



IM HOME INSPECTIONS

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<https://imhomeinspections.com/>



IM HOME INSPECTIONS INC - RESIDENTIAL REPORT

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02/21/2026



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About this report:

A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the [InterNACHI Standards of Practice](#), that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trade's contractors within the client's inspection contingency window or prior to closing, whichever is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than are able to be noted from a purely visual inspection of the property. **This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection.** This inspection is intended to assist in the evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

It is essential that you take action on the recommendations in your inspection report. If your report has a recommendation for further evaluation OR repair by a qualified professional, do it BEFORE the end of your contingency period. **IF YOU DO NOT ACT BEFORE THE END OF YOUR CONTINGENCY PERIOD AND BUY THE HOUSE, YOU WILL BE RESPONSIBLE FOR THE COST TO REPAIR THESE ITEMS WHICH MAY BE SUBSTANTIAL.** If an issue exists in one location it may exist in multiple locations.

Useful Life Expectancy

While components, appliances, and materials may work at the time of inspection, every part of the house has a useful life expectancy. To see expected life expectancy, please see: <http://www.nachi.org/life-expectancy.htm>

Read the Entire Report:

Please read the entire report. While the most pressing issues are in the summary, the body of the report also includes important details and recommendations.



MAINTENANCE ITEM



REPAIR/UPGRADE



SAFETY HAZARD

SUMMARY

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

-  2.2.1 Grounds and Exterior Areas - Driveway and Walkway Condition: Hairline - driveway
-  2.2.2 Grounds and Exterior Areas - Driveway and Walkway Condition: Hairline - walkway
-  2.3.1 Grounds and Exterior Areas - Exterior Material : Deteriorated siding noted
-  2.3.2 Grounds and Exterior Areas - Exterior Material : Damaged siding noted
-  2.3.3 Grounds and Exterior Areas - Exterior Material : Stucco damaged noted
-  2.3.4 Grounds and Exterior Areas - Exterior Material : Hole in siding
-  2.3.5 Grounds and Exterior Areas - Exterior Material : Not sealed
-  2.4.1 Grounds and Exterior Areas - Vegetation Observations: Vegetation close to home
-  2.4.2 Grounds and Exterior Areas - Vegetation Observations: Planter beds
-  2.4.3 Grounds and Exterior Areas - Vegetation Observations: Tree close contact
-  2.4.4 Grounds and Exterior Areas - Vegetation Observations: Large trees noted near structure
-  2.5.1 Grounds and Exterior Areas - Grading: Flat
-  2.5.2 Grounds and Exterior Areas - Grading: Poor grading
-  2.5.3 Grounds and Exterior Areas - Grading: Grading/drainage issue - Sump pump
-  2.5.4 Grounds and Exterior Areas - Grading: The house sits downhill from the street
-  2.6.1 Grounds and Exterior Areas - Gate Condition: Gate is difficult to open and close
-  2.7.1 Grounds and Exterior Areas - Fence Condition: Fences have signs of deterioration and age
-  2.7.2 Grounds and Exterior Areas - Fence Condition: Leaning
-  2.7.3 Grounds and Exterior Areas - Fence Condition: Cracked fencing
-  2.8.1 Grounds and Exterior Areas - Eaves & Fascia: Wood deterioration
-  2.8.2 Grounds and Exterior Areas - Eaves & Fascia: Peeling and worn paint noted
-  2.10.1 Grounds and Exterior Areas - Window Condition: Wood deterioration
-  2.10.2 Grounds and Exterior Areas - Window Condition: Garden style windows
-  2.11.1 Grounds and Exterior Areas - Doors: Wear and tear
-  2.12.1 Grounds and Exterior Areas - Deck: Wood deterioration
-  2.12.2 Grounds and Exterior Areas - Deck: Handrails missing at exterior steps
-  2.12.3 Grounds and Exterior Areas - Deck: Deck physically shakes / sways when walking on it
-  2.12.4 Grounds and Exterior Areas - Deck: Vegetation noted

- 🔧 3.2.1 Garage - Vehicle Door Condition: Damaged panel
- 🔧 3.4.1 Garage - Interior Walls: Gaps and holes in fire wall
- ⚠️ 3.4.2 Garage - Interior Walls: Biological growth noted
- 🔧 3.5.1 Garage - Rafters & Ceiling: Moisture stains that were now dry noted
- 🔧 3.6.1 Garage - Floor Condition: Stains noted
- 🔧 3.6.2 Garage - Floor Condition: Evidence of rodents noted in garage
- 🔧 3.6.3 Garage - Floor Condition: Evidence of moisture intrusion
- 🔧 3.7.1 Garage - Exterior Door: Exterior Door -minor damage
- 🔧 3.7.2 Garage - Exterior Door: Bad weatherstripping
- 🔧 4.3.1 Electrical - Panel: Labels
- ⚠️ 4.3.2 Electrical - Panel: Rust/corrosion in panel
- 🔧 4.3.3 Electrical - Panel: Rust on dead front
- 🔧 4.3.4 Electrical - Panel: Rust noted on breaker(s)
- ⚠️ 4.3.5 Electrical - Panel: Cut or reduced wire
- 🔧 4.5.1 Electrical - Lighting: Light fixture no response/missing bulbs
- 🔧 4.5.2 Electrical - Lighting: Loose cover
- 🔧 4.5.3 Electrical - Lighting: Buzzing sound
- ⚠️ 4.6.1 Electrical - Receptacles: NO GFCI at every outlet at kitchen counters
- ⚠️ 4.6.2 Electrical - Receptacles: Ungrounded 2-prong
- ⚠️ 4.6.3 Electrical - Receptacles: Hot and neutral reversed
- 🔧 4.6.4 Electrical - Receptacles: Damaged/missing cover exterior
- ⚠️ 4.7.1 Electrical - Wiring: Live wiring
- 🔧 5.1.1 Gas - Meter: No earthquake shut off
- 🔧 6.1.1 Plumbing - - Supply: Leak at pressure valve
- 🔧 6.2.1 Plumbing - - Drain & Waste: Cast Iron
- 🔧 7.4.1 Water Heater - Plumbing Connections : Corrosion noted
- 🔧 7.4.2 Water Heater - Plumbing Connections : No bonding wire
- 🔧 7.5.1 Water Heater - WH Gas Valve: No sediment trap
- 🔧 7.7.1 Water Heater - Base: Debris at base of water heater
- 🔧 7.9.1 Water Heater - Water Heater Enclosure: Damaged door noted
- 🔧 8.2.1 Heat/AC - Heater Condition: Older (20 or more years old)
- 🔧 8.2.2 Heat/AC - Heater Condition: No Sediment Trap
- ⚠️ 8.3.1 Heat/AC - Flue : Rust and corrosion
- ⚠️ 8.3.2 Heat/AC - Flue : Possible Asbestos Materials
- 🔧 8.4.1 Heat/AC - AC Compress Condition: R-22
- 🔧 8.4.2 Heat/AC - AC Compress Condition: Older (15 or more years old)
- 🔧 8.4.3 Heat/AC - AC Compress Condition: Recommend clearing debris at unit
- 🔧 8.4.4 Heat/AC - AC Compress Condition: Data plate on AC condenser was worn and obscured information was no longer visible
- 🔧 8.4.5 Heat/AC - AC Compress Condition: Rust noted

- 🔧 8.5.1 Heat/AC - Condensation Lines: AC condensation pump noted
- 🔧 8.5.2 Heat/AC - Condensation Lines: Evidence of prior issues
- 🔧 8.5.3 Heat/AC - Condensation Lines: Rust stains noted at AC condensation drain line
- 🔧 8.5.4 Heat/AC - Condensation Lines: Secondary line not connected
- 🔧 8.6.1 Heat/AC - Refrigerant Lines: Insulation at compressor is missing
- 🔧 8.7.1 Heat/AC - Thermostats: Low battery noted
- 🔧 8.8.1 Heat/AC - Filter Locations: Not easy to access
- 🔧 8.8.2 Heat/AC - Filter Locations: Damaged cover noted
- 🔧 9.2.1 Attic - Structure: Evidence of past leaks noted that were dry at time of the inspection
- 🔧 9.4.1 Attic - Insulation Condition: Rodent
- 🔧 10.1.1 Roof - Condition: Cracked tiles
- 🔧 10.1.2 Roof - Condition: Chipped
- 🔧 10.2.1 Roof - Flashing: Re-seal mastic
- 🔧 10.3.1 Roof - Gutter: Partial
- 🔧 10.3.2 Roof - Gutter: Missing downspout noted
- 🔧 12.3.1 Crawlspace - Crawlspace Walls and Floor: Moderate efflorescence
- 🔧 12.3.2 Crawlspace - Crawlspace Walls and Floor: Damp soil visible - Evidence of grading and or gutter issues
- 🔧 12.3.3 Crawlspace - Crawlspace Walls and Floor: Rodents
- 🔧 12.4.1 Crawlspace - Anchor Bolts: Present but old
- 🔧 12.5.1 Crawlspace - Crawlspace Insulation: None
- 🔧 12.7.1 Crawlspace - Crawlspace Ductwork: Possible asbestos material - duct boot
- 🔧 13.2.1 Kitchen - Sinks: Evidence of moisture damage under cabinet
- 🔧 13.2.2 Kitchen - Sinks: Corrosion at plumbing under sink
- 🔧 13.3.1 Kitchen - Garbage Disposal: Noise - object
- 🔧 13.4.1 Kitchen - Dishwasher: Dirty/mineral build up noted in unit
- 🔧 13.10.1 Kitchen - Counters: Caulking is worn
- 🔧 14.2.1 Bathroom - Sinks: Chipped/cracked counter top
- 🔧 14.3.1 Bathroom - Tub with Shower: Caulking - spout
- 🔧 14.3.2 Bathroom - Tub with Shower: Caulking - perimeter
- 🔧 14.3.3 Bathroom - Tub with Shower: Shower head leaks
- 🔧 14.3.4 Bathroom - Tub with Shower: Crack in tile noted
- 🔧 14.5.1 Bathroom - Toilets: Excessive corrosion on water shutoff valve
- 🚨 14.5.2 Bathroom - Toilets: Active leaking
- 🔧 14.7.1 Bathroom - Heating: Electric wall danger
- 🔧 14.8.1 Bathroom - Walls and Ceilings: Moisture damage noted
- 🔧 15.2.1 Bathroom 2 - Sinks: Drain stopper does not stop water
- 🔧 15.2.2 Bathroom 2 - Sinks: Cracked sink
- 🔧 15.2.3 Bathroom 2 - Sinks: Rust/ Corrosion around faucets noted
- 🔧 15.2.4 Bathroom 2 - Sinks: Corrosion at pipe near shutoff valve under sink
- 🔧 15.4.1 Bathroom 2 - Showers: Grout worn
- 🔧 15.4.2 Bathroom 2 - Showers: Shower head leaks

- 🔧 15.4.3 Bathroom 2 - Showers: Cracked tile
- 🔧 15.5.1 Bathroom 2 - Toilets: Made a funny noise when flushing
- ⚠️ 15.7.1 Bathroom 2 - Walls and Ceilings: Biological growth noted
- 🔧 15.7.2 Bathroom 2 - Walls and Ceilings: Moisture damage noted
- 🔧 16.2.1 Interior Areas - Window Condition: Detached or loose spring/slider
- 🔧 16.2.2 Interior Areas - Window Condition: Missing screens
- 🔧 16.2.3 Interior Areas - Window Condition: Moisture damage noted
- 🔧 16.2.4 Interior Areas - Window Condition: Peeling paint observed
- 🔧 16.2.5 Interior Areas - Window Condition: Wood deterioration noted at window frames
- 🔧 16.2.6 Interior Areas - Window Condition: Window coming out of frame
- 🔧 16.3.1 Interior Areas - Patio Doors: Slider door out of alignment
- 🔧 16.5.1 Interior Areas - Walls and ceilings: Hairline cracks noted
- 🔧 16.6.1 Interior Areas - Floors: Age and wear
- 🔧 16.9.1 Interior Areas - Closets: Closet door difficult to open and close
- 🔧 18.1.1 Laundry - General: Front loading washer with Biological growth
- 🔧 18.2.1 Laundry - Dryer Vent: The dryer vent has loose exterior cover
- 🔧 18.6.1 Laundry - Sink: Evidence of moisture damage noted
- 🔧 19.1.1 Fireplaces and Chimneys - Fireplace: Recommend having chimneys swept by professional before using
- 🔧 19.1.2 Fireplaces and Chimneys - Fireplace: Install damper clamp
- ⚠️ 19.1.3 Fireplaces and Chimneys - Fireplace: Cracks
- 🔧 19.1.4 Fireplaces and Chimneys - Fireplace: Evidence of moisture intrusion
- 🔧 19.2.1 Fireplaces and Chimneys - Chimney: Crown cracked
- 🔧 20.2.1 Pool & Spa - Structure Condition: Minor stains
- 🔧 20.2.2 Pool & Spa - Structure Condition: Chipping noted in pool structure
- 🔧 20.2.3 Pool & Spa - Structure Condition: Spider web cracking
- ⚠️ 20.6.1 Pool & Spa - Fencing & Safety Barriers : 0 of 7
- 🔧 20.7.1 Pool & Spa - Deck area: Sealant
- 🔧 20.7.2 Pool & Spa - Deck area: Settlement and/or heaving
- 🔧 20.8.1 Pool & Spa - Skimmer: No Weir (door flap)
- 🔧 20.8.2 Pool & Spa - Skimmer: Skimmer is cracked
- 🔧 20.8.3 Pool & Spa - Skimmer: Cracks around skimmer can indicate possible leaks in the skimmer system
- 🔧 20.8.4 Pool & Spa - Skimmer: Skimmer had evidence of damage
- 🔧 20.9.1 Pool & Spa - Tile: Worn grout
- 🔧 20.9.2 Pool & Spa - Tile: Signs of wear
- ⚠️ 20.19.1 Pool & Spa - Bonding: Heater not bonded
- 🔧 20.21.1 Pool & Spa - Visible Plumbing : Corrosion noted

1: INSPECTION DETAILS

Information

General: Attendance

Client present

General: Home Type

Single Family Home

General: Levels

1 Level

General: Occupancy

[[Occupied Furnished - Non purchase inspection]]Occupied - Furnished:. As this house was furnished at the time; access to many items; such as windows; outlets; cabinets; walls; and floors may have been obscured.

Weather: Weather

Sunny



Overview: Overview Photos





Overview: Non purchase inspection

2: GROUNDS AND EXTERIOR AREAS

Information

General: General Limitations

Limitations: The inspector is not required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Any comments or photos about such items are as a courtesy only. The inspector is not required to inspect items that are not visible or readily accessible from the ground, including window and door flashing.

The inspector can not identify geological, geotechnical, hydrological, or soil conditions. The inspector does not inspect recreational facilities or playground equipment, inspect seawalls, breakwalls, or docks.

inspect erosion-control or earth-stabilization measures. Inspectors can not inspect underground utilities or any underground items such as

wells or springs, geothermal systems, wastewater treatment systems, septic systems, or cesspools. The inspector is not required to inspect irrigation and sprinkler systems.

Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.

If an issue exists in one location it may exist in multiple locations.

Please note, that any common areas owned by the HOA are excluded from this report, any comments and photos are as a courtesy only.

This report does NOT substitute requirements for SB721 for Apartments or SB326 Condominium Balcony Inspections.

General: Irrigation Disclaimer

Sprinkler systems are beyond the scope of a Home Inspection. Most/many parts are under ground, hidden behind vegetation, or not fully visible. Irrigation systems need regular maintenance. Conditions can and will change at any moment. Any comments below are as a courtesy only and are in no way an evaluation of the the entire irrigation system.

Driveway and Walkway

Condition: Driveway and Walkway

Concrete driveway noted.,
Concrete Walkways

Exterior Material : Exterior

Materials

Stucco, Wood Siding, Wood Trim,
Brick siding

Exterior Material : Photos





Vegetation Observations: Fire zone information

Note: In some areas deemed a designated fire zone, vegetation should be 5 feet from the home. Determining if the home is in a designated fire zone is beyond the scope of a home inspection. Please consult your local fire department for more information on if this applies to this home or not.

Grading: Yard drain noted

Recommend keeping drain lines cleared at all times.

Grading: Swale noted

A swale is a ditch but it's broad and shallow, often made of concrete. The purpose is to slow and control the flow of water to prevent flooding, puddling, and erosion and/or avoid overwhelming the storm drain system.

Gate Condition: Gate Material

Wood

Fence Condition: Fence or Wall Material

Wood, Block

Eaves & Fascia: NOTE

In California, Home Inspectors may not comment on the presence or absence of termites or other wood destroying organisms. Only a licensed Pest Inspection Company may comment on this.

Patio: Front Porch

Patio: Back Porch

Deck: Photos



Deck: Not visible underneath

Observations

2.2.1 Driveway and Walkway Condition



HAIRLINE - DRIVEWAY

Minor settlement or "hairline" cracks in driveways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Client may wish to repair for cosmetic reasons.

Recommendation

Contact a qualified professional.

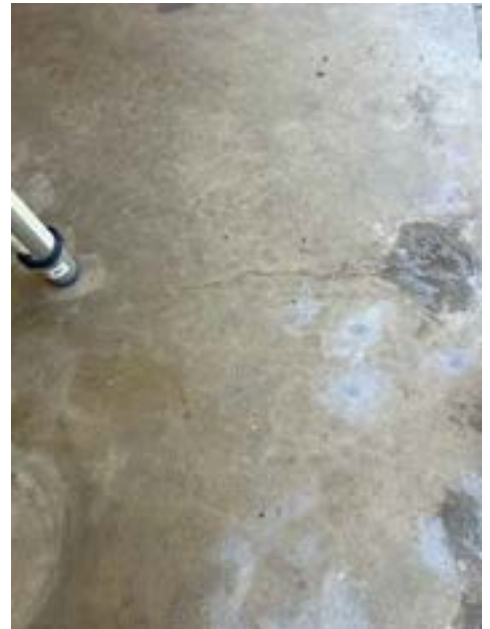


2.2.2 Driveway and Walkway Condition

 Maintenance Item

HAIRLINE - WALKWAY

Minor settlement or "hairline" cracks in walkways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Client may wish to repair for cosmetic reasons.



2.3.1 Exterior Material

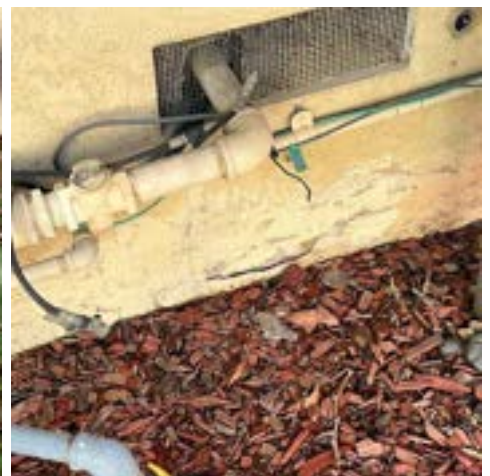
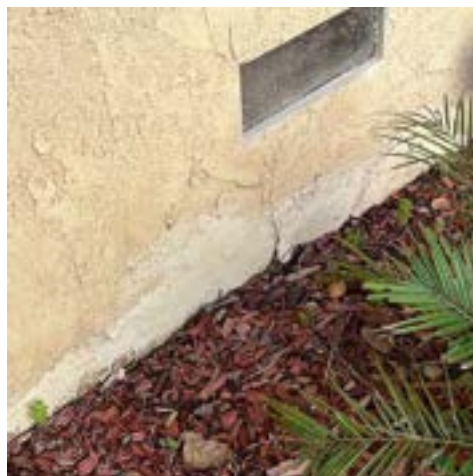
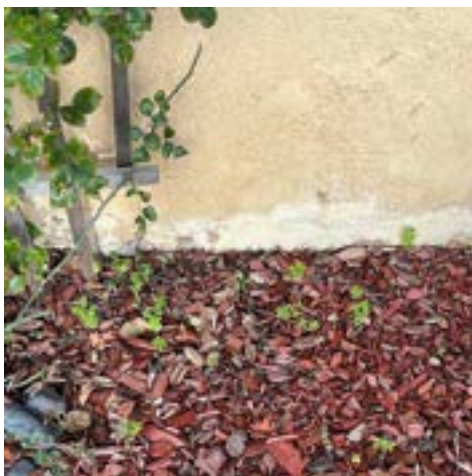
 Repair/Upgrade

DETERIORATED SIDING NOTED

Recommend repair by a qualified stucco contractor.

Recommendation

Contact a qualified professional.



2.3.2 Exterior Material

DAMAGED SIDING NOTED

Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.

 Repair/Upgrade



2.3.3 Exterior Material

Repair/Upgrade**STUCCO DAMAGED NOTED**

Moisture may enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco may become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.

Recommendation

Contact a qualified professional.



2.3.4 Exterior Material

HOLE IN SIDING

Recommend sealing to prevent intrusion of water or animals.

Recommendation

Contact a qualified professional.



2.3.5 Exterior Material

NOT SEALED

No sealant noted, this may allow moisture to intrude into the home.
Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



2.4.1 Vegetation Observations

**VEGETATION CLOSE TO HOME**

Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from the foundation and roof. Plants in contact or proximity to the home can provide pathways to wood destroying insects and abrade and damage siding, screens, and roofs. Read more [here](#).

Recommendation

Contact a qualified landscaping contractor



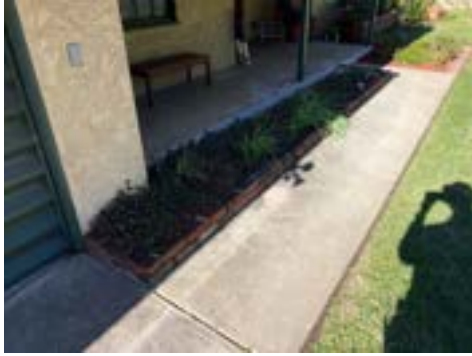
2.4.2 Vegetation Observations

**PLANTER BEDS**

Planter beds were noted attached to the home exterior. This can result in high levels of moisture at the home exterior near planters. This a conducive condition for wood-destroying organisms. Planter boxes should have adequate drainage so as to not hold water against the home. Recommend removing planters, or repairing so there is a gap of at least 2 inches between planters and the building exterior for better airflow, with drainage system, to allow building exteriors to dry quickly. Read more [here](#).

Recommendation

Contact a qualified professional.



2.4.3 Vegetation Observations

TREE CLOSE CONTACT

Recommend cutting branches away from house.

Recommendation

Contact a qualified landscaping contractor



2.4.4 Vegetation Observations

LARGE TREES NOTED NEAR STRUCTURE

Consider hiring a qualified Arborist to evaluate the health, life potential and fall potential of such tree. Condition of such trees are beyond the scope of a home inspection.

Recommendation

Contact a qualified professional.

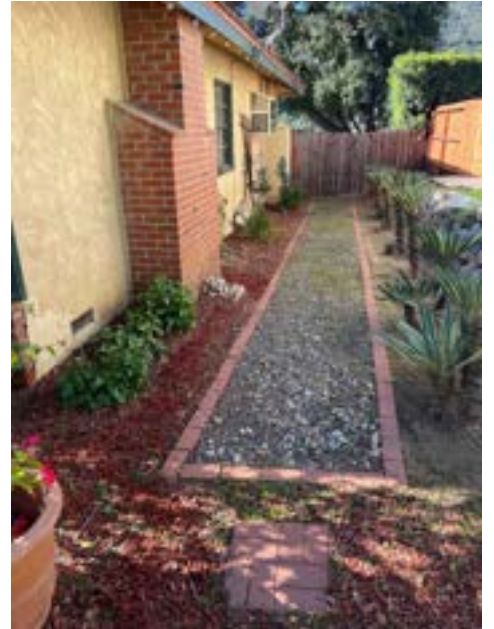


2.5.1 Grading

 Maintenance Item

FLAT

Lot is relatively flat in areas. Ponding or pooling of water may occur when it rains.



2.5.2 Grading

 Repair/Upgrade

POOR GRADING

There is inadequate grading to allow water to go around home. Recommend qualified contractor evaluate and add drainage measures, such as swales and/or area drains, and/or other measures. Failure to add drainage can undermine the foundation over time.

Recommendation

Contact a qualified grading contractor.



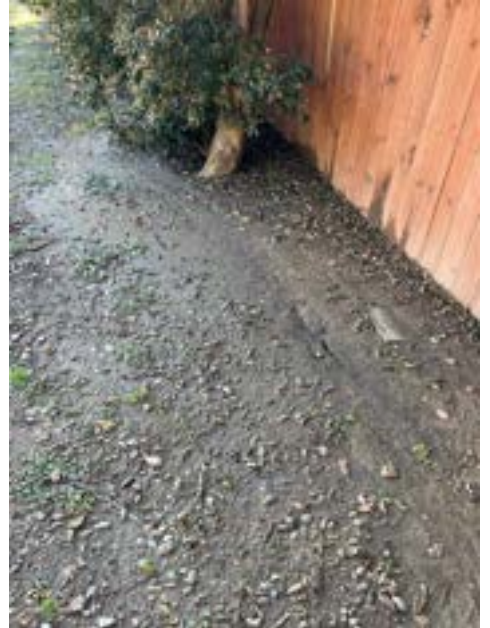
2.5.3 Grading

Repair/Upgrade**GRADING/DRAINAGE ISSUE - SUMP PUMP**

The backyard appears to have a grading issue. The water may be traveling and accumulating at the rear fencing which may result in water/soil traveling the neighbors property which is prohibited. A sump pump is a pump used to remove water that has accumulated in a water-collecting sump basin which then pumps the water up to the main street. This is to protect both this home and the neighbors property. Recommend correction by a qualified contractor.

Recommendation

Contact a qualified professional.



2.5.4 Grading

THE HOUSE SITS DOWNHILL FROM THE STREET

Repair/Upgrade

With the drive way sloped toward the home. Water may accumulate at exterior and foundation. Drain noted in driveway, drain with sump pump noted at side of home and additional sump pump noted near swimming pool. Recommend drains be kept clear at all times.

Recommendation

Contact a qualified professional.



2.6.1 Gate Condition

GATE IS DIFFICULT TO OPEN AND CLOSE

Repair/Upgrade

Recommendation

Contact a qualified professional.



2.7.1 Fence Condition

FENCES HAVE SIGNS OF DETERIORATION AND AGE

Repair/Upgrade

Recommendation

Contact a qualified professional.



2.7.2 Fence Condition

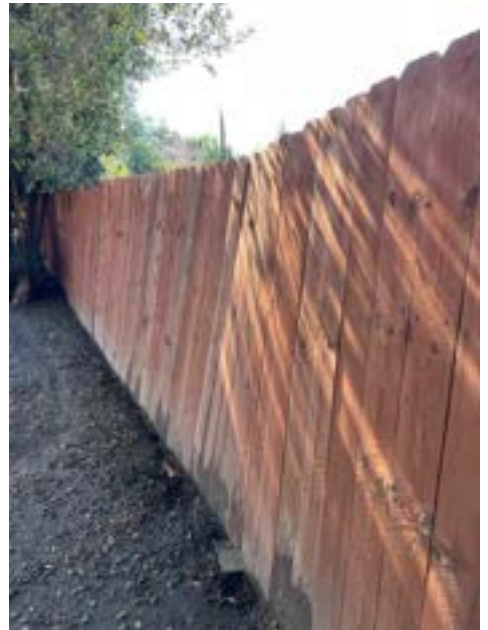
 Repair/Upgrade

LEANING

Fences are leaning. Recommend repair by qualified person.

Recommendation

Contact a qualified professional.



2.7.3 Fence Condition

CRACKED FENCING

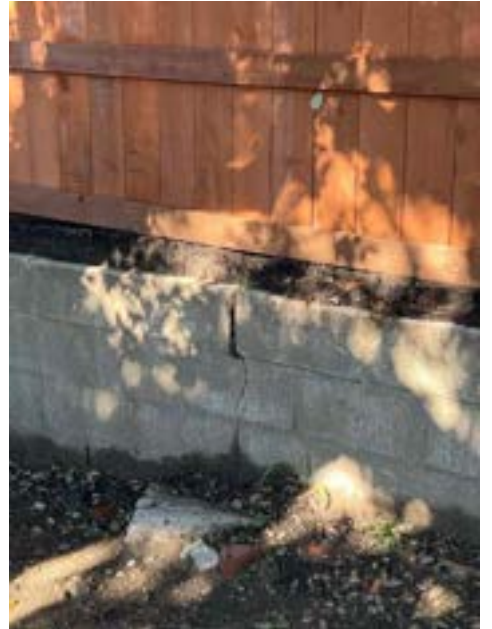
Cracks in block wall fencing noted.

Recommendation

Contact a qualified professional.



Repair/Upgrade



2.8.1 Eaves & Fascia

Repair/Upgrade**WOOD DETERIORATION**

Wood deterioration was noted at the eaves. Recommend pest inspection for possible wood-destroying organisms.

Recommendation

Contact a qualified pest control specialist.



2.8.2 Eaves & Fascia

 Repair/Upgrade

PEELING AND WORN PAINT NOTED

Exposed wood is conducive for moisture damaged. Recommend areas be prepared and painted and qualified person.

Recommendation

Contact a qualified professional.





2.10.1 Window Condition

 Repair/Upgrade**WOOD DETERIORATION**

Wood deterioration was noted at window sills. Recommend pest inspection for possible wood-destroying organisms.

Recommendation

Contact a qualified pest control specialist.



2.10.2 Window Condition

 Maintenance Item**GARDEN STYLE WINDOWS**

Garden style windows should be sealed on a regular basis with window caulking to prevent leaks. Recommend qualified person to seal now and on a regular basis as needed.

Recommendation

Contact a qualified professional.



2.11.1 Doors

 Repair/Upgrade**WEAR AND TEAR**

Wear and tear and general aging noted at door(s).

Recommendation

Contact a qualified professional.



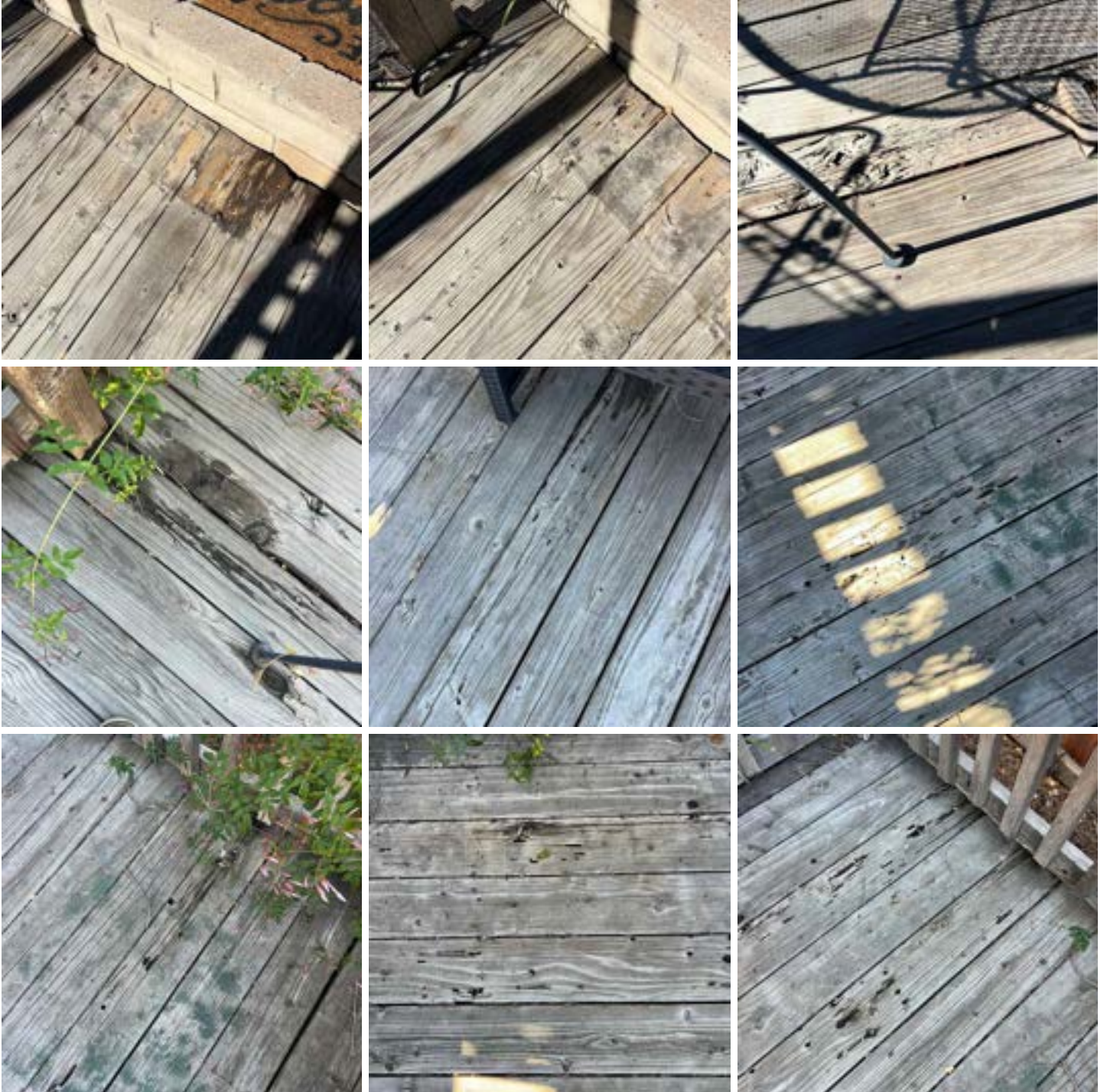
2.12.1 Deck

WOOD DETERIORATION Repair/Upgrade

Wood deterioration was noted at the deck. Recommend pest inspection for possible wood-destroying organisms. Recommend all areas be repaired by a qualified contractor as necessary.

Recommendation

Contact a qualified professional.





2.12.2 Deck

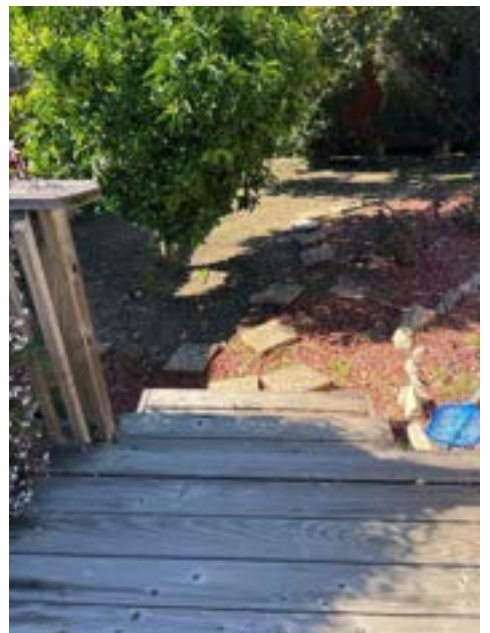
HANDRAILS MISSING AT EXTERIOR STEPS



This is a fall hazard. Recommend a qualified contractor install handrails that meet all current safety standards.

Recommendation

Contact a qualified professional.



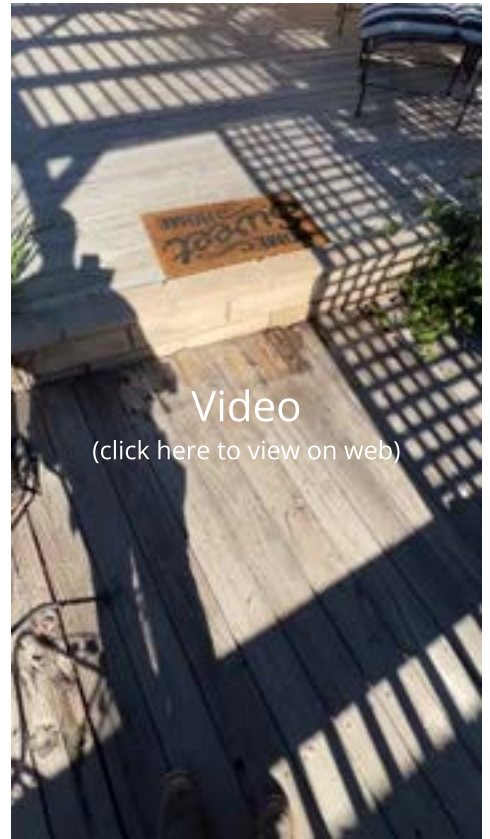
2.12.3 Deck

**DECK PHYSICALLY SHAKES / SWAYS
WHEN WALKING ON IT****Safety Hazard**

The deck was unstable due to missing or substandard bracing, or lack of attachment to the main structure. This is a safety hazard since severe movement may cause the decks or porches to collapse. Recommend further evaluation and repair/replacement by a qualified deck contractor.

Recommendation

Contact a qualified professional.



2.12.4 Deck

**VEGETATION NOTED**

Vegetation in contact with wood. This is conducive to wood destroying organisms. Recommend trimming vegetation away from the deck.

Recommendation

Contact a qualified professional.



3: GARAGE

Information

Garage Type: Type

Attached



Vehicle Door Condition: Note about Garage Door Springs

Garage door springs are a mechanical component under heavy tension and typically have a lifespan of 7–10 years or approximately 10,000 open/close cycles. We check for obvious signs of wear, damage, or failure, but we cannot determine the remaining life of the springs. If the garage door appears difficult to operate, opens unevenly, or shows signs of strain, we recommend evaluation by a qualified garage door technician.

Read more at <https://imhomeinspections.com/garage-door-springs/>

Vehicle Door Condition: Door Type

Tilt up door noted.

Automatic Door Opener: About Garage Door Openers and Safety Features

Read more about Garage Door Openers and Safety Features: <https://imhomeinspections.com/garage-door-openers-and-safety-features/>

Note: Most Garage Door Opener manufacturers recommend you test the safety features monthly, and have the entire door and opener serviced once per year.

Automatic Door Opener: No automatic garage door opener installed

No automatic garage door opener installed.

Interior Walls: Photos



Interior Walls: Personal items in garage

Personal items in garage block complete inspection of all floor, wall and ceiling areas.

Rafters & Ceiling: Type of Ceiling

Exposed Rafters

Floor Condition: Stored

Stored items were present in the garage which prevented the inspector from fully evaluating the floors. Recommend having a final walk through after items are removed and prior to close to look for any issues that may have been hidden during the inspection.



Floor Condition: Photos

Fire Door: There is no direct entry to the house from the garage

Ventilation: None

While not required, garage ventilation is suggested to allow car exhaust fumes to flow outside of garage.

Observations

3.2.1 Vehicle Door Condition

DAMAGED PANEL

Garage vehicle door panel damage noted.

Recommendation

Contact a qualified professional.

 Repair/Upgrade



3.4.1 Interior Walls

**GAPS AND HOLES IN FIRE WALL**

All gaps and holes between home and garage should be sealed to maintain the fire resistant barrier. Recommend qualified contractor correct as necessary.

Recommendation

Contact a qualified professional.



3.4.2 Interior Walls

**BIOLOGICAL GROWTH NOTED**

Recommend further evaluation and remediation by a qualified environmental professional.

Recommendation

Contact a qualified professional.



3.5.1 Rafters & Ceiling

 Repair/Upgrade

MOISTURE STAINS THAT WERE NOW DRY NOTED

Moisture stains that were now dry noted. Recommend repair by qualified contractor.

Recommendation

Contact a qualified professional.



3.6.1 Floor Condition

STAINS NOTED

Stains noted.

Recommendation

Contact a qualified professional.



3.6.2 Floor Condition

EVIDENCE OF RODENTS NOTED IN GARAGE

An orange rounded rectangular button containing a white minus sign icon and the text "Repair/Upgrade".

Vermin activity was observed (droppings, traps, etc). Vermin can damage insulation & electrical wiring. Recommend asking the seller about vermin activity. Recommend contacting a branch 2 pest control specialist.

Recommendation

Contact a qualified professional.



3.6.3 Floor Condition

EVIDENCE OF MOISTURE INTRUSION

Recommendation

Contact a qualified professional.

 Repair/Upgrade

3.7.1 Exterior Door

EXTERIOR DOOR -MINOR DAMAGE

Garage exterior doors had minor damage and/or deterioration.

Recommendation

Contact a qualified professional.

 Repair/Upgrade

3.7.2 Exterior Door

Repair/Upgrade**BAD WEATHERSTRIPPING**

On the door from garage to exterior, the weatherstripping around exterior door was damaged. Recommend that a qualified person repair or replace weatherstripping as necessary.

Recommendation

Contact a qualified professional.



4: ELECTRICAL

Information

General Electrical : General Limitations

Areas concealed from view by any means (including but not limited to: behind furniture, in walls, under insulation, underground, etc) are excluded from the report. We do not unplug homeowners' items or move furniture to test outlets. Load calculations, verifying the accuracy of circuit breaker labeling, timers, motion sensors, smart home technology, and any low voltage wiring are beyond the scope of this report. **Any issues noted should be further evaluated and repaired by a qualified and licensed electrician before closing.** If an issue exists in one location it may exist in multiple locations.

General Electrical : Information only: Arc-Fault Circuit Interrupter (AFCI)

Arc-Fault Circuit Interrupter (AFCI) technology is generally not found in older homes. Read more about what AFCI is, and why you may wish to upgrade even though it is not required on homes that do not include elements of new construction here: <https://imhomeinspections.com/arc-fault-circuit-interrupter-afci/>

Service Wires: Overhead

The electrical service was overhead.



Panel: Main Panel Location

Main Location: Exterior



Panel: Sub Panel Location

Not Applicable

Panel: Panel Brand

Siemens

Panel: Main Amp Breaker Rating

200



Grounding: Grounding Rod

Grounding Rod noted.



Receptacles: Information - ground-fault circuit interrupter GFCI

Read more about ground-fault circuit interrupters here: <https://imhomeinspections.com/ground-fault-circuit-interrupter-gfci/>

Receptacles: Furniture/stored items

Furniture, stored items, and items plugged in outlets limited the number of outlets that could be tested.

Observations

4.3.1 Panel



Maintenance Item

LABELS

The circuit breakers were not clearly labeled or not fully labeled. Labeling enhances safety by clearly identifying the circuit or area each breaker controls, making it easier to locate and isolate a specific circuit in case of maintenance or emergency. Recommend a qualified person correct the labeling so that it is complete and clear.

Recommendation

Contact a qualified professional.

4.3.2 Panel

 Safety Hazard
RUST/CORROSION IN PANEL

Rust found in the panel. Moisture damage can result in electrical shock, shorting out. Recommend a qualified electrician replace electrical panel.

Recommendation

Contact a qualified professional.



4.3.3 Panel

 Repair/Upgrade
RUST ON DEAD FRONT

Rust noted on dead front cover. This may be a sign of moisture coming in contact with panel. This may also be a sign of a panel that is older and approaching the end of its useful life.

Recommendation

Contact a qualified professional.



4.3.4 Panel

RUST NOTED ON BREAKER(S)

Recommend breaker replacement as necessary by qualified electrician.

Recommendation

Contact a qualified professional.



4.3.5 Panel

CUT OR REDUCED WIRE

A large diameter wire has been cut/reduced to fit under a lug. This can reduce the proper voltage from traveling through the wire. Recommend further evaluation and repair by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



4.5.1 Lighting



Maintenance Item

**LIGHT FIXTURE NO
RESPONSE/MISSING BULBS**

Light fixtures did not respond to the switch. While this may be an indication the bulbs need to be replaced, there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends repair by a qualified electrician.

Recommendation

Contact a qualified professional.



4.5.2 Lighting



Repair/Upgrade

LOOSE COVER

Recommend qualified electrician to secure.

Recommendation

Contact a qualified professional.



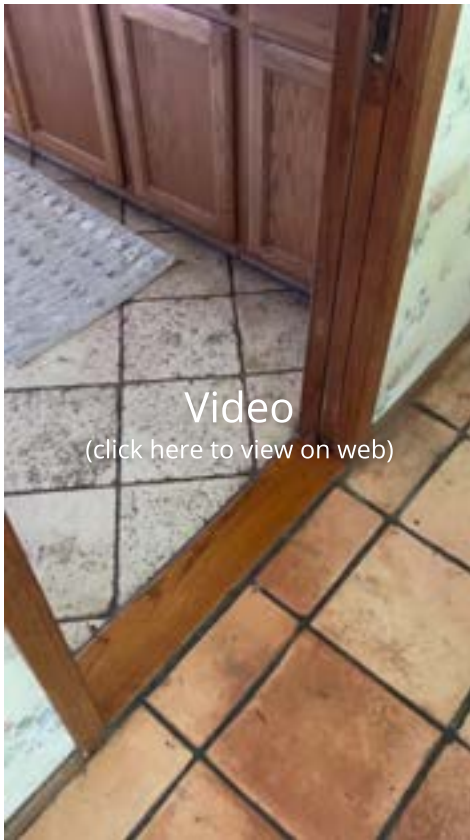
4.5.3 Lighting

BUZZING SOUND Repair/Upgrade

Buzzing sound noted at lights. Recommend correction by a qualified electrician.

Recommendation

Contact a qualified professional.



4.6.1 Receptacles

NO GFCI AT EVERY OUTLET AT KITCHEN COUNTERS Safety Hazard

Recommended **upgrade**: GFCI outlets were not found in all areas of the kitchen counter. Lack of ground fault circuit interrupter receptacle protection in wet areas pose a shock hazard. Recommended that a qualified electrician install GFCI protection per standard building practices to meet modern safety standards. Read more [here](#)

NEC 210.8(A)(6)

Recommendation

Contact a qualified professional.

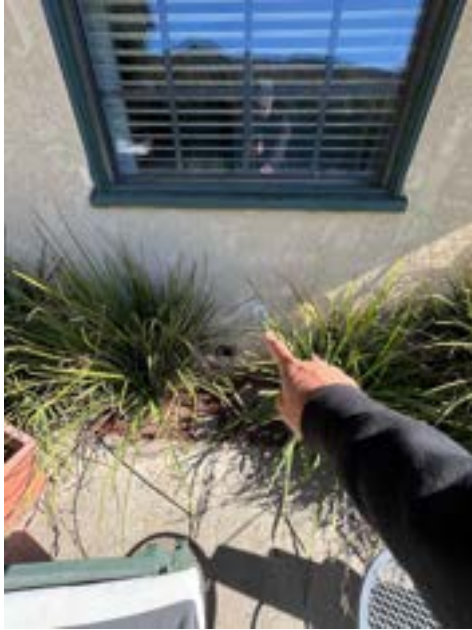
4.6.2 Receptacles

**UNGROUND 2-PRONG**

The home contained outdated, ungrounded 2-prong electrical receptacle(s). Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices improved over time, building standards have changed to require all outlets be 3-prong and grounded. Recommend qualified electrician upgrade outlets and the associated wiring to modern grounded 3-prong outlets.

Recommendation

Contact a qualified professional.



4.6.3 Receptacles

HOT AND NEUTRAL REVERSED Safety Hazard

Electrical receptacle(s) had hot and neutral wires reversed. This can damage equipment plugged into such receptacles and be a potential shock hazard. Recommend repair by a qualified electrician.

Recommendation

Contact a qualified professional.



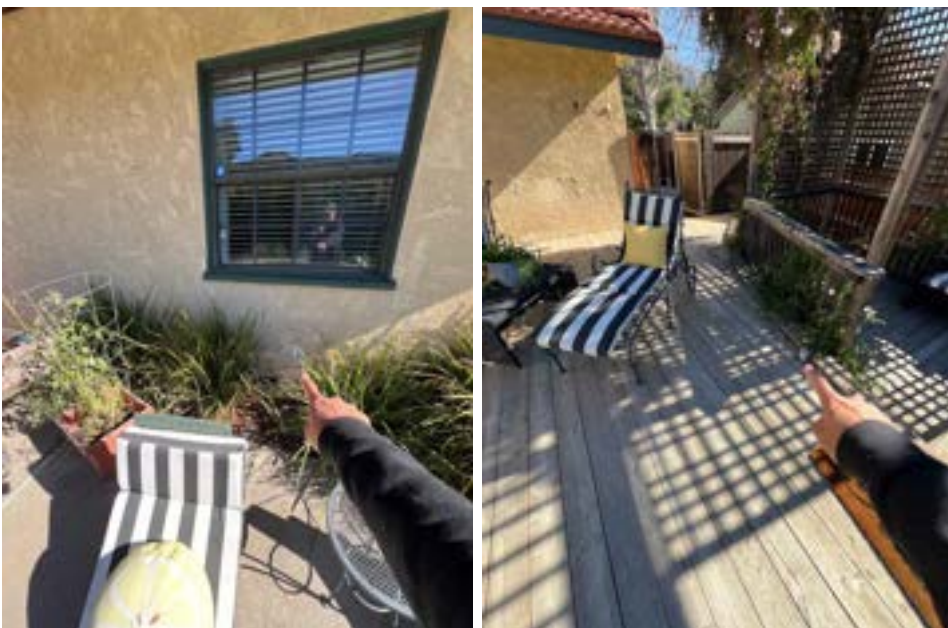
4.6.4 Receptacles

DAMAGED/MISSING COVER EXTERIOR Repair/Upgrade

Exterior receptacle covers were damaged and/or missing. Recommend correction by qualified electrician.

Recommendation

Contact a qualified professional.



4.7.1 Wiring

LIVE WIRING

Loose unsecured and live electrical wiring noted. This is a shock hazard. Recommend immediate correction by a qualified electrician.

Recommendation

Contact a qualified professional.



5: GAS

Information

Meter: Gas Meter

Present

Read about Earthquake Shut Off Valves here: <https://imhomeinspections.com/earthquake-gas-shut-off-valves/>

Read about wires at a gas meter [here](#).



Observations

5.1.1 Meter

NO EARTHQUAKE SHUT OFF

 Repair/Upgrade

The Gas meter does not have a seismic (earthquake) shut-off valve. Seismic shut-off valves are designed to shut off the gas in case of an earthquake to prevent gas leaks and fires. Recommend having a qualified plumber install a seismic (earthquake) shut-off valve.

Note: Required in City of Los Angeles, Culver City, Malibu, Santa Monica, and West Hollywood. While they are not required in other areas, they are still recommended for the highest level of safety. Read [more here](#).

Recommendation

Contact a qualified plumbing contractor.

6: PLUMBING

Information

- Supply: Plumbing Limitations

Limitations: Inspector does not determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply, or determine the water quality, potability, or reliability of the water supply or source. Wells are not included. Inspectors may not turn shut off valves on due to the possibility of leaks. Inspector does not evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures, or piping, nor determine the effectiveness of anti-siphon, back-flow prevention, or drain-stop devices. **All items noted should be further evaluated and repaired by a qualified plumber before closing.** If an issue exists in one location it may exist in multiple locations.

- Supply: Public-utility

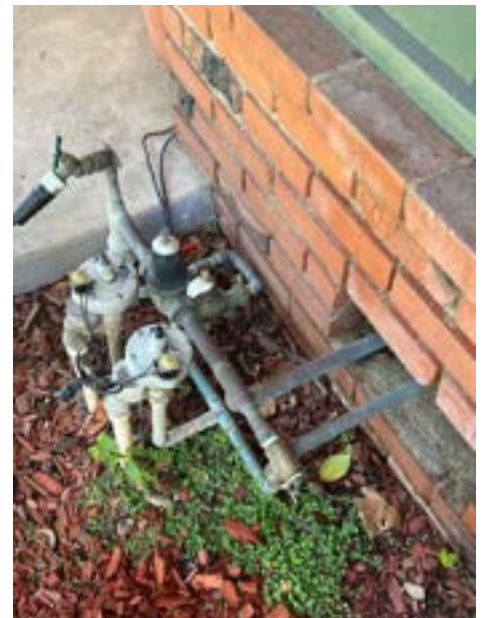
The home water was supplied from a public source.

- Supply: Main shutoff valve

Main water shutoff had adjustable pressure valve

- Supply: Visible Material Type

copper



- Drain & Waste: Waste disclosure

Underground utilities are NOT VISIBLE during the scope of a standard home inspection, and are therefore specifically excluded from the scope of this report. Waste lines are susceptible to a variety of problems, including blockage and collapse. Tree roots may infiltrate the interior of waste lines, acting as a source of blockage. Older drain pipes, which include Orangeburg Pipe and clay tile (pipe) are commonly known to suffer problems like sudden failure, blockage or collapse. Cast Iron pipe deteriorate from the inside out. For this reason, the Inspector suggests client consider getting a video scan OR a complete and intrusive sanitary drain line testing prior to closing by a licensed plumber.

- Drain & Waste: Visible Materials

Cast Iron (see below)

Observations

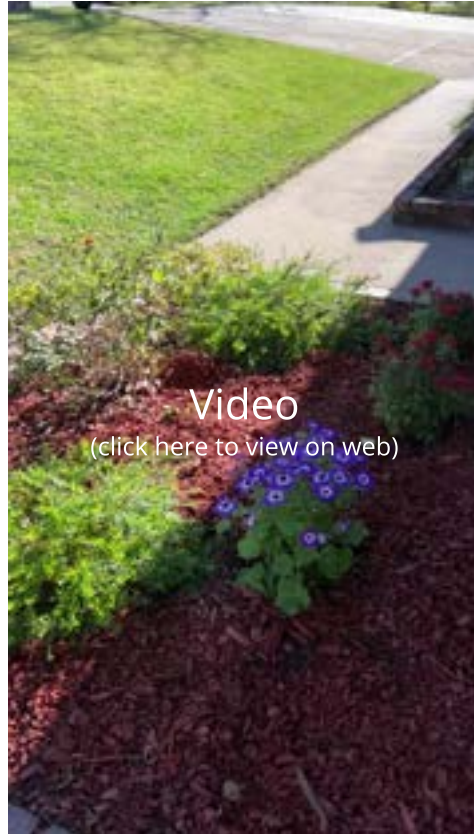
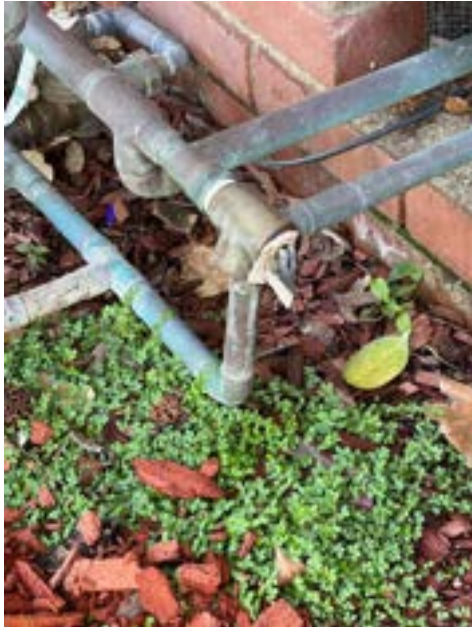
6.1.1 - Supply

LEAK AT PRESSURE VALVERepair/Upgrade

The pressure valve is dripping. This can indicate a bad relief valve or bad pressure reducing valve. Recommend correction by a qualified plumber.

Recommendation

Contact a qualified professional.



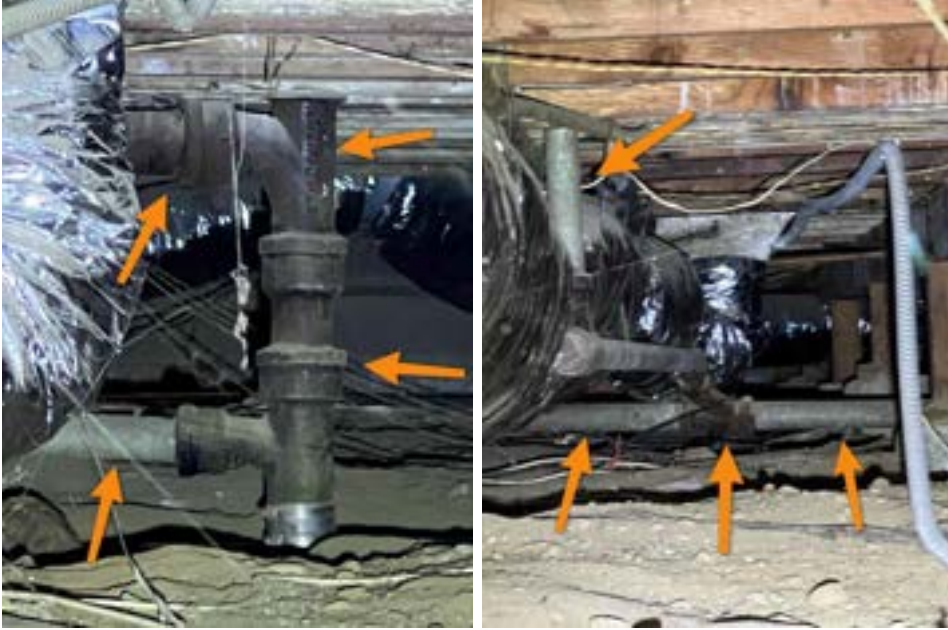
6.2.1 - Drain & Waste

Repair/Upgrade**CAST IRON**

Cast Iron drain pipes noted. Simply looking at the exterior of the pipes might not indicate that there are problems with the drainage system since cast iron typically deteriorates from the inside out. Cast iron pipe over time gets corroded (corrosion) creating rust flakes or scaling or rust built up, which decreases the inside diameter of the pipe and creates a rough surface for waste and toilet tissue to pass over. With age, cast iron also becomes brittle, and can easily break without notice. The average life of cast iron drain pipes is 50-70 years, but may fail much sooner.

Recommendation

Contact a qualified professional.



7: WATER HEATER

Information

Condition: Water Heater Limitations

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water re-circulation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated. **All items noted should be further evaluated and repaired by a qualified plumber before closing.**

Read More About Water Heater Installations [here](#)

The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 120 degrees Fahrenheit to prevent scalding from excessively hot tap water

Condition: Type

Gas water heater noted.

Condition: Heater Locations

Exterior

Condition: Brand

Bradford White



Condition: Date of Manufacture

2013

Number Of Gallons: Number of Gallons,

40

TPRV: TPRV valve and discharge pipe present

WH Gas Valve: Present

**Strapping: 2 straps ok**

Water heater has two approved straps.

Base: Outside

Not applicable, as the water heater is installed at exterior.

Exhaust: No major system safety or function concerns

No major system safety or function concerns noted at the time of inspection.

Observations

7.4.1 Plumbing Connections

CORROSION NOTED

Corroded pipes noted. Recommend repair by a qualified plumber.

Recommendation

Contact a qualified professional.

 Repair/Upgrade



7.4.2 Plumbing Connections

NO BONDING WIRE

Recommend a qualified plumber or electrician install a bonding wire to meet modern safety requirements.

Recommendation

Contact a qualified professional.

 Repair/Upgrade

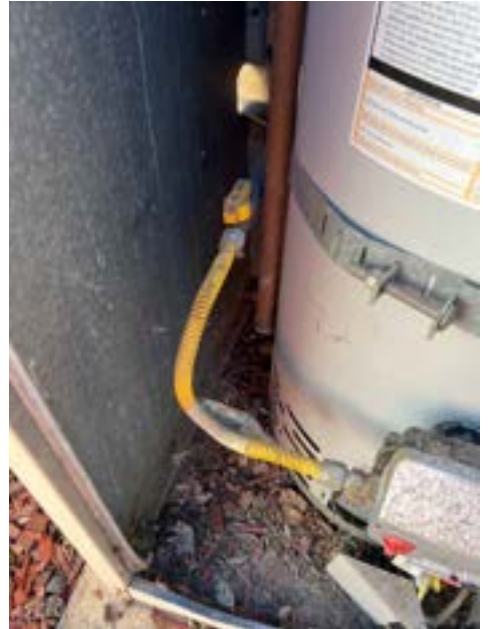
7.5.1 WH Gas Valve

 Repair/Upgrade**NO SEDIMENT TRAP**

Sediment traps are designed to catch condensation and sediment in gas line. Recommend correction by qualified professional.

Recommendation

Contact a qualified professional.



7.7.1 Base

DEBRIS AT BASE OF WATER HEATER

Recommend clearing.

Recommendation

Contact a qualified professional.

 Maintenance Item

7.9.1 Water Heater Enclosure

DAMAGED DOOR NOTED

Recommendation

Contact a qualified professional.

Repair/Upgrade



8: HEAT/AC

Information

General Heating and Cooling : General limitations

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Any temperatures shown are relative temperatures and not absolute.

The average life expectancy for a furnace is approximately 20 years.

The average life expectancy for an AC compressor is approximately 15 years. But these numbers are not guaranteed. Yours may last more years or fewer years.

Any conditions noted should be further evaluated and repaired by a qualified HVAC specialist before closing.

If an issue exists in one location it may exist in multiple locations.

Heater Condition: Heater Location

Crawlspace



Heater Condition: Heater Type

Gas, Forced air furnace

Heater Condition: Heater Brand

Ducane



Heater Condition: Heater Date of Manufacture

2005

Heater Condition: Heater Testing

Heat source functional



AC Compress Condition: Air Conditioning Type
electric

AC Compress Condition: AC Location
Exterior grounds

AC Compress Condition: AC Brand
Rheem

AC Compress Condition: AC Testing
Unable to test (see below)



AC Compress Condition: Below 65

The air conditioning system was not tested due to cold weather. Operating an air conditioning system when the temperature is below 65 can cause permanent damage to the system.

Read more: <https://imhomeinspections.com/why-running-an-air-conditioner-in-cool-weather-is-dangerous/>

Thermostats: Digital

The thermostat is a digital programmable type.

Thermostats: Thermostat location
Hallway

**Filter Locations: Filter Location**

At the heater in crawlspace

Remember to change filters on a regular basis as needed as part of routine maintenance.

**Heating and cooling supply vents:****FYI: No vents at any bathroom**

FYI: No heating and cooling supply vents noted at any of the bathrooms.

Observations

8.2.1 Heater Condition

OLDER (20 OR MORE YEARS OLD)

The unit is older and approaching or past its designed life expectancy. Inspector makes no warranty, guarantee or estimation as to the remaining useful life of this unit. The unit may require repair or replacement at any time.

8.2.2 Heater Condition


NO SEDIMENT TRAP

Sediment traps are designed to catch condensation and sediment in gas line. Recommend correction by qualified professional.

Recommendation

Contact a qualified professional.



8.3.1 Flue


RUST AND CORROSION

Rust and corrosion noted. This indicates water vapor is not venting properly. Over time, this can lead to leaks in the vent pipe and allow dangerous gases to escape from vent pipe into home. Recommend replacement/repair by qualified HVAC tech.

Recommendation

Contact a qualified professional.



8.3.2 Flue


POSSIBLE ASBESTOS MATERIALS

Pipe noted with appearance that is consistent with asbestos material. Pipe is a flue pipe, and only vents exhaust to the exterior. Please note, only a Certified Asbestos Consultant can verify the presence of asbestos. Danger of asbestos fibers is minimal. However, as these are older cement like pipe, they may develop imperceptible hairline cracks or become damaged in an earthquake. Also these pipes are not designed for modern high efficiency furnaces, which causes condensation to build up in flue pipe, which can result in water falling down into heater and causing damage. Corrosion from condensation noted. Recommend qualified contractor upgrade pipe to a modern double wall steel type flue pipe.

Recommendation

Contact a qualified professional.



8.4.1 AC Compress Condition

**R-22**

FYI: Air Conditioner systems used R-22 refrigerant. The US has agreed to phase out the production, import, and use of this refrigerant because of its damaging effect on the ozone layer. This has driven up the price and will continue to do so. By the year 2020, this refrigerant will no longer be imported or produced. If your air conditioner uses R-22 refrigerant and the refrigerant leaks, it will be expensive to recharge the system.

8.4.2 AC Compress Condition

**OLDER (15 OR MORE YEARS OLD)**

The unit is older and approaching or past its designed life expectancy. Inspector makes no warranty, guarantee or estimation as to the remaining useful life of this unit. The unit may require repair or replacement at any time.

Recommendation

Contact a qualified professional.

8.4.3 AC Compress Condition

**RECOMMEND CLEARING DEBRIS AT UNIT**

Recommendation

Contact a qualified professional.



8.4.4 AC Compress Condition

Repair/Upgrade

DATA PLATE ON AC CONDENSER WAS WORN AND OBSCURED INFORMATION WAS NO LONGER VISIBLE

Inspector was unable to determine the exact age of the condenser. Although it appears to be older. As the unit is older and approaching or past its designed life expectancy. Inspector makes no warranty, guarantee, or estimation as to the remaining useful life of this unit. The unit may require repair or replacement at any time.



Recommendation

Contact a qualified professional.

8.4.5 AC Compress Condition

Repair/Upgrade

RUST NOTED

Rust noted at the base of the unit. Further evaluation by a HVAC contractor is recommended to determine the issues and whether replacement is warranted at this time.

Recommendation

Contact a qualified professional.



8.5.1 Condensation Lines

Maintenance Item

AC CONDENSATION PUMP NOTED

Pumps should be monitored on a routine basis to make sure they remain functional to prevent leaks. Where the pump discharges are rarely obvious. The client is advised to check on the discharge location on a regular basis to ensure the pump is operating properly and the water is discharging to a safe location at the exterior.



Recommendation

Recommend monitoring.

8.5.2 Condensation Lines

**EVIDENCE OF PRIOR ISSUES**

Stains around HVAC unit suggest unit has had prior issues with condensation not draining properly. Recommend asking the seller about prior repairs and service records.

Recommendation

Contact a qualified professional.

8.5.3 Condensation Lines

**RUST STAINS NOTED AT AC CONDENSATION DRAIN LINE**

This indicates excessive rust build up at the AC coils. Rust build up can clog the drain line and lead to leaks from the furnace/AC coils. Also a sign the AC coils have become rusted, and are at the end of their useful life. Recommend further evaluation and servicing by a qualified HVAC specialist.

Recommendation

Contact a qualified professional.



8.5.4 Condensation Lines

**SECONDARY LINE NOT CONNECTED**

The secondary drain line is not connected to the sensor or a drain line. As such, if the primary line clogs up, water will leak out onto the heater. Recommend correction by a qualified HVAC contractor.

Recommendation

Contact a qualified professional.



8.6.1 Refrigerant Lines

INSULATION AT COMPRESSOR IS MISSING

This reduces the efficiency of the AC unit. Recommend replacement for optimal performance.

Recommendation

Contact a qualified professional.



8.7.1 Thermostats

LOW BATTERY NOTED

Recommendation

Contact a qualified professional.



8.8.1 Filter Locations

NOT EASY TO ACCESS

Recommendation

Contact a qualified professional.



8.8.2 Filter Locations

DAMAGED COVER NOTED

Recommend repair as this may allow the dirty particles from the crawlspace to bypass the filter.

Recommendation

Contact a qualified professional.

Repair/Upgrade



9: ATTIC

Information

Access: General Limitations

Limitations: Inspector is not required to enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. Only visible areas can be inspected. Inspector does not move, touch, or disturb insulation. move, touch or disturb vapor retarders, break or otherwise damage the surface finish or weather seal on or around access panels or covers, identify the composition or R-value of insulation material, activate thermostatically operated fans. Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring, Inspector does not identify the size, spacing, span or location or determine the adequacy of bracing, joists, joist spans or support systems. **Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.**

Access: Attic Access Location

Hallway Ceiling



Structure: Photos





Ventilation: Soffit vents noted

Ventilation: Fixed

Roof-field exhaust vent noted.

Insulation Condition: Insulation Depth

Insulation averages about 6-8 inches in depth

Insulation Condition: Insulation Type

Loose fill insulation noted.

Exhaust & Roof Penetrations: No issues

No significant or safety issues noted.

Observations

9.2.1 Structure

EVIDENCE OF PAST LEAKS NOTED THAT WERE DRY AT TIME OF THE INSPECTION

 Repair/Upgrade

Recommendation

Contact a qualified professional.



9.4.1 Insulation Condition

Repair/Upgrade**RODENT**

Vermin activity was observed in the attic (droppings, traps, etc). Vermin can damage insulation & electrical wiring. Recommend asking the seller about vermin activity. Recommend contacting a branch 2 pest control specialist.

Recommendation

Contact a qualified professional.



10: ROOF

Information

Condition: Roof Limitations

Limitations: Inspector is not required to predict the service life expectancy. Inspector can not inspect underground downspout diverter drainage pipes, inspect antennae, satellite dishes, lightning arresters, or similar attachments. Inspector does not walk on any roof areas that appear, in the inspector's opinion, to be unsafe or walk on any roof areas if doing so might, in the inspector's opinion, cause damage. Inspector does NOT perform a water test, warrant or certify the roof or confirm proper fastening or installation of any roof-covering material. **Any conditions noted should be further evaluated and repaired by a qualified roofing contractor before closing.**

Note: A Worn Roof and a Leaking Roof are not the same. [Read the Difference here!](#)

If an issue exists in one location it may exist in multiple locations.

Note: Homeowners insurance over the more recent years has begun to change. As such, some carriers are becoming more strict in the policies that they will issue. Our findings DO NOT guarantee they will be accepted by any insurance company.

Condition: Inspection Method

Inspected from ladder

Condition: Roof Materials

Ceramic style Tiles



Observations

10.1.1 Condition

CRACKED TILESRepair/Upgrade

Damaged and cracked tiles were noted. This is a conducive condition for leaks and wood-destroying organisms. Recommend that a qualified roofing contractor repair the roof as necessary.

Recommendation

Contact a qualified professional.



10.1.2 Condition

CHIPPED

Tile noted as chipped. Recommend repair by a qualified roofer.

Recommendation

Contact a qualified professional.



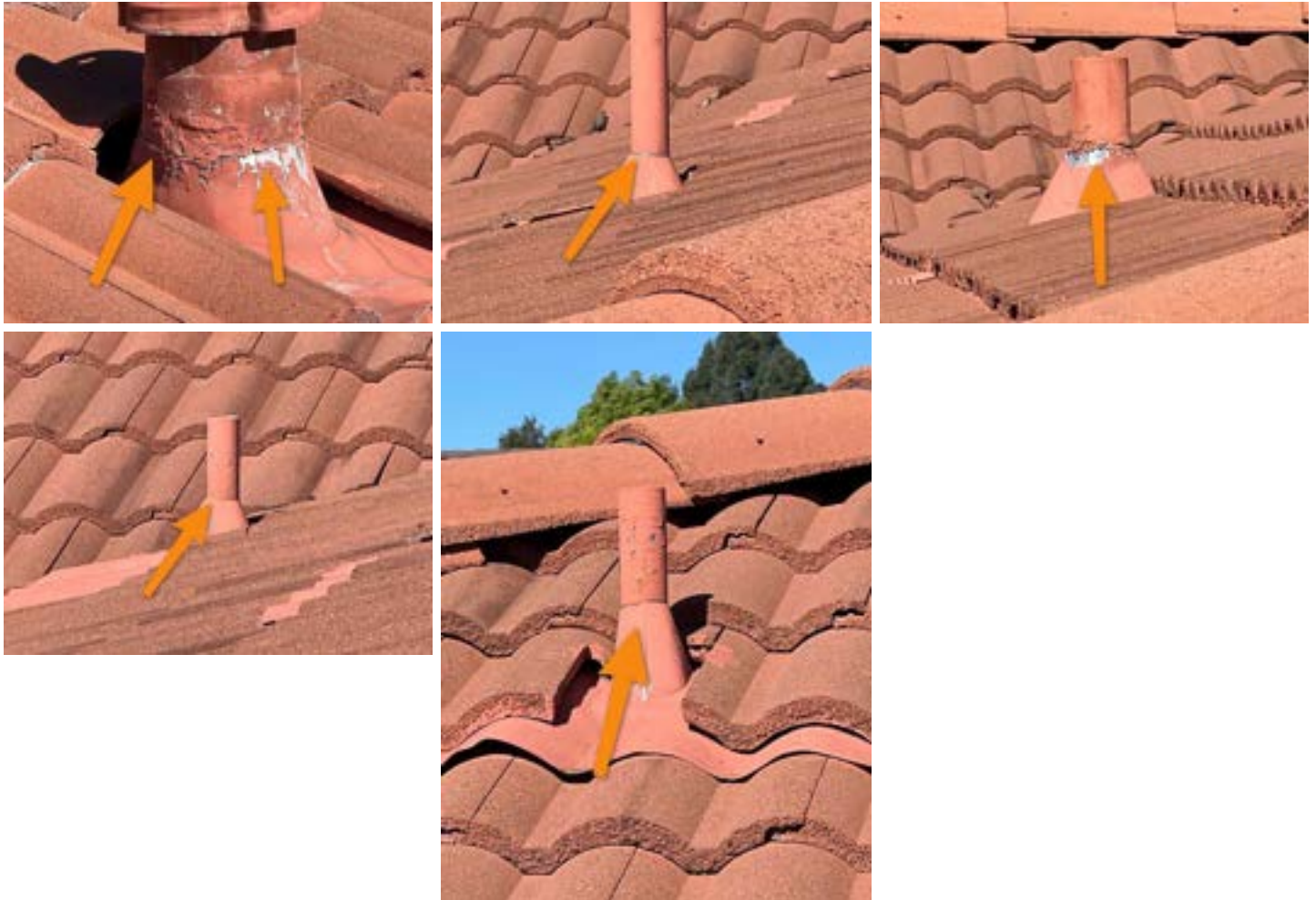
10.2.1 Flashing

 Repair/Upgrade**RE-SEAL MASTIC**

Flashing sealant, know as mastic, deteriorates over time. Some deterioration noted. Recommend qualified person to reapply mastic to avoid future leaks.

Recommendation

Contact a qualified professional.



10.3.1 Gutter

 Maintenance Item**PARTIAL**

Only a partial installation of gutters was noted. A full installation is recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away from the foundation.

Recommendation

Contact a qualified professional.

10.3.2 Gutter

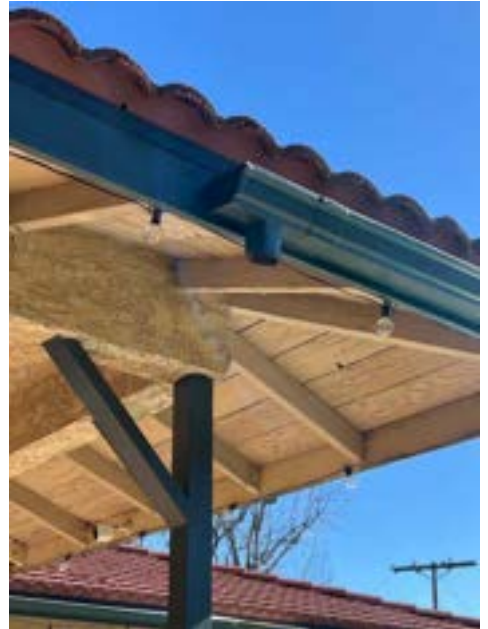
MISSING DOWNSPOUT NOTED

Recommend correction.

Recommendation

Contact a qualified professional.

Repair/Upgrade



11: FOUNDATION

Information

Type: General Limitations

This report describes the foundation, floor, walls, and the method used to inspect any accessible under-floor crawlspace areas (Excluding HOA-controlled spaces). Please note under California BUSINESS AND PROFESSIONS CODE - CHAPTER 9.3 Section 7196.1. home inspectors may not perform any analysis of the systems, components, or structural integrity of a dwelling that would constitute the practice of civil, electrical, or mechanical engineering.

Type: Raised foundation with crawlspace

Raised foundation with crawlspace noted.

12: CRAWLSPACE

Information

Crawlspace Access: General Disclosure

Only areas accessible and visible are part of this report. The inspector can not enter any crawlspace or section of the crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. Dangerous conditions include but are not limited to dangers from animals, wildlife, biohazards, toxic chemicals, standing water, raw sewage, sharp objects, or low clearance. **All conditions noted should be further evaluated and repaired by a qualified foundation specialist before closing.**

If an issue exists in one location it may exist in multiple locations.

Crawlspace Access: Direct entry - exterior

The Inspector examined the crawlspace from inside the crawlspace. Crawlspace access at exterior.



Pier and Beam: Interior of crawlspace

Pier and beam

Crawlspace Walls and Floor: Photos



Observations

12.3.1 Crawlspace Walls and Floor

MODERATE EFFLORESCENCE

Maintenance Item

In the crawlspace, moderate amounts of efflorescence was visible at some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. This is indicative of an incomplete gutter system or poor grading.

Recommendation

Contact a qualified professional.



12.3.2 Crawlspace Walls and Floor

DAMP SOIL VISIBLE - EVIDENCE OF GRADING AND OR GUTTER ISSUES Repair/Upgrade

The soil in the crawlspace was visibly damp or wet. This condition is likely the result of poor grading and or lack of gutters . High moisture levels in the soil beneath the foundation can affect its ability to support the weight of the structure above and may cause structural damage from soil movement. It can also cause biological growth, and health implications in certain conditions. Recommend further evaluation by qualified contractor.

Recommendation

Contact a qualified professional.



12.3.3 Crawlspace Walls and Floor

 Repair/Upgrade**RODENTS**

Vermin activity was observed in the crawlspace (droppings, traps, etc). Vermin can damage insulation & electrical wiring. Recommend asking the seller about vermin activity. Recommend contacting a branch 2 pest control specialist.

Recommendation

Contact a qualified professional.



12.4.1 Anchor Bolts

 Maintenance Item**PRESENT BUT OLD**

Seismic anchor bolts were noted in the crawl space. Note: Anchor bolts are consistent with the era of when the home was built, and do not reflect modern bolting standards. Clients may wish to have additional bolting added by a qualified foundation specialist to meet modern standards.

Recommendation

Contact a qualified professional.

12.5.1 Crawlspace Insulation

 Maintenance Item**NONE**

No Insulation was noted under the floor in the crawlspace. This is very common in Southern California. However, modern standards call for homes to have insulation under the crawlspace for energy efficiency.

Recommendation

Contact a qualified professional.

12.7.1 Crawlspace Ductwork

POSSIBLE ASBESTOS MATERIAL - DUCT BOOT Repair/Upgrade

Duct boots noted with an appearance that is consistent with asbestos material. Please note, only a Certified Asbestos Consultant test can verify the presence of asbestos. While asbestos may be in your home, don't panic. Usually, the best thing to do is to leave asbestos material that is in good condition alone. Generally, material in good condition will not release asbestos fibers. There is no danger unless the asbestos is disturbed and fibers are released and then inhaled into the lungs. Check material regularly if you suspect it may contain asbestos. Don't touch it, but look for signs of wear or damage, such as tears, abrasions or water damage. Damaged material may release asbestos fibers. For more information, please visit: <https://www.nachi.org/asbestos.htm>

Recommendation

Contact a qualified professional.



13: KITCHEN

Information

General Kitchen : Limitations

Limitations: Appliances are excluded from the standards are practice; however, the inspector will make an effort to make sure major appliances that are present turn on as a courtesy only. The inspection is limited to basic on/off. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. Items such as ice makers, hot water dispensers, and water filters, appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights are not included in this inspection. Any comments made regarding these items are made as a courtesy only. The inspector does not note appliance manufacturers, models, or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection. **Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.**

If an issue exists in one location it may exist in multiple locations.

Sinks: Operated

Appeared functional at time of inspection.



Dishwasher: Note

How are dishwashers tested, and how long will they last? [Read More Here.](#)

Oven & Range: Cook top and oven

gas range

Oven & Range: Heating elements operated when tested



**Microwave: Operated**

Operated. Note: Built-in microwave ovens are tested using normal operating controls. The unit was tested and appeared to be serviceable at the time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.

**Vent Condition: Venting**
Exterior Vented**Vent Condition: Operational**
Operational.**Refrigerator: Cold**
Cold.



Cabinets: Cabinets doors and drawers were checked to see if they open and close

Cabinets doors and drawers were checked to see if they open and close.

Counters: Solid Surface tops noted

Observations

13.2.1 Sinks

EVIDENCE OF MOISTURE DAMAGE UNDER CABINET

Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.

 Repair/Upgrade



13.2.2 Sinks

CORROSION AT PLUMBING UNDER SINK

Recommendation

Contact a qualified professional.



13.3.1 Garbage Disposal

NOISE - OBJECT

The unit makes an abnormal noise. This may be a foreign object stuck in the disposal.

Recommendation

Contact a qualified professional.



13.4.1 Dishwasher

**DIRTY/MINERAL BUILD UP NOTED IN UNIT**

Dirty/mineral build up noted in unit, recommend cleaning.

Recommendation

Contact a qualified professional.



13.10.1 Counters

**CAULKING IS WORN**

Water may penetrate these areas and do damage. Recommend qualified person apply caulking as needed.

Note: underlying materials are not visible. We are unable to determine the condition of underlying materials.

Recommendation

Contact a qualified professional.



14: BATHROOM

Information

General Bathroom: Bathroom limitations

Limitations: The inspector does not test for overflow drains, and can not determine the exact flow rate, volume, pressure, exact temperature, or adequacy of the water supply, or evaluate the wait time to obtain hot water at fixtures. Inspector does not test shower pans, tub and shower surround, or enclosures for leakage or for functional overflow protection. Inspector does not evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. Bidets are NOT tested. Saunas and steam functions are beyond the scope of a general home inspection. **Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.** If an issue exists in one location it may exist in multiple locations.

Sinks: Tested

Water was run, drain stopper was tested, the presence of hot water was tested, and the ability to drain water was observed.



Tub with Shower: Tested

Water was run, drain stopper was tested, the presence of hot water was tested, and the ability to drain water was observed.



Exhaust Fan: Operated

The bath fan was operated.



Observations

14.2.1 Sinks

CHIPPED/CRACKED COUNTER TOP

Recommendation

Contact a qualified professional.

— Repair/Upgrade



14.3.1 Tub with Shower

 Repair/Upgrade**CAULKING - SPOUT**

No caulk, or substandard caulking were found at bathtub spout and water handles. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary. **Note: underlying materials are not visible. We are unable to determine the condition of underlying materials.**

Recommendation

Contact a qualified professional.



14.3.2 Tub with Shower

 Repair/Upgrade**CAULKING - PERIMETER**

Worn or substandard caulking were found at bathtub perimeter. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary. **Note: underlying materials are not visible. We are unable to determine the condition of underlying materials.**

Recommendation

Contact a qualified professional.



14.3.3 Tub with Shower

SHOWER HEAD LEAKS

Recommendation

Contact a qualified professional.

Repair/Upgrade



14.3.4 Tub with Shower

CRACK IN TILE NOTED

Recommendation

Contact a qualified professional.

Repair/Upgrade



14.5.1 Toilets

EXCESSIVE CORROSION ON WATER SHUTOFF VALVE

Maintenance Item

Excessive corrosion noted on water shut off valve. Valve could leak at any time or may not work properly when used. Recommend further evaluation by a licensed plumbing professional.

Recommendation

Contact a qualified professional.



14.5.2 Toilets

ACTIVE LEAKING

Safety Hazard

Recommend immediate repair by qualified plumber.

Recommendation

Contact a qualified professional.



14.7.1 Heating

ELECTRIC WALL DANGER

Maintenance Item

Electric wall heating noted in bathroom. These heaters can be dangerous as children or unsuspecting people may suffer burns from touching heating elements. Items such as towels or bathrobes can come in contact with heating element and catch fire. It is recommended heater be removed or disconnected from power source by qualified person.

Recommendation

Contact a qualified professional.



14.8.1 Walls and Ceilings

MOISTURE DAMAGE NOTED

Repair/Upgrade

Area found to be dry at time of inspection. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



15: BATHROOM 2

Information

General Bathroom: Bathroom limitations

Limitations: The inspector does not test for overflow drains, and can not determine the exact flow rate, volume, pressure, exact temperature, or adequacy of the water supply, or evaluate the wait time to obtain hot water at fixtures. Inspector does not test shower pans, tub and shower surround, or enclosures for leakage or for functional overflow protection. Inspector does not evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. Bidets are NOT tested. Saunas and steam functions are beyond the scope of a general home inspection. **Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.** If an issue exists in one location it may exist in multiple locations.

Sinks: Tested

Water was run, drain stopper was tested, the presence of hot water was tested, and the ability to drain water was observed.



Showers: Tested

Shower was turned on, hot water was noted, and water drained.





Showers: Swinging door noted

Exhaust Fan: No vent fan -windows

No vent fans noted at bathroom. Windows or vent fans are required to allow excess moisture to escape. Bathrooms had windows and meet requirements. Recommend opening windows after use of shower and/or tub to reduce chances of moisture damage.



Observations

15.2.1 Sinks

DRAIN STOPPER DOES NOT STOP WATER

Recommendation

Contact a qualified professional.

Repair/Upgrade



15.2.2 Sinks

CRACKED SINK

Recommendation

Contact a qualified professional.

Repair/Upgrade



15.2.3 Sinks

**RUST/ CORROSION AROUND FAUCETS
NOTED**

Recommendation

Contact a qualified professional.

 Repair/Upgrade

15.2.4 Sinks

**CORROSION AT PIPE NEAR SHUTOFF
VALVE UNDER SINK**

Recommend repair by a qualified plumber.

Recommendation

Contact a qualified professional.

 Repair/Upgrade

15.4.1 Showers

 Repair/Upgrade**GROUT WORN**

Grout at shower appears worn. Water may penetrate this area. Recommend a qualified person repair as necessary. **Note: underlying materials are not visible. We are unable to determine the condition of underlying materials.**

Recommendation

Contact a qualified professional.



15.4.2 Showers

 Repair/Upgrade**SHOWER HEAD LEAKS**

Leak at shower head noted.

Recommendation

Contact a qualified professional.



15.4.3 Showers



Repair/Upgrade

CRACKED TILE

Recommend the shower be repaired/replaced by a qualified contractor.

Note: Conditions under the title are NOT visible.

Recommendation

Contact a qualified professional.



15.5.1 Toilets



Maintenance Item

MADE A FUNNY NOISE WHEN FLUSHING

Recommend further investigation by a qualified plumber to repair.

Recommendation

Contact a qualified professional.



15.7.1 Walls and Ceilings

BIOLOGICAL GROWTH NOTED Safety Hazard

Biological growth noted at walls and ceiling. Recommend further evaluation and remediation as necessary by a qualified environmental professional.

Recommendation

Contact a qualified professional.



15.7.2 Walls and Ceilings

MOISTURE DAMAGE NOTED Repair/Upgrade

Area found to be dry at time of inspection. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



16: INTERIOR AREAS

Information

General Interiors : Interior Limitations

Limitations: The inspector is not required to: inspect paint, wallpaper, window treatments or finish treatments, inspect floor coverings or carpeting, inspect central vacuum systems, inspect security systems or components, intercoms, move furniture, stored items, or any coverings, such as carpets or rugs, or move suspended-ceiling tiles, inspect or move any household appliances, nor operate or evaluate any security bar release and opening mechanisms, whether interior or exterior nor operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. Curtains, shutters, or other window covers are NOT part of this inspection. Cosmetic items are not considered as part of this inspection. **Any conditions noted should be further evaluated and repaired by the appropriate trade specialist before closing.**

If an issue exists in one location it may exist in multiple locations.

Window Condition: Windows

Aluminum framed single pane window noted., Aluminum framed double pane windows noted.

Patio Doors: Single pane glass noted

Single pane glass noted.

Patio Doors: Tempered glass noted in the patio door

Tempered glass noted in the patio door.

Screen Doors: Screen door is functional

Screen door(s) functional.

Ceiling Fans: Operated



Doors: Operated

Observations

16.2.1 Window Condition

DETACHED OR LOOSE SPRING/SLIDER Repair/Upgrade

Windows were noted to have detached or loose spring/slider balance mechanisms, causing the sashes to not stay open properly. This condition can affect safe and reliable operation of the windows. Recommend repair or adjustment by a qualified contractor as needed.

Recommendation

Contact a qualified professional.



16.2.2 Window Condition

MISSING SCREENS Maintenance Item

Window screens were not installed at the time of inspection.

Recommendation

Contact a qualified professional.

16.2.3 Window Condition

 Repair/Upgrade

MOISTURE DAMAGE NOTED

Area dry at the time of inspection. Recommend windows be resealed by a qualified window contractor.

Recommendation

Contact a qualified professional.



16.2.4 Window Condition

PEELING PAINT OBSERVED

Peeling paint noted. Suggest scraping and painting as necessary.

Recommendation

Contact a qualified professional.



16.2.5 Window Condition

WOOD DETERIORATION NOTED AT WINDOW FRAMES

Wood deterioration noted at window frames. Recommend pest inspection and repair by qualified contractor.

Recommendation

Contact a qualified pest control specialist.



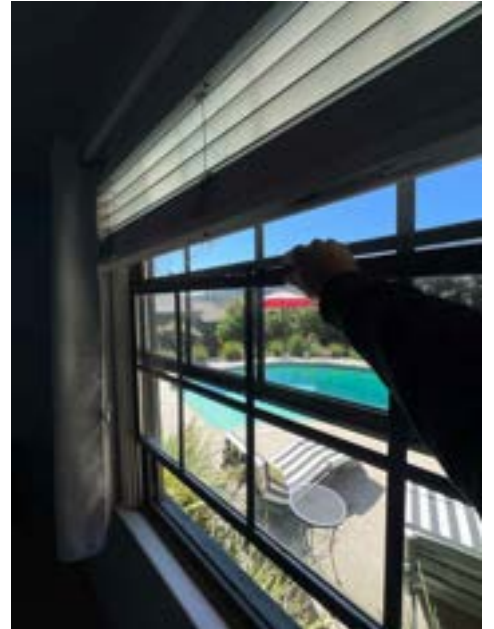
16.2.6 Window Condition

WINDOW COMING OUT OF FRAME Repair/Upgrade

Recommend repair or replace by qualified contractor

Recommendation

Contact a qualified professional.



16.3.1 Patio Doors

SLIDER DOOR OUT OF ALIGNMENT Repair/Upgrade

Recommendation

Contact a qualified professional.

16.5.1 Walls and ceilings

HAIRLINE CRACKS NOTED

Recommendation

Contact a qualified professional.

 Repair/Upgrade



16.6.1 Floors

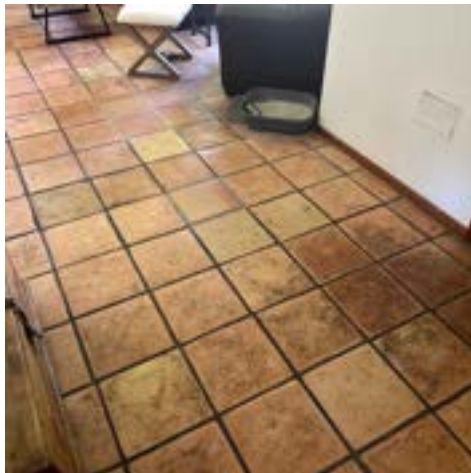
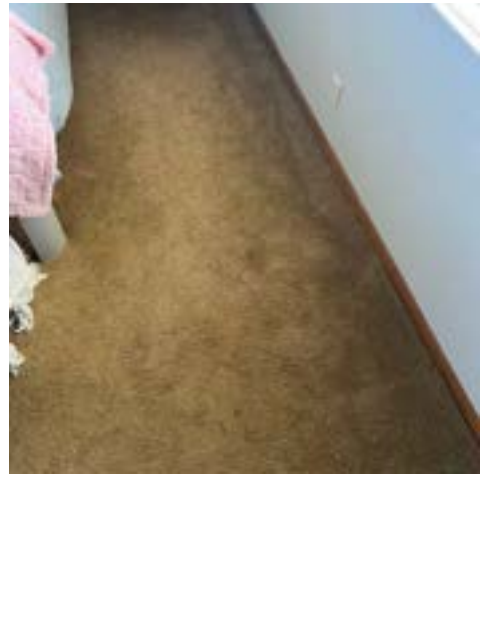
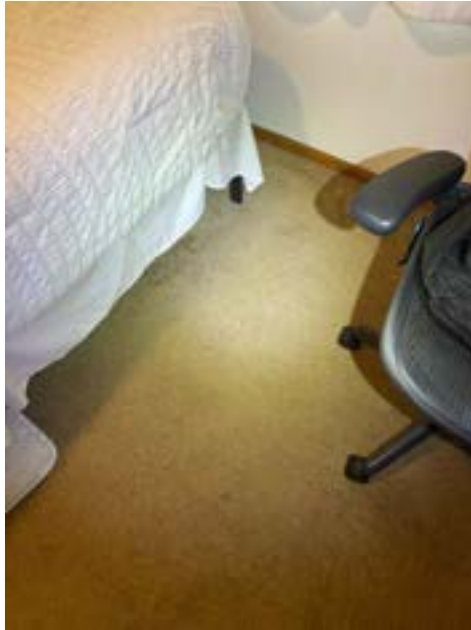
AGE AND WEAR

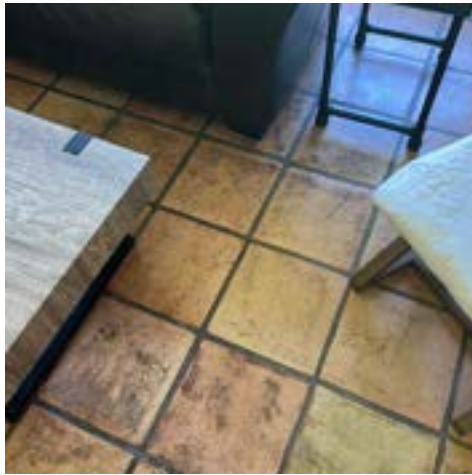
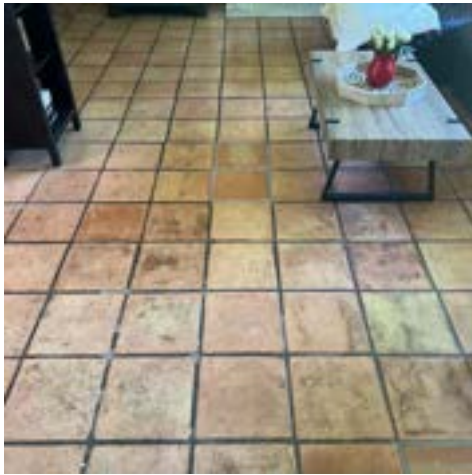


Floors have signs of age and wear (scratches, dents, discoloration).

Recommendation

Contact a qualified professional.





16.9.1 Closets

CLOSET DOOR DIFFICULT TO OPEN AND CLOSE

Recommendation

Contact a qualified professional.

 Maintenance Item



17: SMOKE AND CARBON MONOXIDE DETECTORS

Information

Detectors: Smoke and Carbon Monoxide Detector Information

Smoke detectors are required in every bedroom. A smoke and carbon monoxide detector are required outside of every bedroom area. Additionally, there should also be at least one smoke detector and one carbon monoxide detector per floor regardless of if the floor contains bedrooms or not.

Read more at <https://imhomeinspections.com/smoke-detector-locations-and-why-they-beep-at-200-am/>

Detectors: Smoke detectors were noted where required

Smoke detectors noted where required.

Detectors: Combo noted

Smoke and carbon monoxide combination detector noted.

18: LAUNDRY

Information

General: Laundry Limitations

Please note, washer and dryers are usually considered personal property and not part of the house. The inspector does NOT test washers or dryers.

Note that as washer faucets are rarely turned on and off, they can become stiff over time. As water supply to washing machines is usually left on, and hoses can leak or burst under pressure and continue to flow, Recommend upgrading rubber hose to braided stainless steel versions. Recommend checking hoses and connections on a regular basis for leaks.

Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts, or determine the completeness or operability of any gas piping to laundry appliances.

General: Location

Laundry Room

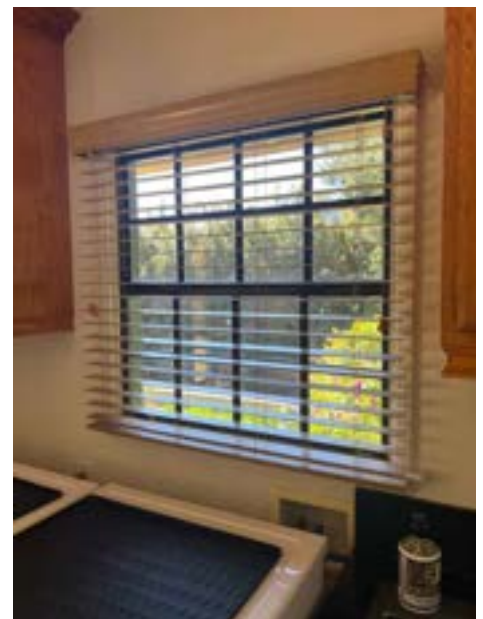


General: A drip pan under the washing machine is recommend any time the washer is installed where a leak can damage surrounding areas

Dryer Vent: Remember to clean dryer vents

Remember to clean dryer vents as part of your regular maintenance.

Exhaust Fan: Window noted



Gas/Electric Dryer Power : Gas Valve Present

Laundry Plumbing: No significant Laundry Plumbing: Photos or safety issues noted



Sink: Operated

Appeared functional at time of inspection.



Cabinets: No Deficiencies Observed

Observations

18.1.1 General

FRONT LOADING WASHER WITH BIOLOGICAL GROWTH Repair/Upgrade

Biological growth noted inside the front loading washing machine. Recommend always leaving the door open enough for proper ventilation to prevent this from continuing to occur. Client should be aware that front loading washers are prone to biological growth without proper ventilation after each use.

Recommendation

Contact a qualified professional.



18.2.1 Dryer Vent

THE DRYER VENT HAS LOOSE EXTERIOR COVER Repair/Upgrade

Recommendation

Contact a qualified professional.



18.6.1 Sink

EVIDENCE OF MOISTURE DAMAGE NOTED

These areas were dry at the time of inspection.

Recommendation

Contact a qualified professional.



19: FIREPLACES AND CHIMNEYS

Information

Fireplace: General Limitations

Limitations: Inspector is not required to inspect the flue or vent system, inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels, determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test or dismantle or remove any component. Inspector does NOT ignite or extinguish fires. The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. A general inspection does not constitute a level II inspection. **Any conditions noted should be further evaluated and repaired by a qualified fireplace specialist before closing.** If an issue exists in one location it may exist in multiple locations.

Fireplace: Fireplace Type

Masonry fireplace noted., Wood burning

Fireplace: Fireplace Locations

Living Room



Fireplace: Level II disclaimer

Level II inspectionThe National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

Chimney: Photo



Spark Arrestor: Spark arrestor and rain cap noted

Observations

19.1.1 Fireplace

RECOMMEND HAVING CHIMNEYS SWEEPED BY PROFESSIONAL BEFORE USING



Recommend having chimneys swept by professional before using.

Recommendation

Contact a qualified chimney sweep.



19.1.2 Fireplace

 Repair/Upgrade**INSTALL DAMPER CLAMP**

Recommend damper clamp. A Damper Stop Clamp is installed on gas only fireplaces on the chimney damper blade to prevent accidental full closure of the damper while the gas log set is burning in your fireplace. It is required in many areas to keep the damper from closing all the way. When a gas log set is installed they usually want it fixed in the full open position. A damper clamp is included to maintain the minimum permanent vent opening and to prevent full closure of the damper blade. The chimney damper **MUST** be fully opened when burning the log set. The log set is designed to burn with yellow flames; thus adequate ventilation is absolutely necessary. The damper clamp with hex bolt provides a means to prevent full closure of the damper blades. The clamp is easily attached to most damper blades with pliers or a wrench and must be permanently installed.

Read more: <https://imhomeinspections.com/damper-clamp/>

Recommendation

Contact a qualified professional.

19.1.3 Fireplace

 Safety Hazard**CRACKS**

Cracks in the firebox were noted. This is a potential fire hazard if fireplace is used. Recommend repair by qualified fire place contractor.

Recommendation

Contact a qualified professional.



19.1.4 Fireplace

EVIDENCE OF MOISTURE INTRUSION

Recommend level 2 fireplace inspection by a qualified fireplace specialist.

Recommendation

Contact a qualified professional.



19.2.1 Chimney

CROWN CRACKED

Chimney crown is cracked. Recommend repair by qualified chimney contractor to prevent moisture intrusion and further damage.

Recommendation

Contact a qualified professional.



20: POOL & SPA

Information

General: Limitations

Limitations: The inspector is not required to determine: the condition of any component or system that is not readily accessible, the service life expectancy of any component or system, the size, capacity, performance or efficiency of any component or system, the cause or reason of any condition, future conditions, replacement or repair cost estimates. Inspector does not inspect decorative items. Inspector can NOT inspect underground items or anything not in plain view, nor do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others. Leveling of water, underground leaks, and chemical conditions of the water are beyond the scope of this inspection. **Any conditions noted should be further evaluated and repaired by a qualified pool contractor before closing.**

General: Type

Below ground



General: Material

Gunite/plaster

Spa: No spa

No spa present.

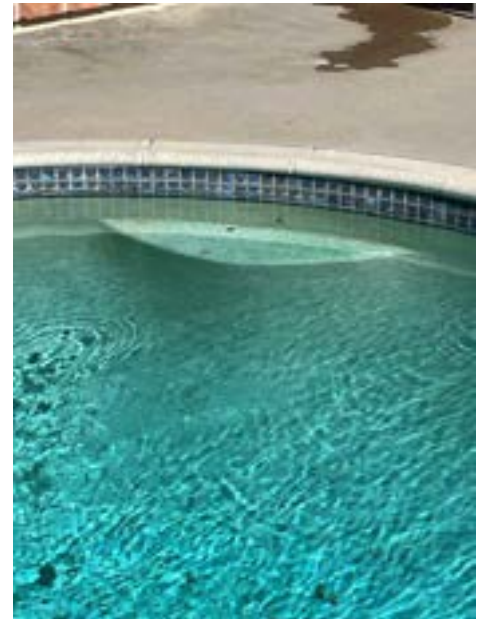
Drain Cover : Anti-vortex covers noted

Anti-vortex covers noted.



Egress : Egress present

A ladder or step(s) for deep end egress was present.



Fencing & Safety Barriers : California Fence Information

Pool Safety Act of California (SB 442)- In a dwelling with a pool or spa, the home inspection report shall identify which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped with and shall specifically state if the pool or spa has fewer than TWO of the listed drowning prevention safety features.

(1) The pool shall be isolated from access to a home by an enclosure that meets the requirements of Section 115923: 1. Any access gates through the enclosure must open away from the swimming pool, and must be self-closing with a self-latching device placed no lower than 60 inches above the ground. 2. The enclosure must be a minimum height of 60 inches. 3. The maximum vertical clearance from the ground to the bottom of the enclosure shall be no more than 2 inches. 4. Any gaps or voids in the enclosure shall not allow passage of a sphere equal to or greater than 4 inches. 5. The outside surface shall be free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over the enclosure. 6. The enclosure shall isolate the swimming pool or spa from the private single-family home

(2) The pool shall incorporate removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F 2286 standards

(3) The pool shall be equipped with an approved safety pool cover

- (4) The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
- (5) All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
- (6) Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water.
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above.

Read More [here](#)

Water Condition: Filled to capacity

The pool appeared to be filled to capacity at the time of the inspection. It should be noted water naturally evaporates and water must be added to pool on a regular basis to operate properly.

Water Condition: Water was clear at the time of inspection

Water was clear at the time of inspection. Please note that water conditions can change rapidly. Recommend discussing pool maintenance with seller so water remains clear at end of escrow.

Water Fill Unit: Hose

It appears water is filled from a hose. A hose spigot was noted nearby.

Equipment Area: Photo



Pump: Role of Pump

Main Pump



Pump: Pump Brand

Pentair WhisperFlo

Pump: Multi-speed pump

The pool system had a multi-speed pump.

Filter: Filter Brand

Hayward



Filter: Diatomaceous earth type filter

The pool filtration system was a diatomaceous earth type.

Pressure Gauge: Present

Present



Heater Condition: Heater Type

Gas powered Heater noted

Read about pool heater maintenance here: <https://imhomeinspections.com/pool-heater-maintenance/>



Heater Condition: Heater Brand
Raypack

Heater Condition: Gas not on
Unable to test heater.

Timer: No issues
No issues noted with the timer box.

**Timer: Photo****Lights: Pool lights turn on**

Pool lights turned on.

Lights: GFCI protection for pool light noted and tested at receptacle

GFCI protection for pool light noted and tested at the receptacle.

Bonding: Information Only: Bonding

Bonding is the process by which the electrical and metallic components of the pool are joined together with a #8 copper wire to form a non-resistive path between the components. The goal of bonding is to connect, contain and prevent the transmission of any harmful electrical voltage to pool equipment, people and pets.

Bonding connects the pool's electrical and non-electrical metal components into a network that contains the electricity. The low impedance path back to the power source allows the harmful current to flow and trip the breaker at the panel.

Without a bonding system in place, you might conduct stray electrical current when touching the metal around the pool or pool water.

Lack of bonding is a serious safety hazard, and can also cause premature deterioration of pool equipment.

Read more here: <https://imhomeinspections.com/bonding-vs-grounding-in-swimming-pools/>

Bonding: Bonding noted

Pump

Pool Electrical: Junction box**Observations**

20.2.1 Structure Condition

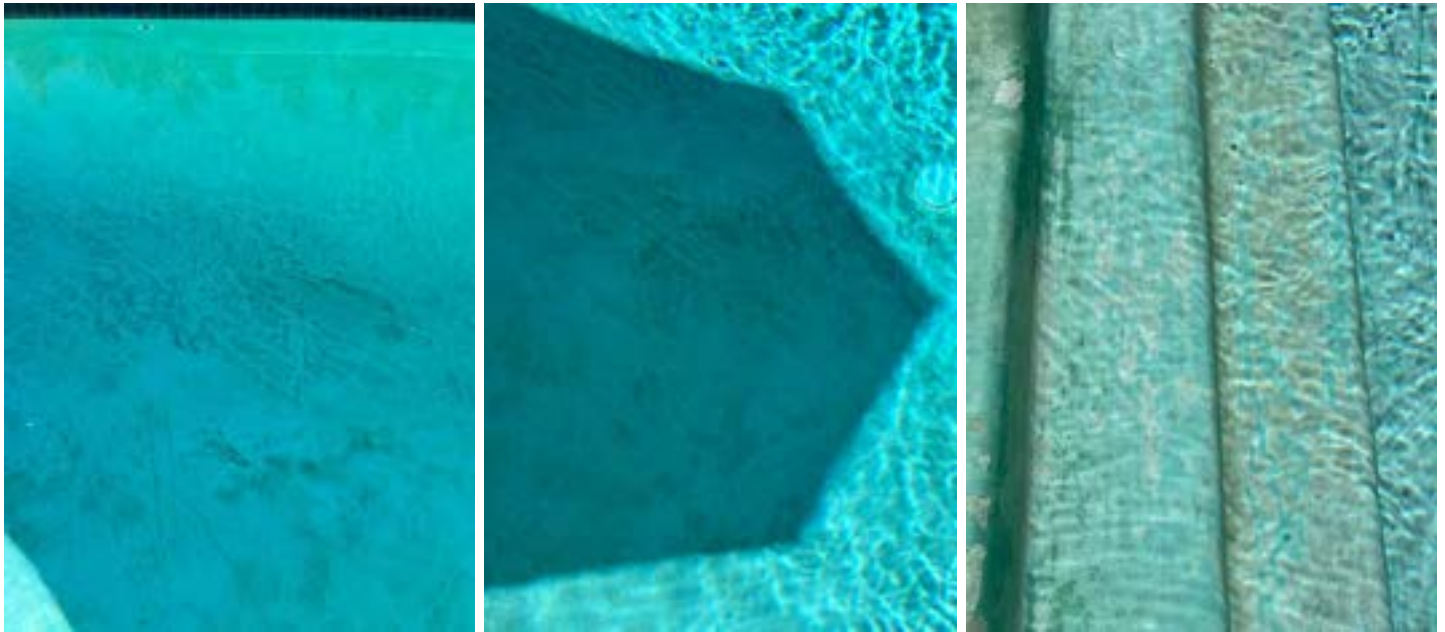
MINOR STAINS

Stains and discoloration were noted at pool structure.

Recommendation

Contact a qualified professional.

 Maintenance Item



20.2.2 Structure Condition

CHIPPING NOTED IN POOL STRUCTURE

Recommend repair by qualified pool contractor.

Recommendation

Contact a qualified professional.

 Repair/Upgrade



20.2.3 Structure Condition

Repair/Upgrade**SPIDER WEB CRACKING**

Pool plaster cracks due to pressure placed on the plaster surface. The shifting of the pool beneath the plaster sometimes causes cracking, especially if gaps between the pool and plaster exist. When the plaster breaks down, expect cracks to form regularly. These hairline cracks are called spider cracks. They extend like a spider web from the center of the gaps in the plaster. Recommend repair.

Recommendation

Contact a qualified professional.



20.6.1 Fencing & Safety Barriers

Safety Hazard**0 OF 7**

Under Pool Safety Act of California (SB-442), Home Inspectors are required to document if less than 2 of the 7 safety barrier items are present. 0 of the 7 items were noted. Recommend a qualified pool contractor install TWO of the 7 items to meet the requirements of the Pool Safety Act of California.

Read more [here](#) and [here](#).

Recommendation

Contact a qualified professional.

20.7.1 Deck area

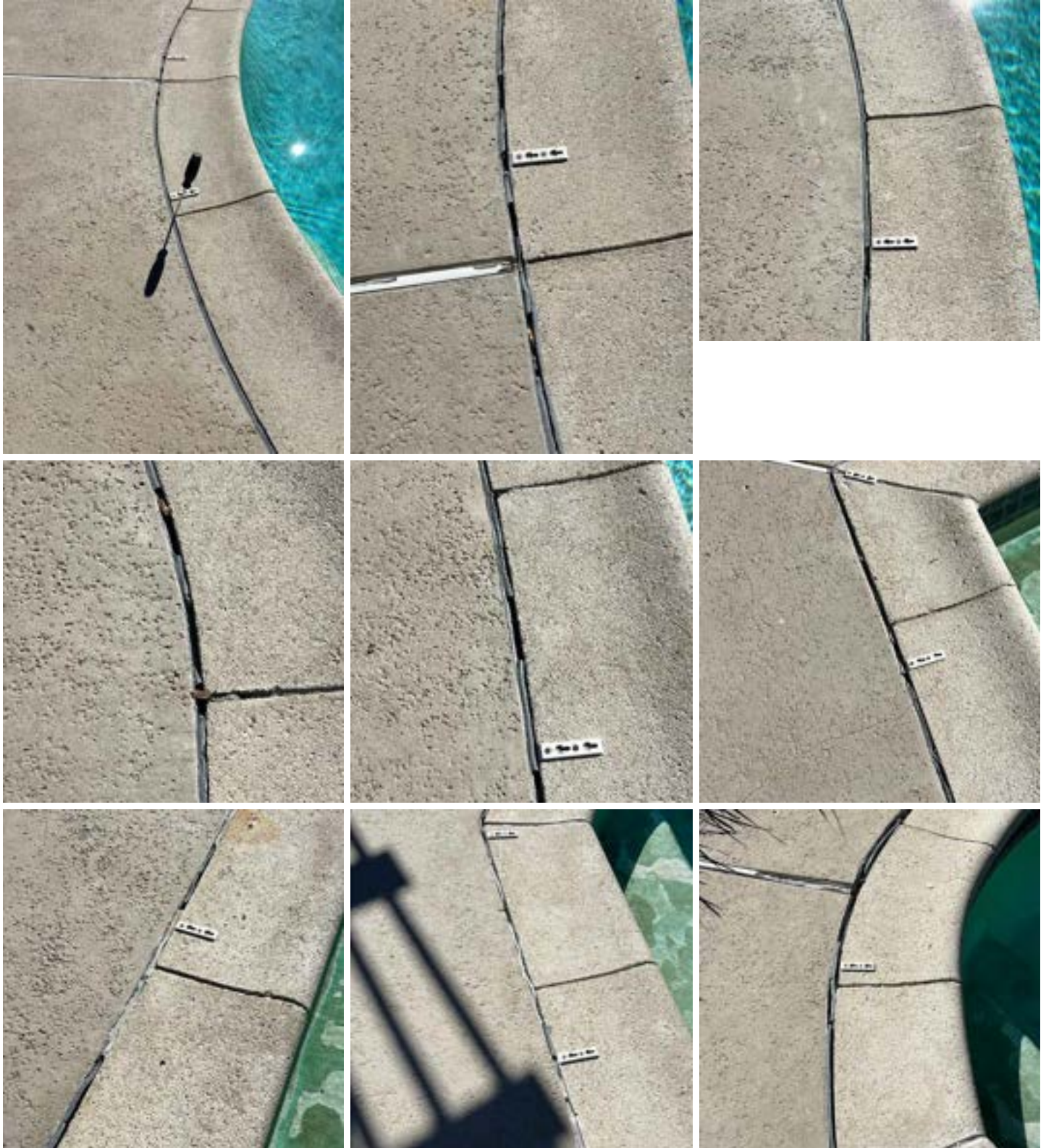
 Repair/Upgrade

SEALANT

Deterioration noted at sealant at expansion joints. Recommend a qualified person re-seal now and in the future as regular maintenance.

Recommendation

Contact a qualified professional.





20.7.2 Deck area

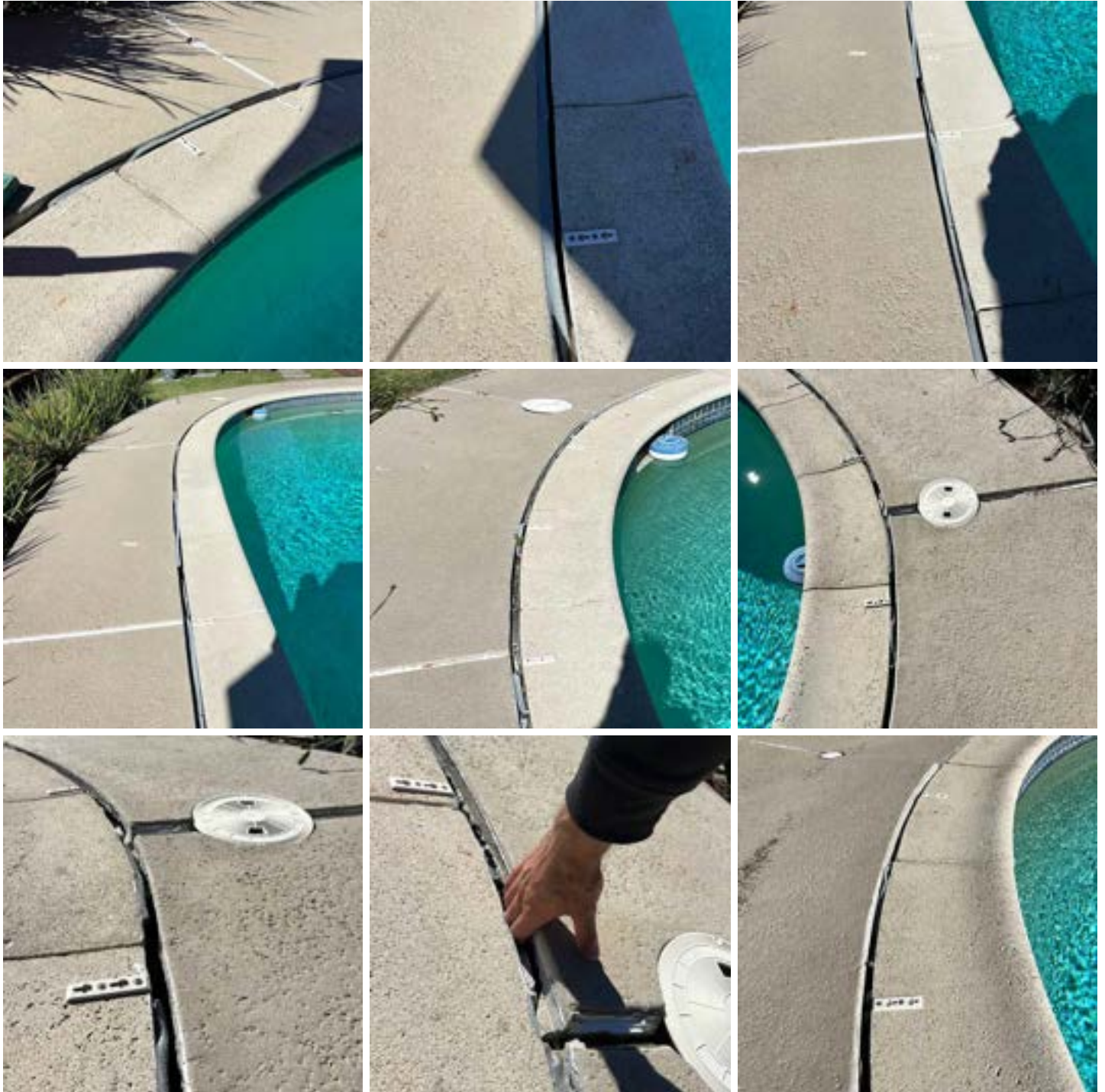
 Repair/Upgrade

SETTLEMENT AND/OR HEAVING

Cracks, settlement, holes, and/or heaving, resulting in trip hazards were found in the walkways around the pool area. Use caution when walking. For safety reasons, it is recommended that a qualified contractor repair to reduce such trip hazards.

Recommendation

Contact a qualified professional.





20.8.1 Skimmer

NO WEIR (DOOR FLAP)

The weir (door flap) is NOT present. Recommend repair/replacement by a qualified pool contractor.

Recommendation

Contact a qualified professional.

 Repair/Upgrade



20.8.2 Skimmer

SKIMMER IS CRACKED

Recommend repair by a qualified pool contractor.

Recommendation

Contact a qualified professional.

 Repair/Upgrade



20.8.3 Skimmer

CRACKS AROUND SKIMMER CAN INDICATE POSSIBLE LEAKS IN THE SKIMMER SYSTEM

Suggest pressure test be performed by qualified pool leak detection company.

Recommendation

Contact a qualified professional.

 Repair/Upgrade

20.8.4 Skimmer

SKIMMER HAD EVIDENCE OF DAMAGE

Recommend repair by qualified pool contractor.

Recommendation

Contact a qualified professional.

Repair/Upgrade



20.9.1 Tile

WORN GROUT

The tile had areas of worn grout. The Inspector recommends maintenance be performed by a qualified swimming pool contractor.

Recommendation

Contact a qualified professional.

Repair/Upgrade

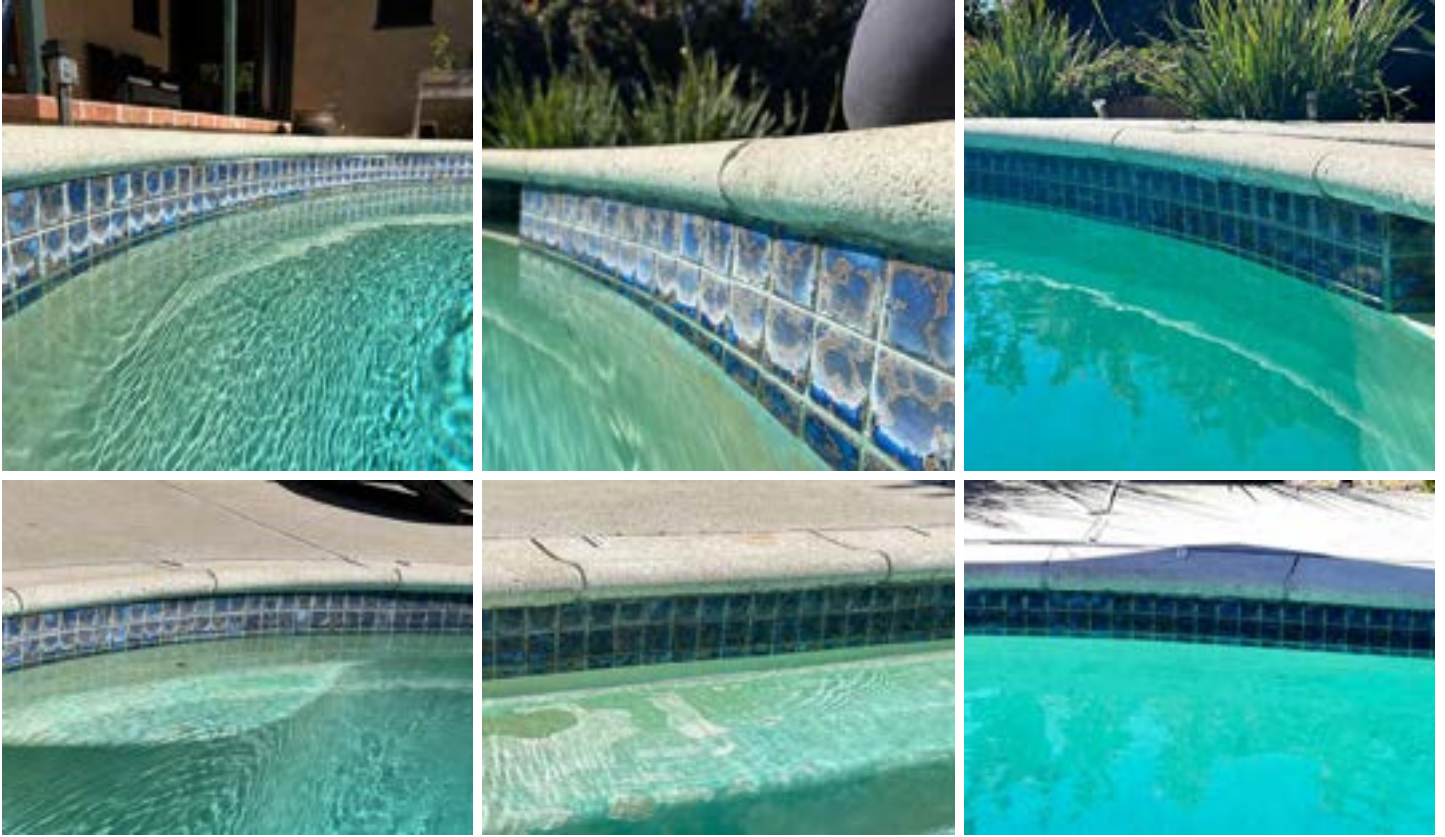


20.9.2 Tile

SIGNS OF WEAR

Recommendation

Contact a qualified professional.



20.19.1 Bonding

HEATER NOT BONDED

No bonding wire was connected to the heater. This is a safety issue. Recommend repair by qualified electrician.

Recommendation

Contact a qualified professional.



20.21.1 Visible Plumbing

CORROSION NOTED

Recommend repair by a qualified pool contractor to prevent leaks.

Recommendation

Contact a qualified professional.



21: ENERGY SAVING RESOURCES

Information

-: Energy Disclosure

The state of California requires the inspection report to include contact information for energy savings. This information is provided below. UTILITY BILL, REBATES AND OTHER ASSISTANCE Online Consumer and Business Conservation Rebate Database: www.consumerenergycenter.org. California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm. California Energy Commission, for information on utility bill assistance programs: 800-772-3300 or www.consumerenergycenter.org. California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: 800-649-7570 or www.cpuc.ca.gov. Local Utility Company: SDG&E 800-411-7343 California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

22: REPAIR ESTIMATES

Information

For Estimates : Estimates

If you would like an estimate on the cost to repair items in this report, you may elect to use **TheQwikFix**, an independent third-party company based in San Diego, CA. Use of this service is strictly optional.

How it works:

1.
Go to TheQwikFix.com.
2.
Create a free account.
3.
In your report, click the PDF button (right-hand side, below the agent photo) and save the full version to your computer.
4.
Upload the PDF to TheQwikFix.com.

Cost & Discount: Estimates normally cost \$79.95, but with the discount code "IMHI10" you save \$30 off the regular price.

Turnaround: TheQwikFix will typically contact you within 24 hours with an itemized estimate.

Disclaimer: TheQwikFix is an independent third-party company and is **not affiliated with IM Home Inspections, Inc.** Use of this service is entirely optional. IM Home Inspections, Inc. does not review, verify, or guarantee any estimates or services provided, and shall have **no liability** for any estimates, work, or disputes arising from your use of TheQwikFix.

23: THANK YOU

Information

THANK YOU

IM Home Inspections truly appreciates your business. It was a pleasure to inspect this home. If you have any questions about this report or other inspection needs, you may contact us at 818-298-3405 or IM@IMHomeInspections.com