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RECOMMENDATION

44
SAFETY HAZARD

SUMMARY

2.1.1 Grounds - Driveway and Walkway Condition: Walkway displacement/uplifted/uneven areas
2.7.1 Grounds - Stairs & Handrail: Guardrail recommended
2.8.1 Grounds - Exterior Electrical: Non - energized outlets
2.9.1 Grounds - GFCI's: GFCI tripped but would not reset
2.10.1 Grounds - Exterior Plumbing: Plumbing pipes at exterior of structure are not properly secured
2.10.2 Grounds - Exterior Plumbing: GALVANIZED PIPING PRESENT
2.15.1 Grounds - Sprinklers: Several zone valves appear to be leaking
2.15.2 Grounds - Sprinklers: The inspector noted a few broken/damaged sprinkler heads
2.18.1 Grounds - Gate Condition: Gate not closing properly
2.19.1 Grounds - Grading: No drains visible at the property at the time of the inspection
4.1.1 Garage - Roof Condition: Shingles exhibited extensive/abnormal granule loss
4.9.1 Garage - Walls: Consult termite report for any wood areas in garage
4.11.1 Garage - Electrical - Garage: Exposed wires/connections potential hazard
4.11.2 Garage - Electrical - Garage: Improper conduit/electrical
4.21.1 Garage - Vent Screens: None
6.2.1 Attic - Structure: Evidence of past or present leaks
6.3.1 Attic - Insulation Condition: Evidence of heavy and active rodent activity in the attic
7.4.1 Foundation - Foundation Walls: Efflorescence present
7.10.1 Foundation - Ventilation: Evidence of rodent/pest activity in the crawlspace
7.13.1 Foundation - Plumbing: Galvanized water piping present
7.13.2 Foundation - Plumbing: Galvanized steel and cast iron plumbing drain piping present
7.13.3 Foundation - Plumbing: Corrosion present in areas
7.13.4 Foundation - Plumbing: Corrosion/cysts at one or more locations of the metal drain lines or distribution piping
7.13.5 Foundation - Plumbing: Cast Iron drain pipes rusted and cysts at bottom
7.13.6 Foundation - Plumbing: Improper combination of dissimilar plastic drain pipe observed
7.13.7 Foundation - Plumbing: Recommend a licensed plumber for further evaluation

8.1.1 Roof - Condition: Loose/slipping shingles

8.1.2 Roof - Condition: Multiple layers roof material present

8.1.3 Roof - Condition: Check permits for any alterations/roof replacement

8.1.4 Roof - Condition: Multiple problems and/or defects were observed during this inspection

8.1.5 Roof - Condition: Recommend roofing contractor to further evaluate

8.2.1 Roof - Flashing: Re-Roof covers flashings

8.2.2 Roof - Flashing: Excessive mastic used on all roof penetration flashings

8.5.1 Roof - Chimney: Flashing at base of chimney appears to need proper repairs to ensure a continued waterproof seal

9.1.1 Electrical - Main Panel: PROBLEMATIC PANEL

9.4.1 Electrical - Breakers: No visible labeling for breakers on panel cover

9.4.2 Electrical - Breakers: PROBLEMATIC BREAKERS

9.6.1 Electrical - Cable Feeds: Overhead

9.6.2 Electrical - Cable Feeds: Trees/vegetation close/in contact with service entrance

10.1.1 Heat/AC - Heater Condition: Unit is old at exterior of property - unit has been abandoned

10.11.1 Heat/AC - Enclosure: Evidence of rodents on or around the heater

10.12.1 Heat/AC - Heater Base: Heavy active Rodent presence

11.9.1 Water Heater - Gas Valve: No sediment trap at gas supply

12.4.1 Interior Areas - Floors: Uneven areas

12.4.2 Interior Areas - Floors: Tile pops when walking on this area

12.5.1 Interior Areas - Window Condition: Painted shut

12.5.2 Interior Areas - Window Condition: Windows/glass below 18" and window glass in any doors should be tempered

12.8.1 Interior Areas - Fireplace: No damper stop clamp

12.8.2 Interior Areas - Fireplace: Recommend further evaluation by CSIA certified chimney sweep

12.8.3 Interior Areas - Fireplace: Gas shutoff valve cover missing

13.1.1 Bedrooms - Wall Condition: Damaged base boards in areas

13.5.1 Bedrooms - Window Condition: Difficult to operate or slide

13.5.2 Bedrooms - Window Condition: Broken latch

13.5.3 Bedrooms - Window Condition: Visible internal condensation or hazy glass inside window

13.15.1 Bedrooms - Electrical - Bedroom: Broken prong inside of outlet

13.16.1 Bedrooms - Closets: Closet door is loose at hinges

14.4.1 Bathroom - Window Condition: Difficult to operate or slide

14.4.2 Bathroom - Window Condition: Broken or missing latch

14.10.1 Bathroom - Sinks: Hot valve did not function properly

14.10.2 Bathroom - Sinks: Drain backed up during the inspection

14.11.1 Bathroom - Plumbing: Plastic flex line used on bathroom sink drain

14.11.2 Bathroom - Plumbing: Low water flow at fixtures upon multiple simultaneous operation

14.11.3 Bathroom - Plumbing: GALVANIZED PIPING PRESENT

14.13.1 Bathroom - Bath Tubs: Tub fixture is loose

14.13.2 Bathroom - Bath Tubs: Tub appears to be refinished/painted
14.13.3 Bathroom - Bath Tubs: Drain operated slowly
14.14.1 Bathroom - Showers: Shower fixture is loose
14.16.1 Bathroom - Enclosure: Difficult to operate or slide
14.20.1 Bathroom - Electrical - Bathrooms: Some bulbs defective/missing/light(s) did not function
15.5.1 Kitchen - Window Condition: Windows are dirty in areas
15.9.1 Kitchen - Sliding Glass Doors: Cannot determine or verify if tempered
15.23.1 Kitchen - Plumbing: Low pressure at hot water fixtures
15.23.2 Kitchen - Plumbing: GALVANIZED DRAIN PIPING PRESENT
15.24.1 Kitchen - Cook top/Range condition: Left front element/burner not operating
16.2.1 Laundry - Ceiling Condition: Evidence of past moisture problems
16.13.1 Laundry - GFCI: None installed recommend upgrade for increased safety

1: OVERVIEW

Information

Who Is Present

Buyer present, Buyer Agent Present, Sellers agent Not present, Owner not present, Multiple people are present at or arrived during this inspection and may have entered areas or operated appliances or fixtures after they have already been inspected or reported on by the home inspector; the home inspector is not responsible for the condition of these items or areas after they are inspected; the home inspector does not go back and re-inspect the items/areas during this limited time inspection., Agent and/or Buyer or other people stayed at property after Inspector left the property - The Inspector is NOT liable for items left on/not turned off properly and areas left opened/not closed properly.

Inspection Package

Inspection Type: SoCal Plus Inspection, Single Family Residence, Front door faces South (approximate), All Utilities ON for this inspection, Vacant Structure - some areas contain staging materials or personal items left behind - these items are NOT moved and will prevent a complete inspection and limit visible access to all areas (this applies to all areas inside and outside the structure being inspected)., Evidence of remodeling in areas - check all building permits to ensure that all remodeled areas were completed to city/county code.

Main Utilities Location

Main water valve shut off: North side of structure, Main gas valve shut off: West side of structure, Main electrical panel location: East side of structure

Wall Materials

Drywall

Ceiling Materials

Drywall

Floor Materials

Carpet, Tile

Windows Materials

Single, Double, Aluminum, Steel/Metal framed, Fixed frame or stationary type (does not open or close), Horizontal sliding type (one window slides while the other remains stationary), Hinged type (swing out)

Important Notes

[[COSMETIC DISCLAIMER]]This inspection is intended to identify major material defects only. Minor and cosmetic issues are excluded from inspection and report; but may be included in some comments as a courtesy. Small nail holes; drywall nail pops; small cracks; chipped areas; dirty areas and cosmetic blemishes are considered cosmetic in most cases., [[NOTE ABOUT CRACKING]]Small cracking may be found throughout the structure; this is normal for California construction and generally caused by settling; earthquake; and wind conditions., [[FRESH PAINT OR PATCHED AREAS NOTE]]It is common for many Sellers to patch; paint or touch up areas of the structure prior to selling. Recent paint or patching may cover known past defects not detectable by the Inspector - consult the seller/disclosures for all past repairs. It is beyond the scope of the inspection for the Inspector to note all patched areas locations or to try to determine the reason for any patches or past repairs., [[NEWLY REMODELED]]This structure is newly remodeled. Do not mistake this inspection for a building CODE inspection. You are advised to check all necessary building permits for this structure and all associated components. You are further advised to consult with your Realtor and the Contractor to understand all builder warranties.

2: GROUNDS

2.1	Driveway and Walkway Condition
2.2	Patio and Porch Condition
2.3	Patio and Porch Deck
2.4	Patio Enclosure
2.5	Balconies
2.6	Balcony and Deck Railing
2.7	Stairs & Handrail
2.8	Exterior Electrical
2.9	GFCI's
2.10	Exterior Plumbing
2.11	Main Water Valve Type
2.12	Main Water Valve
2.13	Water Pressure
2.14	Pressure Regulator
2.15	Sprinklers
2.16	Planters
2.17	Fence Condition
2.18	Gate Condition
2.19	Grading
2.20	Out Structures

Information

Driveway and Walkway
Concrete, Step stone

Driveway and Walkway Condition: Worn with common cracks/chips
Typical for age of material



Fence or Wall Material
Block

Patio and Porch Deck: Normal wear on the day of the inspection
No major visible defects



Gate Material
Wrought iron

Stairs & Handrail: Stairs have normal wear at time of inspection
No major visible defects

Stairs & Handrail: Railings have normal wear at time of inspection

No major visible defects

Exterior Electrical: Accessible light/switches/outlets were tested on the day of inspection

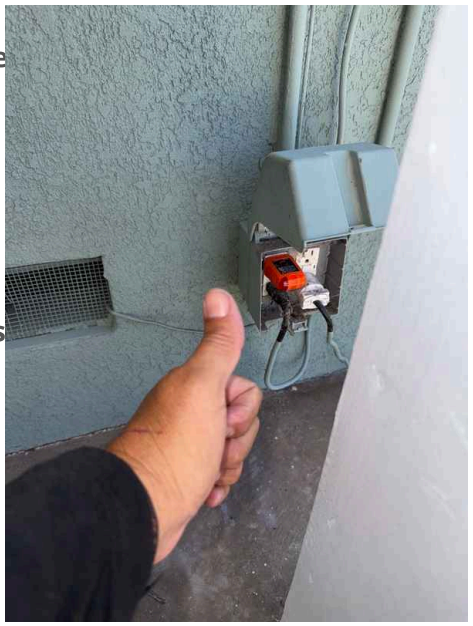
Exterior Electrical: All visible and tested fixtures/switches/outlets were in loose/worn condition

Typical for age

Exterior Electrical: * The inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/ security systems are not inspected. Generally it is typical for older homes not to have exterior outlets or switches

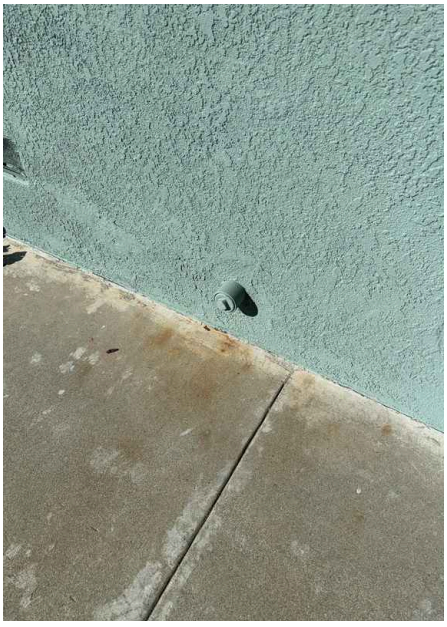
GFCI's: Tested and operational at time of inspection via normal control

Lft outlet red and black tester switches



Exterior Plumbing: * Sump pump, septic tanks and associated piping and sewer drain pipes from structure to street are excluded from this inspection

Exterior Plumbing: Cleanout - General View



Main Water Valve Type: Copper 100%

Main Water Valve: Location - North side



Main Water Valve: No visible leaking found at the main valve at the time of inspection

Main Water Valve: Main valve appears to have normal wear at the time of inspection

No major visible defects

Main Water Valve: * Main water shutoff is visibly inspected only - the valve(s) is not tested for operation due to the potential for leakage

Main Water Valve: * This inspection cannot determine certain plumbing defects such as pinhole leaks due to concealment in walls, ceilings, floors, concrete slabs, etc. This inspection also does not determine or identify geographic areas that are prone to this issue. Consult seller's disclosures and qualified professionals/contractors if concerns existing this area.

Water Pressure: Approximate pounds per square inch

80



Planters: Normal wear on the day of inspection

No major visible defects



Planters: Recommend pruning or remove any plants or trees that are in contact or proximity to structure to eliminate pathways of wood destroying insects and moisture

Planters: * The inspector cannot determine if planter areas are leaking into the structure, consult seller disclosures or obtain further evaluation of these areas for any moisture intrusions issues

Fence Condition: * Property boundary lines and encroachment determinations are beyond the scope of a home inspection and are not inspected in this report. It is recommended that qualified professional are consulted for evaluation if concerns exist tin this area.

Gate Condition: Operated on the day of inspection



Gate Condition: Normal wear at the time of inspection

No major visible/functional defects

Gate Condition: *Gates are not evaluated for security adequacy

Grading: * This inspection cannot determine adequate drainage needs, the addition of drains may be needed in areas to help divert water away from the structure.



Out Structures: * Out buildings, detached structures, play equipment, exterior BBQ areas, fire pits, bird baths, fountains/water features and above ground pools are not inspected. You are advised to check permits for any out structure(s) present - the home inspector is not a BUILDING CODE violation inspector.

Patio and Porch Condition: Inspection method - Roof was walked



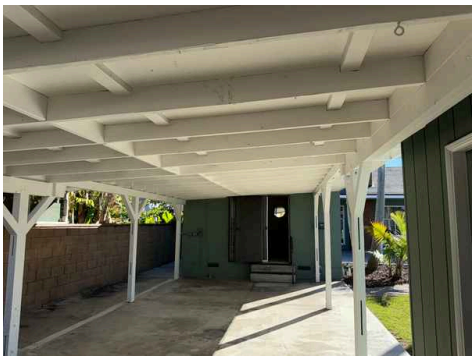




Patio and Porch Condition: Normal wear at time of inspection

No major visible defects



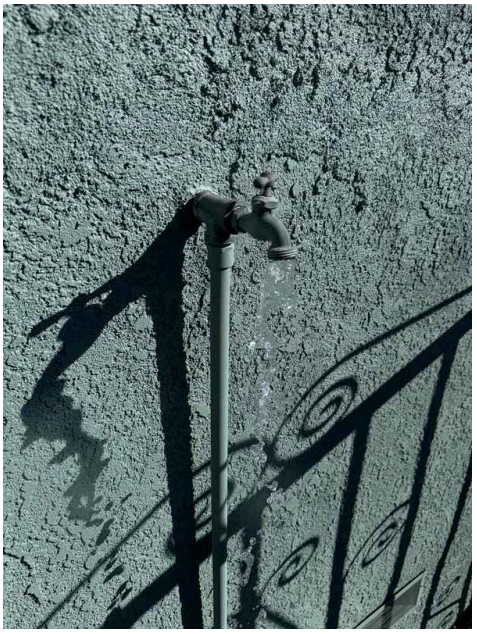


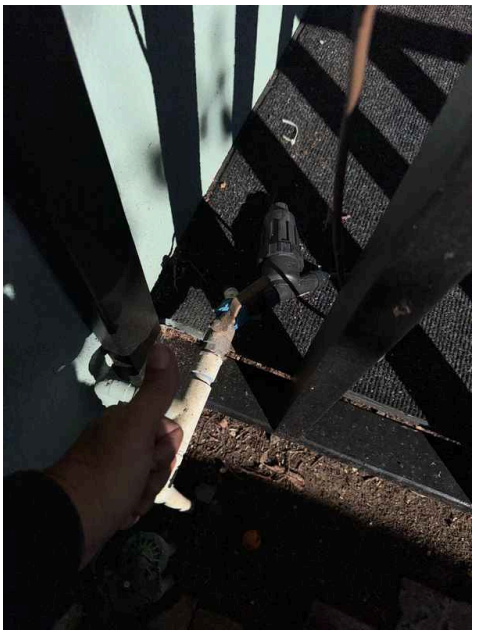




Exterior Plumbing: **Accessible exterior faucets operated/worn at time of inspection via normal fixture controls**





Exterior Plumbing: **ANTI SIPHON NOTE -**

We recommend adding anti- siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection

Main Water Valve: **ANTI SIPHON NOTE**

we recommend adding anti- siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection

Pressure Regulator: **None visible**

But we recommend adding a pressure regulator to allow adjustments to water pressure

Sprinklers: Tested manually

The yard irrigation system operates at time of inspection - manually tested at each valve

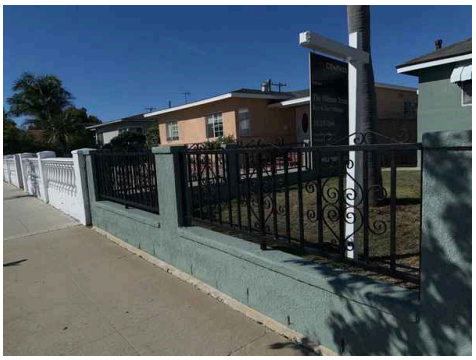


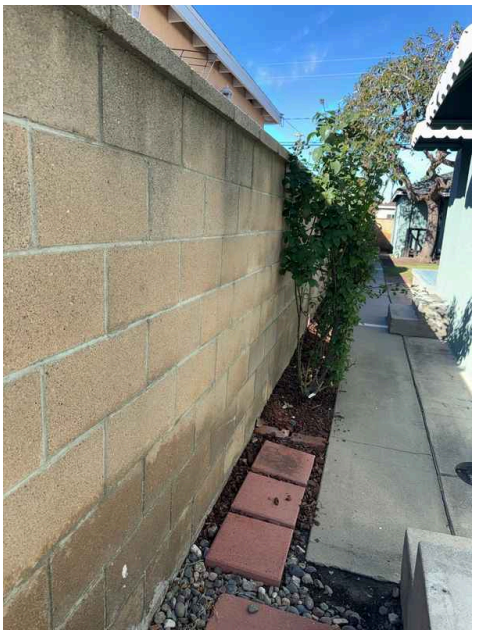


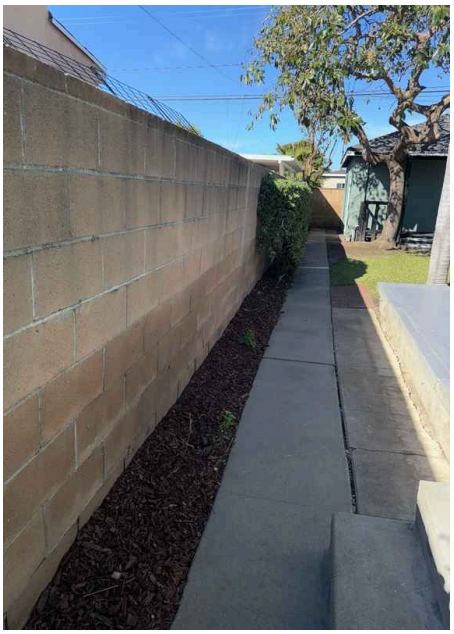
Fence Condition: **Visible fencing/walls areas had normal wear on the day of inspection**

No major defects









Limitations

Driveway and Walkway Condition

PERSONAL ITEMS/AUTOMOBILES/VEGETATION/DEBRIS MAY PREVENT A COMPLETE INSPECTION IN AREAS

Patio and Porch Deck

PERSONAL ITEMS PRESENT - SOME AREAS NOT VISIBLE FOR INSPECTION

Stairs & Handrail

PERSONAL ITEMS PRESENT - NOT COMPLETELY VISIBLE FOR INSPECTION

Exterior Electrical

VEGETATION GROWING AGAINST STRUCTURE PREVENTS VISIBILITY OR ACCESS TO SOME AREAS OF ELECTRICAL OUTLETS/SWITCHES AND OR FIXTURES

Exterior Plumbing

SOME AREAS NOT VISIBLE OR ACCESSIBLE DUE TO PERSONAL ITEMS/VEGETATION/DEBRIS OBSTRUCTING VIEW/ACCESS

Planters

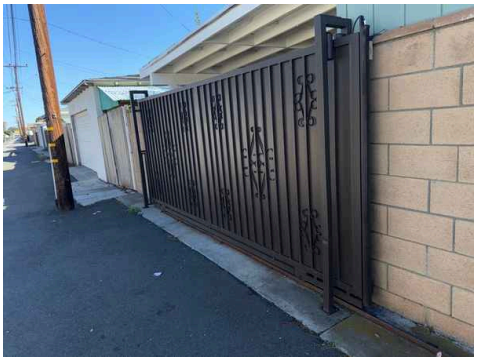
SOME AREAS NOT COMPLETELY VISIBLE FOR INSPECTION DUE TO SOIL/PLANTS/VEGETATION

Fence Condition

SOME WALL/FENCE AREAS NOT VISIBLE FOR INSPECTION DUE TO VEGETATION/PERSONAL ITEMS

Gate Condition

MECHANICAL GATE - NOT TESTED



Observations

2.1.1 Driveway and Walkway Condition

Recommendation

WALKWAY DISPLACEMENT/UPLIFTED/UNEVEN AREAS

Potential trip hazard - needs to be serviced



2.7.1 Stairs & Handrail

Safety Hazard

GUARDRAIL RECOMMENDED

Needs to be serviced





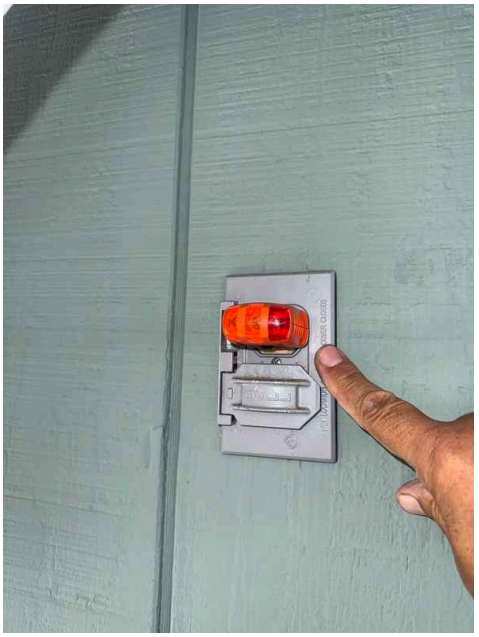
2.8.1 Exterior Electrical

Safety Hazard

NON - ENERGIZED OUTLETS

CARPORT AREA

needs to be serviced



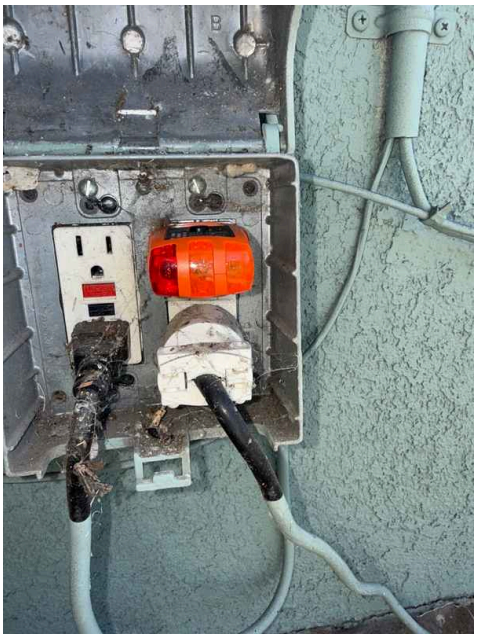
2.9.1 GFCI's

Safety Hazard

GFCI TRIPPED BUT WOULD NOT RESET

WHITE TESTER SWITCHES

Needs to be serviced



2.10.1 Exterior Plumbing

Recommendation

PLUMBING PIPES AT EXTERIOR OF STRUCTURE ARE NOT PROPERLY SECURED

Needs to be serviced



2.10.2 Exterior Plumbing

Recommendation

GALVANIZED PIPING PRESENT

Galvanized water piping present - recommend complete water distribution system evaluation beyond the scope of this inspection

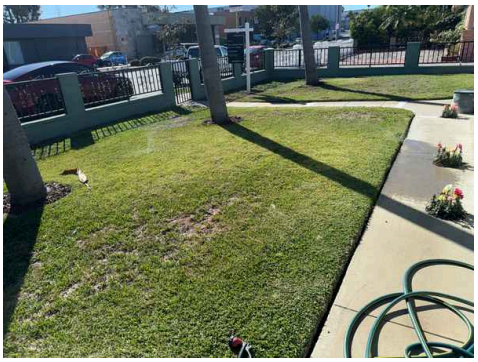


2.15.1 Sprinklers

Safety Hazard

SEVERAL ZONE VALVES APPEAR TO BE LEAKING

We recommend contacting a qualified contractor to repair. - needs to be serviced




2.15.2 Sprinklers

Safety Hazard

THE INSPECTOR NOTED A FEW BROKEN/DAMAGED SPRINKLER HEADS

Needs to be serviced



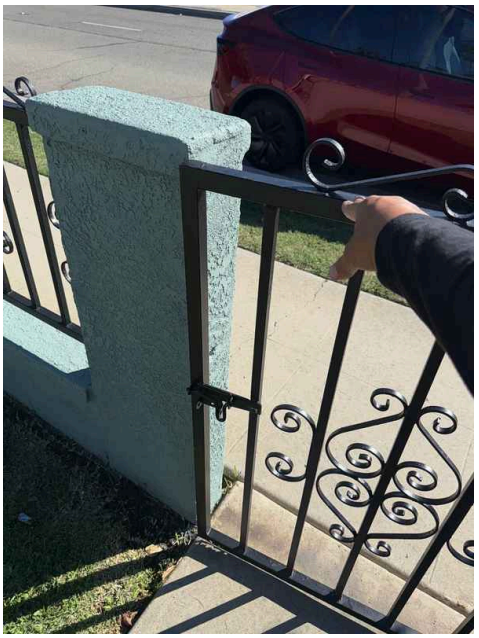
2.18.1 Gate Condition

Safety Hazard

GATE NOT CLOSING PROPERLY

DON'T ENTRY GATE

Needs to be serviced



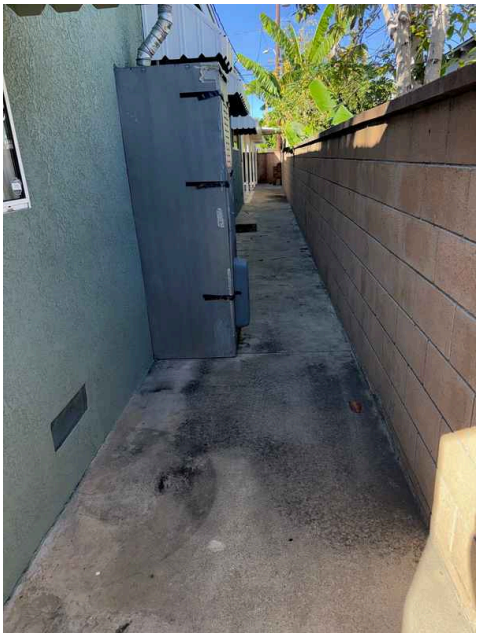
2.19.1 Grading

Recommendation

NO DRAINS VISIBLE AT THE PROPERTY AT THE TIME OF THE INSPECTION

Drains are recommended to divert water away from structure





3: EXTERIOR AREAS

3.1	Stucco
3.2	Siding Condition
3.3	Lower Half Chimney
3.4	Weep Screed
3.5	Wood Trim
3.6	Eaves & Facia
3.7	Corbels
3.8	Soffit
3.9	Exterior Paint
3.10	Exterior Doors
3.11	Exterior Window
3.12	Shutters/Shelves/Planters
3.13	Exterior Closet

Information

Siding
Wood

Stucco: **Recently painted structure**

Stucco: **Normal wear at time of inspection where visible**
No major visible defects



Stucco: **Recommend sealing any holes/gaps or cracks to prevent moisture or pest entry**

Stucco: *** Stucco requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions**

Stucco: *** Inspector does not use specialized instruments to detect moisture, if any, under stucco surface**

Siding Condition: Normal wear at time of inspection where visible

No major visible defects



Siding Condition: Recommend maintenance to seal all gaps to prevent water or pest intrusion

Cracks and openings

Siding Condition: Consult termite report for all exterior wood

Siding Condition: * Siding requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions

Siding Condition: * Inspector does not use specialized instruments to detect moisture, if any, under siding surface

Weep Screed: No weep screeds present

Typical for age

Wood Trim: Normal wear at time of inspection where visible

No major visible defects



Wood Trim: Recommend general trim maintenance and sealing any holes/gaps

Wood Trim: Consult termite report for all exterior wood

Wood Trim: * For damaged wooden areas and moisture problems always obtain a structural pest control inspection; Inspector does not determine wood destroying organism presence or damage - always obtain a structural pest control inspection; Inspector does not use specialized instruments to detect moisture, if any, under siding/trim surface

Eaves & Facia: Consult termite report for all wood areas at the structure

Eaves & Facia: * Inspector does not determine wood destroying organism presence or damage - always obtain a structural pest control inspection

Eaves & Facia: * Inspector does not use specialized instruments to detect moisture, if any, under siding/trim surface

Soffit: Normal wear at time of inspection

No major visible defects

Soffit: * For damaged wooden areas and moisture problems always obtain a structural pest control inspection

Soffit: * Inspector does not determine wood destroying organism presence or damage - always obtain a termite inspection

Soffit: * Inspector does not use specialized instruments to detect moisture, if any, under siding/trim/soffit surfaces

Exterior Paint: Normal wear at time of inspection
No major visible defects

Exterior Paint: Recommend caulking around doors and windows as necessary seasonally

Exterior Paint: INFORMATIONAL
Exterior paint will require maintenance every 3-5 years

Exterior Doors: See interior section for more information

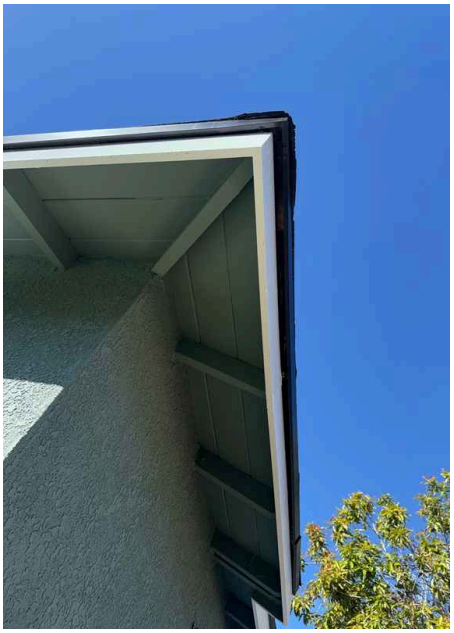
Exterior Doors: All visible and accessible doors were tested during this inspection

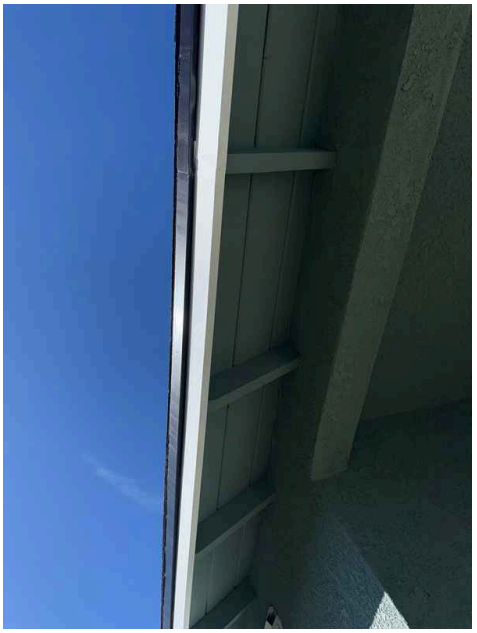
Exterior Doors: Normal wear at time of inspection
No major visible defects

Exterior Window: Normal wear at time of inspection
No major visible defects

Exterior Window: Recommend weather tight service/maintenance

Eaves & Facia: Normal wear at time of inspection where visible
No major visible defects





Exterior Paint: INFORMATIONAL
Paint is recommended to help maintain and seal the exterior areas of the structure

Exterior Doors: MAINTENANCE DISCLAIMER
Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals

Exterior Window: MAINTENANCE DISCLAIMER
Exterior windows require seasonal maintenance to extend lifespan and maintain weather tight seals

Exterior Window: See interior section for additional information
Some exterior window areas may not be visible due to height/limited access/vegetation/etc.

Limitations

Stucco

SOME AREAS NOT ACCESSIBLE FOR INSPECTION DUE TO VEGETATION/PERSONAL ITEMS/HEIGHT/LIMITED ACCESS - THESE AREAS CANNOT BE VISUALLY INSPECTED

Siding Condition

SOME AREAS NOT ACCESSIBLE FOR INSPECTION DUE TO VEGETATION/PERSONAL ITEMS/HEIGHT/LIMITED ACCESS - THESE AREAS CANNOT BE VISIBLY INSPECTED

Some not accessible for inspection due to vegetation/personal items/height/limited access - these areas cannot be visibly inspected

Lower Half Chimney

SOME AREAS NOT ACCESSIBLE FOR INSPECTION DUE TO VEGETATION/PERSONAL ITEMS/HEIGHT/LIMITED ACCESS - THESE AREAS CANNOT BE VISIBLY INSPECTED

Wood Trim

SOME AREAS NOT ACCESSIBLE FOR INSPECTION DUE TO VEGETATION/PERSONAL ITEMS/HEIGHT/LIMITED ACCESS - NOT VISIBLE FOR INSPECTION

Eaves & Facia

SOME AREAS NOT ACCESSIBLE OR VISIBLE FOR INSPECTION DUE TO VEGETATION/PERSONAL ITEMS/HEIGHT/ANGLE

Soffit

SOME AREAS NOT ACCESSIBLE OR VISIBLE FOR INSPECTION DUE TO VEGETATION/PERSONAL ITEMS

Exterior Paint

SOME AREAS NOT ACCESSIBLE OR VISIBLE DUE TO VEGETATION/PERSONAL ITEMS

4: GARAGE

4.1	Roof Condition
4.2	Rafters & Ceiling
4.3	Garage Door Condition
4.4	Hardware
4.5	Opener Status
4.6	Door's Reverse Status
4.7	Fire Door
4.8	Firewall
4.9	Walls
4.10	Anchor Bolts
4.11	Electrical - Garage
4.12	240 Volt
4.13	Exterior Door
4.14	Exterior Door Screens
4.15	Slab Condition
4.16	GFCI
4.17	Cabinets
4.18	Counters
4.19	Closets
4.20	Ventilation
4.21	Vent Screens
4.22	Wash Basin & Plumbing
4.23	Window Condition
4.24	Chase/Soffit

Information

Info
Inspection method - roof was walked

Material
Asphalt shingles

Door Type
Metal sectional

Roof Condition: **Recommend seasonal maintenance to extend the life of the current materials**

Roof Condition: * The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. If there are concerns of possible roof leaks, please contact a licensed roofer to perform an additional inspection. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection.

Rafters & Ceiling: Cracking small

Typical for age, recommend patching

Garage Door Condition: Normal wear at time of inspection

No major visible defects



Hardware: Normal wear at time of inspection

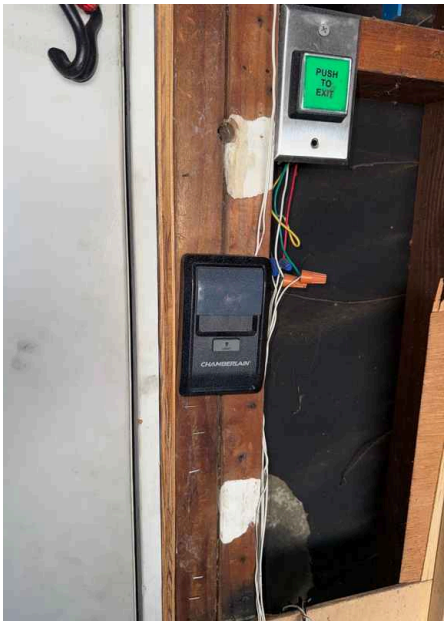
No major visible defects



Opener Status: Opener(s) were tested using the normal wall button on the day of the inspection (remote controls are not tested)

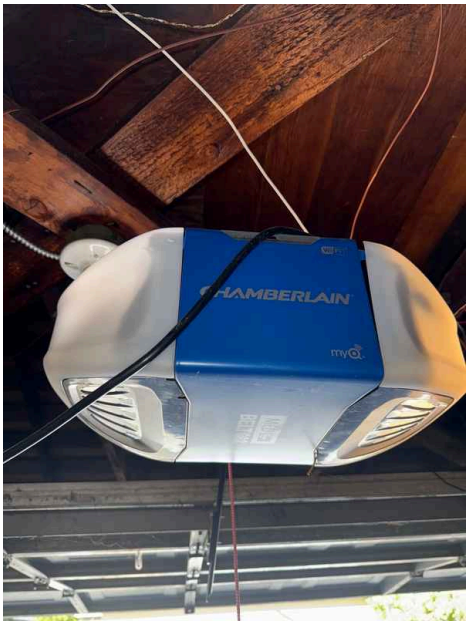
Opener Status: One unit present

Opener Status: Opener(s) operated at the time of the inspection



Opener Status: Normal wear at time of inspection

No major visible/functional defects



Fire Door: Detached garage

No fire door present - N/A

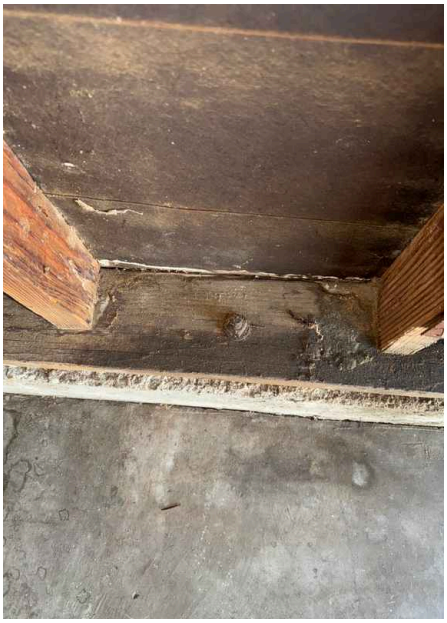
Firewall: Detached structure

No firewall exists - N/A

Walls: No visible microbial growth/irregular staining found at the time of inspection

Anchor Bolts: Present

Worn/old/rusted



Electrical - Garage: Evidence of electrical alterations in the garage - check all permits for electrical alterations to ensure that all electrical was installed to city/county electrical code



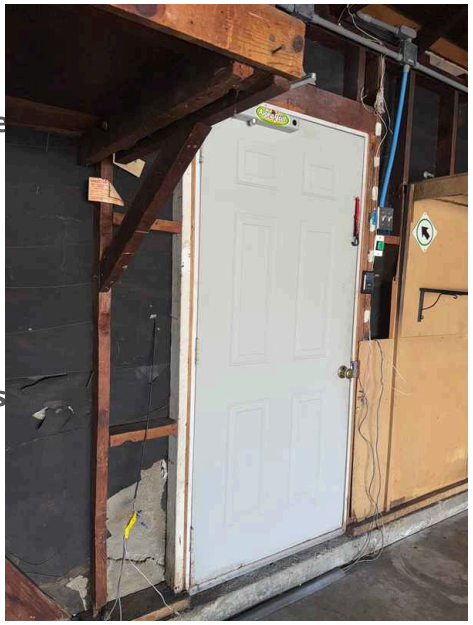
Electrical - Garage: Accessible light/switches/outlets were tested on the day of inspection

Electrical - Garage: All visible fixtures/switches/outlets were found to be in normal operating condition at time of the inspection



Electrical - Garage: * The inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/ security systems are not inspected. Generally it is typical for older homes not to have exterior outlets or switches

Exterior Door: Operated at the time of inspection



Exterior Door: Normal wear at time of inspection

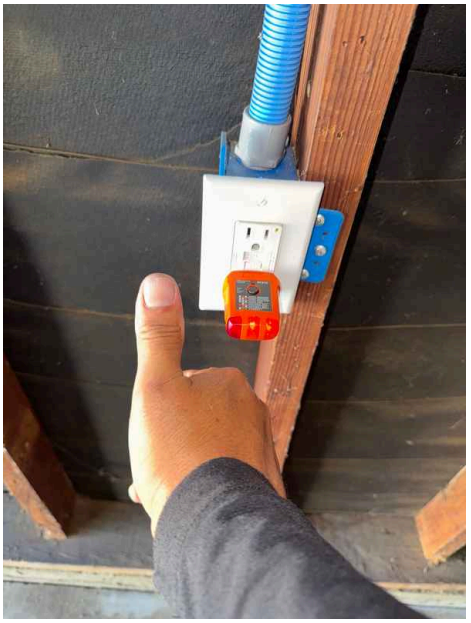
No major visible defects

Slab Condition: Worn and stained areas

Typical for age of the material



GFCI: Tested and operational at time of inspection via normal control



Ventilation: None – recommend installing ventilation for garage

Window Condition: None



Roof Condition: Maintenance Tip

Weather permitting, keep debris cleared from roof valleys to extend life of roof.

Rafters & Ceiling: Normal wear day of the inspection with no major visible defects









Garage Door Condition: MAINTENANCE NOTE

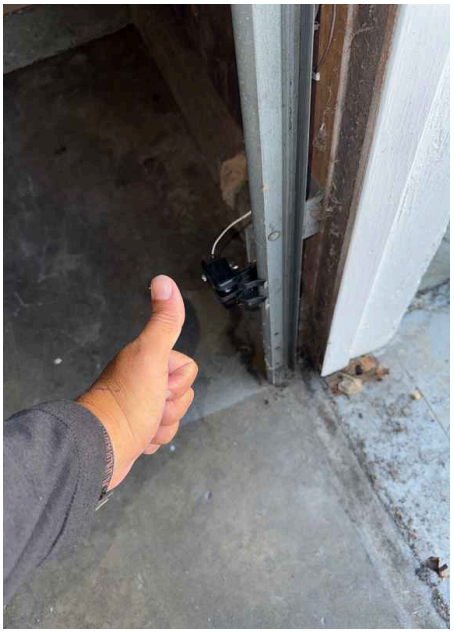
Garage doors require periodic maintenance and is recommended to ensure that all hardware is properly lubricated and secured

Hardware: MAINTENANCE NOTE

Garage doors require periodic maintenance and is recommended to ensure that all hardware is properly lubricated and secured

Door's Reverse Status: Light beam was tested

The inspector interrupted the beam during closing, the door stopped and reversed back open on the day of the inspection



Walls: Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed

Typical for age of structure





Counters: Counter has worn areas typical for age





Limitations

Rafters & Ceiling

SOME CEILING/RAFTER AREAS ARE NOT VISIBLE OR ACCESSIBLE/INSPECTED DUE TO PERSONAL STORAGE/WOOD BOARDS

Walls

PERSONAL ITEMS/STORAGE/ETC. ARE PRESENT AND PREVENT A COMPLETE INSPECTION OF WALL AREAS

Slab Condition

PERSONAL ITEMS/STORAGE/VEHICLES PREVENT COMPLETE INSPECTION OF FLOOR AREAS

Ventilation

PERSONAL STORAGE PREVENTED COMPLETE INSPECTION - PRESENT WHERE VISIBLE

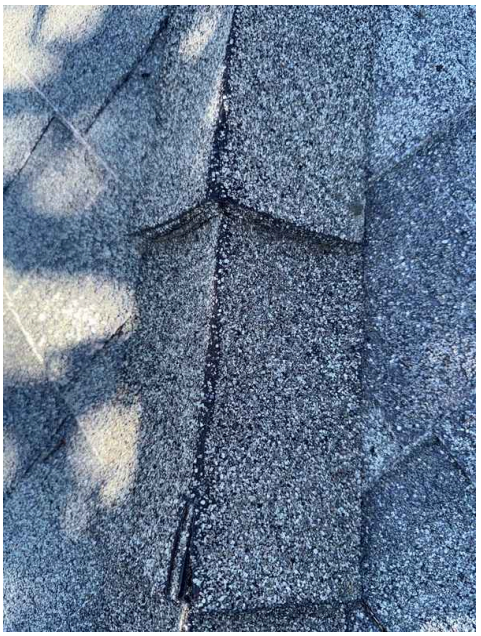
Observations

4.1.1 Roof Condition

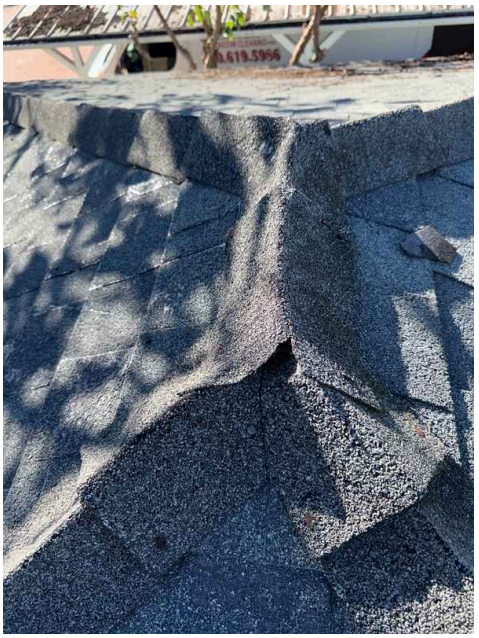
Safety Hazard

SHINGLES EXHIBITED EXTENSIVE/ABNORMAL GRANULE LOSS

Needs to be serviced/evaluated by a roofer



4.9.1 Walls

CONSULT TERMITE REPORT FOR ANY WOOD AREAS IN GARAGE

Recommendation

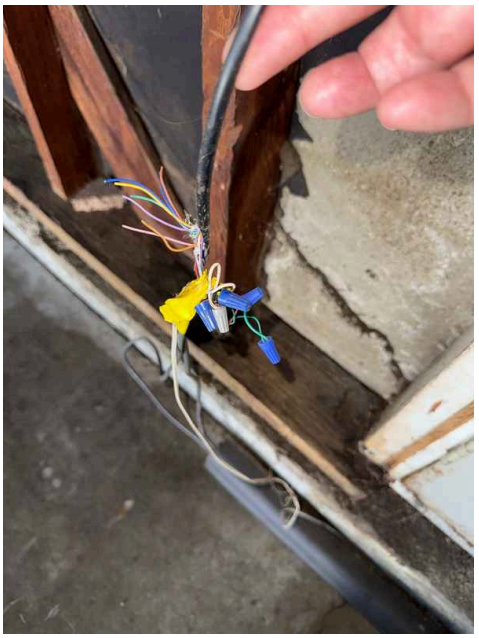


4.11.1 Electrical - Garage

EXPOSED WIRES/CONNECTIONS POTENTIAL HAZARD

Needs to be serviced

Safety Hazard



4.11.2 Electrical - Garage

Recommendation

IMPROPER CONDUIT/ELECTRICAL

Recommend further evaluation of blue ENT conduit to ensure this is the correct conduit to be used



4.21.1 Vent Screens

Safety Hazard

NONE

No vents present - needs to be serviced

5: POOL

5.1	Plumbing
5.2	Pumps
5.3	Jets
5.4	Pressure Gauge
5.5	Pool Fill valve
5.6	GFCI
5.7	Lights
5.8	Timer
5.9	Air Booster Pump
5.10	Filter
5.11	Skimmer and Basket
5.12	Heater Condition
5.13	Tile
5.14	Coping
5.15	Deck
5.16	Gate & Fence - SAFETY
5.17	Structure Condition
5.18	Water Condition

Information

Type

No pool present

6: ATTIC

6.1	Access
6.2	Structure
6.3	Insulation Condition
6.4	Ventilation
6.5	Vent Screens
6.6	Exhaust Vent
6.7	Duct Work
6.8	Electrical - Attic
6.9	Plumbing
6.10	Chimney

Information

Insulation Depth
Insulation averages about 12-14 inches in depth

Insulation Type
Loose fill

Access: **Inspection method - Inspected from access hole only - access limitations prevented complete entry into the attic - limited inspection and heavy Rodent presence**

Access: **Normal wear at access door**
No major visible defects



Structure: **Consult termite report for all wood in attic space**

Insulation Condition: **No visible signs of rodents at this inspection**
We recommend pest services seasonally as needed

Insulation Condition: **All visible insulation appears to have normal wear for age with no major visible defects at the time of the inspection**

Insulation Condition: *** ASBESTOS - Note: The inspector does not determine the presence of asbestos or any other hazardous materials in the building**

Insulation Condition: *** The inspector does not determine R-value of the insulation**

Ventilation: Existing ventilation appeared to be adequate on the day of the inspection

Ventilation: * Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction

Ventilation: * Temperature sensors or operation of mechanical fans not tested/inspected

Vent Screens: Visible ventilation screens appeared to be functional at time of inspection

Vent Screens: Recommend maintaining vent screen to prevent pest intrusion

Exhaust Vent: All visible vents appear to be in normal condition where visible

No major visible defects

Duct Work: All visible/accessible duct areas have normal wear for age at the time of the inspection

No major visible defects

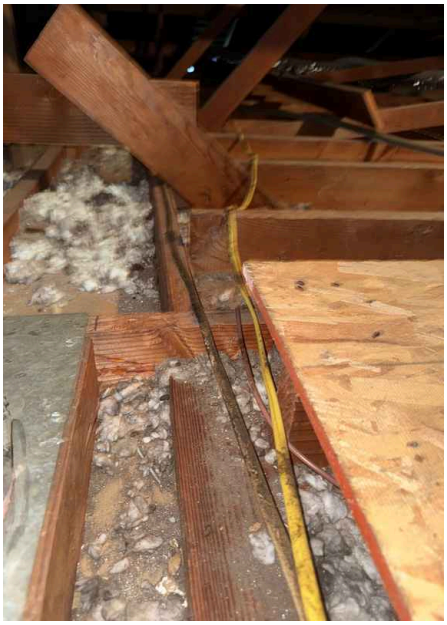
Duct Work: * The inspector cannot determine efficiency or effectiveness of the duct layout - check all installation permits

Electrical - Attic: A representative number of receptacles and switches were tested and found to be operational at time of inspection

Electrical - Attic: Visible electrical areas appear to have normal wear for age with no major visible defects at the time of the inspection

Electrical - Attic: All wiring should be properly secured to the framing

Electrical - Attic: * Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires



Electrical - Attic: * Most electrical not accessible and not inspected

Plumbing: Visible piping areas appeared to be in normal condition for age

No major visible defects at the time of the inspection

Plumbing: Insulation covers piping in areas

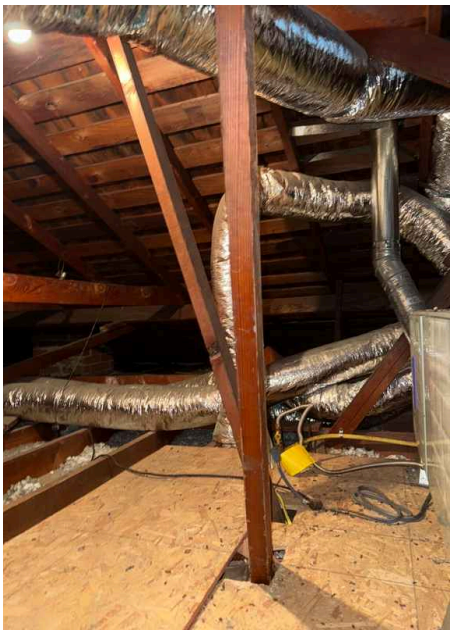
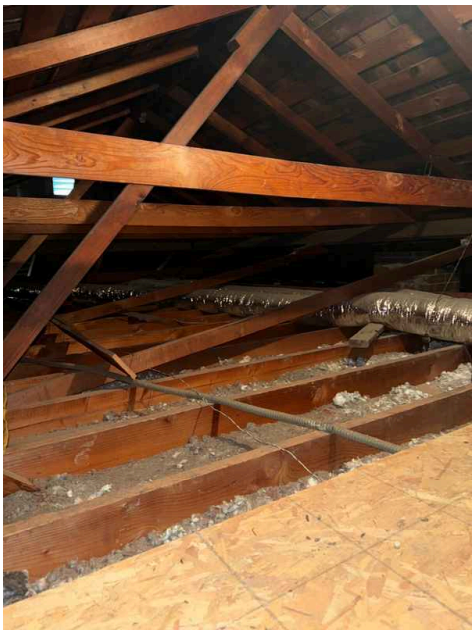
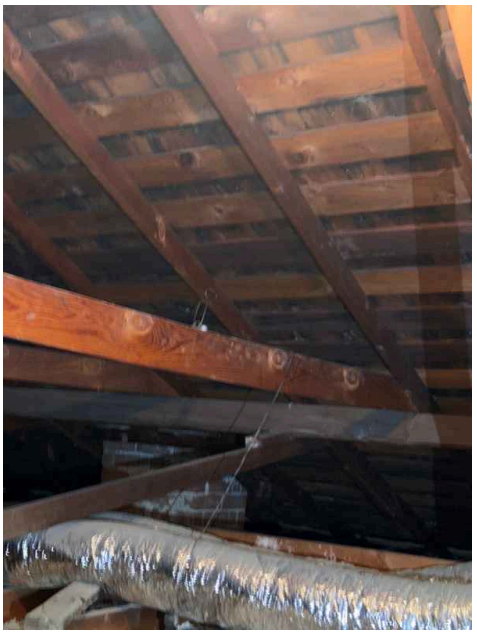
Limited inspection

Plumbing: No visible leaking at the time of inspection

Chimney: Chimney is not fully visible/not accessible for inspection

Structure: **Conventional framing present**

Normal wear at time of inspection - no major visible defects

Limitations

Access

LIMITED ATTIC INSPECTION - MANY AREAS ARE NOT ACCESSIBLE TO TO LIMITED SPACE, LACK OF PROPER WALK BOARDS, ELECTRICAL, PLUMBING, DUCTWORK, ETC.

Structure

STRUCTURE INSPECTION LIMITED DUE TO ACCESS HINDRANCES SUCH AS INSULATION/DUCTWORK/PIPES/WIRES

Insulation Condition

*** LIMITED ACCESS/ACCESS HINDRANCES PREVENT VISIBLE INSPECTION OF AREAS OF INSULATION**

Insulation Condition

*** INSULATION GENERALLY BLOCKS VISIBLE INSPECTION ACCESS TO FRAMING BELOW LEVEL OF INSULATION**

Ventilation

SOME AREAS NOT VISIBLE DUE TO ACCESS HINDRANCES OR LIMITATIONS

Vent Screens
SOME AREAS NOT VISIBLE DUE TO ACCESS HINDRANCES OR LIMITATIONS

Exhaust Vent
SOME AREAS NOT VISIBLE DUE TO ACCESS HINDRANCES OR LIMITATIONS

Duct Work
SOME AREAS NOT VISIBLE DUE TO ACCESS HINDRANCES OR LIMITATIONS

Plumbing
SOME AREAS NOT VISIBLE DUE TO ACCESS HINDRANCES OR LIMITATIONS

Observations

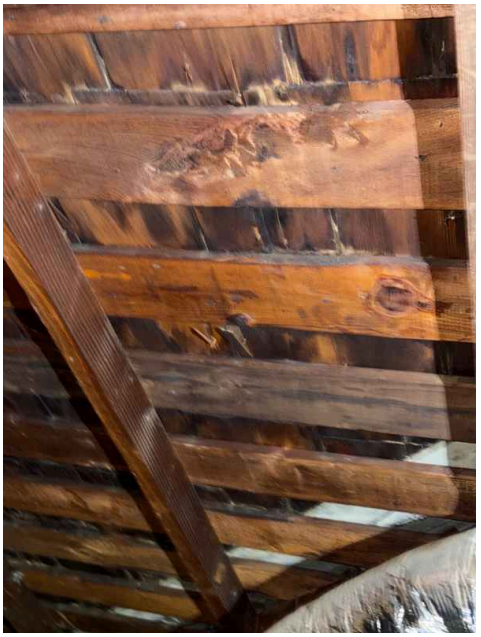
6.2.1 Structure

Recommendation

EVIDENCE OF PAST OR PRESENT LEAKS

Dry at time of the inspection - recommend roofing contractor to evaluate





6.3.1 Insulation Condition

Safety Hazard

EVIDENCE OF HEAVY AND ACTIVE RODENT ACTIVITY IN THE ATTIC

Recommend further evaluation by pest services company



7: FOUNDATION

7.1	Slab
7.2	Foundation Perimeter
7.3	Access Panels
7.4	Foundation Walls
7.5	Cripple Walls
7.6	Post and Girders
7.7	Sub Flooring
7.8	Sill Plate
7.9	Anchor Bolts
7.10	Ventilation
7.11	Vent Screens
7.12	Electrical
7.13	Plumbing
7.14	Duct Work
7.15	Exhaust Vents
7.16	Basement
7.17	Sump Pump

Information

Slab: Raised foundation only

Slab: See interior floor area notes

Foundation Perimeter: Normal wear on the day of the inspection where visible

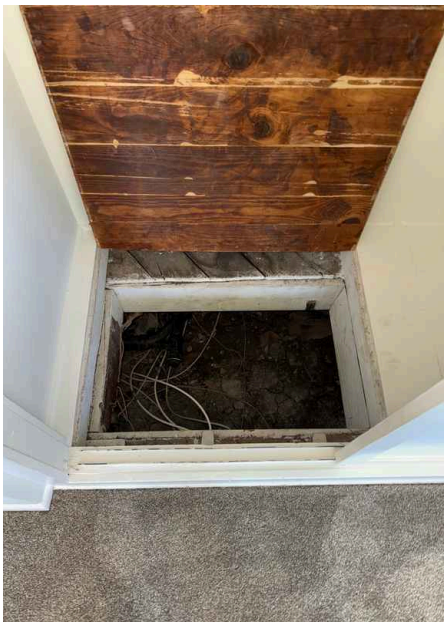
No major defects visible

Foundation Perimeter: * Personal items prevented complete inspection

Access Panels: * Limited inspection - some areas under the structure are not accessible/visible due to piping/electrical/duct work, insulation or inadequate service space – N/A

Access Panels: Access entry has normal wear at the time of the inspection with no major visible defects

Southeast Bedroom



Foundation Walls: Constructed of Concrete

Concrete

Foundation Walls: Visible foundation wall areas are worn and stained areas

Typical for age of the structure and material

Foundation Walls: * All accessible areas of foundation walls were visibly inspected during this inspection (some areas my not be accessible due to limited space/plumbing piping/ductwork obstructions)

Post and Girders: Stained and worn areas

Typical for age of structure



Post and Girders: Brackets for all attachment points would benefit the structure

Sub Flooring: Wood is worn and stained in areas where visible

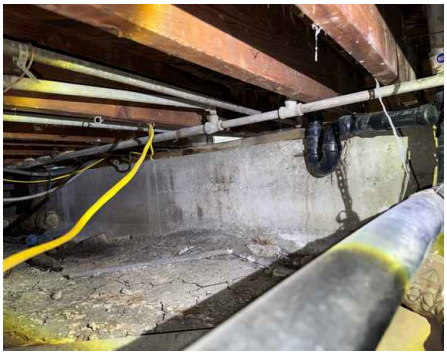
Typical of a structure this age



Sub Flooring: * Some areas of the sub floor are not visible or inspected

Sill Plate: Worn/stained materials

Typical for the age of the structure



Anchor Bolts: Anchor bolts present

Worn with rust present - typical for age



Ventilation: Existing ventilation appeared to be adequate on the day of the inspection



Ventilation: * Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction

Vent Screens: Worn/bent/small holes – recommend maintenance and repairs to prevent pest intrusion

Vent Screens: * Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction

Electrical : A representative number of receptacles and switches were tested and found to be operational at time of inspection

Electrical : Visible electrical areas appear to have normal wear for age with no major visible defects at the time of the inspection

Electrical : All wiring should be properly secured to the framing



Electrical : * Most electrical not accessible and not inspected

Plumbing: The inspector ran water while inspecting under the structure areas

Plumbing: Pressure testing is not performed during this limited inspection

Duct Work: None present

Basement: None present

Access Panels: Inspection method

Partially traversed due to height limitations/ductwork/plumbing blocking complete access or view to some areas - limited inspection

Plumbing: Evidence of altered plumbing/piping under the structure

Check all installation permits to ensure that all plumbing was installed to city/county building code. The home inspector is not a building code violation inspector.





Limitations

Foundation Perimeter

VEGETATION GROWING AGAINST STRUCTURE PREVENTS VISIBILITY OR ACCESS TO SOME AREAS OF FOUNDATION PERIMETER FOR INSPECTION

Post and Girders

STRUCTURE INSPECTION LIMITED DUE TO ACCESS HINDRANCES SUCH AS INSULATION/DUCTWORK/PIPES/WIRES

Sub Flooring

STRUCTURE INSPECTION LIMITED DUE TO ACCESS HINDRANCES SUCH AS INSULATION/DUCTWORK/PIPES/WIRES - SOME AREAS OF THE SUB FLOOR ARE NOT VISIBLE OR INSPECTED

Sill Plate

STRUCTURE INSPECTION LIMITED DUE TO ACCESS HINDRANCES SUCH AS INSULATION/DUCTWORK/PIPES/WIRES

Vent Screens

**** SOME SCREENS NOT VISIBLE OR ACCESSIBLE DUE TO VEGETATION - NOT INSPECTED**

Electrical

STRUCTURE INSPECTION LIMITED DUE TO ACCESS HINDRANCES SUCH AS INSULATION/DUCTWORK/PIPES/WIRES

Plumbing

IT IS NOT ALWAYS POSSIBLE FOR THE INSPECTOR TO VIEW EVERY SIDE/ANGLE/CONNECTION OF ALL PLUMBING PIPES DUE TO PLUMBING DESIGN/LAYOUT/APPROACH ANGLE/ETC. UNDERGROUND PLUMBING/PIPES CANNOT BE VISUALLY INSPECTED.

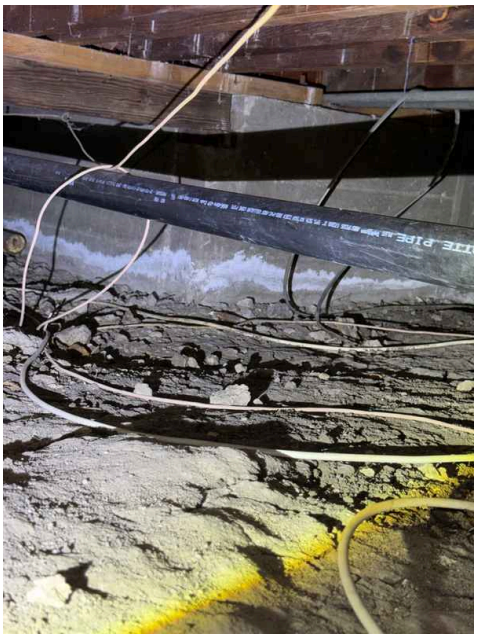
Observations

7.4.1 Foundation Walls

Recommendation

EFFLORESCENCE PRESENT

Indicates past moisture accumulation - monitor for further moisture intrusion





7.10.1 Ventilation

Safety Hazard

EVIDENCE OF RODENT/PEST ACTIVITY IN THE CRAWLSPACE

Recommend further evaluation by pest services company



7.13.1 Plumbing

Recommendation

GALVANIZED WATER PIPING PRESENT

Recommend complete water distribution system evaluation due to the age of this material



7.13.2 Plumbing

Safety Hazard

GALVANIZED STEEL AND CAST IRON PLUMBING DRAIN PIPING PRESENT

We recommend that licensed plumber further evaluate due to the age of the materials present



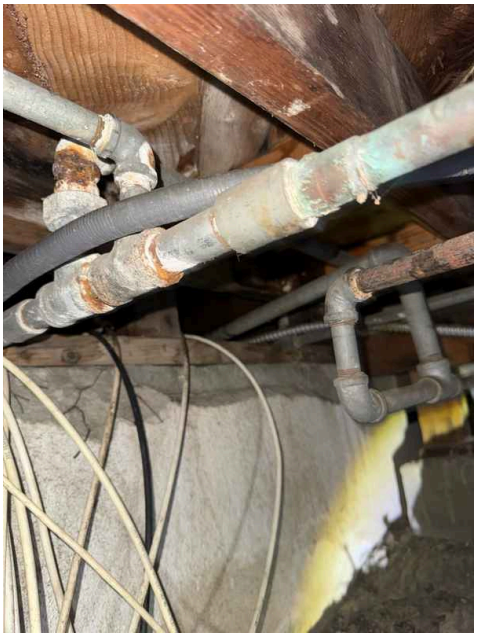


7.13.3 Plumbing

Safety Hazard

CORROSION PRESENT IN AREAS

Needs to be serviced by a licensed plumber



7.13.4 Plumbing

Safety Hazard

CORROSION/CYSTS AT ONE OR MORE LOCATIONS OF THE METAL DRAIN LINES OR DISTRIBUTION PIPING

Recommended further evaluation by a licensed plumber



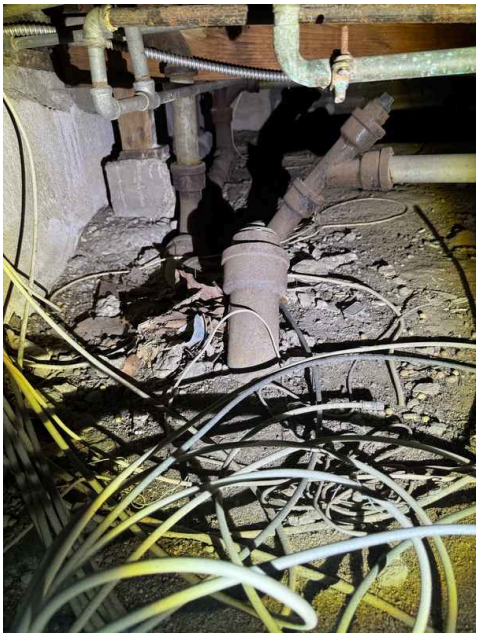
7.13.5 Plumbing

Safety Hazard

CAST IRON DRAIN PIPES RUSTED AND CYSTS AT BOTTOM

needs to be serviced





7.13.6 Plumbing

Safety Hazard

IMPROPER COMBINATION OF DISSIMILAR PLASTIC DRAIN PIPE OBSERVED

No way to confirm that the use of a special PVC to ABS cement was used - recommend review and repair a qualified plumber



7.13.7 Plumbing

Recommendation

RECOMMEND A LICENSED PLUMBER FOR FURTHER EVALUATION

8: ROOF

8.1	Condition
8.2	Flashing
8.3	Gutter
8.4	Vent Caps
8.5	Chimney
8.6	Spark Arrestor
8.7	Sky Lights
8.8	Solar Lights
8.9	Ducting Condition

Information

Info

[[DISCLAIMER]]The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions; no water or hose testing is performed during this inspection. Roof underlayment cannot be inspected; condition of underlayment cannot be determined with this inspection. Remaining roof life can only be determined by a licensed roofer. If there are concerns of possible roof leaks or to determine remaining roof life; please contact a licensed roofer to perform an additional inspection. This applies to all roof areas evaluated during this inspection (including garages)., Inspection method - from a ladder at the eaves

Condition: **Recommend seasonal maintenance to extend the life of the current materials**

Material

Asphalt shingles

Patio and Porch ing

Same as main structure - porch

Condition: * The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. If there are concerns of possible roof leaks, please contact a licensed roofer to perform an additional inspection. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection.

Vent Caps: Worn/weathered cap(s) – recommend seasonal maintenance to ensure that caps do not become loose or develop other defects

Chimney: Normal wear at the time of inspection

No major visible defects

Spark Arrestor: Worn/weathered

Typical for age

Sky Lights: None present

Solar Lights: None

Condition: Worn and weathered materials present

Typical for age and weather exposure - roof needs maintenance





Gutter: None present

Recommend gutters on all feasible sides of the structure/roof areas to help to divert water away from the structure

Limitations

Condition

SOME AREAS ARE NOT VISIBLE DUE TO HEIGHT/ANGLE - RECOMMEND ROOFER TO EVALUATE AS NEEDED

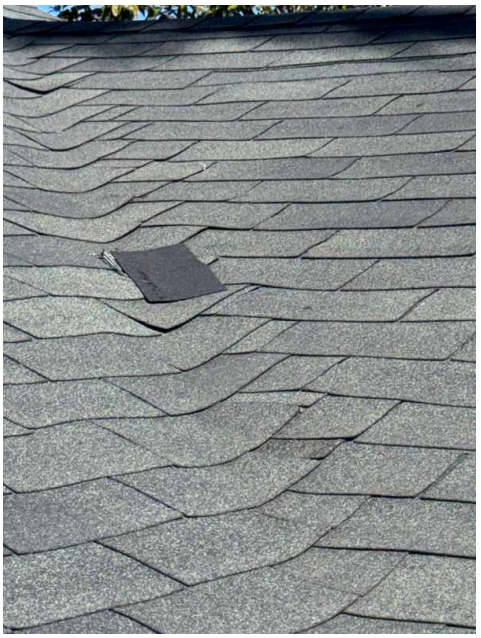
Observations

8.1.1 Condition

Recommendation

LOOSE/SLIPPING SHINGLES

Needs to be serviced

8.1.2 Condition

MULTIPLE LAYERS ROOF MATERIAL PRESENT

Safety Hazard

Unable to determine how many layers or added weight




8.1.3 Condition

CHECK PERMITS FOR ANY ALTERATIONS/ROOF REPLACEMENT

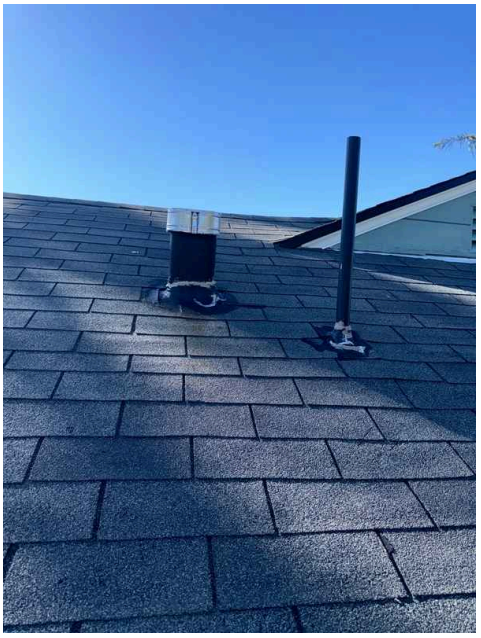
Safety Hazard

8.1.4 Condition

MULTIPLE PROBLEMS AND/OR DEFECTS WERE OBSERVED DURING THIS INSPECTION

Safety Hazard

Needs to be serviced. Recommend a full evaluation of roofing materials and structure by a licensed roofing contractor.





8.1.5 Condition

RECOMMEND ROOFING CONTRACTOR TO FURTHER EVALUATE

Recommendation

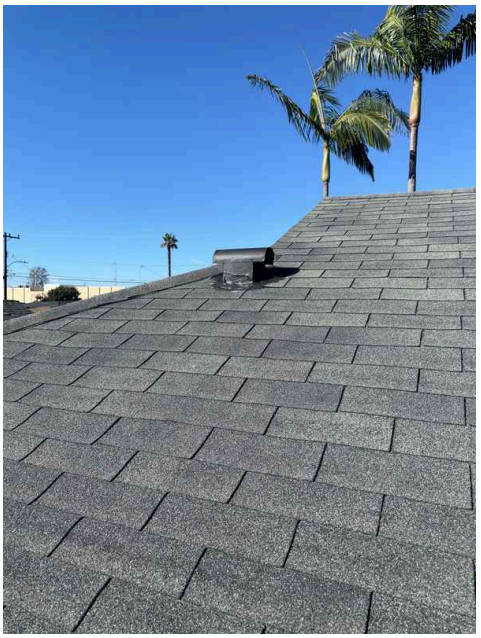
8.2.1 Flashing

RE-ROOF COVERS FLASHINGS

Safety Hazard

Irregular installation - needs further evaluation by a licensed roofer



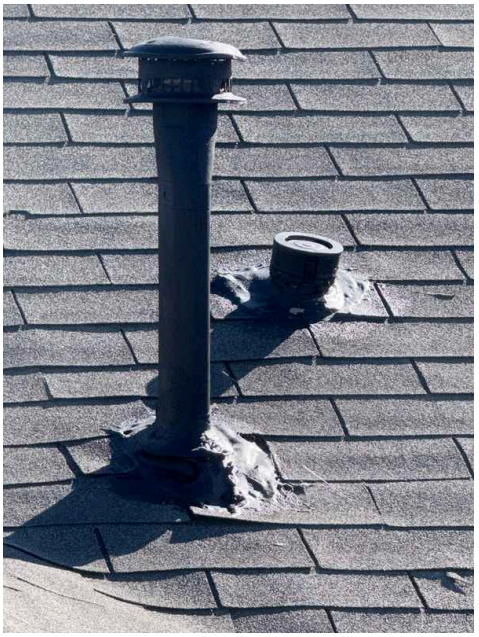


8.2.2 Flashing

Safety Hazard

EXCESSIVE MASTIC USED ON ALL ROOF PENETRATION FLASHINGS

This is a sign of issues such as leaks and improper re roof - Needs to be serviced by a licensed roofer



8.5.1 Chimney

Safety Hazard

FLASHING AT BASE OF CHIMNEY APPEARS TO NEED PROPER REPAIRS TO ENSURE A CONTINUED WATERPROOF SEAL

Chimney flashings were not repaired properly. Excessive mastic being used as a repair. Needs to be serviced by a licensed roofer





9: ELECTRICAL

9.1	Main Panel
9.2	Sub Panels
9.3	Panel Wiring
9.4	Breakers
9.5	Breaker Amp Capacity
9.6	Cable Feeds
9.7	Fuses
9.8	Main Gas Location
9.9	Main Gas Valve
9.10	Gas Pipes and Valves
9.11	Exterior
9.12	Other

Information

Amp Rating
100 amp.

Sub Panel Location
No sub panel present

Main Panel: * Panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy

Main Panel: * Electrical fires due to poor installation of wiring cannot be determined by inspector

Sub Panels: None visible at time of inspection

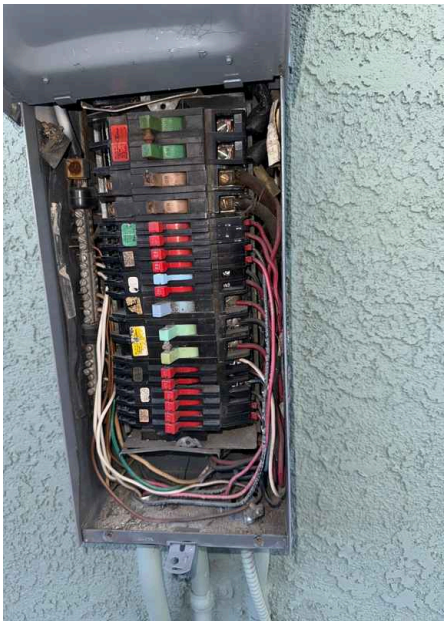
Panel Wiring: Wiring type
Copper

Panel Wiring: Wiring method
Non-metallic sheathed cable (romex)



Panel Wiring: Visible wiring is worn and older

Consider upgrading the electrical services



Panel Wiring: * Some wire types cannot be determined due to wire casings cover wires entering the breakers.

Panel Wiring: * Inspector does not perform a load calculation to determine service capacity adequacy

Panel Wiring: * Wiring not completely visible due to amount of wires inside panel

Breakers: Worn/old breakers

May require replacement at any time

Breakers: * Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly (consult an electrician for further evaluation, if this is a concern)

Cable Feeds: Overhead

Normal wear for the age on day of the inspection - no major visible defects

Main Gas Location: * We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection.

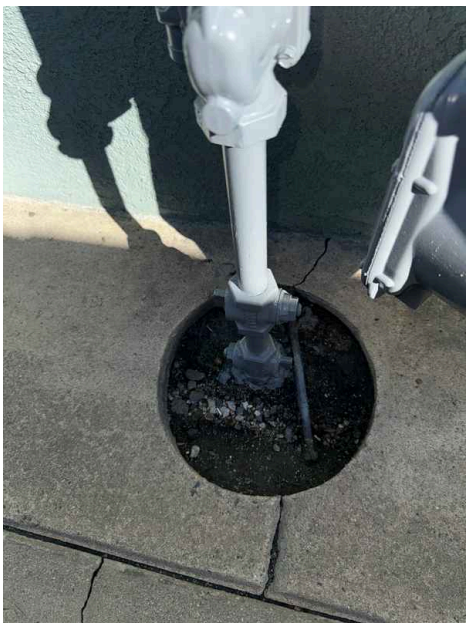
Main Gas Location: West side of the structure



Main Gas Valve: Natural gas present

Main Gas Valve: Valve has normal wear for age at the time of inspection

No major visible defects



Main Gas Valve: Recommend gas valve wrench be placed near valve for optimal preparedness

Main Gas Valve: No seismic safety valve present

Recommend installation for increased safety

Main Gas Valve: * Exterior gas lines, fire pits, BBQs, etc. are not included as part of this inspection - consult your gas supplier company to further evaluate these areas and check all permits for added gas lines, fire pits, BBQs, etc.

Main Gas Valve: * The Inspector cannot determine if gas piping is properly protected in the ground - consult the Gas Company for further evaluation

Main Gas Valve: * Main and other fuel gas supply valves are not tested or turned on/off during this inspection

Main Gas Valve: * We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home at any time during the inspection.

Gas Pipes and Valves: Normal wear for age at the time of inspection

No major visible defects



Gas Pipes and Valves: * We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. Note: The Inspector cannot determine if a gas leak is present in any area of the home at any time during the inspection. Note: The inspector cannot determine if all gas lines are properly protected in the ground.

Gas Pipes and Valves: * Exterior gas lines, fire pits, BBQs, etc. are not included as part of this inspection - consult your gas supplier company to further evaluate these areas and check permits for any added gas lines, fire pits, BBQs, etc.

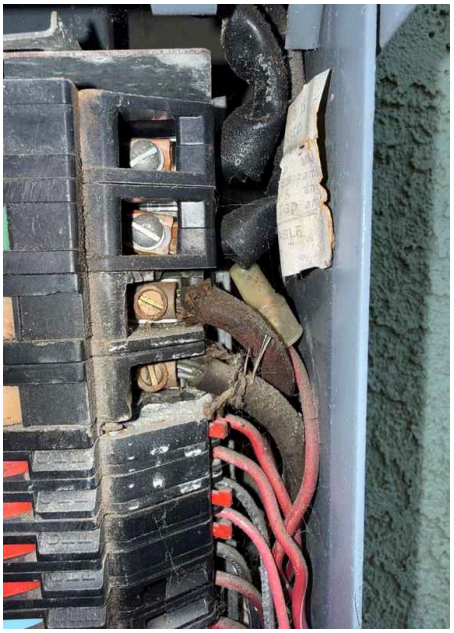
Main Panel: East Side





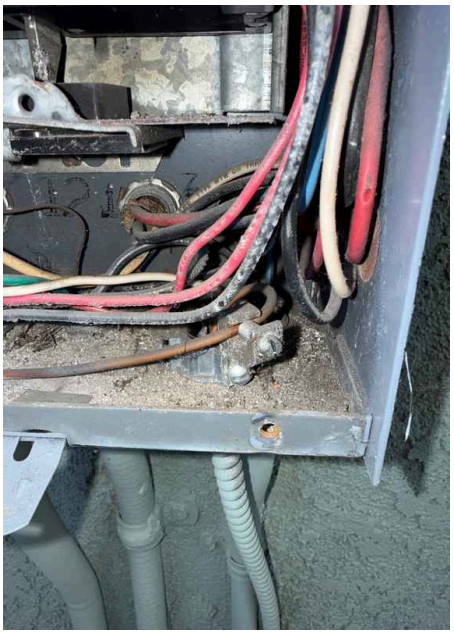
Panel Wiring: Wiring method

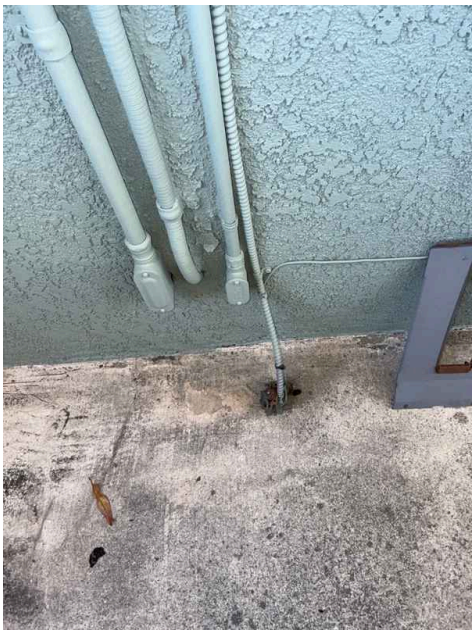
Non-metallic sheathed cable (cloth) - older wiring system present - consider upgrading



Panel Wiring: Grounded panel

Main ground/bonding wire observed and appears to be normal for the age of the panel





Breaker Amp Capacity: 100 amp

While common for many structures, this may be considered low capacity for today's electrical uses - consider upgrading services



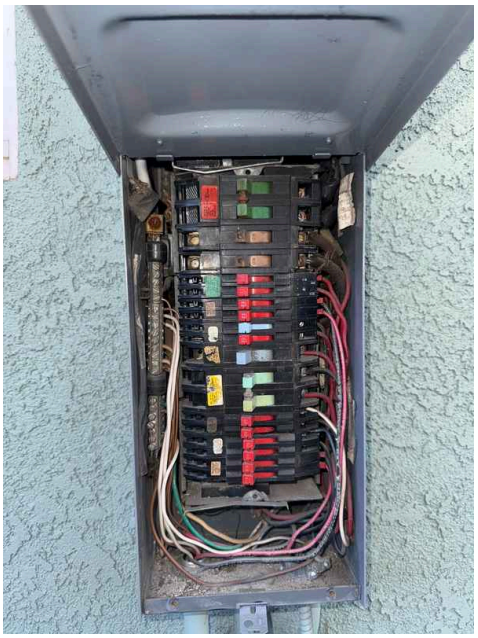
Observations

9.1.1 Main Panel

Safety Hazard

PROBLEMATIC PANEL

Manufacture of panel a brand (Zinsco) known for frequent issues - recommend further evaluation by a licensed electrician



9.4.1 Breakers

NO VISIBLE LABELING FOR BREAKERS ON PANEL COVER

Recommendation

Needs to be serviced

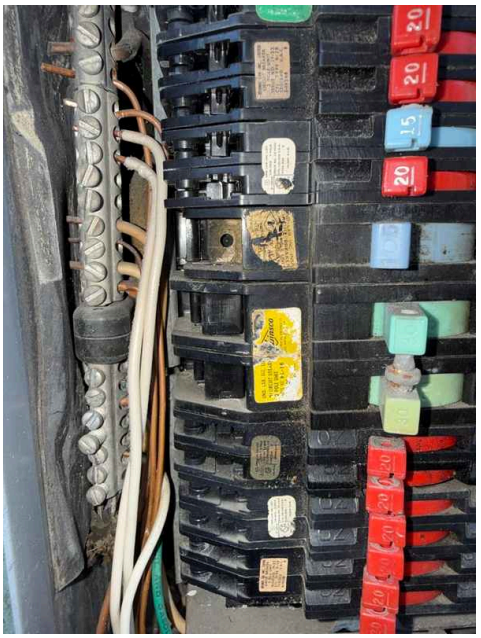
9.4.2 Breakers

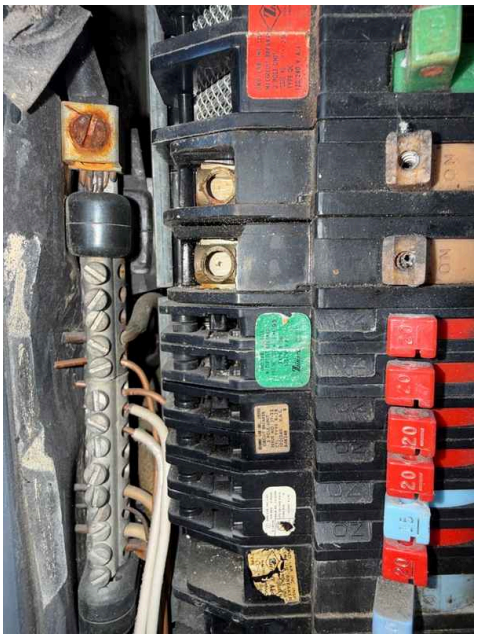
PROBLEMATIC BREAKERS

Safety Hazard

Manufacture of breakers/panel is a brand (Zinsco) known for frequent issues - recommend further evaluation by a licensed electrician







9.6.1 Cable Feeds

OVERHEAD

Recommendation

Worn/weathered - needs service/maintenance



9.6.2 Cable Feeds

Safety Hazard

TREES/VEGETATION CLOSE/IN CONTACT WITH SERVICE ENTRANCE

Needs to be serviced



10: HEAT/AC

10.1	Heater Condition
10.2	A/C Coil Box
10.3	Venting
10.4	Air Supply
10.5	Gas Valves
10.6	Electrical - HVAC
10.7	Thermostats
10.8	Filters
10.9	Registers
10.10	Combustion
10.11	Enclosure
10.12	Heater Base
10.13	Refrigerant Lines
10.14	AC Compress Condition

Information

Heater Condition: Operated at time of inspection

Heater Condition: * Inspector does not examine heat exchanger or determine the presence of a cracked heat exchanger - this is not a complete evaluation of the internal areas of the heater - consult an HVAC contractor for further evaluation if you have concerns about the heat exchanger.

Venting: The visible areas of the vent have normal wear at the inspection

No major visible defects

Venting: Recommend securing and sealing all vent connections

Air Supply: Could not access the air return chamber - Attic not entered due to heavy rodent presence

Recommend routine cleaning of this area as part of preventative maintenance

Electrical - HVAC: Operating properly at the time of the inspection

No major visible defects

Thermostats: Digital type present

Functional day of the inspection

Filters: A seasonal HVAC service contract is recommended to ensure that all filters are changed/cleaned regularly or as needed

Filters: We recommend that the filters be changed or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems

Filters: Filter has normal wear at the time of inspection

Registers: Temperature at Air Return



Registers: Representative number tested and functional day of the inspection

Registers: All visible register covers have normal wear at the time of the inspection

No major visible defects

Registers: * Adjustable louvers in registers are not tested for functionality - those closed for long periods of time may not operate properly

Registers: * Not all registers are tested for air flow due to location, access, etc.

Combustion: Combustion air appears to be adequate

Combustion: Note - Good combustion air is an unconfined space that is one whose volume is not less than 50 cubic feet per 1,000 Btu/hr of the total input rating of all appliances installed in the space.

Heater Base: Recommend seasonal servicing and maintenance to ensure sealing holes and gaps in the heater base

Heater Base: No visible microbial growth/irregular staining at the time of the inspection

Refrigerant Lines: N/A - no central AC present

AC Compress Condition: *This inspection does not determine whether the HVAC system is properly sized for the property or whether the evaporator coil BTU capacity is properly matched to the condensing unit. Proper system sizing and equipment compatibility require additional calculations and testing that are outside the scope of this inspection. Consult a qualified HVAC contractor for further evaluation as needed.

AC Compress Condition: No A/C present

Heater Condition: **Visible areas of unit have normal wear for age at the time of the inspection**

No major visible defects - recommend seasonal service and maintenance to extend the life of the unit



Registers: **Heater Temperature at Registers**





Heater Base: **Visible areas are worn/dirty**

Recommend cleaning the base areas and sealing the base of the unit as part of the preventative maintenance

Limitations

Heater Condition

ACCESS TO HEATER LIMITED DUE TO HEAVY RODENT PRESENCE

Not entered or inspected

A/C Coil Box

LIMITED ACCESS TO ALL SIDES PREVENTS A COMPLETE INSPECTION OF THE COIL BOX

Venting

SOME AREAS NOT VISIBLE DUE TO LIMITED ACCESS AND CANNOT BE VIEWED FOR INSPECTION

Gas Valves

NOT VISIBLE/ACCESSIBLE DUE TO LOCATION IN ATTIC - ATTIC NOT ENTERED DUE TO HEAVY RODENT PRESENCE

Enclosure

SOME AREAS NOT VISIBLE DUE TO ACCESS LIMITATIONS

Heater Base

NOT FULLY VISIBLE DUE TO PERSONAL STORAGE AND/OR ACCESS LIMITATIONS

Refrigerant Lines

SOME AREAS NOT VISIBLE DUE TO PERSONAL ITEMS/STORAGE/ETC.

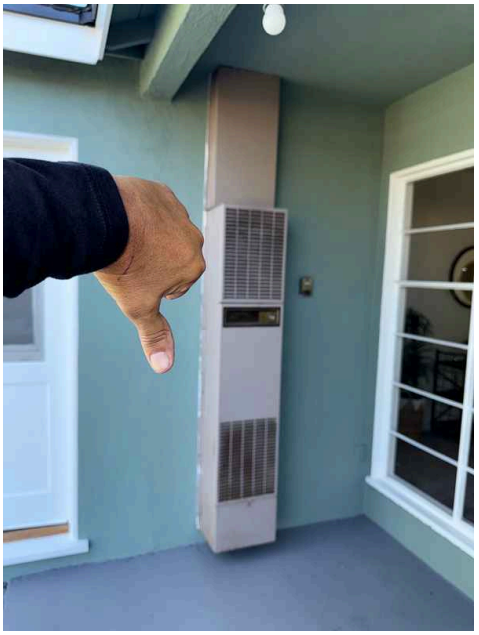
Observations

10.1.1 Heater Condition

Recommendation

UNIT IS OLD AT EXTERIOR OF PROPERTY - UNIT HAS BEEN ABANDONED

Deteriorated and appears to be nearing end of useful life - will likely need replacement soon

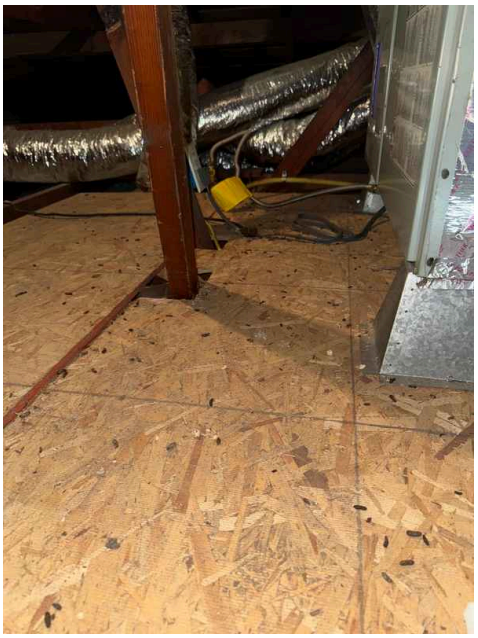


10.11.1 Enclosure

Safety Hazard

EVIDENCE OF RODENTS ON OR AROUND THE HEATER

Recommend pest services inspection for further evaluation

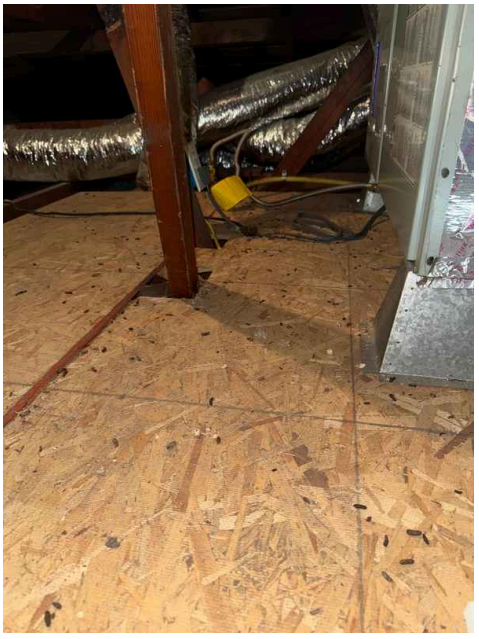


10.12.1 Heater Base

HEAVY ACTIVE RODENT PRESENCE

Needs to be serviced

Safety Hazard



11: WATER HEATER

11.1	Water Heater Condition
11.2	Water Heater Venting
11.3	Water Heater Plumbing
11.4	Electrical - Water Heater
11.5	TPRV
11.6	Overflow Condition
11.7	Water Heater Temperature
11.8	Strapping
11.9	Gas Valve
11.10	Water Heater Combustion
11.11	Water Heater Base
11.12	Water Heater Enclosure

Information

Locations
The Water Heater is located in exterior metal enclosure

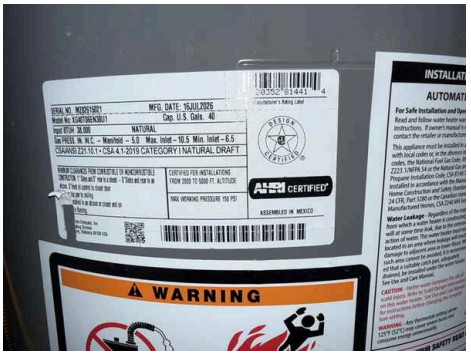
Number of Gallons
40 Gallons

Overflow
Copper

Plumbing Material Type
Copper, Copper Flex Lines

Water Heater Condition: Operated at the time of the inspection - Gas Unit

Water Heater Condition: Model and serial number



Water Heater Condition: Visible areas of unit have normal wear for the age at the time of inspection with no major visible defects



Water Heater Venting: Recommend sealing all connections at venting

Water Heater Plumbing: Normal wear at time of inspection

No major visible defects or leaks found at the time of the inspection



Electrical - Water Heater: Normal wear on the day of the inspection

No major visible defects



TPRV: Normal wear on the day of the inspection

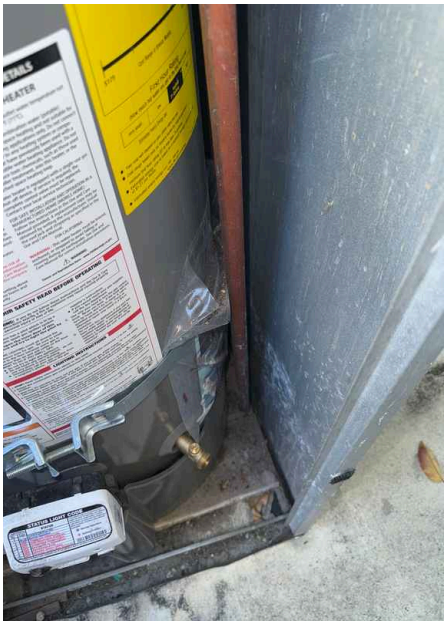
No major visible defects



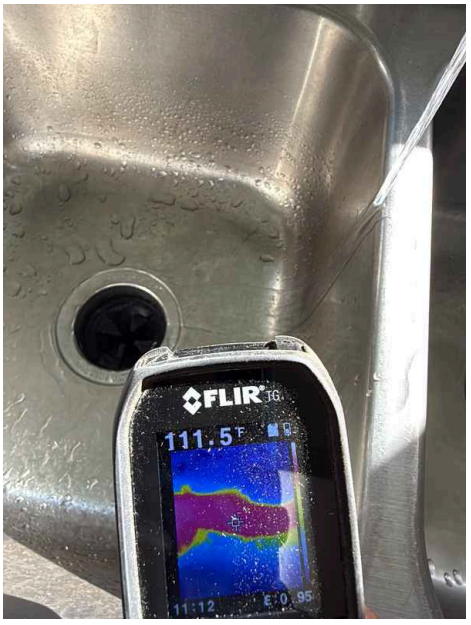
TPRV: * The inspector visually inspects the TPRV only - this valve is not opened or tested during the inspection

Overflow Condition: Normal wear on the day of the inspection

No major visible defects



Water Heater Temperature: 115 F



Strapping: Standard metal type straps present

Normal wear on the day of the inspection - no major visible defects



Strapping: Recommend blocking in areas where the water heater is not touching the walls

Gas Valve: Normal wear on the day of the inspection

No major visible defects



Water Heater Combustion: Combustion air appears to be adequate at the time of the inspection

Water Heater Base: None/not applicable

Unit is sitting on concrete

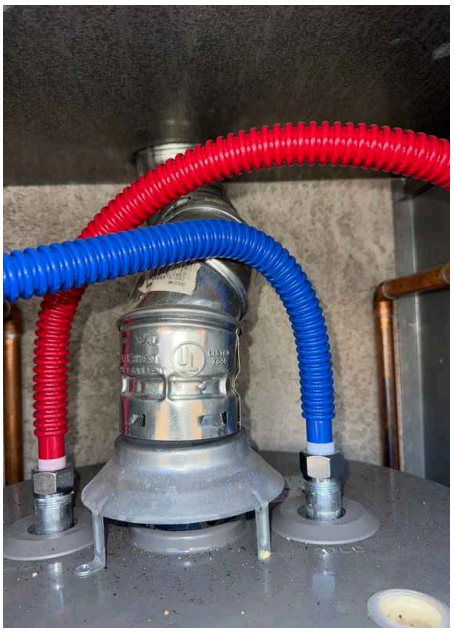


Water Heater Enclosure: Recommend sealing any holes/gaps if otherwise discovered in this area

Water Heater Enclosure: No visible microbial growth/irregular staining found at the time of the inspection

Water Heater Venting: Normal wear on the day of the inspection

No major visible defects





Water Heater Combustion: Note :Good combustion air is an unconfined space that is one whose volume is not less than 50 cubic feet per 1,000 Btu/hr of the total input rating of all appliances installed in the space.

Good combustion air is an unconfined space that is one whose volume is not less than 50 cubic feet per 1,000 Btu/hr of the total input rating of all appliances installed in the space.

Water Heater Enclosure: Normal wear at time of inspection

No major visible defects





Limitations

Strapping

ATTACHMENT POINTS ARE NOT VISIBLE/ACCESSIBLE AND CANNOT BE INSPECTED

Observations

11.9.1 Gas Valve

Recommendation

NO SEDIMENT TRAP AT GAS SUPPLY

May have not been required at time of original installation, but is recommended

12: INTERIOR AREAS

12.1	Wall Condition
12.2	Ceiling Condition
12.3	Ceiling Fans
12.4	Floors
12.5	Window Condition
12.6	Window-Wall AC or Heat
12.7	Electrical
12.8	Fireplace
12.9	Stairs & Handrail
12.10	Sliding Glass Door
12.11	Sliding Glass Screen
12.12	French Doors
12.13	French Door Screens
12.14	Security Bars
12.15	Doors
12.16	Screen Doors
12.17	Door Bell
12.18	Closets
12.19	Cabinets
12.20	Counters
12.21	Wet Bar
12.22	Smoke Detectors
12.23	Carbon Monoxide

Information

Ceilings
Drywall

Floors
Carpet, Tile

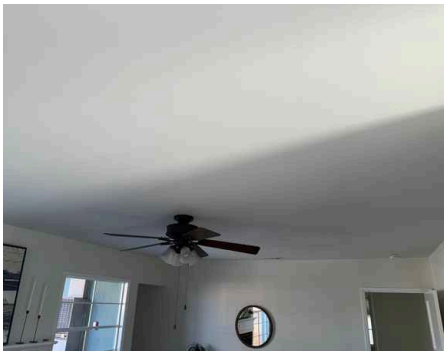
Walls
Drywall

Windows
Single, Steel/Metal, Hinged type (swing out)

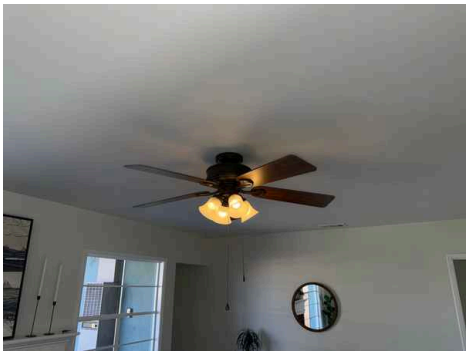
Wall Condition: **Recently painted throughout structure**

Ceiling Condition: **Recently painted throughout structure**

Ceiling Condition: No major visible defects observed at time of inspection



Ceiling Fans: Operated at time of inspection



Ceiling Fans: Normal wear for age

No major visible defects

Floors: New/newer materials are present

Window Condition: Accessible windows were tested and operated at time of inspection

Window Condition: Visible/accessible windows have worn frames/hardware/sills/tracks

Typical for age



Window Condition: Recommend general window maintenance/lubrication and weather tight service

Electrical: A representative number of receptacles and switches were tested and found to be operational at time of inspection

Electrical: Outlets/switches had normal wear for age

No major visible defects



Fireplace: * The fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and a Gas Company evaluation of the fireplace prior to operating the fireplace.

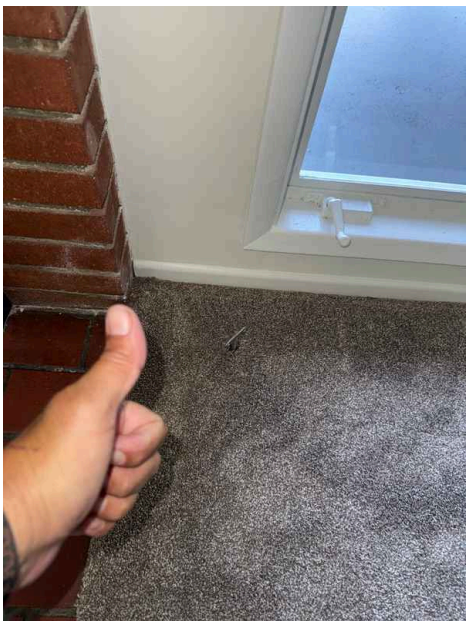
Fireplace: Recommend fire caulk/sealing any holes/gaps/cracks

Fireplace: Damper was tested and operated at the time of the inspection

Fireplace: Glass/screen door operated at the time of the inspection

Fireplace: Gas log lighter present

Fireplace: Gas valve tested and operated at the time of the inspection



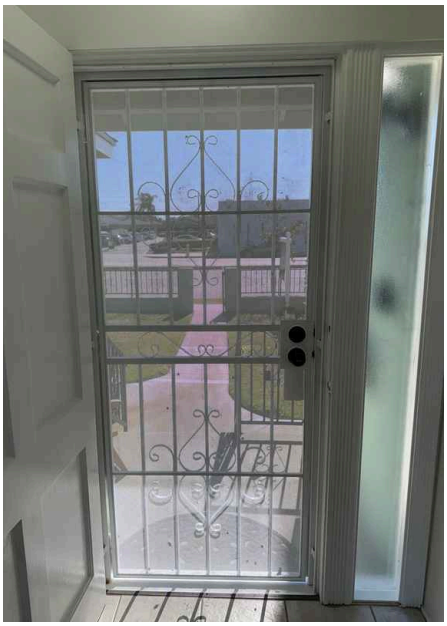
Doors: Operated at time of inspection

Doors: Normal wear for age

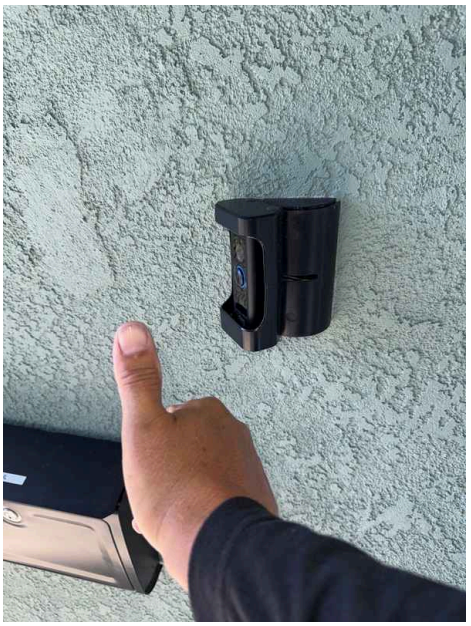
No major visible defects observed at time of inspection

Screen Doors: Security screen present

Screen Doors: Operated at time of inspection



Door Bell: Operated at time of inspection front



Cabinets: Normal wear for age of material with no major visible defects



Cabinets: No visible microbial growth/irregular staining found a the time of inspection

Smoke Detectors: Operational at time of inspection via factory installed test button



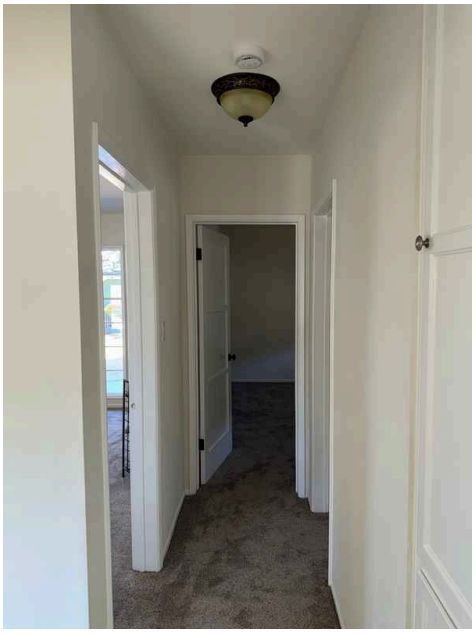
Carbon Monoxide: Operational at time of inspection via factory installed test button

Carbon Monoxide: Smoke and Carbon Monoxide combo unit is present



Wall Condition: No major visible defects observed at time of inspection





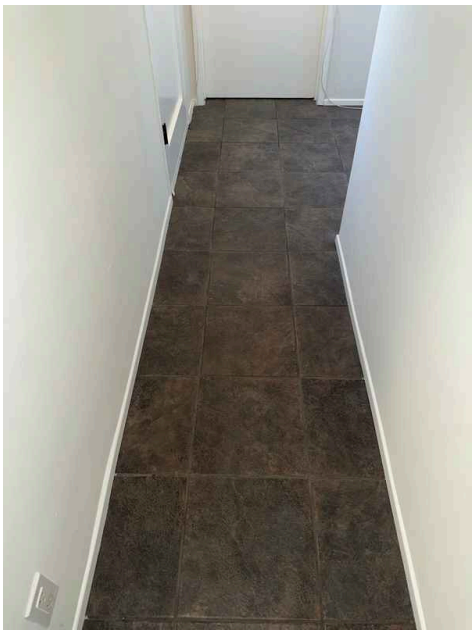
Ceiling Fans: CEILING ATTACHMENT NOTE - It is not possible to determine the method of attachment to the ceiling. These units are heavy and due to the designed movement, must have the proper style mounting boxes for correct and safe attachment. Recommend confirming the method of attachment prior to use. This may require the removal of the fan or insulation to visually verify proper support.

Note: It is not possible to determine the method of attachment to the ceiling. These units are heavy and due to the designed movement, must have the proper style mounting boxes for correct and safe attachment. Recommend confirming the method of attachment prior to use. This may require the removal of the fan or insulation to visually verify proper support.

Floors: **Normal wear for age**

No major visible defects observed at time of inspection





Fireplace: **Small cracks/worn areas present**

Typical for age





Closets: **Normal wear for age with no major visible defects**





Smoke Detectors: LOCATION RECOMMENDATIONS

For safety purposes we recommend that smoke detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple smoke detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert.

Carbon Monoxide: LOCATION RECOMMENDATIONS

For safety purposes we recommend that carbon monoxide detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple carbon monoxide detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert.

Limitations

Wall Condition

SOME AREAS NOT ACCESSIBLE OR VISIBLE DUE TO ACCESS LIMITATIONS OR PERSONAL ITEMS/FURNISHINGS

Wall Condition

NOTE ABOUT CRACKING - SMALL CRACKING MAY BE FOUND THROUGHOUT THE STRUCTURE, THIS IS NORMAL FOR CALIFORNIA CONSTRUCTION AND GENERALLY CAUSED BY SETTLING, EARTHQUAKE, AND WIND CONDITIONS.

Ceiling Condition

SOME AREAS NOT FULLY VISIBLE DUE TO HEIGHT/ANGLE/NATURAL LIGHTING/SHADOWING - N/A

Ceiling Condition

NOTE ABOUT CRACKING - SMALL CRACKING MAY BE FOUND THROUGHOUT THE STRUCTURE, THIS IS NORMAL FOR CALIFORNIA CONSTRUCTION AND GENERALLY CAUSED BY SETTLING, EARTHQUAKE, AND WIND CONDITIONS.

Floors

PERSONAL ITEMS/FURNISHINGS PREVENT COMPLETE INSPECTION IN AREAS

Floors

AREA RUGS PRESENT - SOME AREAS OF FLOORS NOT VISIBLE

Window Condition

ONLY VISIBLE AND ACCESSIBLE WINDOWS ARE TESTED AND EVALUATED, WINDOWS NOT ACCESSIBLE DUE TO ANY ACCESS LIMITATIONS ARE NOT INSPECTED OR EVALUATED.

Window Condition

INTERIOR WINDOW SHUTTERS/BLINDS/COVERINGS ARE NOT TESTED OR INSPECTED AS PART OF THIS HOME INSPECTION (THIS INCLUDES ALL WINDOWS AT THE STRUCTURE)

Electrical

ONLY THE VISIBLE AND ACCESSIBLE SWITCHES/OUTLETS ARE TESTED DURING THIS INSPECTION, PERSONAL ITEMS/FURNISHINGS ARE NOT MOVED TO ACCESS ANY OUTLETS/SWITCHES BEHIND THEM.

Closets

SOME CLOSET AREAS NOT VISIBLE FOR INSPECTION DUE TO PERSONAL STORAGE

Cabinets

SOME INTERIOR CABINET AREAS NOT VISIBLE FOR INSPECTION DUE TO PERSONAL STORAGE

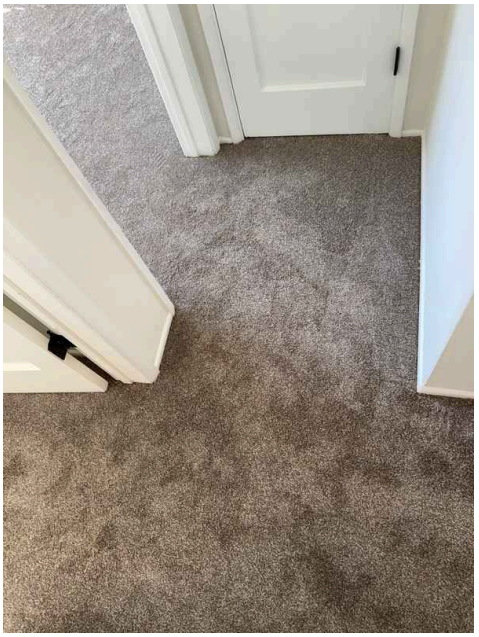
Observations

12.4.1 Floors

Recommendation

UNEVEN AREAS

Needs to be serviced - cause could not be determined, addition hidden defects may exist - consult with a licensed contractor for further evaluation

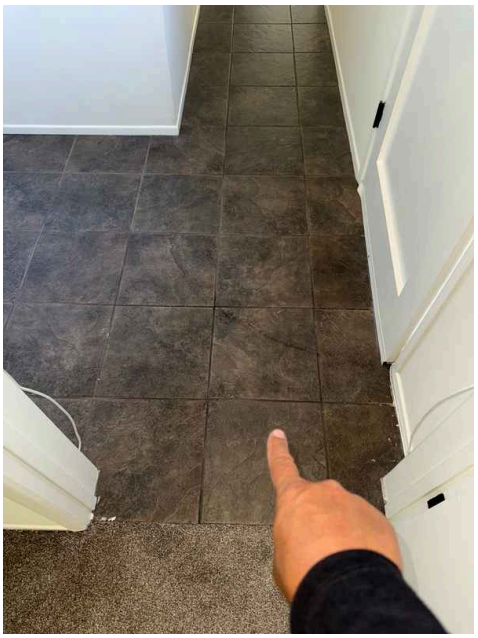


12.4.2 Floors

Recommendation

TILE POPS WHEN WALKING ON THIS AREA

Needs to be serviced - near master bedroom entryway

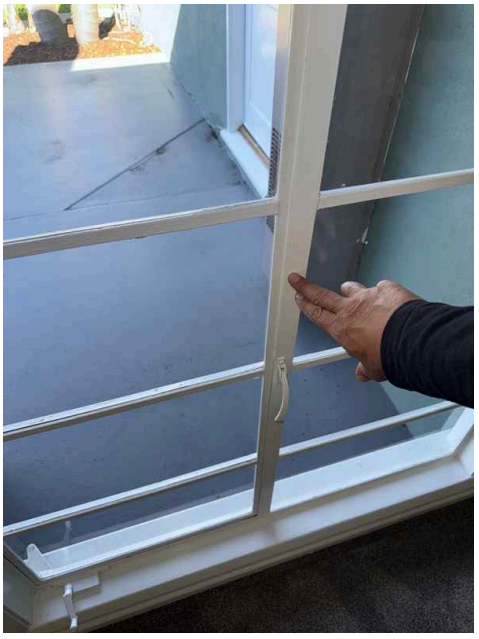


12.5.1 Window Condition

PAINTED SHUT

Not operated - needs to be serviced

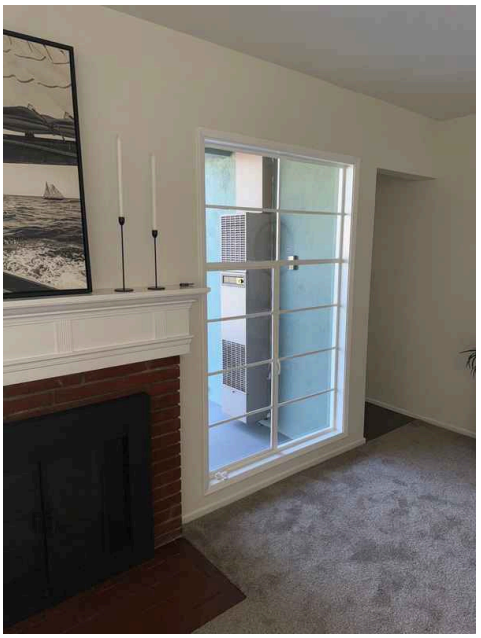
Recommendation



12.5.2 Window Condition

WINDOWS/GLASS BELOW 18" AND WINDOW GLASS IN ANY DOORS SHOULD BE TEMPERED

Safety Hazard

12.8.1 Fireplace

NO DAMPER STOP CLAMP

Safety Hazard

Required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel




12.8.2 Fireplace

RECOMMEND FURTHER EVALUATION BY CSIA CERTIFIED CHIMNEY SWEEP

Safety Hazard

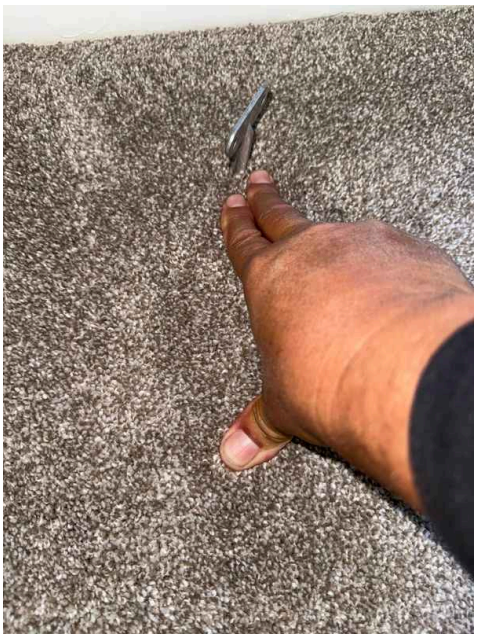
Gas line whistles when tested. Possible leak

12.8.3 Fireplace

GAS SHUTOFF VALVE COVER MISSING

Safety Hazard

The recessed gas shutoff valve access opening at the floor is missing its protective cover. Recommend installing a properly fitted cover while maintaining ready access to the shutoff valve. In case of emergency this may be difficult to locate



13: BEDROOMS

13.1	Wall Condition
13.2	Ceiling Condition
13.3	Ceiling Fans
13.4	Floor Condition
13.5	Window Condition
13.6	Window-Wall AC or Heat
13.7	Security Bars
13.8	Doors
13.9	Screen Doors
13.10	Sliding Glass Doors
13.11	Sliding Glass Screens
13.12	French Doors
13.13	French Door Screens
13.14	Fireplace
13.15	Electrical - Bedroom
13.16	Closets
13.17	Cabinets
13.18	Wet Bar
13.19	Smoke Detectors
13.20	Carbon Monoxide Condition

Information

Carbon Monoxide
None

Ceilings
Drywall

Fireplace Locations
No Fireplace Present

Floors
Carpet

Locations
Master, North, South, East

Walls
Drywall

Windows
Double, Aluminum, Fixed frame or stationary type (does not open or close), Horizontal sliding type (one window slides while the other remains stationary)

Wall Condition: **Recently painted throughout structure**

Wall Condition: *** Note: The inspector does not determine the presence of asbestos or any other hazardous materials in the building**

Ceiling Condition: * Note: The inspector does not determine the presence of asbestos or any other hazardous materials in the ceiling area - if there is any concern about asbestos in the acoustic/popcorn ceiling we recommend that the client have the acoustic ceiling tested as needed.

Ceiling Fans: Normal wear for age
No major visible defects

Floor Condition: New/newer materials are present

Window Condition: Visible/accessible windows have worn frames/hardware/tracks
Typical for age

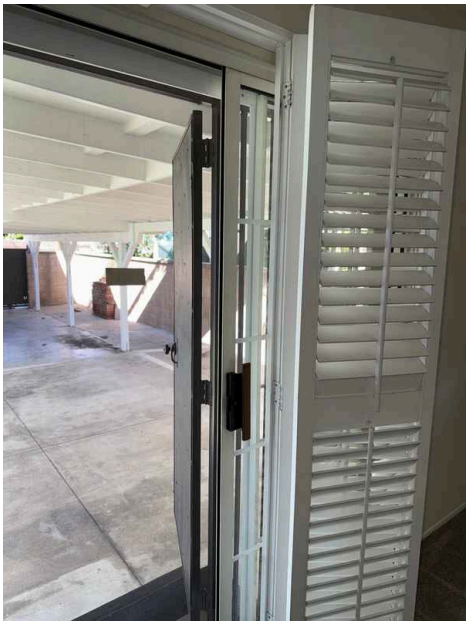
Doors: Normal major visible defects observed at time of inspection

Screen Doors: Security screen present

Screen Doors: Operated at time of inspection

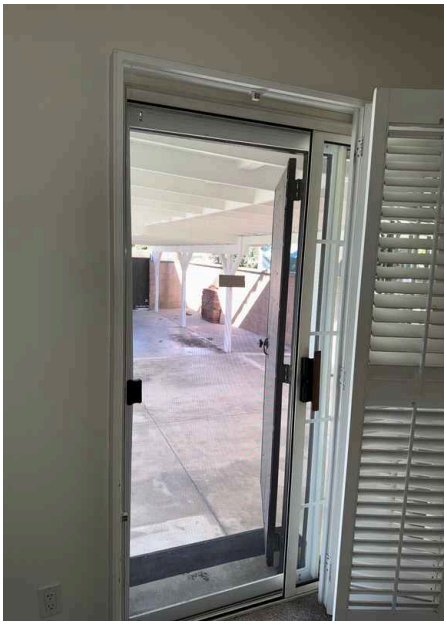


Sliding Glass Doors: Slider operated at the time of the inspection



Sliding Glass Doors: Normal wear at the time of the inspection with no major visible defects

Sliding Glass Screens: Operated at time of inspection



Sliding Glass Screens: Normal wear at the time of the inspection with no major visible defects

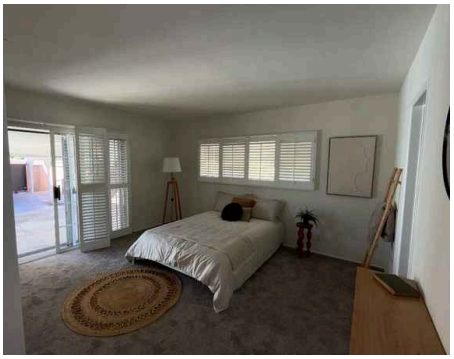
Electrical - Bedroom: A representative number of receptacles and switches were tested and found to be operational at time of inspection

Wall Condition: No major visible defects observed at time of inspection

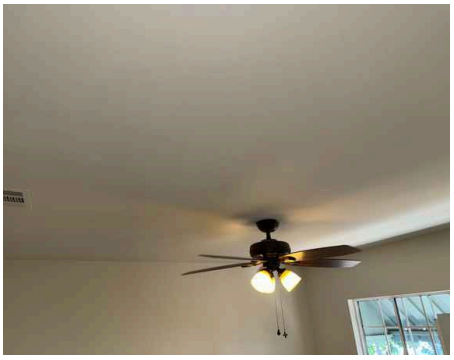
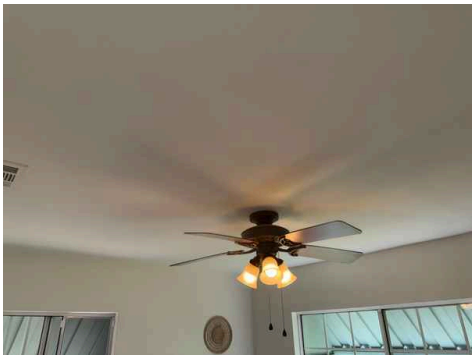
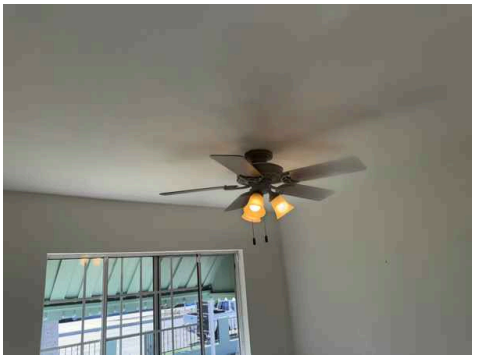
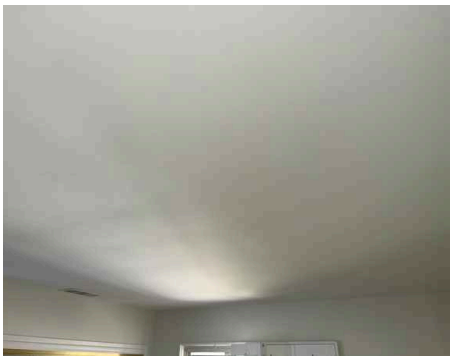






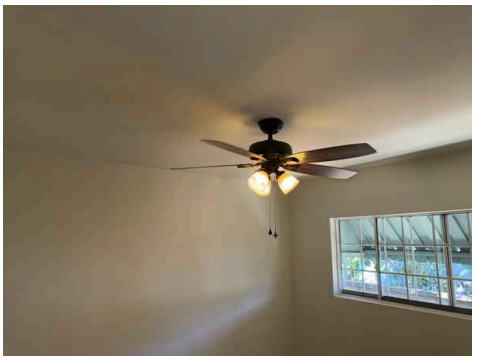


Ceiling Condition: No major visible defects observed at time of inspection

Ceiling Fans: Operated at time of inspection





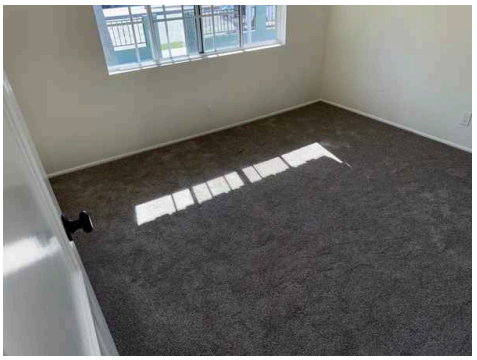
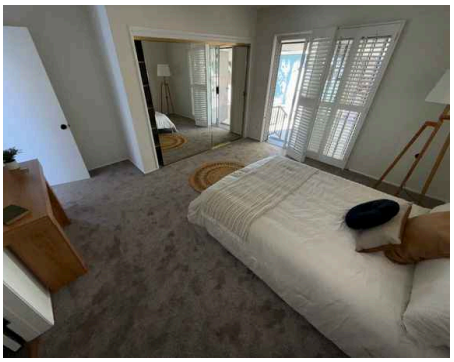
Ceiling Fans: CEILING ATTACHMENT NOTE

Note: It is not possible to determine the method of attachment to the ceiling. These units are heavy and due to the designed movement, must have the proper style mounting boxes for correct and safe attachment. Recommend confirming the method of attachment prior to use. This may require the removal of the fan or insulation to visually verify proper support.

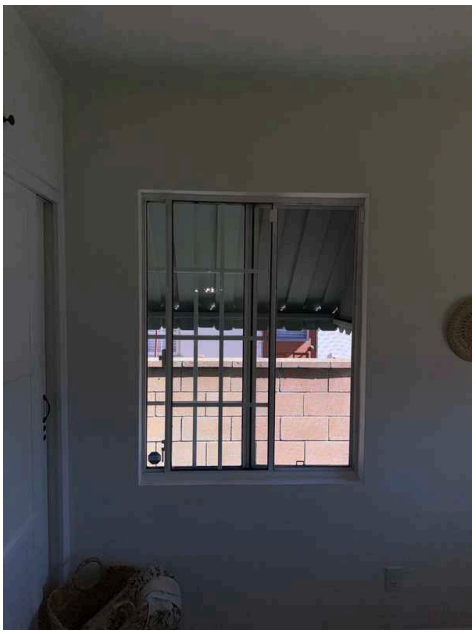
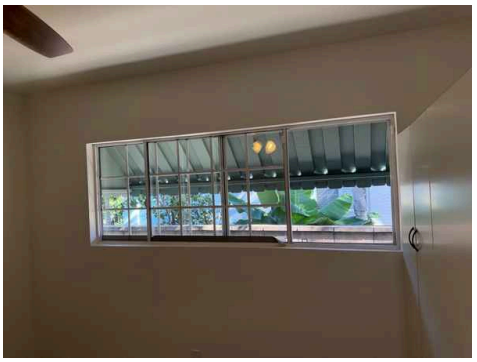
Floor Condition: **Normal major visible defects observed at time of inspection**

No major visible defects at the time of the inspection

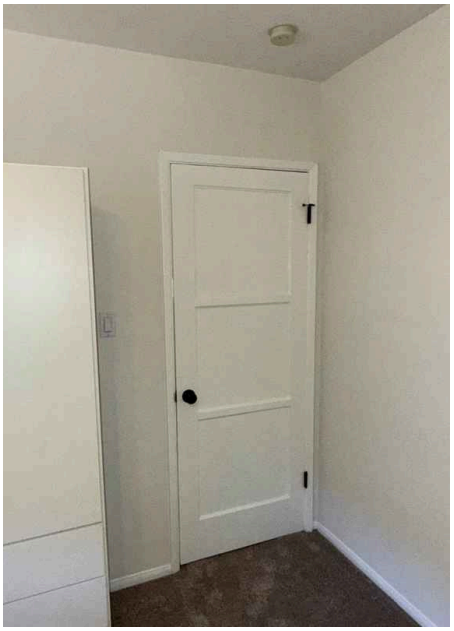
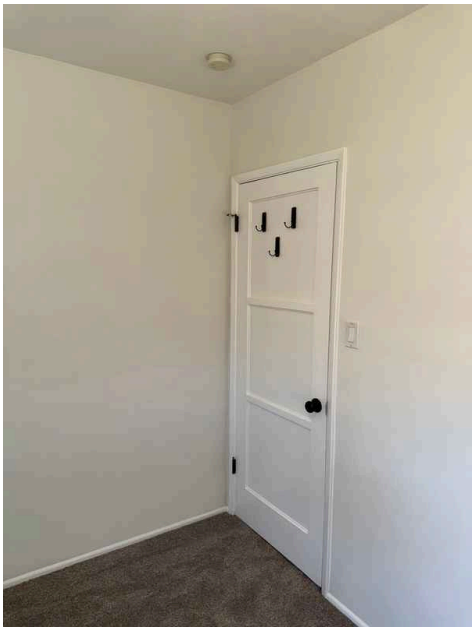
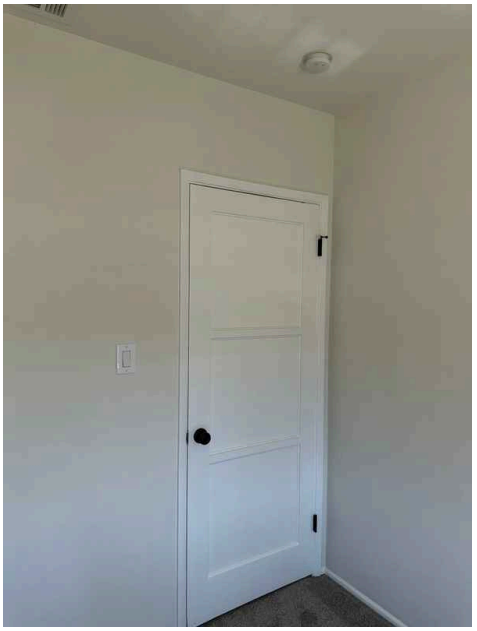
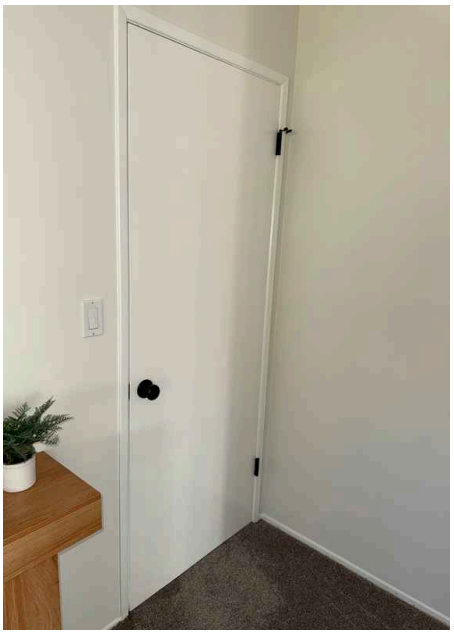


Window Condition: **Accessible windows were tested and operated at time of inspection**

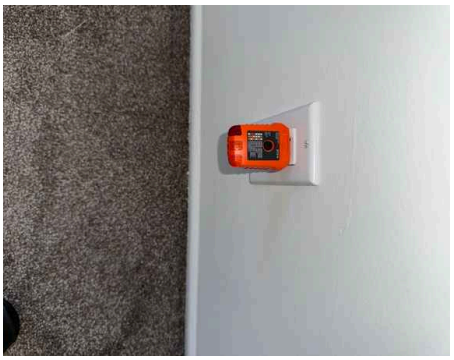
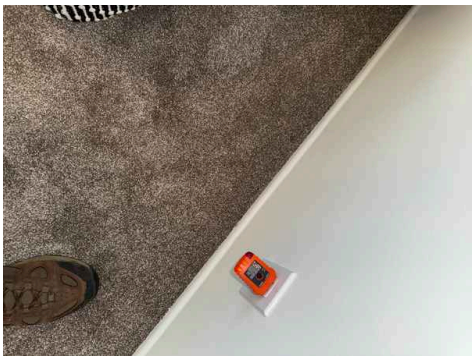
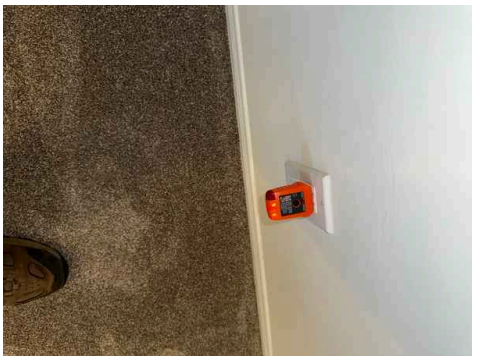
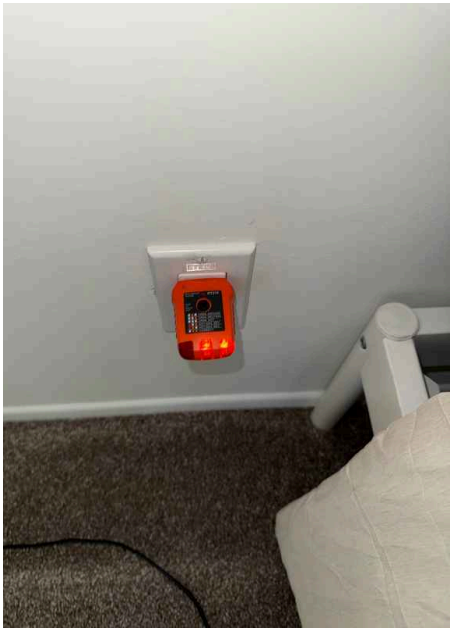




Doors: Operated at time of inspection

Electrical - Bedroom: Outlets/switches had normal wear for age

No major visible defects

Closets: Normal wear for age with no major visible defects

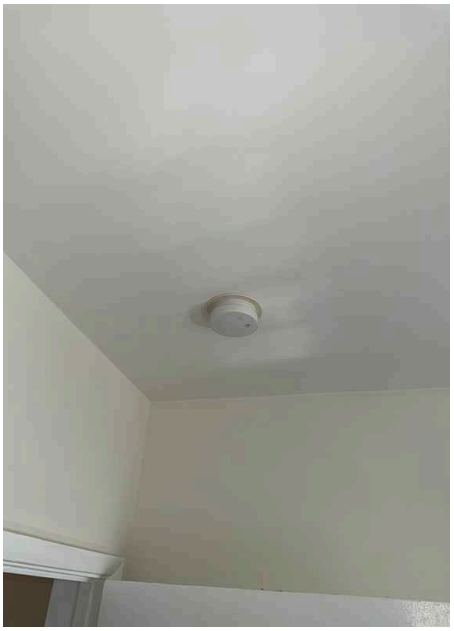
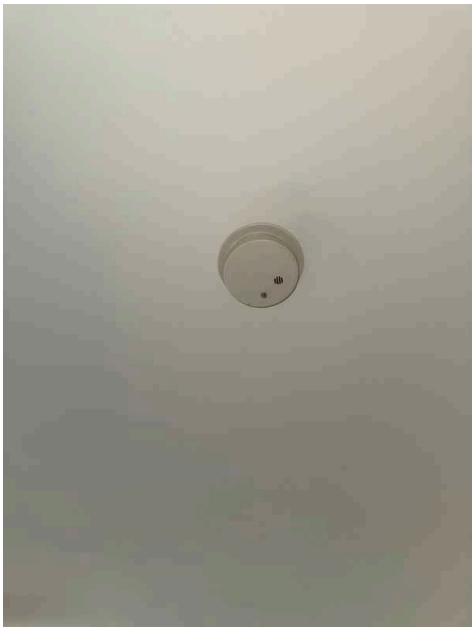




Smoke Detectors: LOCATION RECOMMENDATIONS

For safety purposes we recommend that smoke detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple smoke detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert.

Smoke Detectors: Operational at time of inspection via factory installed test button



Limitations

Wall Condition

NOTE ABOUT CRACKING - SMALL CRACKING MAY BE FOUND THROUGHOUT THE STRUCTURE, THIS IS NORMAL FOR CALIFORNIA CONSTRUCTION AND GENERALLY CAUSED BY SETTLING, EARTHQUAKE, AND WIND CONDITIONS.

Wall Condition

SOME AREAS NOT ACCESSIBLE OR VISIBLE DUE TO ACCESS LIMITATIONS OR PERSONAL ITEMS/FURNISHINGS

Ceiling Condition

SOME AREAS NOT FULLY VISIBLE DUE TO HEIGHT/ANGLE/NATURAL LIGHTING/SHADOWING - N/A

Ceiling Condition

NOTE ABOUT CRACKING - SMALL CRACKING MAY BE FOUND THROUGHOUT THE STRUCTURE, THIS IS NORMAL FOR CALIFORNIA CONSTRUCTION AND GENERALLY CAUSED BY SETTLING, EARTHQUAKE, AND WIND CONDITIONS.

Floor Condition

AREA RUGS PRESENT - SOME AREAS OF FLOORS NOT VISIBLE

Floor Condition

PERSONAL ITEMS/FURNISHINGS PREVENT COMPLETE INSPECTION IN AREAS

Window Condition

ONLY VISIBLE AND ACCESSIBLE WINDOWS ARE TESTED AND EVALUATED, WINDOWS NOT ACCESSIBLE DUE TO ANY ACCESS LIMITATIONS ARE NOT INSPECTED OR EVALUATED

Window Condition

INTERIOR WINDOW SHUTTERS/BLINDS/COVERINGS ARE NOT TESTED OR INSPECTED AS PART OF THIS HOME INSPECTION (THIS INCLUDES ALL WINDOWS AT THE STRUCTURE)

Electrical - Bedroom

ONLY THE VISIBLE AND ACCESSIBLE SWITCHES/OUTLETS ARE TESTED DURING THIS INSPECTION, PERSONAL ITEMS/FURNISHINGS ARE NOT MOVED TO ACCESS ANY OUTLETS/SWITCHES BEHIND THEM.

Closets

SOME CLOSET AREAS NOT VISIBLE FOR INSPECTION DUE TO PERSONAL STORAGE

Observations

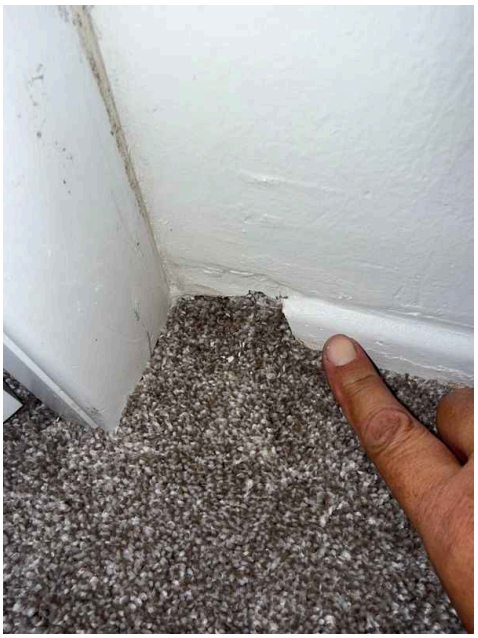
13.1.1 Wall Condition

Recommendation

DAMAGED BASE BOARDS IN AREAS

MASTER BEDROOM

Recommend service/replaced



13.5.1 Window Condition

DIFFICULT TO OPERATE OR SLIDE

Recommendation

Recommend general window maintenance/lubrication and weather tight service on all bedroom windows

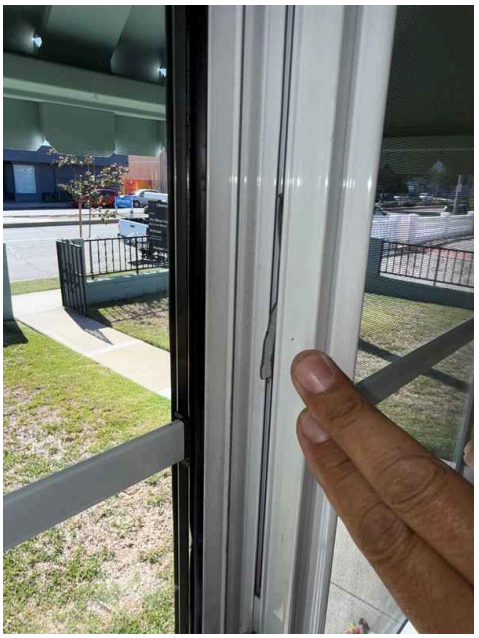
13.5.2 Window Condition

BROKEN LATCH

Safety Hazard

SOUTHWEST BEDROOM

Needs to be serviced



13.5.3 Window Condition

VISIBLE INTERNAL CONDENSATION OR HAZY GLASS INSIDE WINDOW

Safety Hazard

MASTER BEDROOM

Needs to be serviced/evaluated by a window contractor - recommend all windows be checked as others may exist



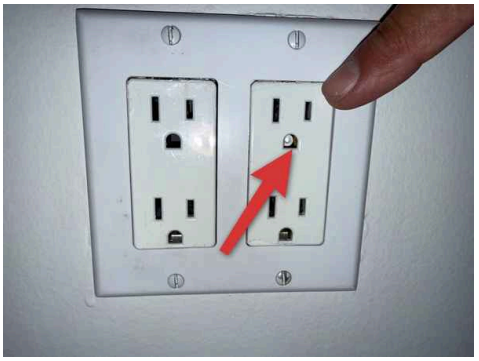
13.15.1 Electrical - Bedroom

Safety Hazard

BROKEN PRONG INSIDE OF OUTLET

NORTH BEDROOM

Needs to be removed or replace outlet - upper outlet receptacle



13.16.1 Closets

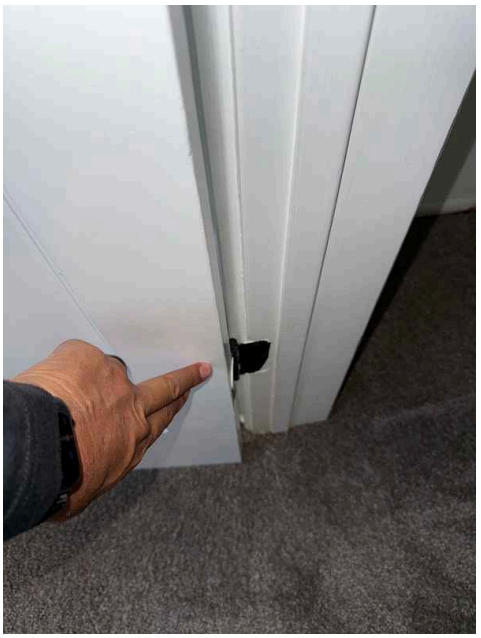
Recommendation

CLOSET DOOR IS LOOSE AT HINGES

SOUTHWEST BEDROOM

Needs to be tightened





14: BATHROOM

14.1	Wall Condition
14.2	Ceiling Condition
14.3	Floor Condition
14.4	Window Condition
14.5	Security Bars
14.6	Doors
14.7	Screen Doors
14.8	Counters
14.9	Cabinets
14.10	Sinks
14.11	Plumbing
14.12	Mirrors
14.13	Bath Tubs
14.14	Showers
14.15	Shower Walls
14.16	Enclosure
14.17	Toilets
14.18	Bidet
14.19	Closet
14.20	Electrical - Bathrooms
14.21	GFCI
14.22	Exhaust Fan
14.23	Heating

Information

Ceilings
Drywall

Floors
Tile

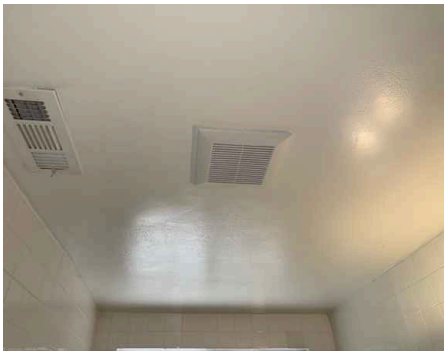
Locations
Master, Hall

Windows
Double, Aluminum, Fixed frame or stationary type (does not open or close), Horizontal sliding type (one window slides while the other remains stationary)

Wall Condition: **Recently painted throughout structure**

Wall Condition: **No visible microbial growth/irregular staining found at the time of the inspection**

Ceiling Condition: Recently painted throughout structure



Ceiling Condition: No major visible defects observed at time of inspection



Window Condition: Accessible windows were tested and operated at time of inspection

Window Condition: Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection



Window Condition: Recommend general window maintenance/lubrication and weather tight service

Doors: Normal wear for age

No major visible defects observed at time of inspection

Counters: Counter has normal wear for age at time of inspection with no major visible defects

Cabinets: Normal wear for age of material

No major visible defects

Cabinets: No visible microbial growth/irregular staining found at the time of the inspection

Sinks: Fixture operated at the time of the inspection



Sinks: Normal wear at fixture/sink for age of material with no major visible defects

Sinks: No visible leaks found at the time of the inspection after running water at fixtures

Plumbing: Operational at time of inspection via normal fixture controls with no major visible defects

Plumbing: Angle stops/hoses/drain pipes are worn/older

Recommend upgrading these areas with new fixtures



Plumbing: No visible leaks found at the time of the inspection after running water at fixtures

Plumbing: * The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed).

Mirrors: Normal wear for age of material with no major visible defects

Bath Tubs: Fixture was in a worn/older condition at the time of the inspection

Typical for age

Bath Tubs: Tub has normal wear for age at the time of the inspection

No major visible defects

Bath Tubs: * Bathtubs are not filled to overflow opening to test

Bathtubs are not filled to overflow opening to test

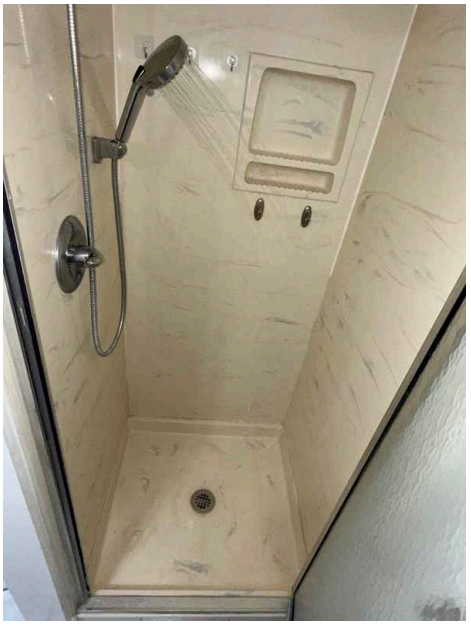
Showers: Tub/Shower combo present

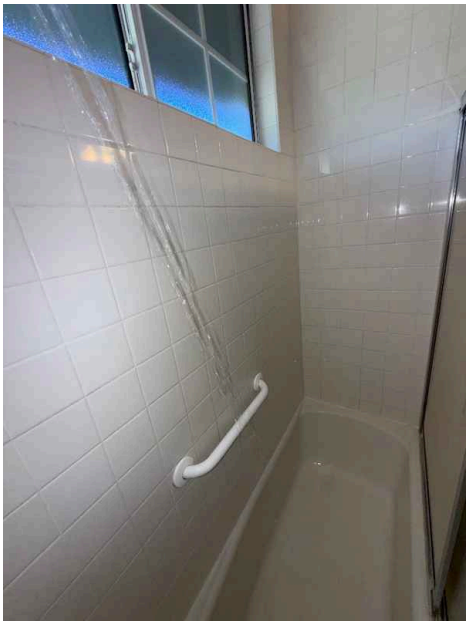
See tub notes for additional information

Showers: * Shower drains are not plugged and the pan long-term tested - consult termite report

Shower Walls: Solid surface (fiberglass/plastic/etc

) shower pan present





Shower Walls: Shower walls have normal wear for age at the time of the inspection

No major visible defects - recommend routine grout and sealer maintenance

Shower Walls: Shower pan has normal wear for age at the time of the inspection

No major visible defects - recommend routine grout and sealer maintenance

Shower Walls: Recommend grout and sealer maintenance

Shower Walls: * Shower pans are not long-term water tested for leaking - consult the termite report

Enclosure: Normal wear for age at the time of the inspection

No major visible defects



Toilets: Toilet has normal wear for age at the time of the inspection

No major visible defects

Toilets: No visible leaking at the time of inspection and flush testing

Bidet: None

Electrical - Bathrooms: A representative number of receptacles and switches were tested and found to be operational at time of inspection

Electrical - Bathrooms: Outlets/switches had normal wear for age

No major visible defects



Exhaust Fan: Normal wear for age with no major visible defects

Heating: See HVAC page for more information about this section

Heating: Central unit

Heating: Operated with normal wear

No major visible defects

Heating: Tested and air flow confirmed at time of inspection via normal control

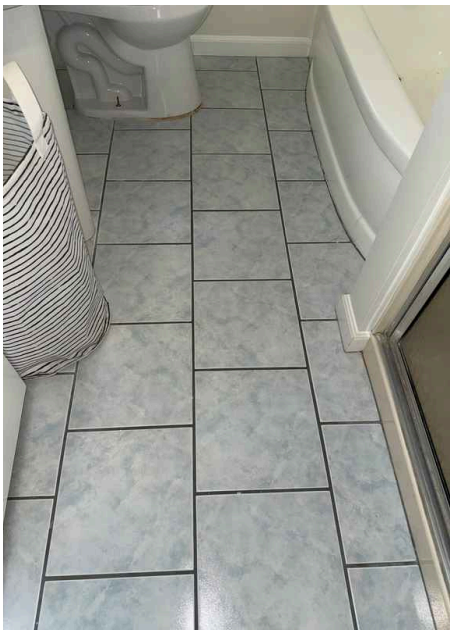
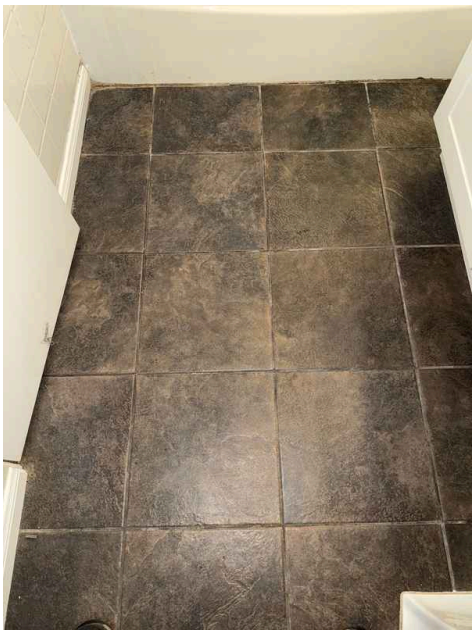
Wall Condition: No major visible defects observed at time of inspection



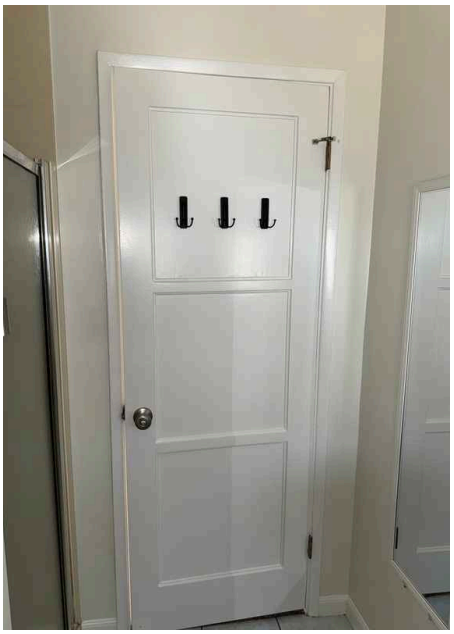
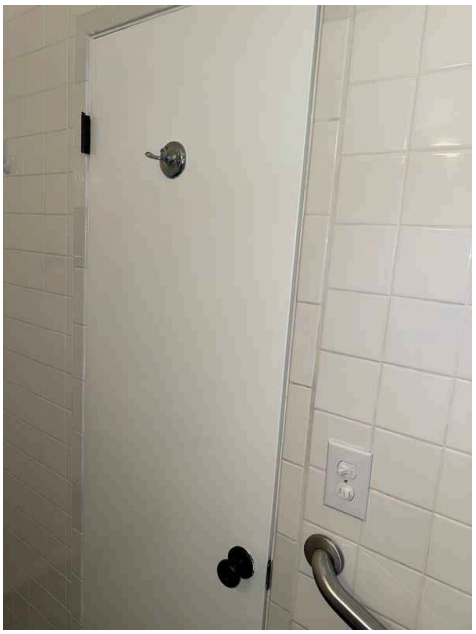


Floor Condition: Normal wear for age

No major visible defects at the time of the inspection

Doors: Operated at time of inspection

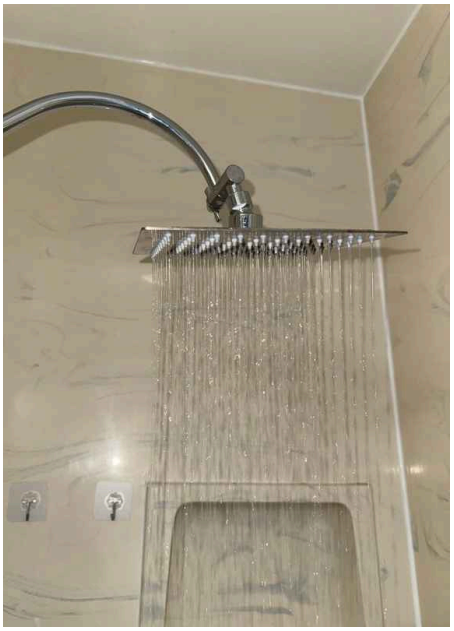
Mirrors: Mirror functional at time of inspection

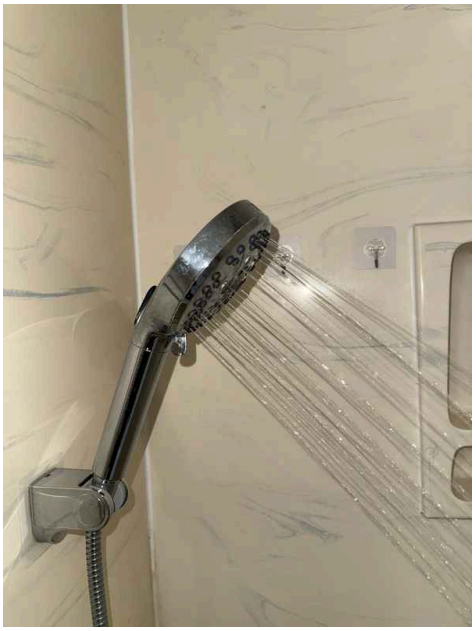



Bath Tubs: Fixture was tested and operating at the time of the inspection




Showers: **Fixture was tested and operating at time of inspection via normal fixture controls**







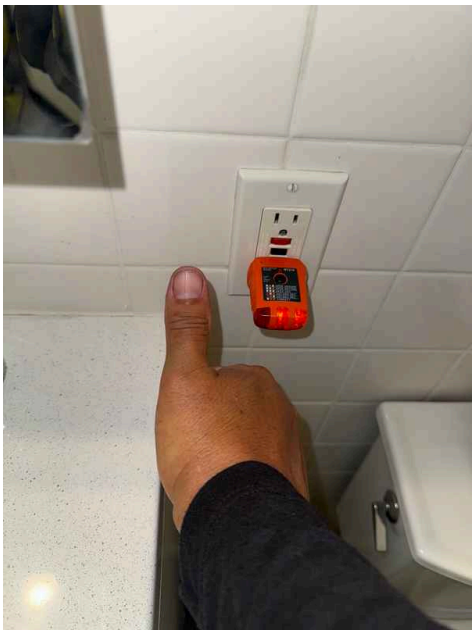


Toilets: **Tested and operational at time of inspection via normal fixture controls**

Flush test performed




GFCI: **Tested and operational at time of inspection via normal control**

Exhaust Fan: Operated at time of inspection





Limitations

Wall Condition

SMALL CRACKING MAY BE FOUND THROUGHOUT THE STRUCTURE, THIS IS NORMAL FOR CALIFORNIA CONSTRUCTION AND GENERALLY CAUSED BY SETTLING, EARTHQUAKE, AND WIND CONDITIONS.

Wall Condition

NOTE ABOUT CRACKING - SOME AREAS NOT ACCESSIBLE OR VISIBLE DUE TO ACCESS LIMITATIONS OR PERSONAL ITEMS/FURNISHINGS

Ceiling Condition

SOME AREAS NOT FULLY VISIBLE DUE TO HEIGHT/ANGLE/NATURAL LIGHTING/SHADOWING - N/A

Ceiling Condition

NOTE ABOUT CRACKING - SMALL CRACKING MAY BE FOUND THROUGHOUT THE STRUCTURE, THIS IS NORMAL FOR CALIFORNIA CONSTRUCTION AND GENERALLY CAUSED BY SETTLING, EARTHQUAKE, AND WIND CONDITIONS.

Floor Condition

AREA RUGS PRESENT - SOME AREAS OF FLOORS NOT VISIBLE

Floor Condition

PERSONAL ITEMS/FURNISHINGS PREVENT COMPLETE INSPECTION IN AREAS

Window Condition

ONLY VISIBLE AND ACCESSIBLE WINDOWS ARE TESTED AND EVALUATED, WINDOWS NOT ACCESSIBLE DUE TO ANY ACCESS LIMITATIONS ARE NOT INSPECTED OR EVALUATED

Window Condition

INTERIOR WINDOW SHUTTERS/BLINDS/COVERINGS ARE NOT TESTED OR INSPECTED AS PART OF THIS HOME INSPECTION (THIS INCLUDES ALL WINDOWS AT THE STRUCTURE)

Counters

SOME COUNTER AREAS NOT VISIBLE FOR INSPECTION DUE TO PERSONAL STORAGE

Cabinets

SOME INTERIOR CABINET AREAS NOT VISIBLE FOR INSPECTION DUE TO PERSONAL STORAGE

Sinks

SOME AREAS NOT VISIBLE/ACCESSIBLE DUE TO PERSONAL ITEMS

Plumbing

SOME AREAS NOT VISIBLE DUE TO PERSONAL ITEMS

Bath Tubs

SOME AREAS NOT VISIBLE DUE TO PERSONAL ITEMS

Showers

VISIBLE LIMITATIONS

Some areas not visible due to personal items

Shower Walls

SOME AREAS NOT VISIBLE/ACCESSIBLE FOR INSPECTION DUE TO PERSONAL ITEMS PRESENT

Toilets

PERSONAL ITEMS PREVENT COMPLETE INSPECTION IN AREAS

Personal items prevent complete inspection in areas

Electrical - Bathrooms

ONLY THE VISIBLE AND ACCESSIBLE SWITCHES/OUTLETS ARE TESTED DURING THIS INSPECTION, PERSONAL ITEMS/FURNISHINGS ARE NOT MOVED TO ACCESS ANY OUTLETS/SWITCHES BEHIND THEM.

Observations

14.4.1 Window Condition

Recommendation

DIFFICULT TO OPERATE OR SLIDE

Needs to be serviced



14.4.2 Window Condition

Recommendation

BROKEN OR MISSING LATCH

Needs to be serviced



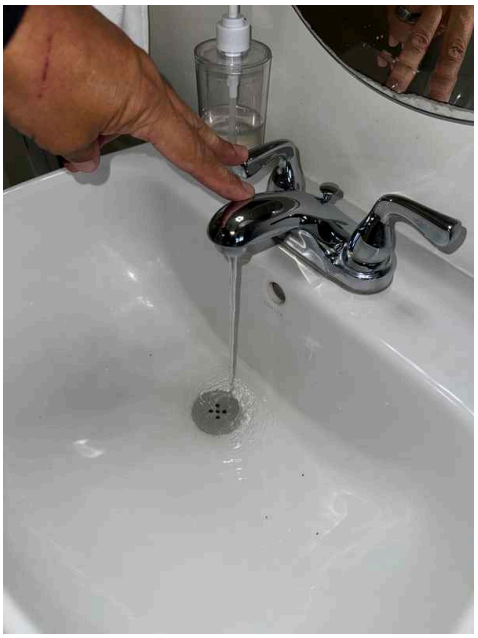
14.10.1 Sinks

Safety Hazard

HOT VALVE DID NOT FUNCTION PROPERLY

HALL BATHROOM

Low water pressure at fixture - Needs to be serviced

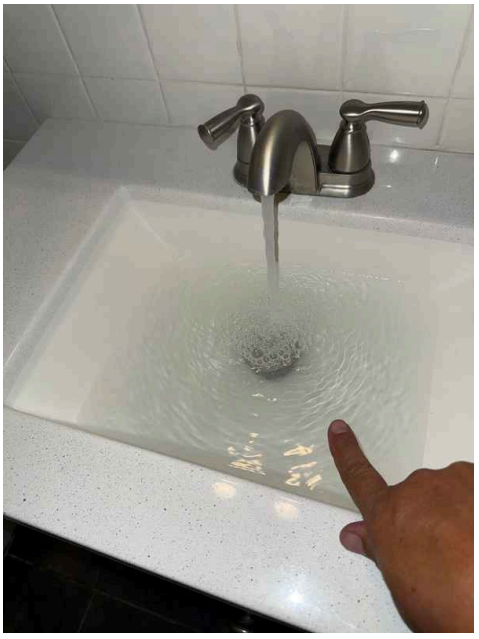


14.10.2 Sinks

Safety Hazard

DRAIN BACKED UP DURING THE INSPECTION

Recommend a plumber to further evaluate



14.11.1 Plumbing

Recommendation

PLASTIC FLEX LINE USED ON BATHROOM SINK DRAIN

This material is considered weak and should be upgraded for optimum long term drainage



14.11.2 Plumbing

Safety Hazard

LOW WATER FLOW AT FIXTURES UPON MULTIPLE SIMULTANEOUS OPERATION

Needs to be serviced





14.11.3 Plumbing

Recommendation

GALVANIZED PIPING PRESENT

Galvanized water piping present - recommend complete water distribution system evaluation due to age

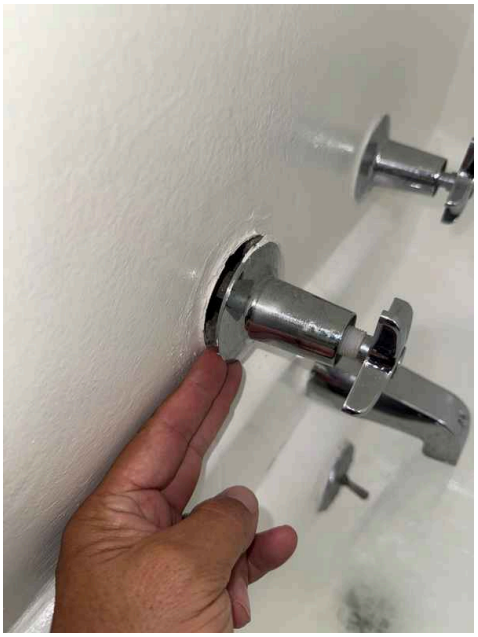



14.13.1 Bath Tubs

TUB FIXTURE IS LOOSE

Recommendation

Needs to be serviced to prevent water intrusion

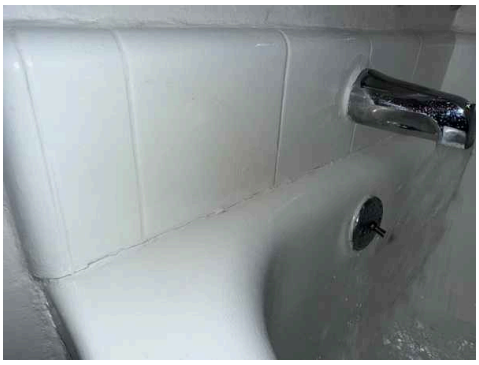



14.13.2 Bath Tubs

TUB APPEARS TO BE REFINISHED/PAINTED

Recommendation

Special care may be needed

14.13.3 Bath Tubs

DRAIN OPERATED SLOWLY

HALL BATHROOM

Needs to be serviced

Safety Hazard



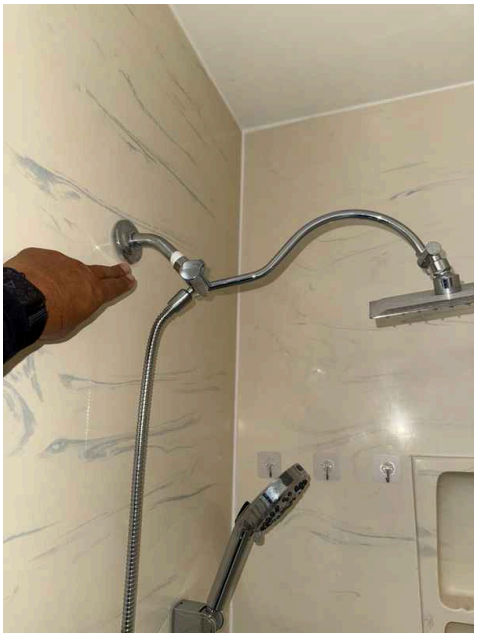
14.14.1 Showers

SHOWER FIXTURE IS LOOSE

HALL BATHROOM

Needs to be serviced

Safety Hazard



14.16.1 Enclosure

DIFFICULT TO OPERATE OR SLIDE

Needs to be serviced

Safety Hazard

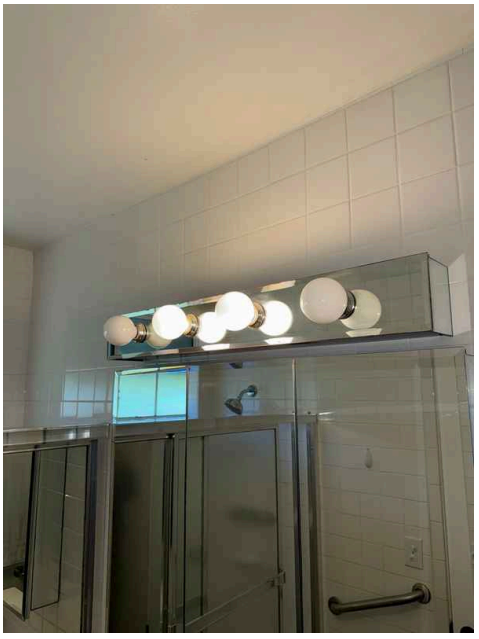


14.20.1 Electrical - Bathrooms

Recommendation

SOME BULBS DEFECTIVE/MISSING/LIGHT(S) DID NOT FUNCTION

Check bulbs/consult electrician to further evaluate



15: KITCHEN

15.1	Wall Condition
15.2	Ceiling Condition
15.3	Ceiling Fan
15.4	Floor Condition
15.5	Window Condition
15.6	Security Bars
15.7	Doors
15.8	Screen Doors
15.9	Sliding Glass Doors
15.10	Sliding Glass Screens
15.11	French Doors
15.12	French Door Screens
15.13	Counters
15.14	Cabinets
15.15	Pantry
15.16	Sinks
15.17	Drinking Fountain
15.18	Spray Wand
15.19	Hot Water Dispenser
15.20	Soap Dispenser
15.21	Dishwasher
15.22	Garbage Disposal
15.23	Plumbing
15.24	Cook top/Range condition
15.25	Oven
15.26	Microwave
15.27	Trash Compactor
15.28	Vent Condition
15.29	GFCI
15.30	Electrical - Kitchen

Information

Ceilings
Drywall

Floors
Tile

Venting
Recirculating, Hood with fan

Walls
Drywall

Windows
Double, Aluminum, Fixed frame or stationary type (does not open or close), Horizontal sliding type (one window slides while the other remains stationary)

Wall Condition: No major visible defects observed at the time of inspection



Wall Condition: No visible microbial growth/irregular staining found at the time of the inspection

Ceiling Condition: No major visible defects observed at time of inspection



Ceiling Condition: * Note: The inspector does not determine the presence of asbestos or any other hazardous materials in the ceiling area - if there is any concern about asbestos in the acoustic/popcorn ceiling we recommend that the client have the acoustic ceiling tested as needed.

Floor Condition: Worn and stained areas

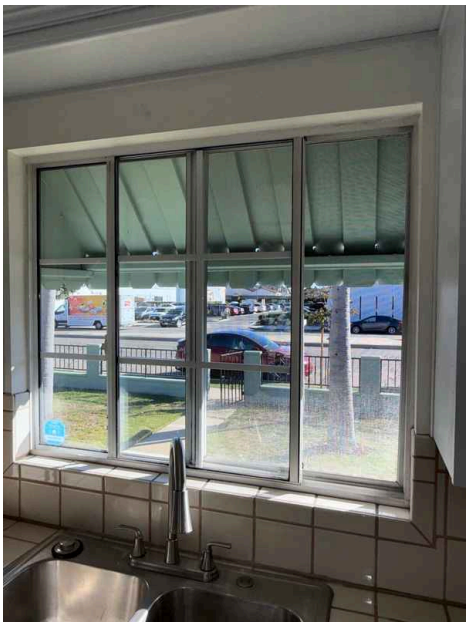
Typical for age of the materials



Window Condition: Accessible windows were tested and operated at time of inspection

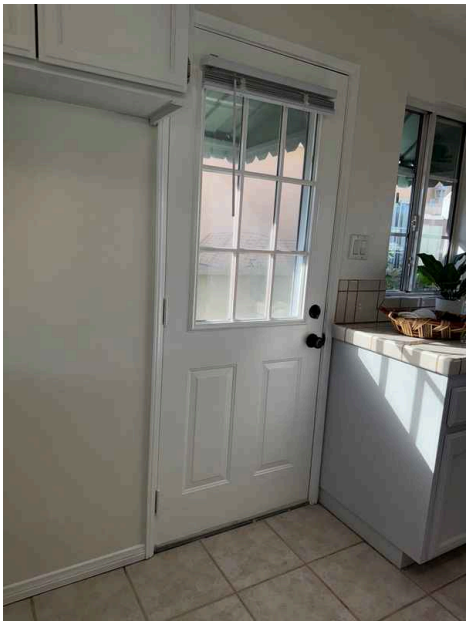
Window Condition: Visible/accessible windows have worn frames/hardware/sills/tracks

Typical for age



Window Condition: Recommend general window maintenance/lubrication and weather tight service

Doors: Operated at time of inspection



Doors: Normal wear for age

No major visible defects at the time of the inspection

Sliding Glass Doors: Slider operated at the time of the inspection



Sliding Glass Doors: Worn door with loose/worn hardware/frames/rollers/tracks

Typical for age

Sliding Glass Doors: Single pane

Sliding Glass Screens: Not installed

Recommend installation and confirmation of proper screen door operation.

Counters: Counter has normal wear for age at time of inspection with no major visible defects

Counters: Small cracking

Did not affect performance



Cabinets: No visible microbial growth/irregular staining found at the time of the inspection

Pantry: Normal wear for age with no major visible defects



Sinks: Fixture operated at the time of the inspection



Sinks: Normal wear at fixture/sink for age of material with no major visible defects

Sinks: No visible leaks found at the time of the inspection after running water at fixtures

Drinking Fountain: None installed

Spray Wand: Operational at time of inspection

Hot Water Dispenser: None installed

Soap Dispenser: None installed



Dishwasher: None installed

Garbage Disposal: * The garbage disposal has a limited inspection, the Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or adequacies of the internal blades is not determined during the home inspection.

Garbage Disposal: Tested and operational at time of inspection via normal controls



Garbage Disposal: Normal wear for age

No major visible defects

Garbage Disposal: No visible leaks at the time of the inspection

Plumbing: Operational at time of inspection via normal fixture controls with no major visible defects



Plumbing: No visible leaks found at the time of the inspection after running water at fixtures

Plumbing: * The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed).

Cook top/Range condition: * The range or cooktop has a limited inspection, the Inspector cannot predict the remaining life of the unit nor determine the BTUs output by each burner or if/how well the burners will cook food. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.

Cook top/Range condition: Tested and operational at time of inspection via normal controls

Cook top/Range condition: Normal wear for age

No major visible defects

Oven : * The "Bake" feature is the only feature operated during a home inspection; convection, browning, rotisserie, warming drawers and other features are not tested during the oven inspection. Ovens are tested for basic heating element functionality. The oven cannot be tested to each incremental temperature setting or determine if adequate cooking temperatures can be achieved, nor if temperatures are calibrated with oven settings. We cannot determine if or how well the oven cooks food nor can we predict the remaining life left for the unit. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.

Microwave: Portable (non built in type) unit present - not tested



Trash Compactor: None installed

Vent Condition: Tested and operational at time of inspection via normal controls



Vent Condition: Normal wear for age

No major visible defects

GFCI: Tested and operational at time of inspection via normal control



Electrical - Kitchen: Outlets/switches had normal wear for age

No major visible defects

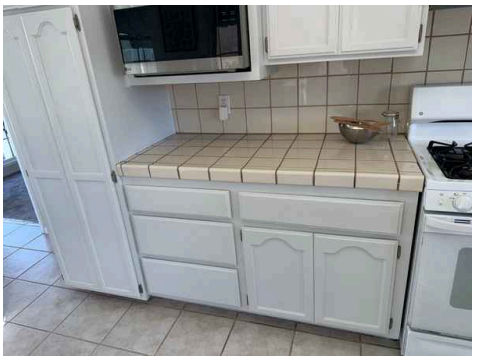


Electrical - Kitchen: A representative number of receptacles and switches were tested and found to be operational at time of inspection

Cabinets: Normal wear for age of material

No major visible defects





Oven : Tested and operational at time of inspection via normal controls





Oven : Normal wear for age

No major visible defects




Vent Condition: * The exhaust fan/vent is tested using the normal controls only. No smoke testing or other testing is done to determine the CFMs or how well the unit evacuates air. The home inspector cannot predict the remaining life left in the unit.

The exhaust fan/vent is tested using the normal controls only. No smoke testing or other testing is done to determine the CFMs or how well the unit evacuates air. The home inspector cannot predict the remaining life left in the unit.

Limitations

Wall Condition

SOME AREAS NOT ACCESSIBLE OR VISIBLE DUE TO ACCESS LIMITATIONS OR PERSONAL ITEMS/FURNISHINGS

Wall Condition

NOTE ABOUT CRACKING - SMALL CRACKING MAY BE FOUND THROUGHOUT THE STRUCTURE, THIS IS NORMAL FOR CALIFORNIA CONSTRUCTION AND GENERALLY CAUSED BY SETTLING, EARTHQUAKE, AND WIND CONDITIONS.

Ceiling Condition

SOME AREAS NOT ACCESSIBLE OR VISIBLE DUE TO ACCESS LIMITATIONS OR PERSONAL ITEMS/FURNISHINGS

Ceiling Condition

NOTE ABOUT CRACKING - SMALL CRACKING MAY BE FOUND THROUGHOUT THE STRUCTURE, THIS IS NORMAL FOR CALIFORNIA CONSTRUCTION AND GENERALLY CAUSED BY SETTLING, EARTHQUAKE, AND WIND CONDITIONS.

Floor Condition

AREA RUGS PRESENT - SOME AREAS OF FLOORS NOT VISIBLE

Area rugs present - some areas of floors not visible

Floor Condition

PERSONAL ITEMS/FURNISHINGS PREVENT COMPLETE INSPECTION IN AREAS

Window Condition

ONLY VISIBLE AND ACCESSIBLE WINDOWS ARE TESTED AND EVALUATED, WINDOWS NOT ACCESSIBLE DUE TO ANY ACCESS LIMITATIONS ARE NOT INSPECTED OR EVALUATED.

Window Condition

INTERIOR WINDOW SHUTTERS/BLINDS/COVERINGS ARE NOT TESTED OR INSPECTED AS PART OF THIS HOME INSPECTION (THIS INCLUDES ALL WINDOWS AT THE STRUCTURE)

Counters

SOME COUNTER AREAS NOT VISIBLE FOR INSPECTION DUE TO PERSONAL STORAGE

Cabinets

SOME INTERIOR CABINET AREAS NOT VISIBLE FOR INSPECTION DUE TO PERSONAL STORAGE

Sinks

SOME AREAS NOT VISIBLE/ACCESSIBLE DUE TO PERSONAL ITEMS

Plumbing

SOME AREAS NOT VISIBLE DUE TO PERSONAL ITEMS

Electrical - Kitchen

ONLY THE VISIBLE AND ACCESSIBLE SWITCHES/OUTLETS ARE TESTING DURING THIS INSPECTION, PERSONAL ITEMS/FURNISHINGS ARE NOT MOVED TO ACCESS ANY OUTLETS/SWITCHES BEHIND THEM.

Observations

15.5.1 Window Condition

Recommendation

WINDOWS ARE DIRTY IN AREAS

Internal condensation is not determinable - recommend cleaning and further inspection



15.9.1 Sliding Glass Doors

CANNOT DETERMINE OR VERIFY IF TEMPERED

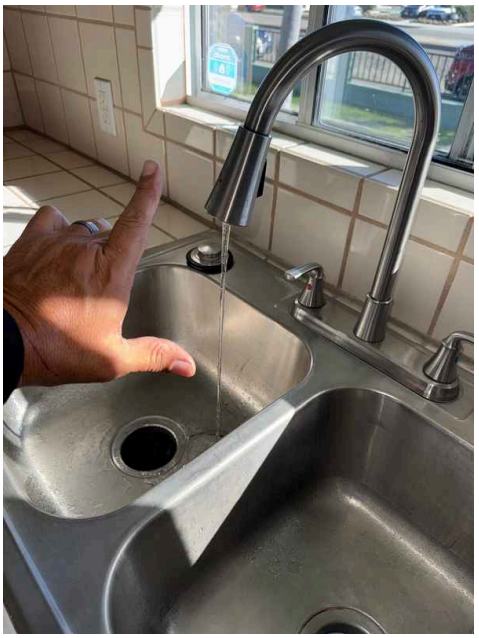
Safety Hazard

15.23.1 Plumbing

LOW PRESSURE AT HOT WATER FIXTURES

Safety Hazard

Needs to be serviced

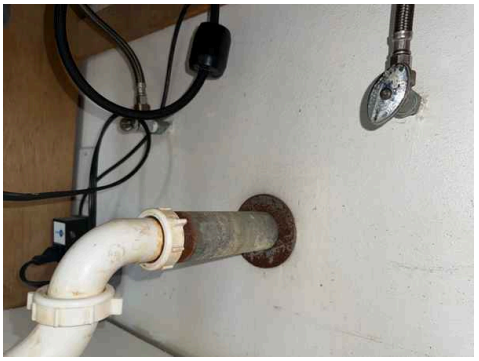


15.23.2 Plumbing

GALVANIZED DRAIN PIPING PRESENT

Recommendation

Galvanized water piping present - recommend complete water distribution system evaluation due to age



15.24.1 Cook top/Range condition

LEFT FRONT ELEMENT/BURNER NOT OPERATING

Safety Hazard

Needs to be serviced



16: LAUNDRY

16.1	Wall Condition
16.2	Ceiling Condition
16.3	Floor Condition
16.4	Window Condition
16.5	Security Bars
16.6	Doors
16.7	Counters
16.8	Cabinets
16.9	Dryer Vent
16.10	Plumbing
16.11	Wash Basin
16.12	Electrical - Laundry
16.13	GFCI
16.14	Gas Valves
16.15	Exhaust Fan

Information

Ceilings
Wood beam

Floors
Concrete

Locations
See garage area

Walls
Drywall

Windows
Double Pane, Aluminum, Fixed frame or stationary type (does not open or close), Horizontal sliding type (one window slides while the other remains stationary)

Wall Condition: **No visible microbial growth/irregular staining found at the time of the inspection**

Ceiling Condition: *** Note: The inspector does not determine the presence of asbestos or any other hazardous materials in the ceiling area - if there is any concern about asbestos in the acoustic/popcorn ceiling we recommend that the client have the acoustic ceiling tested as needed.**

Window Condition: **Accessible windows were tested and operated at time of inspection**

Window Condition:
Visible/accessible windows have worn frames/hardware/sills/tracks

Typical for age



Doors: **Operated at time of inspection**



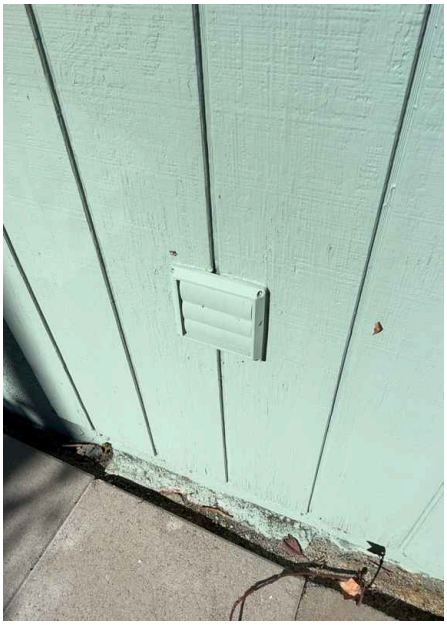
Doors: **Normal wear for age**

Dryer Vent: **MAINTENANCE RECOMMENDATION**

Dryer vent should be cleaned periodically to prevent lint fire hazards

Dryer Vent: Normal wear on day of the inspection

No major visible defects



Plumbing: Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas

Plumbing: Visible fixtures were worn/old

Typical wear for age



Plumbing: No visible leaks at time of inspection

Plumbing: * The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed).

Plumbing: * The laundry drain cannot be tested at this inspection. The washer and dryer (if present) are not tested or inspected.

Electrical - Laundry: Representative number of receptacles and switches tested and operational at time of inspection

Electrical - Laundry: Loose/worn outlets/switches

Typical for age consider upgrading



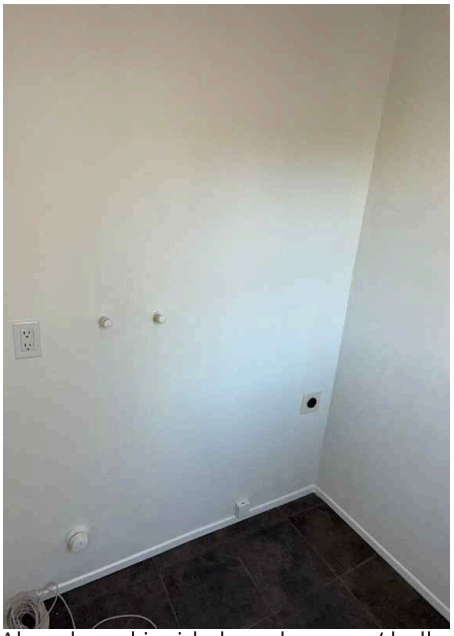
Gas Valves: * The inspector does not check for gas leaks, consult the Gas Company to evaluate all gas areas prior to occupancy

Gas Valves: Normal wear at valve **Exhaust Fan:** None present

No major visible defects at the time of the inspection



Wall Condition: No major visible defects observed at the time of inspection







Abandoned inside laundry area / hall

Floor Condition: Normal wear for age

No major visible defects at the time of the inspection





Limitations

Wall Condition

WASHER/DRYER UNIT(S) PRESENT DURING INSPECTION AND OBSTRUCT THE VIEW OF THE WALL AREAS

Wall Condition

SOME AREAS NOT ACCESSIBLE OR VISIBLE DUE TO ACCESS LIMITATIONS OR PERSONAL ITEMS/FURNISHINGS

Wall Condition

NOTE ABOUT CRACKING - SMALL CRACKING MAY BE FOUND THROUGHOUT THE STRUCTURE, THIS IS NORMAL FOR CALIFORNIA CONSTRUCTION AND GENERALLY CAUSED BY SETTLING, EARTHQUAKE, AND WIND CONDITIONS.

Ceiling Condition

LIMITATIONS NOTE

Some areas not fully visible due to height/angle/natural lighting/shadowing - N/A

Ceiling Condition

NOTE ABOUT CRACKING

Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

Floor Condition

VISIBLE LIMITATIONS

Area rugs present - some areas of floors not visible

Floor Condition

VISIBLE LIMITATIONS

Personal items/furnishings prevent complete inspection in areas

Floor Condition

ACCESS LIMITATION NOTE

Washer/dryer unit(s) present during inspection and obstruct the view of the floor areas

Electrical - Laundry

WASHER/DRYER UNIT(S) PRESENT DURING INSPECTION AND OBSTRUCT THE VIEW OF THE WALL/ELECTRICAL AREAS

Gas Valves

ACCESS LIMITATION

Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas

Observations

16.2.1 Ceiling Condition

Safety Hazard

EVIDENCE OF PAST MOISTURE PROBLEMS

Consult seller/disclosures for any past history of moisture issues



16.13.1 GFCI

Recommendation

NONE INSTALLED RECOMMEND UPGRADE FOR INCREASED SAFETY

STANDARDS OF PRACTICE