



NATIONAL PROPERTY INSPECTIONS | SAN DIEGO

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RESIDENTIAL INSPECTION

1234 Main St.
La Jolla, ca 92037

Buyer Name

10/13/2019 9:00AM



Inspector

J. William Naish

ASHI, CREIA, and NACHI Certified

Inspector

760.519.8222

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Agent

Agent Name

555-555-5555

agent@spectora.com

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Cosmetic issues, such as worn carpet, operation or appearance of blinds/window coverings, peeling paint, cleanliness, type of light fixtures (or anything else that does not directly affect the functionality of the house) are not part of this general home inspection/report. Trees and landscape in general are not part of a home inspection either unless these are likely to adversely affect the building.

Any "cost to repair" estimates or replacement estimates provided are only my opinions and are meant to place some parameters around the significance, magnitude, and scope of the issue. You should acquire proper cost estimates from licensed, qualified professionals in that field of expertise prior to finalizing any agreement.

WE DO NOT INSPECT FOR ANIMAL URINE AND ANIMAL DEFECATION. ANIMAL URINE AND ANIMAL DEFECATION IS EXCLUDED FROM THIS INSPECTION. IT IS RECOMMENDED YOU HIRE A PROFESSIONAL AND SPECIALIST THAT CAN DETERMINE IF ANIMAL URINE AND ANIMAL DEFECATION IS PRESENT IN THE HOME

BUILDFAX is a 3rd party provider of electronic building permit information and is provided for a specific address and is only as accurate as the electronic data provided by the particular governing municipality. BUILDFAX is provided as a courtesy only. No additional or in-person research or verification has been performed. There is no expressed warranty or guarantee concerning the accuracy of this information. I'd recommend independent research to determine accuracy.

We DO NOT inspect for flood conditions or susceptibility, nor provide inspection or opinions regarding geological soil, wave action or hydrological stability, soil and earth measurements and stability, landslide, retaining walls, survey, engineer analysis, architectural, latent and concealed defects, seismic safety, code and zoning, underground utilities, fracking, sinkhole, flood plain certification.

The site grading inspection is a general observation of the current conditions based on a generalized, non-expert opinion and is only visual in nature. If the site conditions are such that you think you may need further information to make an informed decision, I'd recommend contacting a soils or geotechnical engineer to review the conditions further.

This inspection does not determine if any aspect of the home was built with code permits. Please refer to the seller's disclosure. If no seller's disclosure is available or if the information provided seems incomplete investigate the city code department for history on this property

We do not inspect for the insurability of the home and roof whether it meets with your insurance company's underwriting approval.

This visual general home inspection is not a comprehensive, detailed fireplace/flue/chimney inspection. I'd recommend that a Chimney Sweep/Fireplace Installation Professional be retained to perform a complete inspection and operation verification prior to use.

Electrical outlets, HVAC vents, and windows are randomly inspected - not every item is

checked. Only those items that aren't blocked by furniture or personal belongings are inspected or tested, and then only randomly.

In an occupied or staged home often times stored items restrict viewing in areas such as walls, windows, closet interiors, storage spaces, under sinks and typically the garage.

This home inspection does not include the testing, nor inspecting of any appliances that are not permanently installed, which typically includes such items as a washer and dryer, counter-top microwaves, refrigerators, or any other item that may be taken with the seller at close, unless buyer specifically states in writing, that a particular item conveys with the home. I may perform a brief cursory visual inspection of a particular piece of equipment, but this still cannot be considered a full inspection, warranty, assurance, or guarantee.

I strongly recommend a thorough final walk-thru where every area is visible and accessible.

1. This general home inspection is a non-invasive, visual examination of the readily accessible built-in appliances, mechanical, electrical, plumbing, heating, ventilation, and air conditioning systems, and the essential internal and external structural components of the residential dwelling under the current Standards of Practice of the California Real Estate Inspector Association (CREIA) which may be viewed at <https://www.creia.org/creia-standards-of-practice> or a copy may be requested from us, and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement.

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein.

In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other fashion is not included. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:

- Latent or concealed defects, compliance with code or zoning ordinances or permit research or system or component recalls.
- Structural, geological, soil, survey, engineering analysis or testing.
- Termites or other wood destroying insects or organisms, rodents or other pests, dry rot or fungus, or damage from or relating to the preceding.
- Asbestos, radon gas, lead paint, urea formaldehyde, mold or mildew, odors or noise, or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards.
- Private water, sewage, water softeners or purifiers, or solar systems.
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
- Repair cost estimates or building value appraisal.
- Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.
- Freestanding appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks, furnace heat exchangers.

- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, life expectancy or adequacy or efficiency of any system or component.

SUMMARY

-  2.1.1 Kitchen - Overall Condition: Cabinet Door Loose
-  2.1.2 Kitchen - Overall Condition: Evidence of Leak Under Sink
-  2.2.1 Kitchen - Dishwasher: Malfunctioning Drain
-  2.2.2 Kitchen - Dishwasher: Mold on Door Seal
-  2.5.1 Kitchen - Range/Oven/Cooktop: No Anti-Tip Bracket Installed
-  2.7.1 Kitchen - Built-in Microwave: Inoperable
-  2.10.1 Kitchen - Sink: Active Water Leak Present
-  2.10.2 Kitchen - Sink: Re-Caulking Needed
-  3.4.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
-  3.5.1 Exterior - Windows: Screens Damaged
-  3.6.1 Exterior - Exterior Doors: Sliding Door Screens Missing/Damaged
-  4.2.1 Roof - Gutters/Roof Drainage Systems: Downspouts Drain Near House
-  5.1.1 Utilities, HVAC & Water Heater - Cooling Equipment: Missing/Incorrectly Located Unit Disconnect
-  5.2.1 Utilities, HVAC & Water Heater - Heating Equipment: Inoperable
-  5.2.2 Utilities, HVAC & Water Heater - Heating Equipment: No Heat
-  5.3.1 Utilities, HVAC & Water Heater - Air Distribution System: Air Filter Needs Replacing
-  8.2.1 Living Room & Hallway - Doors: Screens Missing
-  8.2.2 Living Room & Hallway - Doors: Patio Door Handle Broken
-  8.2.3 Living Room & Hallway - Doors: Front Door Jamb Damaged
-  8.3.1 Living Room & Hallway - Windows: Failed Seal
-  8.3.2 Living Room & Hallway - Windows: Missing Screen
-  8.3.3 Living Room & Hallway - Windows: Difficult to Operate
-  8.6.1 Living Room & Hallway - Ceilings: Major Cracking/Damage
-  8.8.1 Living Room & Hallway - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
-  8.8.2 Living Room & Hallway - Lighting Fixtures, Switches & Receptacles: Outlet Shows Signs of Shorting Out
-  8.9.1 Living Room & Hallway - Smoke Detectors: Smoke Detector Missing
-  8.10.1 Living Room & Hallway - Carbon Monoxide Detectors: Carbon Monoxide Sensor Not Present
-  10.3.1 Dining Room - Windows: Screen Damaged
-  11.2.1 Master Bedroom - Doors: Screens Missing
-  11.3.1 Master Bedroom - Windows: Difficult to Operate
-  11.3.2 Master Bedroom - Windows: Missing Screen
-  11.6.1 Master Bedroom - Closet: Light Fixture Non-Operational
-  11.9.1 Master Bedroom - Smoke Detectors: Smoke Detector Missing
-  12.3.1 Middle Bedroom - Windows: Difficult to Operate
-  12.3.2 Middle Bedroom - Windows: Missing Screen
-  12.9.1 Middle Bedroom - Smoke Detectors: Smoke Detector Missing
-  13.3.1 North Bedroom - Windows: Difficult to Operate

-  13.3.2 North Bedroom - Windows: Missing Screen
-  13.6.1 North Bedroom - Closet: Doors Missing
-  13.9.1 North Bedroom - Smoke Detectors: Smoke Detector Missing
-  14.3.1 South Bedroom - Windows: Difficult to Operate
-  14.3.2 South Bedroom - Windows: Missing Screen
-  14.9.1 South Bedroom - Smoke Detectors: Smoke Detector Missing
-  15.5.1 Hallway Bathroom - Lighting Fixtures, Switches & Receptacles: Shower Light Non-Operational
-  15.8.1 Hallway Bathroom - Walls/Floor/Ceiling: Baseboard Shows Evidence of Moisture
-  15.8.2 Hallway Bathroom - Walls/Floor/Ceiling: Wall Damaged
-  16.3.1 Master Bathroom - Tub/Shower: Shower-head Does Not Fully Close
-  16.7.1 Master Bathroom - Ventilation/Exhaust Fan/Window: Missing Screen
-  16.7.2 Master Bathroom - Ventilation/Exhaust Fan/Window: Window Damaged
-  16.9.1 Master Bathroom - Vanity /Sink & Fixtures: No Hot Water at Faucet
-  16.9.2 Master Bathroom - Vanity /Sink & Fixtures: Slow Draining
-  16.9.3 Master Bathroom - Vanity /Sink & Fixtures: Vanity Door Hinge Loose
-  19.5.1 Garage/Carport - Garage Door Opener: No Battery Back-up Installed
-  19.5.2 Garage/Carport - Garage Door Opener: Photo-eyes Not Operational
-  19.6.1 Garage/Carport - Occupant Door (From garage to inside of home): Kick-stop Installed
-  19.6.2 Garage/Carport - Occupant Door (From garage to inside of home): Door Jamb Broken

1: INSPECTION DETAILS

Information

In Attendance Client, Client's Agent, Listing Agent	Occupancy Vacant	Style Ranch
Temperature (approximate) 72 Degrees Fahrenheit (F)	Type of Building Single Family	Weather Conditions Clear

Chimney Cleaning

Chimney flues should be cleaned annually by a qualified professional chimney sweep. If unable to document that the last cleaning was accomplished within the last 12 months, I recommend the hiring of a qualified chimney sweep prior to fireplace use.

Please Read More Than The Summary

The summary is not the entire report. The complete report includes additional information of concern to the buyer as only the most noteworthy items and those of serious impact were included in the summary. There are most likely other items that require attention listed within the body of the report but not listed in the summary. **It is important that you read the ENTIRE report.**

Overall Photos Along Side Infrared Images

A thermal imaging camera is used to determine many things in a home. One of the uses is typically to look for water leaks. In the infrared spectrum, wet areas, or places with unusually high moisture content will show up a much darker blue (almost black) spot than the surrounding area.

This is of use for looking around a toilet or bathtub to see if it leaks. Using it to determine if there are any recent leaks under sinks in cabinets is an example of a common home inspector tool.

It is also quite handy in a two-story home by pointing the camera at the ceiling of the first floor where there is a bathroom above on the second floor to determine if there is or recently was a pipe leak between the floors.

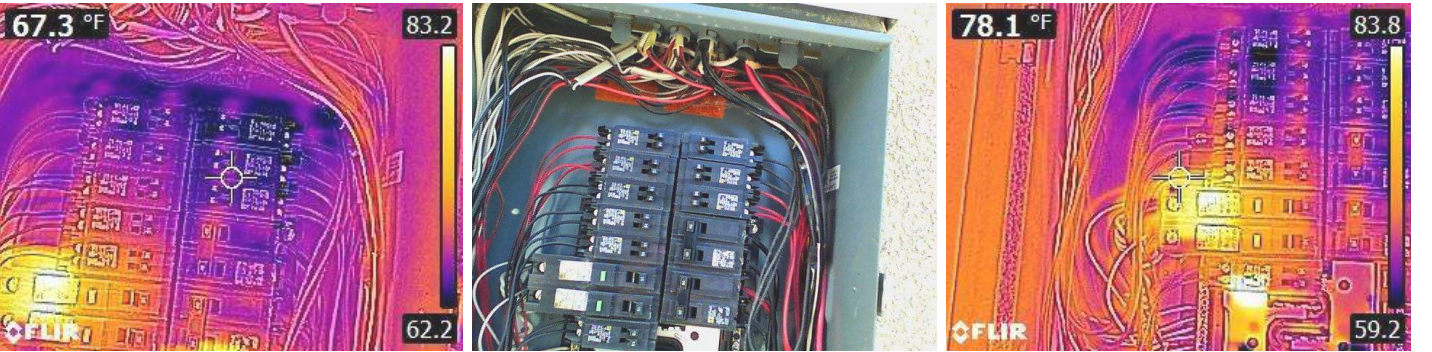
Another use is to use the infrared camera to detect loose wires or over-heated circuits in an electric panel - something that cannot be seen without such equipment.

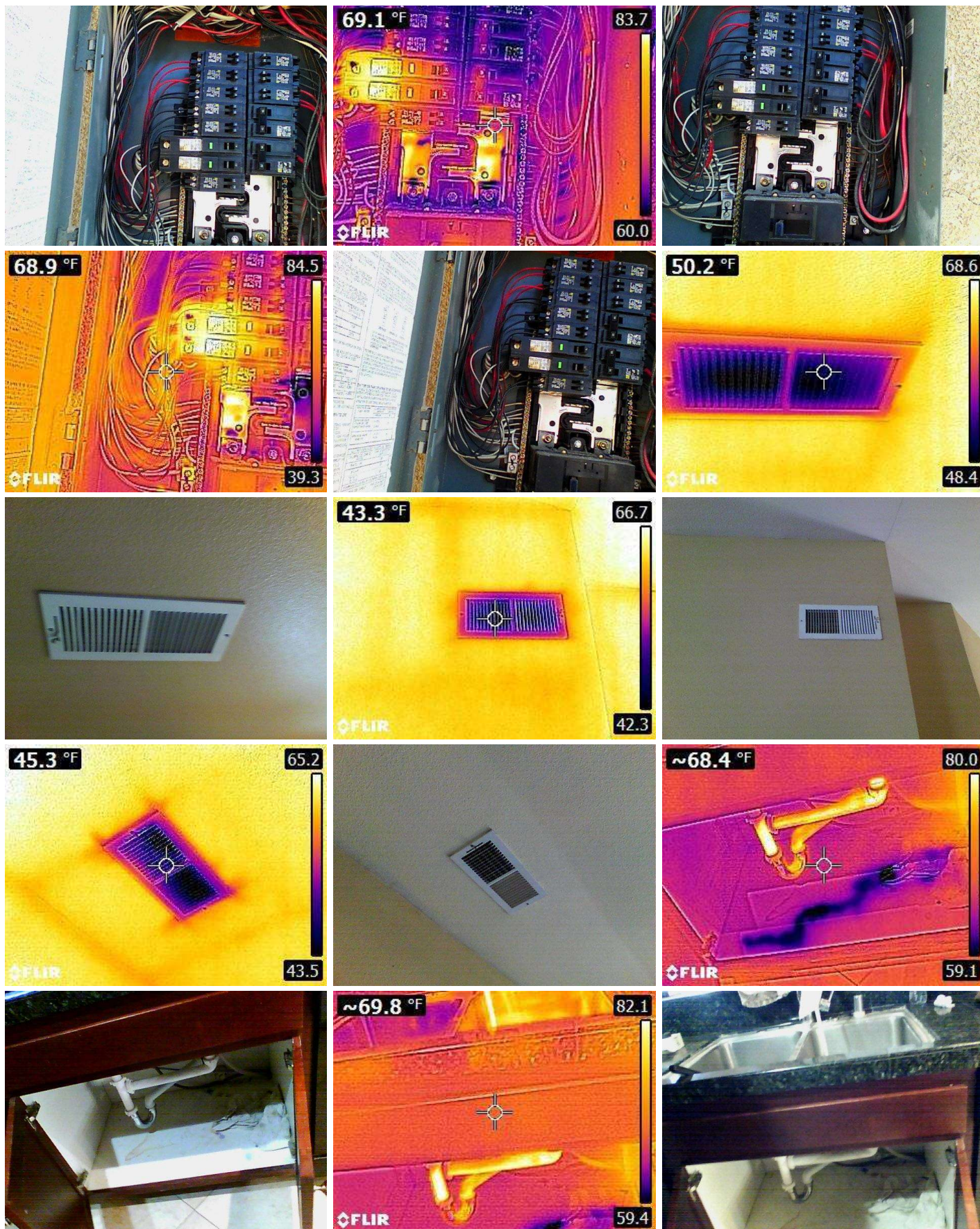
It is also used to determine the functionality of the HVAC system by detecting the temperature leaving the ductwork during both the heating and cooling mode.

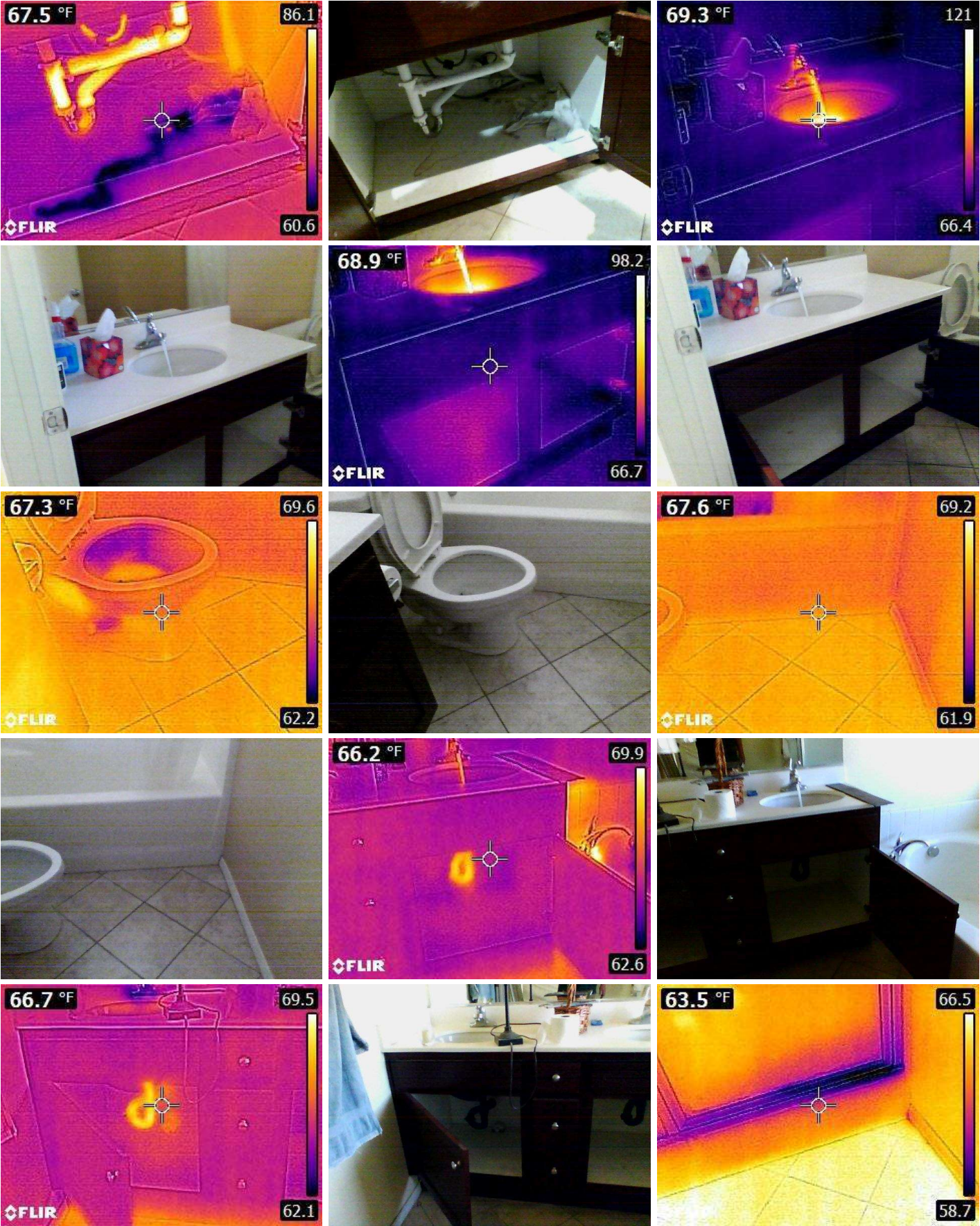
However, there are many "false positives" when interpreting the images, such as shiny spots or highly reflective surfaces. Though many buy an infrared camera and use it with no training, one should be trained and certified as a Level I Thermographer.

All of the infrared photos taken during this inspection are in this section, immediately followed in sequence, with a normal photo taken from the same location at the same time.

Observations and determinations are identified and discussed within the specific section related to the home inspection, such a particular bathroom or the electrical panel.









Limitations

Important Information About This Inspection

LIMITED FIREPLACE INSPECTION

This visual general home inspection is not a comprehensive, detailed fireplace/flue/chimney inspection. I'd recommend that a Chimney Sweep/Fireplace Installation Professional be retained to perform a complete inspection and operation verification prior to use.

Important Information About This Inspection

COSMETIC IN NATURE

Cosmetic issues (such as window blinds/coverings, worn carpet, peeling paint, small/minor holes in the drywall, cleanliness, type of light fixtures, etc.) or anything else that does not directly affect the functionality of the house are not part of this general home inspection.

Important Information About This Inspection

FIRE SPRINKLERS PRESENT

This home has a fire sprinkler system, which is not within the scope of this home inspection. System was not operated, tested, or inspected in part or in its entirety. Recommend verification of government requirements with local code authority and discuss with the local fire department for operational verification and any maintenance that may be required.



Important Information About This Inspection

RANDOM ITEM INSPECTION

I randomly inspected the electrical outlets, HVAC vents, drawers, doors and windows as well as cabinets and so on. Every item IS NOT checked, especially those items that do not permit inspection because access is being denied or is limited by furniture or personal belongings.

Important Information About This Inspection

MOST SCREENS DAMAGED OR WORN

Most of the window screens are original to the house and have deteriorated.



2: KITCHEN

		IN	NI	NP	O	R/R
2.1	Overall Condition	X			X	
2.2	Dishwasher	X				X
2.3	Refrigerator	X				
2.4	Electrical/GFCI/AFCI	X				
2.5	Range/Oven/Cooktop	X			X	
2.6	Garbage Disposal			X		
2.7	Built-in Microwave	X			X	
2.8	HVAC Ductwork	X				
2.9	Kitchen Floor	X				
2.10	Sink	X				X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observation

R/R = Repair and/or Replacement Needed

Information

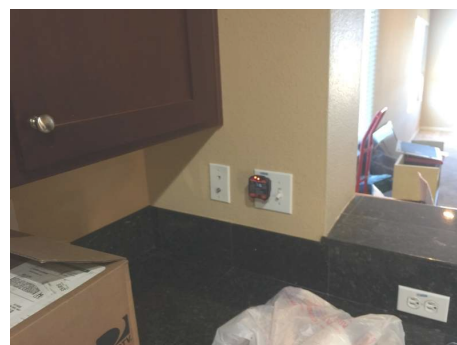
Dishwasher: Brand GE



Refrigerator: Refrigerator Conveyance Kitchen Unknown



Electrical/GFCI/AFCI: General



Range/Oven/Cooktop: Range/Oven Energy Source Gas



Range/Oven/Cooktop: Range/Oven Brand Whirlpool



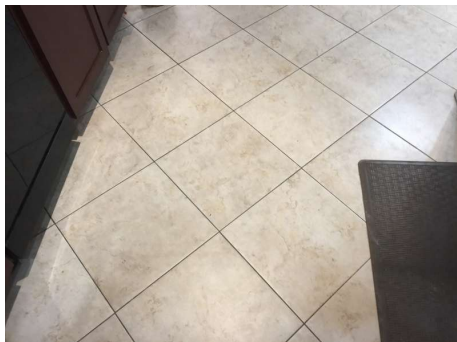
Range/Oven/Cooktop: Exhaust Hood Type Re-circulate



Built-in Microwave: Brand GE

Kitchen Floor: Photos

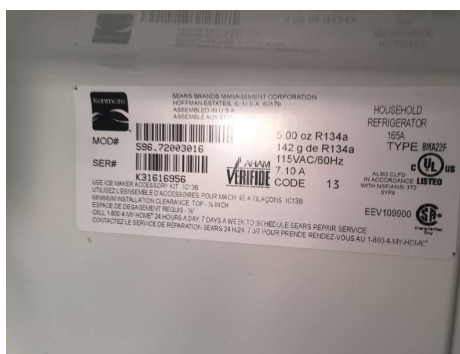
Sink: Condition Good Condition



Overall Condition: General Condition



Refrigerator: Brand
Kenmore



Limitations

Range/Oven/Cooktop

COOKING TEMPERATURES NOT CALIBRATED

KITCHEN

During the visual inspection of the oven/stove no affirmation is provided that the temperature calibration is correct. That is to say we do not determine that 350 degrees is obtained when the dial is turned to 350 degrees or any other temperature setting. If this is important to you, I'd recommend an appliance repair person inspect and confirm proper temperature control.

Items of concern

2.1.1 Overall Condition

CABINET DOOR LOOSE

KITCHEN

Observed loose hinges on one of the lower cabinet doors. This can cause the door to break off its hinges and become a much larger problem. I'd recommend repairing it to function as intended.

Recommendation
Recommended DIY Project

 Review/Attention Recommended



2.1.2 Overall Condition

EVIDENCE OF LEAK UNDER SINK

KITCHEN

Noted previous water damage on inside of sink cabinet. Unable to tell during the inspection if the leak is active or an old leak that has been repaired. Moisture meter determined that the area was dry at the time of the inspection. I'd recommend monitoring closely.

Recommendation
Recommend monitoring.

 Review/Attention Recommended



2.2.1 Dishwasher

MALFUNCTIONING DRAIN

The main drain for the dishwasher is not working. This could be caused by many things such as a clogged drain basket or a faulty pump. I'd recommend a licensed, qualified appliance technician fully review the operation and condition prior to use.,

Recommendation
Contact a qualified appliance repair professional.

 Repair/Replace Recommended

2.2.2 Dishwasher

MOLD ON DOOR SEAL

Repair/Replace Recommended

There was visible mold on the dishwasher door seal/gasket. This should be removed and thoroughly cleaned with a proper vinegar & baking soda solution. I would also recommend the entire inside including the filter and lower part of the dish rack.

There are several great remedies on the internet and here are a couple of the better ones:

- [Basic Mold Cleaning Methods](#)
- [How to Clean a Dishwasher](#)



Recommendation

Contact a qualified professional.

2.5.1 Range/Oven/Cooktop

**NO ANTI-TIP BRACKET
INSTALLED**

KITCHEN

The anti-tip bracket was not installed or not engaged at the stove. This is a safety hazard, especially if children are in the home. The stove can easily be tipped over and injure or scald someone when the oven door is opened and used as a step by a small child. Many children are severely burned every year. I'd recommend installation of an operational anti-tip bracket. This is a relatively easy DIY project and the part can be purchased at any home improvement store for under \$20.

Recommendation

Recommended DIY Project



Review/Attention Recommended



An anti-tip bracket like this can be purchased at any hardware store for under \$20

2.7.1 Built-in Microwave

INOPERABLE

Repair/Replace Recommended

The microwave sounded as if it worked, however a wet rag never got warm after about 2 minutes of operation. I'd recommend repair by a qualified appliance repair technician.

Recommendation

Contact a qualified appliance repair professional.



2.10.1 Sink

ACTIVE WATER LEAK PRESENT**Safety Hazard or Material Defect**

Observed an active leak under the sink in the location of the removed garbage disposal. I'd recommend a licensed, qualified plumber repair as needed.

Recommendation

Contact a qualified plumbing contractor.



2.10.2 Sink

RE-CAULKING NEEDED**Review/Attention Recommended**

The caulk is either missing or deteriorated in various places where sink meets counter-top. I'd recommend the old caulk be fully removed and new caulking be installed.

Recommendation

Recommended DIY Project



3: EXTERIOR

		IN	NI	NP	O	R/R
3.1	Topography	X				
3.2	Foundation/Slab	X				
3.3	Fences & Gates	X				
3.4	Siding, Flashing & Trim	X				
3.5	Windows	X			X	
3.6	Exterior Doors	X			X	
3.7	Walkways & Driveways	X				
3.8	Decks, Balconies & Porches	X				
3.9	Exterior Electrical	X				

IN = Inspected NI = Not Inspected NP = Not Present O = Observation R/R = Repair and/or Replacement Needed

Information

Fences & Gates: Overall
Condition
Good Condition

Windows: Windows
Vinyl



Exterior Doors: Doorbell
Functioning

Decks, Balconies & Porches:
Type of Structure
Patio

Topography: General Grading
Reasonably Level, Slopes Away From The Home

NOTE: The site grading inspection is a general observation of the current conditions based on a generalized, non-expert opinion and is only visual in nature. If the site conditions are such that you think you may need further information to make an informed decision, I'd recommend contacting a soils or geotechnical engineer to review the conditions further.



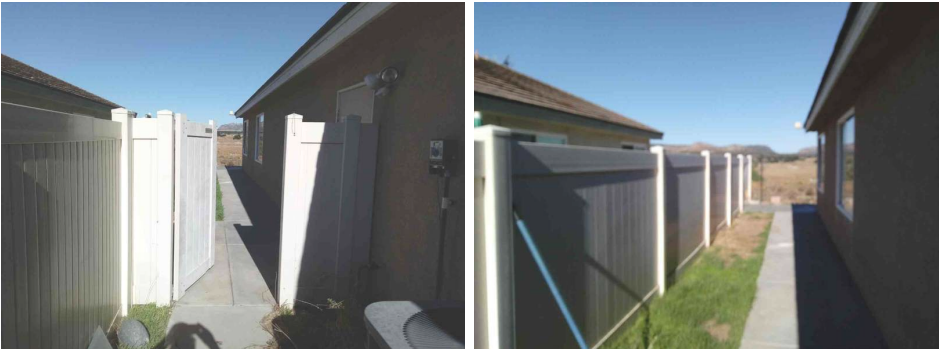
Foundation/Slab: Material

Concrete



Fences & Gates: Material(s)

Vinyl, Chain Link



Siding, Flashing & Trim: Siding Material

Stucco, Wood



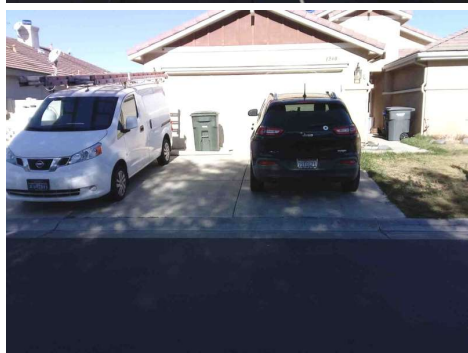
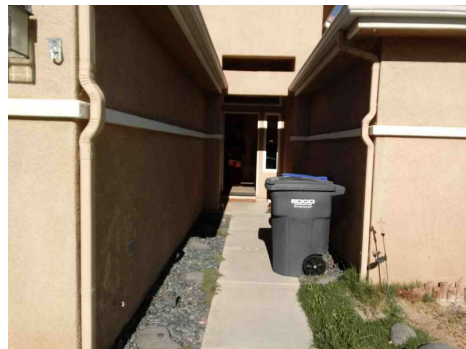
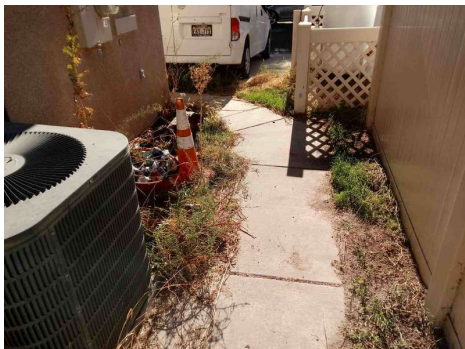
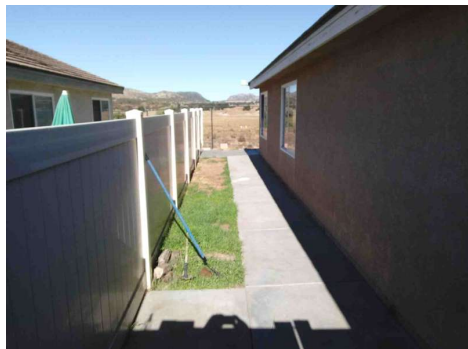
Exterior Doors: Exterior Entry Door

Wood, Vinyl



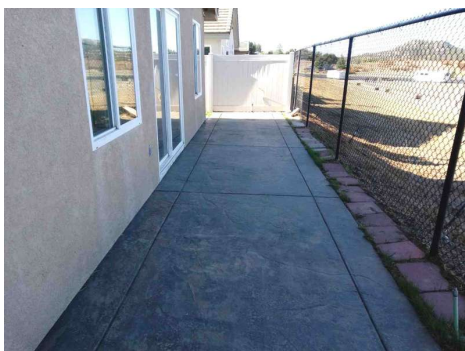
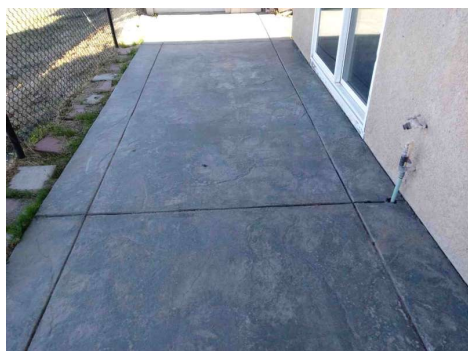
Walkways & Driveways: Driveway Material

Concrete



Decks, Balconies & Porches: Material

Stamped Concrete



Limitations

General

SYSTEMS NOT INSPECTED

As noted previously, low voltage exterior lighting, exterior water features, landscape, irrigation and drainage ARE NOT within the scope of this visual home inspection and were not operated, tested, or inspected. If these items are of concern, I'd recommend a qualified expert be used to determine its functionality and condition.



Foundation/Slab

LIMITED INSPECTION PERFORMED

Only a limited inspection could be done to the foundation & concrete slab due to the design, exterior landscaping, and floor coverings. No visual evidence of cracks or displacement at time of the inspection, however due to normal construction methods and age of the house, it is likely that this foundation & slab will have cracks and may be found at the time that floor covering is removed. If this is of concern, then further investigation by a foundation specialist should be performed.

Walkways & Driveways

OBSCURED

Vehicles or other items blocked full view of the driveway and or walkways at the time of the inspection.

Items of concern

3.4.1 Siding, Flashing & Trim

 Review/Attention Recommended

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes and/or earth movements and settling as homes with stucco age. Recommend monitoring.

Recommendation

Recommend monitoring.



3.5.1 Windows

 Review/Attention Recommended

SCREENS DAMAGED

Screening material is ripped or seriously deteriorated and/or screen frames are bent at several windows. I'd recommend repair or replacement.

Recommendation

Contact a qualified window repair/installation contractor.



3.6.1 Exterior Doors

SLIDING DOOR SCREENS
MISSING/DAMAGED

 Repair/Replace Recommended

They need to be repaired and reinstalled.

Recommendation

Contact a qualified window repair/installation contractor.



4: ROOF

		IN	NI	NP	O	R/R
4.1	Coverings	X				
4.2	Gutters/Roof Drainage Systems	X			X	
4.3	Roof Flashing	X				
4.4	Roof Vents	X				
4.5	Eaves, Soffits & Fascia	X				

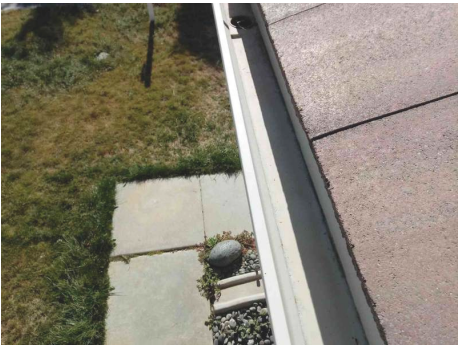
IN = Inspected NI = Not Inspected NP = Not Present O = Observation R/R = Repair and/or Replacement Needed

Information

Inspection Method
Ladder

Roof Type/Style
Gable

Gutters/Roof Drainage Systems:
Gutter Material
Metal



Chimney in FIREPLACE Section
Roof

All comments concerning the condition and construction of the chimney can be found in the FIREPLACE section of this report.

Coverings: Material
Concrete, Tile



Roof Flashing: Material
Metal



Roof Vents: Photos



Limitations

General

GENERAL VISUAL ROOF INSPECTION

The evaluation of this roof is to determine general condition of the roof and is limited to a visual inspection. The roof underlayment, sheathing, and a portion of the flashing are hidden from view and cannot be evaluated. Leaks are not likely to be determined or identified with a visual inspection within the limited scope of this inspection. Therefore this IS NOT in any way a guarantee, certification, or warranty that the roof is free of leaks.

General

WATER LEAKS HARD TO DETECT

The absolute water-tightness of a roof system can only be determined by observing it during a period of prolonged rainfall and differing weather and wind conditions. These conditions are rarely, if ever, present during the inspection, and if they are, there are almost always some areas of the roof that will not be observable, due to factors such as, but not limited to: construction/ framing design, ductwork, insulation, low headroom, etc. Therefore this report should not be construed as a warranty, or an absolute opinion, of the complete water-tightness of the roof system. We will, however, endeavor to report observable evidence of roof leaks or problems. It is also important to talk to the homeowner about any ceiling stains (which can easily be hidden) and leak activity whether past or present. A homeowner is obligated by the seller's disclosure paperwork to truthfully report on any roof leak issues since they have owned the home. Make sure you have reviewed the seller's disclosure statement in its entirety.

Items of concern

4.2.1 Gutters/Roof Drainage Systems

 Repair/Replace Recommended

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



5: UTILITIES, HVAC & WATER HEATER

		IN	NI	NP	O	R/R
5.1	Cooling Equipment	X				
5.2	Heating Equipment	X				X
5.3	Air Distribution System	X				
5.4	Water Heater	X				
5.5	Water Supply & Distribution Systems	X				
5.6	Gas Distribution Systems	X				

IN = Inspected NI = Not Inspected NP = Not Present O = Observation R/R = Repair and/or Replacement Needed

Information

Main Electric Panel Shut-Off Location
Left

Main Water Shut-Off Location
Garage



Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior South

Cooling Equipment: Serial #
0502799308

Cooling Equipment: Air Conditioning Installation/Operation
Condenser Present

Cooling Equipment: Approximate Age of Unit
10-15 Years

Cooling Equipment: Approximate Size of Unit (in BTU's)
4 Tons

Heating Equipment: Brand
Goodman

Heating Equipment: Energy Source
Propane

Heating Equipment: Heat Type
Forced Air

Heating Equipment: Location
Attic

Heating Equipment: Approximate Age of Unit
10-15 Years

Air Distribution System: Configuration
Central

Air Distribution System: FILTER Location
Ceiling of Hallway

Air Distribution System: FILTER Condition
Needs Changing

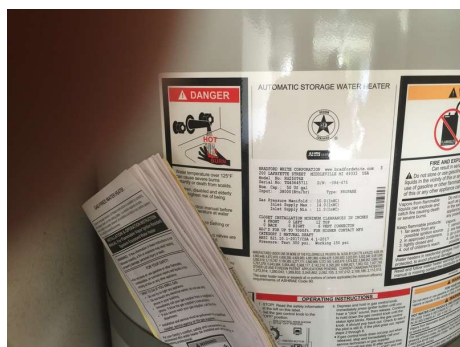
Air Distribution System: FILTER Size
20x30x1



Water Heater: Power Source/Type
Propane

Water Heater: Capacity
40 gallons

Water Heater: Location
Garage



Water Heater: Model #
RG250T6X

Water Heater: Serial #
TG43645711

Water Heater: Approximate Age of Unit
< 5 Years



Water Supply & Distribution Systems: Distribution Material
Copper

Water Supply & Distribution Systems: Water Source
Public

Gas Distribution Systems: Fuel Type
Propane

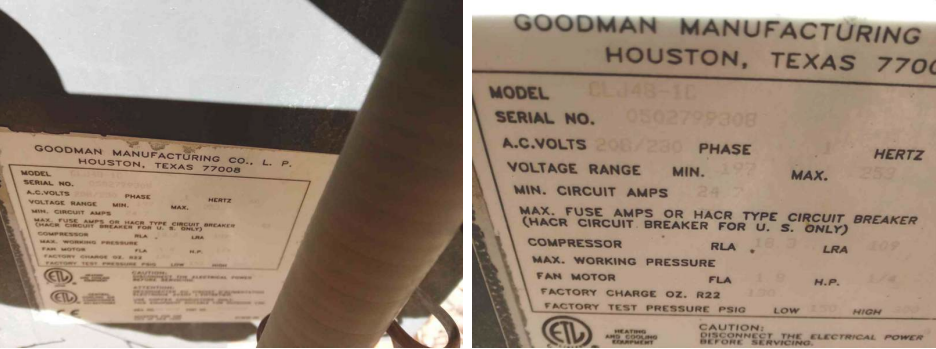
Main Gas Shut-off Location
Left Side, At Propane Tank



Air Conditioner Main Disconnect Location
Left Side Yard

Typically this can be found within eyesight of the exterior condensing unit.

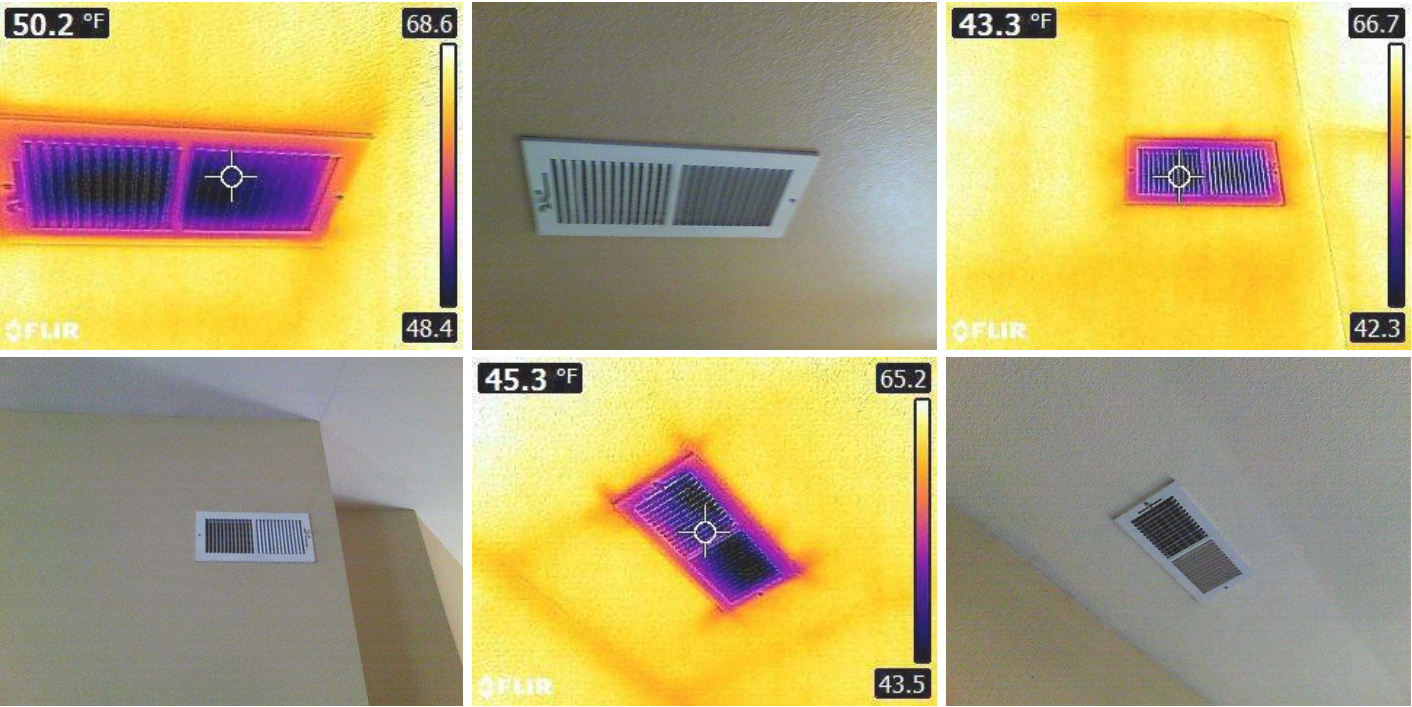
Cooling Equipment: Model #
CLJ48-1C



Cooling Equipment: Air Temp Exiting Register
Between 40 & 50 Degrees

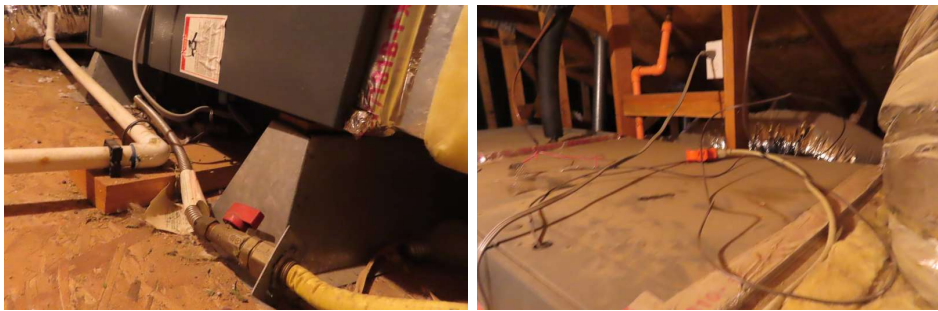
A reading was taken at several HVAC registers after about 5 minutes of operation in the COOLING mode. This is an indicator of the general overall operation of the system.

The infrared photos below are accompanied by, and located directly to the right of, each infrared photo with a "normal" photo taken at the same time in the same location for identification purposes.



Heating Equipment: General Photos





Heating Equipment: Air Temp Exiting Register

See Notes/Observations

A reading was taken after about 5 minutes of operation in the HEATING mode. This is an indicator of the general overall operation of the system.

The infrared photos below are accompanied by, and located directly to the right of, each infrared photo with a "normal" photo taken at the same time in the same location for identification purposes.

Air Distribution System: Ductwork

Insulated



Air Distribution System: Recommend Filter Change

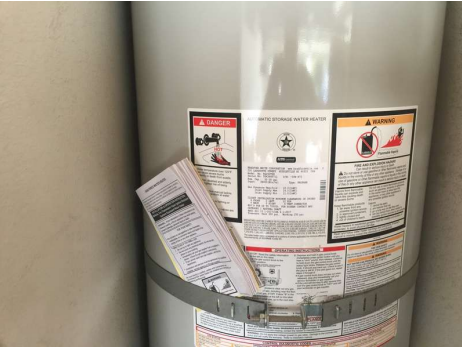
General practices suggest the air filter be replaced every 90-120 days for good indoor air quality under normal conditions. Your situation may vary the frequency.

Water Heater: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.


[Here is a nice maintenance guide from Lowe's to help.](#)



Items of concern

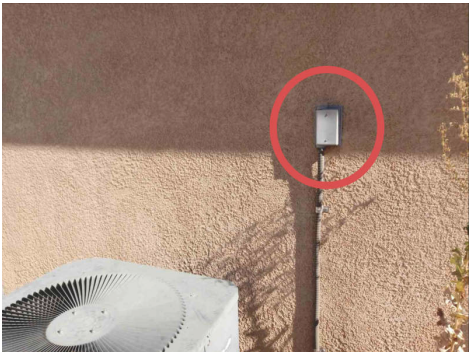
5.1.1 Cooling Equipment

MISSING/INCORRECTLY LOCATED UNIT DISCONNECT

 Safety Hazard or Material Defect

Missing disconnect by outside condensing unit. This is considered a safety issue for service technicians and should be within arms length but must be within a direct line of sight. Recommend installing a disconnect for safety in the proper location by a qualified electrician/ HVAC technician.

Recommendation
Contact a qualified HVAC professional.



5.2.1 Heating Equipment

INOPERABLE

 Repair/Replace Recommended

Heating element was inoperable at time of inspection. Recommend qualified HVAC professional evaluate & ensure functionality.

Recommendation
Contact a qualified HVAC professional.

5.2.2 Heating Equipment

NO HEAT

 Repair/Replace Recommended

The unit continued to cycle through start & stop functions without lighting the burner. I'd recommend a licensed, qualified HVAC contractor be retained to trouble-shoot the system and then insure proper heat comes out of all the registers.

Recommendation
Contact a qualified HVAC professional.

5.3.1 Air Distribution System

AIR FILTER NEEDS REPLACING

 Review/Attention Recommended

I'd recommend replacing the current air filter with a new one for better indoor air quality and mechanical function and replacing every 90-120 days based on your needs and situation.

Recommendation
Recommended DIY Project

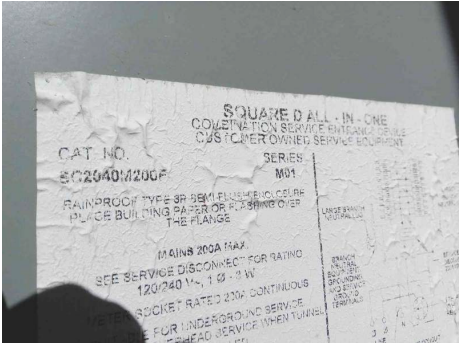
6: ELECTRICAL

		IN	NI	NP	O	R/R
6.1	Service Entrance Conductors		X			
6.2	Main Service, Grounding & Main Over-current Device	X				
6.3	Branch Wiring Circuits, Breakers & Fuses	X				

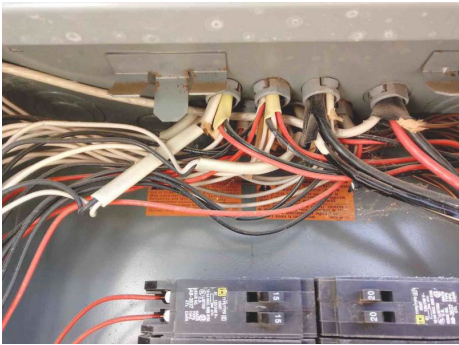
IN = InspectedNI = Not InspectedNP = Not PresentO = ObservationR/R = Repair and/or Replacement Needed

Information

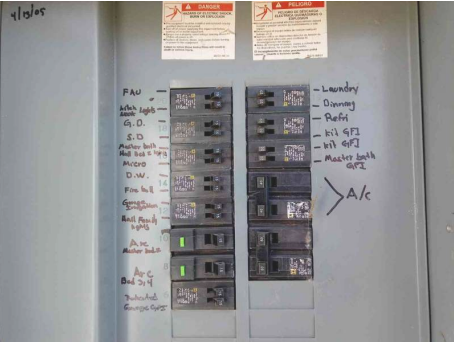
Service Entrance Conductors: Electrical Service Conductors Below Ground	Main Service, Grounding & Main Over-current Device: Main Panel Location Left	Main Service, Grounding & Main Over-current Device: Panel Manufacturer Square D
--	--	---



Main Service, Grounding & Main Over-current Device: Panel Type Circuit Breaker	Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper	Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex
--	--	---



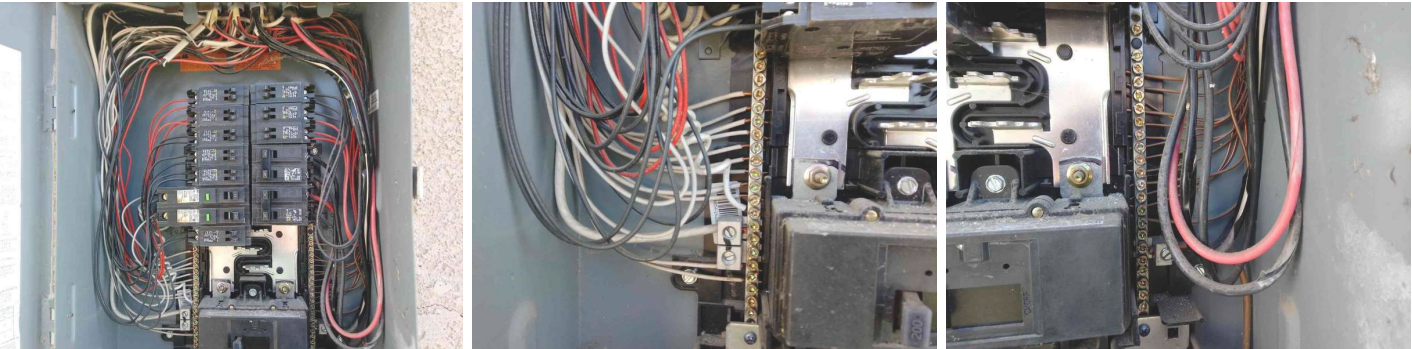
Branch Wiring Circuits, Breakers & Fuses: Labeling



Electrical Concerns Identified in Location That They Occur

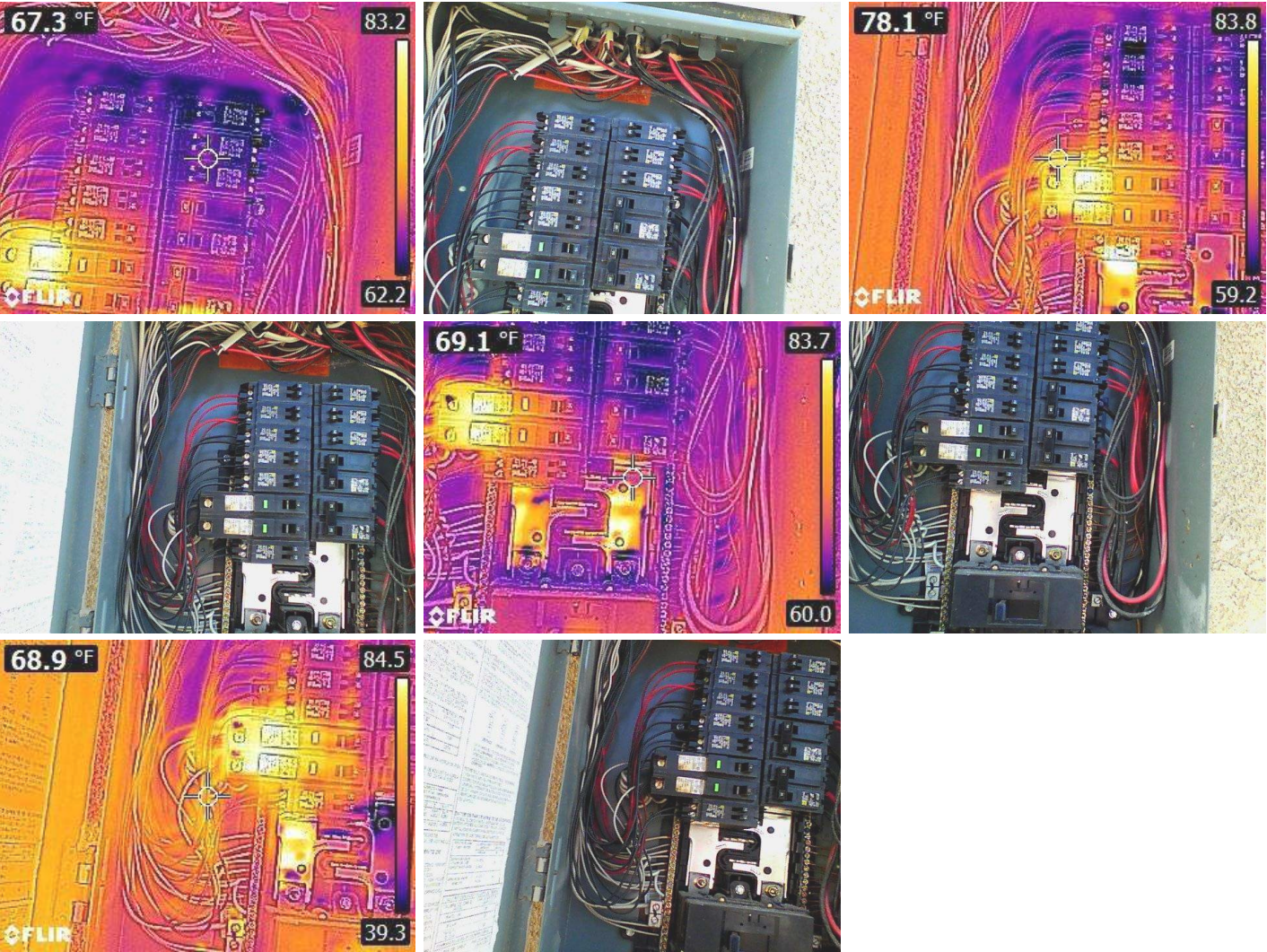
All specific electrical issues or concerns will be addressed in the section of the report in the room that they are located. I'd recommend reading the entire report to understand all the concerns or findings.

Main Service, Grounding & Main Over-current Device: Panel Capacity
200 AMP



Main Service, Grounding & Main Over-current Device: Infrared Images of Main Electrical Panel

Infrared images did not detect any "HOT SPOTS", which would be an indication of loose wires, overheating breakers, or an indication of circuit overloading at the time of the inspection.



Limitations

General

LIMITED VISUAL INSPECTION

This inspection is a visual inspection of a few random receptacles and switches without removing cover plates. Only a qualified electrician spending an extensive amount of time and effort, physically removing all receptacles, switches and fixtures, is able to provide a full and comprehensive inspection.

Branch Wiring Circuits, Breakers & Fuses

VISUAL INSPECTION OF ELECTRICAL WIRING LIMITED

A visual inspection was performed of the electrical wiring system where readily visible. No determination can be made on the type or condition of wiring inside walls, under insulation in attics, etc., or otherwise covered.

7: INTERIOR MOISTURE ANALYSIS

Information

Infrared Moisture Detection Results

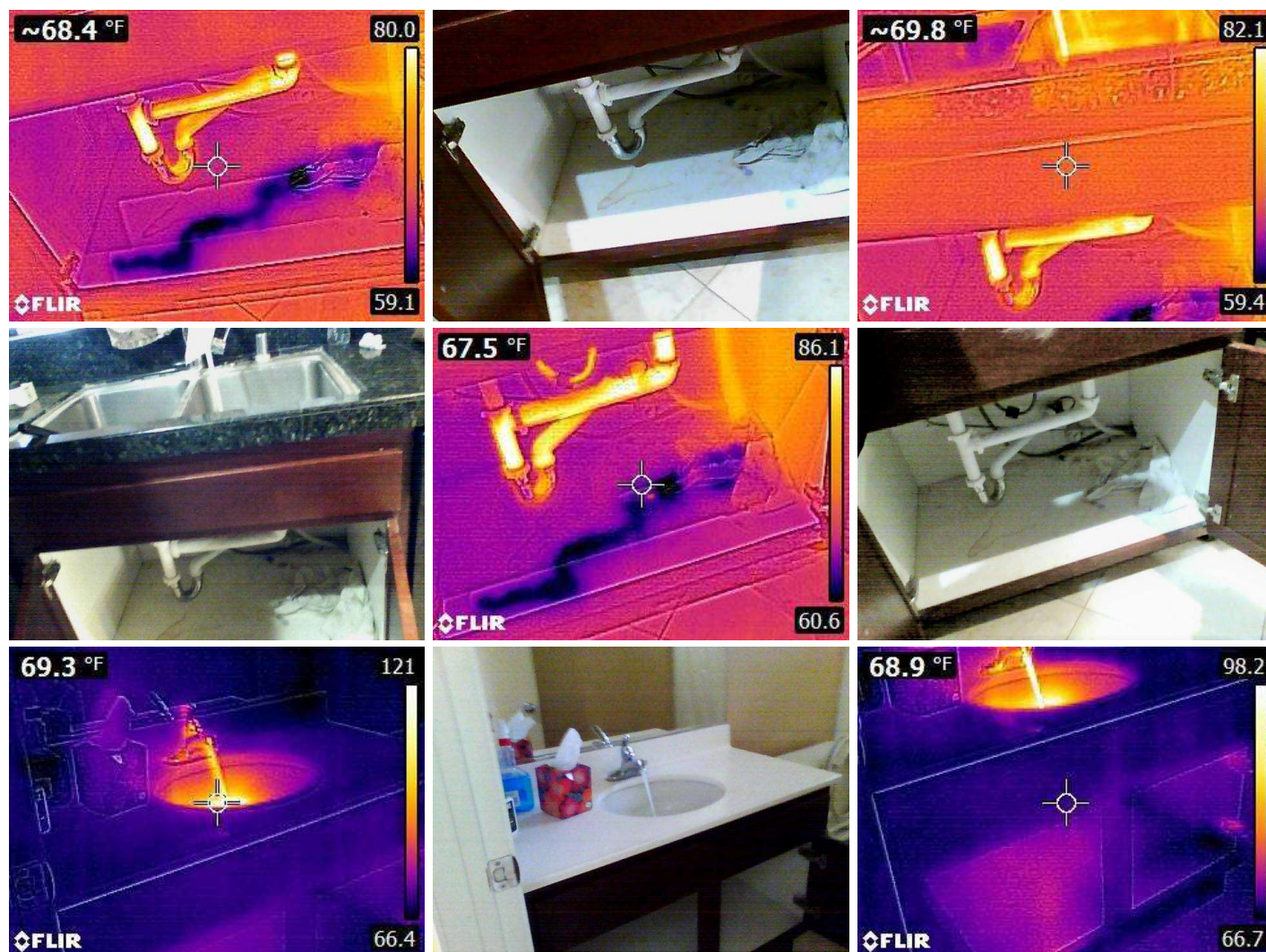
The walls, ceilings, and floors of the home were viewed through an infrared camera during the normal course of the home inspection. The camera will "see" or detect active water intrusion from outside or adjoining walls, existing pipe leaks, or loose plumbing fixtures such as a poorly secured toilet.

This equipment cannot detect water intrusion that has occurred in the past and has subsequently dried out. Therefore there is no warranty or guarantee that there may be water intrusion during a rain event. Nor can an infrared camera see through walls. It can only detect temperature differences on the surface, which with proper training and certification can then be interpreted that a particular area may have moisture present.

NOTE: Infrared moisture detection must always be confirmed with the proper moisture meter detection devices.

The infrared photos below are accompanied by, and located directly to the right of, each infrared photo with a "normal" photo taken at the same time in the same location for identification purposes.

An active leak was detected under the kitchen sink.





8: LIVING ROOM & HALLWAY

		IN	NI	NP	O	R/R
8.1	General	X				
8.2	Doors	X			X	
8.3	Windows	X			X	
8.4	Floors	X				
8.5	Walls	X				
8.6	Ceilings	X			X	
8.7	Thermostat Controls	X				
8.8	Lighting Fixtures, Switches & Receptacles	X			X	
8.9	Smoke Detectors			X		X
8.10	Carbon Monoxide Detectors			X		X
8.11	HVAC Ductwork	X				

IN = Inspected NI = Not Inspected NP = Not Present O = Observation R/R = Repair and/or Replacement Needed

Information

Doors: Photos



Windows: Window Type
Sliders



Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet



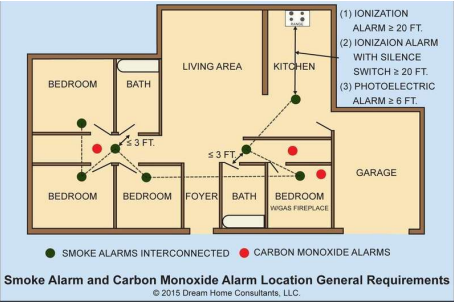
Ceilings: Ceiling Material
Drywall



Thermostat Controls: Photos



Smoke Detectors: Diagram of
Correct Installation of Smoke
Detectors in Single Story Home

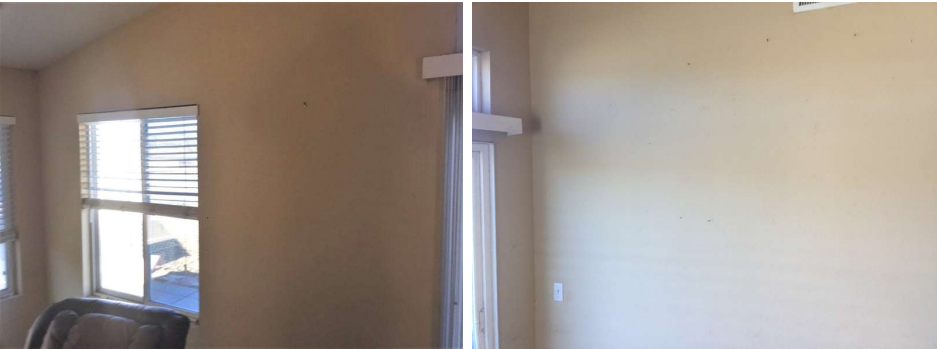


Here's How They Should Be Installed

General: Photos



Walls: Wall Material
Drywall



Lighting Fixtures, Switches & Receptacles: Photos



Items of concern

8.2.1 Doors

SCREENS MISSING

Repair/Replace Recommended

All of the patio doors have had the screens removed and not replaced. This will make it impracticable to open the doors for any period of time without letting pests enter the home. I'd recommend they be repaired and replaced.

Recommendation

Contact a qualified window repair/installation contractor.



8.2.2 Doors

PATIO DOOR HANDLE BROKEN

Repair/Replace Recommended

The handle has been broken and needs to be replaced so the door can operate as intended.

Recommendation

Contact a qualified door repair/installation contractor.



8.2.3 Doors

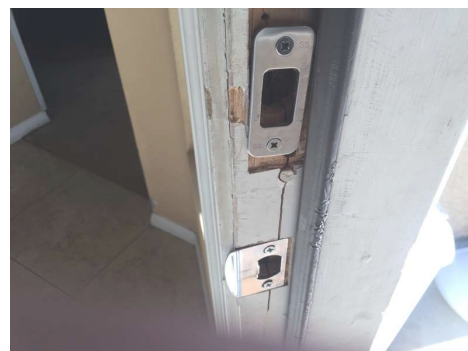
FRONT DOOR JAMB DAMAGED

Repair/Replace Recommended

It appears the door has been "kicked in" (or something similar) and has damaged the entire door frame. I'd recommend the entire door and its frame be removed and a new one be installed by a professional, licensed door contractor.

Recommendation

Contact a qualified door repair/installation contractor.



8.3.1 Windows

FAILED SEAL

Repair/Replace Recommended

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.



8.3.2 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

 Repair/Replace Recommended



8.3.3 Windows

DIFFICULT TO OPERATE

The windows were hard to open & close at the time of the inspection. This would be expected for the age of the windows. I'd recommend a window installation contractor assess and either repair or replace them.

Recommendation

Contact a qualified window repair/installation contractor.

 Repair/Replace Recommended



8.6.1 Ceilings

MAJOR
CRACKING/DAMAGE

Major ceiling damage was observed. It has been poorly "repaired" by an unqualified person. I'd recommend that a qualified drywall contractor remove the damaged and improperly repaired areas and properly repair the damage. I'd then recommend the area be monitored and if the crack returns and becomes enlarged, I'd recommend further evaluation by a structural engineer.

Recommendation

Contact a qualified drywall contractor.

 Repair/Replace Recommended



8.8.1 Lighting Fixtures, Switches & Receptacles



Review/Attention Recommended

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Recommended DIY Project



8.8.2 Lighting Fixtures, Switches & Receptacles



Repair/Replace Recommended

OUTLET SHOWS SIGNS OF SHORTING OUT

Smoke or burn marks were observed on an outlet. This is often an indicator of an overloaded circuit. Overloading from a power surge can create the same condition. Outlets on overloaded circuits, or with too many appliances connected and operating at the same time, may likewise have smoke or burn marks on them.

Replacing outlets that are burnt should be done. Any outlet that has smoke or burn marks on it, should be checked for damage, for wear and tear, and for proper wiring connections. Replacing the outlet is the best idea.

Recommendation

Contact a qualified electrical contractor.



8.9.1 Smoke Detectors



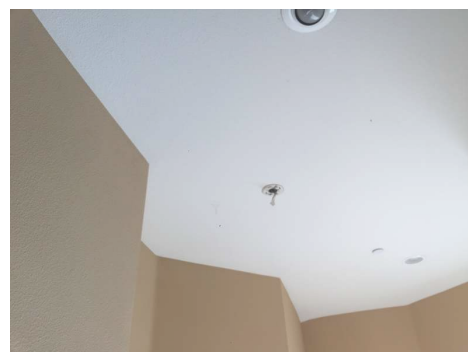
Safety Hazard or Material Defect

SMOKE DETECTOR MISSING

It is now recommended that ALL living areas have their own smoke detector & I'd recommend placing one on the ceiling of this room.

Recommendation

Recommended DIY Project



8.10.1 Carbon Monoxide Detectors

 Safety Hazard or Material Defect

CARBON MONOXIDE SENSOR NOT PRESENT

No carbon monoxide detector could be located at the time of the inspection.

CO is a colorless, tasteless and odorless compound produced by incomplete combustion of carbon-containing materials. Elevated levels of CO can be dangerous to humans depending on the amount present and length of exposure. Smaller concentrations can be harmful over longer periods of time while increasing concentrations require diminishing exposure times to be harmful.

CO detectors are designed to measure CO levels over time and sound an alarm before dangerous levels of CO accumulate in an environment, giving people adequate warning to safely ventilate the area or evacuate. Some system-connected detectors also alert a monitoring service that can dispatch emergency services if necessary.

While CO detectors do not serve as smoke detectors and vice versa, dual smoke/CO detectors are also sold. Smoke detectors warn of smoldering or flaming fires by detecting the smoke they generate, whereas CO detectors detect and warn people about dangerous CO buildup caused, for example, by a malfunctioning fuel-burning device. In the home, some common sources of CO include open flames, space heaters, water heaters, blocked chimneys or running a car or grill inside a garage.

CO detectors can be placed near the ceiling or near the floor because CO is very close to the same density as air.

Recommendation
Recommended DIY Project

9: FIREPLACE

		IN	NI	NP	O	R/R
9.1	Chimney/Flue/Vent	X				
9.2	Fireplace Condition/Operation	X				

IN = Inspected NI = Not Inspected NP = Not Present O = Observation R/R = Repair and/or Replacement Needed

Information

Fireplace Condition/Operation:
Gas Pipe Not Attached Nor
Operational



Chimney/Flue/Vent: Chimney Construction
Stucco



Fireplace Condition/Operation: Fuel Type
Wood/Gas Starter



Fireplace Condition/Operation: Visually Inspected Only

The fireplace(s) were/was inspected visually only and appeared to be in working condition however, I'd recommend a Chimney Sweep inspect them thoroughly prior to use.



Limitations

Fireplace Condition/Operation

A WOOD FIRE WAS NOT STARTED IN THE FIREPLACE

A typical visual home inspection of the fireplace does not include actually testing it with wood. I'd recommend a full inspection by a qualified, licensed fireplace technician prior to operation of the fireplace to insure it is safe.



10: DINING ROOM

		IN	NI	NP	O	R/R
10.1	General	X				
10.2	Doors			X		
10.3	Windows	X			X	
10.4	Floors	X				
10.5	Walls	X				
10.6	Ceilings	X				
10.7	Thermostat Controls			X		
10.8	Lighting Fixtures, Switches & Receptacles	X				
10.9	HVAC Ductwork	X				

IN = Inspected NI = Not Inspected NP = Not Present O = Observation R/R = Repair and/or Replacement Needed

Information

Windows: Window Type
Single-hung

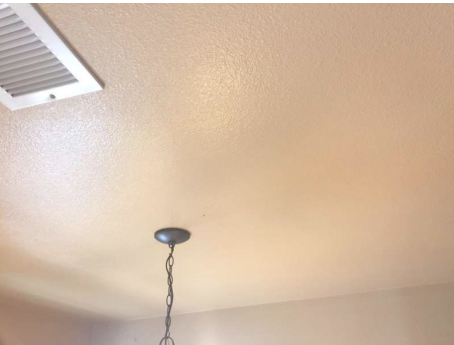


Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Tile



Ceilings: Ceiling Material
Drywall



Lighting Fixtures, Switches & Receptacles: Photo



General: Photos



Walls: Wall Material
Drywall



Items of concern

10.3.1 Windows

SCREEN DAMAGED

The window screen has one or more holes in it. This will allow pests to enter the home if the window is opened. I'd recommend repair or replacement.

Recommendation

Contact a qualified window repair/installation contractor.

 Repair/Replace Recommended



11: MASTER BEDROOM

		IN	NI	NP	O	R/R
11.1	General	X				
11.2	Doors	X			X	
11.3	Windows	X			X	
11.4	Floors	X				
11.5	Walls	X				
11.6	Closet	X			X	
11.7	Ceilings	X				
11.8	Lighting Fixtures, Switches & Receptacles	X				
11.9	Smoke Detectors			X		X
11.10	HVAC Ductwork	X				

IN = Inspected NI = Not Inspected NP = Not Present O = Observation R/R = Repair and/or Replacement Needed

Information

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet

Ceilings: Ceiling Material

Drywall



Lighting Fixtures, Switches & Receptacles: NOTE: Switched Outlet Present



General: Photos



Doors: Photos



Windows: Window Type
Single-hung



Walls: Wall Material
Drywall



Closet: Photo



Items of concern

11.2.1 Doors

SCREENS MISSING

 Repair/Replace Recommended

All of the patio doors have had the screens removed and not replaced. This will make it impracticable to open the doors for any period of time without letting pests enter the home. I'd recommend they be repaired and replaced.

Recommendation
Contact a qualified window repair/installation contractor.



11.3.1 Windows

DIFFICULT TO OPERATE

 Review/Attention Recommended

Window track is extremely dirty and made window operation difficult. This could be a hazard in case of emergency egress. I'd recommend cleaning of the track, and/or repairs be made to allow windows to open freely and be used as emergency egress.

Recommendation
Recommended DIY Project



11.3.2 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

 Repair/Replace Recommended



11.6.1 Closet

LIGHT FIXTURE NON-OPERATIONAL

It could be as simple as a blown light bulb or something more severe. I'd recommend replacing the light bulb and determine next steps if needed.

Recommendation

Recommended DIY Project

 Review/Attention Recommended




11.9.1 Smoke Detectors

SMOKE DETECTOR MISSING

It is now recommended that ALL sleeping areas have their own smoke detector & I'd recommend placing one on the ceiling of this room.

Recommendation

Recommended DIY Project

 Safety Hazard or Material Defect



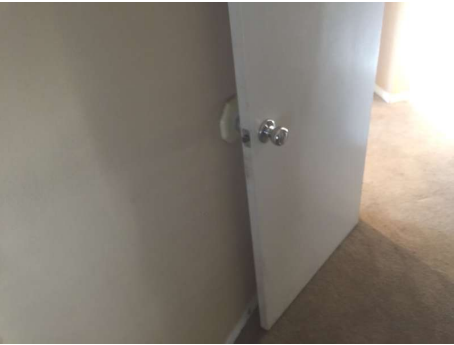
12: MIDDLE BEDROOM

		IN	NI	NP	O	R/R
12.1	General	X				
12.2	Doors	X				
12.3	Windows	X			X	
12.4	Floors	X				
12.5	Walls	X				
12.6	Closet	X				
12.7	Ceilings	X				
12.8	Lighting Fixtures, Switches & Receptacles	X				
12.9	Smoke Detectors			X		X
12.10	HVAC Ductwork	X				

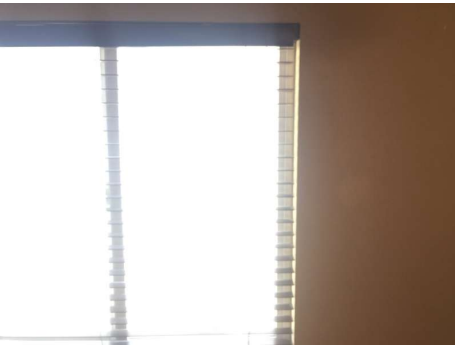
IN = Inspected NI = Not Inspected NP = Not Present O = Observation R/R = Repair and/or Replacement Needed

Information

Doors: Photos



Windows: Window Type
Sliders



Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet



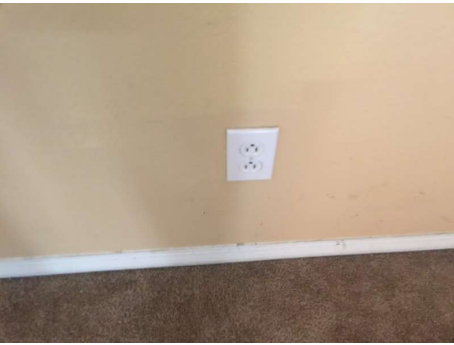
Closet: Photo



Ceilings: Ceiling Material
Drywall



Lighting Fixtures, Switches & Receptacles: NOTE: Switched Outlets at Bedside



General: Photos



Walls: Wall Material
Drywall



Items of concern

12.3.1 Windows

DIFFICULT TO OPERATE

Review/Attention Recommended

Window track is extremely dirty and made window operation difficult. This could be a hazard in case of emergency egress. I'd recommend cleaning of the track, and/or repairs be made to allow windows to open freely and be used as emergency egress.

Recommendation
Recommended DIY Project



12.3.2 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

 Repair/Replace Recommended



12.9.1 Smoke Detectors

SMOKE DETECTOR MISSING

It is now recommended that ALL sleeping areas have their own smoke detector & I'd recommend placing one on the ceiling of this room.

Recommendation

Recommended DIY Project

 Safety Hazard or Material Defect



13: NORTH BEDROOM

		IN	NI	NP	O	R/R
13.1	General	X				
13.2	Doors	X				
13.3	Windows	X			X	
13.4	Floors	X				
13.5	Walls	X				
13.6	Closet	X			X	
13.7	Ceilings	X				
13.8	Lighting Fixtures, Switches & Receptacles	X				
13.9	Smoke Detectors			X		X
13.10	HVAC Ductwork	X				

IN = Inspected NI = Not Inspected NP = Not Present O = Observation R/R = Repair and/or Replacement Needed

Information

Doors: Photos



Windows: Window Type
Sliders

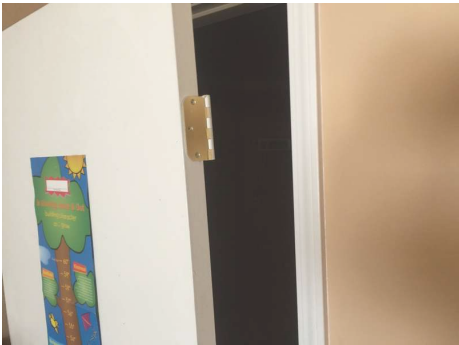


Windows: Window Manufacturer
Unknown

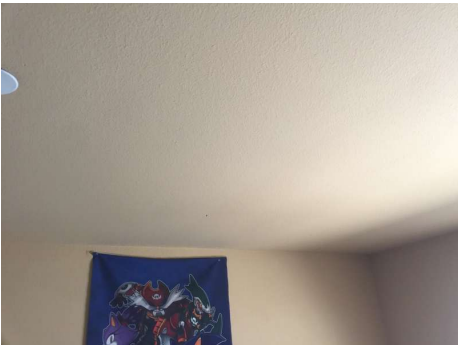
Floors: Floor Coverings
Carpet



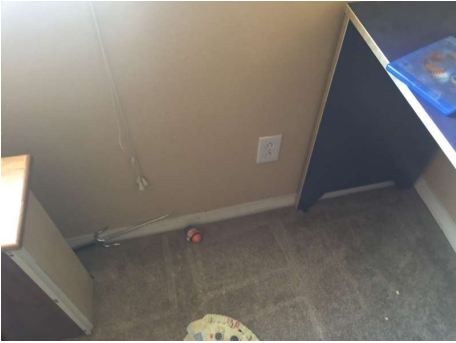
Closet: Photo



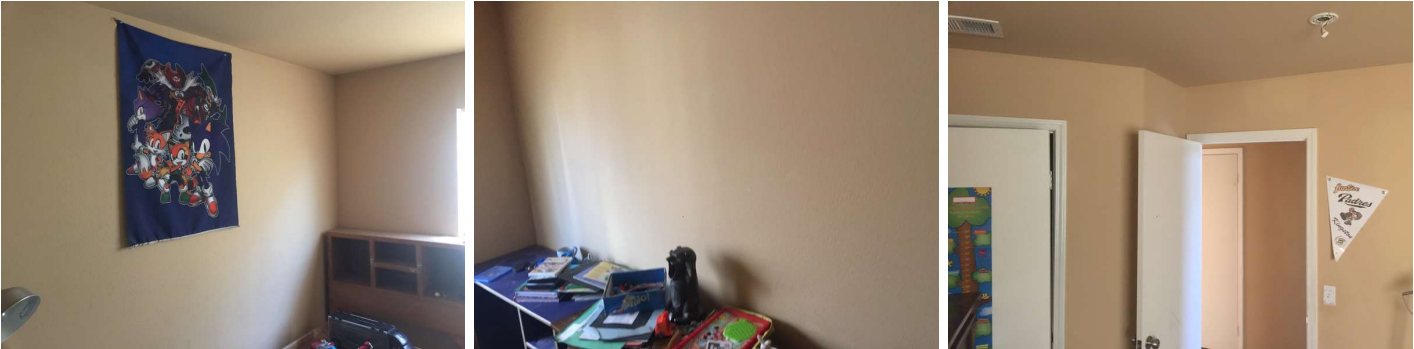
Ceilings: Ceiling Material
Drywall



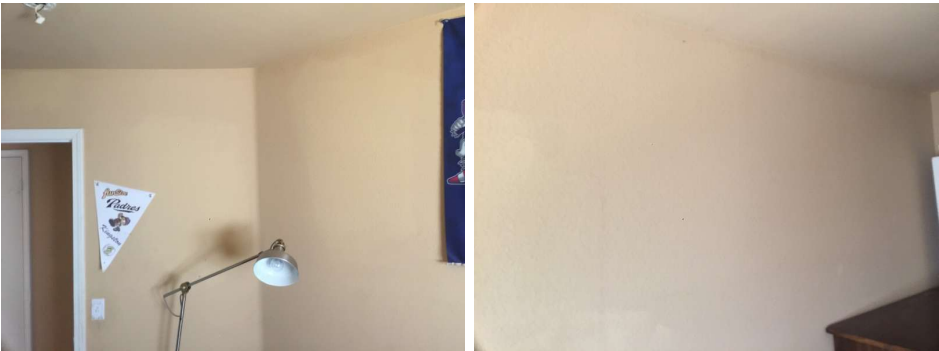
Lighting Fixtures, Switches & Receptacles: NOTE: Switched Outlets at Bedside



General: Photos



Walls: Wall Material
Drywall



Items of concern

13.3.1 Windows

DIFFICULT TO OPERATE

 Review/Attention Recommended

Window track is extremely dirty and made window operation difficult. This could be a hazard in case of emergency egress. I'd recommend cleaning of the track, and/or repairs be made to allow windows to open freely and be used as emergency egress.

Recommendation
Recommended DIY Project



13.3.2 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

 Repair/Replace Recommended



13.6.1 Closet

DOORS MISSING

The closet doors have been removed or were never installed at the time of the inspection. I'd recommend proper doors be installed if it is going to be used as a clothes closet or storage in the future.

Recommendation

Contact a qualified carpenter.

 Review/Attention Recommended



13.9.1 Smoke Detectors

SMOKE DETECTOR MISSING

It is now recommended that ALL sleeping areas have their own smoke detector & I'd recommend placing one on the ceiling of this room.

Recommendation

Recommended DIY Project

 Safety Hazard or Material Defect



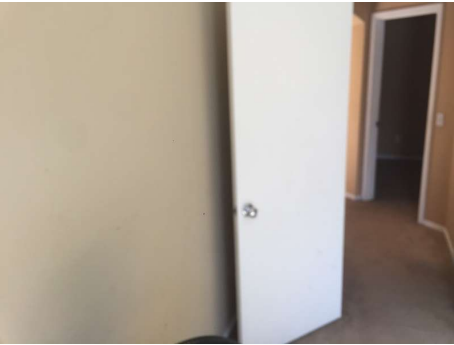
14: SOUTH BEDROOM

		IN	NI	NP	O	R/R
14.1	General	X				
14.2	Doors	X				
14.3	Windows	X			X	
14.4	Floors	X				
14.5	Walls	X				
14.6	Closet	X				
14.7	Ceilings	X				
14.8	Lighting Fixtures, Switches & Receptacles	X				
14.9	Smoke Detectors			X		X
14.10	HVAC Ductwork	X				

IN = Inspected NI = Not Inspected NP = Not Present O = Observation R/R = Repair and/or Replacement Needed

Information

Doors: Photos



Windows: Window Type
Single-hung



Windows: Window Manufacturer
Unknown

Walls: Wall Material
Drywall



Closet: Photo



Ceilings: Ceiling Material
Drywall



Lighting Fixtures, Switches & Receptacles: NOTE: Switched Outlets at Bedside



General: Photos



Floors: Floor Coverings
Carpet



Items of concern

14.3.1 Windows

DIFFICULT TO OPERATE

Review/Attention Recommended

Window track is extremely dirty and made window operation difficult. This could be a hazard in case of emergency egress. I'd recommend cleaning of the track, and/or repairs be made to allow windows to open freely and be used as emergency egress.

Recommendation
Recommended DIY Project

14.3.2 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

 Repair/Replace Recommended



14.9.1 Smoke Detectors

SMOKE DETECTOR
MISSING

It is now recommended that ALL sleeping areas have their own smoke detector & I'd recommend placing one on the ceiling of this room.

Recommendation

Recommended DIY Project

 Safety Hazard or Material Defect



15: HALLWAY BATHROOM

		IN	NI	NP	O	R/R
15.1	General	X				
15.2	Toilet	X				
15.3	Tub/Shower	X				
15.4	GFCI & AFCI	X				
15.5	Lighting Fixtures, Switches & Receptacles	X			X	
15.6	HVAC Ductwork	X				
15.7	Ventilation/Exhaust Fan/Window	X				
15.8	Walls/Floor/Ceiling	X			X	
15.9	Vanity /Sink & Fixtures	X				

IN = Inspected

NI = Not Inspected

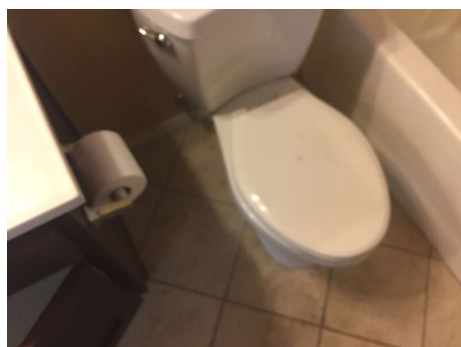
NP = Not Present

O = Observation

R/R = Repair and/or Replacement Needed

Information

Toilet: Photos

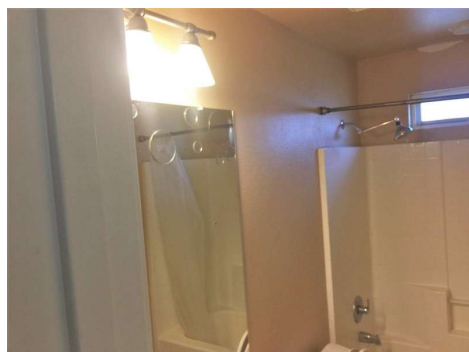


GFCI & AFCI: GFCI Outlet Resets in Master Bathroom

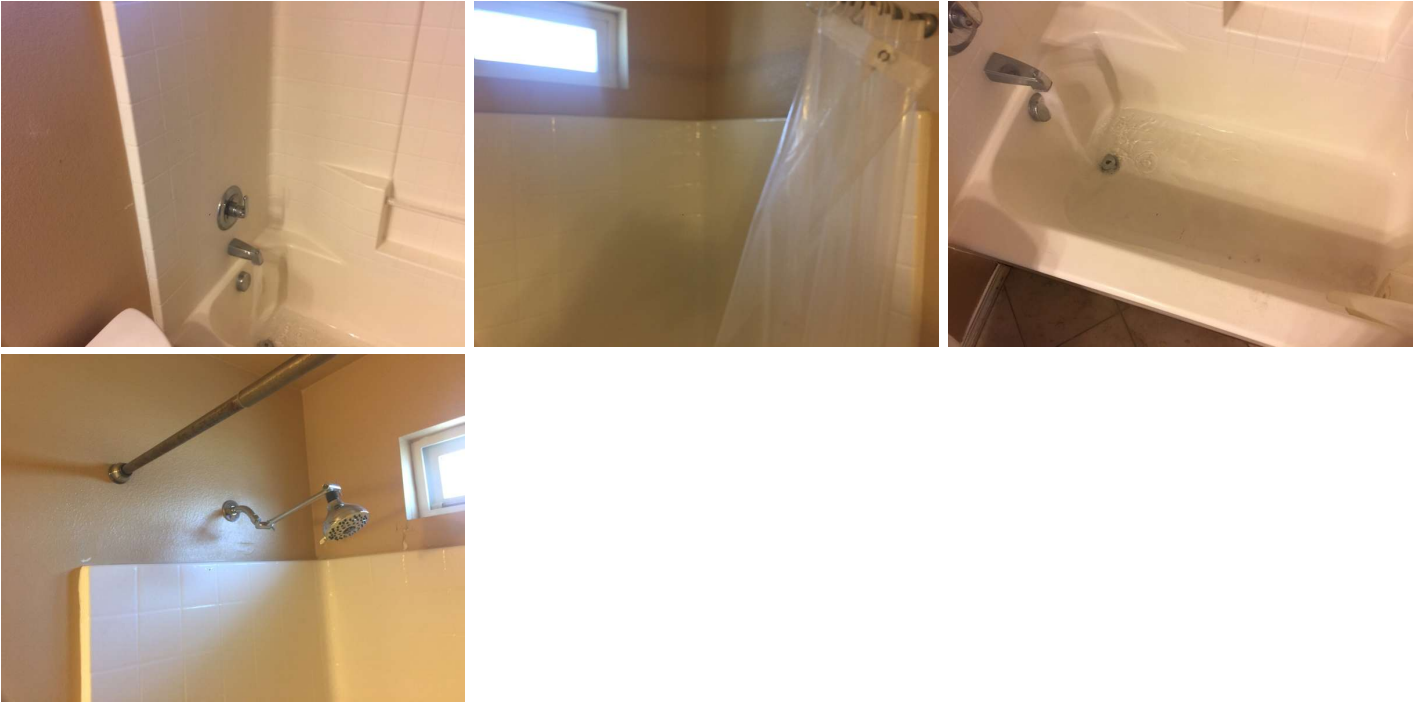
Lighting Fixtures, Switches & Receptacles: Photo



General: Photos



Tub/Shower: Photos



Ventilation/Exhaust Fan/Window: Ventilation
Window & Exhaust Fan



Walls/Floor/Ceiling: Photos



Vanity /Sink & Fixtures: Photos



Items of concern

15.5.1 Lighting Fixtures, Switches & Receptacles

 Repair/Replace Recommended

SHOWER LIGHT NON-OPERATIONAL

We were unable to turn on the light in the shower. This may simply be a burnt out light bulb or it may more serious. There is no way to tell during the inspection. I'd recommend changing the light bulb first and if it still doesn't work have a licensed electrician make repairs as needed.

Recommendation
Contact a qualified electrical contractor.



15.8.1 Walls/Floor/Ceiling

BASEBOARD SHOWS EVIDENCE OF MOISTURE

 Safety Hazard or Material Defect

It was noted that there was some damage that appears to be caused by moisture/water splashing onto the wall. There was no way to determine cause or remedy during this home inspection. I'd recommend monitoring and if it continues, you may need further review by a qualified general contractor.

NOTE: No moisture was evident at the time of the inspection.



15.8.2 Walls/Floor/Ceiling

WALL DAMAGED Repair/Replace Recommended

There appeared to be a crack under the window. It is difficult to determine the cause. I'd recommend repair as soon as possible to stop/slow water infiltration and then monitor. If the crack returns or gets worse, I'd recommend further review by a qualified, licensed general contractor.

Recommendation

Contact a qualified professional.



16: MASTER BATHROOM

		IN	NI	NP	O	R/R
16.1	General	X				
16.2	Toilet	X				
16.3	Tub/Shower	X			X	
16.4	GFCI & AFCI	X				
16.5	Lighting Fixtures, Switches & Receptacles	X				
16.6	HVAC Ductwork	X				
16.7	Ventilation/Exhaust Fan/Window	X			X	
16.8	Walls/Floor/Ceiling	X				
16.9	Vanity /Sink & Fixtures	X			X	

IN = Inspected

NI = Not Inspected

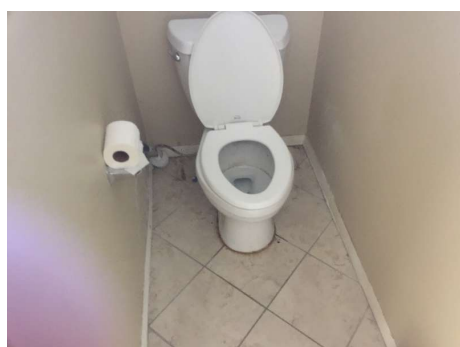
NP = Not Present

O = Observation

R/R = Repair and/or Replacement Needed

Information

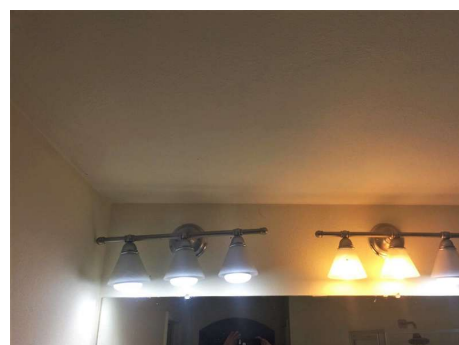
Toilet: Photos



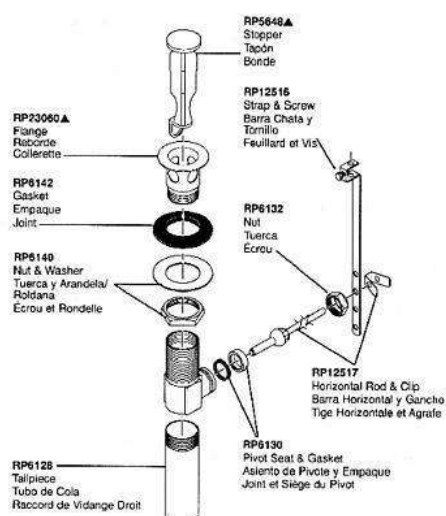
GFCI & AFCI: Photo



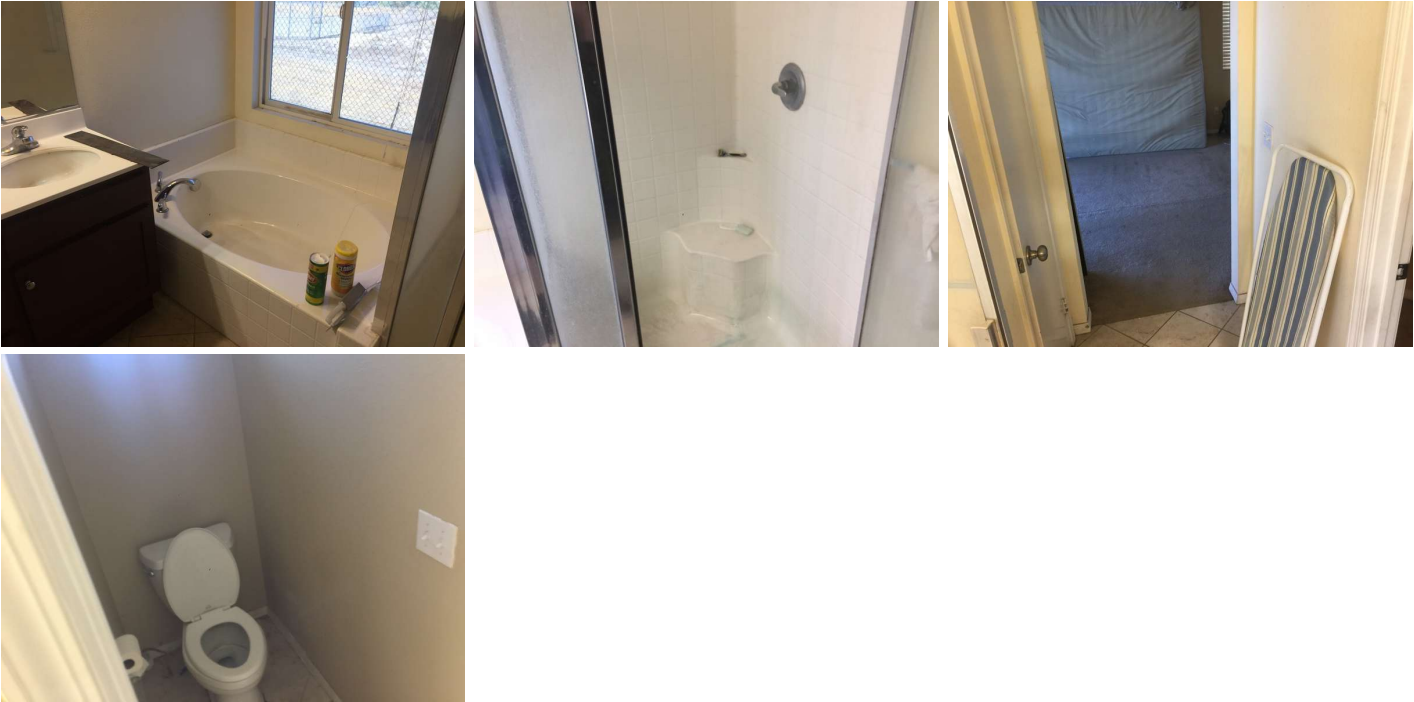
Lighting Fixtures, Switches & Receptacles: Photo



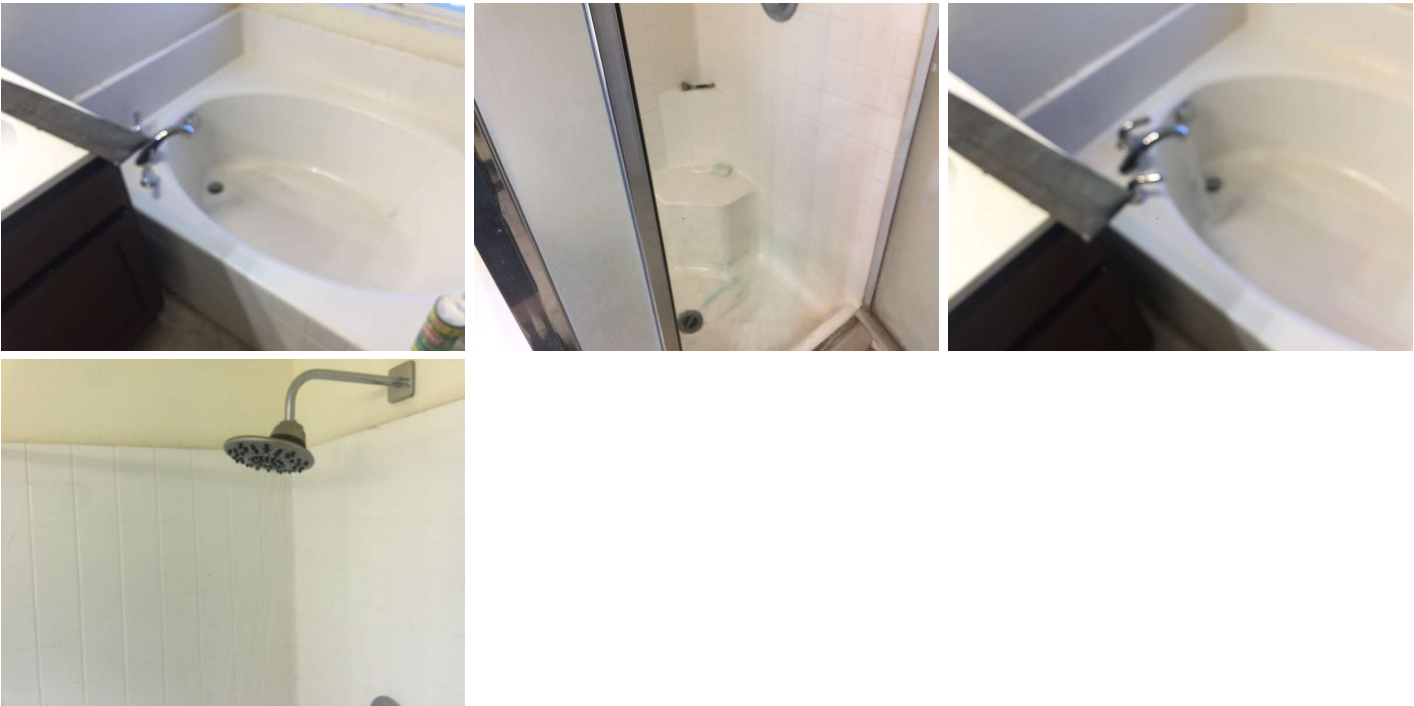
Vanity /Sink & Fixtures: Drain Assembly



General: Photos



Tub/Shower: Photos



Ventilation/Exhaust Fan/Window: Ventilation
Window & Exhaust Fan



Walls/Floor/Ceiling: Photos



Vanity /Sink & Fixtures: Photos



Items of concern

16.3.1 Tub/Shower

Repair/Replace Recommended

SHOWER-HEAD DOES NOT FULLY CLOSE

The shower continues to run even when the control knobs are completely shut. I'd recommend repair by a qualified, licensed plumber.

Recommendation
Contact a qualified professional.



16.7.1 Ventilation/Exhaust Fan/Window

Repair/Replace Recommended

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation
Contact a qualified window repair/installation contractor.

16.7.2 Ventilation/Exhaust
Fan/Window

 Repair/Replace Recommended

WINDOW DAMAGED

The seal between the glass has been compromised and is causing discoloration and moisture to enter. I'd recommend the window pane be replaced.

Recommendation
Contact a qualified professional.



16.9.1 Vanity /Sink & Fixtures

 Repair/Replace Recommended

NO HOT WATER AT FAUCET

Because the hot water was shut off by owner. I'd recommend further investigation prior to turning it back on. I'd recommend discussing with the current owner to determine the reason it was turned off.

Recommendation
Contact a qualified professional.



16.9.2 Vanity /Sink & Fixtures

 Repair/Replace Recommended

SLOW DRAINING

Recommend a licensed plumber review the drainage and repair as needed.

Recommendation
Contact a qualified plumbing contractor.



16.9.3 Vanity /Sink & Fixtures

 Review/Attention Recommended

VANITY DOOR HINGE
LOOSE

I'd recommend this be re-tightened so it functions correctly and does not get damaged further.

Recommendation
Recommended DIY Project



17: LAUNDRY ROOM

		IN	NI	NP	O	R/R
17.1	Drain, Waste, & Vent Systems	X				
17.2	Dryer Vent & Exhaust Systems	X				
17.3	Laundry Utility Sink			X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observation R/R = Repair and/or Replacement Needed

Information

State of Equipment
Conveying



Dryer Power Source
Gas



Exhaust Fans
Fan Only



Drain, Waste, & Vent Systems:
Photos



Drain, Waste, & Vent Systems:
Drain Size
1 1/2"



Drain, Waste, & Vent Systems:
Material
ABS

Dryer Vent & Exhaust Systems:
Photos

Dryer Vent & Exhaust Systems:
Dryer Vent
Metal (Flex)



Limitations

General

OPERATION NOT TESTED

LAUNDRY ROOM

The washer & dryer were not tested for operation during this typical home inspection. The water was not run through a cycle and I did not verify drainage or if it cleaned properly. Nor did I test the dryer to determine if it dried clothes appropriately. This is beyond the scope of this general visual home inspection. If the equipment is to remain with the home, I'd recommend it be run through a full cycle with actual clothes to determine its functionality.

Drain, Waste, & Vent Systems

DRAINS NOT TESTED

Drains were not tested at the time of the inspection and considered outside the scope of a normal visual home inspection.

18: ATTIC

		IN	NI	NP	O	R/R
18.1	Attic Access	X				
18.2	Attic Insulation	X				
18.3	Ventilation	X				
18.4	Roof Structure & Attic	X				

IN = Inspected NI = Not Inspected NP = Not Present O = Observation R/R = Repair and/or Replacement Needed

Information

Attic Access: Attic Accessibility
Partial Accessible

Attic Access: Inspection Performance
Walked/Crawled Inside

Attic Insulation: Thickness & Estimated "R" Value
4-5"/R16

Attic Insulation: Insulation Type
Blown, Fiberglass

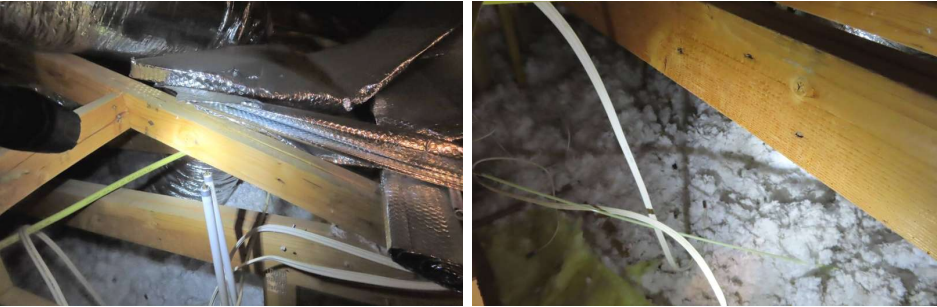
Roof Structure & Attic: Type
Gable

Insulation Chart			
INSULATION	R-VALUE	WHAT IT LOOKS LIKE	COMMON APPLICATIONS
 Fiberglass Batts	R24 = R-11 R26 = R-15 R28 = R-15 2 1/2 x 8 inches	Pink or yellow blankets. Can be unfaced, paper or plastic faced, or encapsulated for ease of installation.	Install in open wall, floor or ceiling cavities. Must be correctly installed avoiding gaps, voids or compression.
 Cotton-Fiber Batts	R24 = R-13 R26 = R-13 R28 = R-13 2 1/2 x 8 inches	Light blue to dark blue fluffy cotton, must be from blue jean manufacturing cut-offs.	Non-toxic. Non-irritating during installation. Can be used in place of other batt insulation products. A newer product not typically found in older homes.
 Rockwool Batts	R24 = R-13 R26 = R-13 R28 = R-13 2 1/2 x 8 inches	Dark grey or black batts with paper facing.	Often used in the 1950-1960's, but uncommon today.
 Fiberglass Loose Fill	2-2 1/2 inches Varies based on density	Pink, yellow or white fluffy material that comes compressed in bags.	Good choice for blowing into attic. Important that contractor set blower correctly to establish correct thickness and density.
 Cellulose Loose Fill	2-2 1/2 inches	Gray finely chipped up newspaper with fire retardant added - usually boron which inhibits mold and fungus.	Excellent choice for blowing into attic or closed wall cavities. Be sure to seal any air gaps first so dust does not blow into home.
 Vermiculite Loose Fill	2 1/2 inches	Looks like kitty litter or very small mica flakes. May contain asbestos.	No longer used today.
 Extruded Polystyrene (XPS) Rigid Foam	5 1/2 inches	Blue or pink rigid board.	Waterproof. Excellent for exterior sealing or insulating basement walls. Can be applied directly to concrete. Must be protected from sunlight.
 Expanded Polystyrene (EPS) Rigid Foam	3-4-4 inches	Usually white - also known as "bead board"	Low cost but not as sturdy or moisture resistant as XPS. Must be protected from sunlight.
 Rigid Polyisocyanurate	4-5-5 inches	Foam boards with foil facing. 445, 449 and 4410 foot shears.	Thermaul or R-max are common trade names. Best R-value overall. Best choice for maximum insulation in a thin area such as rafters in a cathedral ceiling.
 Low Density Spray Foam	3 1/2 inches	Yellowish, white foam that goes on wet and dries quickly. Expands as it is applied.	Excellent for sealing irregular gaps. Includes "open" and "closed" foams.
 High Density Spray Foam	4 1/2 inches	Yellowish, white foam that goes on wet and dries quickly. Expands as it is applied.	Excellent for sealing irregular gaps. Includes "open" and "closed" foams.

Examples of Various Types of Attic Insulation

Attic Insulation: Photos





Ventilation: Ventilation Type
Passive, Roof vents



Roof Structure & Attic: Material
Attic
OSB, Trusses



Limitations

Attic Access

LIMITED VISIBILITY/INSPECTION

Insulation restricts inspection visibility, Low height clearances (distance between attic and roof) limits visual Inspection

Attic Access

SOME AREAS NOT INSPECTED

Due to attic insulation, ductwork, roof slope and lack of walking planks, some of the attic was not inspected. A general home inspection does not include removing or disturbing the attic insulation during the inspection. If this is of concern, I'd recommend removal of all the insulation for inspection and the use of specialized equipment that can take photos in confined spaces.

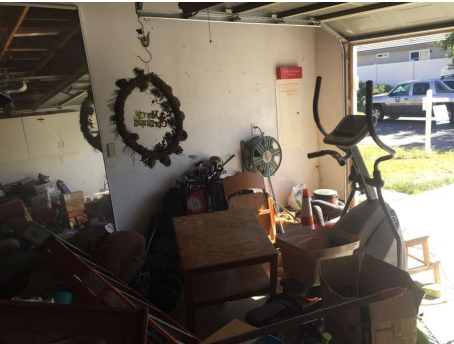
19: GARAGE/CARPORT

		IN	NI	NP	O	R/R
19.1	Ceiling	X				
19.2	Floor		X			
19.3	Walls & Firewalls		X			
19.4	Garage Door	X				
19.5	Garage Door Opener	X			X	
19.6	Occupant Door (From garage to inside of home)	X			X	
19.7	Electrical	X				

IN = Inspected NI = Not Inspected NP = Not Present O = Observation R/R = Repair and/or Replacement Needed

Information

Garage/Carport Type
Attached Garage



Size
2 Car



Floor: General Photos



Garage Door: Material
Metal



Garage Door: Type
Up-and-Over, Sectional

Garage Door Opener: General Photos



Occupant Door (From garage to inside of home): General Photos



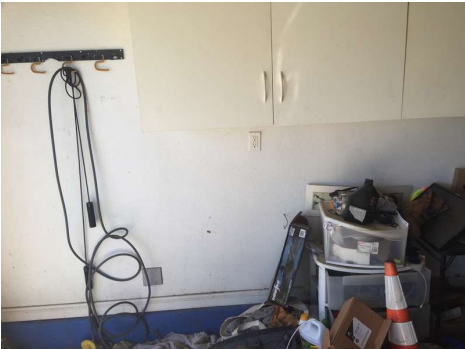
Ceiling: Photos



Walls & Firewalls: General Photos



Electrical: General Photos



Limitations

Floor

HOMEOWNER ITEMS BLOCK VIEW

There are too many personal belongings stored in garage to be able to view enough of the garage's floor to inspect properly as most of the floor was obstructed.



Walls & Firewalls

HOMEOWNER STORAGE

There are too many personal belongings stored in garage to be able to view enough of the garage to inspect properly as most walls were obstructed. For those areas visible, the garage appeared to be in good condition. See other sections of Garage/Carport

Items of concern

19.5.1 Garage Door Opener

 Review/Attention Recommended

NO BATTERY BACK-UP INSTALLED

SB 969, Dodd put in place 2019 requires that all NEW automatic garage door openers have backup batteries at the time they are replaced or added.

This bill, beginning July 1, 2019, would also require an automatic garage door opener that is manufactured for sale, sold, offered for sale, or installed in a residence to have a battery backup function that is designed to operate when activated because of an electrical outage.

This law was put in place because people were unable to manually lift the garage door and escape in their car when the power went out due to a wild fire. Several people died in the Paradise fire because of this.

The bill prohibits a replacement residential garage door from being installed in a manner that connects the door to an existing garage door opener that does not meet the requirements of these provisions.

Though not required, I'd recommend one be added to the existing opener for safety purposes.

Recommendation

Contact a qualified garage door contractor.

19.5.2 Garage Door Opener



Repair/Replace Recommended

PHOTO-EYES NOT OPERATIONAL

Electric eye for reverse function is not installed in proper position or installed too high from garage floor. Recommend further evaluation by a qualified, licensed overhead door contractor.

Recommendation

Contact a qualified garage door contractor.



19.6.1 Occupant Door (From garage to inside of home)



Review/Attention Recommended

KICK-STOP INSTALLED

A kickstop was installed on fire door between garage and living quarters. The door should be able to fully close and latch on its own at all times without impediment. I'd recommend the doorstop be removed.

Recommendation

Recommended DIY Project



19.6.2 Occupant Door (From garage to inside of home)



Safety Hazard or Material Defect

DOOR JAMB BROKEN

The door jamb has been damaged, possibly by someone hitting/pushing on the door to open it. This may require the entire door jamb to be replaced to make the door secure. I'd recommend a professional, licensed door replacement contractor review and make repairs as needed.

Recommendation

Contact a qualified door repair/installation contractor.

