

TH Inspection Services

Property Inspection Report



42263 50th St. West, Lancaster, CA 93536
Inspection prepared for: Larry Williams
Date of Inspection: 12/12/2018 Time: 10:00 am
Age of Home: 27 yrs. Size: 1600 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.

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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

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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 8 Item: 9	Grounds Electrical	• Exposed wires noted at rear patio area, recommend repair by a licensed electrical contractor.
Attic		
Page 19 Item: 9	Chimney	• Chimney double wall vent pipe should maintain a minimum 1 inch clearance to combustible materials.
Garage		
Page 21 Item: 8	Fire Door	• Damaged weatherstripping/smoke seal noted, recommend replacing to ensure safety.
Page 22 Item: 17	Walls	• The common wall between the garage and home has damage or improper covered areas. Fire potential to the home is at a greater risk. Recommend repairing or installing the proper fire rated materials.
Water Heater		
Page 27 Item: 1	Base	• The water heater platform in garage has damaged areas. Fire potential to the home is at a greater risk, recommend repairing.
Page 27 Item: 4	Venting	• The water heater vent pipe is not installed properly, recommend repair by a licensed plumbing contractor to ensure safety.
Bathroom		
Page 40 Item: 7	GFCI	• **Hallway Bathroom** • No (GFCI) ground fault circuit interrupter installed, recommend installing to ensure safety.
Kitchen		
Page 43 Item: 6	Oven & Range	• **Anti-Tip Bracket** • Anti-Tip bracket was not present at time of inspection, recommend installing to ensure safety.
Page 44 Item: 15	GFCI	• Defective (GFCI) ground fault circuit interrupter, recommend review and repair by a licensed electrical contractor to ensure safety.
Laundry		
Page 46 Item: 8	Gas Valve	• Gas valve was not capped at time of inspection.

Inspection Details

1. Attendance

In Attendance: Client present • Buyers agent present

2. Home Type

Home Type: Single family home with attached garage.

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

3. Occupancy

Occupancy: Vacant

- The utilities were on at time of inspection.
- ****Garage****
- A number of cabinets or shelves mounted to garage walls may have limited inspectors visibility of hidden defects.

Grounds

1. Driveway and Walkway Condition

Observations:

- Operational at time of inspection.

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.
- While performance of lot drainage may appear operational at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. It is very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems. No water test was performed at this inspection
- Today's building standards require a minimum 2" clearance between concrete surface and stucco weep screed, without this clearance moisture can enter the structure.
- Today's building standards require a minimum 4" clearance between soil and bottom of stucco weep screed, without this clearance moisture can enter the structure.
- ****Front Yard****
- Large metal lid noted in grass area, recommend consulting with seller.
- ****Yard Drains****
- A number of yard drains were noted on property at time of inspection.
- Recommend installing or repairing drain covers to ensure safety.
- The drainage system is not tested and is not part of this inspection.
- Maintenance tip; Check and clean yard drains to make sure they are free of debris and draining properly.
- ****Block Wall Drainage****
- Block walls should have a drainage hole at bottom of wall to allow water to drain from rear yard.
- Back yard may trap water during a rain event due to configuration of yard drainage.



3. Vegetation Observations

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.
- Today's building standards require a minimum 2" clearance between concrete surface and stucco weep screed, without this clearance moisture can enter the structure.
- ****Rear Patio****
- Possible trip hazard, plumbing clean out should be flush with concrete surface.

5. Stairs or Handrail

Observations:

- ****Entry Area****
- Operational at time of inspection.

6. Patio Structure and Roof Condition

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.
- Recommend securing loose boxes and conduit to ensure safety.
- ****Exterior Outlets****
- Appeared to be in operational condition.
- ****Exterior Light Fixtures****
- Recommend adding protective covers on bare bulb light fixtures.
- A number of missing light bulbs, recommend installing to ensure safety.
- **Exposed wires noted at rear patio area, recommend repair by a licensed electrical contractor.**



10. GFCI

Observations:

- Ground fault circuit interrupter operated at time of inspection.
- Exterior (GFCI) outlet reset is in the garage.

11. Main Gas Valve

Observations:

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

12. Plumbing

Materials: Copper water piping noted.

Observations:

- Additional plumbing is added to property, recommend review by a licensed plumber.
- ****Water Meter****
- Located in front yard by sidewalk.
- Recommend having a water shut off wrench to shut water off to property in case of an emergency.
- Insect activity noted, recommend further review by licensed pest control company.
- ****Water Lines****
- Recommend insulating exposed water lines to protect from freezing, contact a licensed plumber to repair.
- ****Plumbing Drain Line****
- Inspector could not locate front yard sewer clean out in planter area, possibly covered by soil or not installed.
- Sewer line; We recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the discharge location. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. Recommend a qualified licensed plumber with a sewer camera, video machine and detector to inspect sewer line.

13. Water Pressure

Observations:

- 85 psi was noted at time of inspection.
- Recommended water pressure should be between 60-70 psi.
- Note; High pressure was noted, recommend consulting with a licensed plumber 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 plumber.

15. Exterior Faucet Condition

Observations:

- Operational at time of inspection.
- Recommend insulating exposed water lines to protect from freezing, contact a licensed plumber to repair.
- ****Rear Hose Faucet****
- Water line is loose, recommend repair by a licensed plumbing contractor.

16. Fence Condition

Observations:

- Operational at time of inspection.
- ****Low Yard Wall****
- Some wall damage noted, recommend review and repair by a licensed masonry contractor.
- ****Block Wall Drainage****

Block walls should have a drainage hole at bottom of wall to allow water to drain from rear yard. Back yard may trap water during a rain event due to configuration of yard drainage.

17. Gate Condition

Observations:

- Operational at time of inspection.
- ****Double Gate****
- Gates need to be adjusted, recommend repairing.

18. Sprinklers

Observations:

- Home is equipped with an underground sprinkler system, recommend consulting with seller for operation. Sprinkler systems are beyond the scope of a home inspection due to most parts and piping not being visible.
- The sprinkler system was not operated and is not part of this inspection.
- ****Rear Yard****
- Water line appears to be leaking, recommend repair by a licensed landscaper.
- Recommend insulation on unprotected water lines to protect from freezing.

19. Water Features

Observations:

- Fountain noted in rear yard, recommend securing to ensure safety.

Roof

1. Roof Condition

Roof Information: Inspected from roof.

Materials: Concrete tiles noted.

Observations:

- A number of broken roof tiles were 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.
- Exposed roofing felt noted at time of inspection.
- Concrete end caps are showing wear, recommend repairing or replacing.
- 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.



2. Flashing

Observations:

- ****Plumbing Vents****
- Deteriorated rubber boot seals noted at plumbing vent pipes, recommend review and repair by a licensed roofing contractor.



3. Chimney

Observations:

- Appeared to be in operational condition.
- ****Limited Review****

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. Sky Lights

Observations:

- None present

5. Spark Arrestor

Observations:

- Present at time of inspection.

6. Vent Caps

Observations:

- Present at time of inspection.

7. Gutters

Observations:

- Partial gutters noted, full installation is recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splash blocks or extensions to carry water away from structure.
- Recommend cleaning debris out of gutter areas.

8. Solar panels

Observations:

- None present

9. Satellite Dish

Observations:

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

10. Ventilation

Observations:

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

Exterior

1. Doors

Observations:

- ****Entry Door****
- Damaged weatherstripping noted, recommend replacing to ensure a proper seal.
- ****Garage Service Door****
- Missing weatherstripping and threshold at door, recommend installing to minimize water intrusion.
- Exposed wood and peeling paint noted, recommend scraping and painting as necessary.
- Evidence of repairs observed, unable to determine the effectiveness of these repairs.

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:

- None present

4. Eaves & Fascia

Observations:

- Operational at time of inspection.
- Caulk and seal all gaps, cracks and openings to minimize water intrusion, we recommend using (butyl) sealants.
- All exterior painted surfaces should be annually examined and sealed, re-caulked and repainted as needed.

5. Exterior Paint

Observations:

- Peeling paint observed, 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:

- Operational at time of inspection.
- Cracks at corners of window and doors is common in stucco construction, recommend sealing stucco cracks if possible to minimize water and moisture intrusion.
- Some stucco deterioration noted, recommend patching to minimize water intrusion.
- Patched areas noted, unable to verify if repairs were done properly.
- 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.
- Stucco is stained in a number of areas, stucco is also paintable.
- All repairs should be done by a licensed stucco contractor to ensure a water tight seal.
- Today's building standards require a minimum 2" clearance between concrete surface and stucco weep screed, without this clearance moisture can enter the structure.
- Today's building standards require a minimum 4" clearance between soil and bottom of stucco weep screed, without this clearance moisture can enter the structure.



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:

- Visible portions of foundation perimeter appeared to be in operational condition.
- Todays building standards require a minimum 2" clearance between concrete surface and stucco weep screed, without this clearance moisture can enter the structure.
- Todays building standards require a minimum 4" clearance between soil and bottom of stucco weep screed, without this clearance moisture can enter the 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.

Attic

1. Access

Observations:

- Hallway wall area.
- Attic access door needs to be an approved fire rated material, recommend replacing.

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.
- Possible organic substance noted, if further testing is needed recommend contacting a licensed lab.
- Note; Limited review of structure due to attic design and air ducts. Inspector could not access all areas of the attic.



Chimney area

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:

- **** Air Plenum****
- Seal air ducts at plenum area to minimize air leakage, recommend review and repair by a licensed HVAC contractor.
- Evidence of repairs noted, recommend consulting with seller.
- Note; Unable to determine condition of all ducting due to attic design.

6. Electrical

Observations:

- Additional electrical is added to attic area, recommend review by licensed electrical contractor to ensure safe and adequate service.
- Extension cord wiring was noted at time of inspection.
- Unable to determine condition of all electrical due to being covered by insulation.



7. Attic Plumbing

Observations:

- ****Water Piping****
- 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.
- ****Plumbing Vent****
- Insect activity noted, recommend further review by licensed pest control company.

8. Insulation Condition

Observations:

- Insulation is displaced in attic at a number of areas, recommend installing to avoid lose of energy.
- Stained insulation noted this is a indication of water or moisture entering attic area.
- Kraft paper on insulation is exposed to attic area, recommend repairing insulation.



9. Chimney

Observations:

- Evidence of past leaking noted, recommend review and repair by a licensed roofing contractor.
- ****Limited Review****

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.**



10. Exhaust Vent

Observations:

- ****Bath and Laundry Fan****
- Appear to terminate to exterior roof vent.

11. Firewall

Observations:

- Patch all voids at firewall area to ensure safety to occupants.

Garage

1. Roof Condition

Roof Information: Inspected from roof.

Materials: Concrete tiles noted.

Observations:

- A number of broken roof tile noted at time of inspection.
- Roof tile have slipped out of place in a number of areas.
- Open areas noted on roof surface at time of inspection, possible water intrusion can occur.
- Exposed roofing felt noted at time of inspection.
- Concrete end caps are showing wear, recommend repairing or replacing.
- No leak or water test was performed at this inspection.



2. Flashing

Observations:

- Appeared to be operational.

3. Roof Framing

Observations:

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



4. Electrical

Observations:

- Additional electrical added to garage, recommend review by a licensed electrical contractor to ensure safe and adequate service.
- Extension cord wiring noted, recommend review by a licensed electrical contractor to ensure safe and adequate service.
- Recommend adding protective covers over light bulbs to ensure safety.
- Note; Sprinkler controller outlet was not tested due to timer being plugged in.

5. GFCI

Observations:

- Ground fault circuit interrupters (GFCIs) are in place and operational.

6. 220 Volt

Observations:

- None present

7. Exterior Door

Observations:

- Missing weatherstripping and threshold at door, recommend installing to minimize water intrusion. Exposed wood and peeling paint noted, recommend scraping and painting as necessary.
- Evidence of repairs observed, unable to determine the effectiveness of these repairs.

8. Fire Door

Observations:

- Door was operated at time of inspection.
- **Damaged weatherstripping/smoke seal noted, recommend replacing to ensure safety.**

9. Garage Door Condition

Observations:

- Operational at time of inspection.
- Weatherstripping at bottom of door is damaged, recommend repairing.

10. Garage Door Parts

Observations:

- Operational at time of inspection.

11. Garage Opener Status

Observations:

- Noisy during operation, recommend lubrication of hardware to extend life.

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:

- Operational at time of inspection.

15. Wash Basin

Observations:

- None present

16. Plumbing

Observations:

- ****Water Piping****

Recommend insulating unprotected water lines to protect from freezing, recommend review and repair by a licensed plumbing contractor.

- ****Water Softener****

- Recommend consulting with seller or manufacture for operation and maintenance of this unit.

17. Walls

Observations:

- ****Water Heater Area****

- Staining was noted from past water leaks, recommend consulting with seller.

- **The common wall between the garage and home has damage or improper covered areas. Fire potential to the home is at a greater risk. Recommend repairing or installing the proper fire rated materials.**



18. Anchor Bolts

Observations:

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

19. Ceiling Condition

Observations:

- Open framing noted.

20. Beams

Observations:

- Not visible covered by drywall.

21. Floor Condition

Observations:

- Operational at time of inspection.

22. Stem Wall

Observations:

- Operational at time of inspection.

23. Fascia and Eaves

Observations:

- Operational at time of inspection.
- Caulk and seal all gaps, cracks and openings to minimize water intrusion, we recommend using (butyl) sealants.
- 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 deteriorated stucco noted in a number of areas, recommend patching to minimize water intrusion.
- Stucco weep screed was rusted in a number of areas, this is normally caused by too much moisture.
- Electrical box and satellite dish is attached to stucco, recommend sealing penetrations.
- Stucco is stained in a number of areas, stucco is also paintable.
- Prune or remove any plants that are in contact with garage to minimize moisture or insects from entering structure.
- Today's building standards require a minimum 2" clearance between concrete surface and stucco weep screed, without this clearance moisture can enter the structure.
- Today's building standards require a minimum 4" clearance between soil and bottom of stucco weep screed, without this clearance moisture can enter the structure.
- ****Garage Trim****
- Damaged weatherstripping noted, recommend repairing.
- Exposed wood surfaces were observed at a number of areas.
- 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:

- None present

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.
- Plastic sheathing is damaged at a number of wires, recommend review by a licensed electrical contractor.
- Wire clamp is missing at electrical panel, recommend installing to ensure safety.
- Missing hinge at panel cover, recommend repairing.
- The required electrical panel clearances for today's building standards is a minimum of 30" at sides and 36" in front of panel.
- ****Stucco****
- Previous owner penetrated the stucco water proofing due to adding an electrical box. This area may possibly leak during a rain event, recommend review by a licensed stucco contractor.



2. Main Amp Breaker

Observations:

- Appears to be a 125 amp service.

3. Breakers in off position

Observations:

- "0" breakers in the off position.

4. Cable Feeds

Observations:

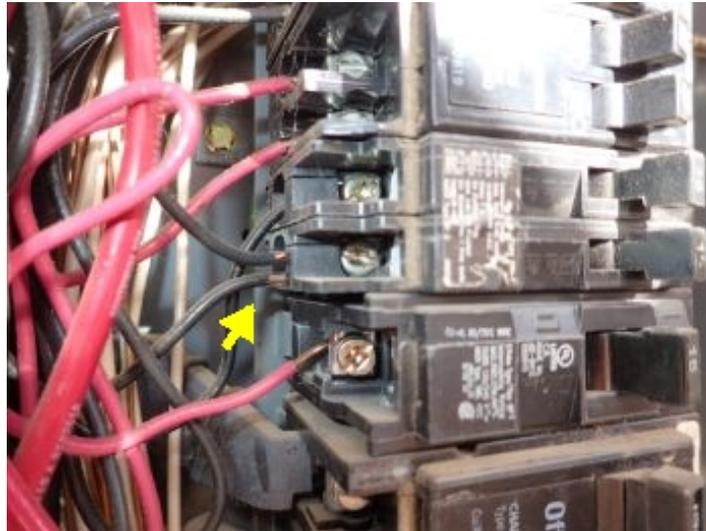
- There is an underground service lateral noted.

5. Breakers

Materials: Copper and aluminum wire noted.

Observations:

- Additional electrical added to panel, recommend review by a licensed electrical contractor to ensure safe and adequate service.
- Double tapping observed, (2 wires on a single pole breaker) this can add to the load of the circuit causing a possible overload and tripping of breakers.
- Breakers from different manufacturers are installed in panel, recommend review by a licensed electrical contractor.



Water Heater

1. Base

Observations:

- Staining is noted from past water leaks, recommend consulting with seller.
- Note; Possible organic substance could be present, if further testing is needed recommend contacting a licensed lab.
- ****Drain Pan****
- Recommend installing a drain line for water heater pan, drain should terminate to exterior.
- **The water heater platform in garage has damaged areas. Fire potential to the home is at a greater risk, recommend repairing.**

2. Heater Enclosure

Observations:

- Seal all holes and voids at wall area to ensure proper fire protection to occupants.
- Staining was noted from past water leak, 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:

- ****Garage****
- Draft hood is loose and damaged, recommend repairing to ensure safety.
- Minimum 3 screws at each vent pipe connection, recommend review and repair by a licensed plumber.
- **The water heater vent pipe is not installed properly, recommend repair by a licensed plumbing contractor to ensure safety.**



5. Water Heater Condition

Heater Type: Gas

Location: The water heater is located in the garage.

Observations:

- Operational at time of inspection, recommend having a licensed plumbing contractor evaluate water heater.
- Water heater is leaning, recommend review by a licensed plumbing contractor.

6. 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.

7. Number Of Gallons

Observations:

- 40 gallons

8. Gas Valve

Observations:

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

9. Plumbing

Observations:

- Rust and corrosion noted, recommend review by a licensed plumbing contractor.
- Insulation is recommended on pipes at unheated areas.
- It is recommended to bond hot and cold water lines at water heater.

10. Overflow Condition

Observations:

- Present at time of inspection, overflow lines are not tested.
- ****Exterior****
- Restricted overflow line noted, recommend clearing soil.



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:

- Fan would not shut down at time of inspection, furnace was unplugged. Recommend review and repair by a licensed HVAC contractor.
- Staining and rust noted, recommend review by a licensed HVAC contractor.
- Fuel Furnace: Last service date is unable to be determined, 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:

- Staining noted from past leaking, recommend review by a licensed HVAC contractor.
- Evidence of past or present animals noted, recommend further evaluation by a local licensed pest control company.



3. Enclosure

Observations:

- Staining and rust noted, recommend review by a licensed HVAC contractor.
- Improve: The furnace 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:

- ****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 Valves

Observations:

- Present at time of inspection.
- 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.
- Older style flex line noted, recommend replacing.

6. Refrigerant Line

Observations:

- ****Exterior****
- Missing insulation on refrigerant line, recommend repairing.

7. A/C Compressor Condition

Observations:

- Operational at the time of inspection.
- It is recommend that the A/C compressor should be mounted and secured on a 3" pad.
- Recommend securing/anchoring A/C compressor.
- Annual HVAC service contract is recommended.

8. Air Supply

Observations:

- ****Attic Area****
- Seal air ducts at plenum area to minimize air leakage, recommend review and repair by a licensed HVAC contractor.
- Evidence of repairs noted, recommend consulting with seller.
- Note; Fan would not shut down at time of inspection, furnace was unplugged. Recommend review and repair by a licensed HVAC contractor.

9. Registers

Observations:

- Operational at time of inspection.

10. Filters

Observations:

- Air filter is dirty, recommend replacing filter.
- 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 rising 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:

- ****Attic Area****
- Fan would not shut down at time of inspection, furnace was unplugged. Recommend review by a licensed HVAC contractor.

13. Condensate Line

Observations:

- ****Attic Area****
- Loose condensation drain line noted, recommend repair by a licensed HVAC contractor.
- Missing air gap and drain trap on condensate line, recommend review by a licensed HVAC contractor.
- ****Drain Pan****
- Drain pan is recommended under unit in attic area, recommend contacting a licensed HVAC contractor to evaluate.



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:

- Operational at time of inspection.

3. Closets

Observations:

- Operational at time of inspection.

4. Doors

Observations:

- Operational at time of inspection.
- Recommend door stops on all interior doors.

5. Doorbell

Observations:

- Operational at time of inspection.

6. Electrical

Observations:

- Operational at time of inspection.

7. Ceiling Fans

Observations:

- None present

8. Smoke Detectors

Observations:

- Smoke detector was present at time of inspection.
- Improve: 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.
- ****New Smoke Alarm Law****
- http://osfm.fire.ca.gov/informationbulletin/pdf/2013/13-006_SB745_Smoke_Alarm.pdf

9. Carbon Monoxide Detector

Observations:

- Carbon monoxide detector was present at time of inspection.
- http://www.fire.ca.gov/communications/communications_firesafety_carbonmonoxide.php

10. Stairs & Handrail

Observations:

- None present

11. Window or Wall A/C

Observations:

- None present

12. 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.
- ****Living Room****
- Water intrusion noted at window, recommend review by a licensed window company for repair options.



13. Patio Doors

Observations:

- Operational at time of inspection.
- Recommend cleaning track and weep holes at bottom of door frame.

14. Screen Doors

Observations:

- Not installed, recommend installation and confirmation of proper screen door operation.

15. Security Bars

Observations:

- None present

16. Fireplace

Location: Family Room

Materials: Prefabricated fireplace noted.

Observations:

- Firebrick is cracked in firebox, recommend further review by a licensed fireplace company.
- Recommend sealing around gas line in firebox.
- Fireplace damper was opened and closed several times.
- Recommend cleaning chimney by a licensed chimney sweep contractor.
- No log rack present.
- Inspector does not test fireplaces at time of inspection.
- ****Limited Review****

Our chimney review is limited to visible accessible components only. If further review is desired, we recommend contacting a licensed fireplace professional.

17. Floor Condition

Observations:

- Operational at time of inspection.

18. Wall Condition

Observations:

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

19. Ceiling Condition

Observations:

- Operational at time of inspection.

20. 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. Locations

Locations: Master • Bedroom #2 • Bedroom #3 • Bedroom #4

2. Closets

Observations:

- Operational at time of inspection.
- Inspector could not verify that closet doors were tempered glass at time of inspection.
- ****Bedroom #2****
- Wall patches noted, recommend consulting with seller.

3. Doors

Observations:

- Operational at time of inspection.

4. Electrical

Observations:

- ****All Bedrooms****
- Switch did not operate any electrical components, recommend review and repair by a licensed electrical contractor.

5. Ceiling Fans

Observations:

- ****Master Bedroom****
- Operational at time of inspection.

6. Fireplace

Observations:

- None present

7. Smoke Detectors

Observations:

- Smoke detectors were present at time of inspection.
- ****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.
- ****New Smoke Alarm Law****
- http://osfm.fire.ca.gov/informationbulletin/pdf/2013/13-006_SB745_Smoke_Alarm.pdf

8. Floor Condition

Observations:

- Operational at time of inspection.

9. Wall Condition

Observations:

- Operational at time of inspection.
- Some patching and minor damage noted.
- ****Bedroom #4****
- Room conversion noted, 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.

10. Ceiling Condition

Observations:

- Operational at time of inspection.

11. Window-Wall AC or Heat

Observations:

- None present

12. 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.

13. Security Bars

Observations:

- None present

14. Patio Doors

Observations:

- None present

15. Screen Doors

Observations:

- None present

16. 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: Master Bathroom • Hallway Bathroom

2. Cabinets

Observations:

- Operational at time of inspection.
- Some staining and minor damage noted.
- Missing or loose hardware noted.

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.

7. GFCI

Observations:

- ****Master Bathroom****
- Ground fault circuit interrupter (GFCI) is in place and operational.
- Reset for the ground fault circuit interrupter (GFCI) is in the garage.
- ****Hallway Bathroom****
- **No (GFCI) ground fault circuit interrupter installed, recommend installing to ensure safety.**

8. Exhaust Fan

Observations:

- ****Hallway Bathroom****
- 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.

10. Sinks

Observations:

- Operational at time of inspection.

11. Plumbing

Observations:

- Operational at time of inspection.
- Flex drains noted, these are subject to frequent clogging. Recommend review and repair by a licensed plumbing contractor.

12. Toilets

Observations:

- Operational at time of inspection.
- ****Master Bathroom****
- Toilet is loose, recommend review and repair by a licensed plumbing contractor.

13. Bathtubs

Observations:

- ****Hallway Bathroom****
- Tub spout is leaking, recommend repair by a licensed plumbing contractor.
- A number of tubs drain slow, recommend cleaning.

14. Showers

Observations:

- ****Master Shower****
- A number of small chips noted, recommend contacting a repair company that specializes in fiberglass repair.
- ****Shower Faucet****
- Luke warm water noted at faucet, recommend review and repair by a licensed plumbing contractor.

15. Shower Walls

Observations:

- Operational at time of inspection.
- Recommend caulking faucets to shower walls to minimize water intrusion.

16. Enclosure

Observations:

- ****Master Bathroom****
- Operational at time of inspection.
- Recommend adjusting doors for proper operation.

17. Window Condition

Observations:

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

18. Security Bars

Observations:

- None present

19. Floor Condition

Observations:

- Operational at time of inspection.

20. Wall Condition

Observations:

- Operational at time of inspection.

21. Ceiling Condition

Observations:

- Operational at time of inspection.

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 staining and minor damage noted at cabinets.
- ****Under Sink Area****
- New wood installed under sink area this is a possible sign that past leaking occurred in this area.
- Note; Possible organic substance could be present, if further testing is needed recommend contacting a licensed lab.

2. Counters

Observations:

- Operational at time of inspection.

3. Dishwasher

Observations:

- Operational at time of inspection.
- ****Air Gap****
- Refer to manufactures recommendations.
- ****Electrical Outlet****
- Today's building standard require a ground fault circuit interrupter, recommend upgrading to (GFCI) protection.
- Note; Obtain all warranty information for appliance at final walk through.

4. Trash Compactor

Observations:

- None present

5. Cooktop condition

Observations:

- Operational at time of inspection.
- Note; Obtain all warranty information for appliance at final walk through.

6. Oven & Range

Observations:

- Operational at time of inspection.
- Note; Obtain all warranty information for appliance at final walk through.
- ****Anti-Tip Bracket****
- **Anti-Tip bracket was not present at time of inspection, recommend installing to ensure safety.**

7. Vent Condition

Observations:

- Operational at time of inspection.

8. Microwave

Observations:

- Operational at time of inspection.
- Note; Obtain all warranty information for appliance at final walk through.

9. Sinks

Observations:

- Operational at time of inspection.

10. Water Dispenser

Observations:

- None present

11. Spray Wand

Observations:

- Operational at time of inspection.

12. Garbage Disposal

Observations:

- Operational at time of inspection.

13. Plumbing

Observations:

- Operational at time of inspection.
- Flex drain noted, these are subject to frequent clogging. Recommend review and repair by a licensed plumbing contractor.
- Seal around plumbing lines coming out of wall.

14. Electrical

Observations:

- Operational at time of inspection.

15. GFCI

Observations:

- Today's building standard requires all counter top outlets in kitchen to be (GFCI) protected, recommend upgrading all receptacle to (GFCI) protection.
- ****Dishwasher Outlet****
- Today's building standard requires a ground fault circuit interrupter, recommend upgrading to (GFCI) protection.
- **Defective (GFCI) ground fault circuit interrupter, recommend review and repair by a licensed electrical contractor to ensure safety.**

16. Floor Condition

Observations:

- Operational at time of inspection.

17. Wall Condition

Observations:

- Operational at time of inspection.
- False vent noted, recommend patching wall with approved materials.
- Some patching and minor damage noted.
- ****Under Sink Area****
- Some staining and minor damage noted from past leaking, recommend consulting with seller.
- Note; Possible organic substance could be present, if further testing is needed recommend contacting a licensed lab.



18. Ceiling Condition

Observations:

- Operational at time of inspection.

19. Window Condition

Observations:

- Operational at time of inspection.
- Recommend cleaning window track and weep holes at bottom of window frame.

20. Security Bars

Observations:

- None present

21. Doors

Observations:

- None present

22. Patio Doors

Observations:

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

23. Screen Doors

Observations:

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

Laundry

1. Locations

Locations: Next to garage

2. Cabinets

Observations:

- Operational at time of inspection.

3. Counters

Observations:

- None present

4. Dryer Vent

Observations:

- Dryer vent terminates to exterior.
- Recommend cleaning vent pipe prior to hooking up new dryer.
- Recommend verifying that self closing backdraft flapper on exterior is operating properly.

5. Electrical

Observations:

- Operational at time of inspection.

6. GFCI

Observations:

- No sink area present.

7. Exhaust Fan

Observations:

- Operational at time of inspection.
- Maintenance Tip; If laundry room is equipped with a fan regular cleaning is required to extend life of fan motor.

8. Gas Valve

Observations:

- Gas valve was not capped at time of inspection.



9. Wash Basin

Observations:

- None present

10. Window Condition

Observations:

- None present

11. Floor Condition

Observations:

- Operational at time of inspection.

12. 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****
- Some corrosion noted, recommend review by a licensed plumbing contractor.
- Water pressure is not tested at washer valves, recommend a licensed plumber to evaluate water pressure.

13. Wall Condition

Observations:

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

14. Ceiling Condition

Observations:

- Operational at time of inspection.

15. Doors

Observations:

- Operational at time of inspection.
- Recommend door stops to prevent wall damage.