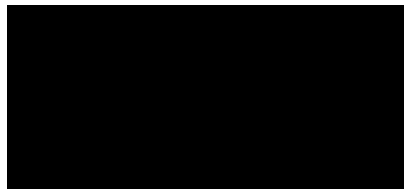




RESIDENTIAL INSPECTION



INSPECTOR DETAILS
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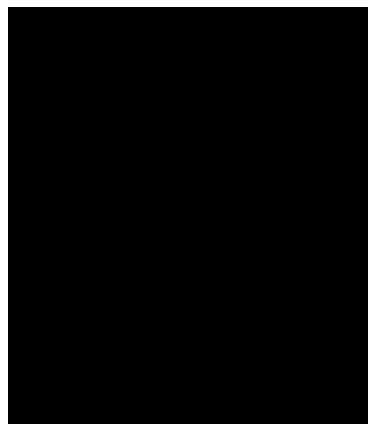


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MINOR
DEFECT/MAINTENANCE
ITEM

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1

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1: INSPECTION DETAILS

Information

Type of Building

Detached, Single Family Home

Weather

Clear

In Attendance

Customer present, Buyer's Agent present

We prefer to have our customers present immediately following the inspection so that we can elaborate on what could be complicated or technical issues that could be somewhat difficult to understand. Whether or not were present, you are required to read the full report, not just the summary report and you should consult with us directly. Also, please verify anything that we may have been purported to have said.

Occupancy

Occupied - Furnished: Heavy volume of personal and household items observed., Access to some items such as: electrical outlets/receptacles; windows; wall/floor surfaces; and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

A home inspection is a visual inspection of the structural and mechanical components. A furnished home presents certain problems for an inspection because all areas typically are not visible, such as the floors due to furnishings or floor coverings (vinyl, tile, area rugs, etc.); interior of drawers, closets, and cabinets due to storage; walls due to furnishings and wall hangings; etc. Furnishings, storage, and use of electric outlets typically prevent the testing of every electric outlet. Furnishings, storage, and window coverings typically prevent access, inspection, and/or testing of every window from the interior.

2: EXTERIOR

Information

Driveway & Walkways: Driveway and Walkway Material

Concrete

Driveway & Walkways: Driveway Condition

No deficiencies were present at the time of inspection.



Exterior Doors: Doors' Locations

Front Door, Rear Sliding Door, Garage Exterior Door, Primary Bedroom Exterior Door

Doors appear satisfactory and functional at the time of the inspection.

Exterior Doors: Security doors

None

Appears satisfactory and functional at the time of the inspection.

Windows: Window Type

Dual Pane, Single Pane

Windows: Window Screens

Missing All

Eaves, Fascia, & Trim: Fascia Condition

The fascia is in acceptable condition unless noted otherwise.

Yard Walls and Gates: Fencing / Wall Material

Block

Yard Walls and Gates: Gate Material

Wood, Wrought iron

House Wall Finish: Wall Finish Type

Stucco

The house and garage walls are masonry. The addition is wood framing.

Decks, Balconies, Porches & Steps: Appurtenance

Front Porch

Decks, Balconies, Porches & Steps: Material

Concrete

General: General Exterior Information

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Wood Destroying Insects: Inspection Ordered

A termite inspection has been ordered. Please review the termite report which may also indicate moisture stains and or wood damage that may not have been included in the home inspection report but are still recommended for service or further evaluation.

Grading & Drainage: Interior-Exterior Elevations - Adequate Difference

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Grading & Drainage: Situated on Flat & Level Pad

The residence is situated on a flat and level pad, which appears acceptable and would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

Grading & Drainage: Drainage Mode

Soil Percolation, Hard Surfaces

It is always most ideal to have drainage facilitated with the aid of gutters and area drains which is our recommendation.

Grading & Drainage: Grading & Drainage Information

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Grading & Drainage: Moisture is a Perennial Problem

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Exterior Doors: Sliding Glass Door

The sliding glass door is in acceptable condition and is labeled as tempered.

Exterior Doors: Front Door

Front door appears serviceable and in acceptable condition unless otherwise noted.

Lights: Outside Doors

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights, lights on photo cells or motion detector lighting.

Patio Covers or Gazebos: Patio

North

Back patio appears serviceable and in acceptable condition at time of inspection.

Limitations

Lights

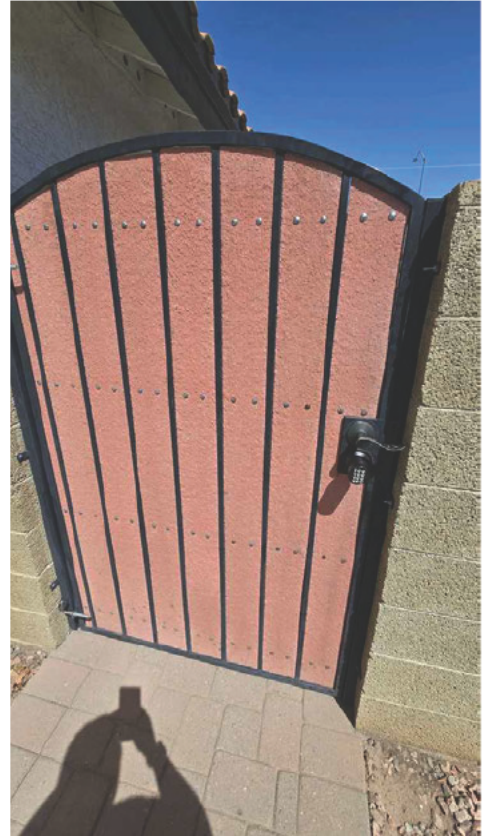
LOW-VOLTAGE OR DECORATIVE LIGHTS

We do not evaluate low-voltage lights, lights on photo cells, or decorative lights, such as Malibu lights, which you may wish to have the sellers demonstrate.

Yard Walls and Gates

GATE LOCKED

The side gate is locked and could not be tested.



Observations

2.1.1 General

CLOGGED MIST HEADS

The misting system is functional, but many of the misting heads are not spraying water and are dripping, presumably because of clogs from hard water, and it is recommended that they be serviced.

Recommendation

Contact a qualified professional.



2.1.2 General

LOOSE BRACKETS



The misting system supply lines have loose brackets that need to be better secured.

Recommendation

Contact a qualified handyman.



2.2.1 Landscaping Observations

 Minor Defect/Maintenance Item

VEGETATION ENCROACHING - TRIM

Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. Bushes, shrubs, flowers and even grass right against the house can cause a multitude of issues. Moisture from watering the plants can accumulate near the foundation, which over time can lead to deterioration of the foundation. People often unintentionally direct irrigation to spray on the plants near the house, which leads to water spraying directly on the house. Over time, this water can deteriorate the stucco or siding. The water can also attract insects, such as termites. Because the damage from water spraying on the house is not readily visible, it can often take years before the problem is noticed, in which time the damage can potentially be extensive.

Recommendation

Contact a qualified landscaping contractor



2.4.1 Grading & Drainage

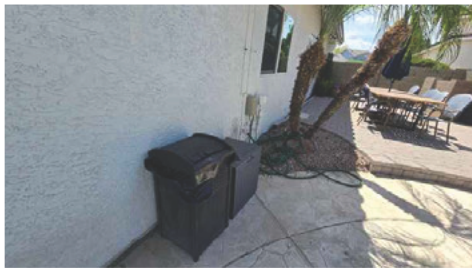
 Marginal Defect

NEGATIVE OR NEUTRAL

Grading and drainage is either negative or neutral adjacent to the residence, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least six feet, to keep moisture away from the footing. **Action recommended** from a grading and drainage contractor.

Recommendation

Contact a qualified grading contractor.



2.5.1 Driveway & Walkways

EXPANSION BOARD LIFTED OR ABSENT

 Minor Defect/Maintenance Item

At certain locations the expansion board has lifted or is absent and it would be best to service the expansion board to prevent items such as rocks from entering any voids.

Recommendation

Contact a handyman or DIY project



2.6.1 Exterior Doors

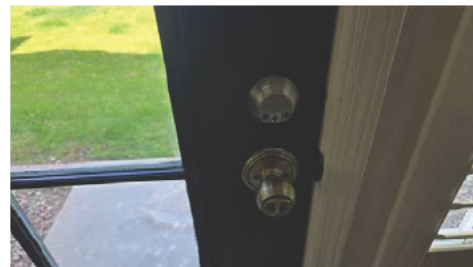
DEADBOLT NEEDS HANDLE

PRIMARY BEDROOM

 Marginal Defect

A door deadbolt can only be unlocked by a key. For safe egress, there should be a handle to unlock the door from the inside without a key.

Recommendation
Contact a qualified professional.



2.6.2 Exterior Doors

SLIDING SCREEN DOOR MISSING LATCH

 Minor Defect/Maintenance Item

The sliding screen door is missing a hook for the latch that you may wish to have replaced.

Recommendation
Contact a qualified handyman.



2.6.3 Exterior Doors

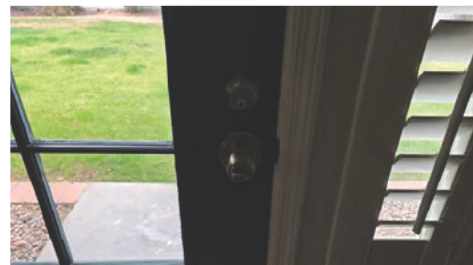
DOOR NOT LATCHING

 Minor Defect/Maintenance Item

PRIMARY BEDROOM

An exterior door is not latching and needs to be adjusted so it properly latches.

Recommendation
Contact a qualified door repair/installation contractor.



2.7.1 Outlets

WEATHER COVER - DAMAGED

 Minor Defect/Maintenance Item

FRONT WEST SIDE

A weather cover is damaged for an outlet. The weather covers should be replaced or appropriately sealed to prevent moisture intrusion into the outlet.

Recommendation
Contact a qualified handyman.



2.9.1 Windows



Minor Defect/Maintenance Item

SAME AGE

Many of the windows appear to be the same age as the house and will not necessarily function smoothly. In accordance with industry standards, we only test a representative sample of windows. However, we do test every unobstructed window in every bedroom to ensure that they facilitate an emergency exit.

2.9.2 Windows



Minor Defect/Maintenance Item

DIRTY WINDOWS - STATUS OF SEALS UNKNOWN

It is difficult to tell if the dual pane windows have broken seals (which would be evident from fogging/condensation between the panes) because they are dirty. If the seals are broken, this is mainly a cosmetic issue but you may wish to have the windows repaired or replaced if this is the case. Recommend cleaning the windows and evaluating for fogging.

Recommendation

Recommend monitoring.

2.10.1 Eaves, Fascia, & Trim



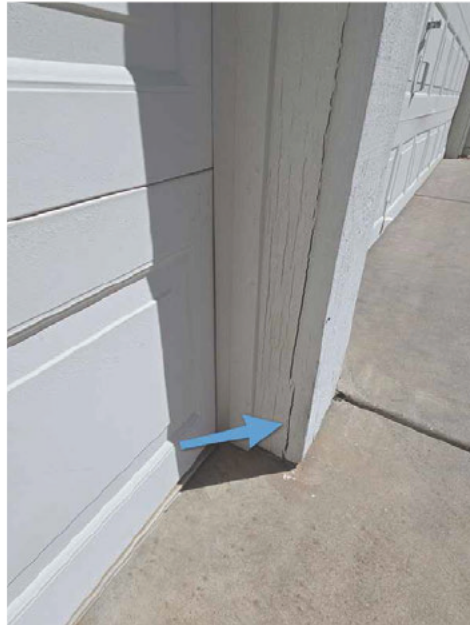
Minor Defect/Maintenance Item

TRIM - MAINTENANCE

Sections of the trim need maintenance type service such as sealing and painting, particularly on the west and south facing sides where exposed to direct sunlight. Examples pictured.

Recommendation

Contact a qualified handyman.





2.10.2 Eaves, Fascia, & Trim

FRIEZE BOARD VENTILATION



Minor Defect/Maintenance Item

Some of the frieze boards ventilation holes need better sealed mesh to protect against pest intrusion.

Recommendation

Contact a qualified handyman.



2.11.1 Yard Walls and Gates

DAMAGED YARD WALLS



Minor Defect/Maintenance Item

The yard walls have some damage/displacement that should be evaluated and repaired by a qualified masonry contractor. There are also some top caps that are loose that should be secured.

Recommendation

Contact a qualified masonry professional.



2.12.1 House Wall Finish

STUCCO - SEAL PENETRATIONS, CRACKS, GAPS, AND DINGS



Marginal Defect

Check and seal penetrations, cracks, gaps and dings at the exterior walls including the transition areas at the window/ door surrounds as needed to prevent moisture and or pest intrusion.

Examples pictured.

Recommendation

Contact a stucco repair contractor



2.12.2 House Wall Finish

PEELING PAINT

The house wall has areas of peeling/missing paint paint that should be repainted to protect against the elements.

Recommendation

Contact a qualified painting contractor.



Minor Defect/Maintenance Item



2.12.3 House Wall Finish

EVIDENCE OF PRIOR STUCCO REPAIR

EAST WALL

Evidence of prior stucco repair. Appears to be sealed. Recommend inquiring with seller on reason for previous repairs.

Recommendation

Contact the seller for more info



Minor Defect/Maintenance Item



3: STRUCTURAL

Information

Identification of Columns: Wood Columns

The wood columns are in acceptable condition unless noted otherwise.

Various Hard Services: Common Settling or Curing Cracks

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant. Cracks should be sealed to prevent moisture intrusion and to forestall further degradation.

Identification of Floor Structure: Slab

The floor structure consists of a poured slab that could include reinforcing steel. The floor is in acceptable condition, unless otherwise noted elsewhere.

Identification of Wall Structure: Wooden Studs

The walls are conventionally framed with wooden studs. The walls are in acceptable condition.

Identification of Ceiling Structure: Truss - Prefabricated

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure: Truss - Prefabricated

The roof structure consists of engineered joists that are part of a prefabricated truss system.

Slab Foundation: Slab Foundation Information

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Slab Foundation: Method of Evaluation

We evaluated the slab foundation on the exterior, by examining the visible stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Observations

3.7.1 Slab Foundation

TYPICAL SERVICE

Portions of the stem wall at the different areas of the home would benefit from some maintenance type service.

Noted: Typical concrete degradation, peeling paint, cracks that should be sealed to forestall moisture intrusion.

Examples pictured.

Recommendation

Contact a foundation contractor.



Minor Defect/Maintenance Item



4: ROOF

Information

Roofing Material: Roofing Type - Patio	Roofing Material: Estimated Age - Main Structure Roof	Fireplace Chimney: Rain Cap Present
Rolled Asphalt Roofing	4- 5 years This is just an estimate and you may want to verify the age with permits.	Appears satisfactory and functional at the time of the inspection.
Fireplace Chimney: Spark Arrestor Present		
Appears satisfactory and functional at the time of the inspection.		
Roofing Material: Roofing Type - Main Structure		
Concrete Tile, Asphalt Shingles		
Our roofing evaluation is limited to what can be seen without removing any of the roofing material and limited to the conditions present during the time of the inspection. If we inspected the roof by any other method than walking its surface, it will be mentioned in this report. It is virtually impossible for anyone to determine if a roof is leaking without being able to see the active leak in progress. Even water staining in the attic could have been a previous repair, and would required an investigation with corroborative evidence to determine if it is active or not. Such evidence could also be readily concealed. As our evaluation does not include any guarantee against leaks, it is recommended to have a roofing contractor come out and perform a more in depth inspection to evaluate condition and required repairs. It is also recommended to have the service scheduled well before the close of escrow, because installation/repair methods vary from manufacturer to manufacturer and additional defects may be uncovered by a specialist.		

Roofing Material: Method of Evaluation

Walked Surface



Roofing Material: Concrete Tile Roof Information

Concrete tile roofs are among the most expensive and durable of all roofs but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependent on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Roofing Material: Composition Shingle Roof Information

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Flashings: Roof Flashings Acceptable

The visible roof flashings are in acceptable condition unless otherwise noted.

Flashings: Vent Boots & Caps

The visible roof vent boots and caps are in acceptable condition unless otherwise noted.

Gutters & Drainage: Gutters Not Present

There are no gutters or downspouts at the home which are recommended to facilitate proper drainage.

Fireplace Chimney: Chimney Present

A chimney is present and appears satisfactory and functional at the time of the inspection unless noted otherwise elsewhere.



Limitations

Roofing Material

ROOF UNDERLAYMENT CONCEALED

Regardless of its design life (approximately 20-25 years), every roof is only as good as the waterproof membrane (underlayment) beneath it, which is concealed and cannot be fully examined without removing the roof material.

Observations

4.1.1 Roofing Material

BROKEN/SLIPPED TILES

Multiple broken, chipped, and/or slipped tiles noted along the roofing structure. Recommend a qualified roofing contractor evaluate for repair/replacement.

Recommendation

Contact a qualified roofing contractor



Marginal Defect



4.1.2 Roofing Material

CRACKED MORTAR CAPS

Cracking noted at one or more of the roof's mortar caps. This can cause premature deterioration of the roof material which can cause leaks in the future. It is recommended to have a qualified roofing contractor repair mortar caps as necessary to prevent deterioration in moisture intrusion.

Recommendation

Contact a qualified roofing contractor



Marginal Defect

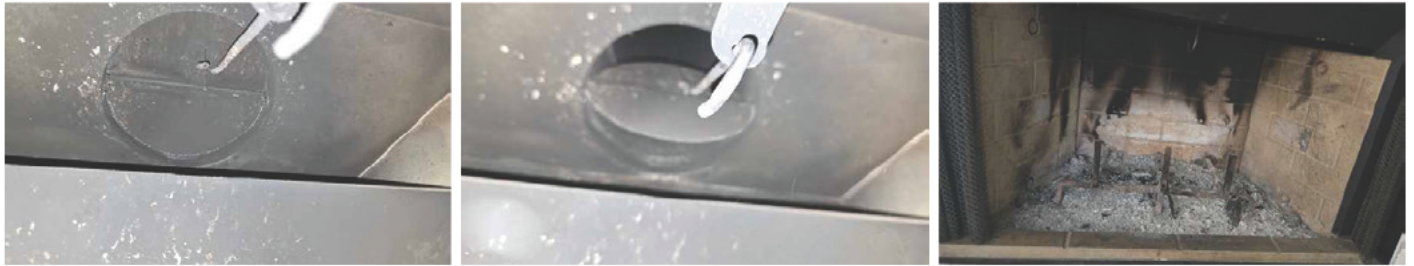


5: FIREPLACE/CHIMNEY

Information

General: Fireplace Acceptable

Many of the fireplace components, such as the damper, mantle, flue, and firebox, are in acceptable condition.



Observations

5.1.1 General

SLIDING WIRE SCREEN MISSING HANDLE

A handle is missing at the sliding wire screen and should be replaced.

Recommendation

Contact a qualified professional.



Minor Defect/Maintenance Item



5.1.2 General

HEARTH NEEDED

The fireplace does not have an appropriate hearth. A hearth with a minimum dimensions of 16 inches by 8 inches should be added in.

Recommendation

Contact a qualified fireplace contractor.



Marginal Defect



6: PLUMBING

Information

Potable Water Supply Pipes: Water Main Location

Front

The main water shutoff is located with the water meter.



Potable Water Supply Pipes: Distribution Shutoff Location

Front



Potable Water Supply Pipes: Water Pressure at Distribution Piping

100 PSI



Potable Water Supply Pipes: Pressure Regulator

No Pressure Regulator

Waste & Drainage Systems: Cleanout(s) Location

Front, Only One Located



Water Heaters: Water Heater Type

Electric

Water Heaters: Water Heater Functional

The water heater and the manufacturer's controls are functional.

Water Heaters: Drain Valve

The drain valve is in place and presumed to be functional.

Water Heaters: Water Shutoff Valve & Connectors

The shut-off valve and water connectors are presumed to be functional.

Water Heaters: Electrical Connections

The electrical connection to the water heater is functional.

General: Functional Flow Defined

Functional flow is a reasonable flow at the highest fixture in a dwelling when another is operated simultaneously.

General: Functional Flow Acceptable

A reasonable flow is present at the highest fixture when another is operated simultaneously.

Potable Water Supply Pipes: Type of Water Piping

Copper

The water pipe material is determined by what we can view, but often most of the pipes are hidden behind walls. The visible portions of the potable water supply pipes are supported properly and insulated if necessary unless otherwise noted.

Irrigation or Sprinklers: General Irrigation Comments

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Irrigation or Sprinklers: Hose Bibs Often Leak at Handles

Many hose bibs will leak at the handle during operation (common occurrence) and will not necessarily be noted on in the report but you may wish to have serviced.

Waste & Drainage Systems: Functional Drainage Information

We attempt to evaluate functional drainage by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Waste & Drainage Systems: Drainpipe Material

Modern ABS

The drainpipe material is determined through what is visible, though most of the drainpipes are hidden behind surfaces. Any insulation or supports are behind finished surfaces and are not viewable.

Waste & Drainage Systems: Drainpipes Functional

Based on industry recommended water tests, the drainpipes are functional at this time, unless otherwise noted. However, only a video-scan of the main drainpipe could confirm its actual condition.

Water Heaters: Electric Water Heater Information

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Water Heaters: No Recirculating Pump

The system does not include a recirculating pump, which means that there will be a delay in hot water service relative to the distance of the fixture from the hot water heater.

Water Heaters: Location

Garage



Water Heaters: Relief Valve & Discharge Pipe

The water heater is equipped with a mandated pressure-temperature relief valve.

Water Heaters: Drain Pan & Discharge Pipe

No Drain Pan, No Drain Pipe

Drain pans and overflow pipes on water heaters are mandated in locations where water could cause structural damage. They are not required in a garage, but we always recommend them. Whether or not a water heater has them, we recommend you periodically monitor any water heaters for signs of a leak.

Fire Suppression Systems: Smoke Detector Information

WHAT YOU NEED TO KNOW

We randomly check readily accessible smoke alarms and for your safety, we recommend that you check all smoke alarms for proper operation before occupying property.

TEST SMOKE ALARMS EACH MONTH

Install smoke alarms on every level of your home, including the basement. Also install smoke alarms outside every sleeping area.

Install on the ceiling or 6 to 8 inches below the ceiling on walls.

Replace the batteries at least once a year. Pick a holiday or your birthday to help you remember. If an alarm is chirping or beeping, the battery is low or if hard wired the power to the alarm has been lost.

Keep smoke alarms clean. Vacuum over and around them regularly.

Smoke alarms last eight to ten years. Older smoke alarms should be replaced.

Limitations

Irrigation or Sprinklers

WE DO NOT EVALUATE SPRINKLER SYSTEMS

We do not evaluate sprinkler systems, which should be demonstrated by the sellers. We do check that the timers have power and valve boxes have no evidence of leaking. Ask sellers to explain operation and any seasonal changes.

We may comment on conditions observed. Any comments should not be interpreted as a complete inspection of the system.

Water Heaters

THERMOSTAT NOT VISIBLE

The thermostat was not visible and thus was not inspected.

Observations

6.2.1 Potable Water Supply Pipes

— Marginal Defect

REGULATOR NEEDED

The pressure at the distribution shut off exceeds 80 psi, which is too strong and will stress components of the system. Pressure readings can fluctuate throughout the day and a regulator may not be needed. We recommend that the pressure be checked at different times to get a more accurate reading. If the pressure is consistently over 80 PSI we recommend that a regulator be installed. Most regulators come factory preset at 60 psi.

Recommendation

Contact a qualified plumbing contractor.

6.3.1 Irrigation or Sprinklers

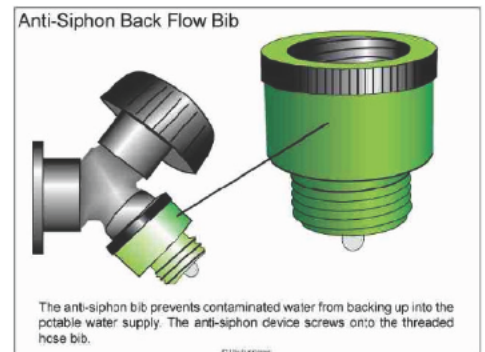
🔧 Minor Defect/Maintenance Item

NO ANTI-SIPHON

The hose bibs that we tested are functional, but all do not include anti-siphon valves. These valves are relatively inexpensive and are required by current standards. However, we may not have located and tested every hose bib on the property.

Recommendation

Contact a handyman or DIY project

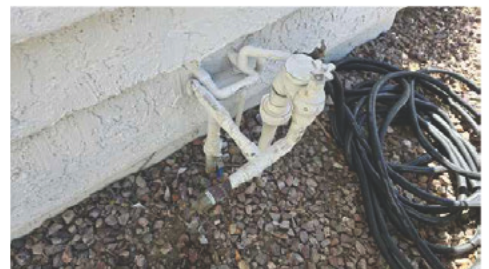


6.3.2 Irrigation or Sprinklers

🔧 Minor Defect/Maintenance Item

SUPPLY PLUMBED AFTER SHUTOFF

The main irrigation supply water line at the house distribution water shutoff has been installed after the distribution water shutoff. If the water were to be shut off at the distribution shutoff for an extended period of time (vacation), the irrigation system would also be shut off and the vegetation would go without water.



Recommendation

Contact a qualified professional.

6.4.1 Waste & Drainage Systems

ONLY ONE CLEANOUT LOCATED



Minor Defect/Maintenance Item

We could only locate one cleanout. A home in this age range will typically have two cleanouts in close proximity to each other. The other cleanout may be buried with landscaping material. This should be explored further to rule out a broken or uncapped cleanout that could allow debris into the main drain.

Recommendation

Contact a qualified professional.

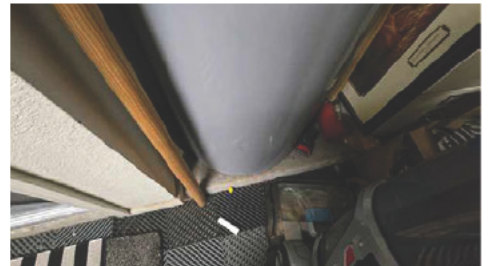
6.5.1 Water Heaters

MISSING MANDATED DRAIN PAN & PIPE



Marginal Defect

The water heater is not equipped with a drain pan and overflow pipe, which is mandated in locations where water could cause structural damage, and should be installed as soon as conveniently possible.



Recommendation

Contact a qualified plumbing contractor.

6.5.2 Water Heaters

DATA LABEL NOT VISIBLE



Minor Defect/Maintenance Item

The size and age of the water heater could not be determined because the data label is not visible. Recommend asking the seller for more information about the water heater.

Recommendation

Contact the seller for more info

6.6.1 Fire Suppression Systems

BEDROOMS MISSING CO DETECTORS



Minor Defect/Maintenance Item

All bedrooms are missing smoke/CO detectors and they should be added.

Recommendation

Contact a qualified professional.

7: ELECTRICAL

Information

Electrical General: Ground Location

Consistent with a UFR

Electrical General: Main Breaker Amperage

200amp

Electrical General: Wiring Type

Romex

Electrical General: Conductor Types

Factory Entrance Conductors, Copper & Aluminum Dedicated Circuits, Copper Branch Circuits

Service Entrance: Below ground



Electrical General:Main Panel Location

Main Location: East side of building



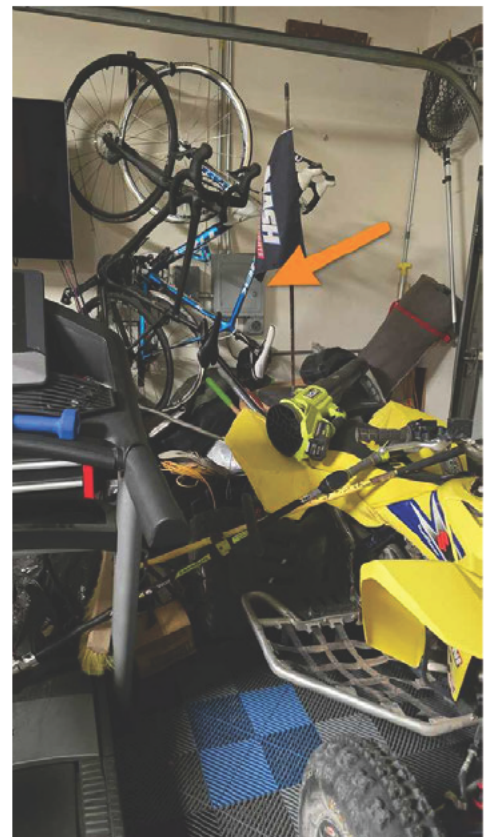
Limitations

Electrical General

SUB PANEL NOT INSPECTED

GARAGE

There appears to be a potential sub panel in the garage, but it could not be inspected due to personal items in the way. Recommend full evaluation of the sub panel when it is accessible.



Observations

7.1.1 Electrical General

ANTIOXIDANT PASTE NEEDED

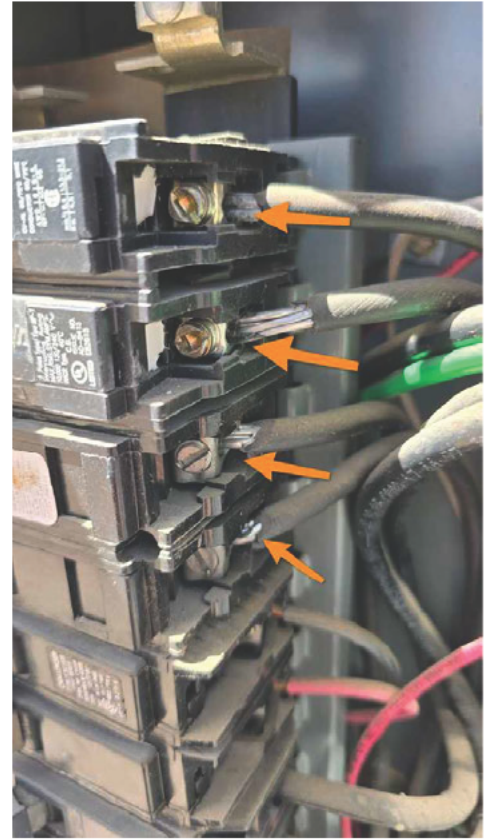


Marginal Defect

The aluminum wiring connections in the main panel should all have antioxidant paste. They do not have this paste and it should be added to ensure electrical safety.

Recommendation

Contact a qualified electrical contractor.



7.1.2 Electrical General

CIRCUITS NOT LABELED



Minor Defect/Maintenance Item

One or more circuit breakers are not labeled. Recommend identifying the circuits and properly labeling.

Recommendation

Contact a qualified professional.



7.1.3 Electrical General

NO AFCI IN BEDROOMS



Marginal Defect

No AFCI protection present at all bedroom receptacles in the house, although this may have not been required at the time this house was built. Recommend a qualified electrical contractor upgrade to AFCI protected receptacles.

Recommendation

Contact a qualified electrical contractor.

7.1.4 Electrical General



Minor Defect/Maintenance Item

POINTED SCREWS

The interior panel cover is held in place with pointed screws and not the standard blunt end screws. The pointed screws may make contact with the conductor and should be replaced with blunt end screws.

Recommendation

Contact a qualified handyman.



7.1.5 Electrical General



Minor Defect/Maintenance Item

PANEL DOES NOT SIT FLUSH

The exterior cover panel does not sit flush and needs minor adjustments or replacement.

Recommendation

Contact a qualified professional.



7.1.6 Electrical General



Minor Defect/Maintenance Item

COMMUNICATIONS BOX COVER BROKEN

BY ELECTRICAL PANEL

The low-voltage, communications box cover is broken and should be replaced.

Recommendation

Contact a qualified professional.



8: HEAT/AC

Information

Cooling Equipment: Energy Source Type

Electric, Heat pump

Cooling Equipment: Air Conditioner Age

17 years

Cooling Equipment: Air Conditioner Condition

Appears satisfactory and functional at the time of the inspection.

Cooling Equipment: Air Conditioner Tonnage

5 ton

Cooling Equipment: Emergency Disconnect

By Condensing Coil

Heating Equipment: Fuel Type

Heat Pump



Heating Equipment: Furnace Location

Roof (Combo w/ A/C)

Heating Equipment: Ventilation Type

Electric (none)

Filters: Filter Location

Hallway Ceiling

Gas Valves: None

Refrigerant Lines: Refrigerant Lines Condition

Appears satisfactory and functional at the time of the inspection.

Thermostats: Thermostat Condition

Appears satisfactory and functional at the time of the inspection.

Thermostats: Thermostat Location

Hallway

Thermostats: Thermostat Type

Digital (Programmable)

Cooling Equipment: Air Conditioner Location

Roof



Cooling Equipment: Acceptable Temperature Splits

The temperature differential splits should be between 18 to 22 degrees. The splits observed fit that range.



Filters: Filter Condition

Installed air filter appears to be clean and the correct size. It is recommended to replace the air filter every month to reduce risk of excessive stress on the system and to reduce amount of dust that bypasses the filter and escapes into the system.

Limitations

Heating Equipment

TOO WARM TO TEST HEAT PUMP

Due to the weather being above 65 at time of inspection I was unable to properly test the functionality of the system for heating, but it was tested for cooling. Recommend HVAC technician to preform a full test of all the HVAC components to verify all components are operational.

Duct work

FLEX - SIGNIFICANT PORTIONS CONCEALED

The ducts are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. However, significant portions of the ducts are concealed and cannot be viewed.

Observations

8.1.1 Cooling Equipment

ELECTRICAL SHEATHING DETERIORATING

ROOF BY AC

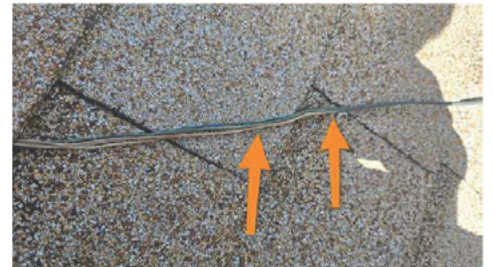
The sheathing is deteriorating at some electrical wired by the roof mounted AC. Recommend replacement by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



Marginal Defect



9: INTERIOR ROOMS & HALLWAYS

Limitations

General

FURNISHED RESIDENCE

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets. We also recommend that you perform a walk through of the home after personal items have been removed to further evaluate and verify the conditions of the home are the same as when the home inspection was performed.

You should also view inside of bathroom and kitchen cabinets which are typically full of personal items that conceal conditions that may have been readily visible without those stored items.

Observations

9.1.1 General

SURFACE MOLD



Marginal Defect

There are multiple spots in the home that have what appears to be surface mold, such as the southeast bedroom window, the primary bathroom windows, and the shower enclosure in the hall bathroom. Recommend a professional cleaning service to remove/disinfect this potential surface mold.

Recommendation

Contact a qualified cleaning service.





9.4.1 Walls

TYPICAL STRESS FRACTURES

There are typical stress fractures at various walls and ceilings of the interior. Recommend monitoring and patching as necessary. Example pictured.

Recommendation

Recommend monitoring.



Minor Defect/Maintenance Item



9.9.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

EAST HALLWAY

One or more lights are not operating. New light bulbs possibly needed, but this cannot be verified as the reason why at the time of the inspection.

Recommendation

Contact a qualified electrical contractor.



Minor Defect/Maintenance Item



9.9.2 Lighting Fixtures, Switches & Receptacles

SWITCHES INOPERABLE

Some of the light/fan switches in the home, such as at the primary bedroom, don't seem to respond, but all ceiling fans/light combos were able to be turned on and off with remotes. Example pictured.



Minor Defect/Maintenance Item



10: KITCHEN

Information

Oven/Stove: Fuel Type

Electric

Oven/Stove: Oven Condition

Appears satisfactory and functional at the time of the inspection.

Exhaust Fan: Exhaust Fan Type

Exterior Vented



Dishwasher Condition: Dishwasher Condition

Appears satisfactory and functional at the time of the inspection.

Garbage Disposal: Garbage Disposal Condition

Appears satisfactory and functional at the time of the inspection.



Plumbing Condition: Functional Drainage

Functional drainage was observed. Functional Drainage: A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Plumbing Condition: Functional Flow

Functional flow was observed and is satisfactory, determined by no loss of flow with the faucet and the dishwasher operating at the same time.

Oven/Stove: Cooktop Condition

Appears satisfactory and functional at the time of the inspection. All burners operated correctly at the time of the inspection.



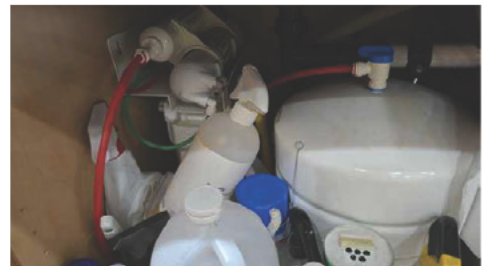
Limitations

Plumbing Condition

RO SYSTEM NOT INSPECTED

KITCHEN

RO systems are not included in the scope of a home inspection.



Sinks Condition

PERSONAL ITEMS BELOW SINK

KITCHEN

The sink was tested for functional flow and drainage, but there are a significant amount of items stored below the sink which could conceal leaks, if there are any. Recommend further evaluation below the sink after removal of those personal items.



Observations

10.6.1 Counter Condition

SEPARATING FROM BACKSPLASH

KITCHEN

Gaps noted from backsplash to countertop. The backsplash has some moisture damage. Suggest properly sealing area to prevent future moisture damage behind the backsplash.

Recommendation

Contact a qualified handyman.





10.7.1 Electrical

NOT ALL GFCI

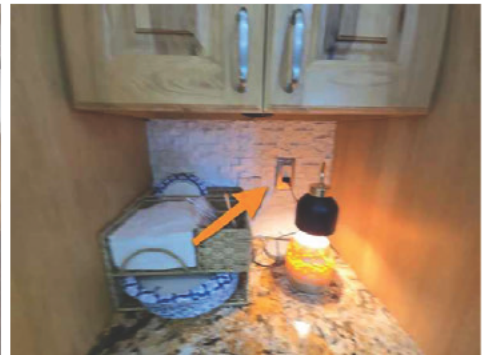
Not all of the kitchen outlets are GFCI protected. Recommend upgrading the ones that are not GFCI protected to have GFCI protection.

Recommendation

Contact a qualified electrical contractor.



Marginal Defect



10.9.1 Exhaust Fan

EXHAUST FAN INOPERABLE

KITCHEN

Exhaust fan does not appear to be operable when tested at the time of the inspection. Recommend repairs or replacement. The lights on the unit were also not responding.

Recommendation

Contact a qualified appliance repair professional.



Marginal Defect



10.10.1 Cabinet Condition

CABINET LOOSE

KITCHEN

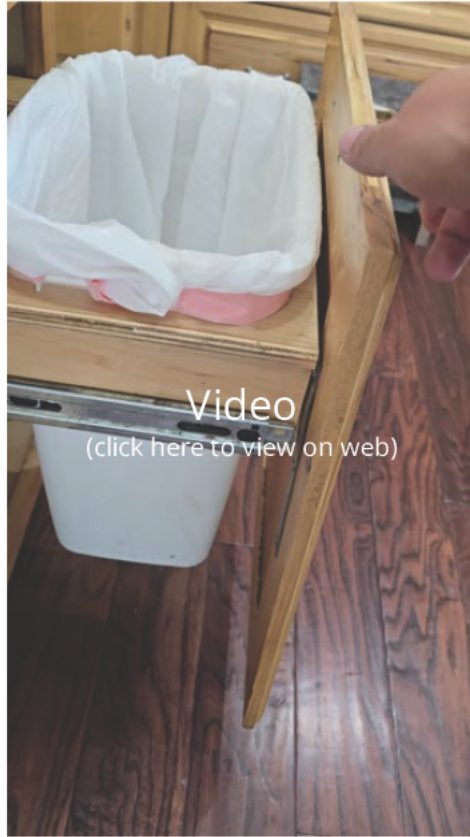
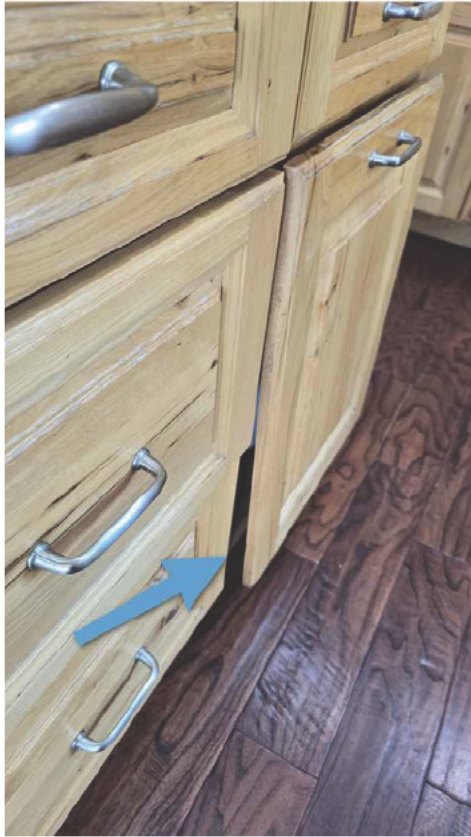
The face of the garbage can cabinet is loose and it also does not sit flush. Recommend repairs.

Recommendation

Contact a qualified cabinet contractor.



Minor Defect/Maintenance Item



10.14.1 Sinks Condition

CAULK SINK

KITCHEN

Recommend to recaulk sink where it meets the countertop.

Recommendation

Contact a qualified handyman.



Minor Defect/Maintenance Item



10.16.1 Appliance

FRIDGE HANDLE LOOSE

KITCHEN

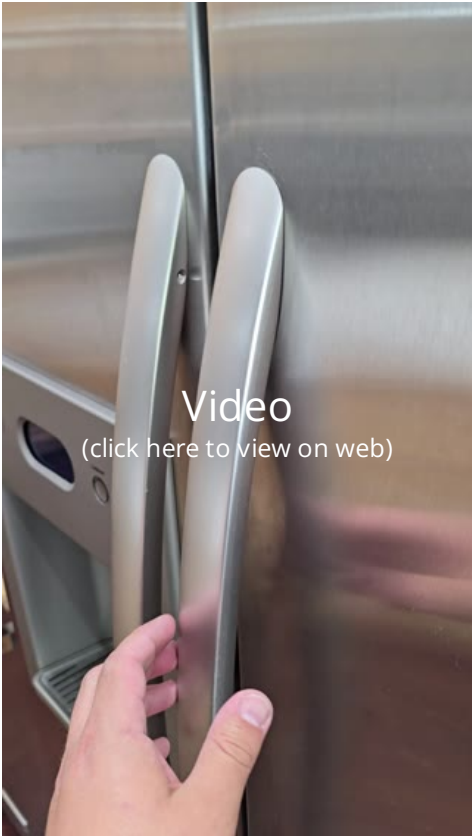
The fridge handle is loose and should be secured.

Recommendation

Contact a qualified professional.



Minor Defect/Maintenance Item



Video

(click here to view on web)

11: PRIMARY BEDROOM

Observations

11.3.1 Doors

DOOR RUBS ON CARPET

PRIMARY BEDROOM

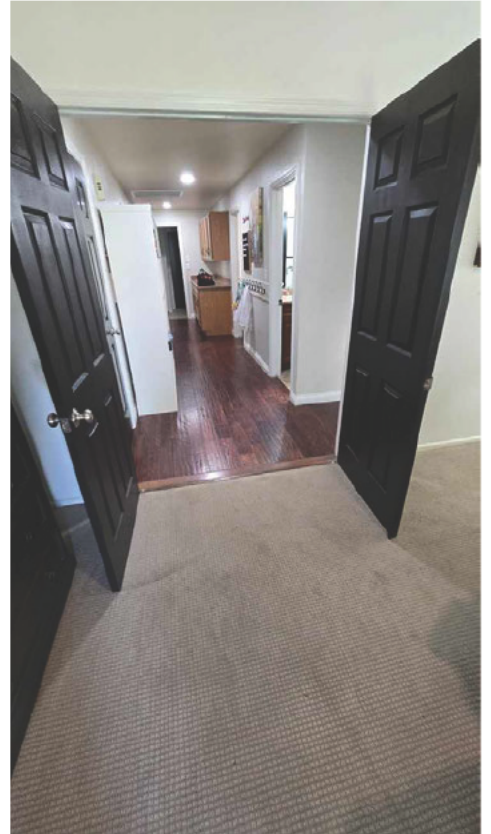
The primary bedroom French doors rub on the carpet and should be serviced to open and close easier.

Recommendation

Contact a qualified handyman.



Minor Defect/Maintenance Item



12: BEDROOM 2

Information

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Drywall

Observations

12.2.1 Doors

DOOR RUBS ON CARPET

SOUTHEAST BEDROOM

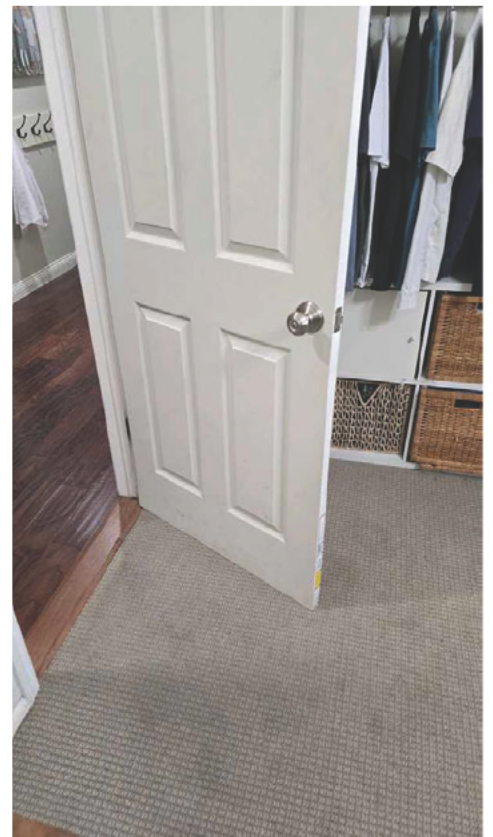
A door rubs on the carpet and should be serviced to open and close easier.

Recommendation

Contact a qualified handyman.



Minor Defect/Maintenance Item



12.2.2 Doors

DOOR HITS ON FRAME

SOUTHEAST BEDROOM

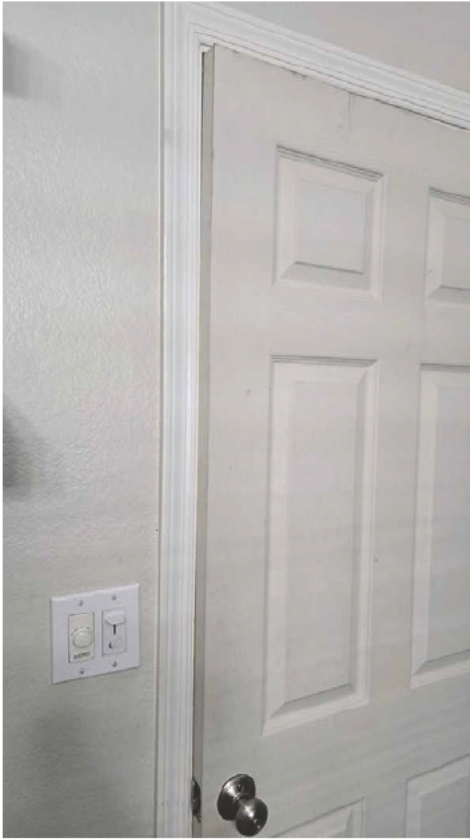
A door hits on the frame and needs to be adjusted to open and close smoothly.

Recommendation

Contact a qualified handyman.



Minor Defect/Maintenance Item



12.2.3 Doors
NO CLOSET DOORS
SOUTHEAST BEDROOM

No closet doors. Recommend adding doors to closet.

Recommendation
Contact a qualified professional.

 Minor Defect/Maintenance Item



12.5.1 Walls
DRYWALL DAMAGE
SOUTHEAST BEDROOM

 Minor Defect/Maintenance Item

Observed drywall damage in the bedroom. Recommend repair.

Recommendation

Contact a qualified drywall contractor.



12.6.1 Ceilings

PAST DAMAGE

SOUTHEAST BEDROOM

There are past areas of damage at the ceiling. Recommend asking the seller for more information or investigating further.

Recommendation

Contact the seller for more info

 Minor Defect/Maintenance Item



13: BEDROOM 3

Observations

13.2.1 Doors

NO CLOSET DOORS

EAST MIDDLE ROOM

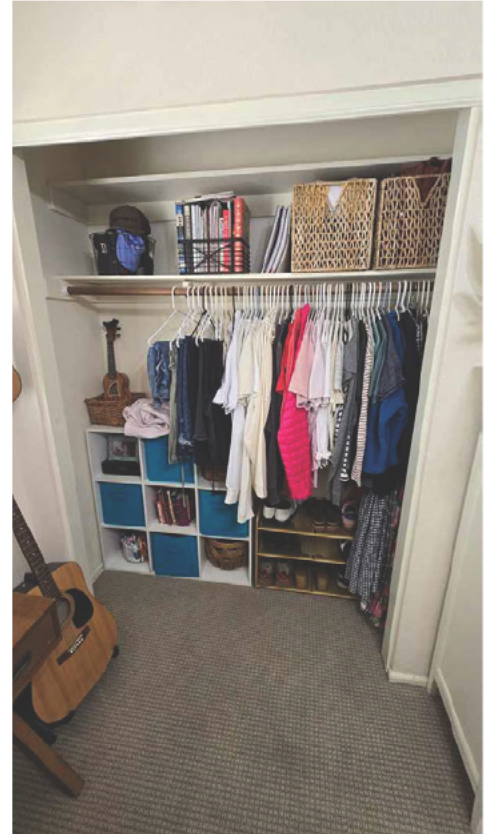
No closet doors. Recommend adding closet doors.

Recommendation

Contact a qualified handyman.



Minor Defect/Maintenance Item



14: BEDROOM 4

Observations

14.2.1 Doors

DOOR DOESN'T LATCH PROPERLY

WEST BEDROOM

Door doesn't latch properly. You can pull it open even when it appears to be latched. Recommend repair of the latch and/or strike plate.

Recommendation

Contact a qualified handyman.



Minor Defect/Maintenance Item



14.2.2 Doors

NO CLOSET DOORS

WEST BEDROOM

No closet doors. Recommend adding closet doors.

Recommendation

Contact a qualified handyman.



Minor Defect/Maintenance Item



14.2.3 Doors

DOOR MISSING

WEST BEDROOM

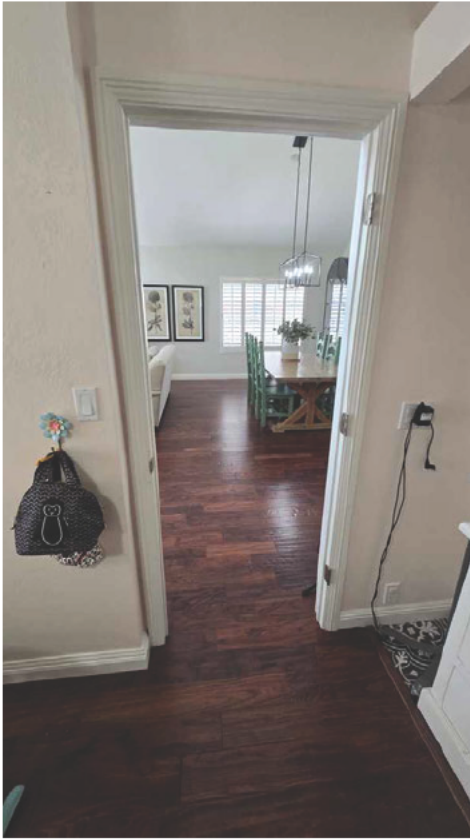
A bedroom door is missing. Recommend one be installed.

Recommendation

Contact a qualified door repair/installation contractor.



Minor Defect/Maintenance Item



14.3.1 Windows

WINDOW ALLOWING MOISTURE IN
WEST BEDROOM

— Marginal Defect

The bedroom window is allowing moisture in as evidenced by moisture stains. Recommend evaluation and repairs or replacement by a qualified window contractor.

Recommendation
Contact a qualified window repair/installation contractor.



14.5.1 Walls

DRYWALL DAMAGE
WEST BEDROOM BY WINDOW

🔧 Minor Defect/Maintenance Item

There is damage to the drywall in the bedroom that should be repaired by a qualified drywall contractor.

Recommendation
Contact a qualified drywall contractor.



14.6.1 Ceilings

PRIOR MOISTURE STAINS

WEST BEDROOM

There are what appears to be prior moisture stains at the ceiling in the bedroom. No current moisture was detected and this could be from before the prior roof replacement. Recommend asking the seller or investigating further.

Recommendation

Contact the seller for more info

 Marginal Defect



15: PRIMARY BATHROOM

Limitations

Sinks

PERSONAL ITEMS BELOW SINKS

PRIMARY BATHROOM

The sinks were tested for functional flow and drainage, but there are a significant amount of items stored below the sinks which could conceal leaks, if there are any. Recommend further evaluation below the sinks after removal of those personal items.



Observations

15.1.1 General

VENTILATION FAN VERY NOISY

PRIMARY BATHROOM TOILET ROOM

The ventilation fan in the bathroom is very noisy, which is indicative of worn components. It will likely need to be replaced soon.

Recommendation

Contact a qualified professional.



Minor Defect/Maintenance Item



15.1.2 General

NO VENT FAN

PRIMARY BATHROOM MAIN AREA

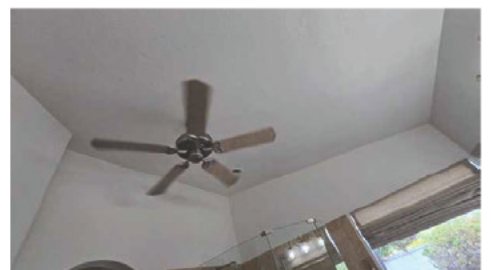
There is no ventilation fan in the bathroom. Recommend having one installed.

Recommendation

Contact a qualified professional.



Marginal Defect



15.3.1 Shower

GROUT CRACKING/SEPARATION

PRIMARY BATHROOM



Minor Defect/Maintenance Item

There is some grout cracking/separation at the shower enclosure that should be corrected.



15.6.1 Lighting Fixtures, Switches & Receptacles

CAN LIGHT NOT INSTALLED WELL

PRIMARY BATHROOM

A recessed light in the primary bathroom is not installed well as there is gapping to the attic. The light is also flickering. Recommend repairs or replacement by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Marginal Defect



15.9.1 Wall

PRIMARY CLOSET SHELVING GAPPING

PRIMARY CLOSET

There is some gapping between components of the shelving in the primary closet that should be sealed and painted.

Recommendation

Contact a qualified professional.



Minor Defect/Maintenance Item



16: BATHROOM 2

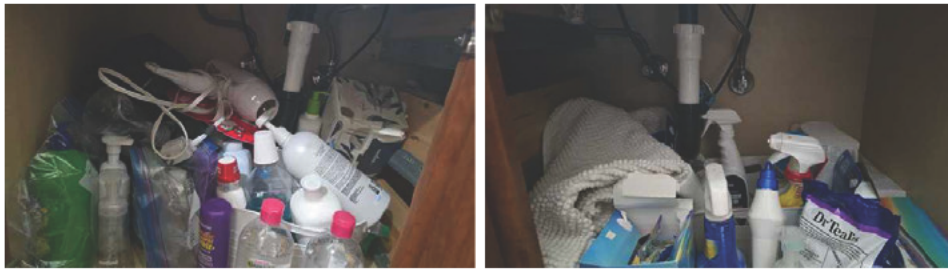
Limitations

Sink

PERSONAL ITEMS BELOW SINKS

HALLWAY BATHROOM

The sinks were tested for functional flow and drainage, but there are a significant amount of items stored below the sinks which could conceal leaks, if there are any. Recommend further evaluation below the sinks after removal of those personal items.



Observations

16.1.1 General

AIR REGISTERS RUSTED

HALL BATHROOM

The air registers in the bathroom are rusted, which you may wish to have replaced.

Recommendation

Contact a qualified professional.



Minor Defect/Maintenance Item



16.6.1 Shower/Tub

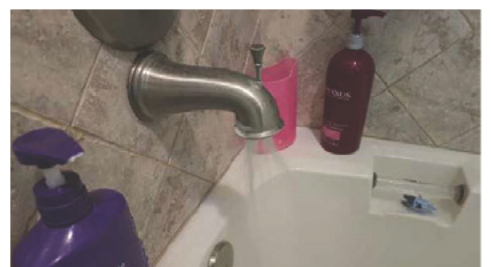
SHOWER DIVERTER VALVE LEAKS

HALL BATHROOM

The shower diverter valve not functioning properly while in use. Recommend repairs to ensure proper function and flow of water in shower.



Minor Defect/Maintenance Item



Recommendation

Contact a qualified plumbing contractor.

16.6.2 Shower/Tub

TUB STOPPER NOT FUNCTIONAL

HALL BATHROOM

The tub stopper is not functioning properly and needs to be serviced.

Recommendation

Contact a qualified handyman.



Minor Defect/Maintenance Item



16.6.3 Shower/Tub

RECAULK SHOWER ENCLOSURE

HALL BATHROOM

The shower enclosure should be recaulked to forestall against moisture intrusion.

Recommendation

Contact a qualified handyman.



Minor Defect/Maintenance Item



16.9.1 Walls/Ceiling

DRYWALL REPAIR

HALL BATHROOM

There is an unpainted drywall repair in the bathroom that you may wish to ask the seller about. It appears to be related to a toilet paper holder.

Recommendation

Contact the seller for more info



Minor Defect/Maintenance Item



16.9.2 Walls/Ceiling

MOISTURE DAMAGE/POTENTIAL MOLD

HALL BATHROOM



Significant Defect

There is moisture damage to the baseboard and drywall behind the toilet. No current moisture was detected, but it is unknown the extent or duration of the damage behind the wall. Because of this moisture staining, the potential surface mold throughout the home identified in this report, and the evidence of high humidity in this bathroom (rusty air registers), we recommend further evaluation and testing by a qualified mold inspector. We also recommend that the damaged drywall and baseboard be replaced/remediated by a qualified contractor.

Recommendation

Contact a qualified mold inspection professional.



16.10.1 Doors

DOOR FRAME DAMAGE

HALL BATHROOM

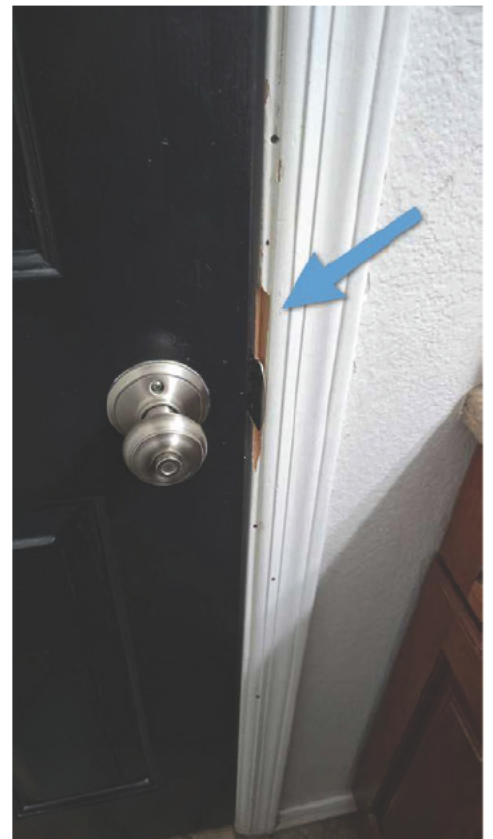
There is some damage to the door frame that should be properly repaired.

Recommendation

Contact a qualified professional.



Minor Defect/Maintenance Item



16.11.1 Counter

RESEAL COUNTER TO BACKSPLASH

HALL BATHROOM

Where the countertop meets the backsplash or the wall needs to be resealed to forestall moisture intrusion.

Recommendation

Contact a qualified handyman.



Minor Defect/Maintenance Item





18: LAUNDRY

Information

Cooling/Heating: Cooling/Heating Type

Central HVAC

Exhaust Fan: Exhaust Fan Condition

Appears satisfactory and functional at the time of the inspection.

Plumbing: Plumbing Condition

Appears satisfactory and functional at the time of the inspection.



Flooring: Flooring Condition

Appears satisfactory and functional at the time of the inspection.

Flooring: Flooring Type

Ceramic Tile

Ceiling: Ceiling Condition

Appears satisfactory and functional at the time of the inspection.

Ceiling: Ceiling Type

Drywall

Doors: Doors Condition

Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Condition

Appears satisfactory and functional at the time of the inspection.

Wall Condition: Wall Type

Drywall

Cooling/Heating: Cooling/Heating Condition

HVAC duct noted. Appears satisfactory and functional at the time of the inspection.

Observations

18.2.1 Dryer Vent

CLEAN OUT DRYER VENT



Minor Defect/Maintenance Item

Lent was noted caught in the dryer vent duct. Recommend the dryer vent to be professionally cleaned out before used.

Recommendation

Contact a qualified professional.



18.7.1 Electrical

NO GFCI

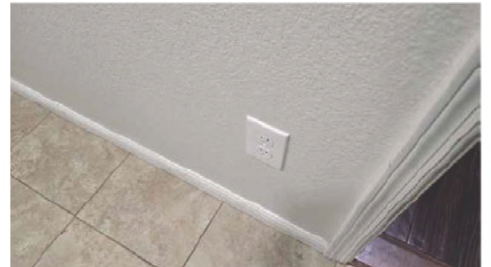
Electrical outlets in the laundry room should be GFCI protected due to the close proximity with the wash basin.

Recommendation

Contact a qualified electrical contractor.



Marginal Defect



19: ATTIC

Information

Insulation: Insulation Type Fiberglass Blown	Ventilation: Appears Adequate at Time of Inspection	Roof Structure: Satisfactory Condition
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Limitations

General

ATTIC INSPECTION LIMITED

I traversed through the attic, but not all portions were visible and accessible due to insulation covering the floor joists. The primary closet hatch was also not accessible.



Observations

19.2.1 Insulation

UNEVEN INSULATION



Minor Defect/Maintenance Item

Blown in insulation was noted as uneven in several areas. This will cause varying degrees of energy efficiency throughout the home. Recommend evening out the insulation. Example pictured.

Recommendation

Contact a qualified insulation contractor.



19.5.1 Electrical

LIGHT NOT RESPONDING

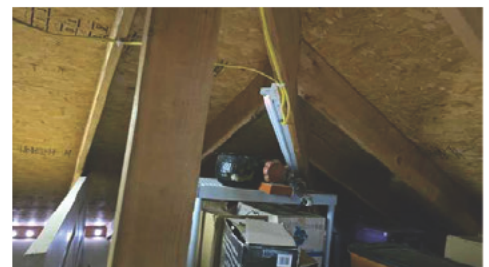


Minor Defect/Maintenance Item

A light in the attic is not responding. This could be because of a burned out bulb, but this could not be verified.

Recommendation

Contact a qualified professional.



20: GARAGE/CARPORT

Information

Ceiling: Ceiling Type Drywall	Garage Door Condition: Garage Door Opener Type Chain	Garage Door Condition: Garage Door Type Double Car Metal (Uninsulated), Single Car Metal (Uninsulated)
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Garage Door Condition: Only One Automatic Opener

Garage

The single-bay garage door does not have an automatic opener currently installed, although it appears there was one installed at one time.

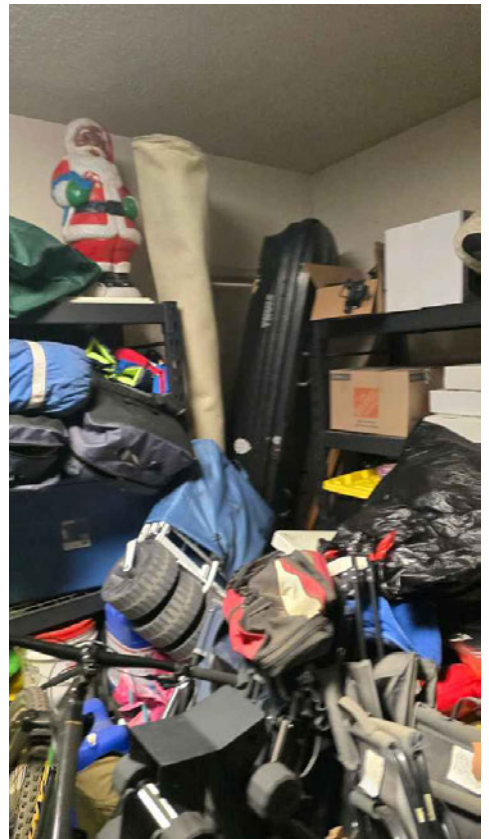
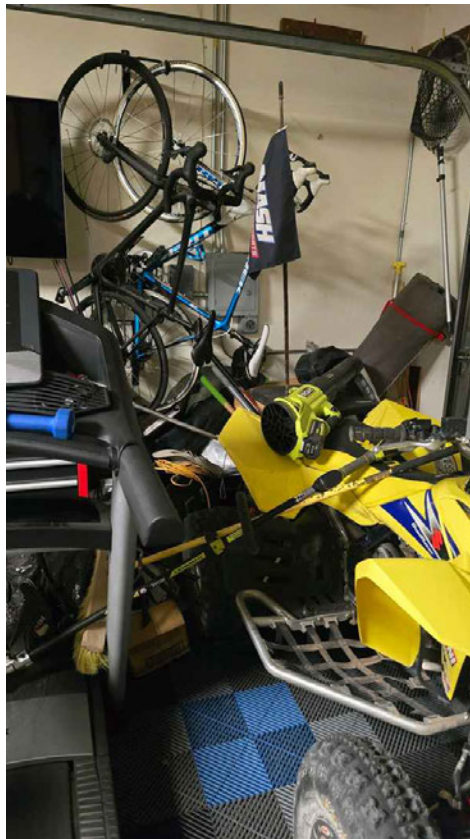
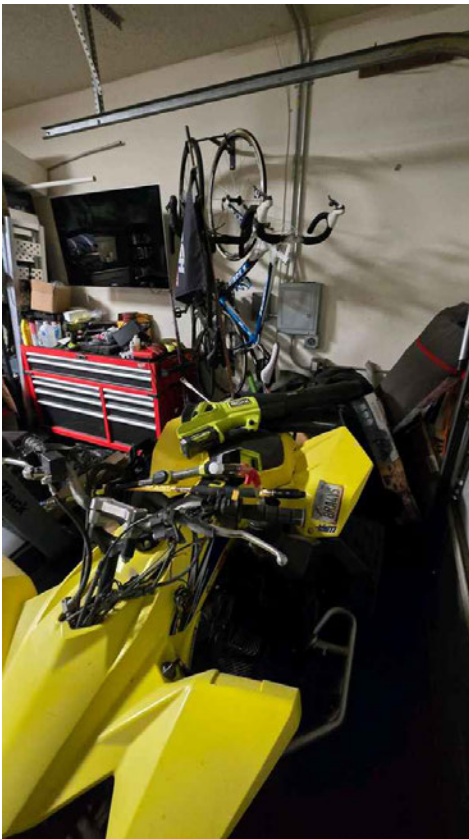
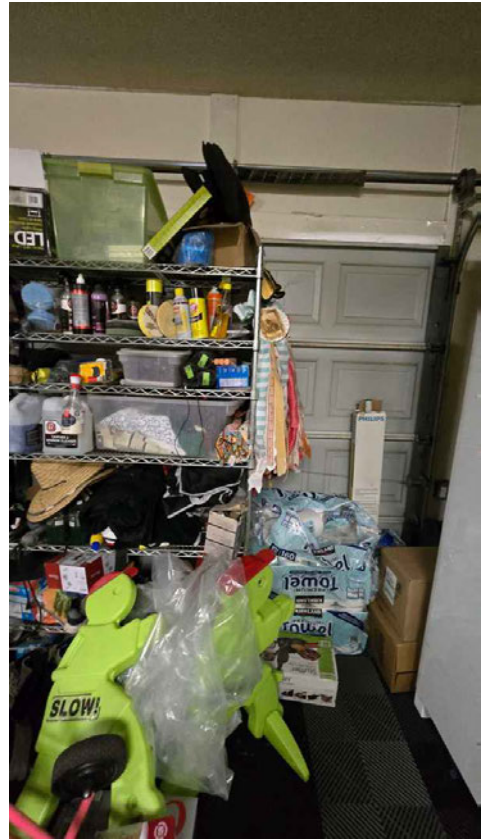
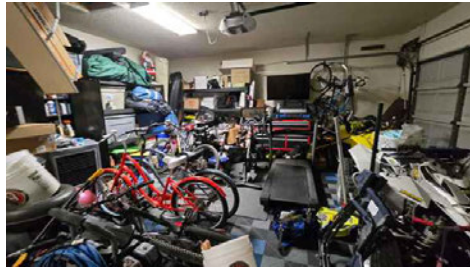
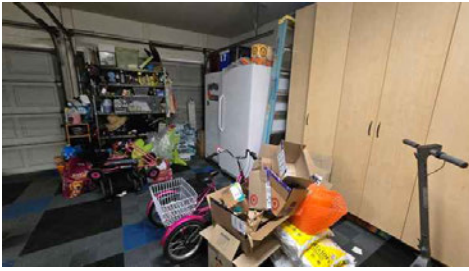


Limitations

General

PERSONAL ITEMS BLOCKING ACCESS

Because of the abundance of personal items in the garage, there were many things that could not be inspected such as outlets, the flooring, walls, cabinetry, the single bay garage door, and an electrical sub panel. Recommend a review of all of these items after the personal belongings are removed.



Exterior Door

PERSONAL ITEMS IN WAY

The garage exterior door could not be tested because there were personal items blocking the way on both sides of the door.



Observations

20.2.1 Ceiling

TYPICAL STRESS FRACTURES

Typical stress fractures are present at the ceiling of the garage. Recommend patching and painting.

Recommendation

Contact a qualified drywall contractor.



Minor Defect/Maintenance Item



20.3.1 Garage Electrical

FLICKERING LIGHTS

Some of the garage lights are flickering. Recommend appropriate servicing of the lights to correct this issue.

Recommendation

Contact a qualified professional.



Minor Defect/Maintenance Item



20.5.1 Garage Door Condition

TENSION AUTO REVERSE NOT FUNCTIONING

DUAL BAY GARAGE

The tension auto reverse system at the garage door was inoperable. This is an important safety feature. Recommend adjustment to the tension setting, or repairing the system.

Recommendation

Contact a qualified professional.



Marginal Defect



20.5.2 Garage Door Condition

WEATHER SEAL DETERIORATING

The garage door weather strip is deteriorating and should be replaced.

Recommendation

Contact a qualified handyman.



Minor Defect/Maintenance Item



20.6.1 Fire Door

INOPERABLE SELF CLOSING HINGES

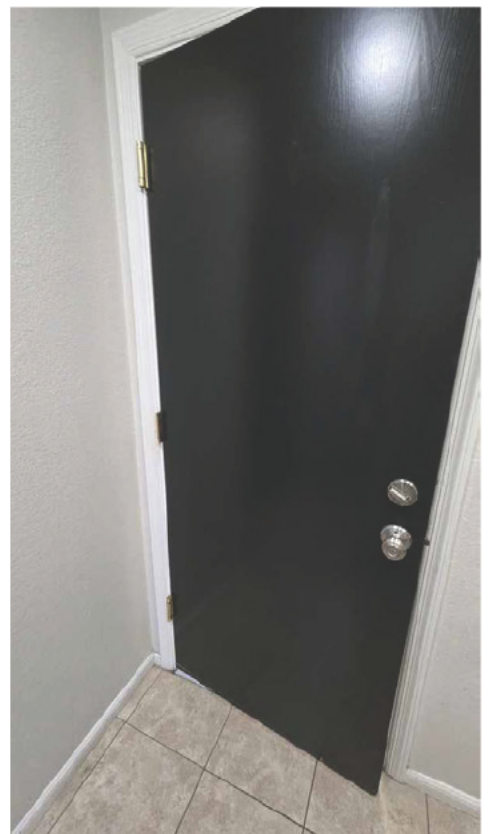
Doors from a garage are required to have a 45 minute fire rating and properly seal to keep vehicle gases from entering the home. This door does not have functional self closing hinges. Recommend door technician to adjust hinges to maintain proper safety standards

Recommendation

Contact a qualified door repair/installation contractor.



Marginal Defect



20.6.2 Fire Door

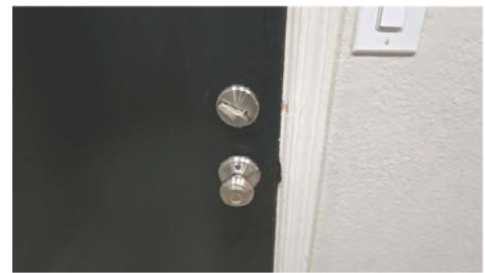
**DEADBOLT DOES NOT
LINE UP**

 Minor Defect/Maintenance Item

The deadbolt on the garage entry door does not line up and so it currently cannot be used. Recommend having the door serviced to address this issue.

Recommendation

Contact a qualified door repair/installation contractor.



21: POOL/SPA

Information

Supply and Return Lines: Auto Fill Functional



Supply and Return Lines: Aerator Functional

Electrical: Bonded and Grounded

The pool equipment appears to be bonded and grounded correctly.

General Pool Comments

The interior finish of pools is rarely perfect and never remains so, and particularly those on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals does leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The most common are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist.



Enclosure Safety Observations: Check Local Requirements

Whenever a home is inspected with a pool or spa, we always recommend that you check with your local jurisdiction for current pool safety barrier guideline requirements.

Pool Light: Light Functional and GFCI Protected

The light is functional and has been confirmed to have ground-fault protection. However, for reasons of safety, the circuit should be tested periodically to ensure that its ground fault protection is working.



Tiles: Tiles Acceptable

The tiles are in acceptable condition, but can eventually become degraded by mineral deposits that leave a film on their surface and reduce their luster.

Filter: Filter Type

Cartridge



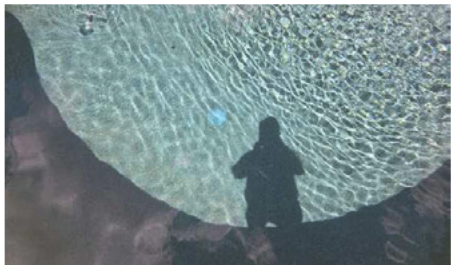
Pool Motor: Pool Motor Functional

The pool motor is functional.



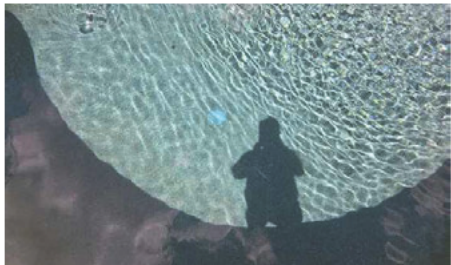
Pool Surface: Pebble Tec Acceptable

The interior finish is Pebble-tec, which is in acceptable condition with no significant abnormalities unless otherwise noted. Pebble-tec is a popular and durable pool finish, because it can be exposed to air, and is commonly installed without tiles.



Drain - Suction Line Covers:Suction Line Covers Acceptable

There are either two suction line covers in the pool, or one that is an anti vortex and child-safe type.



Observations

21.1.1 Enclosure Safety Observations

HOME DOOR NOT IN COMPLIANCE



The door from the home that gives access to the pool should automatically close and have a handle at 54 inches unless a intervening gate conforms to this standard.

Recommendation

Contact a qualified professional.

21.1.2 Enclosure Safety Observations

SIDE YARD GATE NOT IN COMPLIANCE

— Marginal Defect

The side yard gate that gives pool access does not fully comply with safety standards. Any gate that gives pool or spa access is required to self-close and include a latch at fifty-four inches that opens away from the pool or spa, so that a toddler could not simply push open an unlatched gate.

Recommendation

Contact a qualified professional.

21.1.3 Enclosure Safety Observations

GARAGE SIDE DOOR NOT IN COMPLIANCE

— Marginal Defect

The garage side door gives pool access and is required by common safety standards to self-close and include a latch at forty-eight inches, unless an intervening gate conforms to this standard.

Recommendation

Contact a qualified professional.

21.1.4 Enclosure Safety Observations

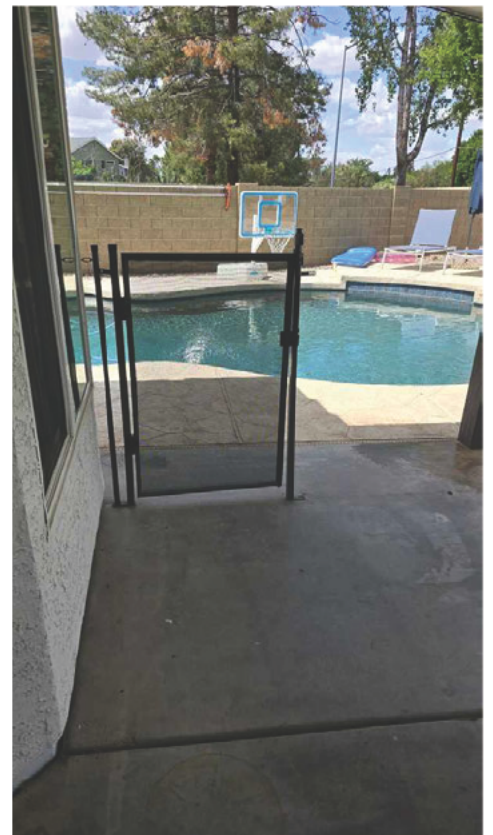
POOL FENCE NOT COMPLETE

— Marginal Defect

The pool fence is not currently complete and should be finished properly.

Recommendation

Contact a qualified professional.



21.3.1 Skimmer

SKIMMER WEIR MISSING

🔧 Minor Defect/Maintenance Item

The skimmer weir door (flapper door) is absent and should be replaced.

Recommendation

Contact a qualified handyman.



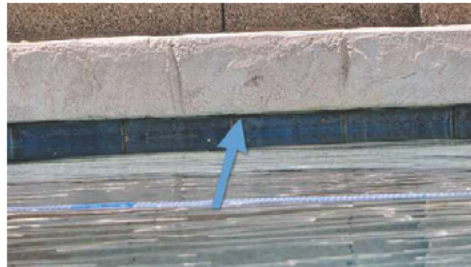
21.5.1 Expansion Joint

EXPANSION JOINT NEEDS RESEALED

The caulk in the expansion joint has deteriorated and cracked, and should be resealed.

Recommendation

Contact a qualified handyman.



21.6.1 Filter

PRESSURE GAUGE TOO CLOUDED

The pool filter pressure gauge is too clouded and cannot be read. It should be replaced as it is important to know the pressure the pool filtration system is operating at.

Recommendation

Contact a qualified professional.



21.8.1 Deck

TYPICAL CRACKS

The pool deck has some typical cracks. Recommend patching as needed.

Recommendation

Contact a qualified professional.





21.9.1 Pool Surface

GREEN ALGAE

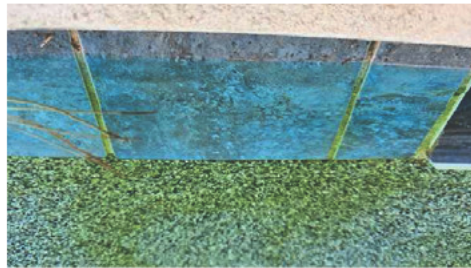
Some green algae was seen on the tiles and surface of the pool. Recommend a pool professional to treat for the algae.

Recommendation

Contact a qualified professional.



Marginal Defect



21.12.1 Electrical

POOL TIMER BOX RUSTED

The pool timer box in the pool equipment area is severely rusted. Recommend replacement of the box.

Recommendation

Contact a qualified professional.



Marginal Defect



STANDARDS OF PRACTICE

Inspection Details

Exterior

With the exception of town homes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights at exterior doors, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Fireplace/Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned within the inspection period.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are

copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with the AZ-ASHI Standard of Practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Heat/AC

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the AZ American Society of Home Inspectors Standards of Practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled within the inspection period, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Interior Rooms & Hallways

Our inspection of the interior living space is performed in accordance with the AZ - American Society of Home Inspectors Standards of Practice, including the visually accessible areas of the ceilings, walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets and unless otherwise noted have been found in acceptable condition.

However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself,

and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary within the inspection period.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: operation of hot or cold shut off valves for water fixtures, free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Primary Bedroom

In accordance with the AZ - ASHI Standards of Practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets and are considered in acceptable condition and operational unless otherwise noted.

We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress and have been found in acceptable condition unless otherwise noted. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Bedroom 2

In accordance with the AZ - ASHI Standards of Practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets and are considered in acceptable condition and operational unless otherwise noted.

We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress and have been found in acceptable condition unless otherwise noted. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Bedroom 3

In accordance with the AZ - ASHI Standards of Practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets and are considered in acceptable condition and operational unless otherwise noted.

We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress and have been found in acceptable condition unless otherwise noted. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Bedroom 4

In accordance with the AZ - ASHI Standards of Practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets and are considered in acceptable condition and operational unless otherwise noted.

We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress and have been found in acceptable condition unless otherwise noted. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Primary Bathroom

In accordance with the AZ - ASHI Standards of Practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans or operate hot or cold shut off valves for water fixtures.

We do operate tubs, hydro spas, stall showers, toilets, exhaust fans, switches, outlets (note on GFCI protection), cabinets and observe walls and cabinets for visual evidence of moisture intrusion, leaks, staining or damage from moisture and these items are considered in acceptable condition or operational unless otherwise noted.

Bathroom 2

In accordance with the AZ - ASHI Standards of Practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans or operate hot or cold shut off valves for water fixtures.

We do operate tubs, hydro spas, stall showers, toilets, exhaust fans, switches, outlets (note on GFCI protection), cabinets and observe walls and cabinets for visual evidence of moisture intrusion, leaks, staining or damage from moisture and these items are considered in acceptable condition or operational unless otherwise noted.

Bathroom 3

In accordance with the AZ - ASHI Standards of Practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans or operate hot or cold shut off valves for water fixtures.

We do operate tubs, hydro spas, stall showers, toilets, exhaust fans, switches, outlets (note on GFCI protection), cabinets and observe walls and cabinets for visual evidence of moisture intrusion, leaks, staining or damage from moisture and these items are considered in acceptable condition or operational unless otherwise noted.

Laundry

In accordance with the AZ American Society of Home Inspectors standard of Practice, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Attic

In accordance with AZ American Society of Home Inspectors Standards of Practice, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point or as noted in the inspection report. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Garage/Carport

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Pool/Spa

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the pool/ spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.