



ONE STOP HOME INSPECTIONS & CONST.

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INSPECTION

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04/02/2025



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1: GENERAL INFORMATION / OVERVIEW

		IN	NI	NP	O
1.1	General				

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Overview

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 trades contractors within the clients inspection contingency window or prior to closing, which 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 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 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.

General: Notes

Note: California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Note: Read the [Standards of Practice](#) set forth by the [InterNational Association of Certified Home Inspectors](#) for an insight into the scope of the inspection.

Note: The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home warranty is recommended.**

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Note: For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

General: About Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.**

General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Safety / Major**" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or system is not in this home or building.

Finding (F) = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Minor = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Moderate = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or a qualified contractor** and are not considered routine maintenance or DIY items.

Safety / Major = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

The item, component or system is **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

2: INSPECTION / PROPERTY DETAILS

		IN	NI	NP	O
2.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: In Attendance

Client, Buyers Agent

General: Building Type

Single Family

General: Occupancy

Vacant, Unfurnished

General: Utilities

All Utilities On

General: Temperature

60-70 F

General: Weather Conditions

Sunny

3: MISC. CONCERNS / COMMENTS

		IN	NI	NP	O
3.1	Misc. Concerns / Comments	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Misc. Concerns / Comments: Lead / Asbestos Warning

Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. Asbestos is commonly found in various building materials. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Inspecting for the presence of lead and/or asbestos is beyond the scope of this inspection.

Misc. Concerns / Comments: Occupied and/or Furnished

Many areas and items at this property were obscured by furniture and/or stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection.

Observations

3.1.1 Misc. Concerns / Comments



MICROBIAL LIKE GROWTHS / MUSTY ODOR

Microbial like growths and/or a musty odor were found at one or more locations. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist.

Recommendation

Contact a qualified mold inspection professional.



Hallway Bathroom

4: ROOF

		IN	NI	NP	O
4.1	General	X			
4.2	Coverings	X			
4.3	Flashings	X			
4.4	Skylights, Chimneys & Other Roof Penetrations	X			
4.5	Roof Drainage Systems	X			X
4.6	Eaves / Soffits	X			X
4.7	Maintenance / Other	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: View of Roof
View of roof.

General: Inspection Method
Fully Traversed

General: Roof Type/Style
Gable

General: Roofing Material
Asphalt

General: Flashing Material
Metal

Limitations

General

ROOF LIMITATIONS

The roof inspection is limited to the InterNACHI Standards of Practice.

Observations

4.5.1 Roof Drainage Systems



GUTTER INSTALLATION
RECOMMENDED

No roof drainage system was installed. Rainwater may come in contact with the building exterior or accumulate around the building foundation as a result.

Recommendation

Contact a qualified gutter contractor



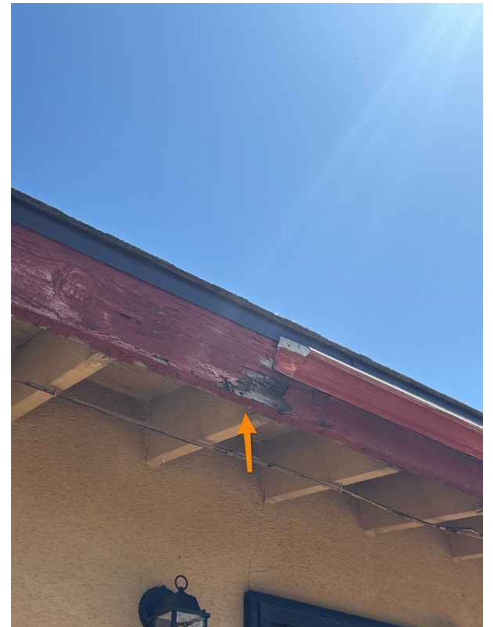
4.6.1 Eaves / Soffits

FASCIA BOARD DAMAGED / DETERIORATED

Fascia board at one or more areas was deteriorated and/or damaged. Recommend repairs be made by a qualified contractor. For example, by replacing all deteriorated wood and correct the cause of the damage / deterioration.

Recommendation

Contact a qualified general contractor.



5: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
5.1	Access	X			
5.2	Structure & Sheathing	X			
5.3	Attic Insulation	X			
5.4	Exhaust & Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Access: Access Location(s)
Hallway

Access: How Viewed
Viewed From Hatches

Access: Attic Views



Structure & Sheathing: Types Rafters, Ceiling joists	Attic Insulation: Insulation Type Fiberglass Roll	Attic Insulation: Estimated R Value Not Determined
Exhaust & Ventilation: Ventilation Type Dormer, Bathroom Window{s}		

Limitations

Access

ATTIC LIMITATIONS

The attic inspection is limited to the InterNACHI Standards of Practice.

6: FOUNDATION

		IN	NI	NP	O
6.1	Foundation	X			X
6.2	Seismic Re-Inforcement	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Foundation: Foundation Type Crawlspace	Foundation: Foundation / Stem Wall Material Concrete	Foundation: Footing Material Concrete Seismic Re-Inforcement: Anchor Bolts / Hold Downs Installed
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Limitations

Foundation

FOUNDATION LIMITATIONS

The Foundation inspection is limited to the InterNACHI Standards of Practice.

Observations

6.1.1 Foundation

EFFLORESCENCE

 Recommendation

Efflorescence observed in areas of the interior side of the concrete stem walls. This is evidence of moisture presence in the concrete and may be caused by inadequate grade drainage around the exterior of the home. The client is advised to monitor the concrete for correction as needed.

Recommendation

Contact a qualified professional.

6.1.2 Foundation

CRACKS 1/8" OR LESS

Recommendation

Crack(s) of 1/8" or less was observed on the foundation wall. The cracking implies that foundation movement has occurred. Recommend masonry sealing and monitoring for any further movement. Although no obvious evidence suggesting "immediate concern was observed, this does not however guarantee future conditions. The exact / precise measurements of such conditions are not within of our inspection. Past or future movement may be related to soil and geological issues, which are beyond the scope of our expertise.

Recommendation

Contact a foundation contractor.



7: CRAWLSPACE

		IN	NI	NP	O
7.1	Access	X			X
7.2	Substructure	X			X
7.3	Insulation/Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Access: How Viewed
Traversed

Access: Crawlspace / Basement Views







Substructure: Sub floor material
Wood Planks Subfloor

Substructure: Beam & Joist	Substructure: Pier/Support	Insulation/Ventilation:
Material	Material	Ventilation Type
Solid Wood Beam Noted, Wood Floor Joist Noted	Wood	Vented
	Insulation/Ventilation: Insulated	
	No	

Limitations

Access

CRAWL SPACE LIMITATIONS

The Crawlspace inspection is limited to the InterNACHI Standards of Practice.

Observations

7.1.1 Access

DEBRIS

Debris was observed in the crawlspace. Recommend having it cleaned out.

Recommendation

Contact a qualified handyman.

Recommendation





7.2.1 Substructure

DRY STAINS / CAN'T DETERMINE



One or more dark stains were found at the subfloor in the crawl space. The inspector was not able to determine with a moisture meter if this is an active leak, or a prior leak. Client should consider their options such as having a qualified contractor evaluate these areas prior to closing.

Recommendation

Contact a qualified professional.

7.2.2 Substructure

POST TO BEAM MISSING TIES



One or more support posts were not positively secured to the beam above. While this is common in older homes, current standards require positive connections between support posts and beams above for earthquake reinforcement. Recommend that a qualified contractor repair per standard building practices.

Recommendation

Contact a qualified professional.



7.2.3 Substructure

FRAMING SETTLEMENT / MOVEMENT



Evidence of framing settlement and/or movement at one or more locations in the crawl space.
Recommend further evaluation and needed repairs be made by a qualified licensed contractor.

Recommendation

Contact a qualified general contractor.



8: EXTERIOR

		IN	NI	NP	O
8.1	Exterior Walls / Trim	X			X

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Exterior Walls / Trim: Construction Material	Exterior Walls / Trim: Wall Covering Material
Wood Frame	Stucco

Limitations

Exterior Walls / Trim

EXTERIOR LIMITATIONS

The Exterior inspection is limited to the InterNACHI Standards of Practice.

Observations

8.1.1 Exterior Walls / Trim

 Recommendation

STUCCO CRACK(S) / DAMAGE NEEDS REPAIR

Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. Moisture can enter cracks or damaged areas and further deteriorate the stucco. The wall behind the stucco can become damaged from moisture. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a stucco repair contractor





9: GROUNDS

		IN	NI	NP	O
9.1	Grading	X			X
9.2	Vegetation	X			X
9.3	Driveways, Sidewalks, Patios	X			X
9.4	Porches / Steps / Stoops	X			X
9.5	Patio / Porch Covers	X			
9.6	Decks/Stairs			X	
9.7	Retaining Walls			X	
9.8	Fences/Gates	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Limitations

Grading

GROUND LIMITATIONS

The Grounds inspection is limited to the InterNACHI Standards of Practice.

Observations

9.1.1 Grading

REVERSE PERIMETER SLOPE

 Recommendation

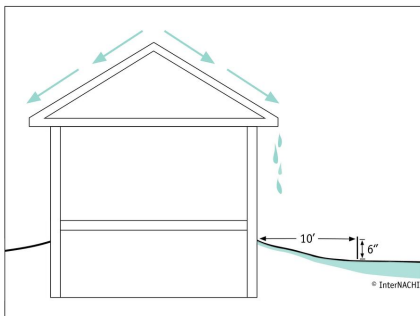
The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. Recommend grading soil so it slopes down and away from buildings.

Recommendation

Contact a qualified landscaping contractor

Minimum-Grade Slope

Grade shall fall a minimum of 6 inches within the first 10 feet from the foundation walls.



9.2.1 Vegetation



Maintenance Item

SOIL IN CONTACT WITH FOUNDATION

Soil was in direct contact to the foundation walls of the property. This can cause water penetration in the crawlspace and efflorescence at the foundation walls.

Recommendation

Contact a qualified landscaping contractor

9.3.1 Driveways, Sidewalks, Patios



Safety Hazard

**SIDEWALK / PATIO CRACKS /
DETERIORATION - TRIP HAZARD - REPAIR**

Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. Recommend immediate Repair.

Recommendation

Contact a qualified concrete contractor.



9.3.2 Driveways, Sidewalks, Patios



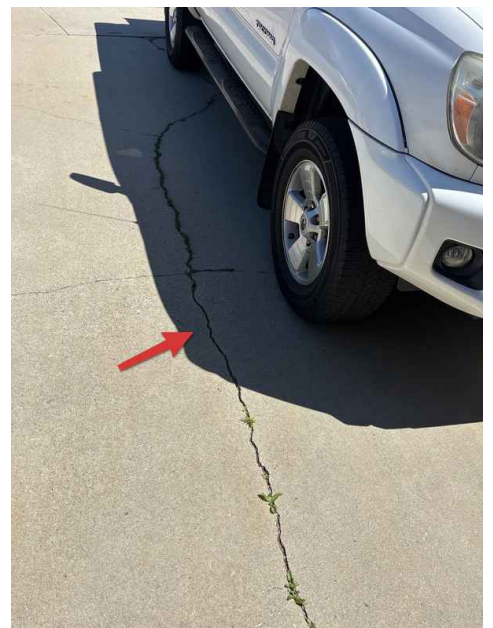
Safety Hazard

**DRIVEWAY CRACKS / DETERIORATION -
TRIP HAZARD - REPAIR**

Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the driveway, Recommend immediate repair.

Recommendation

Contact a qualified concrete contractor.



9.4.1 Porches / Steps / Stoops

HANDRAILS MISSING MORE THAN 3 STEPS**Safety Hazard**

Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with three or more risers or where stairs are greater than 30 inches high. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified general contractor.



10: PLUMBING

		IN	NI	NP	O
10.1	Excluded Items	X			X
10.2	Service	X			
10.3	Supply Lines	X			X
10.4	Drain, Waste, & Vent Systems	X			X
10.5	Water Heater	X			X
10.6	Fuel Systems	X			
10.7	Sump Pump			X	
10.8	Irrigation		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service: Water meter location By street	Service: Water Service Type Public	Service: Water service Material Copper
Service: Water Shut-Off Location Exterior	Service: Pressure Regulator Present Yes	



Service: Water Pressure

70-80 PSI

View of water pressure at the time of the inspection. 50 to 80 PSI is acceptable 60 to 75 PSI is ideal.



Service: Sewer Type

Public

Supply Lines: Materials

Copper

Drain, Waste, & Vent Systems:

Drain Line Materials

PVC

Drain, Waste, & Vent Systems:

Waste Line Materials

Cast Iron, Glavanized, ABS

Drain, Waste, & Vent Systems:

Vent Materials

Galvanized

Drain, Waste, & Vent Systems:

Clean-out Location(s)

Crawl space, Exterior

Water Heater: Estimated Mfg.

Year

2023

Water Heater: Energy Source /

Type

Tank, Natural gas

Water Heater: Capacity

40 Gallon

Water Heater: Location

Interior Closet

Water Heater: Manufacturer

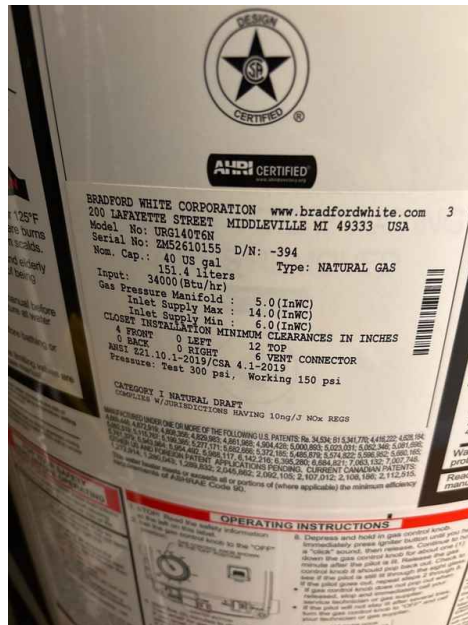
Bradford White

Water Heater: Water Temperature

110-120 Degrees



Water Heater: Equipment Photo



Fuel Systems: Fuel Supply Piping Type

Galvanized steel

Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturers installation instructions. **Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.**

Fuel Systems: Fuel Service Type

Natural Gas

Fuel Systems: Main Gas Shut-off

Location

Gas Meter



Limitations

Excluded Items

PLUMBING SYSTEM LIMITATIONS

The Plumbing inspection is limited to the InterNACHI Standards of Practice.

Excluded Items

WATER HEATER LIMITATIONS

The Water Heater inspection is limited to the InterNACHI Standards of Practice.

Observations

10.1.1 Excluded Items

IRRIGATION / SPRINKLERS

This property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection.

Recommendation

Contact a qualified professional.



10.1.2 Excluded Items

WATER SOFTNER / TREATMENT DEVICE



Note: A water softener system / water treatment device was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.

Recommendation

Contact a qualified professional.



10.3.1 Supply Lines

CORROSION PIPES / FITTINGS

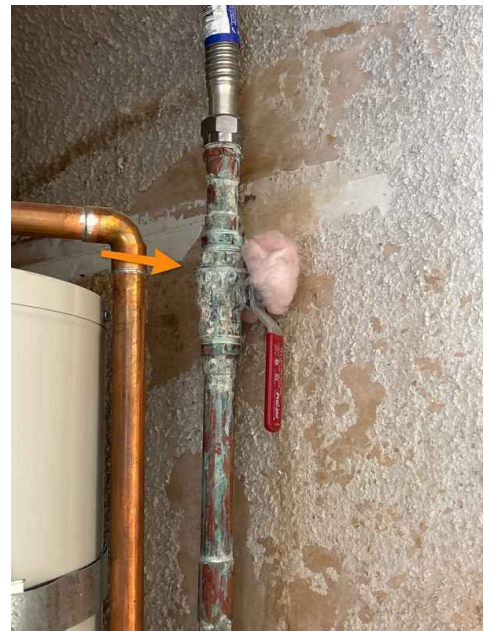
Corrosion was found at water supply pipes and/or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Water Heater

10.3.2 Supply Lines

SUPPLY LINE KNOCKING / NOISY

The water supply line was noisy / knocking when in use. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified professional.



Recommendation



10.4.1 Drain, Waste, & Vent Systems

CAST IRON CRAWL WARNING

The drain lines and vent pipes are made of cast iron. This material has a useful life span of 50-75+ years depending on conditions. No observable leaks were found at time of inspection but client should plan on budgeting for replacement of drain lines in the future. Periodic checkups in the crawl space should be performed to ensure that waste-water is not leaking into crawlspace areas.

Recommendation

Contact a qualified plumbing contractor.



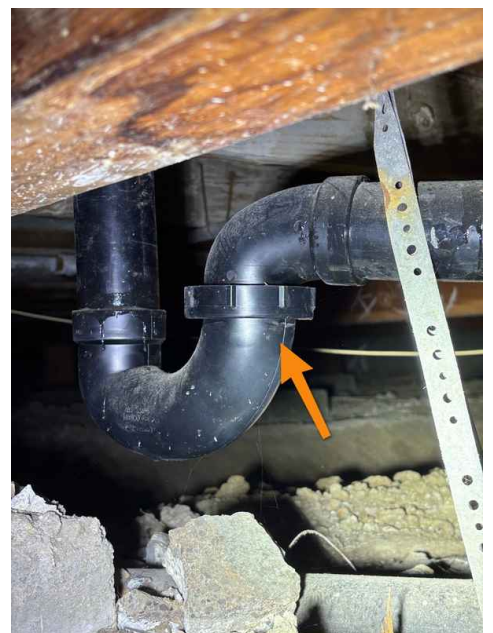
10.4.2 Drain, Waste, & Vent Systems

SUBSTANDARD DRAIN

Substandard Drain installation / configuration was observed in one or more areas. Recommend repairs be made by a qualified licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Union fitting in crawlspace

10.5.1 Water Heater

BONDED



The water heater does not appear to be "bonded". Bonding is recommended; however, the local authorities have jurisdiction. Bonding provides a path to clear faults and protect against shock.

Recommendation

Contact a qualified electrical contractor.



10.5.2 Water Heater

NO CATCH / SMITTY PAN INSTALLED

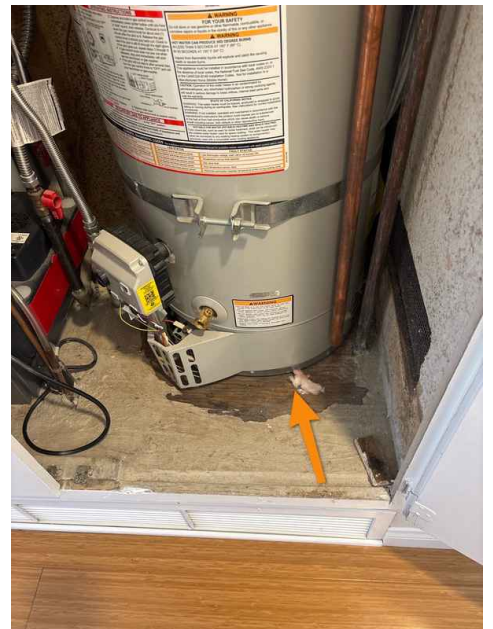


Recommendation

No catch pan or Smitty pan was installed underneath the water heater. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



11: ELECTRICAL

		IN	NI	NP	O
11.1	Excluded Items	X			
11.2	Service	X			
11.3	Panels	X			
11.4	Wiring	X			X
11.5	Panel Wiring & Breakers	X			
11.6	GFCI / AFCI Protection	X			
11.7	Switches / Receptacles	X			X
11.8	Lighting & Fans	X			
11.9	Smoke Detectors / CO Alarms / Door Bell	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service: Information

1 phase 3 wire Voltage, System Ground via Cold Water Line, System Ground via Ground Rod



Panels: Main Panel Location

Exterior

Panels: Panel Manufacturer

Eaton

Panels: Panel Capacity

125 AMP

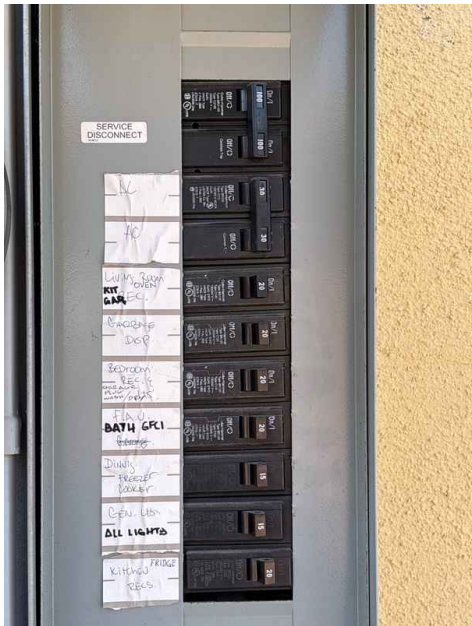
Panels: Main disconnect rating

100 Amp

Panels: Sub Panel Location(s)

N/A

Panels: Panel Equipment Photographs



Wiring: Wiring Type

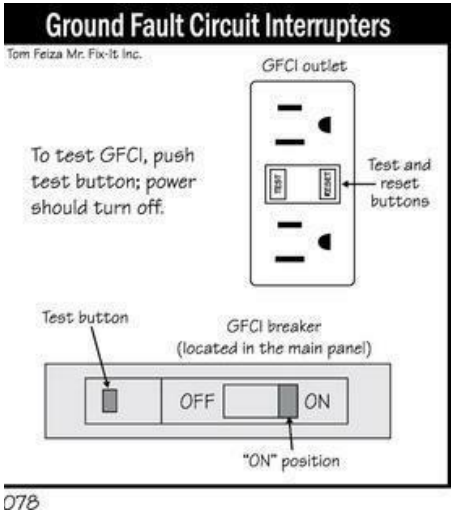
Non Metallic Sheathed, Copper,
Fiber Mesh Romex

Panel Wiring & Breakers: Over
protection devices
Breakers

GFCI / AFCI Protection: GFCI reset
locations
Kitchen, Exterior, Bathroom(s)

GFCI / AFCI Protection: GFCI protection present

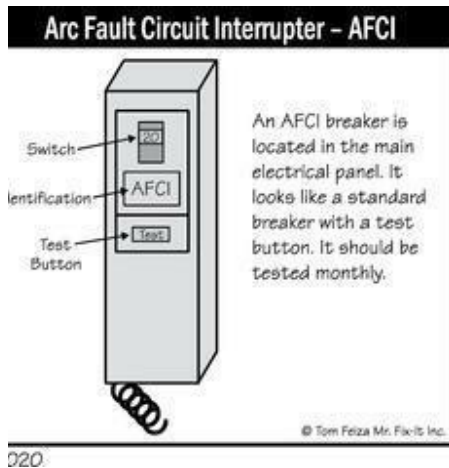
Yes
A **Ground Fault Circuit Interrupter** (GFCI) - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.



GFCI / AFCI Protection: AFCI protection present

No

An **Arc Fault Circuit Interrupter** (AFCI) is a [circuit breaker](#) that breaks the circuit when it detects an [electric arc](#) in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



020

Smoke Detectors / CO Alarms / Door Bell: Smoke Detector Installed / Location(s)

Yes, Bedroom(s), Hallway

Note: Smoke detectors are tested only for audibility and not tested using actual smoke.



Primary Bedroom



Bedroom



Hallway



Bedroom

Smoke Detectors / CO Alarms / Door Bell: Carbon Monoxide Alarm(s) Installed / Location(s)

Yes, Hallway

Note: Carbon Monoxide alarms are tested only for audibility and not tested using actual Carbon Monoxide.



Hallway

Limitations

Excluded Items

ELECTRICAL SYSTEM LIMITATIONS

The Electrical inspection is limited to the InterNACHI Standards of Practice.

Observations

11.1.1 Excluded Items

CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM STYSTEMS

 Recommendation

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Recommendation

Contact a qualified professional.

11.4.1 Wiring

NO / MINIMAL GROUNDING AT BREAKERS

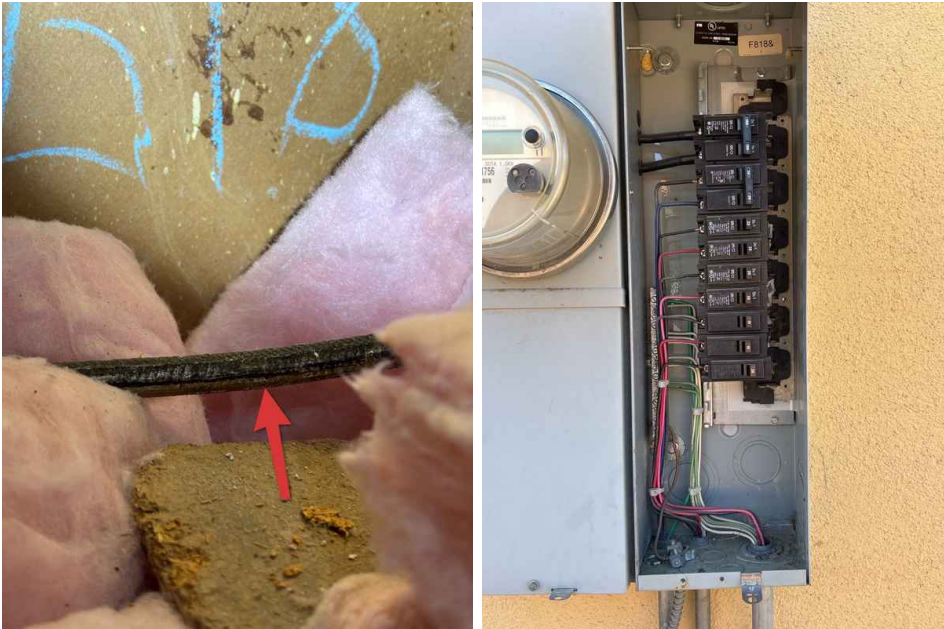
 Safety Hazard

No / minimal ground wiring was present at the breakers at the time of inspection. When the building was constructed this might have been standard practice. Per today's standards this is a safety hazard.

Recommend further evaluation and repair by qualified professional

Recommendation

Contact a qualified professional.



11.7.1 Switches / Receptacles

THERMADOR WALL HEATER

Electric heaters were observed in one or more rooms. These heaters are a fire hazard. Recommend removal.

Recommendation

Contact a qualified professional.



Safety Hazard



Hallway Bathroom

11.7.2 Switches / Receptacles

3 PRONG UNGROUNDED 2 WIRE

3-slot receptacles (outlets) were installed in one or more areas without a ground wire hookup. These do not have an equipment ground. These outlets should either be swapped out with a 2 prong outlet, or upgrade to grounded receptacles, which typically requires installing new wiring from the main panel. The NEC (National Electric Code) also allows these outlets to be replaced with GFCI protection as a repair to use grounded appliances with them. Appliances that require a ground should not be used with ungrounded receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Consult with a qualified electrician about upgrading to 3-wire, grounded circuits or installing GFCI protection.



Safety Hazard

Recommendation
Contact a qualified electrical contractor.



Living Room



Living Room



Dining Room



Bedroom



Primary Bedroom



Bedroom

12: HVAC

		IN	NI	NP	O
12.1	General comments	X			
12.2	Heating / Forced Air	X			
12.3	Air Conditioner	X			
12.4	Ducts and Registers	X			
12.5	Filter & Thermostat	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heating / Forced Air: Estimated Year Mfg.
2019

Heating / Forced Air: Estimated BTU Rating
66000

Heating / Forced Air: Energy source
Natural gas

Heating / Forced Air: Manufacturer
Lennox

Heating / Forced Air: Location
Interior closet

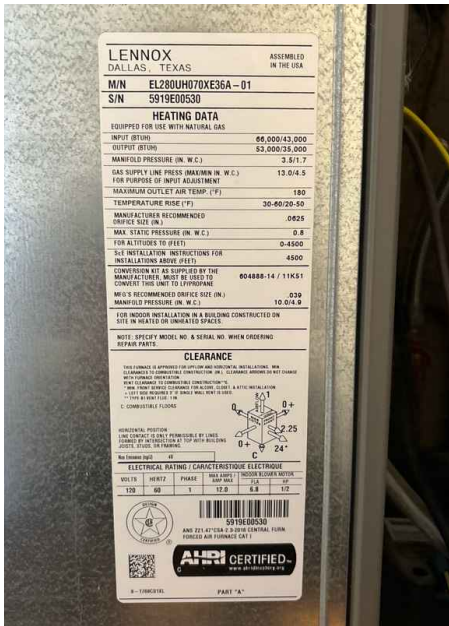
Heating / Forced Air: Appears Functional

Heat system appears to be in working order. Supply air from the heating system should be 100 degrees Fahrenheit or higher.

The photo(s) below is/are a thermal image of the supply air temperature at register(s) at the time of this inspection.



Heating / Forced Air: Equipment Photos



Air Conditioner: Estimated Year Mfg.
2019

Air Conditioner: Estimated Tonnage
3 Ton

Air Conditioner: Estimated Seer
Unable to Determine

Air Conditioner: Refrigerant
R-410A

Air Conditioner: Manufacturer
Lennox

Air Conditioner: Voltage
208V/230V

Air Conditioner: Location
Exterior

Air Conditioner: System Type
Split system

Air Conditioner: Temperature split
14 F*, 15 F*, 17 F*

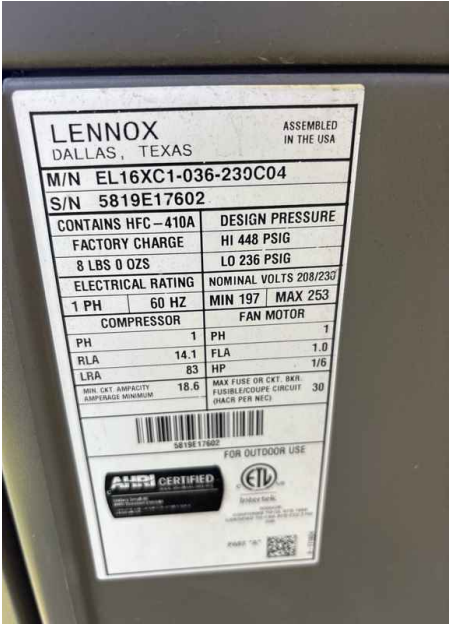
Air Conditioner: Appears Functional

The temperature split differential between the return air and supply registers was within the 14-22 degree (F) range at time of inspection.

The photo(s) below is/are a thermal image of the air temperature at supply and return air register(s) at the time of this inspection.



Air Conditioner: Equipment Photos



Ducts and Registers: Type
Ducts and Registers, Flex / insulated

Filter & Thermostat: Filter Location(s)
Furnace

Filter & Thermostat: Filter Size
16x25x5

Filter & Thermostat: T-stat Location(s)
Hallway

Limitations

General comments

HVAC LIMITATIONS

The HVAC inspection is limited to the InterNACHI Standards of Practice.

Observations

12.5.1 Filter & Thermostat

FILTER DIRTY

Maintenance Item

Air filters for the heating and/or cooling system were dirty at one or more locations. Recommend Replacement

Recommendation

Recommended DIY Project



13: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
13.1	Walls	X			X
13.2	Ceilings	X			X
13.3	Floors	X			X
13.4	Windows	X			X
13.5	Doors	X			X
13.6	Countertops & Cabinets	X			X
13.7	Sinks / Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walls: Wall Material
Drywall, Plaster



Living Room



Dining Room



Kitchen



Bedroom



Primary Bedroom



Bedroom

Ceilings: Ceiling Material
Plaster, Drywall, Popcorn

Countertops & Cabinets: Cabinetry
Wood

Floors: Floor Coverings
Laminate, Hardwood, Tile

Countertops & Cabinets: Countertop Material
Tile

Windows: Type
Aluminum, Single-pane, Sliding

Sinks / Fixtures: General Pictures

General Pictures



Observations

13.1.1 Walls

MODERATE CORNER CRACKS

 Recommendation

Moderate cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



Kitchen



Water Heater closet

13.2.1 Ceilings

**FURNACE / WATER HEATER CLOSET
CEILING**

 Safety Hazard

The furnace / Water Heater closet ceiling was open into the attic. This is a fire safety hazard. Recommend further evaluation and repair by qualified professional.

Recommendation

Contact a qualified professional.



13.2.2 Ceilings

STRESS / SETTLEMENT CRACK

Stress / settlement cracking was observed in one or more areas. Recommend further evaluation and repaired by qualified professional

Recommendation

Contact a qualified professional.



Bedroom



Bedroom

13.3.1 Floors

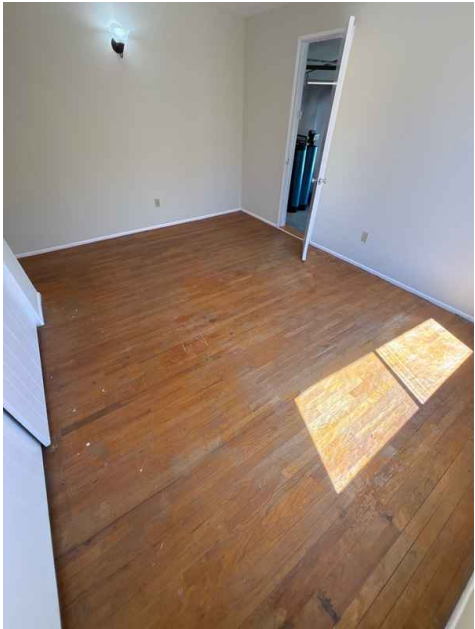
MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.





Bedroom



Bedroom

13.4.1 Windows

 Maintenance Item

SINGLE PANE WINDOWS

One or more single pane windows were observed at the time of inspection. Recommend updating Windows for energy efficiency.

Recommendation

Contact a qualified professional.



13.5.1 Doors

 Maintenance Item

GUIDE RAIL MISSING / DAMAGED

The closet door guide rail was missing / damaged. Recommend repair.

Recommendation

Contact a qualified handyman.



Bedroom

13.6.1 Countertops & Cabinets

CABINETS DAMAGED

Cabinets had visible damage at time of inspection. Recommend a qualified cabinets contractor evaluate and repair.



Recommendation



Kitchen

13.6.2 Countertops & Cabinets

CABINET DOORS NEED ADJUSTMENT

One or more cabinet doors need adjustment. Recommend further evaluation and repair by qualified professional

Recommendation

Contact a qualified professional.



Recommendation

14: BUILT-IN APPLIANCES

		IN	NI	NP	O
14.1	General	X			
14.2	Garbage / Food Disposal	X			X
14.3	Range/Oven/Cooktop	X			
14.4	Microwave			X	
14.5	Exhaust / Ventilation	X			X
14.6	Dishwasher			X	
14.7	Refrigerator			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: General Pictures



General: Range / Oven / Cooktop
Energy Source / Supply
 Natural Gas

General: Exhaust / Ventilation
Type
 Hood, Vented / Ducted

General: Fridge water supply connection
 Yes

Limitations

General

APPLIANCE LIMITATIONS

The Appliance inspection is limited to the InterNACHI Standards of Practice.

Observations

14.2.1 Garbage / Food Disposal

INOPERABLE OR JAMMED

The garbage disposal was inoperable or jammed. Recommend that a qualified contractor repair or replace as necessary.

Recommendation

Contact a qualified professional.



14.5.1 Exhaust / Ventilation

EXHAUST FILTERS DIRTY

Exhaust system filters were dirty and in need of cleaning.

Recommendation

Recommended DIY Project



14.5.2 Exhaust / Ventilation

EXHAUST HOOD LIGHT INOPERABLE / MISSING BULBS

The light in the exhaust hood was inoperable and/or missing bulbs. This can restrict visibility of cooktop / stove top. Recommend to replace light bulb(s) or that repairs be made by a qualified person if necessary.

Recommendation

Contact a qualified appliance repair professional.



15: BATHROOM(S)

		IN	NI	NP	O
15.1	General	X			
15.2	Walls	X			
15.3	Ceilings	X			
15.4	Floors	X			
15.5	Countertops & Cabinets	X			X
15.6	Exhaust Fans / Ventilation	X			
15.7	Sinks / Fixtures	X			
15.8	Bathtub / Shower	X			X
15.9	Toilets / Bidets	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General : General Pictures

General Pictures



Walls: Wall Material Plaster, Drywall	Ceilings: Ceiling Material Drywall, Plaster	Floors: Floor Coverings Tile
Exhaust Fans / Ventilation: Type Window		



Primary Bathroom

Bathtub / Shower: Shower Pan Flood Tested / Ok
Tiled shower pan was flood tested and no leaks were detected at this time.

Note: 2nd floor tiled shower pans are not flood tested due finished ceilings below.



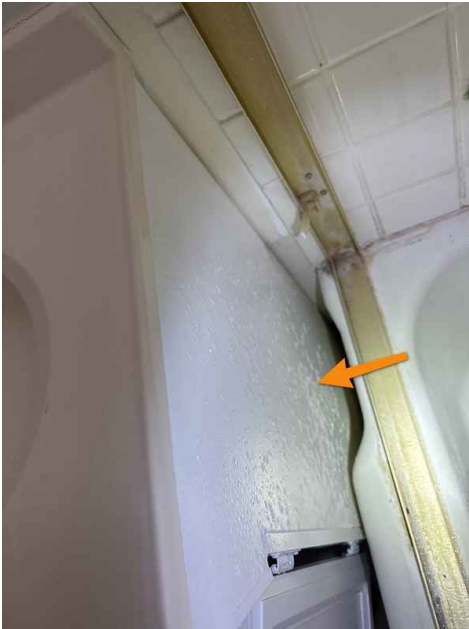
Observations

15.5.1 Countertops & Cabinets

Recommendation

CABINET DAMAGED
One or more bathroom cabinets were damaged at the time of inspection. Recommend further evaluation by qualified professional.

Recommendation
Contact a qualified professional.



Hallway Bathroom

15.8.1 Bathtub / Shower



Recommendation

GROUT SUBSTANDARD

Grout was substandard, damaged, or missing in one or more areas. Water can or may have damaged wall surfaces behind tile. Recommend contractor evaluate and repair.

Recommendation

Contact a qualified general contractor.



Hallway Bathroom

15.8.2 Bathtub / Shower



Recommendation

DIVERTER PULL DAMAGED

The diverter pull was not functioning properly. Recommend repair.

Recommendation

Contact a qualified plumbing contractor.



Hallway Bathroom

15.8.3 Bathtub / Shower

DIVERTER - TUB SPOUT LEAKS WITH SHOWER ON

Water came out of the bathtub spout when the shower was turned on. The diverter valve is likely defective. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified professional.



Recommendation



15.9.1 Toilets / Bidets

TOILET LOOSE

Toilet was noted as being loose where it attached to the floor. Leaks can occur. As the inspector cannot determine the condition of the wax ring underneath which seals the toilet, it is recommended that a qualified contractor remove the toilet(s) for further evaluation and repair if deemed necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Hallway Bathroom

16: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
16.1	Fireplaces, Stoves & Inserts	X			X
16.2	Chimney(s)	X			X
16.3	Fuel Burning Appliance Flue(s)	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Fireplaces, Stoves & Inserts: Type Masonry	Fireplaces, Stoves & Inserts: Gas log lighter No	Chimney(s): Type Masonry
		Fuel Burning Appliance Flue(s): Type Metal, Transite

Limitations

Fireplaces, Stoves & Inserts

FIREPLACE / STOVE / CHIMNEY / FLUE LIMITATIONS

The Fireplace / Stove / Chimney / Flue inspection is limited to the InterNACHI Standards of Practice.

Observations

16.1.1 Fireplaces, Stoves & Inserts

FIREBOX DETERIORATED

The fireplace's firebox was deteriorated (loose, cracked, pitted or broken firebricks, gaps between bricks and/or missing mortar) in one or more areas. Heat from the fireplace may penetrate the firebox. This is a potential fire hazard. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified fireplace contractor.

 Safety Hazard



16.2.1 Chimney(s)



Recommendation

NO RAIN CAP

No rain cap was installed at one or more chimney flue terminations. Rain caps prevent water from entering flues, mixing with combustion deposits and creating caustic chemicals which can corrode flues. They also prevent damage to masonry from freeze-thaw cycles and prevent metal components (e.g. dampers, metal firebox liners) from rusting. Recommend that a qualified person install rain caps per standard building practices where missing.

Recommendation

Contact a qualified chimney contractor.



16.2.2 Chimney(s)



Recommendation

CHIMNEY CROWN WAS WORN, CRACKED, MISSING, DETERIORATED

The chimney crowns were worn, cracked, missing, deteriorated and/or substandard. Crowns are meant to keep water off of the chimney structure. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified chimney contractor.



16.3.1 Fuel Burning Appliance Flue(s)



Recommendation

TRANSITE VENT

Transite heating vent pipes were observed. Transite vent pipes are known to contain asbestos. Recommend further evaluation by a asbestos specialist.

Recommendation

Contact a qualified professional.



17: LAUNDRY ROOM

		IN	NI	NP	O
17.1	General	X			
17.2	Laundry	X			X
17.3	Drain, Waste, & Vent Systems	X			

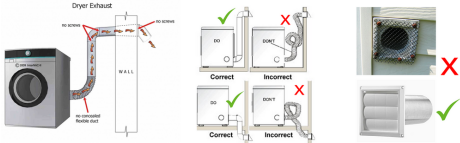
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Water Source
Public

General: Dryer Power Source
110 Volt, Gas

General: Dryer Vent
Metal



Laundry: Information
No Appliances Present, Gas Supply, 110 Volt Electric

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

Drain, Waste, & Vent Systems:
Material
PVC, Galvanized

Observations

17.2.1 Laundry

CLEAN DRYER DUCT

Maintenance Item

For increased fire safety, recommend cleaning of lint from extended exhaust duct on a regular basis.

Recommendation

Contact a qualified professional.

17.2.2 Laundry

STANDPIPE SMALLER THAN 2 INCH

Recommendation

The washing machine standpipe was too narrow. Older homes typically have smaller diameter pipes which may not be able to handle the discharge from today's high capacity drumless washing machines and may need a plumber to repair. Client should consider upgrading this as necessary per their needs.

Recommendation

Contact a qualified plumbing contractor.



18: GARAGE / CARPORT

		IN	NI	NP	O
18.1	General	X			
18.2	Structure	X			
18.3	Occupant Doors	X			X
18.4	Vehicle Door	X			
18.5	Automatic Opener	X			
18.6	Floor, Walls, Ceiling	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Structure Type

Attached Garage

General: Occupant Door

Hollow

General: Vehicle Door

Sectional

General: Automatic Opener**Safety Devices**

Electronic eye

General: Wall Type

Finished

General: Ceiling Type

Finished

Observations

18.3.1 Occupant Doors

ENTERS BEDROOM

Safety Hazard

A door was installed between the attached garage and a bedroom. Normally, this configuration is prohibited due to the risk of vehicle fumes and/or fire entering rooms where people are sleeping. This is a significant safety hazard. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified general contractor.



18.3.2 Occupant Doors

DOOR NOT FIRE RESISTANT

Safety Hazard

The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified door repair/installation contractor.



18.6.1 Floor, Walls, Ceiling

FLOORS / WALLS OBSCURED

Maintenance Item

Floor and / or wall areas were obscured by stored items and couldn't be fully evaluated.



18.6.2 Floor, Walls, Ceiling

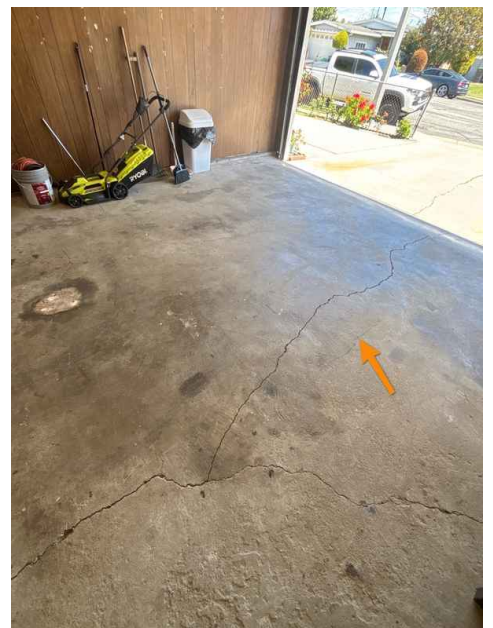
CRACKING - MODERATE

Recommendation

Moderate cracks were found in the concrete slab floor. Recommend further and repair by a qualified professional.

Recommendation

Recommend monitoring.



STANDARDS OF PRACTICE
