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GENERAL LISTING RESIDENTIAL INSPECTION

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11/12/2026



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TABLE OF CONTENTS

1: General Information 4
2: Inspection Details 7
3: Utility Locations , Shut-Offs & Drain Clean Out(s) 8
4: Roof Coverings 12
5: Attic Areas & Roof Framing 21
6: Exteriors 24
7: Garage & Carport 33
8: Main Electrical System & General Comments 36
9: Main Plumbing System & General Comments 43
10: Water Heaters 47
11: Heating and Air Conditioning Systems 52
12: Finished Interior, Plumbing & Electrical 54
13: Kitchen Appliances 62
14: Foundation, Basement, and Under-floor Areas 65

1) Maintenance Items & Suggestions - Primarily comprised of suggestions, do it yourself and handyman job-like corrections. This category focuses on maintenance and repair items. These observations are more for upkeep of the home, preventative upgrades and represent a future to-do list.

2) Recommended Repairs/Corrections & Further Evaluations - Items that were inspected were not installed to current standards, did not respond to test or did not function as intended. In this category, we advise to evaluate or recommend a professional to repair an item/system due to the general condition at the time of inspection. Any comments stating a further evaluation of the system should be performed.

3) Health & Safety Concerns - This category comprises safety and health concerns and is recommended to be corrected.

1: GENERAL INFORMATION

Information

HOW TO CONTACT US WITH QUESTIONS

We kindly ask you to call/text or email us to set up a time to go over any of your questions after you have reviewed your report.

HOW TO READ YOUR INSPECTION REPORT

Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building where the entrance is located.

SCOPE OF INSPECTION

A home inspection is a noninvasive and not technically exhaustive, visual survey and basic operation of the accessible systems and components of a home, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which will result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s) to assist client in determining what corrections or further evaluations the Client should have corrected, evaluated or obtained estimates for repair. Inspections performed in accordance with C.R.E.I.A Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure. Cosmetic and aesthetic conditions shall not be considered.

While a home inspector assesses various aspects of a property, there are certain areas and components that typically fall outside the scope of a standard home inspection. The specific exclusions may vary based on the inspector or the standards set by the inspection industry, but common exclusions include:

A. Specialized systems: Home inspectors may not be experts in certain specialized systems such as septic tanks, sump pumps, fuel tanks and more. Homeowners may need to hire specialized inspectors for items that are not in a typical standard home.

B. Pest such as termites and rodents inspection: While a home inspector may note visible signs of pests, a dedicated pest inspection by a qualified pest control professional is typically needed to assess and address infestations.

C. Cosmetic features: Home inspectors focus on the structural and functional aspects of a home. Cosmetic issues like paint, wallpaper, and flooring choices are generally not within the scope of a standard inspection.

D. Hidden or inaccessible areas: Inspectors may not be able to evaluate areas that are not readily accessible, such as behind walls, under flooring, or within closed-off spaces.

E. Code compliance: Home inspectors are not code enforcement officials. They may point out issues that could be code violations, but they won't perform a comprehensive code compliance check.

F. Future performance predictions: Home inspectors assess the current condition of a property, but they cannot predict future issues or failures. They provide a snapshot of the property's condition at the time of inspection.

G. Appliances and personal property: Inspectors may check the basic functionality of appliances, but they do not perform in-depth assessments. Additionally, personal property and belongings of the current owner are not inspected.

It's important for homebuyers to be aware of these limitations and, when necessary, consider hiring specialized professionals to address specific concerns not covered by a standard home inspection.

INSPECTION SUMMARY MAY NOT BE THE ONLY SIGNIFICANT FINDINGS: An overview/summary of the inspection is provided at the beginning of the report. The inspection summary is never a substitute for reading the entire report nor is it a tacit endorsement of the findings that do not appear there. It is important to thoroughly READ and STUDY the ENTIRE report and consult with the appropriate trade professional/specialist as you deem necessary. You must establish your own priorities. All further evaluations are at your own discretion. Any further evaluation, service, repairs, safety upgrades, etc. should be completed by licensed/qualified trade professional/specialist/contractor with the benefit of any necessary permits and if this dwelling.

ENVIRONMENTAL DISCLAIMER

ENVIRONMENTAL ISSUES EXCLUDED: What is being contracted for is a general building inspection and NOT an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental concerns regarding the dwelling and/or adjacent properties, including but not limited to: the presence of animal urine, feces, Chinese drywall, asbestos, radon, lead, urea-formaldehyde, microbial growth/fungi/mold, bio-organic growth, PCB's, electromagnetic radiation, buried fuel oil tanks, ground water & soil contamination, methane or any other toxic materials or substances contained in the water, air, soils, building materials or other components. All such issues are SPECIFICALLY DISCLAIMED. The presence of asbestos, lead paint, etc.. in buildings constructed prior to the early 1980's would not be an uncommon finding. Asbestos containing materials can often be found in ventilation duct and duct wrap materials, insulation, "pop-corn" or "cottage cheese" ceiling/wall texturing material, vinyl floor materials, paints, etc... Only a qualified professional and a laboratory can determine the presence of these materials, any associated health risk, and any remedial action. I am not trained or licensed to recognize or analyze any of these materials, though I may make reference to one or more of these materials in the report. If desired, concerned parties should schedule any specialized inspections with the appropriate trade professionals. DISTURBED PAINTED SURFACES IN PRE-1981 DWELLINGS: There are Federal and State regulations governing activities that disturb painted surfaces in dwellings built before 1981. These rules are intended to prevent lead contamination/ingestion by the occupants. This includes any activity that disturbs finishes such as window replacement or demolition. This applies to all residential housing, and some other buildings built before 1981. Always ask to see your contractor’s certification. Please refer to the EPA’s web site at www.epa.gov and the Cal EPA’s web site at www.calepa.ca.gov for additional information and requirements.
MORE INFORMATION ON ASBESTOS: The United States Environmental Protection Agency (EPA) publishes a wealth of material on asbestos and its use in residential construction. Interested parties desiring further information or that are concerned about this issue is encouraged to consult the information available online at: http://www.epa.gov/asbestos/ and http://www.epa.gov/lead/

MICROBIAL GROWTH/FUNGI/MOLD: Conditions associated with all forms of microbial growth/fungi (such as mold) may or may not be present at this dwelling. CREIA's Standards of Practice require reporting VISIBLE conditions resulting from moisture intrusion and or the resulting damage/deterioration. The evaluation of microbial growth/fungi/mold is outside the scope of the inspection. All such issues are SPECIFICALLY DISCLAIMED. If conditions related to possible moisture intrusion and or damage are noted within the report, it is recommended that further evaluation/remediation be conducted by a qualified moisture professional/specialist. Comments made in the report termed as “Stains, Discolorations, Evidence of water intrusion, Unknown spots, and Growth" may be referring to such areas of concern. Remediation is recommended over mold testing. Any necessary repair/correction of moisture damage and or mold remediation should follow generally accepted standards such as ANSI/IICRC S500 for Water Damage Restoration or BSR-IICRC S520 for Mold Remediation. Failure to follow generally accepted guidelines or standards may result in reoccurrence of such issues and the need for additional remediation or corrective measures. WOOD DESTROYING ORGANISMS: Issues related to the presence of WDO (Wood Destroying Organisms)/Structural Pests (such as termites), etc.are SPECIFICALLY DISCLAIMED from the scope of the inspection. Any comments made are for your convenience and are not a substitute for an inspection by a qualified professional licensed termite inspector. Comments made in the report termed as "Evidence of WDO Damage, Wood damage, and Past Repairs" may be referring to such areas of concern. If desired, concerned parties should schedule any specialized inspections with the appropriate trade professionals.

SOIL STABILITY & MOVEMENT: I am not a soil or geotechnical engineer and cannot render an opinion regarding soil stability or potential soil movement, only a registered design professional can. If desired, concerned parties should schedule any specialized inspections with the appropriate trade professionals. AMERICANS WITH DISABILITY ACT: An analysis for compliance with the Federal Americans with Disabilities Act is NOT performed. Interested parties should contact the ADA at 1-800-322-0251 or http://www.ada.gov/ for further information.

PHOTO DOCUMENTATION

Pictures are included in the report, they are intended only for informational purposes and do not imply that the items in the picture(s) are more important than any other condition in the report that do not have pictures or that the particular item in the picture is the only problem for that particular condition. Example, cracked roof tile; there may be more on the roof than just the one(s) in the picture(s).

Limitations

General

IMPORTANT INFORMATION/LIMITATIONS

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients' contingency period to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection cannot predict future conditions or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of the inspection only and expire at the completion of the inspection. The limit of liability of the inspection company and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED,** regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH. This report is only supplemental to the Sellers Disclosure and Pest Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the condition of the home and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. One Year Home Warranties are sometimes provided by the sellers and are highly recommended as they may cover future repairs on major items and components of the home. If a warranty is not provided by the seller(s), your Realtor can advise you of companies that offer them.

2: INSPECTION DETAILS

Information

Weather Conditions
Clear

Temperature
Approximately 70 to 80 degrees

Structure Type
Single Family Dwelling

Estimated Age of The Property
Over 80 years of age

Lot Type
Sloped

Foundation
Raised Foundation

Occupant Status
Vacant

Attending
Listing Agent

3: UTILITY LOCATIONS , SHUT-OFFS & DRAIN CLEAN OUT(S)

Information

Shut-Offs: Water Meter Shutoff

Front Curbside

The shutoff valve stops the flow of water at the meter. Periodic checking of the meter's dial while all water is shut off is recommended t

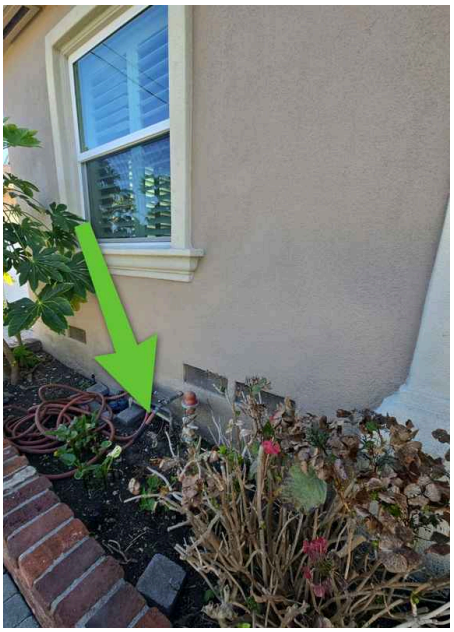




Shut-Offs: Main Water Shutoff

Front

The shutoff valve located outside the home shuts off water to the house. It prevents flooding when you are planning to repair a fixture such as a faucet or toilet or when you are faced with a plumbing emergency, like a leak from a water heater or supply line.

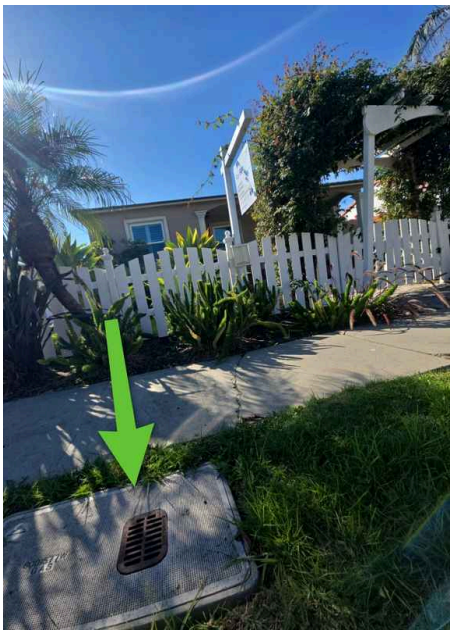




Shut-Offs: Gas Meter Shutoff

Front Curbside, Front

A gas meter shut-off valve is a valve located above or underground and before the gas meter. This valve can be used to stop the flow of gas into a house. Valve is a device that isolates natural gas sources for plumbing equipment to allow for maintenance, repairs, or emergencies.

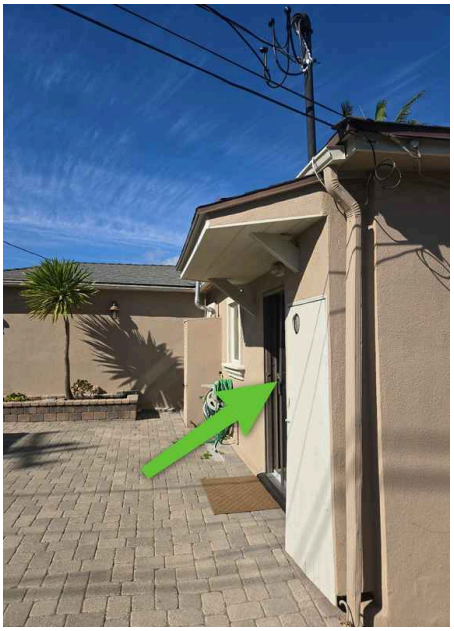




Shut-Offs: Electrical Shutoff

Rear Left

Electrical shut off, also known as an electrical disconnect, is a safety device that isolates power sources for electrical equipment to allow for maintenance, repairs, or emergencies.





Main Drain Cleanout

Right Crawlspace/Basement Front, Rear Crawlspace/Basement, Right Crawlspace/Basement

A drain cleanout provides access to your main sewer line. One uses this access to run cameras for servicing, hydrojetters or snakes/augers for maintenance and to clear out blockages.






Limitations

General

TESTING/TURN OFF OR ON OF THE SHUT OFF VALVE IS BEYOND THE SCOPE

Testing/Turn off or on of the shut off valve is beyond the scope of this inspection. It is advised to ensure to understand how to turn off all the systems as a preventative measure.

4: ROOF COVERINGS

		IN	LI	NP	NI
4.1	ROOFING MATERIALS & COVERINGS	X			
4.2	ROOFING FLASHING, VENTS & PENETRATIONS		X	X	
4.3	GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT	X			
4.4	SKYLIGHTS			X	
4.5	ROOF COMMENTS		X		

IN = Inspected LI = LIMITED INSPECTION NP = NOT PRESENT NI = NOT INSPECTED

Information

Inspection Method Used to Observe Roof Covering
Fully Walked

Layers of Roofing Material
1

Roof Structure Type
Sloped - Gable

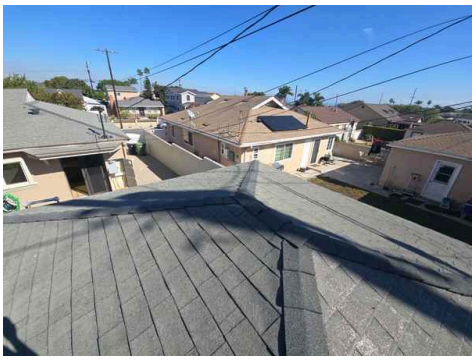
Gutters and Downspouts
Partially Installed, Metal

Roof Covering Material
Asphalt Composition Shingle - Architectural Type

Skylight-Types
Not Installed

General Roof Photos

The following photos document the general condition of the roof, if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.





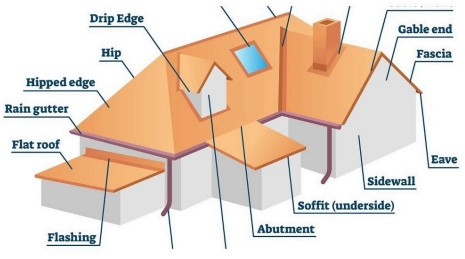

Limitations

GENERAL

ROOFING

A roof system consists of surface materials, connections, penetrations and drainage (gutters and downspouts). The underlayment of the roof may be blocked from view and could not be inspected. We visually view these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain free of leaks.

Client should obtain further evaluation of reported conditions where noted within the report. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.



Roofing System

Observations

4.1.1 ROOFING MATERIALS & COVERINGS

Maintenance Items & Suggestions

DEGRANULATION

Degranulation indicates advanced surface wear on roofing materials where protective granules are separating from asphalt shingles. This accelerates potential moisture vulnerability and reduces overall roof performance. We suggest monitoring and verifying the remaining life span of the roof with a qualified roofer.



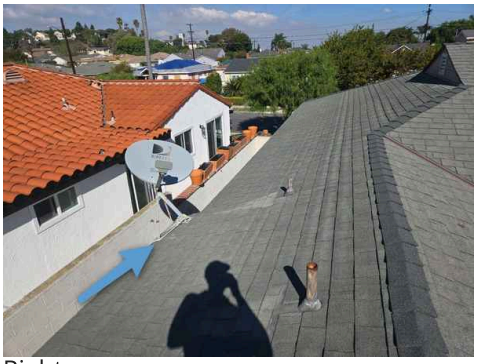


4.1.2 ROOFING MATERIALS & COVERINGS

Maintenance Items & Suggestions

SATELLITE DISH FASTENED TO ROOFING MATERIAL

Satellite dish/hardware or abandoned fasteners are bolted through the roof deck. Suggest removal/relocating or periodic sealing of the penetrations to prevent leaking.



Right

4.1.3 ROOFING MATERIALS & COVERINGS

Recommended Repairs/Corrections & Further Evaluations

DETERIORATED SHINGLES

Deteriorated or torn shingles were noted. Recommend repair or replacement of the torn or damaged/deteriorated shingles.



Rear Left



Rear Right

4.1.4 ROOFING MATERIALS & COVERINGS

Recommended Repairs/Corrections & Further Evaluations

EXPOSED NAILS

Nails are incorrectly used to fasten the roofing material to the sheathing; exposed nails observed in areas. Recommend removal of the nails, correctly fastening the material and sealing of the penetrations.


Rear Left Garage


Front Garage

4.1.5 ROOFING MATERIALS & COVERINGS

Recommended Repairs/Corrections & Further Evaluations

BEYOND SERVICE LIFE

Roofing material appears to be worn more than half of its estimated service; heavy granule loss was observed. We recommend upgrading or verifying the remaining life span of the roof with a qualified roofing professional.



4.1.6 ROOFING MATERIALS & COVERINGS

Recommended Repairs/Corrections & Further Evaluations

UNEVEN OR WAVY

IN A NUMBER OF AREAS

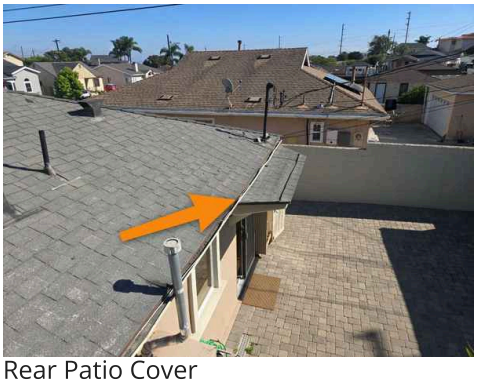
Uneven/ununiform or waviness observed at the roofing material. We recommend verifying if this meets manufacturer's installation standards or we recommend further evaluation by a qualified roofing professional.

4.1.7 ROOFING MATERIALS & COVERINGS

Recommended Repairs/Corrections & Further Evaluations

IMPROPER MATERIAL

Incorrect use of singles observed in an area with the pitch of the roof is not steep enough. We recommend verifying if this meets manufacturer's installation standards or we recommend further review by a qualified roofer.


Rear Patio Cover

4.1.8 ROOFING MATERIALS & COVERINGS

Recommended Repairs/Corrections & Further Evaluations

HOLE(S)

Hole observed. Recommend repair/sealing.



Rear Left Garage



Front Garage

4.2.1 ROOFING FLASHING, VENTS & PENETRATIONS

Recommended Repairs/Corrections & Further Evaluations

EXPOSED NAILS

Fasteners/penetrations are not sealed. Recommend sealing and periodic sealing.

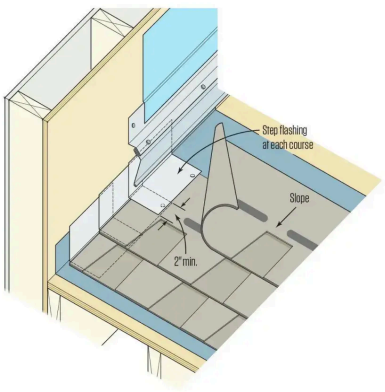


4.2.2 ROOFING FLASHING, VENTS & PENETRATIONS

Recommended Repairs/Corrections & Further Evaluations

MISSING WALL FLASHING

Wall and or counter flashing is not installed or incorrectly installed where a side wall meets a pitched section of the roof. This area is a vulnerable section of the roof and should be correctly flashed to prevent leaking. We recommend installing/repair or correcting.



Step Flashing



Left

4.2.3 ROOFING FLASHING, VENTS & PENETRATIONS

Maintenance Items & Suggestions

DETERIORATED SEALANT TRANSITIONS

Deteriorated sealant was noted at a number of roof penetrations where the vent transitions to the jack roof flashing. Suggest sealing or periodic re-sealing to prevent water intrusion into the areas below.


Rear Right

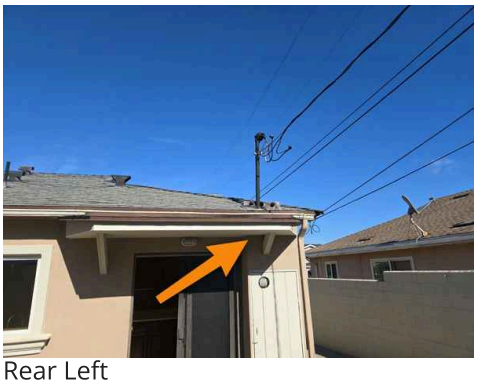

Rear

4.2.4 ROOFING FLASHING, VENTS & PENETRATIONS

Recommended Repairs/Corrections & Further Evaluations

INCORRECT INSTALLATION

Incorrect installation of flashing observed. Recommend correcting/reconfiguring.


Rear Left

4.2.5 ROOFING FLASHING, VENTS & PENETRATIONS

Maintenance Items & Suggestions

ABS EXPOSED SUNLIGHT

ABS plumbing vents are not painted and exposed to the UV light. Suggest painting to prevent cracking or deterioration.

4.2.6 ROOFING FLASHING, VENTS & PENETRATIONS

Recommended Repairs/Corrections & Further Evaluations

IMPROPER PENETRATION - APRON FLASHING

Roof vent/penetration(s) are incorrectly flashed/sealed. Roofing material should be installed around the flashing. Recommend correcting to prevent leaking.

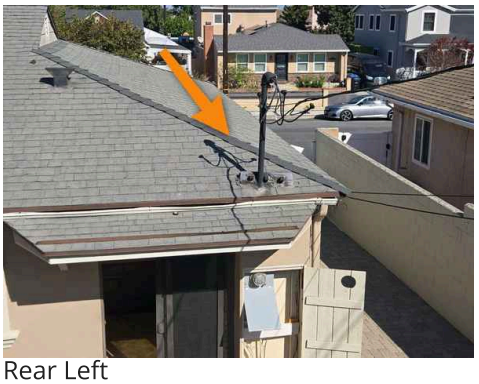

Rear Left Garage

4.2.7 ROOFING FLASHING, VENTS & PENETRATIONS

Recommended Repairs/Corrections & Further Evaluations

ABANDONED/UNUSED PENETRATION

Hole or open pipes observed. Recommend sealing or removal and roofing over.



Rear Left

4.2.8 ROOFING FLASHING, VENTS & PENETRATIONS

Maintenance Items & Suggestions

AIR VENT NOT SCREEN

IN A NUMBER OF AREAS

Air vents are not screened. Suggest screening to prevent rodents or nesting.



4.3.1 GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT

Maintenance Items & Suggestions

VEGETATION

REAR

Vegetation/debris observed in gutters. Suggest cleaning to enhance drainage.



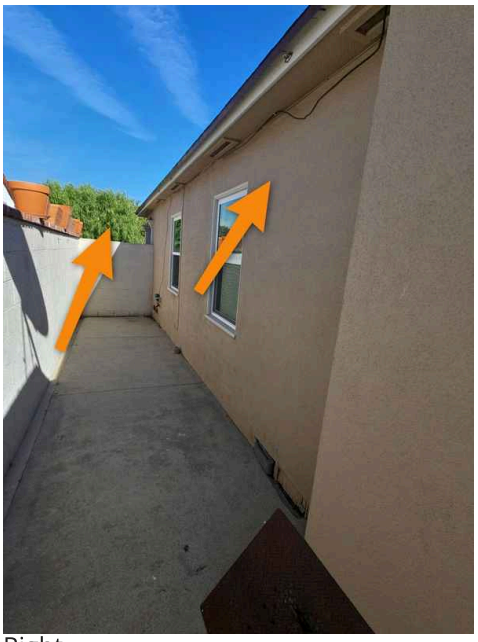


4.3.2 GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT

Recommended Repairs/Corrections & Further Evaluations

NOT INSTALLED RECOMMENDED

Gutters are not installed. Due to the overall condition, we recommend installing and diverting water away from the home/foundation.


Right

4.3.3 GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT

Recommended Repairs/Corrections & Further Evaluations

NOT SECURE

Sections of gutters/downspouts are not secure. Recommend securing or reinforcement.


Rear Left

4.3.4 GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT

Maintenance Items & Suggestions

PHYSICAL DAMAGE

Gutters or downspout are damaged. Suggest repair or replacement of the section of damage.



Rear Left

5: ATTIC AREAS & ROOF FRAMING

		IN	LI	NP	NI
5.1	ACCESS		X		
5.2	FRAMING		X		
5.3	VENTILATION	X			
5.4	INSULATION	X			
5.5	ATTIC COMMENTS		X		

IN = Inspected LI = LIMITED INSPECTION NP = NOT PRESENT NI = NOT INSPECTED

Information

Attic Location
Hallway

Method used to observed attic
Fully Accessed

Roof & Ceiling Structure
Wood Framing

Sheathing
Wood Shakes/Shingles

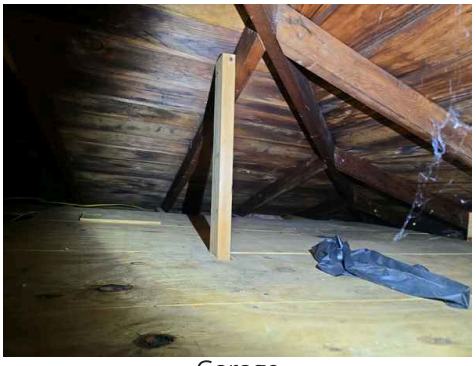
Insulation
Loose Fill-Fiberglass

Air Ventilation Type
Eave, Hood

Roof Paper
Underlayment Observed

General Attic Photos


Garage


Garage







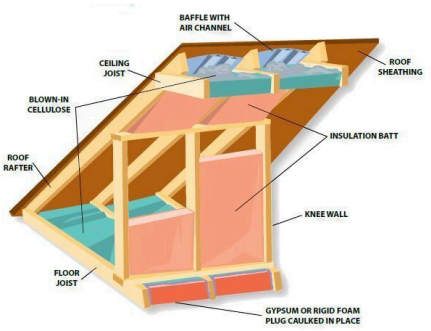
Limitations

GENERAL

ATTIC OVERVIEW

Inspectors will access the attic if possible, but most attics are unfinished and outside the home's living space. Hidden attic damage is always possible, and no attic can be fully evaluated at the inspection time. We use only generic terms and approximate measurements to evaluate the type and amount of insulation on the attic floor. We do not sample or test the material for specific identification. We do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Client should obtain further evaluation of reported conditions in all areas noted within the report. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.



Attic Diagram

ACCESS

RESTRICTIVE CLEARANCES - LIMITED INSPECTION

REAR RIGHT

At the time of inspection, we were not able to access all areas due to restrictive clearances or personal items blocking access. Suggest correcting and verifying the non accessible areas.

FRAMING

LIMITED DUE TO INSULATION

Framing was limited due to insulation.

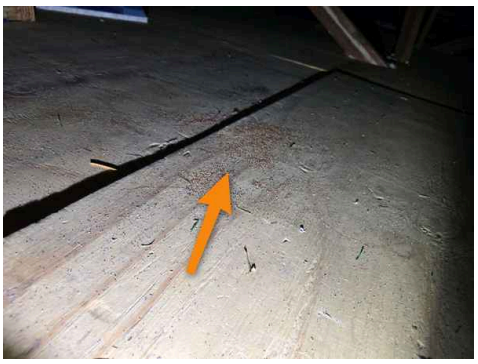
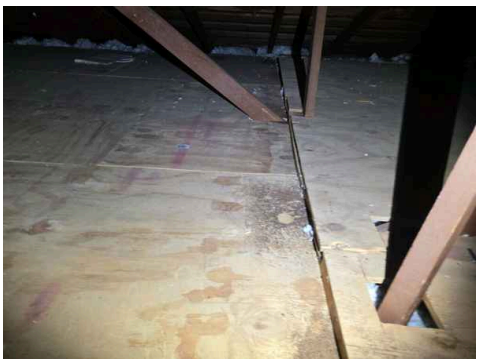
Observations

5.2.1 FRAMING

EVIDENCE OF WOOD BORING INSECTS

Recommended Repairs/Corrections & Further Evaluations

Deterioration/wood droppings were noted in areas. We recommend a full evaluation of the space by a qualified termite professional.

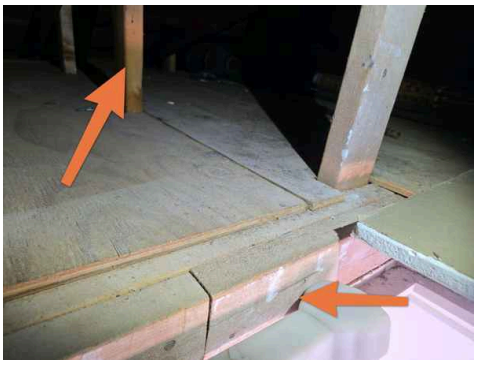

5.2.2 FRAMING

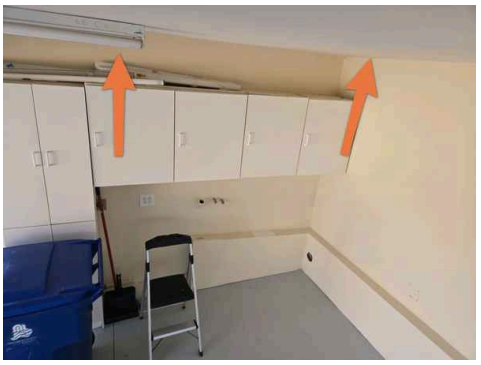
UNDERSIZED FRAMING OPEN SPACE

Recommended Repairs/Corrections & Further Evaluations

GARAGE

Undersized or improper framing observed above areas of an open concept space. We recommend reinforcement or verifying if the framing above the altered areas meet current standards for the span of the opening with a qualified contractor.





5.2.3 FRAMING

WOOD SHAKES UNDER NEWER ROOFING MATERIAL

Maintenance Items & Suggestions

Original wood shakes or wood shingles was observed under newer roofing material. We suggest verifying the roofing system by a qualified roofer for future upgrades.



5.3.1 VENTILATION

OPEN/MISSING OR TORN SCREENS

Recommended Repairs/Corrections & Further Evaluations

Open, torn or missing screens observed at vents. Recommend repair to prevent nesting.



Front



Front

6: EXTERIORS

		IN	LI	NP	NI
6.1	WALKWAYS, PATIOS AND DRIVEWAYS	X			
6.2	SURFACE GRADE/DRAINAGE & PLANTERS		X		
6.3	WALL CLADINGS, TRIM & EAVES	X			
6.4	STAIRS, DECKS, PORCH, RAILS & BALCONIES	X			
6.5	DOORS	X			
6.6	WINDOWS	X			
6.7	RETAINING WALL(S)	X			
6.8	FENCING, WALLS & GATES	X			
6.9	EXTERIOR OR COMMENTS		X		

IN = Inspected LI = LIMITED INSPECTION NP = NOT PRESENT NI = NOT INSPECTED

Information

Walkway Material
Concrete, Pavers

Trim Material
Wood

Exterior Wall Structure
Wood Framing

Exterior Window(s) Type & Material
Sliding, Stationary

Fencing/Wall Material
Block Wall, Wood, Plastic/Vinyl

Retaining Wall(s)
CMU Block

Planters
Wood, Block

General Exterior and Grounds Photo







Exterior Inspection Overview

A visual inspection of the exterior surfaces was performed around the home to include the exterior surface material, soffit/fascia surfaces, doors and windows, and other exterior surface areas. The exterior wall covering, trim, and flashing were visually inspected for installation, paint/stain condition, damage, and general maintenance issues. The home's entry doors were tested and inspected by operating the doors, checking the lock and latch, inspecting the weather-stripping, inspecting any screens present, and checking for any physical damage. The windows' exterior was visually inspected for signs of cracked glass, damaged screens, caulking around edges and seams, paint or finish deterioration, and general concerns. The driveway and exterior concrete surfaces around the home were walked and inspected for surface deterioration, trip hazards, poor slope or drainage, and general areas of concern. The surface grading and drainage were inspected to determine if areas exist that will adversely affect the home.

Client should obtain further evaluation of reported conditions in all areas noted within the report. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

Limitations

GENERAL

CHECKING FOR PERMITS

Regardless of the age of the building we advise inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

GENERAL

EXTERIORS LIMITATIONS

Except for townhomes, condominiums, and residences that are part of planned urban development, PUD, or in progress inspections, we visually evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables. We do not water test or evaluate subterranean drainage systems or mechanical or remotely controlled components, such as driveway gates. We do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Also, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but a geological evaluation of the soil could only confirm this.

SURFACE GRADE/DRAINAGE & PLANTERS

SUB-SURFACE DRAINAGE

A sub surface drainage system is installed. Determining the condition of the underground drains and location of the drain terminations is beyond the scope of this inspection, therefore not inspected. Water testing is beyond the scope of this inspection. Further evaluation by a qualified specialist should be considered. We also recommend inquiring with the seller to confirm the location of drain terminations



Rear

EXTERIOR OR COMMENTS

PERMITS

PRIMARY BEDROOM

Apparent additions/modifications observed. Recommend verifying permits

Observations

6.1.1 WALKWAYS, PATIOS AND DRIVEWAYS

Maintenance Items & Suggestions

CRACKS WALKWAYS

Cracking of walkways observed in a number of areas. Suggest repair.

6.1.2 WALKWAYS, PATIOS AND DRIVEWAYS

Health & Safety Concerns

DISPLACEMENT WALKWAYS

Displacement or uneven pavers observed - tripping hazard. Recommend leveling.



Front



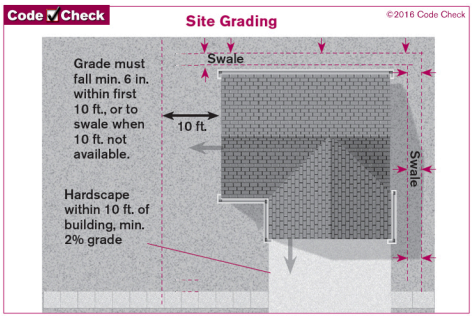
Front Left

6.2.1 SURFACE GRADE/DRAINAGE & PLANTERS

Recommended Repairs/Corrections & Further Evaluations

INADEQUATE GRADING

Improper grading and or poor drainage was observed in areas. Both grading and drainage should be implemented together in order to ensure that water flows away from your home/foundation and toward a specified destination. We recommend regrading, re-hardscaping, filling in any low-lying areas, or adding alternative means of drainage as needed.



Grading



Right

6.2.2 SURFACE GRADE/DRAINAGE & PLANTERS

Maintenance Items & Suggestions

NO DRAINAGE AT PLANTERS

Drain holes are not installed at the planter. Suggest installing proper drainage.



Rear

6.2.3 SURFACE GRADE/DRAINAGE & PLANTERS

Recommended Repairs/Corrections & Further Evaluations

COVERED OR BLOCKED DRAIN

Drain is clogged or covered with debris. Recommend maintenance and testing for functional drainage.



Rear Garage

6.2.4 SURFACE GRADE/DRAINAGE & PLANTERS

Recommended Repairs/Corrections & Further Evaluations

INADEQUATE CLEARANCE HOUSE TO PLANTER

Planters were observed around the exterior walls of the home; we were unable to determine if water proofing or proper drainage is installed within that enclosed area. We recommend installing drainage to prevent water intrusion into the exterior adjacent walls/crawlspace.



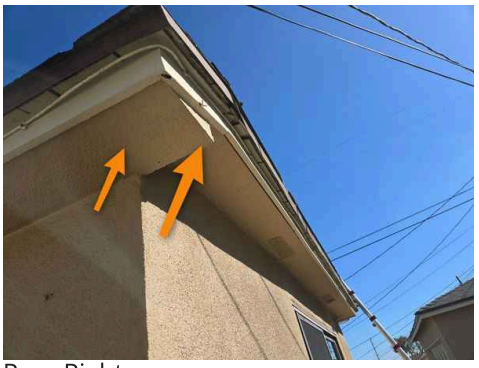
Front Left

6.3.1 WALL CLADINGS, TRIM & EAVES

Recommended Repairs/Corrections & Further Evaluations

TRIM - TERMITE

Deterioration was observed. Recommend evaluation by a qualified termite specialist.



Rear Right

6.3.2 WALL CLADINGS, TRIM & EAVES

Maintenance Items & Suggestions

SIDING - CRACKS

Cracks were observed at the wall cladding in a number of areas. Suggest repair/sealing.

6.3.3 WALL CLADINGS, TRIM & EAVES

Recommended Repairs/Corrections & Further Evaluations

SIDING - HOLES OR GAPS

Holes/physical damage or excessive gaps observed at the wall penetrations. Recommend repair/sealing to prevent water intrusion and pest.



Rear Left

6.3.4 WALL CLADINGS, TRIM & EAVES

Recommended Repairs/Corrections & Further Evaluations

EVES - MOISTURE DAMAGE

Deterioration observed. See roofing comments and we recommend repair/maintenance.



Front Garage



Rear Left Garage

6.3.5 WALL CLADINGS, TRIM & EAVES

Maintenance Items & Suggestions

SIDING - WEATHERED WOOD

Weathered wood/trim in a number of areas. Suggest maintenance and periodic maintenance of these areas.


Right Garage Door

6.3.6 WALL CLADINGS, TRIM & EAVES

Maintenance Items & Suggestions

DETERIORATED SIDING

RIGHT FRONT GARAGE

Deteriorated siding or wall cladding observed. Suggest repair.

6.4.1 STAIRS, DECKS, PORCH, RAILS & BALCONIES

Health & Safety Concerns

HAND RAILING INSTALLED TOO LOW

Railing is too low. Recommend updating.



Front

6.4.2 STAIRS, DECKS, PORCH, RAILS & BALCONIES

Recommended Repairs/Corrections & Further Evaluations

HANDRAILING PROFILE

Handrailing profile is incorrect or not graspable. Recommend replacement/installing.



Front

6.4.3 STAIRS, DECKS, PORCH, RAILS & BALCONIES

Recommended Repairs/Corrections & Further Evaluations

PATIO COVER - VEGETATION GROWTH

Vegetation is planted onto the patio cover; patio cover is leaning and not square to frame. We recommend removal/cutting back the vegetation and reinforcement or removal.



Front

6.5.1 DOORS

Maintenance Items & Suggestions

LOOSE OR DETERIORATED WEATHER STRIP

FRONT ENTRY

Weather seal is loose or deteriorated. Suggest repair/replacement.

6.6.1 WINDOWS

Recommended Repairs/Corrections & Further Evaluations

DETERIORATED SEALS

Deteriorated seals and loose trim observed. Recommend repair or correct.



Left Garage

6.6.2 WINDOWS

Recommended Repairs/Corrections & Further Evaluations

WEEP HOLES COVERED

Weep holes are covered. Recommend clearing for proper drainage.



Left



Front Left

6.6.3 WINDOWS

Recommended Repairs/Corrections & Further Evaluations

WINDOW TOO LOW SHOWER

HALLWAY BATHROOM

Window is installed too low within the shower. We recommend raising to prevent water intrusion into the area.

6.6.4 WINDOWS

Recommended Repairs/Corrections & Further Evaluations

MISSING OR INOPERABLE CRANKS

Window cranks are missing or not installed. Recommend replacement of the hardware.



Kitchen

6.8.1 FENCING, WALLS & GATES

Recommended Repairs/Corrections & Further Evaluations

FENCING - LEANING

Fencing is leaning or not correctly supported. Recommend reinforcement/correcting.



Rear Right

6.8.2 FENCING, WALLS & GATES

Recommended Repairs/Corrections & Further Evaluations

LOOSE MATERIAL

Loose material observed. Recommend repair/securing.



Front

6.8.3 FENCING, WALLS & GATES

Recommended Repairs/Corrections & Further Evaluations

CRACKING AND SEPARATION

Cracking and separation observed. This is indication of settling, movement or roots. Recommend further review by a qualified professional.


Front Left Garage


Right

6.9.1 EXTERIOR OR COMMENTS

Recommended Repairs/Corrections & Further Evaluations

INTERIOR AT OR BELOW EXTERIOR GRADE

Interior finished flooring is at or below exterior grade. This may leave interior susceptible to water intrusion. See grading and grade drainage comments in the exterior section of this report. Unable to determine if there is a concrete separation between interior and exterior. Recommend verifying by a qualified contractor.


Garage


Rear Right Bedroom

6.9.2 EXTERIOR OR COMMENTS

Maintenance Items & Suggestions

DETERIORATED MAILBOX

Rust or deterioration at mailbox. Suggest maintenance or replacement.



7: GARAGE & CARPORT

		IN	LI	NP	NI
7.1	FRAMING	X			
7.2	WALLS, CEILINGS & VENTILATION	X			
7.3	FLOOR/SLAB	X			
7.4	FIRE & SERVICE DOORS	X			
7.5	GARAGE DOOR	X			
7.6	GARAGE DOOR OPERATORS	X			
7.7	GARAGE COMMENTS		X		

IN = Inspected LI = LIMITED INSPECTION NP = NOT PRESENT NI = NOT INSPECTED

Information

Garage Type
Detached

Garage Door Type and Operator
Two car - automatic

Garage Door Material
Metal - Roll-Up Panel

Auto-opener Manufacturer
Genie

Interior
Fully Inspected

Interior Walls
Finished

GARAGE DOOR OPERATORS:

Safety Features
Safety Reversing Device Operational, Photo-Electric Sensors Operational

General Garage Photos





Garage Inspection Overview

The garage was inspected to include the interior surfaces, garage doors, electrical systems present, and overall general condition, including:
Garage ceiling, walls, floors, doors, and windows, including the house's door for fire safety. The main garage doors were tested and operated, including testing any automatic openers. Electrical outlets and components are inspected and tested. The garage door is the largest moving object in the home. It can cause severe injury if it malfunctions and should be checked monthly. As part of our inspection process, we will test the garage door opener's auto-reverse sensors. We do not test completely the down pressure setting on the door to determine if the door will reverse when met with resistance, as this can cause damage the door if the down pressure setting is not properly set. However, this is a safety feature that should also be checked periodically. It is recommended that you test the down pressure setting on the garage door upon move-in, following the door opener manufacturer's specific testing procedure.

Client should obtain further evaluation of reported conditions in all areas noted within the report. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

GARAGE DOOR OPERATORS: Motor - Default (Battery)

As of July 1, 2019 all garage door openers are required to have a battery back up that is designed to operate when activated due to an electrical outage. Replacement of the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.

GARAGE COMMENTS: Garage Doors - Default

Garage doors should have annual maintenance performed. The client is advised to have the garage door(s) serviced by a qualified garage door specialist.

Observations

7.1.1
FRAMING

Recommended Repairs/Corrections & Further Evaluations

WATER STAINING/EVIDENCE OF LEAKING

GARAGE

Water staining observed at the sheathing. We are unable to determine if this is from active leaking or older water staining. We recommend further review of the entire roofing system by a qualified roofer.



7.3.1 FLOOR/SLAB

Maintenance Items & Suggestions

CRACKS

Cracks observed. Suggest repair.

7.5.1 GARAGE DOOR

Maintenance Items & Suggestions

SAFETY TAG MISSING

Safety tag not installed at the springs. Suggest installing.

7.5.2 GARAGE DOOR

Recommended Repairs/Corrections & Further Evaluations



WEATHER SEAL - DETERIORATED

The weather stripping is deteriorated. Recommend correcting.

7.6.1 GARAGE DOOR OPERATORS

Recommended Repairs/Corrections & Further Evaluations

SENSOR - SAFTEY INOP

Safety reversing device did not respond to test at the garage door - safety concern. Recommend correcting.

7.6.2 GARAGE DOOR OPERATORS

Recommended Repairs/Corrections & Further Evaluations

DOOR - NOISY

Garage door is excessively noisy. Recommend maintenance.

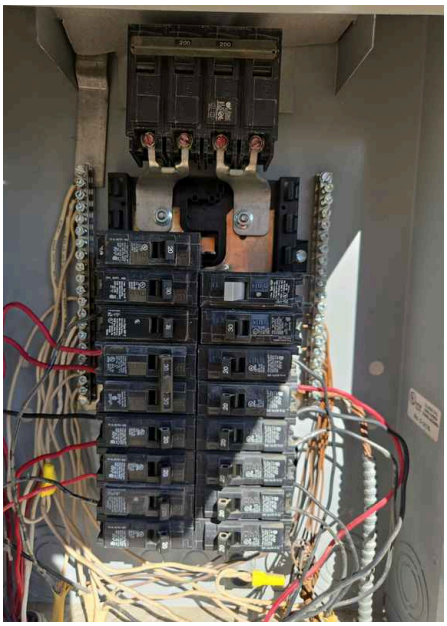
8: MAIN ELECTRICAL SYSTEM & GENERAL COMMENTS

		IN	LI	NP	NI
8.1	MAIN SERVICE ENTRANCE	X			
8.2	ELECTRICAL PANEL(S)	X			
8.3	OVERLOAD PROTECTION	X			
8.4	BRANCH WIRING		X		
8.5	OUTLETS	X			
8.6	ELECTRICAL FIXTURES	X			
8.7	SMOKE & CARBON MONOXIDE DETECTORS		X	X	
8.8	ELECTRICAL COMMENTS		X		

IN = Inspected LI = LIMITED INSPECTION NP = NOT PRESENT NI = NOT INSPECTED

Information

General Electrical Photos



Electrical Service Entrance
Overhead Service

Main Service Voltage
120/240 Volts

Main Disconnect Amperage
200 AMP

Main Panel Manufacturer
Murray

Overload Protection Type
Circuit breakers

Branch Circuit Wiring Type
Non-Metallic Sheathed, Single Strand, Conduit, BX Cable, Braided Cloth Sheathed, Low Voltage Wiring, Not Visible

Branch Wiring Material
Copper

BRANCH WIRING : Grounding Locations
Rear Left
Water Supply, Grounding Rod



SMOKE & CARBON MONOXIDE DETECTORS: Smoke and Carbon Monoxide Detectors
Partially Installed

Limitations

GENERAL

TIMERS/PHOTO SENSORS

A number of exterior lights are on timers/sensor equipment. These low voltage systems are beyond the scope of this inspection.

SMOKE & CARBON MONOXIDE DETECTORS

SMOKE/CO DETECTORS NOT TESTED

Testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. The client is advised to have all smoke and carbon monoxide detectors tested annually to ensure a safe living environment.

Observations

8.1.1 MAIN SERVICE ENTRANCE

Maintenance Items & Suggestions

MAST - GUY WIRE

Mast is over 24 inches in height and support wire is not installed. Suggest correcting.



8.4.1 BRANCH WIRING

Recommended Repairs/Corrections & Further Evaluations

WIRING - UNPROTECTED

Unprotected wiring observed. Recommend protecting.



Garage

8.4.2 BRANCH WIRING

Recommended Repairs/Corrections & Further Evaluations

WIRING - J-BOX COVER MISSING

Open junction box observed. Recommend covering.



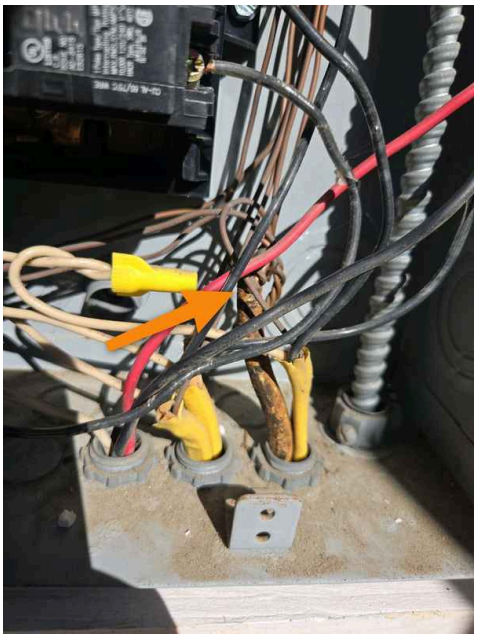
Attic

8.4.3 BRANCH WIRING

Recommended Repairs/Corrections & Further Evaluations

BRAID CLOTH WIRING PRESENT

Braided cloth wiring observed. Due to the age of this material, we recommend further review by a qualified electrician.



8.5.1 OUTLETS

Recommended Repairs/Corrections & Further Evaluations

OUTLET - GFCI MISSING

GARAGE IN A NUMBER OF AREAS

Ground fault circuit interrupter(s) is not installed. Recommend installing.




Attic

8.5.2
OUTLETS

Recommended Repairs/Corrections & Further Evaluations

OUTLET - LOOSE

Loose outlet(s) observed. Recommend securing.


Right

8.5.3 OUTLETS

Recommended Repairs/Corrections & Further Evaluations

OUTLET - COVER MISSING

Cover plate(s) are missing. Recommend covering/installing.


Garage


Garage

8.5.4
OUTLETS

Recommended Repairs/Corrections & Further Evaluations

OUTLET - PAINTED

GARAGE

Painted outlet(s) observed. Recommend correcting.



8.6.1 ELECTRICAL FIXTURES

Recommended Repairs/Corrections & Further Evaluations

LIGHT - OUT

GARAGE

Light fixture did not respond to test. Recommend correcting.



8.6.2 ELECTRICAL FIXTURES

Recommended Repairs/Corrections & Further Evaluations

LIGHT - EXIT

Exterior light is not installed. Recommend installing for proper illumination of the space..



Rear Right

8.6.3 ELECTRICAL FIXTURES

Maintenance Items & Suggestions

DOORBELL - DID NOT RESPOND

FRONT

Door bell did not respond or is inoperable. Suggest repair/replacement.

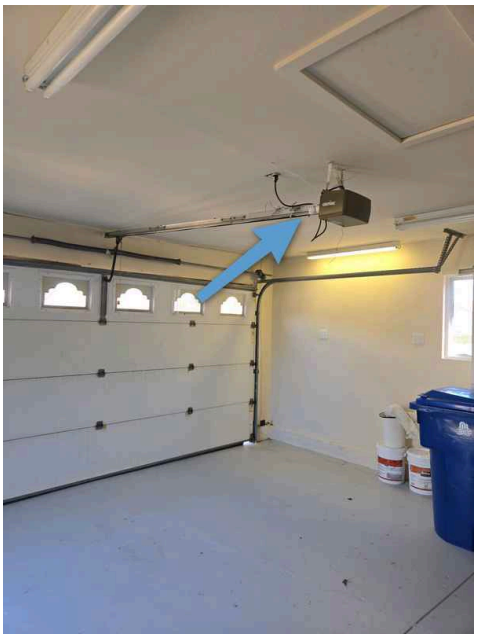
8.6.4 ELECTRICAL FIXTURES

Maintenance Items & Suggestions

LIGHT FIXTURE COVER MISSING

GARAGE

Missing light cover. Suggest replacement.



8.6.5 ELECTRICAL FIXTURES

BULBS OUT/MISSING

Maintenance Items & Suggestions

ATTIC OFF GARAGE

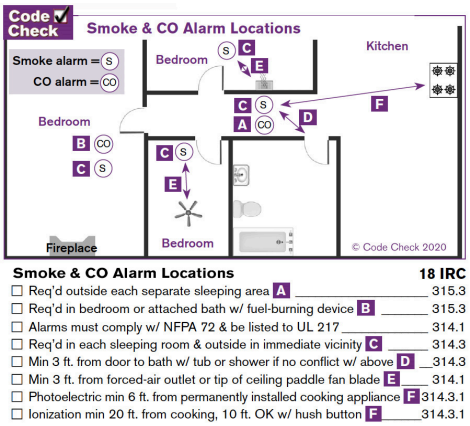
Bulbs are out. Suggest replacement and verify the condition of the fixture.

8.7.1 SMOKE & CARBON MONOXIDE DETECTORS

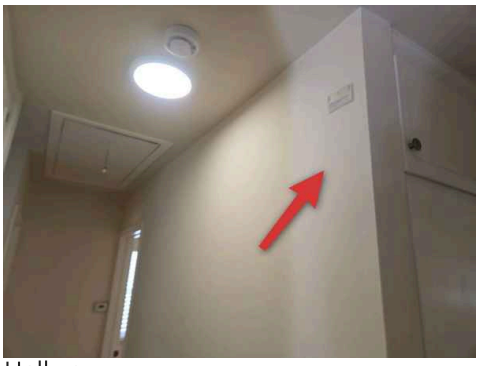
CARBON MONOXIDE DETECTOR MISSING

Health & Safety Concerns

Carbon monoxide detector(s) is not installed. Recommend installing.



Detector Locations


Hallway

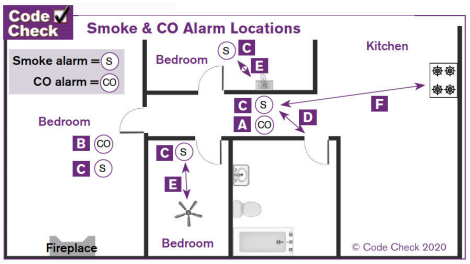

Right Center Bedroom

8.7.2 SMOKE & CARBON MONOXIDE DETECTORS

SMOKE DETECTOR MISSING

Health & Safety Concerns

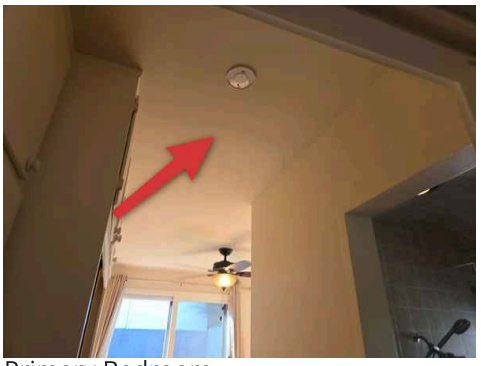
Smoke detector(s) is not installed. Recommend installing.



Smoke & CO Alarm Locations **18 IRC**

- ☐ Req'd outside each separate sleeping area A _____ 315.3
- ☐ Req'd in bedroom or attached bath w/ fuel-burning device B _____ 315.3
- ☐ Alarms must comply w/ NFPA 72 & be listed to UL 217 _____ 314.1
- ☐ Req'd in each sleeping room & outside in immediate vicinity C _____ 314.3
- ☐ Min 3 ft. from door to bath w/ tub or shower if no conflict w/ above D __314.3
- ☐ Min 3 ft. from forced-air outlet or tip of ceiling paddle fan blade E ____ 314.1
- ☐ Photoelectric min 6 ft. from permanently installed cooking appliance F 314.3.1
- ☐ Ionization min 20 ft. from cooking, 10 ft. OK w/ hush button F_____314.3.1

Detector Locations



Primary Bedroom

9: MAIN PLUMBING SYSTEM & GENERAL COMMENTS

		IN	LI	NP	NI
9.1	WATER SOURCE		X		
9.2	WATER SUPPLY PIPING		X		
9.3	DRAIN, WASTE, VENT PIPING		X		
9.4	FUEL GAS PIPING		X		
9.5	WASHER & DRYER CONNECTIONS		X		
9.6	FAUCETS, DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)	X			
9.7	PLUMBING FIXTURES	X			
9.8	VENTILATION		X		
9.9	YARD SPRINKLER SYSTEMS		X		
9.10	PLUMBING SYSTEM COMMENTS		X		

IN = Inspected LI = LIMITED INSPECTION NP = NOT PRESENT NI = NOT INSPECTED

Information

General Plumbing Photos



Water Distribution Piping

Copper, Not Visible, PVC

Drain- Waste - Vent Piping

ABS, Cast Iron/Galvanized/Steel, Not Visible

Gas Distribution Piping

Galvanized Steel Piping, Black Steel Piping

Fire Sprinklers

Not Installed

WATER SOURCE: Water Pressure

Water pressure between the recommend range of 40-80 PSI



FUEL GAS PIPING: Seismic Shut Off Valve
Installed

WASHER & DRYER CONNECTIONS: Washer/Dryer Connection(s)
Electric 220/240V

VENTILATION : Bathroom Exhaust Types
Both Fans & Windows



WATER SOURCE: Pressure Regulator
Installed

A house water pressure regulator (or Pressure Reducing Valve - PRV) reduces high-pressure water from municipal lines—often 150+ psi—to a safe, manageable level, typically between 40 and 80 psi. It protects plumbing pipes, appliances, and fixtures from damage caused by high pressure, while also preventing issues like noisy pipes, running toilets, and reduced water consumption.



Limitations

DRAIN, WASTE, VENT PIPING

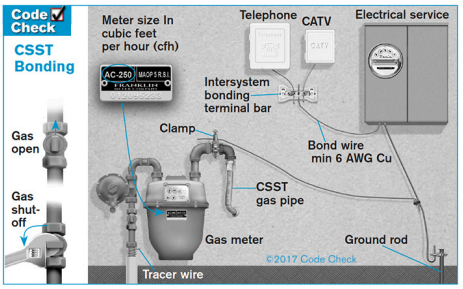
SEWER LINE WAS NOT SCOPED

Main drain line to the sewer lateral was not inspected. We suggest verifying the line.

FUEL GAS PIPING

GAS LEAK TESTING

A visual observation of the readily accessible gas lines was performed. Testing for gas leaks is technically exhaustive and is therefore beyond the scope of this inspection. The client is advised to verify condition of the gas lines with the gas company and or a qualified plumber.



Gas Meter

WASHER & DRYER CONNECTIONS

OUTLET - 220 DEFAULT

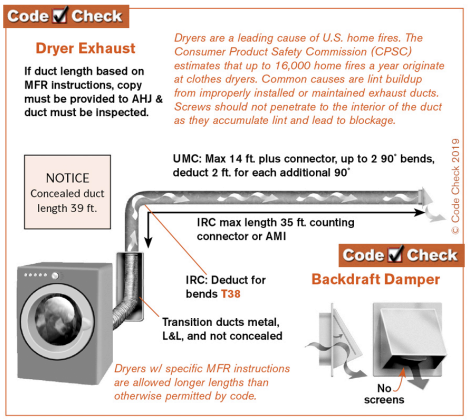
220 volt outlets are beyond the scope of this inspection and are not tested. Suggest verifying condition with the seller.



WASHER & DRYER CONNECTIONS

WASHER - DEFAULT

Washer connections present. Faucet and drain not tested. Suggest verifying condition with the seller.



Laundry

YARD SPRINKLER SYSTEMS

YARD SPRINKLER - DEFAULT

Sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. Suggest verifying systems performance.


Right

Observations

9.5.1 Recommended Repairs/Corrections & Further Evaluations

WASHER & DRYER CONNECTIONS

SCREENED DAMPER

Incorrect use of a screened damper observed. Recommend removal or replacement.

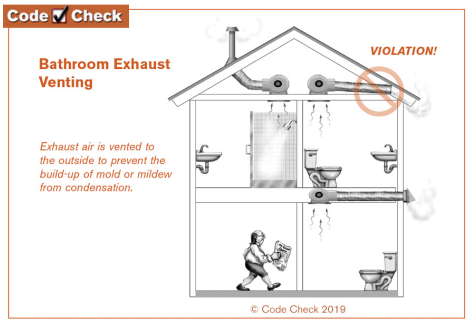


9.8.1 VENTILATION

Maintenance Items & Suggestions

VENT DOES NOT COMPLETELY TERMINATE PAST ATTIC SPACE

Vent does not completely terminate out of the attic space. Suggest exhausting completely out of the attic space.





Bathroom Exhaust

10: WATER HEATERS

		IN	LI	NP	NI
10.1	EXHAUST VENT PIPE & COMBUSTION AIR	X			
10.2	FUEL PIPING & SHUT OFF VALVE	X			
10.3	WATER PIPING & SHUT OFF VALVE	X			
10.4	TEMPERATURE/PRESSURE RELIEF VALVE	X			
10.5	SEISMIC STRAPS	X			
10.6	PLATFORM/COMPARTMENT/CLOSET	X			
10.7	DRIP PAN/DRAIN LINE	X			
10.8	EXPANSION TANK			X	
10.9	WATER HEATER COMMENTS		X		

IN = Inspected LI = LIMITED INSPECTION NP = NOT PRESENT NI = NOT INSPECTED

Information

General Water Heater Photos



Location
Exterior (rear), Exterior closet

Manufacturer
Rheem

Power Source
Natural gas (quick recovery)

Capacity
Unable to determine

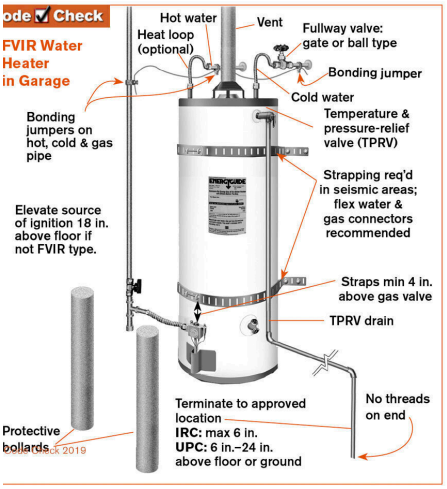
Earthquake Straps
Correct

Date of Manufactured
Unable to determine

Water Heater Operation
Operational

Annual Maintenance

Water heaters should have annual maintenance performed. The client is advised to have the water heater serviced by a qualified plumber.



Water Heater

Limitations

WATER HEATER COMMENTS

WORN LABEL

Worn label observed; unable to determine the age and size. Suggest verifying its condition.



Observations

10.1.1 Recommended Repairs/Corrections & Further Evaluations

EXHAUST

VENT PIPE & COMBUSTION AIR

RUST/CORROSION

Rust/corrosion observed. Recommend maintenance.



10.2.1 FUEL PIPING & SHUT OFF VALVE

Maintenance Items & Suggestions

RUSTED CONNECTION

Rusted connections observed. Suggest maintenance



10.3.1 WATER PIPING & SHUT OFF VALVE

Recommended Repairs/Corrections & Further Evaluations

SUPPLY - CORROSION

Corrosion observed at supply piping. Recommend correcting.

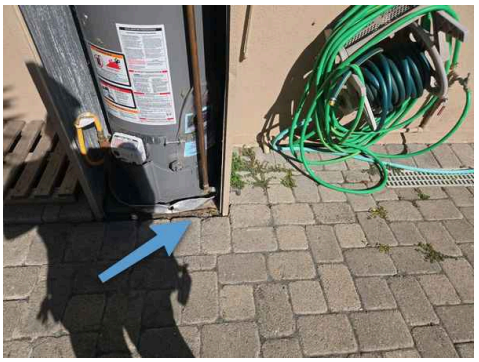


10.4.1 TEMPERATURE/PRESSURE RELIEF VALVE

Maintenance Items & Suggestions

DISCHARGE - INCORRECT

Discharge line termination point is incorrect. Suggest correcting.

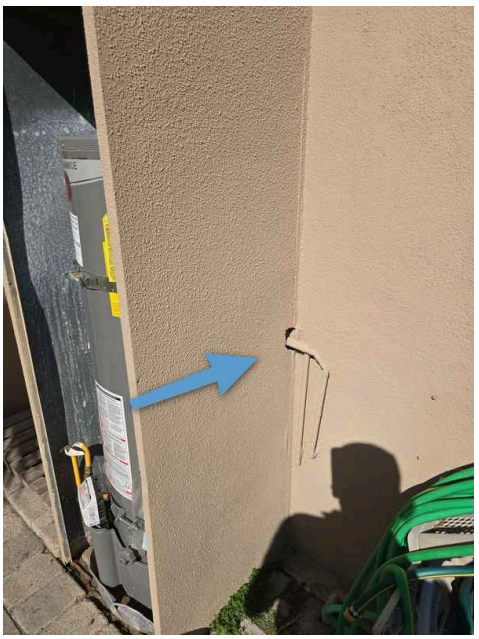


10.6.1 PLATFORM/COMPARTMENT/CLOSET

Maintenance Items & Suggestions

CLOSET - HOLES/GAPS

Holes or gap observed at water heater closet. Suggest repair sealing



10.6.2 PLATFORM/COMPARTMENT/CLOSET

Maintenance Items & Suggestions

CLOSET - RUST

Rust observed within the housing. Suggest maintenance.



10.6.3 PLATFORM/COMPARTMENT/CLOSET

Maintenance Items & Suggestions

PLATFORM - 3 INCH.

Water heater/firebox is not elevated 3 inches off the ground. Suggest correcting/raising.

10.6.4 PLATFORM/COMPARTMENT/CLOSET

Maintenance Items & Suggestions

MISSING STORM COLLAR

Storm collar is not installed to prevent water intrusion into the compartment. Recommend installing.



10.7.1 DRIP PAN/DRAIN LINE

Maintenance Items & Suggestions

DAMAGED PAN

Damaged pan. Suggest repair or replacement.

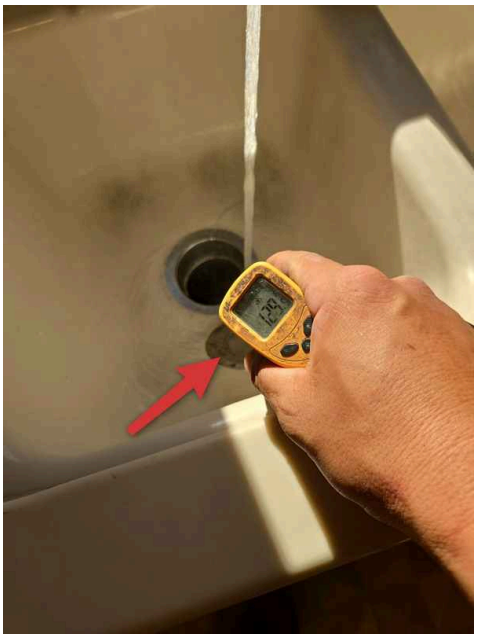


10.9.1 WATER HEATER COMMENTS

Health & Safety Concerns

EXCESSIVE HEAT

Hot water temperature throughout the home is excessively high - safety concern. Recommend correcting.



11: HEATING AND AIR CONDITIONING SYSTEMS

		IN	LI	NP	NI
11.1	EXHAUST VENT PIPE		X		
11.2	COOLING CONDITION			X	
11.3	HEATING CONDITION		X		
11.4	PLATFORM/COMPARTMENT/CLOSET	X			
11.5	THERMOSTATS	X			
11.6	BATHROOM HEATERS	X			
11.7	HEATING & COOLING COMMENTS		X		

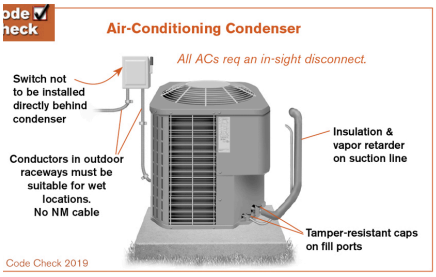
IN = Inspected LI = LIMITED INSPECTION NP = NOT PRESENT NI = NOT INSPECTED

Information

Air Conditioning Equipment Type
Not Installed

Heating Equipment Type
Gravity floor furnace - natural gas

Heating Equipment Location
Hallway, Living Room



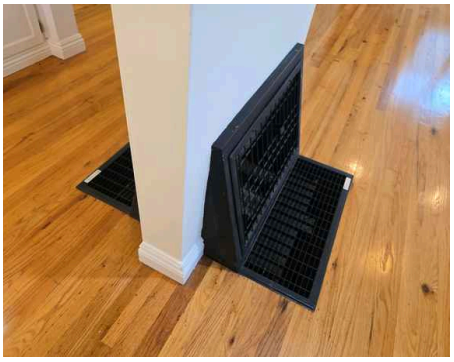
Condenser

Ductwork
Not Installed

HEATING CONDITION: Heating Operation
System Provided Heat

THERMOSTATS : Thermostat Locations or Remote Controller
Hallway

General Heating & Cooling Photo





HEATING CONDITION: Service Life - System

Furnace is beyond its estimated service life. The buyer is advised to verify the overall condition and the remaining life span of the system with a qualified HVAC contractor.

Observations

11.1.1 EXHAUST VENT PIPE

Recommended Repairs/Corrections & Further Evaluations

TRANSITE

Transite vent pipe material installed. Suggest replacement with the appropriate material(s).

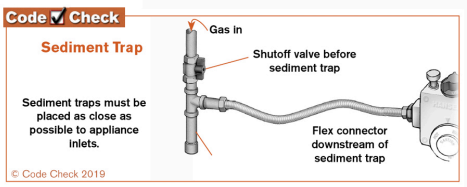


11.3.1 HEATING CONDITION

Maintenance Items & Suggestions

SEDIMENT TRAP

Sediment trap is installed or not correctly plumbed to the gas line. Suggest installing.



Sediment Trap

11.5.1 THERMOSTATS

Maintenance Items & Suggestions

BATTERY LOW

Low battery display observed. Suggest replacement.

11.6.1 BATHROOM HEATERS

Maintenance Items & Suggestions

HEATER RESPONDED TO TEST

Heater responded to test.

12: FINISHED INTERIOR, PLUMBING & ELECTRICAL

		IN	LI	NP	NI
12.1	WALLS, CEILINGS AND FLOORS	X			
12.2	INTERIOR DOORS	X		X	
12.3	CABINETS & COUNTERTOPS	X			
12.4	STAIRWAYS, HANDRAILS & GUARDRAILS			X	
12.5	FAUCETS, DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)	X			
12.6	SINKS, SHOWERS, TUBS, TOILETS & BIDETS	X			
12.7	OUTLETS & GFCIS	X			
12.8	ELECTRICAL FIXTURES, CEILING FANS & DOOR BELLS	X			
12.9	INTERIOR COMMENTS		X		

IN = Inspected LI = LIMITED INSPECTION NP = NOT PRESENT NI = NOT INSPECTED

Information

Flooring Material Type
Vinyl or Linoleum, Wood Planks

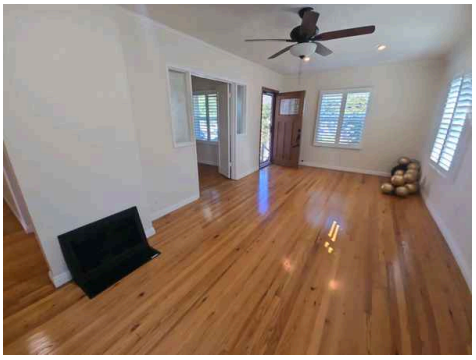
Walls & Ceiling Material Type
Drywall/Sheetrock, Buttonboard

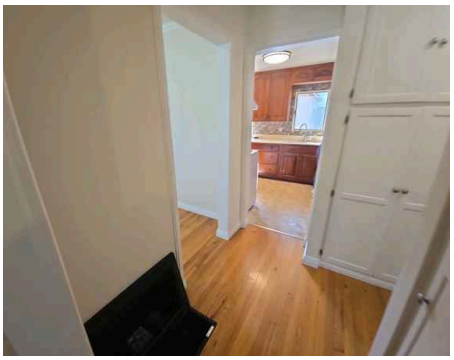
Railings
Not installed

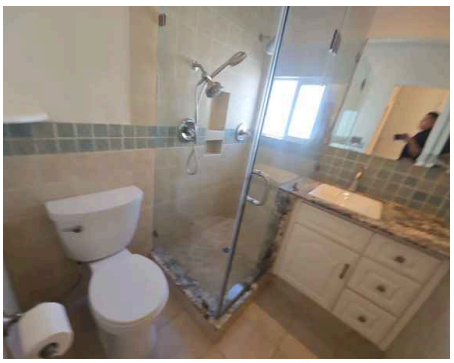
Cabinet Material Type
Wood

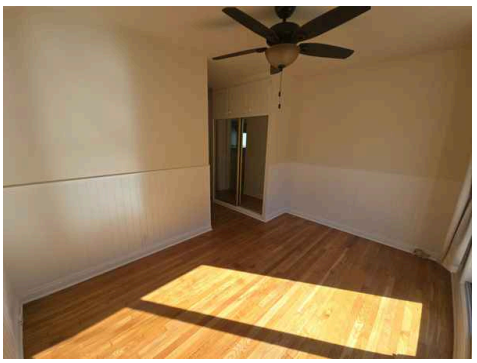
Counter Type
Manufactured material

General Interior Photos






Observations

12.1.1 WALLS, CEILINGS AND FLOORS

Maintenance Items & Suggestions

HOLES/PHYSICAL DAMAGE

Hole(s)/physical damage observed. Suggest repair.



Kitchen

12.1.2 WALLS, CEILINGS AND FLOORS

Maintenance Items & Suggestions

DAMAGED/LOOSE TRANSITION STRIP

PRIMARY BATHROOM

Damaged or loose/not secured transition strip observed. Suggest securing or replacement.

12.2.1 INTERIOR DOORS

Maintenance Items & Suggestions

MISSING DOOR STOPPER

IN A NUMBER OF AREAS

Door stopper is not installed or damaged. Suggest installing/replacement for wall protection.

12.2.2 INTERIOR DOORS

Maintenance Items & Suggestions

DOES NOT LATCH

LIVING ROOM TO FRONT LEFT BEDROOM

Door does not latch shut. Suggest adjusting.

12.2.3 INTERIOR DOORS

Maintenance Items & Suggestions

MISSING/DISCONNECTED DOOR

FRONT RIGHT BEDROOM CLOSET

Missing or disconnected door. Suggest installing/replacement.

12.3.1 CABINETS & COUNTERTOPS

Recommended Repairs/Corrections & Further Evaluations

WATER - STAINING/DAMAGE

Moisture damage/dark stains. Hidden damage may not be observable. Recommend further review by a qualified professional.


Primary Bathroom Sink


Kitchen

12.3.2 CABINETS & COUNTERTOPS

Maintenance Items & Suggestions

COUNTER - CRACKED

Cracked counter observed. Suggest repair/replacement.

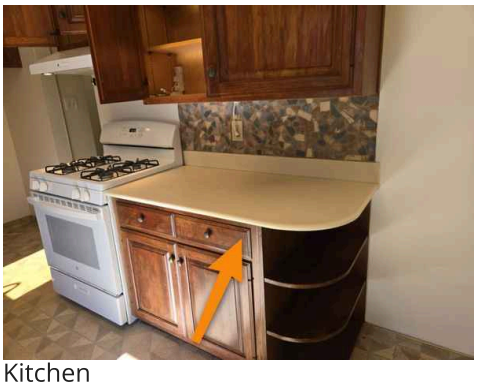

Kitchen

12.3.3 CABINETS & COUNTERTOPS

Recommended Repairs/Corrections & Further Evaluations

COUNTERTOP NOT SECURED

Counter top is not secured. Recommend securing.


Kitchen

12.5.1 FAUCETS, DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)

Maintenance Items & Suggestions

DRAIN - STOPPER

HALLWAY BATHROOM SINK, HALLWAY BATHROOM TUB

Missing/inoperable drain stopper observed. Suggest correcting.

12.5.2 FAUCETS, DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)

Recommended Repairs/Corrections & Further Evaluations

FAUCET - LEAKS

Faucet leaks. Recommend repair.



Primary Bathroom Sink Valve

12.5.3 FAUCETS, DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)

Maintenance Items & Suggestions

FAUCET HANDLES DOES NOT TURN EASILY

HALLWAY BATHROOM SINK, TUB

Fixture handle doesn't turn easily. Suggest maintenance.

12.5.4 FAUCETS, DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)

Recommended Repairs/Corrections & Further Evaluations

DRAIN - LEAKS

Leaking drain line observed. Recommend repair.



Hallway Bathroom Sink

12.6.1 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Recommended Repairs/Corrections & Further Evaluations

TOILET - LOOSE BASE

PRIMARY BATHROOM, HALLWAY BATHROOM

Toilet base is not secured to the floor. The wax ring at the base of the toilet must have a watertight seal, to prevent leakage from occurring. Recommend replacing the wax ring and securing the base to the floor.

12.6.2 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Maintenance Items & Suggestions

TUB/SHOWER/SINK - DETERIORATED

Deteriorated tub/shower/sink surface. Suggest maintenance.



Kitchen

12.7.1 OUTLETS & GFCIS

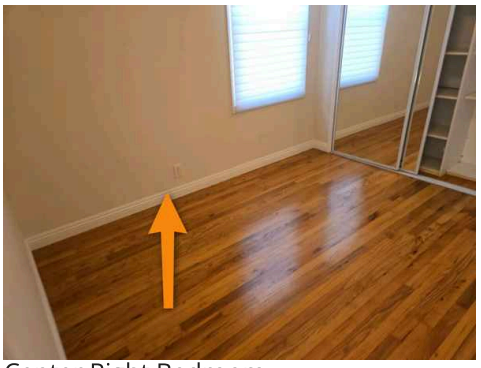
Recommended Repairs/Corrections & Further Evaluations

OUTLET - LOOSE

Loose outlet(s) observed. Recommend securing.



Right Front Bedroom



Center Right Bedroom



Primary Bedroom In A Number of Areas



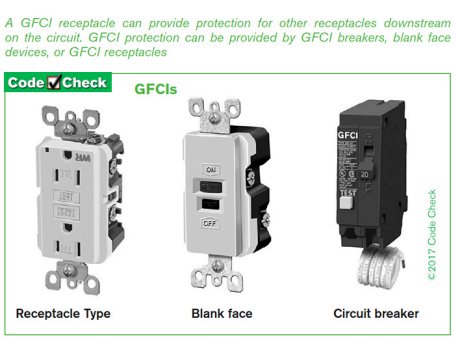
Kitchen

12.7.2 OUTLETS & GFCIS

Recommended Repairs/Corrections & Further Evaluations

OUTLET - GFCI

Ground fault circuit interrupter(s) is not installed. Recommend installing.



GFCI Outlets


Kitchen

12.7.3 OUTLETS & GFCIS

Recommended Repairs/Corrections & Further Evaluations

OUTLET - UNGROUNDED THREE PRONGED OUTLET

IN A NUMBER OF AREAS

Ungrounded three-pronged outlet(s) observed. Recommend correcting.

12.7.4 OUTLETS & GFCIS

Maintenance Items & Suggestions

DAMAGED OUTLET COVERS

FRONT LEFT BEDROOM

Damaged outlet cover plate(s) observed. Suggest repair/replacement.

12.8.1 ELECTRICAL FIXTURES, CEILING FANS & DOOR BELLS

Recommended Repairs/Corrections & Further Evaluations

LIGHT - OUT

Light fixture did not respond to test. Recommend correcting.





12.8.2 ELECTRICAL FIXTURES, CEILING FANS & DOOR BELLS

Recommended Repairs/Corrections & Further Evaluations

FAN - LOOSE/WOBBLE

FRONT RIGHT BEDROOM, CENTER RIGHT BEDROOM

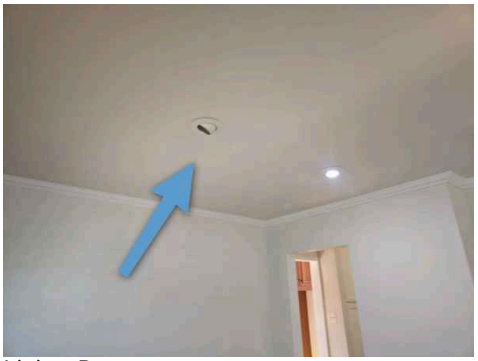
Ceiling fan is loose/not secure or is not balanced. Recommend securing/adjusting.

12.8.3 ELECTRICAL FIXTURES, CEILING FANS & DOOR BELLS

Maintenance Items & Suggestions

BULBS OUT

Bulbs are out or missing. Suggest replacement and verify condition.


Living Room


Front Left Bedroom

12.8.4 ELECTRICAL FIXTURES, CEILING FANS & DOOR BELLS

Recommended Repairs/Corrections & Further Evaluations

LIGHT - EXTENSION CORDS

COUNTERTOP(S) KITCHEN

Light fixture(s) are incorrectly wired using an extension cord or adapters; these are for temporary use only. Recommend hardwiring or installing a half-switched outlet within vicinity of the fixtures.





13: KITCHEN APPLIANCES

		IN	LI	NP	NI
13.1	DISPOSAL	X			
13.2	STOVE/OVEN	X			
13.3	EXHAUST FAN/HOOD		X		
13.4	REFRIGERATOR			X	
13.5	APPLIANCE COMMENTS		X		

IN = Inspected LI = LIMITED INSPECTION NP = NOT PRESENT NI = NOT INSPECTED

Information

Dishwasher Brand
Not Installed

Disposal Brand
Insinkerator

Exhaust Hood Brand
Unable to Determine

Stove/Oven Brand
General Electric

Microwave Brand
Not Installed

Refrigerator Brand
Not Installed

Water Filtration
Not Installed

STOVE/OVEN: Oven Responded to Test
Yes

Oven Responded to Test

General Kitchen Appliances Photos





Limitations

APPLIANCE COMMENTS

VISUAL INSPECTION - DEFAULT

A visual observation and basic function testing of the appliances was performed and run in normal modes only. The client is advised to verify condition of all modes and functions.

Observations

13.1.1 DISPOSAL

Recommended Repairs/Corrections & Further Evaluations

RUST AT CONNECTIONS

Rust/corrosion observed at the connections. Recommend maintenance



13.2.1 STOVE/OVEN

Maintenance Items & Suggestions

CONDENSATION

Glass is not translucent. Suggest correcting.



13.2.2 STOVE/OVEN

Maintenance Items & Suggestions

WORN HOUSING

Worn housing observed. Suggest repair.



13.3.1 EXHAUST FAN/HOOD

Recommended Repairs/Corrections & Further Evaluations

POORLY FITTED

Poorly fitted exhaust connections. Recommend reconfiguring.



14: FOUNDATION, BASEMENT, AND UNDER-FLOOR AREAS

		IN	LI	NP	NI
14.1	ACCESS	X			
14.2	FOUNDATION STEM WALLS		X		
14.3	FLOOR FRAMING SYSTEM	X			
14.4	FOUNDATION ANCHORING AND CRIPPLE WALLS		X		
14.5	INSULATION			X	
14.6	VENTILATION	X			
14.7	STAIRS, STEPS & RAILINGS			X	
14.8	CRAWLSPACE COMMENTS		X		

IN = Inspected LI = LIMITED INSPECTION NP = NOT PRESENT NI = NOT INSPECTED

Information

Access Method
Fully Accessed

Access Location
Rear, Right Side

Perimeter Walls
Concrete stem walls

Floor Structure
Wood framing

Piers & Posts
Concrete footings and wood posts

Cripple Walls
None Present

Sill Plate
Bolted

Insulation
Not Installed

Vapor Retarder
Not installed

General Photos of the Foundation






Observations

14.1.1
ACCESS

Recommended Repairs/Corrections & Further Evaluations

ACCESS COVER NOT SLOPED

RIGHT, REAR

Incorrect or missing crawlspace access/well cover observed. Recommend installing a solid/sloped cover to divert water away from the foundation and out of the crawlspace to prevent water intrusion.



14.1.2 ACCESS

Recommended Repairs/Corrections & Further Evaluations

PLUMBING WITHIN ACCESS

REAR

Inadequate clearances at crawlspace opening/access. Recommend reconfiguring/relocation of the plumbing.

14.2.1 FOUNDATION STEM WALLS

Recommended Repairs/Corrections & Further Evaluations

EFFLORESCENCE

Efflorescence observed on foundation walls or moisture at the soil. This is an indication of poor drainage and past/present water intrusion. See grading/drainage comments in the exterior category and gutter comments in the roofing section of this report.





14.2.2 FOUNDATION STEM WALLS

Recommended Repairs/Corrections & Further Evaluations

VERTICAL CRACKS

Cracking observed. Recommend repair


Rear


Right Front

14.2.3 FOUNDATION STEM WALLS

Recommended Repairs/Corrections & Further Evaluations

EFFLORESCENCE AREAS

REAR RIGHT

Efflorescence observed on the slab. Moisture seepage observed within the crawlspace/basement. Due to the overall condition, we recommend further review by a qualified drainage contractor.



14.2.4 FOUNDATION STEM WALLS

Recommended Repairs/Corrections & Further Evaluations

EXPOSED REBAR

REAR OFF KITCHEN

Exposed rebar observed. See grading and grade drainage comments in the exterior section of this report and we recommend sealing to prevent expansion and further cracking/deterioration of the wall(s).





14.3.1 FLOOR FRAMING SYSTEM

Recommended Repairs/Corrections & Further Evaluations

DETERIORATION/EVIDENCE OF TERMITES

Deterioration/evidence of termites observed. Recommend further review by a qualified termite contractor.



14.6.1 VENTILATION

Recommended Repairs/Corrections & Further Evaluations

OPEN/TORN/MISSING SCREENS

Open, torn or missing screens observed at vents/penetrations. Recommend repair/screening to prevent nesting/pest.



Rear Left

14.6.2 VENTILATION

Recommended Repairs/Corrections & Further Evaluations

BELOW GRADE

Vents are incorrectly installed at or below the surrounding grade. Recommend raising to prevent water intrusion into the crawlspace.



Right

14.6.3 VENTILATION

Recommended Repairs/Corrections & Further Evaluations

BLOCKED VENTS

Vents are blocked. Recommend clearing for proper ventilation of the space.



Right

14.8.1 CRAWLSPACE COMMENTS

Recommended Repairs/Corrections & Further Evaluations

EXPANSIVE SOILS AND OR ON HILLSIDE SETTING

Due to the property on a hillside setting and or in an area known to be on expansive soils, we recommend evaluation of the property by a geotechnical engineer.