



NATIONAL PROPERTY INSPECTIONS | SAN DIEGO

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RESIDENTIAL INSPECTION

1234 Main St.
La Jolla, ca 92037

Buyer Name
05/27/2019 9:00AM



Inspector
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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.

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.

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 or refrigerators. 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.

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

- ⊖ 2.3.1 Kitchen - Sink: Pull-Out Faucet Requires Adjusting
- ⊖ 3.1.1 Roof - Coverings: Potentially Loose Concrete Tile
- ⊖ 3.2.1 Roof - Roof Flashing: Kick-Out Flashing Too Short
- ⊖ 4.1.1 Exterior - Topography: Near Level/Negative Grading
- ⊖ 4.1.2 Exterior - Topography: Standing Water
- ⊖ 4.1.3 Exterior - Topography: Negative Slope
- ⊖ 4.3.1 Exterior - Siding, Flashing & Trim: Poor Earth to Siding Clearance
- ⊖ 4.3.2 Exterior - Siding, Flashing & Trim: Cracking
- ⊖ 4.3.3 Exterior - Siding, Flashing & Trim: Holes Evident in Stone Veneer
- ⊖ 4.5.1 Exterior - Exterior Doors: Concrete Below Door Sills Damaged
- ⊖ 4.5.2 Exterior - Exterior Doors: Front Door Issues
- ⊖ 4.8.1 Exterior - Exterior Electrical: Exterior GFCI Outlets Not Functioning
- ⊖ 5.4.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: See Exterior Electrical
- ⊖
- 11.5.1 Master Bathroom - Lighting Fixtures, Switches & Receptacles: Light Switch Timer Non - Functioning
- ⊖ 11.8.1 Master Bathroom - Vanity /Sink & Fixtures: Sink Drain Flange Loose
- ⊖ 13.1.1 Living Room & Hallway - Doors: Noticeable Gap in Weatherstripping
- ⊖ 14.2.1 Laundry Room - Dryer Vent & Exhaust Systems: Improper Dryer Vent
- 🔧 16.6.1 Garage/Carport - Occupant Door (From garage to inside of home): Not Self-closing
- 🔧 16.6.2 Garage/Carport - Occupant Door (From garage to inside of home): Kick-stop Installed

1: INSPECTION DETAILS

Information

In Attendance Client, Home Owner	Occupancy Furnished, Occupied	Style Ranch
Temperature (approximate) 68 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Cloudy, Recent Rain

Home Occupied

The home was occupied and/or staged at the time of the inspection. Furniture and rugs were not moved to perform visual inspection. Stored items restrict viewing in closet interiors, storage spaces, under sinks and typically the garage or limited access to electrical outlets.

Please Read More Than The Summary

The summary is not the entire report. The complete report includes additional information of concern 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.**

Limitations

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.

2: KITCHEN

		IN	NI	NP	D
2.1	Overall Condition	X			
2.2	GFCI & AFCI	X			
2.3	Sink	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Sink: Condition

Like New

Overall Condition: General Condition



Observations

2.3.1 Sink

PULL-OUT FAUCET
REQUIRES ADJUSTING

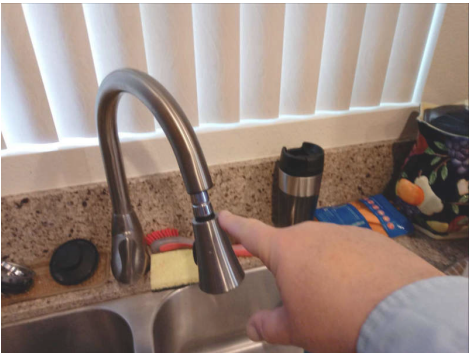
KITCHEN

The faucet extension hose does not fully retract unless forced into place. This is not per design. I'd recommend that the hose weight under the sink be adjusted until it functions properly.

Recommendation

Contact a qualified plumbing contractor.

Recommend Repair/Replace



3: ROOF

		IN	NI	NP	D
3.1	Coverings	X			X
3.2	Roof Flashing	X			X
3.3	Roof Vents	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Inspection Method
Ladder

Roof Type/Style
Gable

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.

Observations

3.1.1 Coverings

POTENTIALLY LOOSE CONCRETE TILE

ROOF

Roof tile appears to have moved since installation. It may not be nailed correctly or may have come loose. I am unable to confirm situation during this visual inspection. I'd recommend further review by a qualified licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.



Recommend Repair/Replace



3.2.1 Roof Flashing

KICK-OUT FLASHING TOO SHORT

JUST LEFT OF FRONT PORCH

The kick-out flashing appears too short in places to perform as intended. The current flashing seems to terminate directly over the edge flashing. General practices recommend that a longer section of flashing be placed at the end of the roof flashing to direct the water away from the stucco as there is stucco staining present at the time of the inspection indicating water is running down the stucco. This is especially important when no gutters are present. I'd recommend a larger/longer kick-out flashing be added. Here's a great YouTube video that explains why and how to install one. [Kick-Out Flashing Video](#)

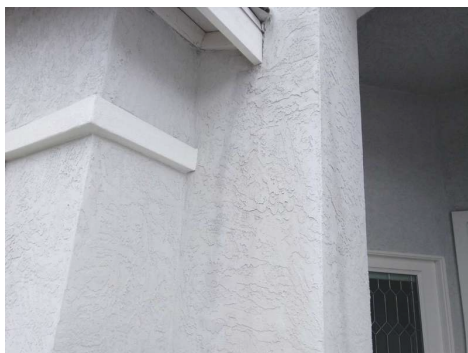
I'd also recommend the discolored stucco be either repaired or replaced so as to eliminate the caused staining.

Recommendation

Contact a qualified roofing professional.



Recommend Repair/Replace



Stucco Discoloration & Staining Present

4: EXTERIOR

		IN	NI	NP	D
4.1	Topography	X			X
4.2	Fences & Gates	X			
4.3	Siding, Flashing & Trim	X			X
4.4	Windows	X			
4.5	Exterior Doors	X			X
4.6	Walkways & Driveways	X			
4.7	Patio(s)	X			
4.8	Exterior Electrical	X			X

IN = Inspected


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NP = Not Present

D = Deficiency

Information


Topography: General Grading
Reasonably Level, Slopes
Towards The Home



Fences & Gates: Overall Condition
Like New

Siding, Flashing & Trim: Siding Material
Stone Veneer, Stucco

Windows: Windows
Vinyl



Exterior Doors: Exterior Entry Door
Wood, Vinyl

Exterior Doors: Doorbell
Functioning

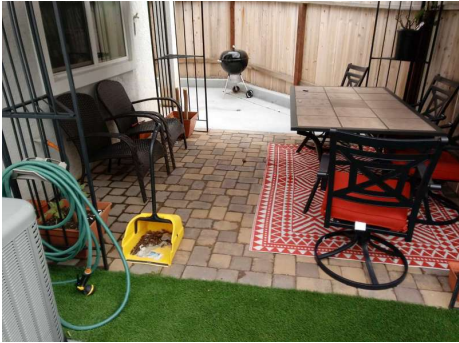
Walkways & Driveways: Driveway Material
Concrete, Pavers

Patio(s): Photos

Patio(s): Location
Rear of House

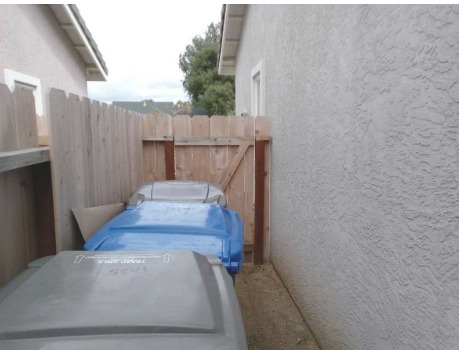


Patio(s): Floor Material
Concrete Pavers



Patio(s): Patio Cover Material
Fabric/Cloth, Free Standing Structure

Fences & Gates: Material(s)
Wood



Limitations

General

SYSTEMS NOT INSPECTED

As noted previously, low voltage exterior lighting, exterior water features, landscape,and irrigation 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.

Topography

LANDSCAPE DRAINAGE SYSTEM

Observed landscape and hardscape surface drains throughout property. They are not within the scope of this inspection and were not tested nor inspected.



Observations

4.1.1 Topography

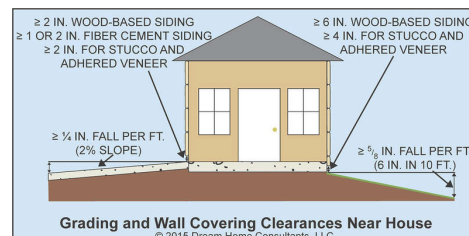
NEAR LEVEL/NEGATIVE GRADING**Recommend Repair/Replace**

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



Preferred Slopes Around a Home for Drainage

4.1.2 Topography

STANDING WATER**Recommend Repair/Replace**

Standing water observed, which indicates poor drainage and/or grading. Please see the other sections herein for further information. [Here is a resource](#) on dealing with standing water in your yard.

Recommendation

Contact a qualified landscaping contractor



4.1.3 Topography

NEGATIVE SLOPE

EAST FRONT YARD

 Recommend Repair/Replace

This has caused drainage problems during rainfall which would have caused water intrusion problems had the homeowner not dug trenches and added temporary landscape drains. I'd recommend proper repair be done by a qualified, licensed landscape contractor to insure water drains fully and quickly so as not to cause further damage and potentially permit water to invade the premises.

See the negative slope around other parts of the house for additional areas of potential problems that need to be resolved.

Recommendation

Contact a qualified landscaping contractor



Homeowner's Temporary Solution to a Permanent Landscape Drainage Problem



Homeowner's Solution to Major Landscape Drainage Problem was to Hardscape the Area and Install a Curb.



4.3.1 Siding, Flashing & Trim

POOR EARTH TO SIDING CLEARANCE

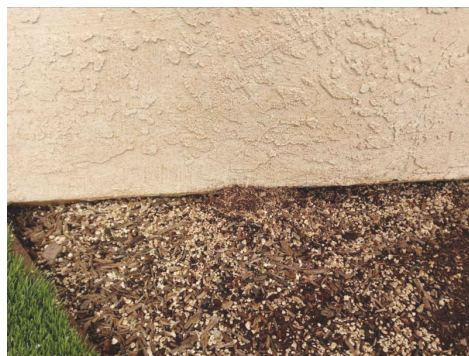
VARIOUS EXTERIOR LOCATIONS

Noted poor earth to siding clearance at various locations around the house. There should always be a few inches of clearance between the bottom of the stucco and top of final grade (including mulch) to help prevent moisture intrusion of the siding and permit the stucco drip screed at bottom edge of stucco siding to allow water that did penetrate the stucco to escape through the drip screed as designed. Though this IS NOT a termite inspection, this condition will most likely provide a pathway for pests to enter the home.

Typically you'd expect to see at least 2" clearance for concrete, and a minimum of 4" for soil. I'd recommend that soil be removed as much as possible to provide as much space at bottom of stucco and provide some type of drainage system to accommodate water removal from next to house. I'd also recommend consultation with a professional, licensed landscape contractor to insure this issue is correctly resolved.

Recommendation

Contact a qualified landscaping contractor



Recommend Repair/Replace

4.3.2 Siding, Flashing & Trim

CRACKING

REAR OF A HOME UNDER WINDOW

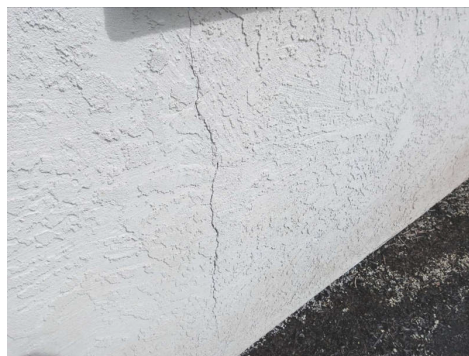
Moderate cracking was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil or just a superficial shrinkage crack. There is no way to know at this point. This may get worse over time. I'd recommend this crack be closely monitored to determine if the crack is stable or expanding. I recommend this be revisited in a year or I'd recommend consulting with a structural engineer and/or soil expert.

Recommendation

Recommend monitoring.



Recommend Repair/Replace



4.3.3 Siding, Flashing & Trim

HOLES EVIDENT IN STONE VENEER

WEST SIDE OF GARAGE DOOR

Openings in Stone Veneer may allow pests and water to get behind the Veneer and cause damage. I'd recommend removal and re-installation of the the stone veneer without holes.

Recommendation

Contact a qualified masonry professional.

 Recommend Repair/Replace



4.5.1 Exterior Doors

CONCRETE BELOW DOOR SILLS DAMAGED

BACK PATIO AREA

Both patio door sills have been compromised and require immediate attention. In one of the photos you can see exposed wood which is damp from the elements. The other door sill/threshold is flaking and discolored possibly due to poor adhesion, poor workmanship, moisture intrusion or a combination of factors. Though it doesn't appear to be structural at this time, I'd recommend repair of the sill plates of both patio doors prior to them rotting away in the near future. Close attention should be paid to the existing condition of the wood sills as they may already need replacement.

Recommendation

Contact a stucco repair contractor

 Recommend Repair/Replace



Red Rectangle shows spalling occurring of parge coat & exposing damp sill plate. Green arrow shows moisture damage from pooling water.



Exposed wood sill plate and messy repair.

4.5.2 Exterior Doors

FRONT DOOR ISSUES

Please see the LIVING ROOM/Doors section of this report for problems found and identified.

 Recommend Repair/Replace

4.8.1 Exterior Electrical

**EXTERIOR GFCI OUTLETS
NOT FUNCTIONING** Recommend Repair/Replace

At the time of the inspection the exterior outlets were tripped or off and could not be reset. According to the homeowner this has occurred several times before, and each time the device was replaced. I'd recommend that a qualified licensed electrician inspect the connections and the wiring. If this issue occurs again, it is strongly recommended that all new wire be pulled into every exterior outlet.

Recommendation

Contact a qualified electrical contractor.



5: ELECTRICAL

		IN	NI	NP	D
5.1	General	X			
5.2	Service Entrance Conductors		X		
5.3	Main Service, Grounding & Main Over-current Device	X			
5.4	Branch Wiring Circuits, Breakers & Fuses	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground

Main Service, Grounding & Main Over-current Device: Main Panel Location
Right

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



Main Service, Grounding & Main Over-current Device: Panel Type
Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Unknown

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Not Visible



Main Service, Grounding & Main Over-current Device: Panel Manufacturer
Siemens



Limitations

Service Entrance Conductors

UNABLE TO INSPECT

Because main service is below ground and not exposed, I was unable to inspect it and not considered within the scope of this general home inspection.

Main Service, Grounding & Main Over-current Device

SYSTEM GROUNDING AND/OR BONDING

Unable to determine location or condition of system ground and/or bonding at the time of the inspection. The ground may be connected to the foundation or covered with landscape hardscape such as concrete however, there is no way to tell at this time. I'd recommend a licensed electrician make this determination if issues begin to appear with the electrical system.

Observations

5.4.1 Branch Wiring Circuits, Breakers & Fuses

SEE EXTERIOR ELECTRICAL

See the EXTERIOR /Electrical section of this report for further issues.

Recommendation

Contact a qualified electrical contractor.

Recommend Repair/Replace

6: UTILITIES, HVAC & WATER HEATER

		IN	NI	NP	D
6.1	Cooling Equipment	X			
6.2	Heating Equipment	X			
6.3	Air Distribution System	X			
6.4	Water Heater	X			
6.5	Water Supply & Distribution Systems	X			
6.6	Gas Distribution Systems	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Cooling Equipment: Brand
Rheem



Cooling Equipment: Energy
Source/Type
Electric

Cooling Equipment: Location
Backyard

Cooling Equipment: Model #
RA1436WJINA



Cooling Equipment: Serial #
W151715513

Cooling Equipment: Air
Conditioning
Installation/Operation
Condenser Present

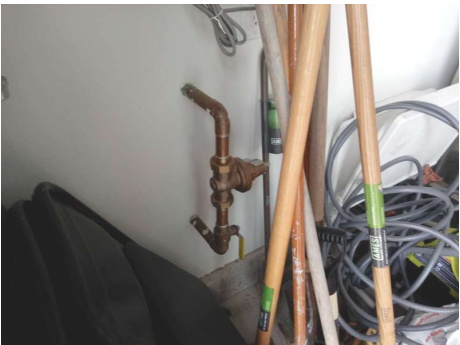
Cooling Equipment:
Approximate Age of Unit
< 5 Years

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

Heating Equipment: Brand
Rheem



Heating Equipment: Energy Source Gas	Heating Equipment: Heat Type Forced Air	Heating Equipment: Location Attic
Heating Equipment: Approximate Age of Unit < 5 Years	Air Distribution System: Configuration Central	Water Heater: Power Source/Type Gas, Tankless
Water Heater: Capacity N/A gallons	Water Heater: Location Garage	Water Heater: Serial # 159009053
Water Heater: Approximate Age of Unit < 5 Years	Water Supply & Distribution Systems: Distribution Material Copper, Unknown	Water Supply & Distribution Systems: Main Water Shut-Off Location Garage



Gas Distribution Systems: Gas Shut-off Location Right Side, At Gas Meter	Gas Distribution Systems: Fuel Type Natural Gas
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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

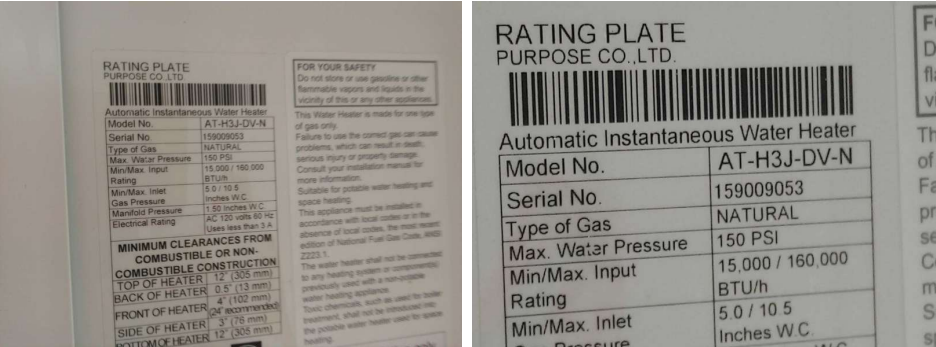
Takagi

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.](#)

Water Heater: Model #

AT-H3J-DV-N



Water Supply & Distribution Systems: Water Source

Public

Water Flow & Water Pressure were tested and found to be within acceptable levels at the time of the inspection.

7: MASTER BEDROOM

		IN	NI	NP	D
7.1	General	X			
7.2	Doors	X			
7.3	Floors	X			
7.4	Walls	X			
7.5	Closet		X		
7.6	Ceilings	X			
7.7	Lighting Fixtures, Switches & Receptacles	X			
7.8	Smoke Detectors	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

General: Photos



Floors: Floor Coverings

Laminate

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Limitations

General

LIMITED OBSERVATION

This visual inspection was limited because of homeowner's items blocking a full view of the room.

Closet

LIMITED VIEW OF CLOSET

Unable to determine condition of closet walls/floor/ceiling during the inspection due to homeowner items blocking view.

8: BEDROOM #2

		IN	NI	NP	D
8.1	General	X			
8.2	Doors	X			
8.3	Floors	X			
8.4	Walls	X			
8.5	Closet		X		
8.6	Ceilings	X			
8.7	Lighting Fixtures, Switches & Receptacles	X			
8.8	Smoke Detectors	X			

IN = Inspected

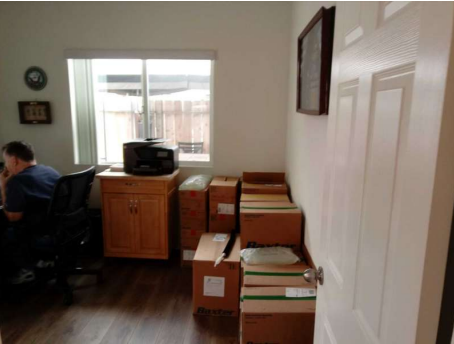
NI = Not Inspected

NP = Not Present

D = Deficiency

Information

General: Photos



Floors: Floor Coverings

Laminate

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Limitations

Closet

LIMITED VIEW OF CLOSET

Unable to determine condition of closet walls/floor/ceiling during the inspection due to homeowner items blocking view.

9: BEDROOM #3

		IN	NI	NP	D
9.1	General	X			
9.2	Doors	X			
9.3	Floors	X			
9.4	Walls	X			
9.5	Closet		X		
9.6	Ceilings	X			
9.7	Lighting Fixtures, Switches & Receptacles	X			
9.8	Smoke Detectors	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

General: Photos



Floors: Floor Coverings

Laminate

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Limitations

Closet

LIMITED VIEW OF CLOSET

Unable to determine condition of closet walls/floor/ceiling during the inspection due to homeowner items blocking view.

10: HALLWAY BATHROOM

		IN	NI	NP	D
10.1	General	X			
10.2	Toilet	X			
10.3	Tub/Shower	X			
10.4	GFCI & AFCI	X			
10.5	Lighting Fixtures, Switches & Receptacles	X			
10.6	Ventilation/Exhaust Fan/Window	X			
10.7	Walls/Floor/Ceiling	X			
10.8	Vanity /Sink & Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

General: Photos



Toilet: Photos



GFCI & AFCI: Photo



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

11: MASTER BATHROOM

		IN	NI	NP	D
11.1	General	X			
11.2	Toilet	X			
11.3	Tub/Shower	X			
11.4	GFCI & AFCI	X			
11.5	Lighting Fixtures, Switches & Receptacles	X			X
11.6	Ventilation/Exhaust Fan/Window	X			
11.7	Walls/Floor/Ceiling	X			
11.8	Vanity /Sink & Fixtures	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

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

General: Photos



Observations

11.5.1 Lighting Fixtures, Switches & Receptacles

Recommend Repair/Replace

LIGHT SWITCH TIMER NON - FUNCTIONING

Photo-eye sensor light switch turns on fine but it takes over 1/2 hour to automatically turn off once all movement has ceased. This seems like it may be a malfunctioning relay/sensor and should be replaced.

Recommendation

Contact a qualified electrical contractor.



11.8.1 Vanity /Sink & Fixtures

SINK DRAIN FLANGE LOOSE

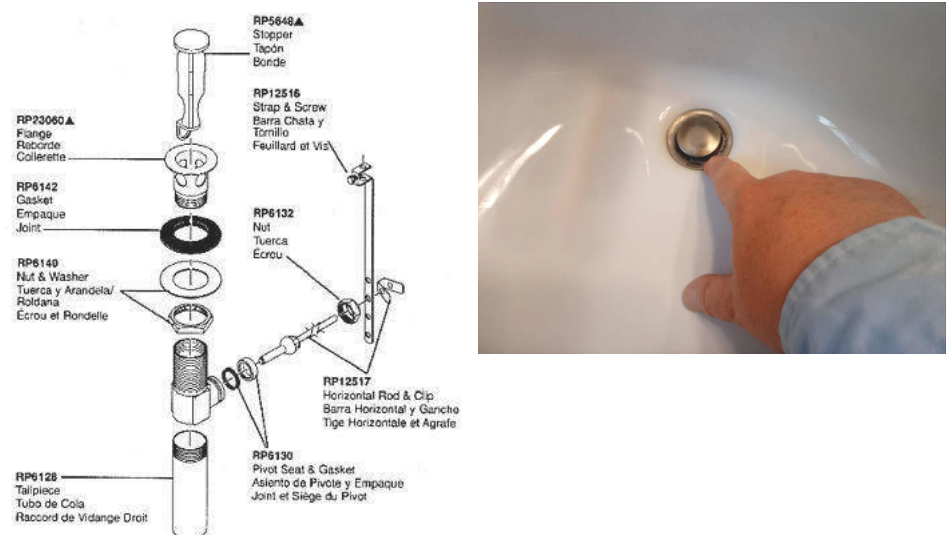
MASTER BATHROOM VANITY

 Recommend Repair/Replace

The sink drain flange assembly between sink and underneath is not secured. It's recommend that once the flange has been removed that the missing plumbers putty be installed and then tightened back up. As it is now, water can easily drip under sink and cause damage.

Recommendation

Contact a qualified plumbing contractor.



12: DINING ROOM

		IN	NI	NP	D
12.1	General	X			
12.2	Doors			X	
12.3	Floors	X			
12.4	Walls	X			
12.5	Ceilings	X			
12.6	Lighting Fixtures, Switches & Receptacles	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

General: Photos



Floors: Floor Coverings

Laminate

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

13: LIVING ROOM & HALLWAY

		IN	NI	NP	D
13.1	Doors	X			X
13.2	Floors	X			
13.3	Walls	X			
13.4	Ceilings	X			
13.5	Thermostat Controls	X			
13.6	Lighting Fixtures, Switches & Receptacles	X			
13.7	Smoke Detectors	X			
13.8	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Photos

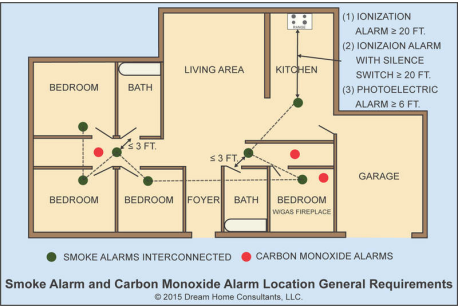


Floors: Floor Coverings
Laminate

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

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



Smoke Detectors: Replace Batteries on a Regular Schedule

Recommend all smoke and CO2 detector/alarm batteries be replaced each time Daylight Savings Time begins and again when it ends.

Observations

13.1.1 Doors

NOTICEABLE GAP IN WEATHERSTRIPPING

 Recommend Repair/Replace

The weatherstripping at the door was not air-tight. One or more gaps could result in energy loss. The homeowner has tried to remedy the situation by adding plastic strips on top of existing stripping. Below is a video with sound where you can clearly hear the air coming thru the door opening observed when whole house fan is used to make the point of air movement.

I'd recommend a proper repair be made so a piece of paper can not be pulled from the door when it is closed. This will insure the proper tightness has been achieved.

Recommendation

Contact a qualified door repair/installation contractor.



14: LAUNDRY ROOM

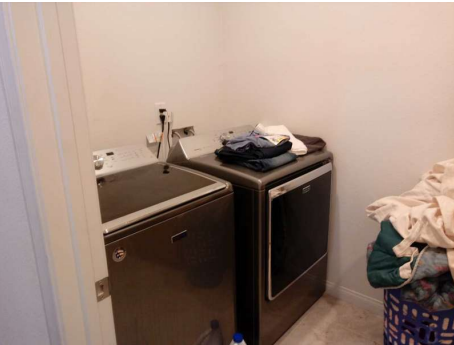
		IN	NI	NP	D
14.1	Drain, Waste, & Vent Systems		X		
14.2	Dryer Vent & Exhaust Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Dryer Power Source

Gas



Exhaust Fans

Fan with Light

Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

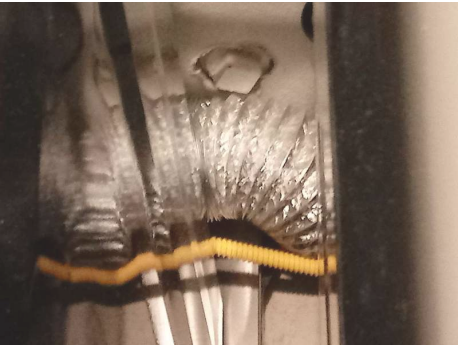
Material

Unknown

Dryer Vent & Exhaust Systems:

Dryer Vent

Vinyl (Flex)



Observations

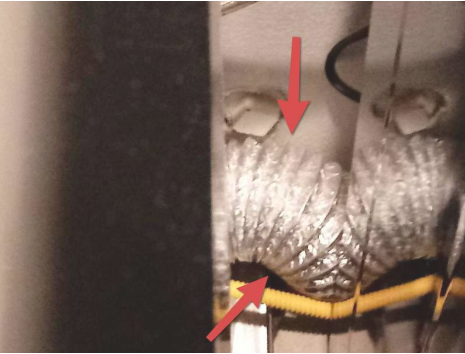
14.2.1 Dryer Vent & Exhaust Systems

IMPROPER DRYER VENT

Dryer vent hose is made of foil or plastic fabric wrapped around a wire spiral and is not intended nor recommended by the manufacturer to be used for this purpose. These have been known to catch lint, get hot, melt and/or catch fire. I recommend installation of the proper type of metal flex pipe as recommended by dryer manufacturer by a licensed, qualified appliance repair person.

 Recommend Repair/Replace

Recommendation
Contact a qualified appliance repair professional.



Foil Ducting Present



Examples of Safe & Unsafe Dryer Vents

15: ATTIC

		IN	NI	NP	D
15.1	Attic Access	X			
15.2	Attic Insulation	X			
15.3	Ventilation	X			
15.4	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Attic Access: Inspection Performance
At Attic Access

Attic Insulation: Insulation Type Batt, Fiberglass

Roof Structure & Attic: Attic Access
Observed at Attic Entrance

Insulation Chart

INSULATION	R-VALUE	WHAT IT LOOKS LIKE	COMMON APPLICATIONS
Fiberglass Batts 	24 x 8-11 24 x 8-19 24 x 8-20 24 x 8-22 24 x 8-23 24 x 8-24	Pink or yellow blankets. Can be unfaced, paper or plastic faced, or encapsulated for ease of installation.	Ideal to open wall, floor or ceiling cavities. Must be carefully installed avoiding gaps, voids or compression.
Cotton-Fiber Batts 	24 x 8-13 24 x 8-19 24 x 8-20 24 x 8-22 24 x 8-23 24 x 8-24	Light blue to dark blue fluffy cotton, made from blue jeans 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 	24 x 8-13 24 x 8-19 24 x 8-20 24 x 8-22 24 x 8-23 24 x 8-24	Dark gray or black batts with paper facing.	Often used in the 1950-1960s, but uncommon today.
Fiberglass Loose Fill 	2-2.2 7/8 inch batts based on density	Pink, yellow or white fluffy material that comes compressed in bags.	Good choice for blowing into attics. Important that contractor set blower correctly to establish correct thickness and density.
Cellulose Loose Fill 	3.0-3.7 7/8 inch	Gray finely chopped up newspaper with fire retardant added - usually borate salts which inhibits mold and termites.	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 	2.4 7/8 inch	Looks like kitty litter or very small mica flakes. May contain asbestos.	No longer used today.
Extruded Polystyrene (XPS) Rigid Foam 	5.0 7/8 inch	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 	3.0-4.0 7/8 inch	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 	4.0-6.0 7/8 inch	Foam boards with foil facing. 4x8, 4x9 and 4x10 foot sheets.	Thermax or R-max are common trade names. Best R-value per inch. Best choice for maximum insulation in a thin area such as rafters in a cathedral ceiling.
Low Density Spray Foam 	3.0 7/8 inch	Yellowish, white foam that goes on wet and dries quickly. Expands as it is applied.	Excellent for sealing irregular gaps. Includes "open-cell" and "closed-cell" foams.
High Density Spray Foam 	4.0 7/8 inch	Yellowish, white foam that goes on wet and dries quickly. Expands as it is applied.	Excellent for sealing irregular gaps. Includes "open-cell" and "closed-cell" foams.

Examples of Various Types of Attic Insulation

Roof Structure & Attic: Material Attic
OSB, Trusses, Radiant Barrier

Roof Structure & Attic: Type Gable

Attic Insulation: Thickness & Estimated "R" Value
8-10"/R21



Ventilation: Ventilation Type
Gable Vents, Passive, Soffit Vents



Roof Structure & Attic: General Photos



16: GARAGE/CARPORT

		IN	NI	NP	D
16.1	Ceiling	X			
16.2	Floor	X			
16.3	Walls & Firewalls	X			
16.4	Garage Door	X			
16.5	Garage Door Opener	X			
16.6	Occupant Door (From garage to inside of home)	X			X
16.7	Electrical		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Garage/Carport Type

Attached Garage


Garage Door: Type

Up-and-Over

Size

2 Car

Garage Door Opener: General Photos



Garage Door: Material

Metal

Garage Door Opener: # of Remote Garage Door Openers Present at Time of Inspection

Undetermined

Observations

16.6.1 Occupant Door (From garage to inside of home)

Current/Future Maintenance/DIY

NOT SELF-CLOSING

Door between garage and living space is missing self-closing hinges or some other device to automatically completely self-close and self-latch the door any time it is opened. This is a safety concern. Many house fires start in the garage because of the items stored in them. Without the door always closed, it could allow fire, smoke, or noxious fumes (such as gasoline or carbon monoxide) to enter the home and cause harm to occupants. I'd strongly recommend proper adjustment of the existing closure or the installation of an approved door closure by a qualified, licensed contractor.

Here's a [DIY Resource Link](#).

Recommendation

Contact a qualified door repair/installation contractor.

16.6.2 Occupant Door (From garage to inside of home)

 Current/Future Maintenance/DIY

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

