:

- No Apparent Issues with the City Main Water Valve



No Apparent Issues with the City Main Water Valve. Northwest Corner of the property Right of the Driveway.

3. Stop & Waste Valve Condition



Observations:

- Multiple Stop & Waste Valves all working Correctly



Multiple Stop & Waste Valves all working Correctly.

4. Driveway and Walkway Condition



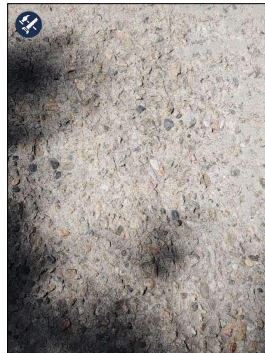
Materials: Concrete driveway noted.

Observations:

- Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.
- Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.
- Extensive cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.
- Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.
- Minor Crack in The Walkway Observed.



North Side Concrete Driveway.



Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.



Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.



Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.



Extensive cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.



Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.



Minor Crack in The Walkway Observed. West Side From Driveway to South Side Back Door.

5. Grading



Observations:

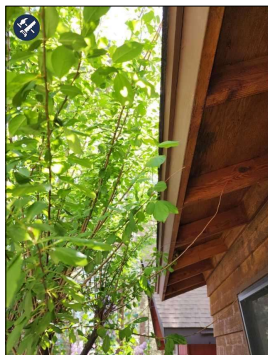
- The exterior drainage is generally away from foundation.

6. Vegetation Observations

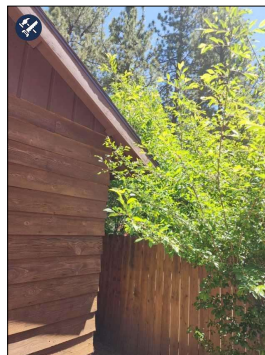


Observations:

- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.



Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding. North Side.



Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding. Southeast Corner of the Home.



Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding. East Side.



Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.



Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.

7. Gate Condition



Materials: Chain link
Observations:
• No Apparent Issues with the Gates.



No Apparent Issues with the Gates. West Side.

8. Patio and Porch Deck



Observations:
• South Side Rear Porch Area above Roofing Components are Separating.



South Side Rear Porch Area above Roofing Components are Separating. Above Water Heater Closet.

9. Stairs & Handrail



Observations:
• None.

10. Grounds Electrical



Observations:

- No Apparent Issues with the Electrical
- OUTLETS:
- No Apparent Issues with the Outlets

11. GFCI

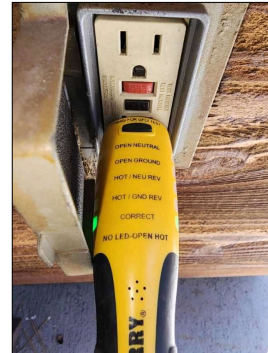


Observations:

- GFCI receptacles are in good condition.
- **GFCI Receptacle would not Trip When Tested. Made a loud humming sound but no trip. Recommend Replacing Receptacle. South Side Right Side of the Water Heater Closet.**



GFCI Receptacle would not Trip When Tested. Made a loud humming sound but no trip. Recommend Replacing Receptacle. South Side Right Side of the Water Heater Closet.



GFCI receptacles are in good condition. Southwest Corner of the Home.

12. Main Gas Valve Condition



Materials: East side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit.
- No gas odors detected.



Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected. East Side.

13. Plumbing



Observations:

- No Apparent Issues with the Plumbing
- The Clean Out was Observed



The Clean Out was Observed. South Side Right of Water Heater Closet.

14. Water Pressure



- Observations:
- Recommend 40-60 psi
 - High pressure.
 - 110



High pressure.

15. Pressure Regulator



- Observations:
- None.

16. Exterior Faucet Condition



- Location: South side of house. • West side of house.
- Observations:
- Appears Functional.



Appears Functional. West Side



Appears Functional. South Side.

17. Fence Condition



Materials: Wood • Stone • Chain Link. • Crack in the Garden Wall Mortar.

Observations:

- ****FENCING****
- No Apparent Issues with the Fencing
- Crack in the Garden Wall Mortar.
- Peeling Paint and Bare Wood Observed.



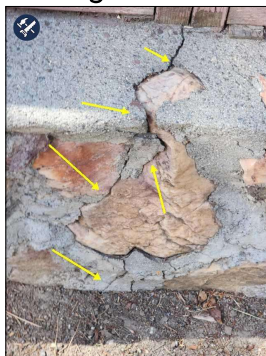
No Apparent Issues with the Fencing. North Side.



Peeling Paint and Bare Wood Observed. North Side.



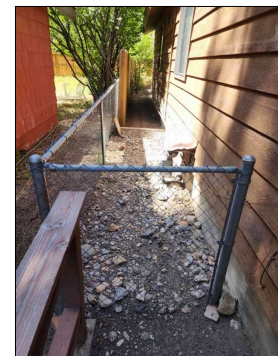
Peeling Paint and Bare Wood Observed. North Side.



Crack in the Garden Wall Mortar. North Side.



Peeling Paint and Bare Wood Observed. East Side Fencing.



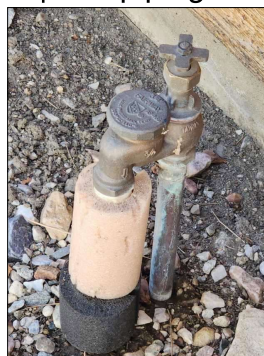
Beginning of Chain Link Fencing. No Gate on East Side.

18. Sprinklers



Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.



Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.
West Side.

Breakfast Bar

1. Breakfast Bar Top Condition



Materials: Wood
Observations:
• No Apparent Issues with the Top



2. Breakfast Bar Electrical Condition



Observations:
• Hot/Neutral Reversed Observed



Hot/Neutral Reversed Observed

3. Breakfast Bar GFCI Condition



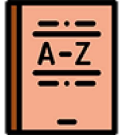
Observations:
• No GFCI's Observed

4. Breakfast Bar Storage Condition



Observations:
• No Apparent Issues with the Storage





Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.



Big Bear Home Inspectors

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Phone (909) 855-2241

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Audio & Video Tech		Brent Hartmeister	951-733-3570
Hot Sounds	909-518-0239	Cesar Garcia	909-709-7240
Cabinets & Countertops		Jesse Orabuena	909-633-9371
Big Bear Cabinets - Jason Mang	909-436-8345	Matthew Tembrock	909-684-8667
Carpet Cleaning / Water Damage / Repairs		Thomas Bonde	909-486-7162
Advance Carpet	909-585-7451	Heating & Air	
Bear Valley Carpet (Andy)	909-866-8303	J & M Mechanical - Jeff	909-936-3361
Carpet Cleaning by Jesus	909-725-0114	Jon Wreesman	909-585-2014
Morales Brothers Carpet Cleaning	909-273-9298	Patriot Bear Heating - Chase	909-261-4609
Chimney Cleaners		House Cleaning	
Chimney Kkrrikkitt's	909-866-5692	Marabel Bernal	909-838-4084
Mountain Top Chimney	909-585-3724	Suzy Morals	909-708-7595
Sweep Lucky Chimney	909-337-0256	Tina Blackwell	909-915-5606
Socal Chimney Sweep	909-489-1344	Landscape	
Von Kriegel Chimney - Doug	909-224-4551	Jesus Bernal Landscaping	909-838-4084
Electric		Raul Bernal Landscaping	909-890-6346
Bob Ludecke	909-866-1900	Stalcup	909-866-9696
DMB	818-674-9997	Locksmith	
Danny Lopez	909-831-4437	A-Kenn's	909-866-8336
Rich Electric	909-281-0592	ABC Lock & Key - Alan	909-732-4724
Excavating Contractors		Management Vacation Rental Companies	
Acosta Corporation	909-866-9634	Big Bear Vacations - Christina	909-866-8200
Hallstead Constriction	909-866-3632	Cool Cabins - Karie Davis	800-550-8779
Ken Willis	909-585-3224	Denstination Big Bear	909-752-0234
Fencing		Management - Small Vacation & AirBnB	
Estrada's	909-492-0359	Resort Town Rentals - Dionne	909-363-5360
Leoco	909-585-2139	Shon & Tina Blackwell	909-915-5606
Flooring		Shawn Ridet	949-813-6714
A Class Flooring - Christian Worthington	909-800-2946	Suzy Garcia	909-708-7595
Carpet Barn (Sales)	909-366-5021	Management Companies - Full Time	
Above The Rest	909-936-1993	Bear Lake Resort Rental	909-585-2556
Southland Carpet & Flooring	909-547-6383	Blue Skies	909-866-8600
Garage Doors		Masonry & Paving	
Garage Door Kings	909-440-0305	Bear Valley Paving	909-866-4766
General Contractors		Gordon Equipment	909-584-4606
Auer Construction - Hans Auer	760-803-8545	Jamie Stanley	951-400-1127
Bain Constuction - Mike Bain	909-838-8892	Jack's Masonry	951-233-0770
Farrar Construction -Dean Farrar	909-725-8897	Marty's Masonry	909-585-6480
Hallstead Constriction	909-866-3632	Roman's Construction	909-866-4270
Home Improvments -Michael Beveridge	909-262-9111	Painting	
Pfeiffer Construction - John	909-520-8246	Carlos Navaro	909-709-9233
Mark Ortega	909-556-4104	Chango's Painting	909-744-0396
Glass Companies		EG Painting - Edgar Guevara	909-534-6374
Aesthetic Glass	909-486-4864	Plumbing	
Bear City Glass	909-585-2037	AR Joens Plumbing	909-496-6324
Best Windows & Doors	909-838-8354	Joe Nickles	909-866-5363
		J & M Mechanical - Jeff	909-936-3361
		Jon Wreesman	909-936-6786
		Leon's Drain & Plumbing (Camera)	909-496-2358

Rain Gutters		Utilities	
Daniel's Rain Gutters	909-205-6375	Amerigas (Propane)	909-866-3513
Big Bear Rain Gutters	909-584-9414	Bear City Water (BBC CSD)	909-585-2565
Roofers		Bear Valley Electric	909-866-4678
David Quijas	909-648-9481	Big Bear City (Building & Safety)	909-866-5831
Dave Beckett	909-991-9537	Big Bear City Community Service Dist.	909-585-2565
Eric Seaman	909-585-8082	Big Bear Disposal	909-866-3942
James Castello	909-585-2989	Big Bear Lake City Hall	909-866-5831
MJ Roofing	909-380-1038	Connelly Pumping Sewage Holding Tank	909-584-9365
Sturdy Roofing	909-585-2508	CSA (Fawnskin Sewer)	800-554-0565
Sandblasting		Dept. of Water & Power (BB Lake)	909-866-5050
Robinson's Mobile Sandblasting	442-306-9062	Mountain Water (Holding Tank & Bottled)	909-866-4765
Spa / Hot Tub		Southwest Gas	877-860-6020
Mike Raphael - Spa Service	909-648-4211	Spectrum Cable,TV, Interent & Phone	866-499-8080
Olson Spa's - Sale, Service & Repairs	909-366-5309	Vent Cleaning	
Snow Removal		Marcus	810-666-2981
Cesar Garcia	909-709-7240	Water Systems / Fire Sprinkler System Testing	
Mike Bain	909-838-8892	Bear Valley Backflow	909-677-7875
Jesus Bernal	909-838-4084	Martin Fire & BackFlow	909-659-4699
Hallstead	909-866-3632	Water/Fire/Smoke/Mold Damage	
Security System Companies		Action Response Team	909-585-9019
All Protection Alarm	909-866-6586	Servpro	909-866-3278
Surveyors & Engineers		Well Inspection & Certification	
The Eden Group	888-895-3336	Ron Barto	909-866-6644
Transtech Mapco	909-866-8400	Taylor Well Drilling (Repairs)	760-810-6894
Transfer & Storage		Window Cleaning	
Barstow Transfer & Storage	800-726-7211	Above All Window Cleaning	909-269-0315
Termite Companies		Shon Blackwell	909-915-5606
Burkitt's Bugs	909-337-9528	Woodwork Custom	
Empire Termite	909-744-8890	Brads Woodwork	909-203-2490
Tree Trimmers		Matthew Tembrock	909-684-8667
Bear Valley Tree Care - Ed Brush	909-584-7862		
Fire Risk Mangement	909-744-4859		
Raul Bernal	909-890-6346		
Shawn Dishaw's Tree Service	909-567-6184		