



# PROPERTY INSPECTION REPORT

**PREPARED FOR:**

**CLIENT NAME:** Mr. & Mrs. Home Buyer.  
**DATE OF INSPECTION:** January 1, 2015.

**SUBJECT PROPERTY:**

**INSPECTION SITE:** 123 Any Street  
San Jose, CA 95123.



**AGENT:**

**NAME:** Realtor Agent.  
**COMPANY:** ABC Realty  
456 First St.  
San Jose CA 95120.  
**PHONE #** Office: 408.555.5678 Cell: 408.555.1234.

**INSPECTION COMPANY:**

**NAME:** **Magnum Property Inspection, Inc.**  
6115 Barclay Court. San Jose, CA 95123  
Office: (408) 226-6200 Fax: (408) 226-0668 [www.MagnumInspects.com](http://www.MagnumInspects.com).

**INSPECTOR:** Ken Collins.  
Cell: (408) 422-3462 E-mail: [ken@magnuminspects.com](mailto:ken@magnuminspects.com).  
CREIA (California Real Estate Inspection Association) Certified Inspector.  
ASHI (American Society of Home Inspectors) Certified Inspector.





## INSPECTION INFORMATION & CONDITIONS

### CLIMATIC CONDITIONS:

**WEATHER:** Cloudy. Intermittent rain.  
**SOIL CONDITIONS:** Wet.  
**APPROXIMATE TEMPERATURE:** 55-60 degrees fahrenheit.

### BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:** An easterly direction.  
**TOTAL AREA:** 3,273 square feet.  
 As stated by the person who ordered this inspection.  
**ESTIMATED AGE OF HOUSE:** 36.  
**BUILDING TYPE:** Single Family Home.  
**STORIES:** Two story.  
**SPACE BELOW GRADE:** Crawlspace.  
**COMMENTS:** Pool and pool equipment are NOT part of this inspection. Recommend contacting a qualified professional for further evaluations prior to the release of contingencies. A diving board was present at the pool at the time of the inspection. Diving boards are inherently dangerous and are no longer permitted or allowed for residential dwellings. Recommend removal for safety enhancement.

### UTILITY SERVICES:

**ELECTRICAL SOURCE:** A city/public utility electrical meter noted at the property.  
**WATER SOURCE:** A city/public water meter and shut off valve was noted at the property.  
**SEWAGE DISPOSAL:** Appears to be a public/city sewage/waste disposal system.  
**FUEL SYSTEM:** A city/public gas meter and shut off valve was noted at the property.  
**UTILITIES STATUS:** All utilities were ON at the time of the inspection.

### OTHER INFORMATION:

**TIME:** Start Time: 09:00 AM  
 End Time: 01:00 PM.  
**AREA:** Suburb.  
**HOUSE OCCUPIED?** Yes, house was occupied at the time of the inspection.  
**CLIENT PRESENT:** Yes, client was present during the inspection process.

### PAYMENT INFORMATION:

**PAID BY:** Check #1857.

#### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.



Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, mold/mildew, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to *Construction Dispute Resolution Services, LLC* or *Resolution Systems Inc.* in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

NOTE: All recommended work and further evaluations should be done by a qualified, licensed and insured contractor or trades person PRIOR TO THE RELEASE OF CONTINGENCIES.

NOTE: Beginning April 22, 2010, Federal law requires all contractors that disturb painted surfaces in homes, built before 1978 to be EPA certified and follow specific work practices to prevent lead contamination in the home. Lead contamination can be very hazardous, especially to younger children. It is advised to ask to see your contractors certification. Federal law requires that they provide an informational pamphlet seven days prior to work and you will need to fill out a pre-renovation form before renovating more than 2 square feet of painted interior surfaces or more than 20 square feet of exterior painted surfaces. This includes any activity that disturbs painted finishes. There are significant fines for non-compliance. Please refer to the EPA web site at [www.epa.gov](http://www.epa.gov) for additional information and requirements.

**NOTE: All photos contained in this report are of the subject property. Photos are added as a COURTESY and are only examples of noted conditions and are NOT intended to be a substitute for the report content.**



## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a qualified geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### DRIVEWAY:

**TYPE:** Concrete.

**CONDITION:** The general condition of the driveway is functional. Cracks noted appear common or typical in size and type. Recommend repair/sealant to prevent moisture intrusion and further damage.

### WALKWAYS:

**TYPE:** Concrete.

**CONDITION:** The general condition of the walkways appears to be functional. Cracking viewed. Recommend repair/sealant to prevent moisture intrusion and further damage. Surface raised/settled. Uneven surfaces noted. Possible trip hazard. Recommend repairs for safety. Wood separators in walkways were deteriorated/missing, repair as needed.

### PUBLIC SIDEWALKS:

**CONDITION:** The general condition of the front/public sidewalks appear to be functional. Cracks noted appear common in size.

### LANDSCAPING:

**CONDITION:** Landscaping has been maintained. Vegetation or foliage was in contact with the exterior walls. This should be trimmed away to prevent future damage to the building. Cast stone/concrete bird bath is viewed on the property. These types of structures can be unstable and potentially hazardous to small children. Use extreme caution!

NOTE: Low voltage type lighting is NOT part of this inspection.

### GRADING:

**SITE:** Minor slope.

**CONDITIONS:** Improperly sloped soil/concrete toward foundation noted. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 2% on all sides. A qualified site drainage expert and/or a qualified, geo technical engineer should be contacted for further evaluations.

It is important to maintain a positive slope away from foundation on all sides of the house for proper site drainage and to prevent damage to the foundation/structure. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

### RETAINING WALL:

**LOCATION(S):** Southeast side.

**TYPE:** Block wall.



**CONDITION:** The general condition of the visible portions of the retaining wall system appears functional.

### **PORCH:**

**LOCATION(S):** Front porch.

**TYPE:** Concrete.

**CONDITION:** The general condition appears serviceable. Common cracks noted at various areas.

### **PATIO:**

**LOCATION(S):** Rear yard.

**TYPE:** Concrete slab patio.

**CONDITION:** The general condition of the patio appears to be functional. Common cracks noted at various areas. Uneven surfaces on patio surface. Potential tripping hazards were noted, these should be repaired for safety.  
Patio slab appears to be above foundation sill in some areas. This condition may cause added stress and damage to the foundation walls. Recommend further evaluation by a qualified licensed contractor or registered professional engineer.  
Built in gas fire pit is NOT part of this inspection. Please refer to the manufactures installation and operation procedures for further information and to ensure safe, proper operation.

### **BALCONY #1:**

**LOCATION(S):** Front balcony.

**TYPE:** Waterproofed coating. Wood guardrails.

**CONDITION:** The general condition appears serviceable. Guardrail installed appears to be in functional condition.

### **BALCONY #2:**

**LOCATION(S):** Rear balcony.

**TYPE:** Wood structure. Waterproofed coating. Wood guardrails.

**CONDITION:** The general condition appears serviceable. Guardrail installed appears to be in functional condition. Openings in balcony handrail/guardrail appear to be too wide. Current industry standards require a maximum four inch openings at balusters. This is a potential safety hazard, upgrades are recommended for safety.

Notice: Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others that are too low to enter or in some other manner not accessible are excluded from the inspection and are not addressed in the report.

### **COVER(S), PATIO/DECK/BALCONY:**

**LOCATION(S):** Rear patio gazebo.

**TYPE:** Wood frame. Concrete tile covered.  
Cover is not attached to house.

**CONDITION:** General condition appears satisfactory. Moisture stains/damage was viewed at cover and/or structure. Conditions should be monitored, repair/replacement or adjustments may be necessary.  
A number of damaged or loose tiles noted. Repair/Replacement needed. Recommend evaluation and repair by a qualified licensed roofing contractor. Trees are touching or overhanging the roof. Recommend trimming to prevent damage to roof or structure. Recommend clearing all debris from roof surface to prevent damage.



**EXTERIOR STAIRS/STOOPS:**

**LOCATION:** Rear balcony.  
**TYPE:** Wrought iron spiral staircase.  
**CONDITION:** Uneven or improper rise on steps. This is a potential tripping hazard, correction is needed for safety. Step rise appears to be too high. This is a possible trip/safety hazard, recommend repairs for safety. Low overhead clearance at balcony structure. Potentially HAZARDOUS conditions exist. Recommend further evaluation and repair by a qualified licensed contractor.  
Stair handrail appears to be in serviceable condition. Rusting visible at a number of areas on the metal staircase, recommend cleaning and painting to prevent further damage.





**FENCES & GATES:**

**TYPE:**

Wood fences and gate(s). Wrought iron fences and gate.

**CONDITION:**

The general condition of the fences and gates were functional. Signs of wear and deterioration viewed. Inspection of the fence was limited due to vegetation or foliage covering the fence at the time of the inspection.  
Wrought iron gate needs repair or adjustment at the north side. Self closer mechanism installed on gate was NOT properly operational. Recommend the installation of child safety gate at the north side. Recommend upgrades for safety enhancement.  
Recommend further evaluation and repairs by a qualified, licensed contractor.



# EXTERIOR - FOUNDATION - CRAWLSPACE

This inspection does not include geological or site stability information, for information concerning these conditions, a geologist or soils engineer should be consulted.

**WALLS:**

**STRUCTURE:**

Wood frame.

**MATERIAL:**

Stucco.

**CONDITION:**

The general condition appears to be serviceable/functional. Holes/openings viewed at exterior walls at a number of areas. Recommend sealing all cracks, voids and openings in exterior wall materials to prevent moisture intrusion and damage. Soil was in direct contact with the exterior wall siding at the rear side. This may negatively effect the exterior walls ability to properly drain moisture and also allows a direct path for wood destroying pests/organisms. Recommend grading away at least six inches below exterior siding for proper drainage. Recommend further evaluation and repairs by a qualified, licensed contractor.



**OTHER OBSERVATIONS:**

Some portions of the exterior walls were not fully visible for inspection due to stored items and foliage/vegetation coverage. Inspection was limited.

NOTICE: Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Wall insulation type and value is not verified. UFFI insulation and hazards are not identified. Condition inside walls cannot be judged. Lead paint testing is not performed.

**TRIM:****MATERIAL:**

Wood eaves and trim.

**CONDITION:**

The general condition of the exterior eaves and trim appears to be functional. Moisture stains and/or damage noted at the wood exterior trim and eaves at various areas. Refer to qualified structural pest report for further information.



**Examples of noted conditions**

**OTHER****OBSERVATIONS:**

Recommend caulking or properly sealing all separations in exterior trim to prevent moisture intrusion and moisture damage.

All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Floor coverings are not removed during this inspection.

**CRAWLSPACE/BASEMENT:****TYPE:**

Crawlspace. Crawlspace ground is dirt/soils.

**ACCESS LOCATION(S):**

Closet, under stairway.

**ACCESSIBILITY:**

Crawlspace was entered at the time of the inspection.

**ACCESS CONDITION:**

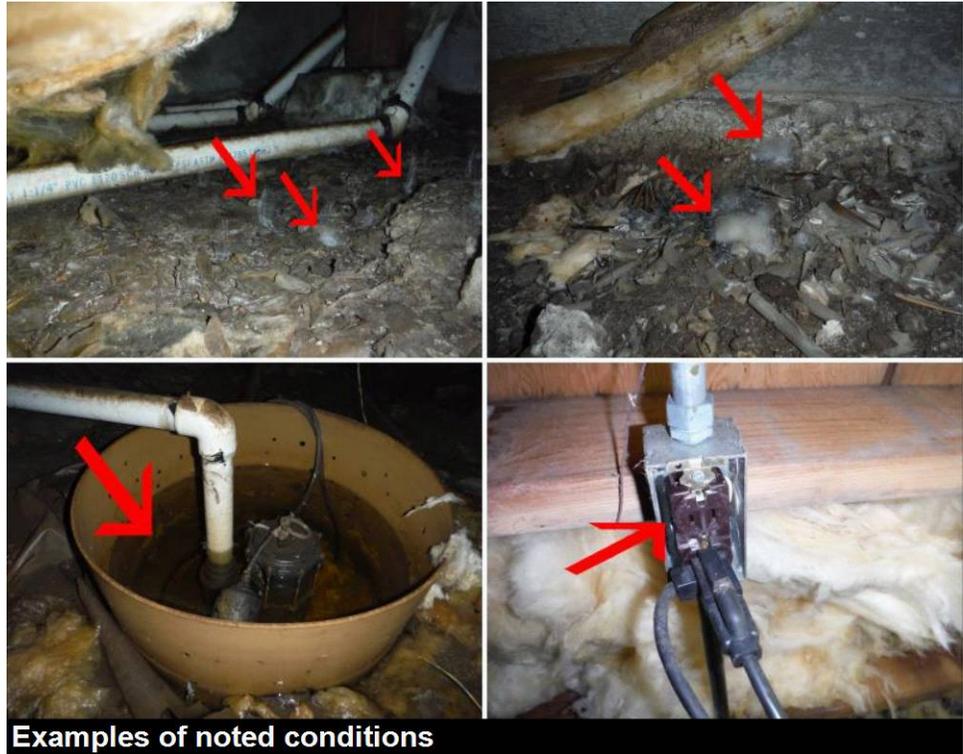
Access cover is functional.

**CRAWLSPACE****CONDITION:**

Moisture present, throughout the crawlspace area. Excessive moisture and standing water in crawlspace at the northern side. Further evaluation by a qualified site drainage expert and/or Geo-technical Engineer is recommended. No vapor barrier is present in the crawlspace. May be due to poor site drainage. It is important to monitor the site drainage around the entire house during wet weather to ensure proper flow away from the foundation. Or due to poor cross ventilation or inadequate ventilation openings. A qualified licensed contractor should be consulted for further information.

Evidence of microbial growth in the crawlspace. Growth of this nature commonly occurs in areas that are subject to moisture intrusion, leakage and/or inadequate ventilation. It is recommended that further evaluation by a State Certified Industrial Hygienist confirm the type of growth and what remedial action should be taken for its permanent removal from the property.

Four sump pumps are installed in the crawlspace area. Pumps are NOT operational. Missing cover plate at sump pump receptacle in the crawlspace. Unable to verify proper Ground Fault Circuit Interrupter 'GFCI' outlet at sump pump motor, a qualified, licensed electrician should be consulted to ensure safe conditions. Sump drain termination points are at the south side, recommend routing away from the foundation.

**VENTILATION:**

A number of crawlspace vents were blocked by sub floor insulation and foliage, recommend adjustment/repair for proper air flow in crawlspace. Unable to verify proper cross ventilation in crawlspace area

A number of crawlspace screens were damaged, recommend repair/replacement as needed to prevent pest intrusion. Rear vent screen/openings are at grade level. Recommend repairs to prevent moisture intrusion into crawlspace.



**ADDITIONAL NOTES:** Remove wood/cellulose debris and trash from the crawlspace area. Evidence of rodent activity in the crawlspace area. Recommend treatment by a qualified, licensed exterminator or vector control expert.

**FOUNDATION/BASEMENT:**

**FOUNDATION TYPE:** Raised concrete foundation.  
**CONDITION:** The visible portions of the foundation walls appeared functional and performing as intended. Cracks noted in foundation walls appear common or typical in size and type. Anchor bolts were installed and appeared functional. Proper spacing was not verified.

Common cracks are typical in many foundations and most do not represent a structural problem. If excessive cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified registered professional engineer. All exterior grades should allow for surface and roof water to flow away from the foundation.

**SUBFLOOR AND FRAMING:**

**FRAMING DESCRIPTION:** Plywood subfloor. Wood floor joists. Wood support beams/girders.  
**FLOOR AND JOIST FRAMING CONDITION:** The general condition of the viewable portions of the subfloor and floor framing appears to be in functional/serviceable condition.  
**SUBFLOOR INSULATION:** Insulation was loose and damaged in a number of areas, recommend properly securing all insulation for proper performance. Recommend further evaluation and repairs by a qualified, insulation contractor.



**Loose/damage insulation**

**SUPPORT AND POSTS  
TYPE:  
SUPPORTS AND  
POSTS CONDITIONS:**

Wood posts and concrete piers.

The general condition of the visible portions of the posts/supports appear functional.



## ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

### MAIN ROOF:

<b>STYLE:</b>	Sloped roof.
<b>TYPE:</b>	Concrete tile.
<b>NUMBER OF LAYERS:</b>	Appears to be a single layers of roofing materials installed.
<b>ROOF ACCESS:</b>	Walked on roof surface.
<b>ROOF CONDITION:</b>	The visible portions of the roof appears to be within useful life and functioning as intended. TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged or loose tiles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis. Evidence of prior repairs noted at a number of areas. No fasteners for roof tiles or underlayment visible from the attic area. Current industry standards require a fastener for each tile. Roof may precede current standard. A qualified, licensed roofing contractor should be contacted for further evaluation.



**Repair loose tiles**

<b>OTHER OBSERVATIONS:</b>	Trees are touching or overhanging the roof. Recommend trimming to prevent damage to roof or structure. Recommend clearing all debris from roof surface to prevent damage. Solar panels block full view of roof surface, inspection is limited. Solar panels and pipes are placed directly on the roof surface. This may cause physical damage to the roofing material and prevent proper roof drainage. Moss growth at roof surface, removal/maintenance may be necessary.
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## EXPOSED FLASHINGS:

**TYPE:**

Metal and lead flashing.

**CONDITION:**

The general condition of the exposed flashing, vent caps and pipe jacks appears functional. Improper mastic used at roof flashing at a number of areas and appears to be a temporary fix. No visible flashing installed at the front rake. A licensed roofing contractor should be called to make further evaluation and repairs as needed. Solar water heater panels appear to be greater than 30 inches in width, a cricket type flashing is recommended/required to help water drainage around chimney at roof. Recommend evaluation and repair by a qualified, licensed roofing contractor.



## GUTTERS & DOWNSPOUTS:

**TYPE:**

Full metal gutter system. Subsurface drains noted, but not tested. THEY ARE NOT PART OF THIS INSPECTION, underground pipes cannot be judged. Unable to verify termination point.

**CONDITION:**

The general condition of the gutter system appears functional. Wear and deterioration noted at various areas. Separations were visible at gutter seams. Evidence of leakage at gutter/downspout seams. Loose downspout connections to subsurface drains at a number of areas. Repair as needed.

Gutters were filled with debris at the time of the inspection. Recommend cleaning all gutters and downspouts. This maintenance should be done on a regular basis to allow proper drainage.



NOTICE: Roofs, Skylights, Flashing, Gutters and Subsurface drains are not water tested for leakage or blockage. Regular maintenance of the gutter and drainage system is required to avoid water problems at the roof and foundation. Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.  
 NOTICE: Tenting a home for fumigation may cause damage to roof and or roof components-Recommend re-inspection for damage after tenting is complete

**ATTIC AND INSULATION #1:**

- ACCESS LOCATION:** Upper hallway ceiling and master bedroom closet ceiling.
- FRAMING** Engineered pre-manufactured truss framing. Skip sheathing.
- DESCRIPTION:**
- ACCESSIBILITY** The attic was accessible and entered at the upper hallway access at the time of the inspection.
- ACCESS CONDITION:** Attic access pull down ladder was in functional condition.
- ATTIC CONDITION:** Truss framing is damaged or altered at the pull-down ladder and the whole house fan assembly. This may affect the structural integrity of the framing system. No engineering is performed during this inspection. Further evaluation by a qualified, registered Professional Engineer is needed to determine structural integrity.



**Altered truss framing**

**ADDITIONAL NOTES:** Some portions of the attic are not fully visible for inspection due to stored items. Inspection was limited. Undiscovered defects may exist. Recommend removing all stored items from the attic area.  
 Evidence of past or present rodent activity was noted in the attic area. Recommend cleaning and treatment by a qualified, licensed exterminator or vector control expert. Attic ventilation provided appeared adequate.

**VENTILATION:**

**INSULATION TYPE AND DEPTH:** Fiberglass loose fill and fiberglass batts. 4 to 6 inches.

**CONDITION:**

The visible portions of the attic insulation coverage appears to be adequate. Insulation has been disturbed in some areas and good coverage is no longer present. Insulation is somewhat compacted and the true R-factor at this point in time may be substantially less than that originally installed. Installation of additional insulation is recommended. Fiberglass batt insulation is loose and backing is exposed in some areas. Potentially HAZARDOUS conditions exist. Recommend evaluation and repair by a qualified, insulation contractor.



**Examples of noted conditions**

**ATTIC AND INSULATION #2:**

**ACCESS LOCATION:** Master bedroom closet wall.

**FRAMING DESCRIPTION:** Attic framing is not visible due to drywall installed at walls and ceiling. Joist framing was not fully visible due to wood platforms installed.



**ACCESSIBILITY** Not fully accessible due to occupants belongings block access. Inspection was limited, undiscovered defects may exist.

**ACCESS CONDITION:** Access door is operational.

**ATTIC CONDITION:** The general condition of the viewable portions of the attic appeared to be satisfactory. Viewing of attic and attic framing was limited due to stored items.

**INSULATION TYPE AND DEPTH:** Unable to determine the presents or condition of insulation.

NOTE: Asbestos materials have been commonly used in insulation materials. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection.



## CHIMNEY - FIREPLACE

### CHIMNEY #1:

**LOCATION:**

South side.

**MATERIAL:**

Brick masonry chimney.

**CONDITION:**

The visible portions of the chimney appear to be in functional condition. Proper spark arrester and rain cap present. Cracks in chimney crown. Recommend repair/sealant to prevent moisture intrusion and damage.

Ash dump door is damaged and not operational or blocked. Conditions should be monitored, repair/replacement or adjustments may be necessary.



**Seal cracks at crown**

**ADDITIONAL NOTES:**

Inspection was limited. Unable to remove the spark arrester / weather cap.

### CHIMNEY #2:

**LOCATION:**

Northwest side.

**MATERIAL:**

Brick masonry chimney.

**CONDITION:**

The visible portions of the chimney appear to be in functional condition. Proper spark arrester and rain cap present. Crack noted at brick and mortar at the rear side, repair as needed.

Ash dump door is damaged and not operational or blocked. Conditions should be monitored, repair/replacement or adjustments may be necessary.

**ADDITIONAL NOTES:**

Inspection was limited. Unable to remove the spark arrester / weather cap.

### CHIMNEY FLUE AND CHASE:

**LOCATION:**

Northeast side, middle of roof area.

**MATERIAL:**

Wood frame, metal flue pipe. Stucco covered. Sheet metal chimney chase cover. Sheet metal shroud.

**CONDITION:**

The visible portions of the chimney appear to be in functional condition. Proper spark arrester/flue termination cap present.



**ADDITIONAL NOTES:** Chimney appears to be greater than 30 inches in width, a cricket type flashing is recommended/required to help water drainage around chimney at roof.



**Recommend a proper cricket flashing**

NOTICE: Entire chimney and flue is NOT accessible for inspection and therefore cannot be adequately checked during this limited visual inspection. It is recommended that a thorough NFPA (National Fire Protection Association) level 2 inspection be done by a qualified contractor to verify flue conditions prior to the release of contingencies.

**FIREPLACE #1:**

**LOCATION:** Living room.  
**TYPE:** Masonry, gas supplied. Ceramic gas log present.  
**CONDITION:** The general conditions of the visible portions of the fireplace appears to be in functional condition. Gas in fireplace appeared operational, gas valve installed. Damper is not operational and stuck in the open position. This is desirable due to gas log present. Damper should be blocked open.

**ADDITIONAL NOTES:** Glass doors are recommended for energy efficiency.

**FIREPLACE #2:**

**LOCATION:** Family room.  
**TYPE:** Masonry, gas supplied. Ceramic gas log present.  
**CONDITION:** The general conditions of the visible portions of the fireplace appears to be in functional condition. Gaps/separations at front side of the firebox area. Potentially HAZARDOUS conditions exist. Recommend further evaluation by a qualified, licensed contractor. Damper is operational with signs of wear and deterioration. Recommend the installation of a proper/listed damper clamp to prevent the damper from closing when gas is present for added safety. Gas in fireplace appeared operational, gas valve installed.



**Gaps in the firebox**



**ADDITIONAL NOTES:** Glass doors are recommended for energy efficiency.

**FIREPLACE #3:**

**LOCATION:** Bonus room.

**TYPE:** Prefabricated wood burning fireplace, gas supplied. Ceramic gas log present.

**CONDITION:** The general conditions of the visible portions of the fireplace appears to be in functional condition. Damper is operational. Recommend the installation of a proper/listed damper clamp to prevent the damper from closing when gas is present for added safety. Gas in fireplace appeared operational, gas valve installed.

**ADDITIONAL NOTES:** Glass doors are recommended for energy efficiency.

NOTICE: Entire fireplace flue/flue pipes are NOT accessible for inspection and therefore cannot be adequately checked during this limited visual inspection. It is recommended that a thorough NFPA (National Fire Protection Association) level 2 inspection be done by a qualified contractor to verify flue conditions prior to the release of contingencies.

NOTICE: All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.



# PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

**MAIN LINE:**

**SHUT OFF VALVE**

Water shut off valve is located at the front of house.

**LOCATION:**

**MATERIAL:**

PVC / Plastic. 1 inch diameter.

**APPROXIMATE**

**PRESSURE (PSI):**

Pressure was tested in the morning. Water pressure appears to be approximately 90 to 95 psi. Water pressure above 80 psi. This water pressure is too high for residential buildings. Recommend adjustment or replacement of the pressure regulator by a qualified, licensed plumbing contractor.



**Water pressure is too high**

**CONDITION:**

The visible portions of the main water supply line appears functional. Water shut off valve is installed, not tested. Compression tee visible on the main line before the shut-off valve. This is NOT recommended. A qualified, licensed plumbing contractor should be consulted for further evaluations and proper repairs as needed.



**Compression tee before shut off valve**



**ADDITIONAL NOTES:** Pressure regulator was present at main line.  
Improper repairs viewed in garage. Main line is connected by a flex type line.  
Recommend evaluation and repair by a qualified, licensed plumbing contractor.

**SUPPLY LINES:**

**MATERIAL:** Copper pipes.  
**CONDITION:** Visible portions of the supply plumbing system appears to be in functional condition. Functional water flow appears to be serviceable. Pipes lack proper support at walls in the garage area. Recommend properly securing all pipes. Recommend further evaluation and repair by a qualified, licensed plumbing contractor. Some lines are not fully visible for inspection. Conditions within inaccessible or concealed areas cannot be determined without intrusive investigation. Inspection is limited.



**Improperly supported lines**

**WASTE LINES:**

**MATERIAL:** ABS plastic drain, waste and vent piping.  
**CONDITION:** Visible portions of the drain, waste and vent plumbing system appears to be in functional condition. Unable to fully view all drain, waste and vent pipes. Conditions within inaccessible or concealed areas cannot be determined without intrusive investigation. Inspection is limited.

**ADDITIONAL NOTES:** Sewer lateral cleanout was located in the front yard at the time of the inspection. Recommend painting all exposed ABS vent pipes at roof to protect from UV light.



**Paint exposed ABS vent pipes**



## HOSE FAUCETS:

### OPERATION:

A representative sample of hose faucets were tested and appear to be operational. Leaking was noted at handles/stems when operated. Repair or replacement may be necessary. Recommend the installation of proper vacuum breakers at all hose faucets for added safety.

## SPRINKLER SYSTEMS:

### LINES AND HEADS:

Active leakage was visible at sprinkler line(s) at the front yard. Recommend proper repairs by a qualified, licensed plumber or sprinkler fitter.



Leak at sprinkler line

Sprinkler systems and/or drip systems are not tested or operated during this inspection. Coverage, adequacy and timing devices are beyond the scope of this inspection. Underground pipes cannot be judged for breaks or possible root intrusion. Grove systems are not tested.

## WATER HEATER:

### LOCATION:

Garage.

### DATA PLATE

Automatic storage water heater, natural gas unit. 50 Gallons. 40,000 BTU's.

### INFORMATION:

Manufacturer date: 08/2007.

### CONDITION:

Water heater appears to be operational. Sealed burn chamber, inspection is limited to view through inspection sight glass.

### WATER LINES:

Water lines are in functional condition. A proper water shut-off valve is installed, not tested. Rust and corrosion at shut-off valve area. Conditions should be monitored, repair/replacement or adjustments may be necessary.

Lines not fully visible due to insulation covered. Electrical bond wire was visible on water supply lines.



**Corrosion at shut off valve**

**TEMPERATURE /  
PRESSURE RELIEF  
VALVE:  
VENT FLUE PIPE:  
SEISMIC STRAPS:**

Temperature pressure relief (TPR) valve installed, not tested. Discharge pipe installed and terminates at garage. Recommend routing to a safe exterior location.

The visible portions of the vent pipe appear to be functional.  
Seismic straps are improperly installed. This condition is a potential SAFETY HAZARD, correction is needed. Straps appear to be installed on wood blocks at wall and not properly anchored to wall studs. Recommend further evaluation by a qualified, licensed contractor.



**Seismic straps attached to blocks**

**GAS LINE:  
COMBUSTION AIR:  
OTHER  
OBSERVATIONS:**

Gas line appears functional. Shut off valve installed, not tested. Recommend the installation of a sediment trap in gas supply line.

Combustion air appears adequate.

A proper drain pan is recommended to prevent damage to wood platform.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a discharge pipe of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Estimate of remaining life is not part of this inspection.

Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. These should be checked by a licensed plumbing contractor familiar with these systems



**FUEL SYSTEM:**

**SHUT OFF  
VALVE/METER  
LOCATION:  
FUEL TYPE AND  
NOTES:  
CONDITION:**

North side.

Natural gas. Recommend having a proper emergency shut-off wrench/tool at or near the gas meter for safety enhancement.

Meter data plate: 275 CFH - MAOP 5 psi.

Visible portions of the gas plumbing system appears to be in functional condition. Rust noted at lines, recommend painting exposed lines for added protection.



## HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector does not light pilot lights. Safety devices are not tested by the inspector.

### HEATING SYSTEM DESCRIPTION:

**LOCATION:** Garage.  
**SYSTEM TYPE:** Forced air furnace.  
**CAPACITY OF UNIT:** 69,000 BTU's.  
**POWER/VOLTAGE:** 115 Volts.  
**FUEL TYPE AND NOTES:** Natural gas. Electrical disconnect and gas shut off valve was installed, not tested during this inspection. Gas sediment trap is not properly installed. A qualified, licensed plumbing contractor should be consulted for proper repairs as needed. Manufacturer date: Week 49, Year 93.

### HEATING SYSTEM CONDITION:

**GENERAL CONDITION:** System appears operational.  
**BURNERS/HEAT EXCHANGERS:** Serpentine type heat exchanger - Unable to fully inspect burn chamber. Burner flames appear typical. The heat exchanger portion of a gas fired heater is difficult to access without disassembly and cannot be adequately checked during a visual inspection.  
**VENTING:** The visible portions of the vent pipe and venting system(s) appears to be in functional condition. Induction fan was operational. Vent pipe has improper clearance to combustible materials at the attic area. This type of vent pipe requires a one inch clearance to combustible materials. Contact a qualified, licensed HVAC contractor for further evaluation and repairs as needed.



**Vent pipe lacks proper clearance**

**COMBUSTION AIR:** Appears adequate.  
**PUMP/BLOWER FAN:** Appears to be operational. Blower compartment safety switch was operational.  
**AIR PLENUM:** The visible portion of the plenum appears to be in functional condition. Tape at air plenum was deteriorated or loose, re-taping is necessary.



**NORMAL CONTROLS:** Thermostat was operational at the time of the inspection.

**AIR FILTERS:** Furnace air filters were missing or not visible at the time of the inspection. Recommend installing air filter(s) as needed. Air filters should be replaced at a regular basis to ensure proper operation. Please refer the manufacturers instructions for further maintenance information.

**OTHER OBSERVATIONS:** Recommend sealing furnace to platform area to prevent cross mixing of return air and potentially hazardous burner flue gases. We suggest cleaning/servicing of the entire furnace system.

Thermostats are not checked for calibration or timed functions. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

## AIR CONDITIONING:

**COMPRESSOR/PUMP LOCATION:** South side, exterior. Left unit.

**TYPE:** Central air conditioning unit.

**POWER SOURCE:** 240 Volt. Electrical disconnect present. Recommend properly supporting electrical wires and conduit in the crawlspace area to prevent damage and deterioration. Recommend evaluation and repair by a qualified, licensed electrician. Disconnect panel does NOT have an inner cover. This is potentially hazardous to small children. Recommend locking the panel cover for safety enhancement. Electrical disconnect lacks proper service clearance in front of panel. Current industry standards require three feet clearance in front of the panel to safely work on and service the panel. Recommend relocating disconnect panel for proper, safe service access.

**SYSTEM CONDITION:** Older unit is present. Outside air temperature below 65 degrees. Operating this system could cause damage. Unable to test system at this time. Limited visual inspection only.

Unit pad was not elevated or properly raised from grade. Recommend raising unit 3 inches above grade. Unit lacks proper bolts/straps for added safety. Debris visible on compressor fins. Cleaning is needed for proper operation.

**CONDENSATE LINE:** Condensate line installed. Line trap and vent were present and appear to be properly installed. Line not fully visible, unable to verify or locate termination point.

**REFRIGERANT LINES:** Appear functional. Refrigerant lines were missing insulation at some areas, recommend repair as needed for proper operation. Recommend properly supporting refrigerant lines at the crawlspace. Recommend further evaluation by a qualified, licensed HVAC contractor.



**AC lines lack support and insulation**

**DATA PLATE  
INFO/NOTES:**

Unable to read data plate information.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

**DISTRIBUTION SYSTEM:****TYPE:**

Ducts and registers.

**CONDITION:**

The visible portions of the duct system appears to be in functional condition. A number of dented/damaged ducts viewed. Conditions should be monitored, repair/replacement or adjustments may be necessary. Insulation wrap is loose/damaged. Recommend repairs for energy efficiency.

Recommend cleaning and servicing entire duct system by a qualified professional.



**Loose/damaged duct insulation**

**NOTE:** Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.



## HEATING - AIR CONDITIONING #2

The inspector is not equipped to inspect furnace heat exchangers for cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector does not light pilot lights. Safety devices are not tested by the inspector.

### HEATING SYSTEM DESCRIPTION:

**LOCATION:** Upper hallway utility service enclosure.  
**SYSTEM TYPE:** Forced air furnace.  
**CAPACITY OF UNIT:** 80,000 BTU's.  
**POWER/VOLTAGE:** 115 Volts.  
**FUEL TYPE AND NOTES:** Natural gas. Electrical disconnect and gas shut off valve was installed, not tested during this inspection. Recommend the installation of a proper sediment trap in gas supply line. Manufacturer date appears to be: 2002.

### HEATING SYSTEM CONDITION:

**GENERAL CONDITION:** System appears operational.  
**BURNERS/HEAT EXCHANGERS:** Serpentine type heat exchanger - Unable to fully inspect burn chamber. Burner flames appear typical. The heat exchanger portion of a gas fired heater is difficult to access without disassembly and cannot be adequately checked during a visual inspection.  
**VENTING:** The visible portions of the vent pipe and venting system(s) appears to be in functional condition. Induction fan was operational.  
 Vent pipe has improper clearance to combustible materials at enclosure ceiling. This type of vent pipe requires a one inch clearance to combustible materials. Contact a qualified, licensed HVAC contractor for further evaluation and repairs as needed.  
**COMBUSTION AIR:** Appears adequate.  
**PUMP/BLOWER FAN:** Appears to be operational. Blower compartment safety switch was operational.  
**AIR PLENUM:** The visible portion of the plenum appears to be in functional condition.  
**NORMAL CONTROLS:** Thermostat was operational at the time of the inspection.  
**AIR FILTERS:** Location: Air filter(s) located under the blower compartment.  
 Electrostatic air filter installed. These types of filters are beyond the scope of the inspection, not inspected. Please refer to the manufactures installation and operation procedures for further information and to ensure safe, proper operation.  
 Air filters are dirty/clogged. Recommend replacing air filter(s) as needed. Air filters should be replaced at a regular basis to ensure proper operation.  
**OTHER OBSERVATIONS:** Recommend under cutting interior doors off floor approximately 3/4 inch to allow air circulation/flow in rooms.  
 Recommend installing weather stripping or tight fitting enclosure door to prevent cross mixing of return air and burn chamber flue gases.

Thermostats are not checked for calibration or timed functions. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.



## AIR CONDITIONING:

**COMPRESSOR/PUMP**

South side, exterior. Right unit.

**LOCATION:**

**TYPE:**

Central air conditioning unit.

**POWER SOURCE:**

240 Volt. Electrical disconnect present.

Recommend properly supporting electrical wires and conduit in the crawlspace area to prevent damage and deterioration. Recommend evaluation and repair by a qualified, licensed electrician.

Disconnect panel does NOT have an inner cover. This is potentially hazardous to small children. Recommend locking the panel cover for safety enhancement.



**No inner cover**

**SYSTEM CONDITION:**

Older unit is present. Outside air temperature below 65 degrees. Operating this system could cause damage. Unable to test system at this time. Limited visual inspection only.

**CONDENSATE LINE:**

Elevated pad/concrete surface and securing straps installed and appear functional. Debris visible on compressor fins. Cleaning is needed for proper operation. Condensate line installed. Line trap and vent were present and appear to be properly installed. Line not fully visible, unable to verify or locate termination point. Recommend the installation of a secondary drain line, drain pan or a proper overflow safety switch to prevent damage to the house/structure in the case of an overflow condition. Recommend further evaluation by a qualified, licensed HVAC contractor.

**REFRIGERANT LINES:**

Appear functional. Refrigerant lines were missing insulation at some areas, recommend repair as needed for proper operation. Recommend properly supporting refrigerant lines at the crawlspace. Recommend further evaluation by a qualified, licensed HVAC contractor.

Recommend repairing all openings at crawlspace vent screen where air conditioner lines penetrate to prevent pest intrusion.



**Examples of noted conditions**

**DATA PLATE  
INFO/NOTES:**

Model number: PA10JA030-C. Power supply = 208-230 Volts. Maximum circuit breaker/fuse = 25 Amps.  
Manufacturer date: Week 26, Year 04.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

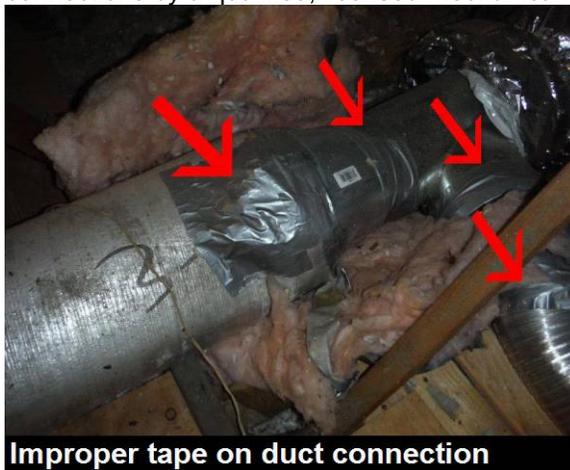
**DISTRIBUTION SYSTEM:**

**TYPE:**

Ducts and registers.

**CONDITION:**

The visible portions of the duct system appears to be in functional condition. A number of dented/damaged ducts viewed. Conditions should be monitored, repair/replacement or adjustments may be necessary. Improper tape materials used at a number of areas. Recommend repair or replace with an approved tape or connection means at all duct connections by a qualified, licensed mechanical contractor.



**Improper tape on duct connection**

**NOTE:** Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.



## ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a qualified, licensed electrician should be approached with caution and **NOT RECOMMENDED**. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Solar panels / Photo Voltaic systems are beyond the scope of this inspection and are not part of this inspection.

### SERVICE:

#### TYPE:

Underground service. The number of conductors is three. 120/240 Volt. Service amperage appears to be 150.

#### CONDITION:

Underground type service wires are not visible for inspection. Ground conductor was present. Entire ground system was not fully visible for inspection. Utility seal is missing at service entrance side of panel. Utility seal is damaged/deteriorated at service meter. Recommend contacting the utility company to install a proper tamper-proof seals as needed.



Missing and damage seals

### ELECTRICAL MAIN PANEL:

#### MAIN PANEL

North side exterior. Panel rating is 200 Amps Max.

#### LOCATION AND

#### RATING:

#### MAIN PANEL NOTES:

The general condition of the electrical main panel appears to be in functional condition. Main panel lacks proper service clearance due to foliage/vegetation, recommend trimming for proper service access. Current industry standards require three feet of clearance in front of electrical panels for safe service and access.

### ELECTRICAL SUB PANEL:

#### SUB-PANEL

Laundry service area.

#### LOCATION:

#### SUB-PANEL NOTES:

The general condition of the electrical sub panel appears functional.

#### CIRCUITS:

The number of 240 volt circuits appears to be: 5. The number of 120 volt circuits appears to be: 17.



## CONDUCTORS:

**SERVICE CABLES:** Copper and aluminum conductors - OK.  
**BRANCH WIRING:** Copper wiring.  
**WIRING METHODS:** Non metallic cable (NMC) and metal conduit.  
**DISCONNECTS:** With breakers.

## WIRING NOTES:

**RECEPTACLE OUTLETS:** A representative sampling of receptacle outlets was tested. Tested receptacle outlets throughout the house appear to be in functional condition. Furnishings and occupants belongings prevent testing of a number of receptacles. Receptacle did NOT function, no power at the master bathroom, far left receptacle. Recommend further evaluation and repairs by a qualified, licensed electrical contractor.



**No power at receptacle**

## LIGHTS AND SWITCHES:

A representative sampling of lights and switches were tested. The general condition appears to be operational. Electrical junction box cover is missing at recessed light in the attic area, above the bathroom. All active electrical junction boxes need to be properly covered in case of overheating of electrical connections to help prevent the spread of fire. Recommend further evaluation and repairs by a qualified, licensed electrical contractor.



**Box cover missing at light**



**CEILING FAN(S):**

Ceiling fan(s) appear to be operational.

**ELECTRICAL SAFETY:**

Ground Fault Circuit Interrupter (GFCI) receptacles are recommended for installation at ALL appropriate locations for added safety.

**OTHER WIRING:**

Rusted/damaged metal conduit at the exterior, under the main panel. Recommend loose, exposed non-metallic wiring be properly secured and protected from physical damage in the attic area. Wires and conduit needs to be properly secured in the crawlspace to ensure safe conditions. Electrical junction boxes need to be properly supported in the crawlspace. Junction boxes should not rely on electrical conduit for support. Repairs are recommend for safety enhancement. Recommend further evaluation and repairs by a qualified, licensed electrical contractor.



Examples of noted conditions



## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors and walls are included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. Determining weather acoustic sprayed ceiling and/or vinyl flooring materials contain asbestos is beyond the scope of the inspection, for more information please contact the American Lung Association or testing specialist.

### DOORS:

- MAIN ENTRY DOOR:** Door(s) and hardware were functional. Glass in/around door appears to be manufactured with safety tempered glass. Door jamb is functional. Weather stripping installed and appears functional. Doorbell is operational.
- SLIDING GLASS DOOR(S):** Sliding glass door(s) appear to be in functional condition. Door appears to be manufactured with safety tempered glass. Double pane. Moisture damage visible at wood trim at the exterior side under the family room sliding glass door. Refer to qualified structural pest inspection report for further details. Recommend the installation of child safety alarms on exterior doors leading to the pool/hot tub area.
- EXTERIOR PASSAGE DOORS:** Standard side/rear door appears to be in functional condition. Glass in door appears to be manufactured with safety tempered glass. Double pane. Threshold at bonus room exterior passage door(s) appear to be too high, possible tripping hazard conditions. Current industry standards allow 1 1/2 inch maximum threshold height, recommend repairs for added safety. Recommend the installation of child safety alarms on exterior doors leading to the pool/hot tub area.
- INTERIOR DOORS:** The general condition of the interior doors appeared to be in functional condition. Door(s) were missing or not installed at the kitchen to formal dining area. Install as needed. Doors rubs at floor at the lower bedroom. Recommend adjustment or repair as needed.
- CLOSET/CABINET DOORS:** Closet doors appeared to be operational. Built in cabinet doors appeared to be operational. Occupants belongings prevent full inspection.

Screen doors are not checked during this inspection.

### WINDOWS:

- TYPE:** Vinyl frame sliding, casement, picture type and bay/garden type with single hung windows. Double pane.
- CONDITION:** A representative sampling was taken. The general condition appears functional. Some windows were NOT accessible to test, blocked by furnishings/occupants belongings.
- WINDOW HARDWARE:** A representative sampling of the window hardware was taken. The general condition appears functional.

Window screens and window coverings are not checked during this inspection.



## INTERIOR WALLS:

**TYPE:** Drywall.  
**CONDITION:** General condition appears satisfactory. Occupants belongings prevent full inspection.

## CEILINGS:

**TYPE:** Drywall ceilings.  
**CONDITION:** General condition appears satisfactory. Evidence of prior repairs noted at attic area.

## FLOORS:

**TYPE:** Carpet and tile flooring.  
**CONDITION:** General condition appears functional. Wear and deterioration was visible at a number of areas. Cracked tiles were noted. Conditions should be monitored, repair/replacement or adjustments may be necessary.  
 Furnishings and occupants belongings prevent full inspection.

## STAIRS & HANDRAILS:

**CONDITION:** Interior stairs appear to be in functional condition. Interior stairs have uneven rise on lowest steps. This is a possible tripping hazard, recommend repairs for safety.  
 Stair handrail appears to be in functional condition. Handrail baluster openings are too wide, this is a potential safety hazard. Current industry standards require four 4 3/8 openings at balusters.  
 Guardrail appears to be in functional condition. Guardrail baluster openings are too wide, this is a potential safety hazard. Current industry standards require four inch openings at balusters. Recommend upgrades to current industry standards for safety enhancement.

## SMOKE/FIRE ALARMS:

**LOCATION(S):** Upper hallway.  
**COMMENTS:** Smoke alarm viewed but not tested during this inspection. Smoke alarms should be tested regularly to ensure proper operation. We suggest additional smoke alarms in all appropriate locations. Recommended in all sleeping rooms for added safety.  
 Recommend contacting the local authority having jurisdiction for further information.

**RECOMMENDED SAFETY UPGRADE:** We recommended that ALL ionization alarms (regardless of age) be replaced with photoelectric smoke alarms. Photoelectric smoke alarms have repeatedly been shown to respond far more reliably to most real-world fire conditions. Nearly 95% of the smoke alarms installed in US residences are IONIZATION alarms. Ionization alarms are approved smoke alarms and DO comply with the legal requirements for transfer in MOST jurisdictions. There is significant research that shows that ionization alarms RESPOND TOO SLOWLY to the smoldering/heavy smoke fires responsible for most residential fire deaths. Ionization alarms are also notorious for nuisance tripping from cooking, shower steam, etc. The chances of survival with ionization alarms in a fire are only about 45%, with photoelectric alarms the survival rate is around 96%. Due to the significant failure rate in real-world fire situations, these alarms pose a significant life-safety risk. Combination alarms are NOT recommended. The type of alarms installed were not verified as part of this inspection.

**NOTICE:** Smoke alarms should be installed in ALL appropriate locations prior to the release of contingencies and should be tested regularly. Please check with the local authority having jurisdiction for further information. Some smoke alarms may be connected to a central system and testing may trigger a call to 911 or local fire department, check with the owner/occupant or HOA for more information.

All smoke alarms should be replaced at least every 10 years to ensure proper function. Interested parties should consult with a qualified trade specialist for service.



**CARBON MONOXIDE ALARMS:**

**LOCATION(S):** Upper hallway and lower bedroom.  
Plug in type.

**COMMENTS:** Carbon monoxide detector(s) viewed but not tested at the time of the inspection.  
Carbon monoxide alarms should be tested regularly to ensure proper operation.

NOTICE: The average lifespan for a carbon monoxide (C/O) alarm is 5 to 7 years. C/O alarms should be installed in ALL appropriate locations prior to the release of contingencies and should be tested regularly. Please check the manufacturers installation instructions for further information.

**ADDITIONAL COMMENTS:**

**MISCELLANEOUS:** Built in speaker/sound systems are NOT part of this inspection. Central vacuum was not part of this inspection.



## KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### KITCHEN SINK:

- TYPE:** Porcelain.
- CONDITION:** The kitchen sink appears to be in functional condition.
- SUPPLY AND FAUCET:** Sink faucet is operational. Corrosion was visible at faucet supply lines and valves under sink. Condition(s) should be monitored, repair/replacement may be necessary.
- DRAIN PLUMBING:** The visible portions of the sink drain(s) were in functional condition.
- GARBAGE DISPOSAL:** Disposal is operational. Signs of wear and deterioration visible. Rusting visible at impeller blades. Wiring appears serviceable.

### COUNTERS/DRAWERS/CABINETS:

- COUNTER TYPE:** Granite countertop. Granite back-splash.
- CONDITION:** The general condition of the counters, doors, drawers and cabinets appear to be functional.
- View below sink was restricted due to stored items. Some cabinets and drawers were not fully visible due to occupants belongings/stored items, inspection was limited.
- ELECTRICAL:** Lights appear to be operational. Kitchen receptacle outlets appear to be in functional condition. Recommend the installation of Ground Fault Circuit Interrupter (GFCI) outlets. Current industry standards require all kitchen countertop outlets to be GFCI protected. Upgrades recommended for safety enhancement. Additional outlets may be needed at the countertop for added safety.
- Outlet receptacles are improperly installed at the countertop wall. Junction boxes need to be flush with outlet receptacles to ensure safe conditions. Recommend proper installation or junction box extenders by a qualified, licensed electrical contractor.





## RANGE/COOKTOP AND OVEN:

**TYPE:** Gas separate cooktop. Electric oven(s). The number of ovens: Two.  
**CONDITION:** Cooktop appeared to be operational. Gas valve was visible and in same room, valve was not tested during this inspection.  
 Oven(s) appeared to be operational. Oven door and gasket(s) appear to be in functional condition.

## VENTILATION:

**CONDITION:** Kitchen exhaust ventilation and service light(s) are operational.

## DISHWASHER:

**TYPE:** Built in unit.  
**CONDITION:** Unit appears operational. Signs of wear and deterioration visible. Door seal appears serviceable. Condition of the door and liner appear serviceable. Detergent dispenser door appears operational. Rust at racks, may need replacement soon. Dishwasher door hinges were damaged/defective. Repairs are needed. Recommend further evaluation by a licensed contractor or appliance repair technician.

**DRAIN LINE:** A proper air gap is NOT installed in the dishwasher drain line, recommend proper air gap for safety. Recommend further evaluations and repairs by a licensed plumbing contractor.

## LAUNDRY:

**LOCATION:** Service area main floor.

**PLUMBING:** The condition of the visible portions of the laundry plumbing appears to be functional. Conditions behind walls cannot be judged. Corrosion noted at supply valve(s). Conditions should be monitored, repair/replacement may be necessary. Entire drain line was not visible for inspection, therefore a proper trap could not be verified.

**ELECTRICAL:** 120 volt electrical receptacle outlet tested properly grounded.  
 240 volt receptacle outlet appeared to be operational. 240 volt outlet is a three wire, ungrounded outlet receptacle.

**GAS PLUMBING:** No gas service was viewed.

**DRYER VENTING:** Dryer venting is provided. Foil type vent connector viewed. These type of connectors can burn and are a potential safety hazard. Recommend the installation of a proper metal type exhaust vent connector for added safety.

**SERVICE AREA VENTILATION:** Laundry exhaust vent fan did not operate, repair/replacement may be necessary.

**MISCELLANEOUS:** Unable to locate or verify proper makeup air supply for enclosure installation. Current industry standards require a minimum 100 square inch opening. Recommend evaluation and repair by a qualified, licensed mechanical contractor.

Proper drain pan/drain line was not visible at the time of the inspection. Recommend the installation of a drain pan with exterior routed drain line.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.



## BATHROOM

### BATHROOM AREA:

<b>BATH LOCATION:</b>	Master bathroom.
<b>TOILET CONDITION:</b>	Toilet appears to be operational.
<b>SINK(S):</b>	Sink(s) appears to be in functional condition.
<b>FAUCET(S):</b>	Repairs/work in progress noted. Unfinished areas viewed. Further inspection may be necessary.
<b>DRAIN:</b>	Repairs/work in progress noted. Unfinished areas viewed. Further inspection may be necessary.
<b>COUNTER AND CABINETS:</b>	The general condition of the counters and cabinets appear functional.
<b>VANITIES/MEDICINE CABINETS:</b>	Appears functional. Missing shelves in vanity.
<b>BATHTUB CONDITION:</b>	Appears to be in functional condition.
<b>FAUCET/HANDLES:</b>	Bathtub faucet handles were operational.
<b>BATHTUB DRAIN:</b>	Drain appears functional. Mechanical drain stopper is operational at tub.
<b>SHOWER CONDITION:</b>	Shower was operational.
<b>HANDLES:</b>	Shower faucet handles appeared to be operational.
<b>DRAIN:</b>	The visible portions of the drain appear to be in functional condition.
<b>TUB/SHOWER ENCLOSURE:</b>	Enclosure appears functional.
<b>ENCLOSURE DOOR(S):</b>	Enclosure door(s) were operational and appear to be manufactured with safety tempered glass.
<b>BATH VENTILATION:</b>	Bathroom exhaust vent fan is functional, not tested for adequacy. Window vent source appears operational.
<b>ELECTRICAL</b>	The bathroom lights appeared to be operational. The receptacle outlet(s) tested properly grounded and appear to be functional. The Ground Fault Circuit Interrupter 'GFCI' outlet responded properly to test button. These outlets should be tested regularly to ensure safe operation. Right GFCI receptacle outlet did not test properly grounded.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.



## BATHROOM #2

### BATHROOM AREA:

<b>BATH LOCATION:</b>	Upper guest bathroom.
<b>TOILET CONDITION:</b>	Toilet appears to be operational. Toilet is loose at floor. Recommend further evaluation and repairs by a qualified, licensed plumbing contractor.
<b>SINK(S):</b>	Sink(s) appears to be in functional condition. Deterioration noted.
<b>FAUCET(S):</b>	Faucet(s) were operational. Left sink faucet hot water handle is loose at counter. Tighten as needed.
<b>DRAIN:</b>	The visible portions of the sink drain(s) were in functional condition. Mechanical drain stopper is operational.
<b>COUNTER AND CABINETS:</b>	The general condition of the counters and cabinets appear functional. Viewing below sink area is restricted due to occupants belongings.
<b>VANITIES/MEDICINE CABINETS:</b>	Appears functional.
<b>BATHTUB CONDITION:</b>	Appears to be in functional condition.
<b>FAUCET/HANDLES:</b>	Bathtub faucet handles were operational. Recommend caulking bathtub spout at wall to prevent moisture intrusion.
<b>BATHTUB DRAIN:</b>	Drain appears functional. Mechanical drain stopper is operational at tub.
<b>SHOWER CONDITION:</b>	Shower was operational.
<b>HANDLES:</b>	Diverter handle appears functional/operational.
<b>TUB/SHOWER ENCLOSURE:</b>	Tub and shower enclosure appear functional.
<b>ENCLOSURE DOOR(S):</b>	Enclosure door(s) were operational and appear to be manufactured with safety tempered glass.
<b>BATH VENTILATION:</b>	Bathroom exhaust vent fan is functional, not tested for adequacy. Exhaust fan appears to be dirty, recommend cleaning/servicing.
<b>ELECTRICAL</b>	The bathroom lights appeared to be operational. The receptacle outlet(s) tested properly grounded and appear to be functional. The Ground Fault Circuit Interrupter 'GFCI' outlet responded properly to test button. These outlets should be tested regularly to ensure safe operation.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.



## BATHROOM #3

### BATHROOM AREA:

<b>BATH LOCATION:</b>	Lower guest bathroom.
<b>TOILET CONDITION:</b>	Toilet appears to be operational.
<b>SINK(S):</b>	Sink(s) appears to be in functional condition.
<b>FAUCET(S):</b>	Faucet(s) were operational.
<b>DRAIN:</b>	The visible portions of the sink drain(s) were in functional condition. Drain stopper needs adjustments or repair.
<b>COUNTER AND CABINETS:</b>	The general condition of the counters and cabinets appear functional. Viewing below sink area is restricted due to occupants belongings.
<b>VANITIES/MEDICINE CABINETS:</b>	Appears functional. Not fully visible due to occupants belongings.
<b>SHOWER CONDITION:</b>	Shower was operational.
<b>HANDLES:</b>	Shower faucet handles appeared to be operational.
<b>DRAIN:</b>	The visible portions of the drain appear to be in functional condition.
<b>TUB/SHOWER ENCLOSURE:</b>	Enclosure appears functional.
<b>ENCLOSURE DOOR(S):</b>	Enclosure door(s) were operational and appear to be manufactured with safety tempered glass.
<b>BATH VENTILATION:</b>	Bathroom exhaust vent fan is functional, not tested for adequacy. Exhaust fan appears to be dirty, recommend cleaning/servicing.
<b>ELECTRICAL</b>	The bathroom lights appeared to be operational. The receptacle outlet(s) tested properly grounded and appear to be functional. The Ground Fault Circuit Interrupter 'GFCI' outlet responded properly to test button. These outlets should be tested regularly to ensure safe operation.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.



## GARAGE - CARPORT

### TYPE:

TYPE: Attached, three car garage.

### GENERAL:

CONDITION: The general condition of the visible areas of the garage appear to be in satisfactory condition. Garage is partially converted to workshop area.

### FLOOR:

CONDITION: The general condition of the garage floor appears functional. Occupants belongings and stored items prevent view of entire floor. Inspection is limited.

### FIREWALL/CEILING:

CONDITION: The general condition of the garage firewall separation between the house and the garage appears to be in functional condition. Recommend fire-rated caulking at any openings and/or protrusion in firewall/ceiling. Occupants belongings, cabinets, shelves and/or work benches installed obstruct view and prevent full inspection.



Fire-rated caulking needed

### DOOR TO INTERIOR:

TYPE: Solid core door.

CONDITION: Door appears to be functional. Self-closing device was NOT operational. Adjustment, repairs or replacement is needed by a qualified trades person for safety enhancement. Current industry standards would require two self-closing hinges at the garage passage door to interior. Recommend upgrades for safety enhancement. Weather stripping installed on door appears functional. Door threshold was missing or not installed. Recommend upgrades for added safety. Recommend removing the kick-down door holder. This may compromise the fire door self-closer operation.



## EXTERIOR PASSAGE DOOR:

**CONDITION:** Appears to be functional with signs of wear and deterioration. Passage door threshold was missing or not installed. A threshold is recommended to keep out debris and pests. Glass in door does NOT appear to be manufactured with safety tempered glass. This is a safety hazard, upgrades recommended. Pet door installed in door. Repair or replacement may be necessary.

## VENTILATION:

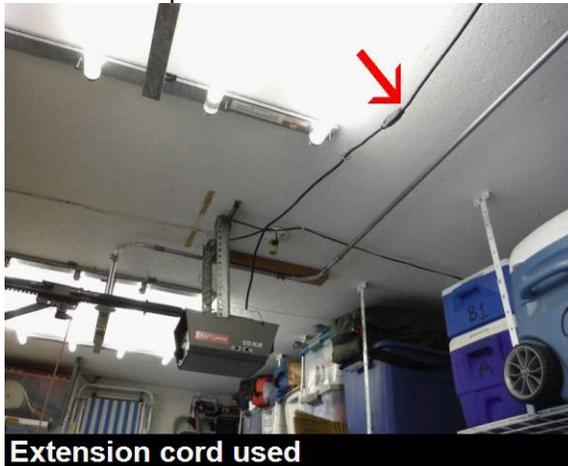
**CONDITION:** Appears to be adequate.

## VEHICLE DOOR #1:

**DOOR TYPE:** Two car, sectional garage door.

**DOOR CONDITION:** General condition of the vehicle door appears functional. Moisture stains/damage noted at vehicle door.

**AUTOMATIC OPENER CONDITION:** Automatic door opener is operational. Unit is powered by the use of an extension cord. This is a potential safety hazard. Correction is needed. Recommend repairs by a qualified, licensed electrician. Garage door opener light and light cover is missing or not installed at the time of the inspection. Manual release handle is present (not tested during this inspection). Automatic reverse feature did NOT respond to inspectors contact reversal test. This is a possible safety hazard and correction is needed. Door opener tension needs adjustment to insure safe conditions. Recommend evaluation and repair by a qualified / trained door system technician. Electronic eye sensors appeared operational at the time of the inspection.



**ADDITIONAL NOTES:** Vehicle door entrapment warning label was NOT visible near the wall mounted control. No warning label visible at vehicle door tension spring or cables. Recommend the installation of ALL appropriate warning labels for added safety. A trained door system technician should be consulted for further information.



## VEHICLE DOOR #2:

<b>DOOR TYPE:</b>	One car, sectional garage door.
<b>DOOR CONDITION:</b>	General condition of the vehicle door appears functional. Moisture stains/damage noted at vehicle door.
<b>AUTOMATIC OPENER CONDITION:</b>	Automatic door opener is operational. Manual release handle is present (not tested during this inspection). Automatic reverse feature did NOT respond to inspectors contact reversal test. This is a possible safety hazard and correction is needed. Door opener tension needs adjustment to insure safe conditions. Electronic eye sensors are needed for added safety. Recommend evaluation and repair by a qualified, licensed contractor and/or a trained door system technician.
<b>ADDITIONAL NOTES:</b>	Wall mounted door button appears to be installed too low. Control button should be mounted at least 5 feet above floor for added safety. Vehicle door entrapment warning label was NOT visible near the wall mounted control. No warning label visible at vehicle door tension spring or cables. Recommend the installation of ALL appropriate warning labels for added safety. A trained door system technician should be consulted for further information. Garage door opener control button near door to interior does NOT have a clear line of sight to vehicle door. This is a potentially hazardous condition due to possible entrapment. Recommend upgrades for safety enhancement.

Note: All vehicle door openers should have fully operational auto-reverse function.

## ELECTRICAL:

<b>CONDITION:</b>	Garage light(s) were operational at the time of the inspection. Light fixtures appear to be improperly wired, extension cords in use as permanent wiring. Light covers area missing/not installed at light fixture(s). Missing ballast covers at a number of areas. Recommend further evaluation and repairs by a qualified, licensed electrical contractor. Accessible outlet receptacles in the garage area were functional and appear to be properly wired. 240 volt outlet(s) appears to be operational and properly wired.
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**Examples of noted conditions**

<b>ADDITIONAL NOTES:</b>	Ground Fault Circuit Interrupter (GFCI) outlet receptacles are recommended at ALL garage outlets for added safety. Occupants belongings prevent testing of a number of outlets and/or switches.
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**MISCELLANEOUS:**

**COMMENTS:**

Occupants belongings prevent full inspection.

**GARAGE SINK:**

Garage sink appears to be functional. Garage sink was worn/deteriorated. Replacement may be needed soon.

**GARAGE SINK**

Faucet appeared to be operational.

**FAUCET:**

**GARAGE SINK**

Sink plumbing appeared to be in functional condition.

**PLUMBING:**