

# PROPERTY INSPECTION REPORT



**246 Second St, Your Town, CA, 91355**

**Prepared For: Jim Smith**

**Inspector: Garrett Martell CMI**

**Date of Inspection: 10/25/2022**



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**(855)-200-7767**

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# Introduction

**INTRODUCTION** We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. **PURPOSE AND SCOPE** This Inspection Report is supplemental to the Property Disclosure Statement. This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement. It should be noted that a standard property inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the insp The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well. This report summarizes our inspection conducted on this date at the above address.

# Inspection Details

A property inspection is a non-invasive visual examination of a building, performed for a fee, which is designed to identify observed material defects within specific components of said building. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the building, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A property inspection is intended to assist in evaluation of the overall condition of the building. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A property inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. Many systems work well beyond their expected life span.

An inspection report shall describe and identify in written format the inspected systems, structures, and components of the building and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

**BUILDING CODES: The inspection is not intended to identify Building Code violations.** Code Compliance Inspections are available from specialty inspectors for this purpose if desired or required. Building codes change continually as new methods and systems are developed and the Property Inspector is not required to keep up with the codes and regulations developed in different cities and for different types of properties.

Our goal is to evaluate the habitability or use of the property based on the inspection of the major systems and assessing any safety concerns that are known, or are discovered, at the time of the inspection. The Inspector may recommend different specialty evaluations, such as environmental, structural or geological inspections in fields beyond the expertise of the Inspector

## Climatic Conditions

It was clear at the time of the inspection.  
The temperature was in the 60's at the start of the inspection.

## Property Type Being Inspected

This is a wood framed building.  
, This is a single family building.

## Stories

There is one story.

## Utility Service

The utilities were on at the time of the inspection.

## Occupancy

The property is vacant.  
There was no access to part of the property - garage.

## Comments

The Client was present.

The buyer's agent was present.

The property appears to be vacant. In some situations this has lead to unforeseen conditions such as defects in the Drain/waste/vent line system, electrical system, HVAC system, and plumbing systems that may not become evident until the property is occupied and under normal use again. Things like a sewer scope or chimney video inspection or specialist inspection could be done for further information on the different systems of this home.

The building has had some work done to it recently including new paint, flooring, patching, etc. It is not known what the condition of the property was before this work was undertaken. Many of these new items may not have been tested under actual living conditions or undergone weather testing.

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing, mechanical systems, as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might be available. This should be done prior to the expiration of the contingency period.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

During this inspection there may be items discovered that require further inspection as well as subsequent repairs. Where further inspection by a specialty trade is advised, this is meant to be done in a timely fashion.

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry rot, wood damage and deterioration, as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed in a timely manner.

This is not a mold or fungus inspection, it is advised to have a mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any mold that may affect the health or safety of the occupants.

The inspection was not as complete as is normally provided due to restricted access to some areas, in this case it was the garage.

# Plumbing System

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drains during actual usage is undetermined. Drain blockage is common in vacant property.

It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined.

The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

## Main Water Shutoff Location and Type

A visual inspection of the main water shut off found it to be in a serviceable condition at the time of inspection.

The main water shutoff is on the right side of the building.

Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line.



## Main Water Supply / Pressure Regulator

There was a pressure regulator observed on the water supply system. It appeared to be in a serviceable condition at time of inspection. It is not known how well it is functioning or how much longer it will last as all its parts are enclosed inside the regulator casing.

## Interior Water Line Material

The interior throughout the building is made of copper piping where visible

The majority of the piping is concealed in/under the floor or the walls and its full composition could not be determined.



### Interior Water Line Condition

A representative visual inspection of the water lines found those seen to be in a serviceable condition at the time of inspection. This means the lines that were seen were not severely corroded or leaking etc. No representation is made as to their internal condition or function. There are areas of the piping that can not be seen unless walls and ceilings were opened up. This means out of the areas readily visible and accessible, there were no defects noted.

### Drain /Waste / Vent Line Materials

The piping that takes the waste water to the sewer system is a combination of different materials where visible.

The majority of the piping is concealed in/under the floor or the walls and its full composition could not be determined.

### Drain / Waste / Vent Line Condition

A representative visual inspection of the waste lines found those seen to be in a serviceable condition at the time of inspection. This means the lines that were seen were not severely corroded or leaking etc. No representation is made as to their internal condition or function. There are areas of the piping that can not be seen unless walls and ceilings were opened up. This means out of the areas readily visible and accessible, there were no defects noted.

### Hose Faucets

A representative number of the exterior hose faucets show them to be operating properly at the time of inspection.

### Gas Meter Location

The gas meter was located on the right side of the building.

There is no automatic seismic gas shut-off valve on the main gas line. This may not need to be installed in this municipality at the time of sale.



### Gas System Condition

There are areas of rusty gas piping on the property.

### Water Supply Pipe Comments

There are additional plumbing comments covering the kitchen and bathroom fixtures. Please see the kitchen and bathroom sections of the report for additional information.

The majority of the water supply pipes are underground, in walls, or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation can be made of their overall condition.

### Drain Line Comments

There is a distinction between Waste Lines and Sewer lines. Both systems take the drain/waste water away from sinks and toilets in the home to the city sewer. The Waste Line: is located under the house. They can be visible in the crawl space or buried under ground. They can be composed of a few different materials such as but not limited to **ABS**, Galvanized metal, Cast Iron, and **PVC**. The Sewer Lines: start 2 feet outside the house and extends to the city sewer. These can be composed of a few different materials such as but not limited to ABS, Concrete, Clay, Cast Iron. A typical sewer line inspection is only the portion outside the house to the city sewer, and not under the house. Some plumbers can also inspect the waste/drain lines actually under the house, using a smaller video camera system. This is a separate specialty inspection.

The majority of the waste line pipes are underground, in walls, or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation can be made of their overall condition.

# Sewer Line

This inspection focuses on the main sewer line which is the pipe exterior to the structure and extends from the building to the city sewer connection. This is the last point where the drain lines connect, usually just outside the building, and the waste water is carried through to the street. Specifically this is the main sewer line which is viewed by the camera during the course of the inspection. Though portions of the building drain line may be accessed and commented on, this section of the report focuses primarily on the actual sewer line. The findings of this inspection are based on the opinions and observations of the inspector and reflect the conditions discovered during the course of the inspection.

## Access Location

The sewer line was accessed through the plumbing vent on the roof.



## Access Material

The clean out access is made of ABS.

## Sewer Line Material

The sewer line is a mix of different materials.

## Sewer Line Condition

There are offsets at the piping joints. Offsets are common in clay piping where repairs have been made or different pipe materials meet. These smaller offsets do not generally present an issue though the sewer line may require more maintenance such as root control.

## Main Utility Sewer Location

The main utility sewer connection is at front city street.

## Comments

A proper clean out is needed to access the sewer line for cleaning, servicing or inspection. This is typically installed between the building and the main utility connection.

## Sewer Line Video Link

**Observations:**

<https://youtu.be/6H0mRFUYNjk>

# Water Heater

The inspection of the water heater focuses on the operation and safety aspects. There are many different components that make up this part of the plumbing system.

Typically a gas water heater lasts 10-12 years. Some last many more years depending on water quality and other factors. The inspection will involve testing the hot water inside the house and a visual inspection of the water heater itself.

Newer tankless type heaters have less components to test and the inspection of these types of heaters will involve mainly operational items. The installation manual for these heaters should be referred to to determine proper clearances, gas pipe sizing and correct sizing for the number of fixtures it is servicing.

All water heaters need maintenance and occasional flushing to remove sediment buildup. The installation manuals for all water heaters should be referred to.

The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last and this is many times a matter of individual use

## Type and Location

There is a gas fired hot water heater

The water heater is located in the garage.

## Age and Size

9 years old

The water heater is 50 gallons

## Water Heater Condition

The water heater is old.

## Seismic Strapping & Support

The water heater is strapped to help prevent movement in case of seismic activity.

## Temperature / Pressure Relief Valve

**The TPR/Drain line has been incorrectly installed.**

## Combustion Air Supply

A visual inspection of hot water heaters **combustion air** supply found this system to be in a serviceable condition at the time of inspection.

## Venting

A visual inspection of the venting for the hot water heater found this system to be in a serviceable condition at the time of inspection.

## Comments

Not inspected because the garage was locked.

# Electrical System

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

## Type of Electrical Service.

The electricity is supplied by an underground line from the power pole to the building.

The home is supplied with 110/220 Volt power. Regular power outlets found throughout a home are wired to 110v while only a few outlets are wired to 220v which are used for washers, dryers, stoves etc. They both are grounded; thus, they have safety features built into them.

## Electrical Service to the Building.

Underground, not visible.

## Main Panel Location

The main electrical panel is located on the right of the building.



## Main Panel Amperage

There is 100 amps for this building from the main panel.



### Main Electrical Panel Condition

The amount of amperage for this main electrical panel is lower than current standards and can sometimes be considered too low for a house of this size. Though this is apparently functional for the current homeowners, the low power may not be suitable for a new homeowner and their needs. It is noted that power usage will vary from household to household and that it cannot be determined in a general visual inspection whether the amount of amperage will be suitable or not.

The main electrical panel is full of circuit breakers, there is not much room in it for additional circuits if these were required. It is advised to consult with an electrician if more circuits are anticipated.



### Main Panel Circuit Protection

This is an older main electric panel. As it gets older it may be found that breakers will become faulty and need replacement. An electrician may recommend replacement at this time.

**The circuit breakers in the main electric panel are not labeled. It is not known which circuit goes with which breaker. This could pose a problem in case there is an emergency reason comes up to shut off power to a specific area of the home.**

### Grounding System

The connection of the grounding wires to the grounding system is not seen. It may be connected to the electrical system in an area that was not visible.

## Type of Wiring

The wiring in the building is made of copper.

The wiring is sheathed in a plastic coating. This is the current standard covering for electrical wiring.

## Condition of Wiring

The non-metallic sheathed wiring, (Romex), is installed within 5 feet of the attic opening and can be damaged. This is a potential safety hazard and should be corrected.

## Electrical Outlets

**There is one or more outlets that have 3 prongs, but there was no ground in them. Repair to the existing wires or upgrade to new wiring may be needed.**

**There is one or more outlets that had the wires reversed in them (this is called reversed polarity). These outlets are still live and will work but could potentially harm any device or appliance that is plugged into them.**

**There is **GFCI** outlet(s) in areas that require them, such as the kitchen, bathrooms, laundry room or any areas exposed to a water source.**

**GFCI in bathroom1 did not reset properly.**

**There is one or more outlets that have no power to them and are not working in areas of the home - master bathroom.**



Living room



Living room - reversed



Dining room



Kitchen - No GFCI



Kitchen



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom 1 - GFCI did not reset



Master bedroom



Master bedroom



Master bathroom -

## Electrical Switches

There are some mystery switches in areas of the home and it is not known what exactly they operate.

## Light Fixtures

A representative number of light fixtures tested throughout the home were found to be in a serviceable condition at the time of inspection.

## Ceiling Fans

A representative number of ceiling fans tested throughout the home were found to be in a serviceable condition at the time of inspection.

## Smoke Detectors

Smoke detectors are needed to comply with local safety regulations and escrow instructions. Most local cities require detectors in each bedroom, outside each sleeping area within 12 feet of the doors to the bedrooms. These are also needed on Each additional story of the dwelling including basements and habitable attics but not including crawl spaces and uninhabitable attics. Areas that contain fossil fuel fumes also requires a smoke detector be present. It is advised to check with the local municipality to determine their requirements.

## Carbon Monoxide Detectors

Carbon Monoxide detectors are needed to comply with local safety regulations and escrow instructions. Most local cities require detectors in each bedroom, outside each sleeping area within 12 feet of the doors to the bedrooms. These are also needed on Each additional story of the dwelling including basements and habitable attics but not including crawl spaces and uninhabitable attics. Carbon monoxide detectors are also required in rooms with a fireplace. It is advised to check with the local municipality to determine their requirements.

## Exterior Electrical

The exterior lighting outside the building is not included as part of this inspection though we may comment on their condition at times. This includes but is not limited to: the lights in the yard, planters, and across the grounds.

A limited visual inspection of the exterior electrical systems was found to be in serviceable conditions at the time of inspection.

# Heating and Cooling 1

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 55 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection.

The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not considered to be built in units and therefore not inspected.

## Heating Type and Location

The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is on the exterior while the furnace is on the interior or in a closet on the outside of the home.

There is a forced air natural gas fueled system.

There is a heating system located in the attic.

## Heating System Condition

The furnace is older and aged. Though it was working at time of inspection, regular maintenance will be needed to keep this system working as efficiently as possible.

The furnace is 21 years old.



grill temp



temp



### Combustion Air Supply

A visual inspection of the heating systems combustion air supply found this to be in a serviceable condition at the time of inspection.

### Venting

A visual inspection of the venting for the heating system was found to be in a serviceable condition at the time of inspection.

### Cooling Type and Location

The heating/cooling is a conventional split system. This is where the furnace is in one area of the home, and the condenser in another. Usually the condenser is located on the exterior while the furnace is on the interior or in a closet on the outside of the home.

The condenser is at the rear of the building.



### Cooling System Condition

The refrigerant lines have damaged insulation on them. The insulation should be repaired to improve efficiency. This is usually not an expensive repair.

The condenser is 21 years old.

The air conditioning system is older and aged. Though it was working at time of inspection, regular maintenance will be needed to keep this system working as efficiently as possible.

The condenser is currently charged with the now discontinued R22 gas. As the supply dwindles, it will be coming increasingly more expensive to service this part of the cooling system. A licensed HVAC contractor should be consulted on this.



return temp



grill temp





### Condensate Drain Line

There is no condensate drain pan installed. The condensate drain pan catches excess water that did not make it into the condensate line or, the overflow if the condensate lines stop working properly. It also makes sure the water is safely disposed of outside the home.



### Thermostat Location and Condition

An inspection of the thermostat found it to be in a serviceable condition at the time of inspection.



### Ducting & Grills

There are damaged areas of duct insulation in areas.



### Air Return & Filter

This system is drawing its "return air" from the attic. It appears the ducting has become loose around this area, leaving a small opening where I can be pulling air in from the attic. This should be sealed.



potential air coming from attic space

### Whole House Fan

A visual inspection of the whole house fan found it to be in a serviceable condition at the time of inspection.



### Recommendations

**It is advised to have a licensed HVAC contractor examine the system and make any repairs as needed.**

# Roof

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.

## Roof Style

The roof is a sloped type with a pitch to it.

## Roof Materials.

The roof surface contains composition shingles.

## Roof Access

The roof was walked on to inspect it.

## Roof Covering Condition

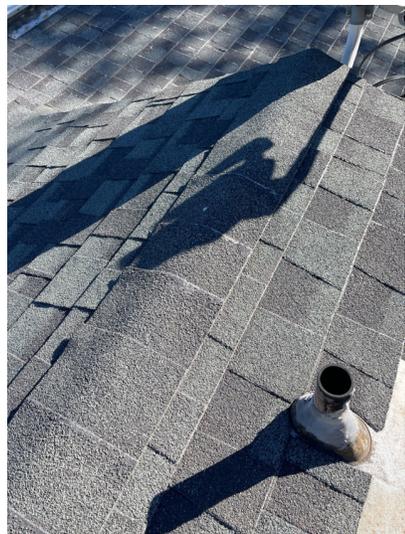
The nails heads are exposed on the roof surface. Not only will this allow them to rust, but it is a potential leak hazard. This is generally considered a poor and unreliable installation method.

**The composition shingles are older, deteriorating, and losing their surface granules.**

**The ridge caps installed at the peak of the roof are starting to crack and will need eventual replacement**

**Notable deterioration was found in areas across the roof covering that may be wind related**







### Exposed Flashing

There are penetrations through the roof that are going to require a higher level of ongoing maintenance, and should be closely monitored.

The flashings have been covered over with mastic, which means these have potentially leaked in the past. This is a temporary solution and will require regular ongoing maintenance to help ensure moisture doesn't enter the roof / attic system at this point.

The flashings have been covered over with mastic, this usually means these have potentially leaked in the past. Mastic over time dries out and begins to crack which means the seal has been broken. This is a temporary solution and will require regular ongoing maintenance to help ensure moisture doesn't enter the roof / attic system at this point.



### Skylights

A visual inspection of the skylights found them to be in a serviceable condition at time the of inspection.

### Gutters / Drains

**There are areas where the gutter system is filled with debris which should be cleaned out for improved efficiency of this system. This includes all accumulated roof debris on the roof itself.**



## Downspouts

The downspouts do not all route the water away from the building but instead deposit it next to the structure which can cause problems to the foundation over time.



### Type of Roof Framing

The roof has conventional type framing in it

### Condition of Roof Framing

There are areas of moisture stains on the framing lumber. These are common in attics and may indicate past leaks.



### Comments

There are branches laying or rubbing against the roofing material. These need to be trimmed back or removed to prevent damage from occurring to the roof.



# Attic

## Attic Area and Access Condition

There appears to be a full attic space over the entire floor plan of the building. Some of the attic space was blocked by ducting or framing, limiting a full visible inspection of these areas.

There is a panel used as the removable cover to the attic access opening.

## Attic Condition

There is debris left behind from work being done in the attic in the past. There are things such as but not limited to: abandoned ducting or wiring, left over scraps and trash from the last roofing change, ect.

Rodent droppings were observed in the attic. It is advised to have a pest control specialist examine the structure and property to determine the presence of any infestation. They will also have recommendations on the possible treatments.



rodent droppings

## Attic Ventilation

A visual inspection of the attic ventilation found it to be in a serviceable condition at time the of inspection.

## Attic Insulation

The insulation in the attic is the Fiberglas batt type.

# Foundation

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

## Slab on Grade

The building is on a concrete slab.

The concrete slab is not visible due to floor coverings, thus any cracks cannot be seen. However, all concrete has some typical cracking and it is expected that this would have them if it would be fully exposed to view.

## Cripple Walls

There are no cripple walls used in this type of foundation.

## Foundation Bolting

The building would be bolted due to the age and type of construction. The areas where the bolts are located are covered so the size and spacing could not be seen.

## Comments

A standard property inspection cannot determine the potential of the structure to experience future problems such as, geological conditions, the potential of the underlying soils to experience movement, water flow, or whether the soil is stable. If more information is required regarding this geological conditions, it is advised to retain a Geo-Technical specialist who can provide a more detailed report.

# Exterior

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

## Exterior Wall Covering

The exterior wall covering is stucco.

## Exterior Wall Condition

There is typical cracking in the exterior stucco wall covering.

There are damaged areas of the stucco wall covering that will need repair.

The exteriors of the building appear to have had recent work such as patching and painting. Though this appears serviceable at this time, the original condition the wall covering was in prior to this work is unknown.



## Exterior Trim Material

The exterior trim is made of wood.

## Exterior Trim Condition

The trim does not appear to be sealed to the window frame properly.



## Eaves, Soffet & Fascia

The eaves are open. An eave is the edge of the roof that overhangs the exterior siding. Parts of an eave include the soffit, which is the underside of your roof's eaves, and the fascia, the vertical facing board.

The fascia has had recent patching and painting done to it. It is unknown what condition this was in before this work was done.

The rafter tails have had recent patching and painting done to them. It is unknown what condition these were in before this work was done.

There has been recent work done to the underside of the eaves such as patching and painting. It is unknown what condition these were in prior to the work being done.

## Porch Materials

### Observations:

There is a concrete base supporting the porch.

The porch surface is made of tile.

## Porch Condition

### Observations:

A visual inspection of the front porch found it to be in a serviceable condition at time the of inspection.

## Comments

The exteriors of the building appear to have had recent work such as patching and painting. Though this appears serviceable at this time, the original condition the wall covering was in prior to this work is unknown.

# Doors and Windows

Doors and windows are tested as to operation using normal operations and procedures. No representation is made regarding structural integrity or weather the door/window seals are weathertight.

In the case of newer door and window instalation the mounting hardware and waterproofing seals are generally covered with finish materials. Where these items have not been covered comments made be made as necessary.

## Exterior Door Type

The exterior door frames are made of wood.

The doors are made of wood.

The exterior doors are mostly glass.

## Exterior Door Condition

The door threshold is worn and the finish is wearing out.

There are exterior doors that are worn and the finish is wearing off in areas.

Front wooden screen door is deteriorated and is stained.



Front screen door

## Interior Door Type

There are wood doors throughout the interiors of the home.

## Interior Door Condition

A visual inspection of the interior doors condition found them to be in a serviceable condition at time the of inspection.

On the master bedroom closet doors, there are no guides that keep the doors from swinging.

## Window Type

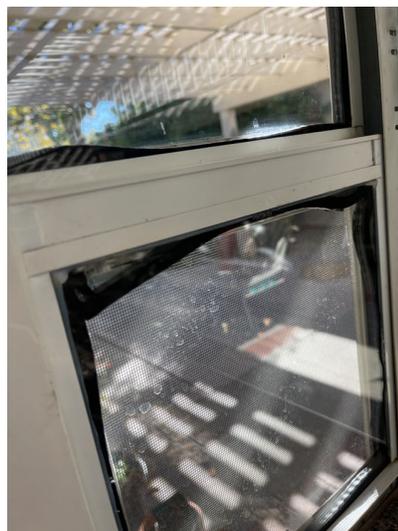
The Windows throughout the home are made of vinyl.

The window glass is a double pane type. Usually these have a seal around the edges to make them insulated. These help with a home's energy efficiency.

## Window Condition

There are windows that are missing their screens.

There are seals that are getting appear to be getting close to failing. This is able to be seen due to the fact that the black sealant material is pulling in words to the center of the panes. There is no telling when this will happen, but the process appears to have begun.





# Chimney / Fireplace

This is a detailed visual inspection of the areas accessed during the inspection only. There is no destructive testing during the course of this inspection. Smoke tests, the building of fires and similar tests are not performed as part of this investigation. The chimney/fireplace components are not dismantled as part of this inspection.

Our purpose is to inform the client of any potentially hazardous conditions. The scope of this examination is to determine if the appliance and/or chimney has been damaged or has contributing damage caused by a sudden event, improper use, improper construction, erosion or age. The scope of this inspection does not require drafting characteristics or construction evaluation and does not include the testing of the gas line. Do not rely on this report as a full evaluation of the following appliance(s) and chimney(s), as the scope is limited to type of inspection performed and accessible areas.

The fireplace/chimney should be cleaned, serviced and inspected regularly. Depending on use this may be yearly or more often. After a seismic event the fireplace and chimney should be inspected by an unbiased chimney inspector that will not benefit from repairs performed.

Client understands that the inspection of a chimney would normally include walking on a roof but that some roofs are inaccessible due to height, slope of the roof or type of materials used which could be damaged. Client understands that in this case the Inspector will make the best attempt to access via ladder where permissible, otherwise the visual inspection of the exterior is conducted from the ground or other vantage point.

The service recommendations that we make in this report ideally should be completed by licensed specialists who may very well identify additional defects or recommend some upgrades that could affect your property decisions.

## Definition of Terms:

### Fire Safety Risk;

It is the inspectors opinion that this is a potential fire safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable and due to this condition the fireplace system should not be operated until corrections have been performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

### Structural Safety Risk;

It is the inspectors opinion that this is a potential structural safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable (and a condition that was not or should not have been present at the time the system was installed) and due to this condition corrections should be performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

### Operational Risk;

It is the inspectors opinion that this is a potential structural safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable (and a condition that was not or should not have been present at the time the system was installed) and due to this condition corrections should be performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

## Chimney Location

The chimney is at the front on the home.

### Chimney Material

There are multiple chimneys on the property that are a combination of different styles and methods of construction.

### Chimney Condition

A visual inspection of the chimney condition found it to be in a serviceable condition at time the of inspection.

### Chimney Crown

There are cracks in the concrete chimney crown that will need repair.



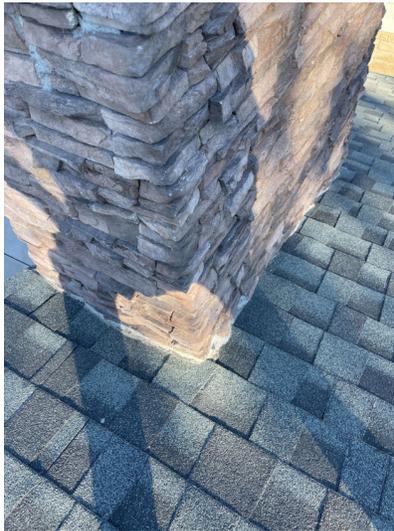
### Spark Arrestor

The chimney has screen on it as a spark arrestor. This is non-standard as the screens do not prevent water intrusion, and they may clog. There needs to be a proper weather proof spark arrestor installed as per current standards.



### Chimney Flashing

The chimney flashing cannot be seen due to the roofing materials covering it.



### Flue

#### Observations:

The flue has clay tiles.

The flue is dirty. This should be cleaned before use.

**There are some offsets and gapping in the mortar that could be seen, looking down the flue from the top portion.**



gaping in the mortar



offsets



offsets



Photo



## Fireplace Locations

There is a fireplace located in the Living Room.  
This is a masonry fireplace.

## Firebox

A visual inspection of the firebox found it to be in a serviceable condition at time the of inspection.



## Damper

The damper will not close and is frozen open. Though the fireplace can still be used, this should be fixed so the damper can be close to help improve energy efficiency of the home.

The fireplace has a gas log system and the damper was not modified to prevent it from closing completely. This is wanted to ensure that if there is any type of leak, the gas will escape through the flue instead of building up and going into the home. This is usually a simple clamp can be installed to meet this requirement,

## Log Grate

A visual inspection of the log grate found it to be in a serviceable condition at time the of inspection.

## Gas Log Lighter

A visual inspection of the gas log lighter found it to be in a serviceable condition at time the of inspection.

It is noted that it is not part of this inspection to test for gas leaks. Refer to a qualified plumber and/or the gas company for more information.

## Gas Line

A visual inspection of the gas line found it to be in a serviceable condition at time the of inspection.

## Gas Valve

A visual inspection of the gas valve found it to be in a serviceable condition at time the of inspection.

## Mantle

A visual inspection of the mantle found it to be in a serviceable condition at time the of inspection.

## Hearth

A visual inspection of the mantle found it to be in a serviceable condition at time the of inspection.

## Screens

A visual inspection of screens found them to be in a serviceable condition at time the of inspection.

# Garage

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.

## Type of Garage

The garage is attached to the home.

This is a two car garage.

## Garage Exterior Wall Material

The exterior wall covering is stucco.

## Garage Exterior Wall Condition

A visual inspection of the garage exterior wall covering condition found it to be in a serviceable condition at time the of inspection.

## Garage Door Type

The garage door is the sectional door type.

## Garage Door Condition

A visual inspection of the garage door condition found it to be in a serviceable condition at time the of inspection.

## Garage Door Hardware

A visual inspection of the garage door hardware to be in a serviceable condition at time the of inspection.

## Garage Door Opener.

A visual inspection of the garage door opener to be in a serviceable condition at time the of inspection.

California has new laws regarding garage doors and openers. "On or after July 1, 2019, no replacement residential garage door shall be installed in a manner that connects the replacement door to an existing residential automatic garage door opener that does not meet the requirements set forth in subdivision (a), regardless of the date of manufacture of the residential automatic garage door opener."

## Door Condition

A visual inspection of the walk through doors found them to be in a serviceable condition at time the of inspection.

## Garage Floor

A visual inspection of the garage floor found them to be in a serviceable condition at time the of inspection.

## Garage Interior

The garage interior has areas of moisture stains on the ceiling/roof.

**Comments**

The garage was locked and unable to be inspected.

# Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

## Walkways

**There are raised and shifted areas of the walkways that appear to be a trip hazard.**

## Patio Cover Type

The patio cover is an open framework design.

## Patio Cover Condition

### Observations:

There are areas of weather beaten and peeling paint.

## Patio Area

There are cracks and shifted areas of concrete that are typical for the age and type of construction.



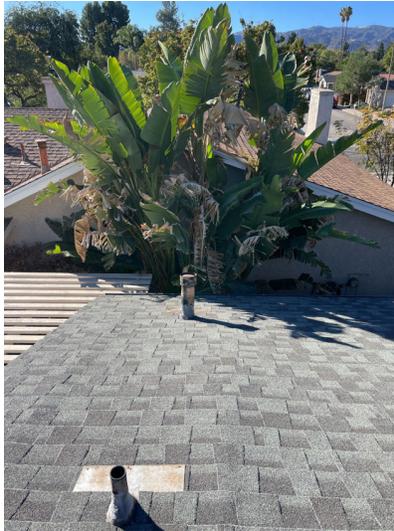
## Pergola

### Observations:

**The structure is easily shaken and not well braced.**

## Landscaping

There are trees planted close to the structure with branches that are overhanging/close to the roof. These may need to be trimmed back at times.



## Drainage

### Flat site

There are below grade drains in use on the property. These need to be checked and cleaned periodically to ensure they are functioning as they should.

There is debris visible in the below grade drains. These need to be cleaned and tested, so they function as they should.



### Fencing & Garden Walls

A visual inspection of the fencing was found to be in a serviceable condition at time the of inspection.

# Pool / Spa / Water Features

## Spa Surface Type

### Observations:

The pool surface is made of fiberglass.



## Comments

Section 680.26(B) of the 2016 California Electric Code (CEC) requires bonding of all the metal structures, fittings and parts that are horizontally within five feet of the pool wall and vertically within twelve feet above the maximum water level of the pool.

The following parts require bonding:

Reinforcing metal of the pool shell, coping stones and deck

Perimeter surfaces by bonding to the reinforcing steel of the pool at a minimum of 4 points uniformly spaced

around the perimeter of the pool

Metal conduits, metal door frames and metal window frames within five feet of the inside pool wall

Metal forming shells and mounting brackets of lighting fixtures

Metal items and fittings for hand rails, ladders, metal drains and diving boards

Metal casings of electrical equipment such as pump motors, pool water heaters and equipment associated with

pool covers

Fixed metal parts within 5' horizontally and 12' vertically of water's edge

The codes may have been changed since this was installed. Repair, replacements or changes may require meeting the current code standards.

As of January 1, 2018, newly permitted California pool owners will need to install at least TWO of the following safety measures with any new or remodeled pool:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. An "Enclosure" means a fence, wall, or another barrier that isolates a swimming pool from access to the home. Compliance with this section includes, but is not limited to, the following:

Any access gates through the enclosure must open away from the swimming pool, and must be self-closing with a self-latching device placed no lower than 60 inches above the ground.

The enclosure must be a minimum height of 60 inches.

The maximum vertical clearance from the ground to the bottom of the enclosure shall be no more than 2 inches.

Any gaps or voids in the enclosure shall not allow passage of a sphere equal to or greater than 4 inches.

The outside surface shall be free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over the enclosure.

The enclosure shall isolate the swimming pool or spa from the private single-family home. [Health and Safety Code 511922 (a)(1)]

(2) A removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. Compliance with this code includes, but is not limited to, the following:

The top of a fence or wall used as a barrier needs to be a minimum of 48 inches above the exterior side of the barrier.

The access gate opens away from the swimming pool.

There will be a clear zone of at least 20 inches between the barrier and swimming pool.

The gate is self-closing, and self-latching and the latch is placed no lower than 54-inches above the ground. The gate is hinged, and the latch is placed on the outside of the gate.

The fence height on both sides of the grade will be above 48 inches.

The vertical clearance from the grade to the enclosure bottom will not exceed 1 inch. Gaps and Voids within the fence will not allow passage of a sphere equal or greater to 4 inches. The fence surface will be free of protrusions, cavities and other characteristics that would serve as a handhold or foothold. The distance between the vertical poles is sufficient to hinder a child's ability to climb.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921. This is an ASTM F1346-91 compliant automatic or manual pool cover. Compliance with this code includes, but is not limited to, the following:

The static load test for weight support. The cover should be able to hold a weight of at least 485lbs (the estimated average weight of 2 adults and one child) to permit rescue operation.

Perimeter Deflection Tests for entry or entrapment between the cover and the side of the pool. The cover must demonstrate that any opening is sufficiently small and strong enough to prevent the test object being passed through.

The Surface Drainage Test that safeguards against a dangerous amount of water collecting on the cover's surface.

Labeling requirements must include basic consumer information such as the warranty information, the appropriate warnings as described in the standard and acknowledge the product as a safety cover.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open." Exit alarms are also required on ANY door or window that permits access from the residence to the pool area without an enclosure between the pool and the home. The exit alarm must make a continuous audible sound when the door or window is open and or ajar.

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa; this is ANY door opening on to the pool area, sliding or otherwise.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature. Compliance with this code includes, but is not limited to, the following:

The alarm shall sound within 20 seconds both at the pool and within the residence via a remote receiver.

The operational condition of the alarm shall be made known by means of an energized lamp at a distance of 10 feet +/- 1 foot and specified at a specified angle of view (45 degrees from perpendicular +/- % degrees).

The alarm shall be capable of providing a sound pressure level of not less than 85 DBA.

If the alarm is battery operated, there must be a low-battery indicator.

The alarm must automatically reset.

Wireless alarms must be FCC Part-15 compliant.

If the alarm deactivates or has reduced sensitivity due to environmental factors, the alarm must provide a visual and audible warning.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

(Source: California Senate Bill 442)

# Interiors

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

## Interior Rooms

The rooms that were inspected include the; Living room, Dining room, Kitchen, Bedrooms, Bathrooms.

## Interior Trim

A visual inspection of the interior trim found it to be in a serviceable condition at the time of inspection.

## General Floor Condition

A visual inspection of the general floor condition found it to be in a serviceable condition at the time of inspection.

## Interior Comments

This appears to be moisture related damage/deterioration in the bedroom in the back (next to the master bedroom). It appears that there was a past leak (probably from the HVAC system in the attic).

In a back bedroom, there is moisture damage in the floor bottom of the bay window.

There is a cutout in the wall with wires in it. This should be capped with a coverplate.

There are areas of possible asbestos textured ceiling in the building. It is unknown if this is the type that contains asbestos. It would have to be sampled and analyzed in a lab to determine if this is asbestos.



There is a cutout in the wall with wires in it. This should be capped with a coverplate.



Textured ceiling



In a back bedroom, there is moisture damage in the floor bottom of the bay window.



In a back bedroom, there is moisture damage in the floor bottom of the bay window.

# Kitchen

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed. Inspection of non-built-in appliances is outside the scope of the inspection including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected.

## Photo



## Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

## Cabinets

There are areas of general wear to the cabinets.

The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.



## Sink

An inspection of sink found it to be in a serviceable condition at the time of inspection.

## Faucet

**There was no water from the faucet. It appears the water was shutoff to this fixture. It is recommended to get a licensed plumber to check the system and make any repairs necessary.**

## Soap Dispenser

The soap dispenser was empty at the time of the inspection and this was not tested.

## Garbage Disposal

An inspection of the garbage disposal found it to be in a serviceable condition at the time of inspection.

## Dishwasher

The dishwasher is an older model appliance.



## Fridge

A visual inspection of the refrigerator found it to be in a serviceable condition at the time of inspection.



### Freezer

A visual inspection of the freezer found it to be in a serviceable condition at the time of inspection.

### Stove Condition

The kitchen has a gas cooktop.

The kitchen has a gas oven.

An inspection of the stove found it to be in a serviceable condition at the time of inspection.



### Ventilation Fan

An inspection of the ventilation fan found it to be in a serviceable condition at the time of inspection.

# Bathroom 1

## Photo



## Bathroom Location

This bathroom is located in in the hallway.

## Bathroom Walls & Ceiling

A visual inspection of the bathroom walls and ceilings found them to be in a serviceable condition at the time of inspection.

## Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

## Bathroom Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

## Bathroom Cabinets

The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.



### **Bathroom Sink**

A visual inspection of the sink found it to be in a serviceable condition at the time of inspection.

### **Sink Faucet**

A visual inspection of the faucet found it to be in a serviceable condition at the time of inspection.

### **Bathroom Mirror**

A visual inspection of the bathroom mirror found it to be in a serviceable condition at the time of inspection.

### **Toilet**

A visual inspection of the toilet found it to be in a serviceable condition at the time of inspection.

### **Bathroom Ventilation**

A visual inspection of the bathroom ventilation found it to be in a serviceable condition at the time of inspection.

### **Bathtub**

A visual inspection of the bathtub found it to be in a serviceable condition at the time of inspection.

### **Tub Walls**

A visual inspection of the tub walls found them to be in a serviceable condition at the time of inspection.

### **Tub Enclosure**

A visual inspection of the bathtub enclosure found it to be in a serviceable condition at the time of inspection.

### **Fixture Condition**

A visual inspection of the shower fixtures found it to be in a serviceable condition at the time of inspection.

## Bathroom 2

### Photo



### Bathroom Location

This bathroom is located in in the master bedroom.

### Bathroom Walls & Ceiling

A visual inspection of the bathroom walls and ceilings found them to be in a serviceable condition at the time of inspection.

### Bathroom Flooring

A visual inspection of the bathroom floor found it to be in a serviceable condition at the time of inspection.

### Bathroom Counters

A visual inspection of the counters condition found it be in a serviceable condition at the time of inspection.

### Bathroom Cabinets

The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.

### Bathroom Sink

A visual inspection of the sink found it to be in a serviceable condition at the time of inspection.

### Sink Faucet

**The faucet leaks into the cabinet below.**



### Bathroom Mirror

A visual inspection of the bathroom mirror found it to be in a serviceable condition at the time of inspection.

### Toilet

The toilet is loose and not properly attached to the floor. It needs to be properly bolted down.

There is no visible caulk seal between the base of the toilet and the floor.



No caulk seal

### Bathroom Ventilation

The bathroom exhaust fan is dirty

### Fixture Condition

A visual inspection of the shower fixtures found it to be in a serviceable condition at the time of inspection.

### Shower Walls

A visual inspection of the tub walls found them to be in a serviceable condition at the time of inspection.

## Shower Enclosure

There are areas of corrosion/rust on the enclosure frame.



## Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

# Report Summary

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

## Water Heater

Page 9	Temperature / Pressure Relief Valve	<b>The TPR/Drain line has been incorrectly installed.</b>
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## Electrical System

Page 11	Main Panel Circuit Protection	<b>The circuit breakers in the main electric panel are not labeled. It is not known which circuit goes with which breaker. This could pose a problem in case there is an emergency reason comes up to shut off power to a specific area of the home.</b>
Page 12	Electrical Outlets	<p><b>There is one or more outlets that have 3 prongs, but there was no ground in them. Repair to the existing wires or upgrade to new wiring may be needed.</b></p> <p><b>There is one or more outlets that had the wires reversed in them (this is called reversed polarity). These outlets are still live and will work but could potentially harm any device or appliance that is plugged into them.</b></p> <p><b>There is <b>GFCI</b> outlet(s) in areas that require them, such as the kitchen, bathrooms, laundry room or any areas exposed to a water source.</b></p> <p><b>GFCI in bathroom1 did not reset properly.</b></p> <p><b>There is one or more outlets that have no power to them and are not working in areas of the home - master bathroom.</b></p>

## Heating and Cooling 1

Page 18	Cooling System Condition	<p><b>The air conditioning system is older and aged. Though it was working at time of inspection, regular maintenance will be needed to keep this system working as efficiently as possible.</b></p> <p><b>The condenser is currently charged with the now discontinued R22 gas. As the supply dwindles, it will be coming increasingly more expensive to service this part of the cooling system. A licensed HVAC contractor should be consulted on this.</b></p>
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Page 19	Condensate Drain Line	There is no condensate drain pan installed. The condensate drain pan catches excess water that did not make it into the condensate line or, the overflow if the condensate lines stop working properly. It also makes sure the water is safely disposed of outside the home.
Page 20	Air Return & Filter	This system is drawing its "return air" from the attic. It appears the ducting has become loose around this area, leaving a small opening where I can be pulling air in from the attic. This should be sealed.
Page 21	Recommendations	It is advised to have a licensed HVAC contractor examine the system and make any repairs as needed.

## Roof

Page 22	Roof Covering Condition	<p>The composition shingles are older, deteriorating, and losing their surface granules.</p> <p>The ridge caps installed at the peak of the roof are starting to crack and will need eventual replacement</p> <p>Notable deterioration was found in areas across the roof covering that may be wind related</p>
Page 24	Gutters / Drains	There are areas where the gutter system is filled with debris which should be cleaned out for improved efficiency of this system. This includes all accumulated roof debris on the roof itself.

## Doors and Windows

Page 33	Window Condition	There are seals that are getting appear to be getting close to failing. This is able to be seen due to the fact that the black sealant material is pulling in words to the center of the panes. There is no telling when this will happen, but the process appears to have begun.
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## Chimney / Fireplace

Page 37	Flue	There are some offsets and gaping in the mortar that could be seen, looking down the flu from the top portion.
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## Garage

Page 42	Comments	The garage was locked and unable to be inspected.
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## Grounds

Page 43	Walkways	There are raised and shifted areas of the walkways that appear to be a trip hazard.
Page 43	Pergola	The structure is easily shaken and not well braced.

## Kitchen

Page 52	Faucet	There was no water from the faucet. It appears the water was shutoff to this fixture. It is recommended to get a licensed plumber to check the system and make any repairs necessary.
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## Bathroom 2

Page 56	Sink Faucet	The faucet leaks into the cabinet below.
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