Coggeshall Home Inspections

Home Inspection Report

800 Camino Real #106, Redondo Beach, CA 90277
Inspection prepared for: Amanda Roth
Date of Inspection: 6/30/2021
Age of Home: 1970 Size: 669

Inspector: Ian Coggeshall, CPI

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Coggeshall
HOME INSPECTIONS
INTERNACHI® CERTIFIED

InterNACHI SOP (Standards of Practice)

1. Definitions and Scope

1.1. A **general home inspection** is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A **general home inspection report** shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations. The report shall include language such as **SATISFACTORY**, **MARGINAL**, or **POOR** when describing features and fixtures of the home.

2. Limitations, Exceptions &Exclusions

2.1. Limitations:

I. An inspection is not technically exhaustive.

II. An inspection will not identify concealed or latent defects.

III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.

IV. An inspection will not determine the suitability of the property for any use.

V. An inspection does not determine the market value of the property or its marketability.

VI. An inspection does not determine the insurability of the property.

VII. An inspection does not determine the advisability or inadvisability of the purchase

of the inspected property.

VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.

IX. An inspection does not include items not permanently installed.

X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

A. property boundary lines or encroachments.

B. the condition of any component or system that is not readily accessible.

C. the service life expectancy of any component or system.

D. the size, capacity, BTU, performance or efficiency of any component or system.

E. the cause or reason of any condition.

F. the cause for the need of correction, repair or replacement of any system or component.

G. future conditions.

H. compliance with codes or regulations.

I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.

J. the presence of mold, mildew or fungus.

K. the presence of airborne hazards, including radon.

L. the air quality.

M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.

N. the existence of electromagnetic fields.

O. any hazardous waste conditions.

P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.

Q. acoustical properties.

R. correction, replacement or repair cost estimates.

S. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

A. any system that is shut down.

B. any system that does not function properly.

C. or evaluate low-voltage electrical systems, such as, but not limited to:

1. phone lines;
2. cable lines;
3. satellite dishes;
4. antennae;
5. lights; or
6. remote controls.

D. any system that does not turn on with the use of normal operating controls.
E. any shut-off valves or manual stop valves.
F. any electrical disconnect or over-current protection devices.
G. any alarm systems.
H. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
B. dismantle, open or uncover any system or component.
C. enter or access any area that may, in the inspector's opinion, be unsafe.
D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
G. inspect decorative items.
H. inspect common elements or areas in multi-unit housing.
I. inspect intercoms, speaker systems or security systems.
J. offer guarantees or warranties.
K. offer or perform any engineering services.
L. offer or perform any trade or professional service other than general home inspection.

M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.

N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.

O. determine the insurability of a property.

P. perform or offer Phase 1 or environmental audits.

Q. inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

A. the roof-covering materials;

B. the gutters;

C. the downspouts;

D. the vents, flashing, skylights, chimney, and other roof penetrations; and

E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

A. observed indications of active roof leaks.

IV. The inspector is not required to:

A. walk on any roof surface.

B. predict the service life expectancy.

C. inspect underground downspout diverter drainage pipes.

D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

E. move insulation.

F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.

G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.

H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.

I. perform a water test.

J. warrant or certify the roof.
K. confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

I. The inspector shall inspect:
A. the exterior wall-covering materials;
B. the eaves, soffits and fascia;
C. a representative number of windows;
D. all exterior doors;
E. flashing and trim;
F. adjacent walkways and driveways;
G. stairs, steps, stoops, stairways and ramps;
H. porches, patios, decks, balconies and carports;
I. railings, guards and handrails; and
J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.
II. The inspector shall describe:
A. the type of exterior wall-covering materials.
III. The inspector shall report as in need of correction:
A. any improper spacing between intermediate balusters, spindles and rails.
IV. The inspector is not required to:
A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
C. inspect or identify geological, geotechnical, hydrological or soil conditions.
D. inspect recreational facilities or playground equipment.
E. inspect seawalls, breakwalls or docks.
F. inspect erosion-control or earth-stabilization measures.
G. inspect for safety-type glass.
H. inspect underground utilities.
I. inspect underground items.

J. inspect wells or springs.
K. inspect solar, wind or geothermal systems.
L. inspect swimming pools or spas.
M. inspect wastewater treatment systems, septic systems or cesspools.
N. inspect irrigation or sprinkler systems.
O. inspect drainfields or dry wells.
P. determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace &Structure

I. The inspector shall inspect:
A. the foundation;
B. the basement;
C. the crawlspace; and
D. structural components.
II. The inspector shall describe:
A. the type of foundation; and
B. the location of the access to the under-floor space.
III. The inspector shall report as in need of correction:
A. observed indications of wood in contact with or near soil;
B. observed indications of active water penetration;
C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.
IV. The inspector is not required to:
A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
B. move stored items or debris.
C. operate sump pumps with inaccessible floats.
D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
E. provide any engineering or architectural service.

F. report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect:
A. the heating system, using normal operating controls.
II. The inspector shall describe:
A. the location of the thermostat for the heating system;
B. the energy source; and
C. the heating method.
III. The inspector shall report as in need of correction:
A. any heating system that did not operate; and
B. if the heating system was deemed inaccessible.
IV. The inspector is not required to:
A. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
B. inspect fuel tanks or underground or concealed fuel supply systems.
C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
D. light or ignite pilot flames.
E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
F. override electronic thermostats.
G. evaluate fuel quality.
H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
I. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:
A. the cooling system, using normal operating controls.
II. The inspector shall describe:
A. the location of the thermostat for the cooling system; and
B. the cooling method.
III. The inspector shall report as in need of correction:
A. any cooling system that did not operate; and
B. if the cooling system was deemed inaccessible.
IV. The inspector is not required to:
A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
B. inspect portable window units, through-wall units, or electronic air filters.
C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
E. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall inspect:
A. the main water supply shut-off valve;
B. the main fuel supply shut-off valve;
C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
D. interior water supply, including all fixtures and faucets, by running the water;
E. all toilets for proper operation by flushing;
F. all sinks, tubs and showers for functional drainage;
G. the drain, waste and vent system; and
H. drainage sump pumps with accessible floats.
II. The inspector shall describe:
A. whether the water supply is public or private based upon observed evidence;
B. the location of the main water supply shut-off valve;

C. the location of the main fuel supply shut-off valve;
D. the location of any observed fuel-storage system; and
E. the capacity of the water heating equipment, if labeled.
III. The inspector shall report as in need of correction:
A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
B. deficiencies in the installation of hot and cold water faucets;
C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.
IV. The inspector is not required to:
A. light or ignite pilot flames.
B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
E. determine the water quality, potability or reliability of the water supply or source.
F. open sealed plumbing access panels.
G. inspect clothes washing machines or their connections.
H. operate any valve.
I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
L. determine whether there are sufficient cleanouts for effective cleaning of drains.
M. evaluate fuel storage tanks or supply systems.
N. inspect wastewater treatment systems.
O. inspect water treatment systems or water filters.

P. inspect water storage tanks, pressure pumps, or bladder tanks.
Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
R. evaluate or determine the adequacy of combustion air.
S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
U. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
V. inspect or test for gas or fuel leaks, or indications thereof.

3.7. Electrical

I. The inspector shall inspect:
A. the service drop;
B. the overhead service conductors and attachment point;
C. the service head, gooseneck and drip loops;
D. the service mast, service conduit and raceway;
E. the electric meter and base;
F. service-entrance conductors;
G. the main service disconnect;
H. panelboards and over-current protection devices (circuit breakers and fuses);
I. service grounding and bonding;
J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
L. for the presence of smoke and carbon-monoxide detectors.
II. The inspector shall describe:
A. the main service disconnect's amperage rating, if labeled; and
B. the type of wiring observed.

III. The inspector shall report as in need of correction:

A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;

B. any unused circuit-breaker panel opening that was not filled;

C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;

D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and

E. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.

B. operate electrical systems that are shut down.

C. remove panelboard cabinet covers or dead fronts.

D. operate or re-set over-current protection devices or overload devices.

E. operate or test smoke or carbon-monoxide detectors or alarms.

F. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.

G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.

H. inspect ancillary wiring or remote-control devices.

I. activate any electrical systems or branch circuits that are not energized.

J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.

K. verify the service ground.

L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.

M. inspect spark or lightning arrestors.

N. inspect or test de-icing equipment.

O. conduct voltage-drop calculations.

P. determine the accuracy of labeling.

Q. inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:
A. readily accessible and visible portions of the fireplaces and chimneys;
B. lintels above the fireplace openings;
C. damper doors by opening and closing them, if readily accessible and manually operable; and
D. cleanout doors and frames.
II. The inspector shall describe:
A. the type of fireplace.
III. The inspector shall report as in need of correction:
A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
B. manually operated dampers that did not open and close;
C. the lack of a smoke detector in the same room as the fireplace;
D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.
IV. The inspector is not required to:
A. inspect the flue or vent system.
B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
C. determine the need for a chimney sweep.
D. operate gas fireplace inserts.
E. light pilot flames.
F. determine the appropriateness of any installation.
G. inspect automatic fuel-fed devices.
H. inspect combustion and/or make-up air devices.
I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
J. ignite or extinguish fires.
K. determine the adequacy of drafts or draft characteristics.
L. move fireplace inserts, stoves or firebox contents.

M. perform a smoke test.
N. dismantle or remove any component.
O. perform a National Fire Protection Association (NFPA)-style inspection.
P. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation &Ventilation

I. The inspector shall inspect:
A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.
II. The inspector shall describe:
A. the type of insulation observed; and
B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.
III. The inspector shall report as in need of correction:
A. the general absence of insulation or ventilation in unfinished spaces.
IV. The inspector is not required to:
A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
B. move, touch or disturb insulation.
C. move, touch or disturb vapor retarders.
D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
E. identify the composition or R-value of insulation material.
F. activate thermostatically operated fans.
G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
H. determine the adequacy of ventilation.

3.10. Doors, Windows &Interior

I. The inspector shall inspect:

A. a representative number of doors and windows by opening and closing them;
B. floors, walls and ceilings;
C. stairs, steps, landings, stairways and ramps;
D. railings, guards and handrails; and
E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:
A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:
A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
B. photo-electric safety sensors that did not operate properly; and
C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:
A. inspect paint, wallpaper, window treatments or finish treatments.
B. inspect floor coverings or carpeting.
C. inspect central vacuum systems.
D. inspect for safety glazing.
E. inspect security systems or components.
F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
H. move suspended-ceiling tiles.
I. inspect or move any household appliances.
J. inspect or operate equipment housed in the garage, except as otherwise noted.
K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

O. inspect microwave ovens or test leakage from microwave ovens.

P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

Q. inspect elevators.

R. inspect remote controls.

S. inspect appliances.

T. inspect items not permanently installed.

U. discover firewall compromises.

V. inspect pools, spas or fountains.

W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.

X. determine the structural integrity or leakage of pools or spas.

Report Summary

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

Grounds		
Page 18 Item: 2	GFCI	• Outdoor receptacles are not GFCI protected, need to be updated.
Page 18 Item: 3	Patio Enclosure	• Uneven slab created possible trip hazard in enclosed patio. Recommend repair.
Kitchen		
Page 28 Item: 19	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Bathroom		
Page 33 Item: 18	Toilets	• Toilet loose and may need re-anchoring.
Interior Areas		
Page 41 Item: 7	Electrical	• Some outlet cover plates loose.
Water Heater		
Page 47 Item: 1	Base	• Drip pan should be installed at base of unit due to interior location. Recommend licensed plumber inspect and evaluate further for repairs.
Page 49 Item: 10	Overflow Condition	• The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8” from the floor.

Inspection Details

1. Attendance

In Attendance: Client present • Selling Agent present

2. Home Type

Home Type: Condominium/Townhouse

3. Occupancy

Occupancy: Occupied - Furnished • ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Grounds Electrical

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
	X			

2. GFCI

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

Observations:
• Outdoor receptacles are not GFCI protected, need to be updated.

3. Patio Enclosure

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
	X			

Observations:
• Uneven slab created possible trip hazard in enclosed patio. Recommend repair.

4. Fence Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: Wood
Observations:
• Appeared serviceable at time of inspection. Structural assembly inaccessible.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

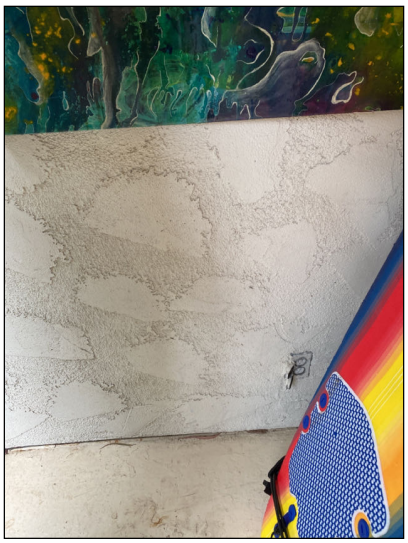
Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Appeared in functional and in satisfactory condition, at time of inspection.

2. Siding Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: Stucco veneer noted.
Observations:
• No major system safety or function concerns noted at time of inspection.



3. Exterior Paint

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

4. Stucco

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

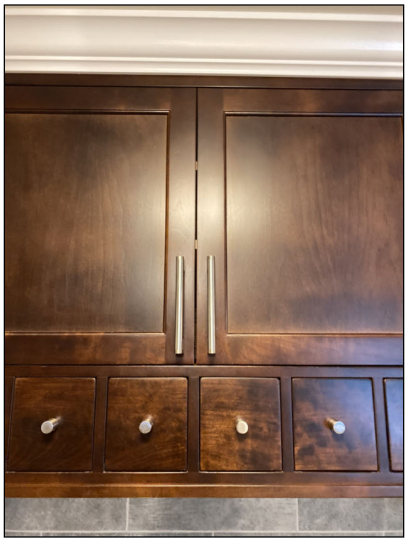
Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.



2. Counters

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Granite tops noted.

3. Dishwasher

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Operated.

4. Doors

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

5. Garbage Disposal

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Operated - appeared functional at time of inspection.

6. Microwave

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

7. Cook top condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Electric cook top noted.
• All heating elements operated when tested.

8. Oven & Range

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Oven: Electric radiant heating coils or infrared halogen.

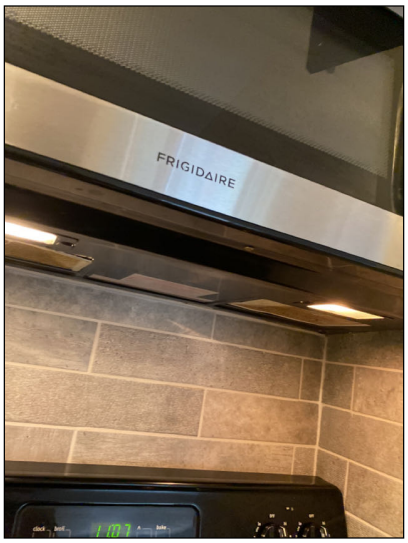
9. Sinks

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

10. Vent Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: Exterior Vented



11. Window Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

12. Floor Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: Floating laminate type flooring noted.

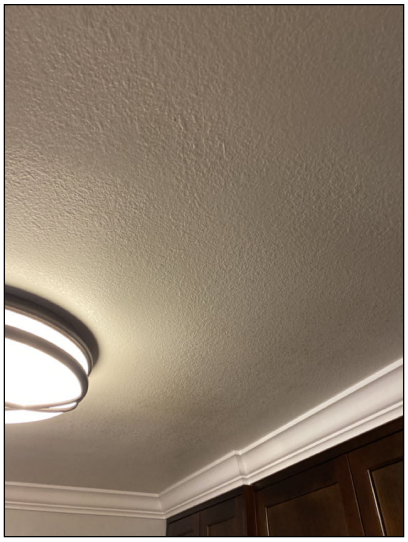
13. Plumbing

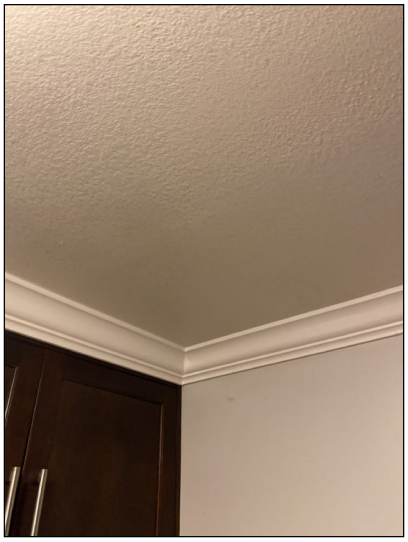
Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

14. Ceiling Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: There are drywall ceilings noted.





15. Security Bars

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

16. Patio Doors

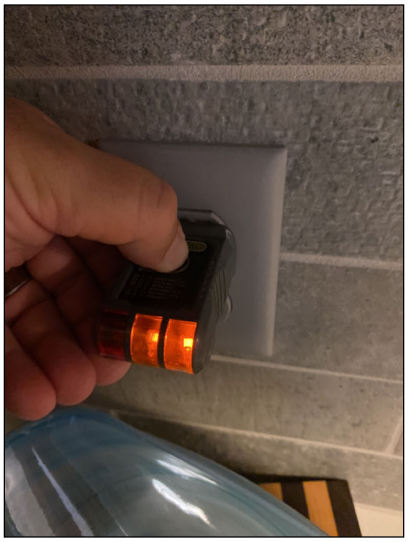
Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

17. Screen Doors

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

18. Electrical

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
	X			



19. GFCI

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
			X	

Observations:
• No GFCI protection present, suggest installing GFCI protected receptacles for safety.

20. Wall Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: Drywall walls noted.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

2. Ceiling Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: There are drywall ceilings noted.

3. Counters

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

4. Doors

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

5. Electrical

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

6. GFCI

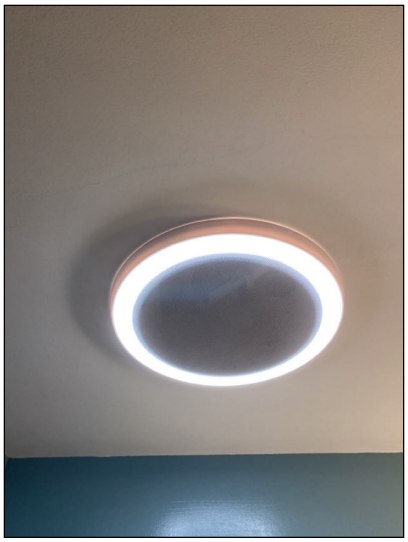
Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• GFCI in place and operational

7. Exhaust Fan

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

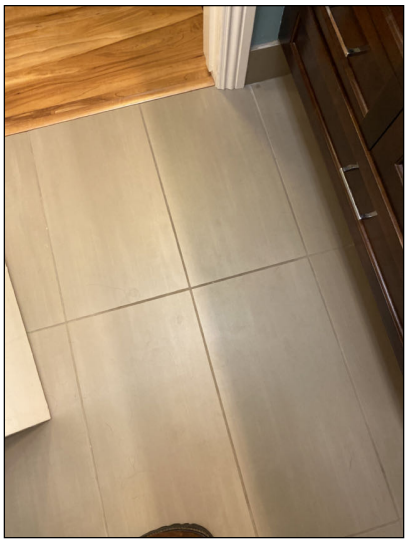
Observations:
• The bath fan was operated and no issues were found.



8. Floor Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: Floating laminate type flooring noted.



9. Heating

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

10. Mirrors

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

11. Plumbing

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

12. Security Bars

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

13. Showers

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

14. Shower Walls

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

15. Bath Tubs

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

16. Enclosure

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• The shower enclosure was functional at the time of the inspection.

17. Sinks

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

18. Toilets

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
			X	

Observations:
• Toilet loose and may need re-anchoring.

19. Window Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

20. Wall Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: Drywall walls noted.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master Bedroom

2. Cabinets

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

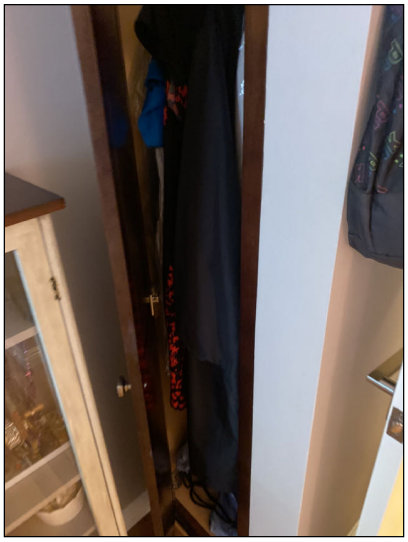
3. Ceiling Fans

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

4. Closets

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• The closet is in serviceable condition.



5. Doors

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

6. Electrical

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

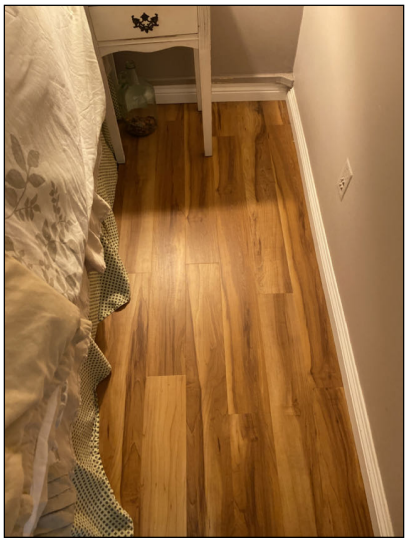
7. Fireplace

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

8. Floor Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Flooring Types: Floating laminate type flooring noted.



9. Security Bars

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

10. Smoke Detectors

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• The smoke detectors operated during the inspection.

11. Wall Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: Drywall walls noted.

12. Window-Wall AC or Heat

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

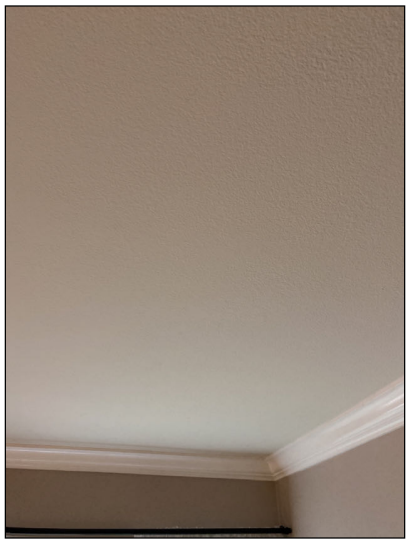
13. Window Condition

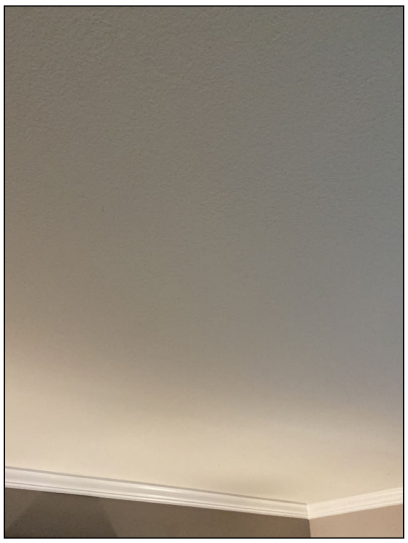
Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

14. Ceiling Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: There are drywall ceilings noted.





15. Patio Doors

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

16. Screen Doors

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

2. Cabinets

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Fans

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Operated normally when tested, at time of inspection.

4. Closets

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• The closet is in serviceable condition.

5. Door Bell

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

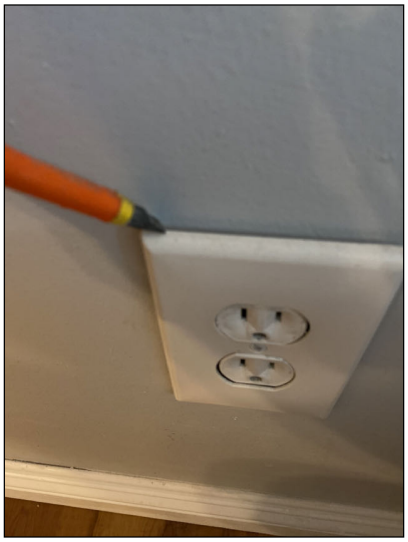
6. Doors

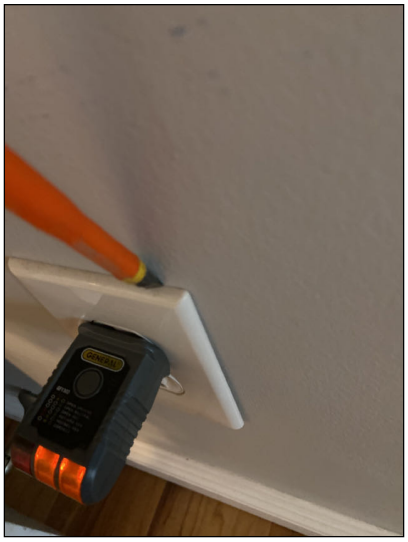
Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

7. Electrical

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Some outlet cover plates loose.





8. Security Bars

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

9. Smoke Detectors

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Operated when tested.

10. Stairs & Handrail

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

11. Window-Wall AC or Heat

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

12. Ceiling Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: There are drywall ceilings noted.

13. Patio Doors

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• The sliding patio door was functional during the inspection.

14. Screen Doors

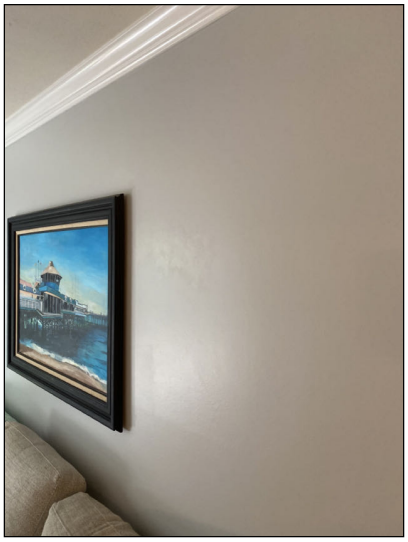
Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Sliding door screen is functional.

15. Wall Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: Drywall walls noted.



16. Fireplace

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

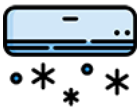
17. Window Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

18. Floor Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Flooring Types: Floating laminate type flooring noted.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
			X	

Materials: Radiant heat present, not tested n/a.

Water Heater

1. Base

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
			X	

Observations:
• The water heater base is functional.
• Drip pan should be installed at base of unit due to interior location. Recommend licensed plumber inspect and evaluate further for repairs.

2. Heater Enclosure

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• The water heater enclosure is functional.

3. Combusion

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• The combustion chamber appears to in functional condition.

4. Venting

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

5. Water Heater Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Heater Type: Electric
Observations:
• Tank appears to be in satisfactory condition -- no concerns.

6. TPRV

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• 40 gallons

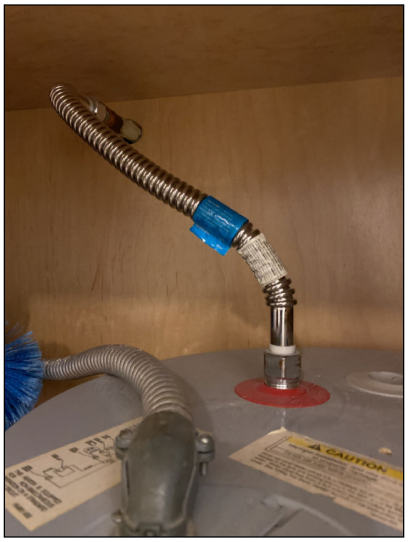
8. Gas Valve

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

9. Plumbing

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Materials: Copper



10. Overflow Condition

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

Observations:

• The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8” from the floor.

11. Strapping

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

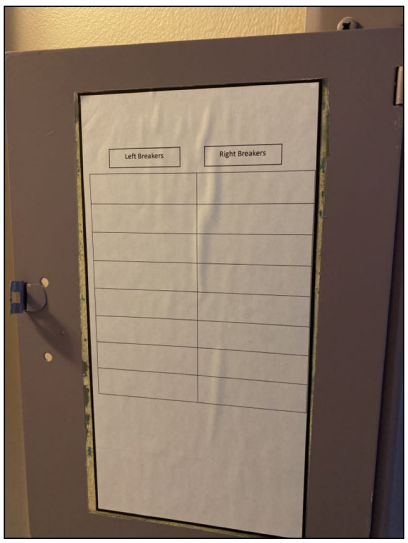
Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Location: Main Location: • Bedroom wall.
Observations:
• No major system safety or function concerns noted at time of inspection at main panel box.
• Breakers were not labeled at time of inspection. Unable to determine which breaker belongs to which systems.



2. Main Amp Breaker

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

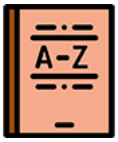
3. Breakers in off position

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
				X

4. Breakers

Satisfactory	Marginal	Poor	Monitor	None/ Not Visible
X				

Observations:
• All of the circuit breakers appeared serviceable.



Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.