

# *TH Inspection Services*

## Property Inspection Report



42263 50th St. West, Quartz Hill, CA 93536  
Inspection prepared for: Larry Watson  
Date of Inspection: 3/14/2021 Time: 10:00 am  
Age of Home: 32 yrs. Size: 2205 sqf.  
Weather: Partly cloudy

Note; Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

Inspector: Tom Harding

Email: [thardingjr@yahoo.com](mailto:thardingjr@yahoo.com)



## Residential Standards of Practice - Four or Fewer Units

### Definitions and Scope

These Standards of Practice provide guidelines for a real estate inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV. Glossary of Terms.

A. A real estate inspection is a survey and basic operation of the systems and components of a building, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action, which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.

B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation.

C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

### II. Standards of Practice

A real estate inspection includes the readily accessible systems and components or a representative number of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

### Section 1 - Foundation, Basement, and Under-floor Areas

A. Items to be inspected:

1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The inspector is not required to:

1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials.

### Section 2 - Exterior

A. Items to be inspected:

1. Surface grade directly adjacent to the buildings
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails and guardrails.
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings
6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present

B. The inspector is not required to:

1. Inspect door or window screens, shutters, awnings, or security bars
2. Inspect fences or gates or operate automated door or gate openers or their safety devices
3. Use a ladder to inspect systems or components
4. Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention safety feature.

### Section 3 - Roof Covering

A. Items to be inspected:

1. Covering
2. Drainage
3. Flashings

## 4. Penetrations

## 5. Skylights

## B. The inspector is not required to:

1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector.
2. Warrant or certify that roof systems, coverings, or components are free from leakage.

**Section 4 - Attic Areas and Roof Framing**

## A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

## B. The inspector is not required to:

1. Inspect mechanical attic ventilation systems or components.
2. Determine the composition or energy rating of insulation materials.

**Section 5 - Plumbing**

## A. Items to be inspected:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage

## B. The inspector is not required to:

1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
3. Inspect whirlpool baths, steam showers, or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
5. Inspect wells or water treatment systems

**Section 6 - Electrical**

## A. Items to be inspected:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting fixtures

## B. The inspector is not required to:

1. Operate circuit breakers or circuit interrupters
2. Remove cover plates
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

**Section 7 - Heating and Cooling**

## A. Items to be inspected:

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent systems
5. Condensate drainage
6. Conditioned air distribution systems

## B. The inspector is not required to:

1. Inspect heat exchangers or electric heating elements
2. Inspect non-central air conditioning units or evaporative coolers
3. Inspect radiant, solar, hydronic, or geothermal systems or components
4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
5. Inspect electronic air filtering or humidity control systems or components

**Section 8 - Fireplaces and Chimneys**

**A. Items to be inspected:**

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

**B. The inspector is not required to:**

1. Inspect chimney interiors
2. Inspect fireplace inserts, seals, or gaskets
3. Operate any fireplace or determine if a fireplace can be safely used

**Section 9 - Building Interior****A. Items to be inspected:**

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
6. Absence of smoke and carbon monoxide alarms
7. Vehicle doors and openers

**B. The inspector is not required to:**

1. Inspect window, door, or floor coverings
2. Determine whether a building is secure from unauthorized entry
3. Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices
4. Use a ladder to inspect systems or components

**III. Limitations, Exceptions and Exclusions****A. The following are excluded from a real estate inspection:**

1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
3. Auxiliary features of appliances beyond the appliance's basic function
4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils related examinations
9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
13. Determining the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications

15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
21. Operating shutoff valves or shutting down any system or component
22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance

B. The Inspector may, at his or her discretion:

1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

#### **IV - Glossary of Terms**

Note: All definitions apply to derivatives of these terms when italicized in the text.

- Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function
- Building: The subject of the inspection and its primary parking structure
- Component: A part of a system, appliance, fixture, or device
- Condition: Conspicuous state of being
- Determine: Arrive at an opinion or conclusion pursuant to a real estate inspection
- Device: A component designed to perform a particular task or function
- Fixture: A plumbing or electrical component with a fixed position and function
- Function: The normal and characteristic purpose or action of a system, component, or device
- Functional Drainage: The ability to empty a plumbing fixture in a reasonable time
- Functional Flow: The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously
- Inspect: Refer to Part I, "Definition and Scope", Paragraph A
- Inspector: One who performs a real estate inspection
- Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building
- Operate: Cause a system, appliance, fixture, or device to function using normal user controls
- Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued
- Primary Building: A building that an Inspector has agreed to inspect
- Primary Parking Structure: A building for the purpose of vehicle storage associated with the primary building
- Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
- Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A
- Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets
- Safety Hazard: A condition that could result in significant physical injury
- Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls

California Real Estate Inspection Association

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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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed and bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 11 Item: 16	Fence Condition	<ul style="list-style-type: none"> <li>• A number of loose wall caps noted, recommend repairing to ensure safety.</li> </ul>
Page 14 Item: 19	Water Features	<ul style="list-style-type: none"> <li>• <b>**Drowning Hazard**</b></li> <li>• No enclosure installed around pool, immediate repair is needed to ensure safety. Recommend contacting a licensed fence contractor to repair, fence contractor needs to be professionally trained in pool safety and also adhere to the (ASTM) standards.</li> </ul>
Attic		
Page 22 Item: 9	Chimney	<ul style="list-style-type: none"> <li>• Chimney double wall vent pipe should maintain a minimum 1 inch clearance to combustible materials.</li> <li>• Fire stop is not installed properly at chimney pipe, recommend repair by a licensed fireplace contractor to ensure safety.</li> </ul>
Garage		
Page 25 Item: 7	Exterior Door	<ul style="list-style-type: none"> <li>• No door alarm present, doors leading to a pool area are required to have alarms installed. Recommend installing to ensure safety.</li> </ul>
Page 26 Item: 17	Walls	<ul style="list-style-type: none"> <li>• Patch all holes and voids at firewall to ensure safety.</li> </ul>
Water Heater		
Page 30 Item: 1	Base	<ul style="list-style-type: none"> <li>• The water heater platform has improper covered areas. Fire potential to the home is at a greater risk, recommend installing the proper fire rated materials.</li> </ul>
Page 30 Item: 4	Venting	<ul style="list-style-type: none"> <li>• The water heater vent pipe and draft hood is loose, recommend repair by a licensed plumbing contractor to ensure safety.</li> </ul>
Interior		
Page 37 Item: 11	Window Condition	<ul style="list-style-type: none"> <li>• No window alarms present, windows leading to a pool area are required to have alarms installed. Recommend installing to ensure safety.</li> </ul>
Page 38 Item: 12	Patio Doors	<ul style="list-style-type: none"> <li>• No door alarms present, doors leading to a pool area are required to have alarms installed. Recommend installing to ensure safety.</li> </ul>
Page 39 Item: 17	Wall Condition	<ul style="list-style-type: none"> <li>• No alarm present, pet doors leading to a pool and spa area are required to have an alarm installed. Recommend installing to ensure safety.</li> </ul>

Bedrooms		
Page 40 Item: 3	Smoke Detectors	<ul style="list-style-type: none"><li>• <b>**Bedroom 4 &amp; 3**</b></li><li>• No smoke detectors were installed at time of inspection, recommend installing to ensure safety.</li></ul>
Page 41 Item: 6	Closets	<ul style="list-style-type: none"><li>• <b>**Master Bedroom**</b></li><li>• Broken glass noted at closet door, recommend replacing to ensure safety.</li></ul>
Page 41 Item: 9	Window Condition	<ul style="list-style-type: none"><li>• <b>**Master &amp; Bedroom 2**</b></li><li>• No window alarms present, windows leading to a pool area are required to have alarms installed. Recommend installing to ensure safety.</li></ul>

# Inspection Details

## 1. Attendance

In Attendance: Client present • Buyers agent present

## 2. Home Type

Home Type: Single family home with attached garage.

- Recently painted areas noted. Although it improves the appearance, it may conceal any possible defects or prior repairs.

## 3. Occupancy

Occupancy: Vacant - Some personal items still in home.

- The utilities were on at time of inspection.
- Access to some items such as: electrical outlets, windows, walls, floors and cabinets. Some areas may be restricted by furniture or personal belongings any such items are excluded from this inspection report.
- **\*\*Garage\*\***
- A number of stored items in garage may have limited inspectors visibility of hidden defects.

## Grounds

### 1. Driveway and Walkway Condition

#### Observations:

- Operational at time of inspection.
- Concrete cracking noted, recommend sealing cracks if possible to extend life of concrete surface.
- **\*\*Walkway\*\***
- Trip hazard noted at walkway, recommend repairing to ensure safety.



### 2. Grading

#### Observations:

- Lot grading and drainage have a significant impact on a building. It is very important that surface runoff water be adequately diverted away from the home and exit property in an approved manner. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- Water may possibly collect in a number of areas around the home, recommend establishing positive drainage to exit water from property.
- Planter areas tend to leak into structure, recommend additional drainage system in planter areas to divert water away from structure.

### 3. Vegetation

#### Observations:

- Prune or remove any plants that are in contact with home to minimize moisture or insects from entering structure.
- Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

### 4. Patio or Deck

#### Observations:

- Operational at time of inspection.
- Concrete cracking noted, recommend sealing cracks if possible to extend life of concrete surface.
- Water will collect in a number of areas, recommend establishing positive drainage to exit water from property.
- Today's building standards require a minimum 2 inch clearance between concrete surface and stucco weep screed, without this clearance moisture can enter the structure.
- **\*\*Rear Yard\*\***
- Standing water noted at time of inspection.



#### 5. Stairs or Handrail

Observations:

- None present

#### 6. Patio Structure

Observations:

- None present

#### 7. Balcony

Observations:

- None present

#### 8. Patio Enclosure

Observations:

- None present

#### 9. Grounds Electrical

Observations:

- Additional electrical is added to property, recommend review by a licensed electrical contractor to ensure safe and adequate service.
- Secure loose junction box and conduit at side of house, recommend repair by a licensed electrical contractor.
- Light fixture by garage service door did not operate due to missing bulb.
- **\*\*Exterior Outlets\*\***
- Operational at time of inspection.
- **\*\*Exterior Light Fixtures\*\***
- A number of light fixtures did not operate due to missing bulbs.
- Recommend caulking all exterior light fixtures to house.
- **\*\*Pool Equipment\*\***
- Pump motor is not bonded, recommend repair by a licensed pool contractor to ensure safety.



Pool equipment

### 10. GFCI

#### Observations:

- A number of ground fault circuit interrupters are in place and operational.

### 11. Main Gas Valve

#### Observations:

- Shut off valve is located at exterior of structure.
- Recommend having a gas valve shut off wrench by meter for safety reasons.

### 12. Plumbing

#### Observations:

- Rust or corrosion noted, recommend review and repair by a licensed plumbing contractor.
- **\*\*Water Meter\*\***
- Located in front yard by sidewalk.
- Recommend cleaning out soil to evaluate water shut off valve and meter condition.
- Recommend having a water shut off wrench to shut water off to property in case of an emergency.
- **\*\*Water Lines\*\***
- Recommend insulating exposed water lines to protect from freezing, contact a licensed plumber to repair.
- **\*\*Plumbing Drain Line\*\***
- Sewer line was backing up at time of inspection, recommend review and repair by a licensed plumbing contractor.
- Note; Sewer line inspection in progress at time of inspection.
- **\*\*Pool Equipment Area\*\***
- Pool plumbing is leaking, recommend repair by a licensed pool company.



Plumbing drain line

### 13. Water Pressure

#### Observations:

- 85 psi was noted at time of inspection.
- Recommended water pressure should be between 50-65 psi.
- Note; High pressure was noted, recommend consulting with a licensed plumbing contractor to verify approximate water pressure inside house.

### 14. Pressure Regulator

#### Observations:

- No pressure regulator noted at time of inspection, recommend installing a pressure regulator by a licensed plumbing contractor.

### 15. Exterior Faucet Condition

#### Observations:

- Operational at time of inspection.
- Anti-siphon valves were not installed, recommend installing on all exterior hose faucets.
- Recommend insulating exposed water lines to protect from freezing.
- **\*\*Rear Hose Faucet\*\***
- Water line is loose, recommend repair by a licensed plumbing contractor.
- Rust and corrosion noted at hose faucet, recommend review by a licensed plumbing contractor.

### 16. Fence Condition

#### Observations:

- Some wall damage noted, recommend repair by a licensed masonry contractor.
- **A number of loose wall caps noted, recommend repairing to ensure safety.**



### 17. Gate Condition

#### Observations:

- Due to property having a pool in the rear yard gates do not meet the safety requirements, Recommend contacting a licensed gate contractor to repair, gate contractor needs to be professionally trained in pool safety and also adhere to the (ASTM) standards.

### 18. Sprinklers

#### Observations:

- A number of valves and sprinkler heads are leaking, recommend repair by a licensed landscaping contractor.
- The sprinkler system was not operated and is not part of this inspection.

## 19. Water Features

### Observations:

- Pool noted in yard at time of inspection, recommend contacting a licensed pool contractor. Pool contractor needs to be professionally trained in pool safety and also adhere to the (ASTM) standards.
- As of January 1, 2018 a pool or spa must have at least two of the seven safety features present per senate bill - (SB442)
- #1 - A permanent enclosure around pool or spa area, enclosure must meet the (HSC) 11593 requirements.
- #2 - A removable mesh fence around pool or spa area that meets the (ASTM) F2286 standards.
- #3 - An approved safety pool or spa cover that meets (HSC) 11591 and also meets the (ASTM) F1346-91 standards.
- #4 - Alarms on windows and doors leading to a pool or spa area.
- #5 - Self closing and self latching devices on doors leading to a pool or spa area.
- #6 - A water motion alarm installed in a pool or spa.
- #7 - Other means of protection that meet the (ASTM) or (ASME) standards.
- "Enclosure" means a fence, wall, or other barrier that isolates a swimming pool or spa from the home. There are six characteristics for enclosures to comply with the new law. All six areas are required or the enclosure does not meet the requirements of the legislation.
- "Mesh Fencing" means a fence that is removable and meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F2288 & F2286.
- "Approved Safety Pool Cover" means a manually or power operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91.
- "Exit Alarms" means a device that makes audible, continuous alarm sounds when any door or window that permits access from the residence to the pool area that is without any intervening enclosure is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electric wiring of the building.
- "Self Closing or Self Latching" means a device that automatically closes and latches doors when exiting the residence, all closures and latches must meet the performance standards of the American Society for Testing and Materials (ASTM).
- "Pool Alarms" means an alarm that is attached or placed in the swimming pool that meets all of the performance standards of the American Society for Testing and Materials (ASTM), compliance with standard F2208.
- "Other Means of Protection" if the degree of protection afforded is equal to or greater than that afforded by any other features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the (ASTM) or the American Society of Mechanical Engineers (ASME).
- **\*\*Resources\*\***
- (ASTM) American Society of Testing and Materials
- (HSC) Health and Safety Code
- (ASME) American Society of Mechanical Engineers
- (ASTM) DISCLAIMER - Verification that a component or system is compliant with an (ASTM) standard will require a specialist who is qualified to evaluate and determine if a component meets (ASTM) standards. A home inspector is a generalist and therefore any evaluation of an (ASTM) standard is beyond the scope of this inspection, we recommend that you contact and consult with a qualified (ASTM) specialist.
- Note; All pool and spa hazards that were found at time of inspection should be corrected within the contingency period.

- **\*\*Drowning Hazard\*\***
- No enclosure installed around pool, immediate repair is needed to ensure safety. Recommend contacting a licensed fence contractor to repair, fence contractor needs to be professionally trained in pool safety and also adhere to the (ASTM) standards.



## Exterior

## 1. Doors

## Observations:

- Operational at time of inspection.

## 2. Window Condition

## Observations:

- Dual pane windows noted at time of inspection.
- Recommend cleaning tracks and weep holes at bottom of window frames.
- A number of damaged or missing window screens noted.
- Thermopane windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows consult with a licensed window contractor.

## 3. Siding Condition

## Observations:

- **\*\*Window Trim\*\***
- Exposed wood or wood like surfaces noted at a number of areas.
- Peeling paint noted, suggest scraping and painting as necessary.
- All exterior painted surfaces should be annually examined and sealed, re-caulked and repainted as needed.

## 4. Eaves &amp; Fascia

## Observations:

- Operational at time of inspection.
- A number of fascia joints are starting to separate, recommend repairing.
- Exposed wood or wood like surfaces noted at a number of areas.
- A number of wasp nests noted, recommend contacting a local pest control company.
- All exterior painted surfaces should be annually examined and sealed, re-caulked and repainted as needed.

## 5. Exterior Paint

## Observations:

- Peeling paint noted, suggest scraping and painting as necessary.
- Exposed wood or wood like surfaces noted at a number of areas.
- All exterior painted surfaces should be annually examined and sealed, re-caulked and repainted as needed.

## 6. Stucco

### Observations:

- Some stucco deterioration noted, recommend patching to minimize water intrusion.
- A number of small holes noted in stucco, recommend patching to minimize water intrusion.
- Stucco weep screed is rusted in a number of areas, this is normally caused by too much moisture.
- Seal all stucco penetrations to minimize water intrusion.
- Peeling paint noted, suggest scraping and painting as necessary.
- All repairs should be done by a licensed stucco contractor to ensure a water tight seal.
- Today's building standards require a minimum 2 inch clearance between concrete surface and stucco weep screed, without this clearance moisture can enter the structure.
- Today's building standards require a minimum 4 inch clearance between soil and bottom of stucco weep screed, without this clearance moisture can enter the structure.
- **\*\*Side Elevation\*\***
- Previous owner penetrated the stucco water proofing due to adding a pet door. This area may possible leak during a rain event, recommend further review by a licensed stucco contractor.



## 7. Chimney

### Observations:

- **\*\*See Roof Section\*\***

## 8. Access Panel

### Observations:

- None present

## 9. Shutters

### Observations:

- None present

## Foundation

## 1. Concrete Slab

## Observations:

- Concrete slab not visible due to floor coverings.

## 2. Foundation Perimeter

## Observations:

- Some deterioration noted, recommend patching all holes and voids to minimize further damage.
- Today's building standards require a minimum 2 inch clearance between concrete surface and stucco weep screed, without this clearance moisture can enter the structure.
- Today's building standards require a minimum 4 inch clearance between soil and bottom of stucco weep screed, without this clearance moisture can enter the structure.
- **\*\*Planters\*\***

Planter areas tend to leak into structure, recommend additional drainage systems in planter areas to divert water away from structure.

## 3. Foundation Walls

## Observations:

- None present

## 4. Cripple Walls

## Observations:

- None present

## 5. Ventilation

## Observations:

- None present

## 6. Vent Screens

## Observations:

- None present

## 7. Access Panel

## Observations:

- None present

## 8. Posts or Beams

## Observations:

- None present

## 9. Sub Flooring

## Observations:

- None present

## 10. Anchor Bolts

## Observations:

- The anchor bolts were not visible due to being covered with building materials.

## Roof

## 1. Roof Condition

Roof Information: Inspected from roof.

Materials: Concrete tiles noted.

Observations:

- A number of broken and loose roof tile noted at time of inspection.
- Roof tile has slipped out of place in a number of areas.
- Open areas noted on roof surface at time of inspection, possible water intrusion can occur.
- Roof tile does not have the proper tile lap or coverage in a number of areas, possible roof leaks can occur.
- A number of exposed fasteners noted on roofing material.
- Evidence of repairs noted, unable to determine the effectiveness of these repairs.
- Recommend cleaning all debris off roof surface.
- No leak or water test was performed at this inspection.
- Recommend review and repair by a licensed roofing contractor.
- Recommend a roof certification by a licensed roofing specialist.
- Disclaimer; This is a visible inspection and opinion of the current roof condition. The inspector can not warrant or certify that roof systems, coverings or components are free from leakage.



## 2. Flashing

### Observations:

- **\*\*Plumbing Vents\*\***
- A number of flashings have deteriorated sealant, recommend repair by a licensed roofing contractor.
- Plumbing vent pipes should be a minimum of 6 inches above roof surface, recommend review by a licensed plumbing contractor.



## 3. Chimney

### Observations:

- Peeling paint noted, suggest scraping and painting as necessary.
- **\*\*Chimney Cap\*\***
- Recommend primer and paint at exposed flashings to protect from corrosion and weather.
- Note; Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified licensed fireplace professional.



## 4. Spark Arrestor

### Observations:

- Present at time of inspection.
- Evidence of repairs noted, recommend review by a licensed fireplace contractor.



#### 5. Vent Caps

Observations:

- Present at time of inspection.

#### 6. Ventilation

Observations:

- Gable vents noted.
- Inspector does not calculate square footage of attic to verify that ventilation is adequate.

#### 7. Gutters

Observations:

- Some damage noted, recommend repairing.
- Recommend cleaning debris out of gutter areas.
- Recommend installing splash blocks, water should be directed away from the structure.

#### 8. Solar panels

Observations:

- None present

#### 9. Sky Lights

Observations:

- None present

#### 10. Satellite Dish

Observations:

- Satellite dish is attached to stucco, recommend sealing penetrations.

## Attic

## 1. Access

## Location:

- Attic access cover is damaged, recommend repairing or replacing.
- Attic access cover is not insulated, recommend insulating.

## 2. Structure

## Observations:

- Engineered wood truss framing noted.
- Evidence of past leaking noted at a number of locations, recommend review and repair by a licensed roofing contractor.
- Note; Limited review of structure due to attic design, inspector could not access all areas of the attic.



## 3. Ventilation

## Observations:

- Gable vents noted.
- Inspector does not calculate square footage of attic to verify that ventilation is adequate.

## 4. Vent Screens

## Observations:

- All vent screens were not visible at time of inspection.

## 5. Duct Work

## Observations:

- Duct work (air supply) is separated in a number of locations, recommend review and repair by a licensed HVAC contractor.
- Evidence of repairs noted, recommend review by a licensed HVAC contractor.
- \*\*Hallway Bathroom\*\*
- Low air flow noted at register, recommend review by a licensed HVAC company.



## 6. Electrical

### Observations:

- Unable to determine condition of all electrical due to being covered by insulation.

## 7. Attic Plumbing

### Observations:

- Water lines were not visible in attic at time of inspection.
- Note; If water lines are present in attic, insulation should be installed to protect exposed water lines from freezing.

## 8. Insulation Condition

### Observations:

- Insulation is displaced in attic at a number of areas, recommend installing to avoid lose of energy.
- Evidence of past or present small animals noted, recommend further review by a licensed pest control company.

## 9. Chimney

### Observations:

- Evidence of past leaking noted, recommend review by a licensed roofing contractor.
- Note; Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a licensed fireplace professional.
- Chimney double wall vent pipe should maintain a minimum 1 inch clearance to combustible materials.
- Fire stop is not installed properly at chimney pipe, recommend repair by a licensed fireplace contractor to ensure safety.



#### 10. Exhaust Vent

Observations:

- **\*\*Bath and Laundry Fan\*\***
- Unable to determine condition of exhaust venting due to attic insulation.

#### 11. Firewall

Observations:

- None present

## Garage

## 1. Roof Condition

Roof Information: Inspected from roof.

Materials: Concrete tiles noted.

Observations:

- Roof tile have slipped out of place in a number of areas.
- Roof tile does not have the proper tile lap or coverage in a number of areas, possible roof leaks can occur.
- Open areas noted on roof surface at time of inspection, possible water intrusion can occur.
- Tile end caps are missing or showing wear, recommend repairing or replacing.
- Recommend cleaning all debris off roof surface.
- No leak or water test was performed at this inspection.
- Recommend review and repair by a licensed roofing contractor.
- Recommend a roof certification by a licensed roofing specialist.
- Disclaimer; This is a visible inspection and opinion of the current roof condition. The inspector can not warrant or certify that roof systems, coverings or components are free from leakage.



## 2. Flashing

Observations:

- Appeared to be operational.

### 3. Roof Framing

Observations:

- Engineered wood truss framing noted.
- Evidence of past leaking noted at a number of locations, recommend review by a licensed roofing contractor.

### 4. Electrical

Observations:

- Damaged light fixture noted, recommend repairing or replacing.
- Recommend adding protective covers over light bulbs to ensure safety.
- Extension cord wiring noted, recommend review by a licensed electrical contractor to ensure safety.
- Note; Additional electrical added to garage, recommend review by a licensed electrical contractor to ensure safe and adequate service.

### 5. GFCI

Observations:

- If ground fault circuit interrupters are not installed, recommend upgrading outlets to ensure safety.

### 6. 220 Volt

Observations:

- None visible at time of inspection.

### 7. Exterior Door

Observations:

- Operational at time of inspection.
- Evidence of repairs noted, unable to determine the effectiveness of these repairs.
- **No door alarm present, doors leading to a pool area are required to have alarms installed. Recommend installing to ensure safety.**

### 8. Fire Door

Observations:

- Operational at time of inspection.

### 9. Garage Door Condition

Observations:

- Operational at time of inspection.

### 10. Garage Door Parts

Observations:

- Operational at time of inspection.

### 11. Garage Opener Status

Observations:

- Operational at time of inspection.
- Light at opener did not operate, possible burned out bulb.

### 12. Garage Door's Reverse Status

Observations:

- Operational at time of inspection.

### 13. Ventilation

Observations:

- Wall vents present.
- Inspector does not calculate square footage to verify that ventilation is adequate.

#### 14. Vent Screens

Observations:

- All vent screens were not visible at time of inspection.

#### 15. Wash Basin

Observations:

- Sink was not tested due to stored items.
- Note; Additional plumbing added to sink area, recommend review by a licensed plumbing contractor.

#### 16. Plumbing

Observations:

- Additional plumbing added to garage area, recommend review by a licensed plumbing contractor.
- Recommend insulating unprotected water lines to protect from freezing.

#### 17. Walls

Observations:

- Personal items in garage block complete inspection of all wall areas.
- **\*\*Water Heater Area\*\***
- Staining noted from past water leaks, recommend consulting with seller.
- **\*\*Exterior Walls\*\***
- Seal all tears and holes in stucco water proofing to minimize water intrusion.
- Some staining noted from past leaking, recommend consulting with seller.
- **Patch all holes and voids at firewall to ensure safety.**

#### 18. Anchor Bolts

Observations:

- The anchor bolts were not visible, obscured by building materials.

#### 19. Ceiling Condition

Observations:

- Staining and damage noted from past leaking, recommend review by a licensed roofing contractor.



#### 20. Beams

Observations:

- Appeared to be operational.

## 21. Slab Condition

### Observations:

- Concrete cracking was noted, recommend sealing cracks if possible to extend life of concrete surface.
- Personal items in garage blocked complete inspection of all floor area.
- Used oil was being stored in garage.

## 22. Stem Wall

### Observations:

- Some deterioration noted, recommend patching all voids at concrete stem walls.
- Personal items in garage blocked complete inspection area.

## 23. Fascia and Eaves

### Observations:

- Operational at time of inspection.
- A number of fascia joints are starting to separate, recommend repairing.
- Peeling paint observed, suggest scraping and painting as necessary.
- All exterior painted surfaces should be annually examined and sealed, re-caulked and repainted as needed.

## 24. Exterior

### Observations:

- Operational at time of inspection.
- Some stucco deteriorated noted, recommend patching to minimize water intrusion.
- Evidence of repairs noted, unable to determine the effectiveness of these repairs.
- Seal all stucco penetrations to minimize water intrusion.
- Prune or remove any plants that are in contact with garage to minimize moisture or insects from entering structure.
- All repairs should be done by a licensed stucco contractor to ensure a water tight seal.
- Today's building standards require a minimum 2 inch clearance between concrete surface and stucco weep screed, without this clearance moisture can enter the structure.
- Today's building standards require a minimum 4 inch clearance between soil and bottom of stucco weep screed, without this clearance moisture can enter the structure.
- **\*\*Garage Trim\*\***
- Weatherstripping is damaged at garage door trim, recommend replacing.
- Peeling paint observed, suggest scraping and painting as necessary.
- All exterior painted surfaces should be annually examined and sealed, re-caulked and repainted as needed.

## 25. Windows

### Observations:

- Window was not operated due to personal items blocking access.

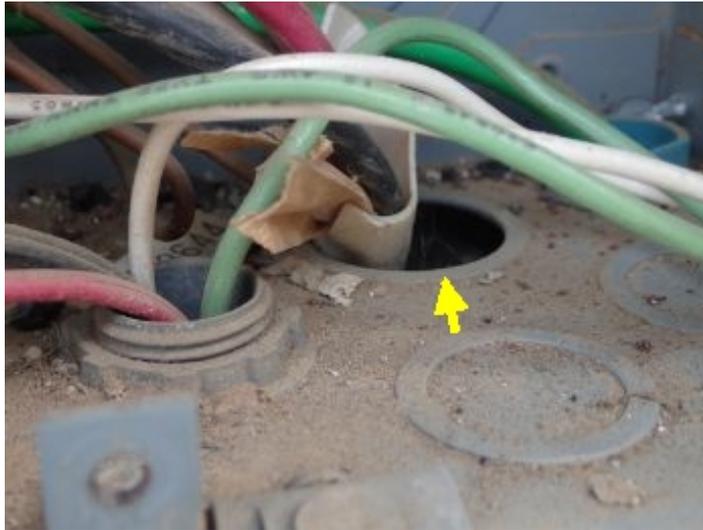
## Electrical

## 1. Electrical Panel

Location: Exterior of structure

Observations:

- Additional electrical added to panel, recommend review by a licensed electrical contractor to ensure safe and adequate service.
- Wire clamp is missing at electrical panel, recommend repair by a licensed electrical contractor.



## 2. Main Amp Breaker

Observations:

- Appears to be a 125 amp service.

## 3. Breakers in off position

Observations:

- A number of breakers were in the off position, recommend review by a licensed electrical contractor.

## 4. Cable Feeds

Observations:

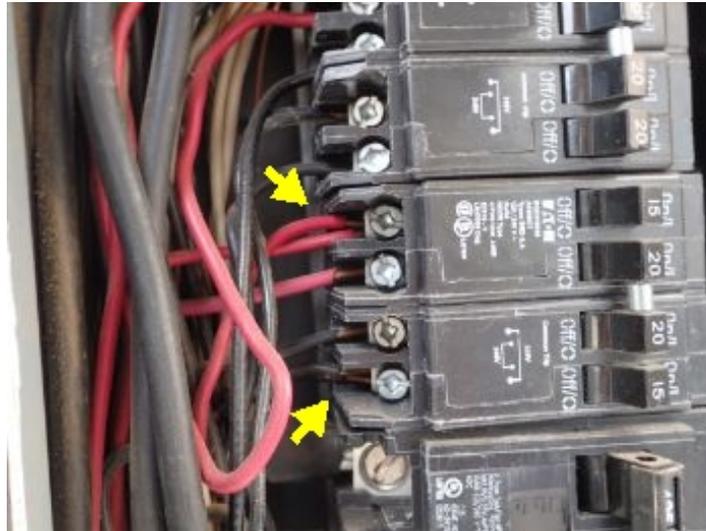
- There is an underground service lateral noted.

## 5. Breakers

Materials: Copper and aluminum wire noted.

Observations:

- Double tapping noted, (2 wires on a single pole breaker) this can add to the load of the circuit causing a possible overload and tripping of breakers.
- Note; Additional electrical added to panel, recommend review by a licensed electrical contractor to ensure safe and adequate service.
- **\*\*Arc Fault Protection\*\***
- No arc fault circuit interrupters present.
- Today's building standards require arc fault circuit interrupter breakers for interior circuits, recommend repair by a licensed electrical contractor to ensure safety.



## Water Heater

## 1. Base

## Observations:

- Staining noted from past leaking, recommend consulting with seller.
- Recommend installing a drain pan under water heater and drain to exterior.
- **The water heater platform has improper covered areas. Fire potential to the home is at a greater risk, recommend installing the proper fire rated materials.**

## 2. Enclosure

## Observations:

- Patch all holes and voids to ensure safety.
- Staining noted from past leaking, recommend consulting with seller.

## 3. Combustion

## Observations:

- FVIR - Flammable Vapor Ignition Resistant the combustion chamber on this water heater is a sealed unit and can not be viewed by the inspector.

## 4. Venting

## Observations:

- Some rust noted, recommend review by a licensed plumbing contractor.
- Minimum 3 screws at each vent pipe connection, recommend repair by a licensed plumbing contractor.
- **The water heater vent pipe and draft hood is loose, recommend repair by a licensed plumbing contractor to ensure safety.**



## 5. Water Heater Condition

## Observations:

- Operational at time of inspection.

## 6. Number Of Gallons

## Observations:

- 50 gallons

## 7. Gas Valve

### Observations:

- Older style flex line noted, recommend replacing.
- Recommend installing a drip leg on gas line to catch and trap sediment, recommend a licensed plumbing contractor to install.

## 8. Plumbing

### Observations:

- Operational at time of inspection.
- Insulation is recommended on pipes at unheated areas.
- Note; Water line penetrates ceiling area, recommend installing copper pipe or a 26 gauge metal sleeve.



## 9. TPRV

### Observations:

- A temperature pressure relief valve (TPRV) is present. This safety valve releases water if either the temp or pressure in the tank gets too high.

## 10. Overflow Condition

### Observations:

- Overflow line needs to have gravity fall, recommend review and repair by a licensed plumbing contractor.



## 11. Strapping

### Observations:

- Water heater straps were present.

## Heat & A/C

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

Observations:

- Operational at time of inspection.
- Rust, corrosion and staining noted at heater, recommend review by a licensed HVAC contractor.
- Unit was vibrating at time of inspection, recommend review by a licensed HVAC contractor.
- Fuel Furnace: Last service date 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 "firebox", 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 a furnace specialist recommends a complete inspection annually; we recommend further evaluation of this unit by a licensed HVAC contractor prior to close of escrow.

### 2. Heater Base

Observations:

- Some staining noted, recommend review by a licensed HVAC contractor.
- Evidence of past or present small animals noted, recommend further review by a licensed pest control company.

### 3. Enclosure

Observations:

- Some staining noted at unit, recommend review by a licensed HVAC contractor.
- Note; The heater is dirty and there are no records of prior service. Recommend having a licensed HVAC contractor clean unit and perform a system check. HVAC systems require yearly maintenance.

### 4. Venting

Observations:

- Operational at time of inspection.
- **\*\*Roof Flashing\*\***
- Deteriorated sealant noted at vent pipe, sealant is recommended at flashing for a water tight seal. Recommend repair by a licensed roofing contractor.

### 5. Gas Valve

Observations:

- Present at time of inspection.
- Older style flex line noted, recommend replacing.
- Recommend installing a drip leg on gas line to catch and trap sediment, recommend a licensed plumbing contractor to install.
- **\*\*Gas Line\*\***
- Gas line needs to be hard piped at furnace cabinet, recommend review and repair by a licensed HVAC contractor.

## 6. A/C Compressor Condition

### Observations:

- Air conditioner is producing colder than normal temperatures, recommend review by a licensed HVAC contractor.
- Annual HVAC service contract is recommended.

## 7. Refrigerant Line

### Observations:

- Operational at time of inspection.
- Note; Air conditioner is producing colder than normal temperatures, recommend review by a licensed HVAC contractor.

## 8. Air Supply

### Observations:

- The return air supply system is operational.
- Recommend cleaning all debris out of return air supply.

## 9. Registers

### Observations:

- Operational at time of inspection.
- **\*\*Hallway Area\*\***
- Low air flow noted at register, recommend review by a licensed HVAC company.

## 10. Filters

### Observations:

- Filter was not installed at time of inspection.
- Maintenance: The air filter(s) should be cleaned or replaced every three months. 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 must be replaced before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

## 11. Thermostat

### Observations:

- Operational at the time of inspection.

## 12. Electrical

### Observations:

- Over sized breakers noted at time of inspection, this could cause equipment damage. Recommend contacting a licensed HVAC contractor to review and repair. Refer to manufactures recommendations for this equipment.

## 13. Condensate Line

### Observations:

- **\*\*Attic Area\*\***
- Recommend securing primary condensate line to protect from physical damage.
- Secondary condensate line is disconnected, recommend review by a licensed HVAC contractor.
- **\*\*Exterior of House\*\***
- Recommend installing a 90 degree elbow at drain line to minimize stucco damage.

## 14. Wall Condition

### Observations:

- Open attic area.

15. Ceiling Condition

Observations:

- Open attic area.

16. Combustion Air

Observations:

- Open attic area.

## Interior

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. Bar

Observations:

- None present

### 2. Cabinets

Observations:

- None present

### 3. Closets

Observations:

- Door is not latching properly.
- Limited inspection at closets due to personal stored items.

### 4. Doorbell

Observations:

- Operational at time of inspection.

### 5. Electrical

Observations:

- Operational at time of inspection.
- Electrical components concealed behind finished surfaces are not inspected.
- **\*\*Family Room\*\***
- Worn switch noted, recommend repair by a licensed electrical contractor.
- **\*\*Arc Fault Protection\*\***
- No arc fault circuit interrupter protection is present.
- Today's building standards require all circuits to be protected by an arc fault circuit interrupter. Recommend repair by a licensed electrical contractor to ensure safety.

### 6. Ceiling Fans

Observations:

- **\*\*Breakfast Area\*\***
- Operational at time of inspection.
- **\*\*Family Room\*\***
- Damaged parts noted, recommend repairing or replacing.
- Ceiling fan did not operate when tested, check power source.

## 7. Smoke Detectors

### Observations:

- Smoke detectors were present at time of inspection.
- Recommend installing a smoke detector in each room to ensure safety.
- **\*\*Smoke Alarm Types\*\***
- Ionization and photoelectric are the two main designs of smoke detectors. Both types must pass the same tests to be certified to the voluntary standard for smoke alarms, but they perform differently in different types of fires. Detectors may be equipped with one or both types of sensors -- known as dual-sensor smoke alarms -- and possibly a heat detector, as well. These sensors are described as follows:
  - Ionization smoke sensors are the most common and economical design, and are available at most hardware stores. They house a chamber sided by small metal plates that irradiate the air so that it conducts electricity. When smoke enters the chamber, the current flow becomes interrupted, which triggers an alarm to sound. These sensors will quickly detect flaming-type fires but may be slower to react to smoldering fires.
  - Photoelectric smoke sensors use a light-sensitive photocell to detect smoke inside the detector. They shine a beam of light that will be reflected by smoke toward the photocell, triggering the alarm. These sensor types work best on smoldering fires but react more slowly to flaming fires. They often must be hard-wired into the house's electrical system, so some models can be installed only in particular locations.

## 8. Carbon Monoxide Detector

### Observations:

- Carbon monoxide detector was present at time of inspection.

## 9. Stairs & Handrail

### Observations:

- None present

## 10. Window or Wall A/C

### Observations:

- None present

## 11. Window Condition

### Observations:

- Dual pane windows noted at time of inspection.  
Recommend cleaning tracks and weep holes at bottom of window frames.  
A number of damaged or missing window screens noted.  
Thermopane windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows consult with a licensed window contractor.
- Note; Water intrusion noted at a number of windows, recommend review by a licensed window company for repair options.
- **No window alarms present, windows leading to a pool area are required to have alarms installed. Recommend installing to ensure safety.**



## 12. Patio Doors

### Observations:

- Operational at time of inspection.
- Some frame damage noted, recommend repair by a licensed vinyl repair company.
- Recommend cleaning track and weep holes at bottom of door frame.
- **No door alarms present, doors leading to a pool area are required to have alarms installed. Recommend installing to ensure safety.**

## 13. Screen Doors

### Observations:

- Screen is damaged, recommend repairing.

## 14. Security Bars

### Observations:

- None present

## 15. Fireplace

Materials: Prefabricated fireplace noted.

### Observations:

- Firebrick is deteriorated in firebox, recommend further review by a licensed fireplace company.
- Loose parts and damaged screens noted at time of inspection.
- Damaged log rack noted.
- Recommend sealing around gas line in firebox.
- Evidence of past water or moisture intrusion noted.
- Glass doors missing at time of inspection.
- Recommend cleaning chimney by a licensed chimney sweep contractor.
- Inspector does not test fireplaces at time of inspection.
- Have a licensed fireplace company review and repair any issues found before attempting to use fireplace.
- Note; Our fireplace review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified licensed fireplace professional.

## 16. Floor Condition

### Observations:

- Operational at time of inspection.

### 17. Wall Condition

Observations:

- Operational at time of inspection.
- Minor damage and patching noted.
- **\*\*Breakfast Area\*\***
- Previous owner penetrated the stucco water proofing due to adding a pet door. This area may possible leak during a rain event, recommend further review by a licensed stucco contractor.
- **No alarm present, pet doors leading to a pool and spa area are required to have an alarm installed. Recommend installing to ensure safety.**

### 18. Ceiling Condition

Observations:

- Operational at time of inspection.
- **\*\*Family Room\*\***
- Minor damage noted at ceiling area.
- **\*\*Dinning Room\*\***
- Stains noted on ceiling, recommend consulting with seller.

### 19. Skylight

Observations:

- None present

## 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. Electrical

Observations:

- Operational at time of inspection.
- A number of loose outlets noted, recommend securing.
- Electrical outlets are painted, recommend replacing.
- Electrical components concealed behind finished surfaces are not inspected.
- **\*\*Bedroom #3\*\***
- Missing outlet cover and screws at switch plate, recommend installing to ensure safety.
- **\*\*Bedroom #4\*\***
- Worn electrical switch noted, recommend repair by a licensed electrical contractor.
- **\*\*Arc Fault Protection\*\***
- No arc fault circuit interrupters present.
- Today's building standards require all bedroom circuits to be protected by an arc fault circuit interrupter. Recommend repair by a licensed electrical contractor to ensure safety.

### 2. Ceiling Fans

Observations:

- A number of fans were operational.
- A number of missing bulbs noted.
- **\*\*Bedroom #2\*\***
- Fan was noisy during operation.

### 3. Smoke Detectors

Observations:

- **\*\*Smoke Alarm Types\*\***
- Ionization and photoelectric are the two main designs of smoke detectors. Both types must pass the same tests to be certified to the voluntary standard for smoke alarms, but they perform differently in different types of fires. Detectors may be equipped with one or both types of sensors -- known as dual-sensor smoke alarms -- and possibly a heat detector, as well. These sensors are described as follows:
  - Ionization smoke sensors are the most common and economical design, and are available at most hardware stores. They house a chamber sided by small metal plates that irradiate the air so that it conducts electricity. When smoke enters the chamber, the current flow becomes interrupted, which triggers an alarm to sound. These sensors will quickly detect flaming-type fires but may be slower to react to smoldering fires.
  - Photoelectric smoke sensors use a light-sensitive photocell to detect smoke inside the detector. They shine a beam of light that will be reflected by smoke toward the photocell, triggering the alarm. These sensor types work best on smoldering fires but react more slowly to flaming fires. They often must be hard-wired into the house's electrical system, so some models can be installed only in particular locations.
- **\*\*Bedroom 4 & 3\*\***
- **No smoke detectors were installed at time of inspection, recommend installing to ensure safety.**

### 4. Doors

Observations:

- Operational at time of inspection.
- **\*\*Bedroom #4\*\***
- Recommend adjusting door for proper operation.

## 5. Wall Condition

### Observations:

- Operational at time of inspection.
- Minor damage and patching noted.

## 6. Closets

### Observations:

- Operational at time of inspection.
- Recommend adjusting closet doors for proper operation.
- **\*\*Master Bedroom\*\***
- **Broken glass noted at closet door, recommend replacing to ensure safety.**

## 7. Floor Condition

### Observations:

- Operational at time of inspection.

## 8. Ceiling Condition

### Observations:

- Operational at time of inspection.

## 9. Window Condition

### Observations:

- Dual pane windows noted at time of inspection.

Recommend cleaning tracks and weep holes at bottom of window frames.

A number of damaged or missing window screens noted.

Thermopane windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows consult with a licensed window contractor.

- Note; Water intrusion noted at a number of windows, recommend review by a licensed window company for repair options.

- **\*\*Master & Bedroom 2\*\***

- **No window alarms present, windows leading to a pool area are required to have alarms installed. Recommend installing to ensure safety.**

## 10. Patio Doors

### Observations:

- None present

## 11. Screen Doors

### Observations:

- None present

## 12. Security Bars

### Observations:

- None present

## 13. Fireplace

### Observations:

- None present

14. Fire Sprinkler

Observations:

- None present

## 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 Bathroom • Hallway Bathroom • Master Bathroom

### 2. Cabinets

Observations:

- Operational at time of inspection.
- Some staining and minor damage noted.
- It is difficult to see defects if cabinets are lined with shelving materials.
- **\*\*Master Bathroom\*\***
- Recommend adjusting doors for proper operation

### 3. Counters

Observations:

- Operational at time of inspection.

### 4. Mirrors

Observations:

- Operational at time of inspection.

### 5. Doors

Observations:

- Operational at time of inspection.

### 6. Electrical

Observations:

- Operational at time of inspection.
- A number of missing or burned out light bulbs noted.
- **\*\*Master Bathroom\*\***
- A number of missing light bulbs noted, recommend installing to ensure safety.

### 7. GFCI

Observations:

- Ground fault circuit interrupters are in place and operational.

### 8. Exhaust Fan

Observations:

- Operational at time of inspection.
- Maintenance Tip; if bathrooms are equipped with a bath fan regular cleaning is required to extend life of fan motor.

### 9. Heating

Observations:

- Registers present at a number of bathrooms.
- **\*\*Hallway Bathroom\*\***
- Low air flow noted at register, recommend review by a licensed HVAC company.

## 10. Sinks

### Observations:

- Operational at time of inspection.
- **\*\*Master Bathroom\*\***
- Sinks are showing signs of wear, recommend repairing or replacing.
- Note; Water was not tested at master bath due to main sewer line backing up at time of inspection.

## 11. Plumbing

### Observations:

- **\*\*Hallway Bathroom\*\***
- Operational at time of inspection.
- **\*\*Main Bathroom\*\***
- Missing handel at shut off valve, recommend repair by a licensed plumbing contractor.
- **\*\*Master Bathroom\*\***
- Water was not tested due to main sewer line backing up at time of inspection.



Main bathroom

## 12. Toilets

### Observations:

- **\*\*Main & Hallway Bathroom\*\***
- Operational at time of inspection.
- **\*\*Master Bathroom\*\***
- Toilet was not tested due to main sewer line backing up at time of inspection.

## 13. Bathtubs

### Observations:

- Operational at time of inspection.
- **\*\*Hallway Bathroom\*\***
- Tub chips noted, recommend contacting a repair company.
- Tub drains slow, recommend cleaning.
- **\*\*Master Bathroom\*\***
- Tub was not tested due to main sewer line backing up at time of inspection.

#### 14. Showers

Observations:

- **\*\*Hallway Bathroom\*\***
- Operational at time of inspection.
- **\*\*Master Bathroom\*\***
- Tiled shower base noted, we are unable to determine if a proper shower pan has been installed. Recommend further evaluation by a licensed tile installer.
- Loose faucet trim and drain cover noted, recommend securing.
- Some staining and discoloration noted.
- Note; Water was not tested at master shower due to main sewer line backing up at time of inspection.

#### 15. Shower Walls

Observations:

- Operational at time of inspection.
- **\*\*Master Bathroom\*\***
- Tiled shower walls noted, we are unable to determine if the proper water proofing was installed behind tile surface. Recommend further evaluation by a licensed tile installer.

#### 16. Enclosure

Observations:

- **\*\*Master Bathroom\*\***
- Corrosion present on shower enclosure. It cannot be determined at the time of the inspection whether or not a simple cleaning will solve the problem.

#### 17. Window Condition

Observations:

- **\*\*Master & Hallway Bathroom\*\***
- Operational at time of inspection.
- Recommend cleaning tracks and weep holes at bottom of window frames.

#### 18. Security Bars

Observations:

- None present

#### 19. Floor Condition

Observations:

- Operational at time of inspection.
- Stained flooring noted at a number of bathrooms.

#### 20. Wall Condition

Observations:

- Operational at time of inspection.
- **\*\*Master Bathroom\*\***
- Peeling paint noted at window area due to excessive moisture, recommend repainting to eliminate further damage to walls.

#### 21. Ceiling Condition

Observations:

- Operational at time of inspection.
- **\*\*Main Bathroom\*\***
- Ceiling patch noted, recommend consulting with seller.

22. Fire Sprinkler

Observations:

- None present

## Kitchen

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

### 1. Cabinets

Observations:

- Operational at time of inspection.
- Some minor damage and staining noted at cabinets.

### 2. Counters

Observations:

- Operational at time of inspection.

### 3. Dishwasher

Observations:

- Operational at time of inspection.
- **\*\*Electrical Outlet\*\***
- Today's building standards require a ground fault circuit interrupter, recommend upgrading to ensure safety.

### 4. Trash Compactor

Observations:

- Did not operate properly at time of inspection, recommend repairing.

### 5. Cooktop condition

Observations:

- Only 4 burners worked at time of inspection, recommend service by an appliance company.

### 6. Oven condition

Observations:

- Operational at time of inspection.

### 7. Vent Condition

Observations:

- Damaged parts noted at hood vent, recommend servicing.

### 8. Microwave

Observations:

- Was not tested at time of inspection.

### 9. Sinks

Observations:

- Operational at time of inspection.
- Note; Luke warm water noted at faucet due to water heater being on vacation setting.

### 10. Water Dispenser

Observations:

- None present

### 11. Spray Wand

Observations:

- Operational at time of inspection.

## 12. Garbage Disposal

### Observations:

- Disposal is noisy, possible foreign object stuck in disposal.

## 13. Plumbing

### Observations:

- Operational at time of inspection.
- Some corrosion noted at shut off valves, recommend review by a licensed plumbing contractor.



## 14. Electrical

### Observations:

- A number of missing covers and loose outlets noted, recommend repairing to ensure safety.
- Missing and burned out light bulbs noted.
- Extension cord wiring noted, recommend review by a licensed electrical contractor to ensure safety.
- Note; Additional electrical added to kitchen, recommend review by a licensed electrical contractor to ensure safe and adequate service.



### 15. GFCI

Observations:

- Only two ground fault circuit interrupters noted at time of inspection, reset is in the kitchen.
- Today's building standards require all counter top outlets in kitchen to be ground fault circuit interrupters, recommend upgrading.
- **\*\*Dishwasher Outlet\*\***
- Today's building standards require a ground fault circuit interrupter, recommend upgrading to ensure safety.

### 16. Floor Condition

Observations:

- Minor damage and staining noted.
- Some areas not visible due to stored personal items.

### 17. Wall Condition

Observations:

- Operational at time of inspection.
- Some areas not accessible due to stored personal items.

### 18. Ceiling Condition

Observations:

- Operational at time of inspection.

### 19. Window Condition

Observations:

- Operational at time of inspection.

### 20. Security Bars

Observations:

- None present

### 21. Doors

Observations:

- Operational at time of inspection

### 22. Patio Doors

Observations:

- **\*\*See Interior Section\*\***

### 23. Screen Doors

Observations:

- **\*\*See Interior Section\*\***

## Laundry

## 1. Cabinets

## Observations:

- Operational at time of inspection.

## 2. Counters

## Observations:

- None present

## 3. Dryer Vent

## Observations:

- Dryer vent is damaged, recommend repairing.
- Recommend installing ridged metal pipe in garage area.



## 4. Electrical

## Observations:

- Operational at time of inspection.
- Note; The 220 volt outlet is not part of this inspection due to configuration of outlet.

## 5. GFCI

## Observations:

- No sink area present.

## 6. Exhaust Fan

## Observations:

- Fan did not operate at time of inspection, recommend checking power source.
- Maintenance Tip; If laundry room is equipped with a fan regular cleaning is required to extend life of fan motor.

## 7. Gas Valve

## Observations:

- Gas line was not capped at time of inspection.

## 8. Wash Basin

## Observations:

- None present

**9. Window Condition**

Observations:

- None present

**10. Floor Condition**

Observations:

- Operational at time of inspection.

**11. Plumbing**

Observations:

- **\*\* Washer Drain Line\*\***
- No way to determine presence of drain trap inside wall, due to being concealed behind wall surface.
- **\*\*Shut Off Valves\*\***
- Water pressure is not tested at washer valves, recommend a licensed plumbing contractor to evaluate water pressure.

**12. Wall Condition**

Observations:

- Operational at time of inspection.

**13. Ceiling Condition**

Observations:

- Operational at time of inspection.

**14. Doors**

Observations:

- Operational at time of inspection.