Inspection Report

Maria Vargas

Property Address:
3480 Hoytt St
Riverside CA 92504

USA Property Inspection LLC

Cameron Phipps
Victorville, CA 92394
(442) 229-4155

Table of Contents

General Info

Property Address
3480 Hoytt St
Riverside CA 92504

Date of Inspection
3/9/2025

Report ID
1213

Customer(s)
Maria Vargas

Time of Inspection
12:00 PM

Real Estate Agent
Adrian Villallobos

Inspection Details

In Attendance:
Customer, Seller and customer's agent

Type of building:
Single Family (1 story)

Approximate age of building:
Over 65 Years

Temperature:
Over 65 (F) = 18 (C)

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

Radon Test:
No

Water Test:
No

Comment Key & Definitions

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This home is older than 65 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in attics, crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you

should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

This home/garage had an accumulation of items/personal property throughout areas. We have your best interest in mind and the inspector made ever effort to inspect what was accessible and not obstructed. Properly identifying or reporting defects or information in general could have been limited or not possible in some cases. For your information.

Summary

USA Property Inspection LLC

Victorville, CA 92394
(442) 229-4155

Customer
Maria Vargas

Address
3480 Hoytt St
Riverside CA 92504

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

(3) **The Roof shingles older, deteriorated, granular loss and appeared nearing the end of its life cycle at the "entire roof". The roll roof covering bubbled, loose ends and granular loss at the rear of home. This damage should be repaired or replaced. A qualified contractor should inspect and repair as needed.**

1.1 Flashings

Sidewall counter-flashing was loose at rear roof and the sidewall sealant deteriorated. When the roof-covering material is replaced, sidewall flashing should be installed in a more permanent manner.

1.2 Skylights, Chimneys and Roof Penetrations

(2) **Moderate cracking/deteriorated visible in the chimney crown. All work should be performed by a qualified contractor.**
(3) **No visible roof flashing was installed on all penetrations. Roof sealant was used to seal areas that normally would be protected by metal flashing and deteriorated in areas. These areas will fail much sooner than if they were properly protected by metal flashing. Sealant will need to be examined annually and re-applied as needed. Proper flashing should be installed by a qualified roofing contractor at the first opportunity.**
(4) **One turbine vent doesn't work properly at the front of home. A qualified person should repair or replace as needed.**

1.3 Roof Drainage Systems

The gutter and downspouts loose, missing parts or damaged at virtually all areas where gutters are installed. A qualified person should repair or replace as needed.

2. Exterior

2.0 Wall Cladding Flashing and Trim

(2) **The Stucco coating, Wood siding and Wood trim at the exterior in areas deteriorated, peeling paint or failing. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.**

2.1 Doors (Exterior)

(3) **The side entry door rear of home rubs floor when opened and peeling/deteriorating. A qualified person should repair or replace as needed.**

(4) **The side entry door enclosed patio has a damaged handle. This is a small repair. A qualified person should repair or replace as needed.**

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

(2) **The Patio roof cover side wall or support deteriorated at the rear of home. A qualified contractor should inspect and repair as needed.**

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

(4) **There is a negative slope towards the right corner (facing rear). This area does not appear to drain water away from home and needs landscaping and drainage corrected.**

2.5 Eaves, Soffits and Fascias

The wood fascia and soffit panels at eave on the exterior in areas deteriorated, peeling paint or not primed and painted. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

2.6 Other

(2) **Fence gate rubs ground at the back yard. Recommend a qualified person repair or replace as needed.**

3. Structural Components

3.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

(2) **The Foundation wall at the exterior areas deteriorated. I recommend repair or replace as needed.**

3.4 Roof Structure and Attic

(3) **Debris in attic areas.**

(4) **Discovered what appears to be water signs/deterioration resulting from a roof leak found in attic and garage areas. I am unable to determine if leak has been corrected. A qualified roofing contractor should inspect further and correct as needed.**

4. Heating / Central Air Conditioning

4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

(2) **The supply duct pipe is loose and is damaged in the attic. Energy loss is occurring. A few registers are more weak than others in home. I recommend further inspection by a licensed HVAC contractor.**

(3) **The washable filter needs cleaning.**

4.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

(2) **The firebox and flue of the fireplace in the in the living room and master bedroom**

needed cleaning at the time of the inspection. Deterioration in areas of burn areas for living room. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at http://www.csia.org/search

(3) **The damper lid for vented fire logs at the Master bedroom is missing a clamp or lock that forces lid to stay open (required for Vented Gas/LP logs). A qualified chimney sweep should inspect and repair as needed.**

(4) **The glass doors on enclosure at fireplace in the Master bedroom do not stay in track and could fall out when used. I recommend repair as needed.**

5. Plumbing System

5.0 Plumbing Drain, Waste and Vent Systems

(3) **The plumbing waste line drains slowly at the Hall Bath sink. A cause of a slow drain can range from a simple cleaning at stop valve or at the trap under sink. Sometimes the drain can be partially clogged down line. I am unable to determine the cause of the slow drain. A qualified person should repair as necessary.**

5.1 Plumbing Water Supply, Distribution System and Fixtures

(6) **The shower fixture leaks at the master bath and knob drip when on in hall bath tub. Small repair. I recommend a licensed plumber inspect further and repair as necessary.**

(7) **The sink have hairline cracks but no leaks during inspection at the hall bath. A qualified person should repair as necessary.**

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

(2) **The water heater had corrosion around shell areas and connections. I recommend a licensed plumber inspect further and repair as necessary.**

(3) **The discharge pipe of this water heater temperature/pressure relief (TPR) valve had a trap or loop. This condition can restrict the discharge and is potentially unsafe. Discharge from the temperature pressure relief valve should flow with gravity. The Inspector recommends correction by a qualified HVAC or plumbing contractor.**

6. Electrical System

6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

(2) **The problem(s) discovered in the panel such as circuits not labeled or identified (main/sub), doubled wiring at circuit(s), knock-outs missing on panel dirty interior, loose front cover, dead front stuck(main) and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.**

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

(2) **The light fixtures do not work (try bulb first) at the front garage. I recommend repair as needed.**

(3) **A few "three-prong" outlets are loose in wall and missing cover-plate at master bedroom and garage. Small repair. I recommend repair as needed.**

(4) **Exposed wiring in the garage. This is a safety issue that needs to be corrected. I recommend repair as needed.**

(5) **Two-prong outlets are outdated and not a three-prong at least in the 2nd bedroom. A qualified licensed electrical contractor should correct as needed.**

6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

(2) **At the time of the inspection, receptacles in the garage(all), front exterior, kitchen(1)**

and enclosed patio(all) had no ground fault circuit interrupter (GFCI) protection. Consider having GFCI protection installed as a safety precaution.
(3) **A few "three-prong" outlets are not grounded or wired improperly rear side patio, 2nd bedroom, dinning room and kitchen. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrical contractor should perform repairs that involve wiring.**

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

(2) **One GFCI (Ground Fault Circuit Interrupter) outlet at the rear left corner did not work or there is no power to outlet. A qualified licensed electrical contractor should correct as needed.**

7. Insulation and Ventilation

7.4 Venting Systems (Kitchens, Baths and Laundry)

(2) **The dryer vent piping has a loose vent hood outside and vent piping is plastic vinyl and is not allowed when dryer is powered by gas/propane. I recommend repair as needed.**
(3) **The Exhaust fan is noisy at the master bath. A qualified person should repair or replace as needed.**
(4) **The Exhaust fans could not confirm vent to outside at the hall bath and master bath. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace if needed.**

8. Interiors

8.2 Floors

(2) **The Wood covering had bubbled or some deterioration in kitchen areas. This is a cosmetic issue for your information. I recommend repair as desired.**

8.5 Doors (representative number)

(2) **The Closet door has cracked glass at the Bedroom. A repair or replacement is needed. A qualified person should repair or replace as needed.**
(3) **The door knob is installed wrong at hall bath and bedroom door. I recommend repair or replace by a qualified person.**
(4) **The Entry door rubs at jamb when closing at the Master Bedroom. A qualified person should repair or replace as needed.**

8.6 Windows (representative number)

(2) **One window the jamb spring is weak or no longer works properly at the Kitchen. A qualified person should repair or replace as needed.**

9. Garage

9.1 Garage Walls (including Firewall Separation)

(2) **The fire protection wall in garage is compromised. A qualified person should correct for safety.**

9.4 Occupant Door (from garage to inside of home)

The fire rated entry door from garage to inside home has a pet access feature that removes the fire rating protection. Should a fire occur in garage this door will not maintain an adequate fire protection.

Note the fire rated door does not meet current safety standards. Door must be a self-closing and self latching and a smoke and draft seal not installed.

9.5 Garage Door Operators (Report whether or not doors will reverse when met with

resistance)

(2) **The automatic opener for two-door garage at the front of home does not operate properly. A repair or replacement is needed. I recommend a qualified garage door repairman correct as needed.**

10. Built-In Kitchen Appliances

10.0 Dishwasher

(2) **The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.**

10.1 Ranges/Ovens/Cooktops

(2) **The oven had difficult heating to temperature. I recommend repair as needed.**

10.5 Microwave Cooking Equipment

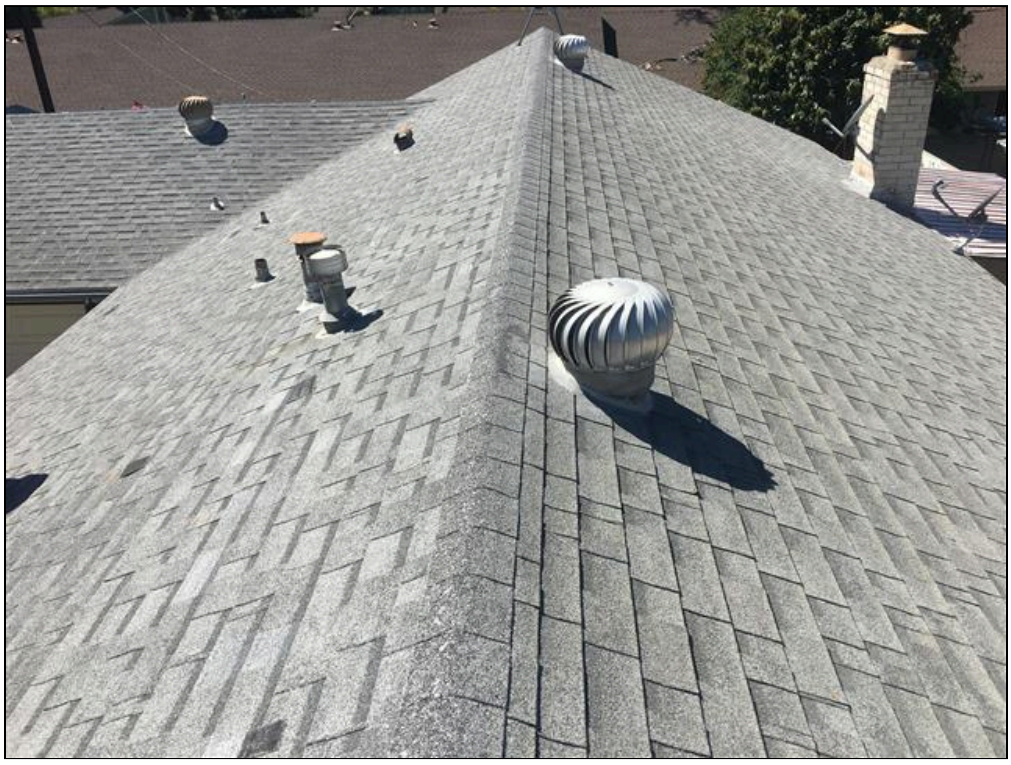
The microwave light did not work. I recommend repair as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

1. Roofing

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.



		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings				•
1.2	Skylights, Chimneys and Roof Penetrations				•
1.3	Roof Drainage Systems				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials

Roof Covering:
Roll/Selvage
Asphalt/Fiberglass

Viewed roof covering from:
Walked roof

Sky Light(s):
None

Chimney (exterior):
Brick

Comments:

1.0 (1) **Many different types, brands and models of asphalt composition shingles have been installed over the years, each with specific manufacturer's installation requirements that may or may not apply to similar-looking shingles made by other manufacturers. In addition, most shingles have underlayment requirements that cannot be visually confirmed once the shingles**

have been installed, and fasteners that cannot be inspected without breaking the bonds of adhesive strips that are the most important component in shingle resistance to wind damage. For this reason, the Inspector disclaims responsibility for accurate confirmation of proper asphalt shingle installation.

The Inspector's comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, and other deficiencies that develop with time, exposure to weather and circumstances. Accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

At the time of the inspection, asphalt composition shingles covering the roof exhibited minor-moderate general deterioration commensurate with the age of the roof. Asphalt shingles were old and had suffered noticeable uniform granule loss across the roof. Any exceptions will be listed in this report.

The rear roof was covered with roll roofing. Roll roofing is composed of a fiberglass mat saturated with with asphalt onto one side of which, granules are bonded. The purpose of the granules is to reflect the ultra violet (UV) rays of the sun which would quickly damage the felt/ fiberglass backing if it were left unprotected. Roll roofing comes in rolls approximately 3 feet tall and is installed on the roof in overlapping horizontal courses, shingle fashion. The amount of overlap depends upon the degree of roof slope. Roofs having less slope need greater amounts of overlap. NRCA considers mineral surface roll roofing to be a steep-slope roofing material.

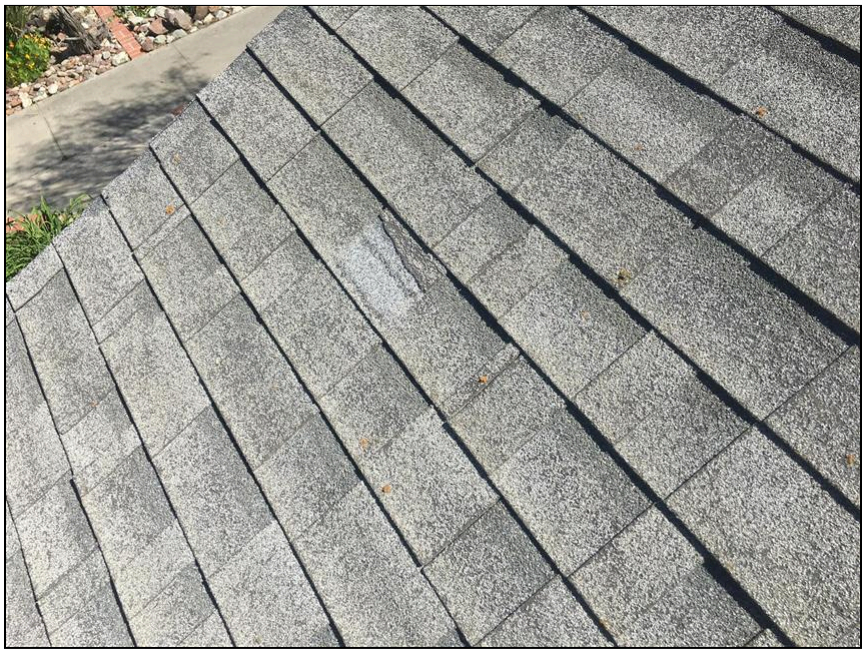
(2) **The asphalt shingles had signs of installed over an older roof-covering material. This condition will result in the following:**

- **reduced asphalt shingle service-life compared to similar shingles installed over a proper substrate;**
- **any warranty which may otherwise have been in effect will be void;**
- **shingles will be more easily damaged by hail;**
- **when the existing shingle roof is replaced, proper installation of a new shingle roof will require removal and disposal of all roof-covering materials. Work and materials required may exceed work and materials listed here.**

The Inspector recommends that you consult with a qualified roofing contractor to discuss options and costs for all work related to shingle roof replacement if needed.

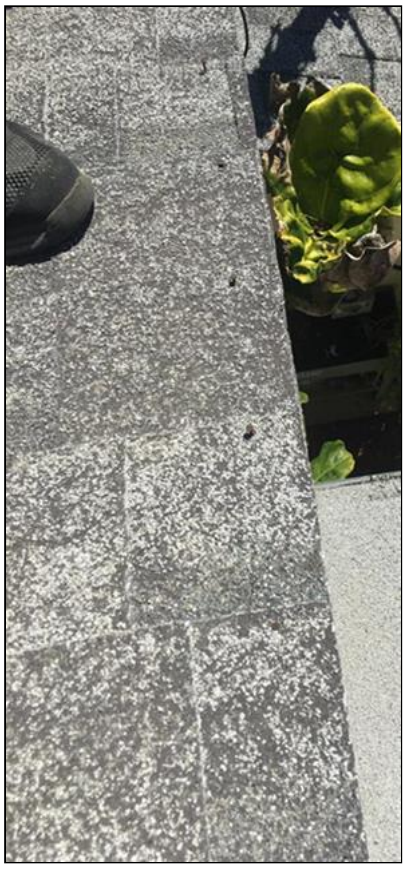
(3) **The Roof shingles older, deteriorated, granular loss and appeared nearing the end of its life cycle at the "entire roof". The roll roof covering bubbled, loose ends and granular loss at the rear of home. This damage should be repaired or replaced. A qualified contractor should inspect and repair as needed.**

1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.0 Item 3(Picture)



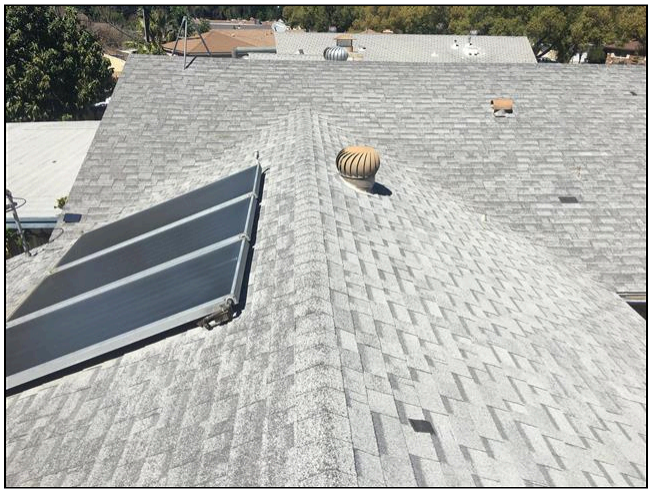
1.0 Item 4(Picture)

1.0 Item 5(Picture)

1.0 Item 6(Picture)

1.0 Item 7(Picture)

1.0 Item 8(Picture)



1.0 Item 9(Picture)

1.0 Item 10(Picture)

1.1 Sidewall counter-flashing was loose at rear roof and the sidewall sealant deteriorated. When the roof-covering material is replaced, sidewall flashing should be installed in a more permanent manner.

1.1 Item 1(Picture)

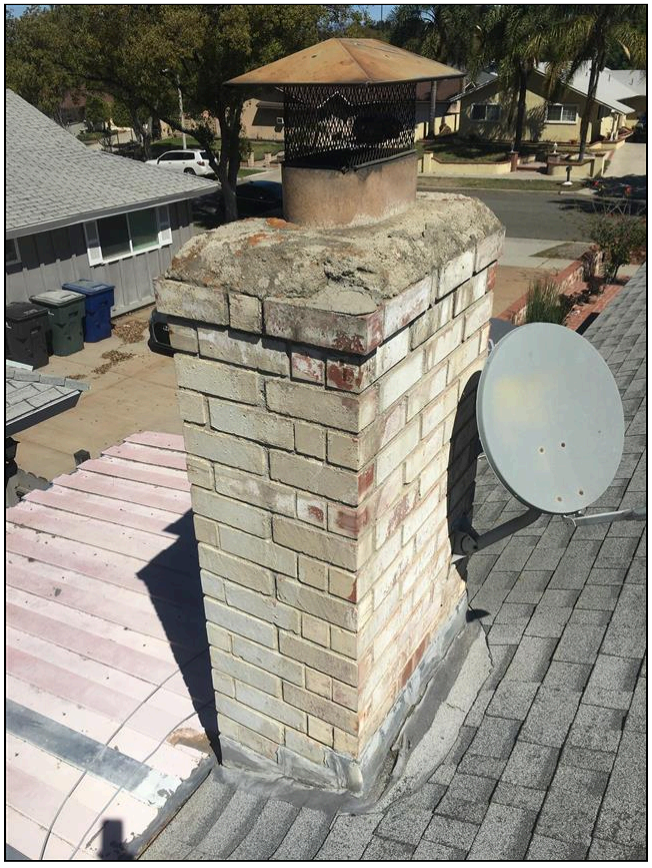
1.1 Item 2(Picture)

1.2 (1) **Accessible chimney and roof penetrations appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

There is a chimney cap. The chimney cap is made of metal. Its function is to keep water out of the stack. It appears to be functioning as intended. There is a metal rain hat installed. It will help keep rain from entering the flue. There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

A spark arrestor prevented viewing the interior of the chimney flue. Removal of the spark arrestor lies beyond the scope of the General Home Inspection. The Inspector recommends that you have the chimney flue inspected by a qualified specialist.

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that you have the flue inspected by a specialist.



1.2 Item 1(Picture)

1.2 Item 2(Picture)

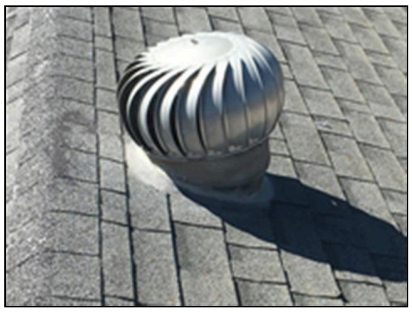
(2) **Moderate cracking/deteriorated visible in the chimney crown. All work should be performed by a qualified contractor.**

1.2 Item 3(Picture)

(3) **No visible roof flashing was installed on all penetrations. Roof sealant was used to seal areas that normally would be protected by metal flashing and deteriorated in areas. These areas will fail much sooner than if they were properly protected by metal flashing. Sealant will need to be examined annually and re-applied as needed. Proper flashing should be installed by a qualified roofing contractor at the first opportunity.**

1.2 Item 4(Picture)

1.2 Item 5(Picture)



1.2 Item 6(Picture)

1.2 Item 7(Picture)

1.2 Item 8(Picture)

1.2 Item 9(Picture)

(4) **One turbine vent doesn't work properly at the front of home. A qualified person should repair or replace as needed.**

1.2 Item 10(Picture)

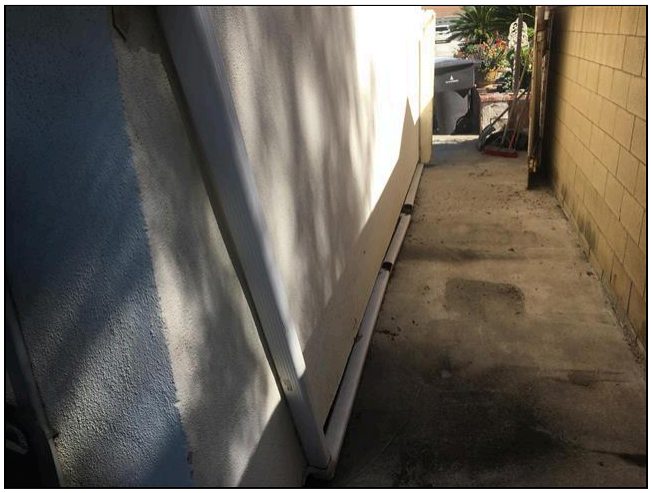
1.3 The gutter and downspouts loose, missing parts or damaged at virtually all areas where gutters are installed. A qualified person should repair or replace as needed.

1.3 Item 1(Picture)

1.3 Item 2(Picture)

1.3 Item 3(Picture)

1.3 Item 4(Picture)



1.3 Item 5(Picture)

1.3 Item 6(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim				•
2.1	Doors (Exterior)				•
2.2	Windows	•			
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias				•
2.6	Other				•
2.7	Additional Buildings or Components on Property		•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials

Siding Style:
T-111
Cement stucco
Batten

Siding Material:
Wood
Cement-Fiber

Exterior Entry Doors:
Wood
Steel
Fiberglass
Single pane
Insulated glass

Appurtenance:
Porch
Patio
Extra Info : enclosed patio

Driveway:
Concrete
Brick

Comments:

2.0 (1) **The Inspector observed a few deficiencies in the condition of Stucco/wood covering exterior walls but appeared to be in generally serviceable condition at the time of the inspection. Any exceptions will be listed in this report.**

The stucco covering exterior walls showed widespread minor cracking. This type of cracking, called "thermal cracking", is a reaction to internal stresses created by stucco expansion and contraction caused by temperature changes. It is common as stucco ages and is a cosmetic concern, not a structural problem. This type of cracking can be expected to continue slowly over time.

(2) **The Stucco coating, Wood siding and Wood trim at the exterior in areas deteriorated, peeling paint or failing. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.**

2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 Item 3(Picture)

2.0 Item 4(Picture)

2.0 Item 5(Picture)

2.0 Item 6(Picture)

2.0 Item 7(Picture)

2.0 Item 8(Picture)

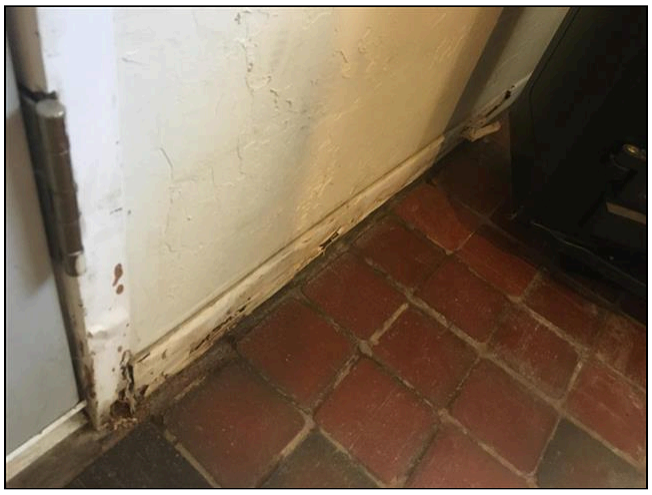
2.0 Item 9(Picture)

2.0 Item 10(Picture)

2.0 Item 11(Picture)

2.0 Item 12(Picture)

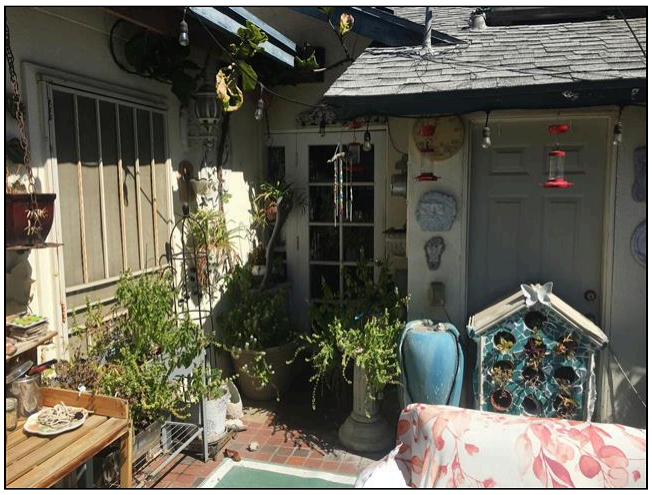
2.0 Item 13(Picture)



2.0 Item 14(Picture)

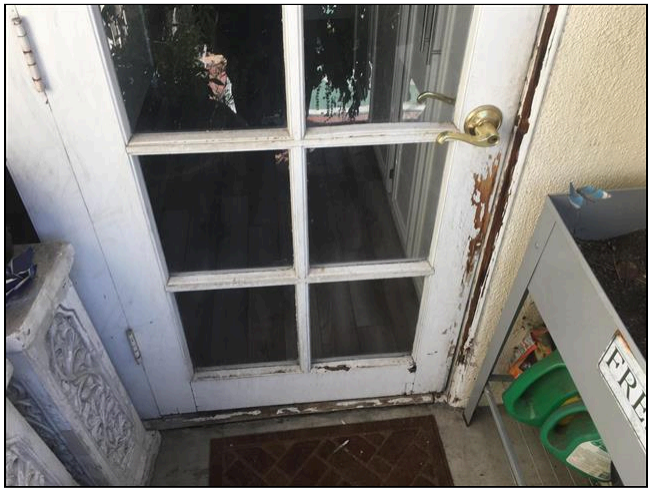
2.1 (1) **Doors appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

(2) **The side entry doors rear of home obstructed. The door not inspected. For your information**



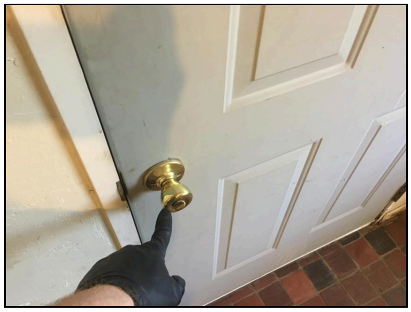
2.1 Item 1(Picture)

(3) **The side entry door rear of home rubs floor when opened and peeling/deteriorating. A qualified person should repair or replace as needed.**



2.1 Item 2(Picture)

(4) **The side entry door enclosed patio has a damaged handle. This is a small repair. A qualified person should repair or replace as needed.**



2.1 Item 3(Picture)

2.2 Windows appeared functioning/ operating at the time of the inspection.

2.3 (1) **Due to height limitations or barrier installation, the Inspector was unable to view the means of attaching the porch/patio/enclosed patio to the home and disclaims responsibility for its inspection.**

(2) **The Patio roof cover side wall or support deteriorated at the rear of home. A qualified contractor should inspect and repair as needed.**

2.3 Item 1(Picture)

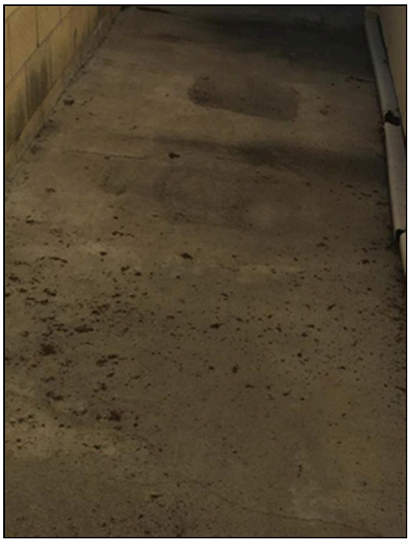
2.3 Item 2(Picture)

2.4 (1) **Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building) appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

(2) **The concrete driveway/walkways at the home has settlement cracks. Cosmetic. Seal areas to prevent further cracking or general replacement. I recommend repair as desired.**

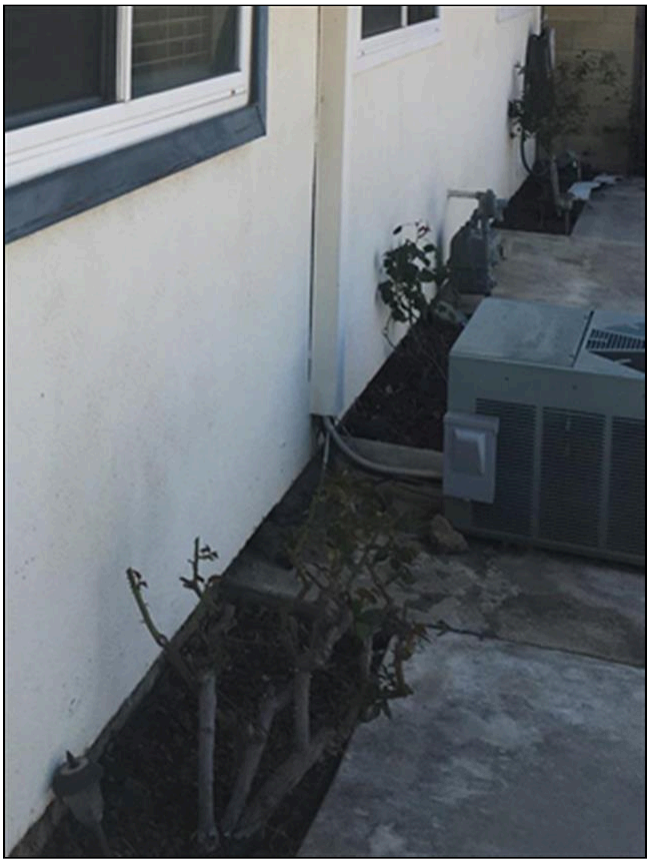
2.4 Item 1(Picture)

2.4 Item 2(Picture)



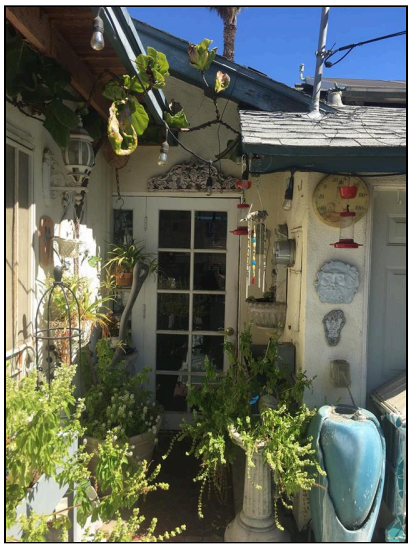
2.4 Item 3(Picture)

(3) **Vegetation is too close to the foundation and wall cladding of the home. Should be removed at least six inches or more away from contact to the foundation or exterior wall cladding. Vegetation holds moisture which can cause potential damage.**



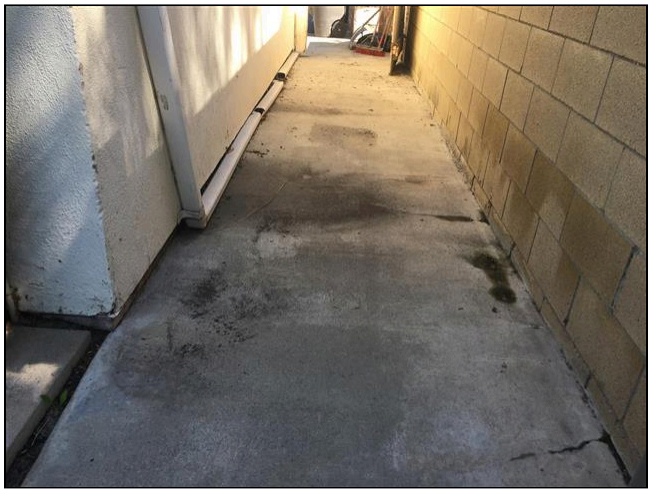
2.4 Item 4(Picture)

2.4 Item 5(Picture)

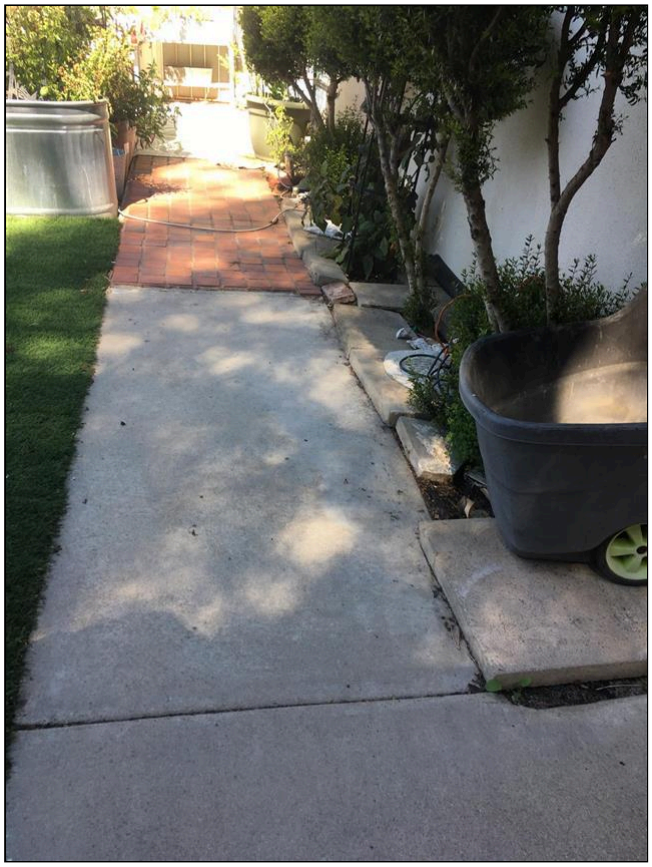


2.4 Item 6(Picture)

(4) **There is a negative slope towards the right corner (facing rear). This area does not appear to drain water away from home and needs landscaping and drainage corrected.**



2.4 Item 7(Picture)



2.4 Item 8(Picture)

2.5 The wood fascia and soffit panels at eave on the exterior in areas deteriorated, peeling paint or not primed and painted. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

2.5 Item 1(Picture)

2.5 Item 2(Picture)

2.5 Item 3(Picture)

2.5 Item 4(Picture)

2.5 Item 5(Picture)

2.5 Item 6(Picture)

2.5 Item 7(Picture)

2.5 Item 8(Picture)

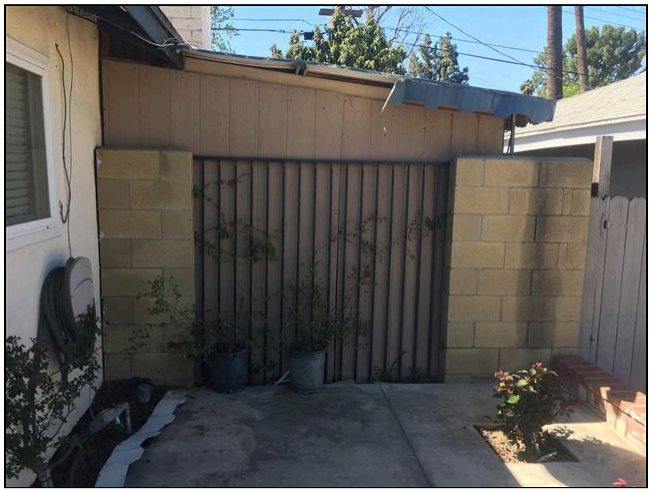
2.5 Item 9(Picture)

2.5 Item 10(Picture)

2.5 Item 11(Picture)

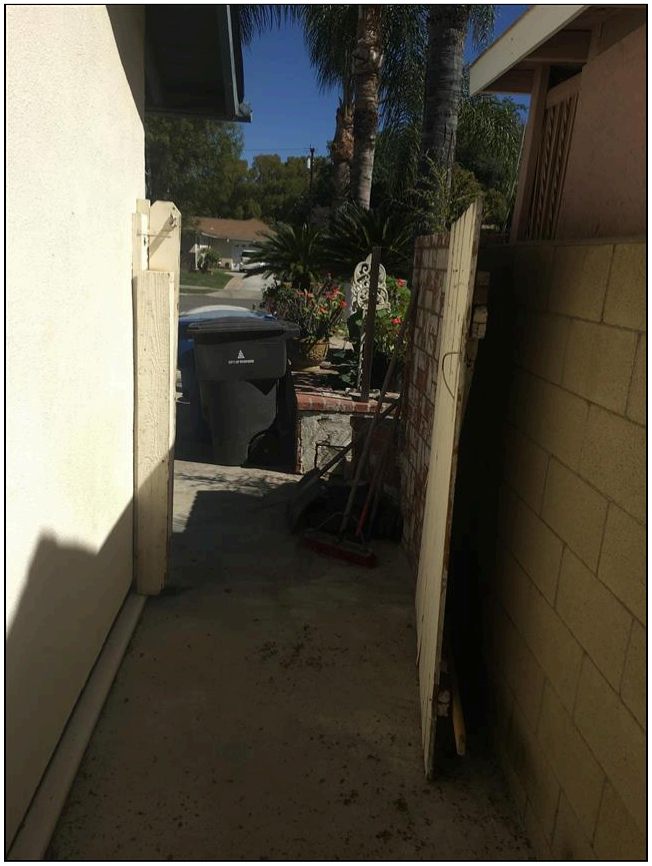
2.5 Item 12(Picture)

2.6 (1) **Gate obstructed. Not inspected.**



2.6 Item 1(Picture)

(2) **Fence gate rubs ground at the back yard. Recommend a qualified person repair or replace as needed.**



2.6 Item 2(Picture)

2.7 I did not inspect any additional buildings or components. I only inspected the main structure. Deficiencies may exist with these components, structures or building (s). Our company makes no representation to the condition of these components, structures or building (s).

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

		IN	NI	NP	RR
3.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•
3.1	Walls (Structural)	•			
3.2	Floors (Structural)	•			
3.3	Ceilings (Structural)	•			
3.4	Roof Structure and Attic				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Foundation:
Poured concrete

Method used to observe Crawlspace:
No crawlspace

Floor Structure:
Slab

Wall Structure:
Wood

Ceiling Structure:
6'" or better

Roof Structure:
Wood slats
Rafters

Roof-Type:
Gable

Method used to observe attic:
From entry
Inaccessible
Limited

Attic info:
Attic access
No Storage

Comments:

3.0 (1) **Accessible foundation appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by

capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

(2) **The Foundation wall at the exterior areas deteriorated. I recommend repair or replace as needed.**

3.0 Item 1(Picture)

3.1 Accessible walls appeared functioning/ operating at the time of the inspection.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

3.2 Accessible floors appeared functioning/ operating at the time of the inspection.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

3.3 Accessible ceilings appeared functioning/ operating at the time of the inspection.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

3.4 (1) **Accessible roof structure and attic appeared functioning/ operating at the time of the**

inspection. Any exceptions will be listed in this report.

Attic was visually inspected from only readily accessible areas that was deemed safe by the inspector.

Attic access is located in the master bedroom and garage(not accessible). (see photo)

3.4 Item 1(Picture)

3.4 Item 2(Picture)

(2) **The attic access in master bedroom missing insulation/weather stripping around edges. This can cause some heat loss in winter and loss of cool air in summer if not corrected. Small repair. For your information.**

(3) **Debris in attic areas.**

3.4 Item 3(Picture)

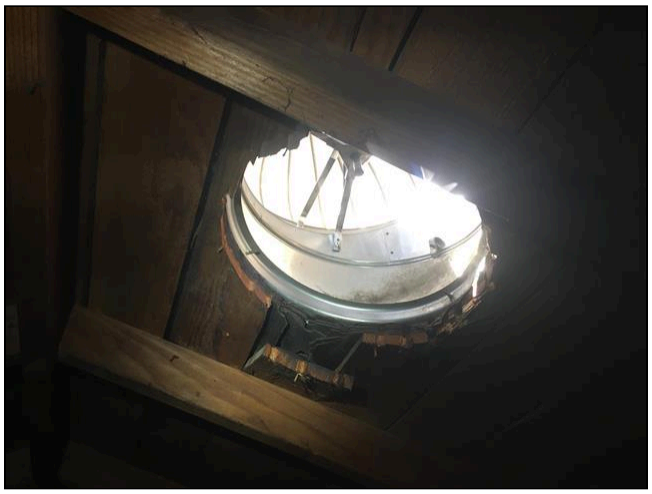
3.4 Item 4(Picture)

3.4 Item 5(Picture)

3.4 Item 6(Picture)

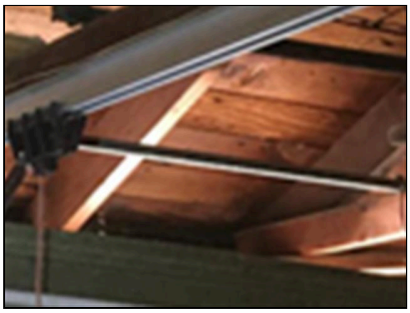
(4) **Discovered what appears to be water signs/deterioration resulting from a roof leak found in attic and garage areas. I am unable to determine if leak has been corrected. A qualified roofing contractor should inspect further and correct as needed.**

3.4 Item 7(Picture)

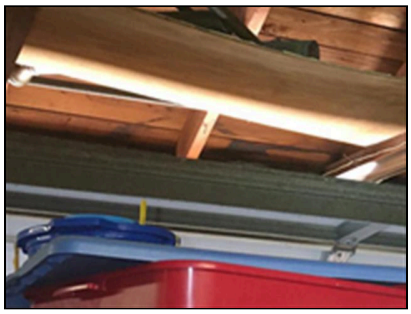


3.4 Item 8(Picture)

3.4 Item 9(Picture)



3.4 Item 10(Picture)



3.4 Item 11(Picture)

3.4 Item 12(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating / Central Air Conditioning

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

		IN	NI	NP	RR
4.0	Heating Equipment	•			
4.1	Normal Operating Controls	•			
4.2	Automatic Safety Controls	•			
4.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
4.4	Presence of Installed Heat Source in Each Room	•			
4.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
4.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)				•
4.7	Cooling and Air Handler Equipment	•			
4.8	Normal Operating Controls	•			
4.9	Presence of Installed Cooling Source in Each Room	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Heat Type:
Furnace

Energy Source:
Natural gas

Number of Heat Systems (excluding wood):
One

Heat System Brand:
RHEEM

Ductwork:
Insulated

Filter Type:
Washable

Filter Size:
Cut to fit

Types of Fireplaces:
Solid Fuel
Vented gas logs

Operable Fireplaces:
Two

Number of Woodstoves:
None

Cooling Equipment Type:
Air conditioner unit
Window AC

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
One

Central Air Brand:
RHEEM

Comments:

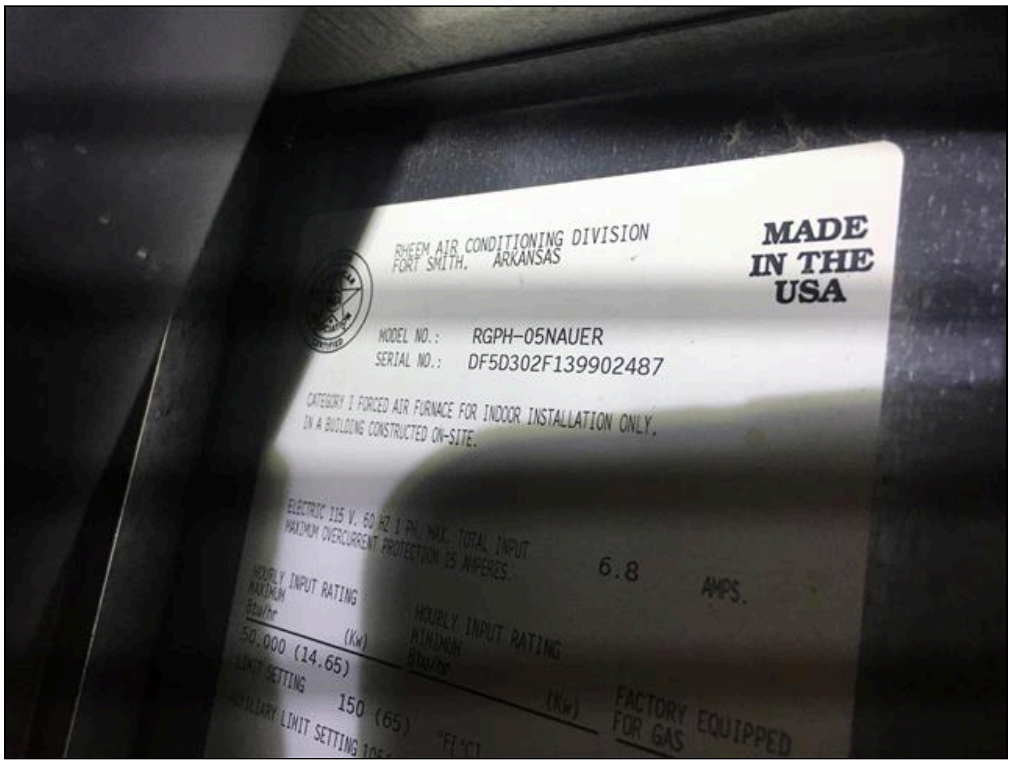
4.0 Heating equipment appeared functioning/ operating at the time of the inspection.

The make was Rheem and manufactured in 1999 serial# DF5D302F139902487

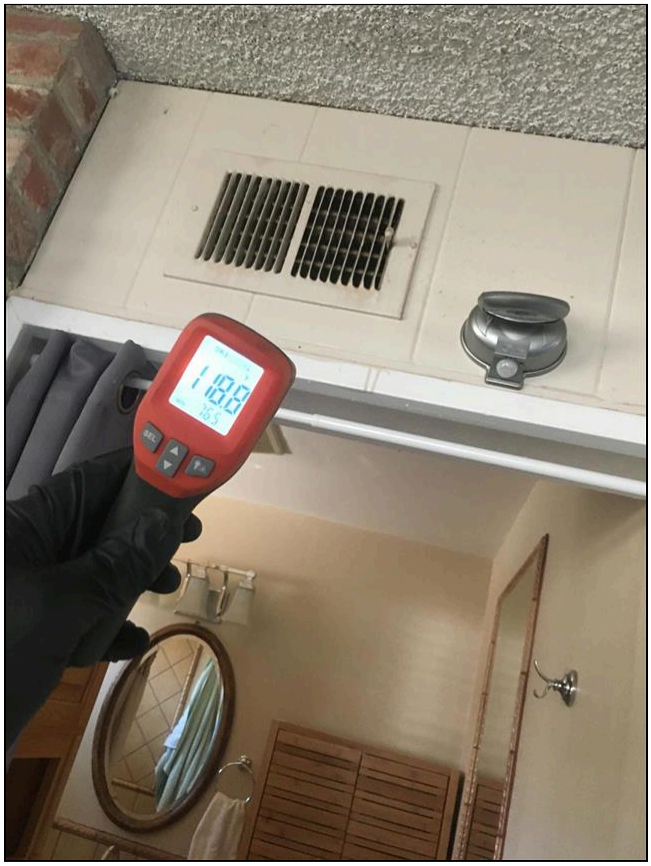
Inspection of the furnace typically includes examination/operation of the following(if accessible):

- **cabinet interior and exterior;**
- **fuel supply and shut-off (not tested);**
- **electrical shut-off - Adequate combustion air;**
- **proper ignition;**
- **Burn chamber conditions (when visible);**
- **exhaust venting;**
- **air filter and blower;**
- **plenum and ducts;**
- **response to the thermostat;**
- **adequate return air; automatic damper and controls; and condensate drain components.**

4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)

4.1 Normal operating controls appeared functioning/ operating at the time of the inspection.

Controls are located in master bedroom.

4.1 Item 1(Picture)

4.2 Automatic safety controls appeared functioning/ operating at the time of the inspection.

4.3 (1) **Accessible distribution systems appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

(See photo) The air filter for this HVAC was located behind an access cover. Access was through the furnace front. Shut off the furnace at the electrical switch before attempting any service such as filter replacement. After removing the upper panel, lift up and pull off the cover of the lower compartment. The air filter should be checked quarterly and replaced when dirty enough that particulate's may be blown loose from the filter and enter air in the living space.

Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:

- **reduced blower life due to dirt build-up on vanes, which increasing operating costs;**
- **reduced indoor air quality;**
- **increased resistance resulting in the filter being sucked into the blower;**
- **this condition can be a potential fire hazard;**
- **frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage; and reduced air flow through the home.**

4.3 Item 1(Picture)

(2) **The supply duct pipe is loose and is damaged in the attic. Energy loss is occurring. A few registers are more weak than others in home. I recommend further inspection by a licensed HVAC contractor.**

4.3 Item 2(Picture)

4.3 Item 3(Picture)

4.3 Item 4(Picture) heat/master

4.3 Item 5(Picture) living room/cool

(3) **The washable filter needs cleaning.**

4.3 Item 6(Picture)

4.4 Presence of installed heat source in each room appeared functioning/ operating at the time of the inspection.

4.5 Accessible Chimney, flues and vents in home appeared functioning/ operating at the time of the inspection.

4.6 (1) **Solid fuel heating devices (manufactured fireplace/vented gas logs for master bedroom) and the damper appeared functioning/ operating at the time of the inspection. I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw. The fireplace is also equiped with a gas connection to install gas logs or fire starters if desired. There is a set of glass doors installed. Used correctly, these will help minimize heat loss when the fireplace is not in use. They also eliminate burning amber from flying into the room during a fire and reduce the volume of room air sucked up the chimney. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended.**

Note: No data information was accessible or visible about fireplaces. Any further suggested uses, evaluations or recommendations would require a licensed chimney sweep.

Its highly recommended to have the fireplaces further evaluated by qualified chimney sweep/ contractor and service before use.


4.6 Item 1(Picture)


4.6 Item 2(Picture)

(2) **The firebox and flue of the fireplace in the in the living room and master bedroom needed cleaning at the time of the inspection. Deterioration in areas of burn areas for living room. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at http://www.csia.org/search**


4.6 Item 3(Picture)

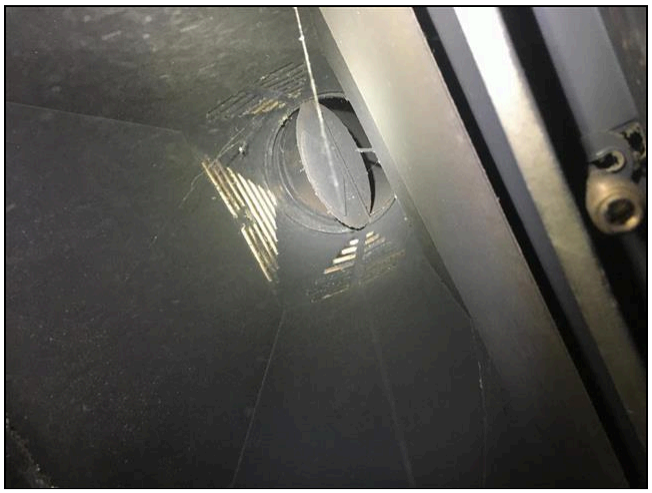

4.6 Item 4(Picture)

4.6 Item 5(Picture)

4.6 Item 6(Picture)

4.6 Item 7(Picture)

(3) **The damper lid for vented fire logs at the Master bedroom is missing a clamp or lock that forces lid to stay open (required for Vented Gas/LP logs). A qualified chimney sweep should inspect and repair as needed.**



4.6 Item 8(Picture)

(4) **The glass doors on enclosure at fireplace in the Master bedroom do not stay in track and could fall out when used. I recommend repair as needed.**

4.6 Item 9(Picture)

4.7 (1) **Cooling and air handler equipment appeared functioning/ operating at the time of the inspection.**

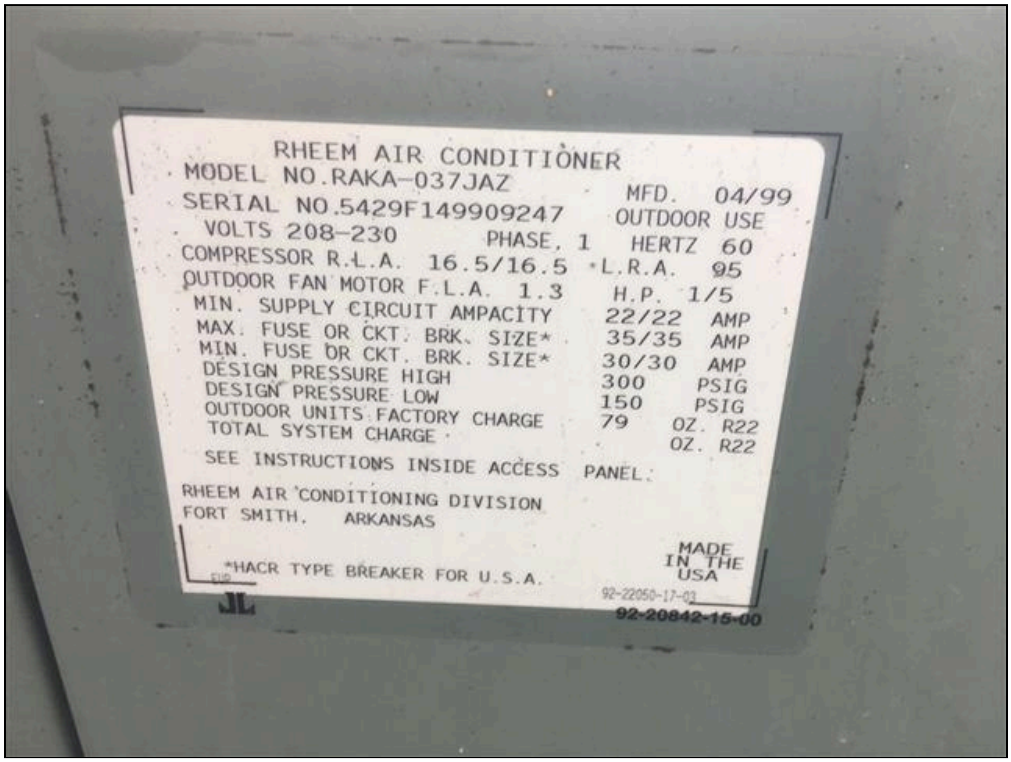
The make was Rheem and manufactured on April 1999 serial# 5429F149909247

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

The condenser outside (AC unit) is older and may last a few years more, but maybe not. I have

seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

4.7 Item 1(Picture)



4.7 Item 2(Picture)

4.7 Item 3(Picture)

(2) **The wall-mounted air-conditioning unit appeared to be in serviceable condition at the time of the inspection and produced cool air upon demand. Inspection of wall-mounted air-conditioning units is limited to confirmation of proper operation.**

4.7 Item 4(Picture)

4.8 Normal operating controls appeared functioning/ operating at the time of the inspection.

Controls are located in the master bedroom.

4.8 Item 1(Picture)

4.9 Presence of installed cooling source in each room appeared functioning/ operating at the time of the inspection.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

		IN	NI	NP	RR
5.0	Plumbing Drain, Waste and Vent Systems				•
5.1	Plumbing Water Supply, Distribution System and Fixtures				•
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents				•
5.3	Main Water Shut-off Device (Describe location)	•			
5.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
5.5	Main Fuel Shut-off (Describe Location)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR

Styles & Materials

Water Source:
Public

Water Filters:
None
(We do not inspect filtration systems)

Plumbing Water Supply (into home):
Galvanized (old)
Not visible

Plumbing Water Distribution (inside home):
Galvanized
Copper
Accessible to view time of inspection

Washer Drain Size:
None

Plumbing Waste:
AGED
Cast iron
Galvanized
PVC
Accessible to view time of inspection

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
40 Gallon (1-2 people)

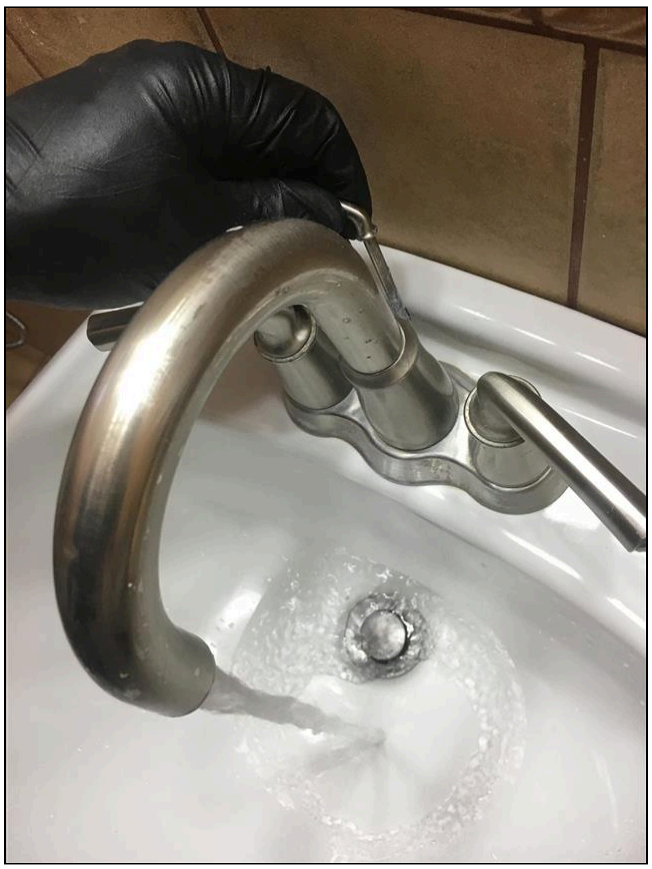
Water Heater Location:
Concealed
Extra Info : Closet

WH Manufacturer:
GE

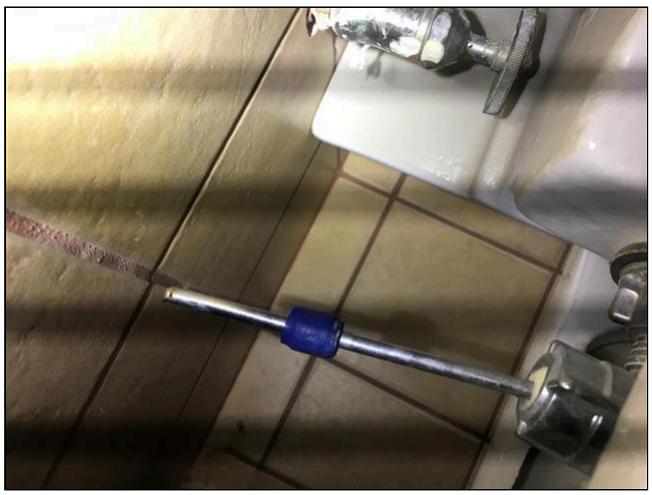
Comments:

5.0 (1) **Accessible plumbing drain, waste and vent systems appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

(2) **The stop-valve is missing or does not work properly at the Hall Bath sink and Master Bath sink. Small repair. A qualified person should repair as necessary.**



5.0 Item 1(Picture)



5.0 Item 2(Picture)

5.0 Item 3(Picture)

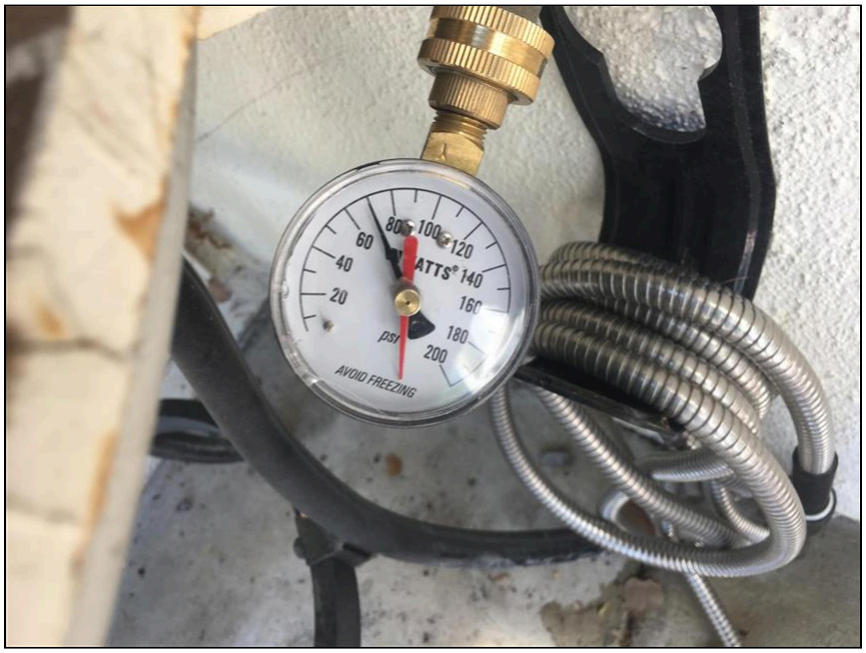
(3) **The plumbing waste line drains slowly at the Hall Bath sink. A cause of a slow drain can range from a simple cleaning at stop valve or at the trap under sink. Sometimes the drain can be partially clogged down line. I am unable to determine the cause of the slow drain. A qualified person should repair as necessary.**

5.0 Item 4(Picture)

5.1 (1) **Accessible plumbing water supply distribution system and fixtures appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

High water pressure can cause damage to fill valves in toilets, dishwasher, and clothes washer. A water pressure regulator valve recommended to be installed to regulate the pressure to an acceptable 40 to 80 psi range. The recorded water pressure at the time of the inspection was

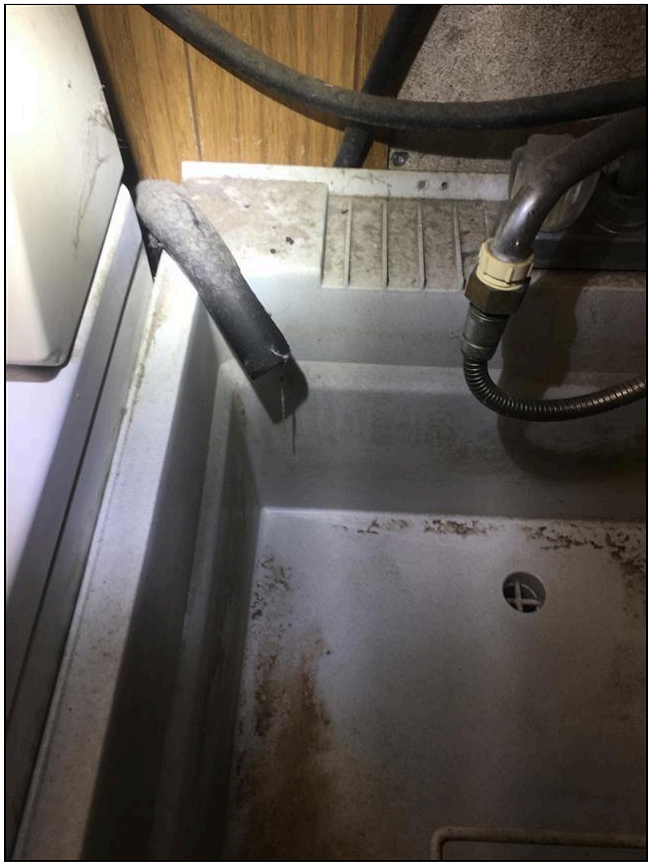
around 70 PSI.



5.1 Item 1(Picture)

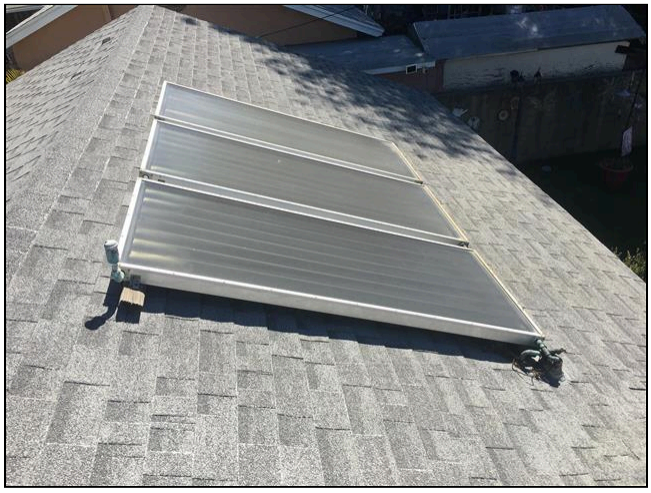
(2) **Water supply/drain systems have been upgraded or repaired in areas of the home. Any further evaluation would be required by a licensed plumber. For your information**

(3) **The waste line at clothes washer drains into sink (does not have its own drain line).**



5.1 Item 2(Picture)

(4) **Solar water heater panels on roof top appeared inoperable and not inspected. For your information**

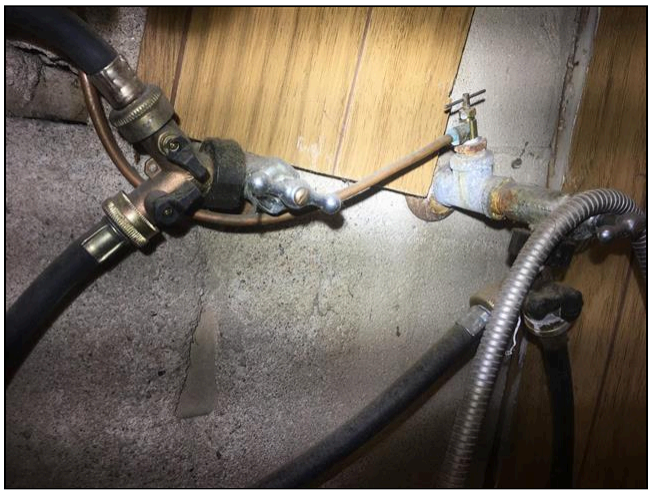


5.1 Item 3(Picture)

5.1 Item 4(Picture)

(5) **Some piping connections for supply or drain had rust in areas of home. Deferred maintenance. I recommend repair as needed.**

5.1 Item 5(Picture)



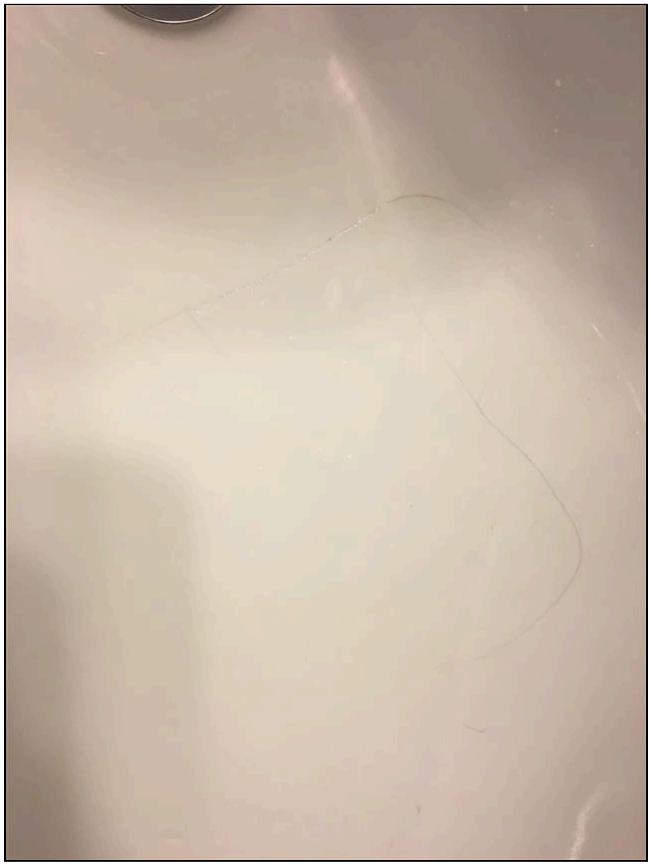
5.1 Item 6(Picture)

(6) **The shower fixture leaks at the master bath and knob drip when on in hall bath tub. Small repair. I recommend a licensed plumber inspect further and repair as necessary.**

5.1 Item 7(Picture)

5.1 Item 8(Picture)

(7) **The sink have hairline cracks but no leaks during inspection at the hall bath. A qualified person should repair as necessary.**



5.1 Item 9(Picture)

5.2 (1) **Hot water heater appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

The make was GE and manufactured on June 2012 serial# 251206409

This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

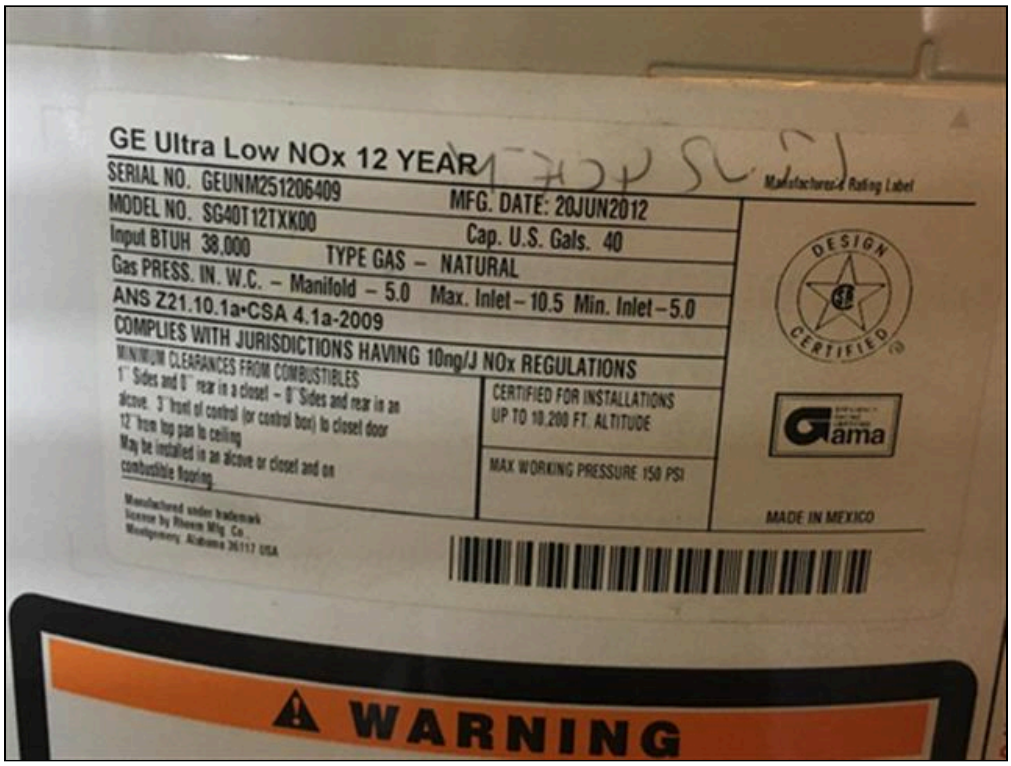
Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. Recommend a proper drip pan should be installed to prevent possible water damage.

This water heater had no expansion tank installed to allow for thermal expansion of water in the plumbing pipes. Consider consulting with a qualified plumbing contractor about the need for the installation of an expansion tank on this system.

This water heater was located in a storage closet. This condition is not allowed in new construction for safety reasons. Improperly operating gas-fired water heaters, confined in spaces with insufficient combustion air, can emit dangerous levels of carbon monoxide, an invisible, odorless, tasteless, toxic gas. This can be the result of insufficient amounts of combustion air when bedroom windows are closed during cold weather. The Inspector recommends moving the water heater to a safe location. All work should be performed by a qualified plumbing contractor. Not immediate

The gas supply pipe at this water heater had no drip leg. A drip leg is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a drip leg is to prevent moisture from condensation from entering and clogging the water heater gas valve, which can cause the water heater to shut down. You may wish to consult with local HVAC contractors concerning the advisability of installing a drip leg in the gas line. Not immediate

5.2 Item 1(Picture)



5.2 Item 2(Picture)

5.2 Item 3(Picture)

(2) **The water heater had corrosion around shell areas and connections. I recommend a licensed plumber inspect further and repair as necessary.**

5.2 Item 4(Picture)

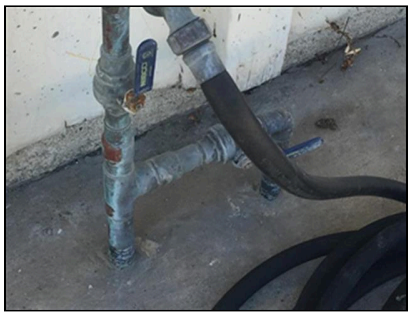
5.2 Item 5(Picture)

(3) **The discharge pipe of this water heater temperature/pressure relief (TPR) valve had a trap or loop. This condition can restrict the discharge and is potentially unsafe. Discharge from the temperature pressure relief valve should flow with gravity. The Inspector recommends correction**

by a qualified HVAC or plumbing contractor.

5.2 Item 6(Picture)

5.3 The main shut off is the lever located in the exterior front. This is for your information.



5.3 Item 1(Picture)

5.4 Accessible Fuel distribution systems appeared functioning/ operating at the time of the inspection.

5.5 The main fuel shut off is at gas meter outside

5.5 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

		IN	NI	NP	RR
6.0	Service Entrance Conductors	•			
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)				•
6.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•	
6.7	Location of Main and Distribution Panels	•			
6.8	Smoke Detectors	•			
6.9	Carbon Monoxide Detectors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR

Styles & Materials

Electrical Service

Conductors:
Overhead service

Panel Capacity:
125 AMP
100 AMP

Panel Type:
Circuit breakers
Extra Info : Push matic(old)

Electric Panel

Manufacturer:
MURRAY
Extra Info : Push Matic

Branch wire 15 and 20

AMP:
Copper

Wiring Methods:
Romex
Conduit

Comments:

6.0 Accessible service entrance conductors appeared functioning/ operating at the time of the inspection.

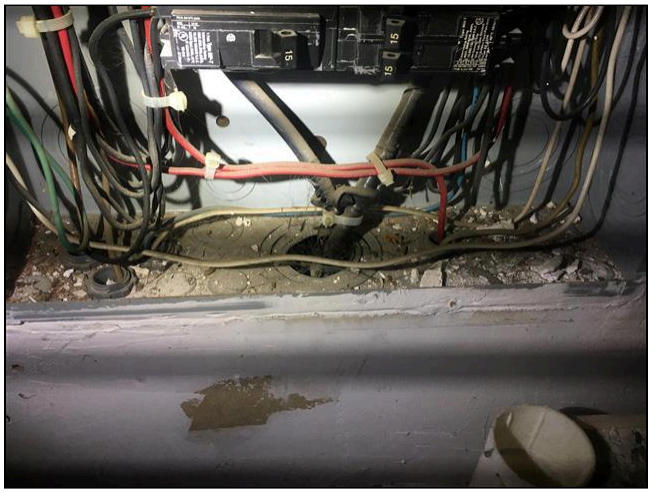
6.1 (1) **Accessible service and grounding equipment, main overcurrent device and main panel appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

Power company service cables fed a load center service panel containing a main disconnect and breakers that protected and controlled power to some branch circuits. The load center also supplied power to one or more sub-panels that contained breakers protecting and controlling other branch circuits.

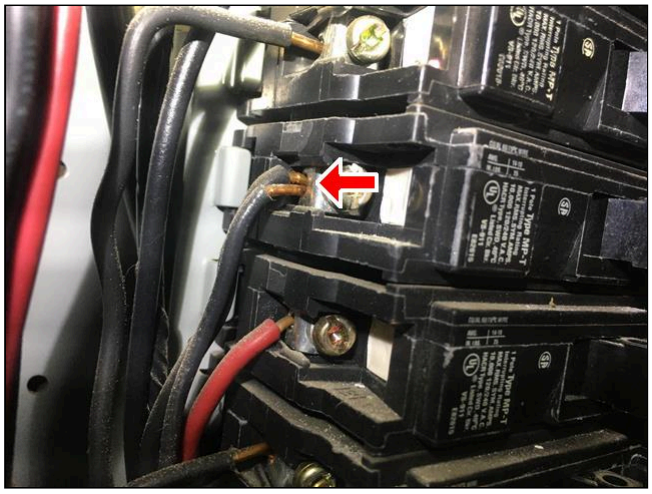
6.1 Item 1(Picture)


6.1 Item 2(Picture)

(2) **The problem(s) discovered in the panel such as circuits not labeled or identified (main/sub), doubled wiring at circuit(s), knock-outs missing on panel dirty interior, loose front cover, dead front stuck(main) and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.**



6.1 Item 3(Picture)



6.1 Item 4(Picture)

6.1 Item 5(Picture)

6.1 Item 6(Picture)

6.1 Item 7(Picture)

6.2 (1) **Accessible branch circuit conductors, overcurrent devices and compatibility of their amperage and voltage appeared functioning/ operating at the time of the inspection.**

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

(2) **Extension cord used as permanent wiring was visible at the garage, exterior and interior. This condition is a potential fire hazard. The Inspector recommends that any such wiring be removed and replaced with properly-installed, approved wiring by a qualified contractor.**

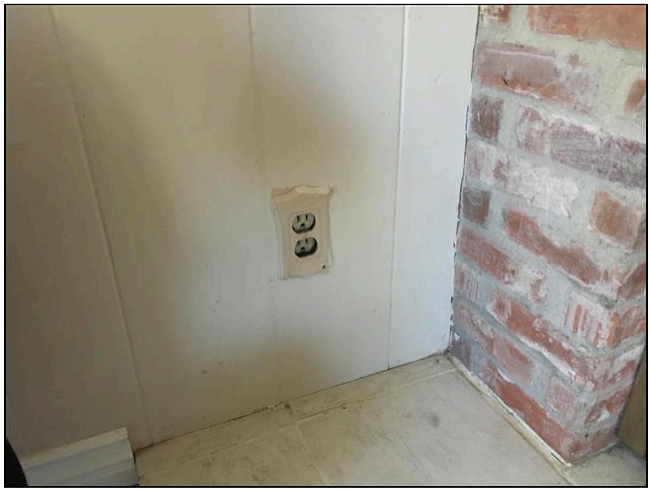
6.3 (1) **Accessible connected Devices and Fixtures appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

Lighting accounts for 30% to 50% of a buildings energy use or about 17 percent of total annual US electricity consumption. 90% of the energy emitted by incandescent bulbs is in the form of heat, only 10% is in the form of light. This means that not only is money wasted on inefficient lighting, but using incandescent bulbs lights increases cooling costs.

(2) **The light fixtures do not work (try bulb first) at the front garage. I recommend repair as needed.**

6.3 Item 1(Picture)

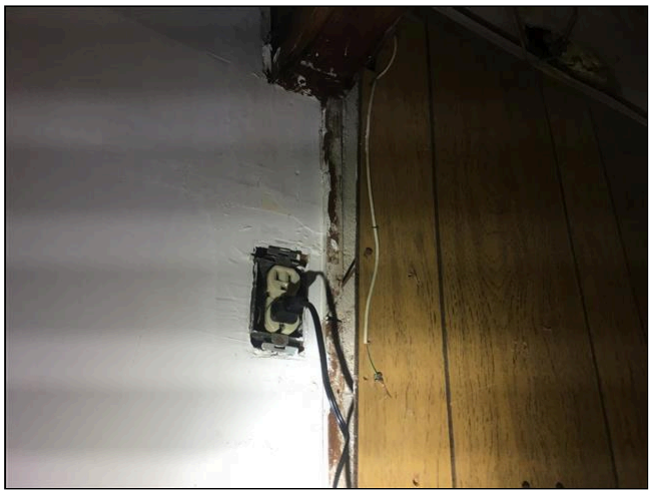
(3) **A few "three-prong" outlets are loose in wall and missing cover-plate at master bedroom and garage. Small repair. I recommend repair as needed.**



6.3 Item 2(Picture)

6.3 Item 3(Picture)

6.3 Item 4(Picture)



6.3 Item 5(Picture)

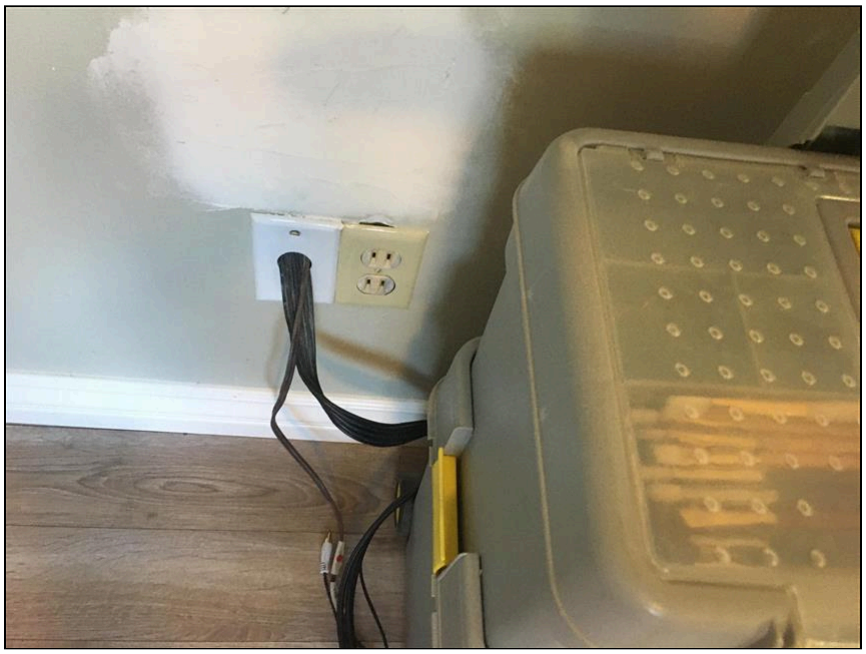
6.3 Item 6(Picture)

(4) **Exposed wiring in the garage. This is a safety issue that needs to be corrected. I recommend repair as needed.**

6.3 Item 7(Picture)

(5) **Two-prong outlets are outdated and not a three-prong at least in the 2nd bedroom. A qualified licensed electrical contractor should correct as needed.**

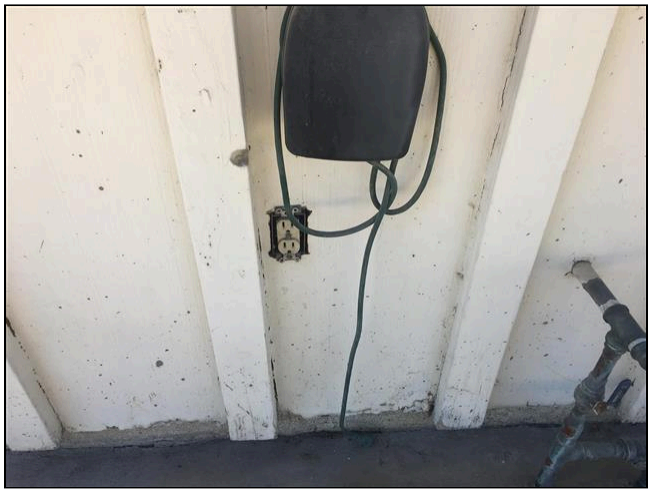
6.3 Item 8(Picture)



6.3 Item 9(Picture)

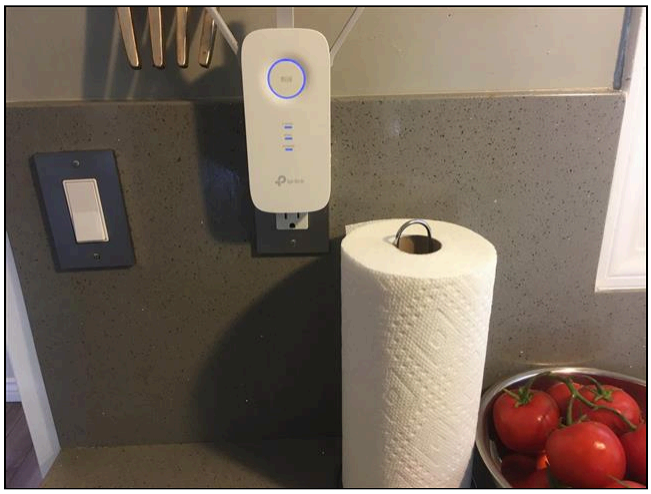
6.4 (1) **Polarity and grounding of receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

(2) **At the time of the inspection, receptacles in the garage(all), front exterior, kitchen(1) and enclosed patio(all) had no ground fault circuit interrupter (GFCI) protection. Consider having GFCI protection installed as a safety precaution.**



6.4 Item 1(Picture) weather cover missing

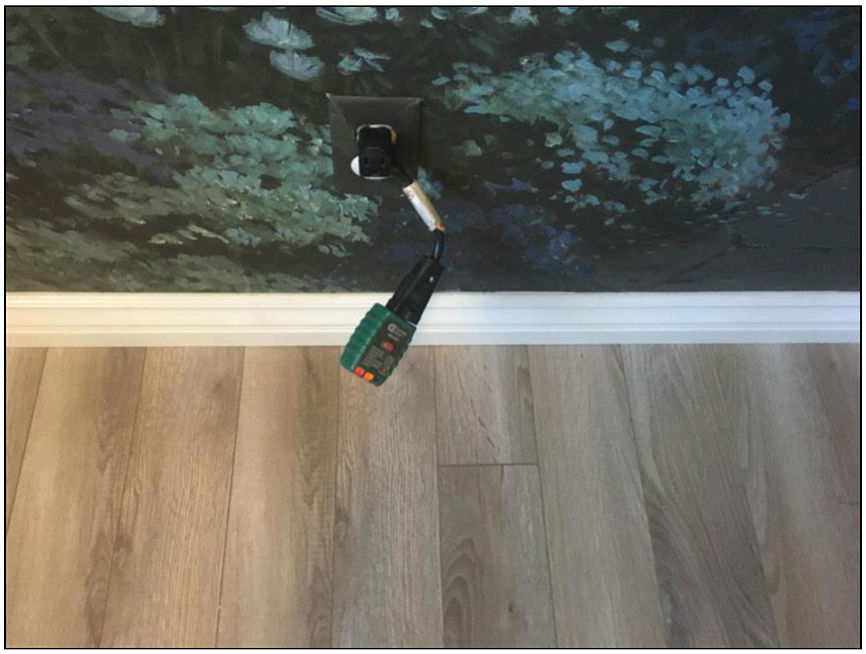
6.4 Item 2(Picture)



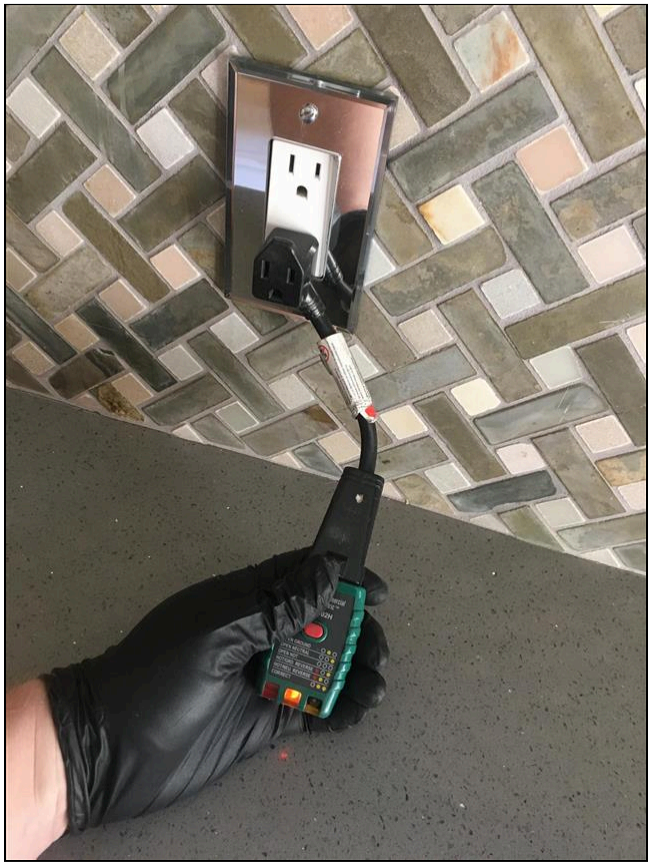
6.4 Item 3(Picture)

(3) **A few "three-prong" outlets are not grounded or wired improperly rear side patio, 2nd bedroom, dinning room and kitchen. Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrical contractor should perform repairs that involve wiring.**

6.4 Item 4(Picture)



6.4 Item 5(Picture)



6.4 Item 6(Picture)

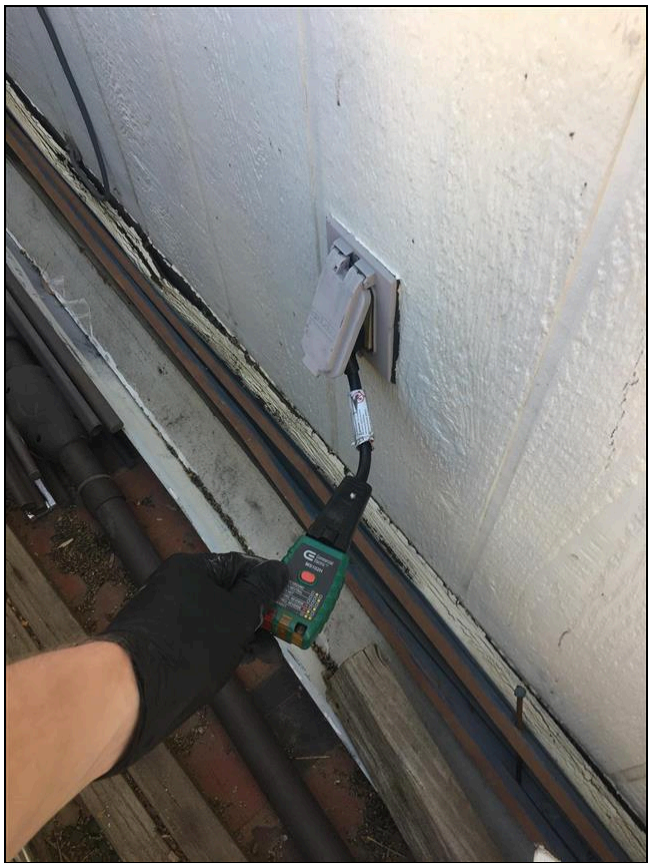
6.4 Item 7(Picture)

6.5 (1) **Operation of Accessible GFCI (ground fault circuit interrupters) outlets appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

Ground Fault Circuit Interrupter (GFCI) designed to provide protection by shutting off current

flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits.

(2) **One GFCI (Ground Fault Circuit Interrupter) outlet at the rear left corner did not work or there is no power to outlet. A qualified licensed electrical contractor should correct as needed.**

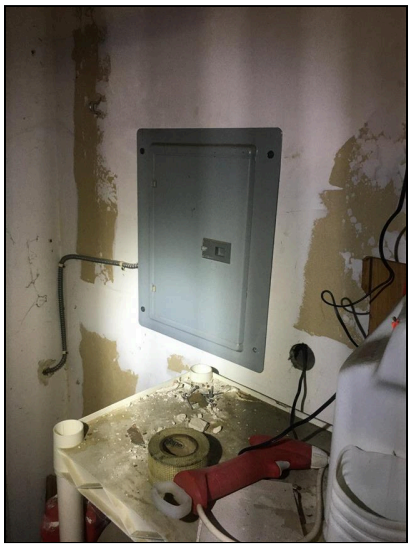


6.5 Item 1(Picture)

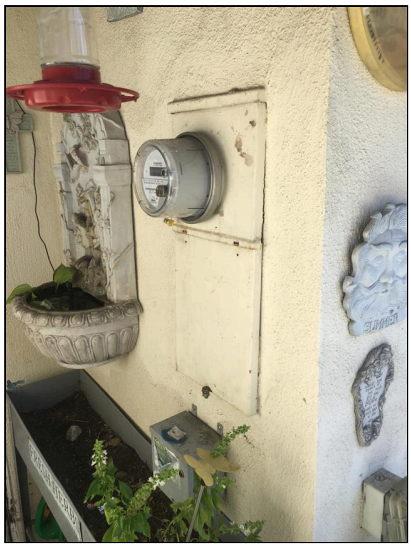
6.6 The service panel should contain (If applicable) Arc Fault Circuit Interrupter (AFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction.

6.7 The main panel box is located at the outside back porch.

The sub panel box is located at the garage.



6.7 Item 1(Picture)



6.7 Item 2(Picture)

6.8 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

Accessible Smoke detectors appeared functioning/ operating at the time of the inspection.

According to the National Fire Protection Association(NFPA), smoke alarms should be installed on every level of your home, including the basement and installed inside of every bedroom and outside of each sleeping area. For example, a home that is two stories and has three bedrooms should have five smoke alarms.

6.9 Accessible Carbon Monoxide Detectors appeared functioning/ operating at the time of the inspection.

Every home with at least one fuel-burning appliance/heater, attached garage or fireplace should have a carbon monoxide alarm. If the home has only one carbon monoxide alarm, it should be installed in the main bedroom or in the hallway outside of the sleeping area.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/ waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR
7.0	Insulation in Attic	•			
7.1	Insulation Under Floor System			•	
7.2	Vapor Retarders (in Crawlspace or basement)			•	
7.3	Ventilation of Attic and Foundation Areas	•			
7.4	Venting Systems (Kitchens, Baths and Laundry)				•
7.5	Ventilation Fans and Thermostatic Controls in Attic			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Attic Insulation:
Fiberglass
Unknown

Ventilation:
Gable vents
Soffit Vents
Turbines

Exhaust Fans:
Fan/Heat/Light
Fan

Dryer Power Source:
Gas Connection

Dryer Vent:
Flexible Vinyl

Floor System

Insulation:
NONE

Comments:

7.0 Accessible insulation average is about six inches thick or just under 22 R Value.

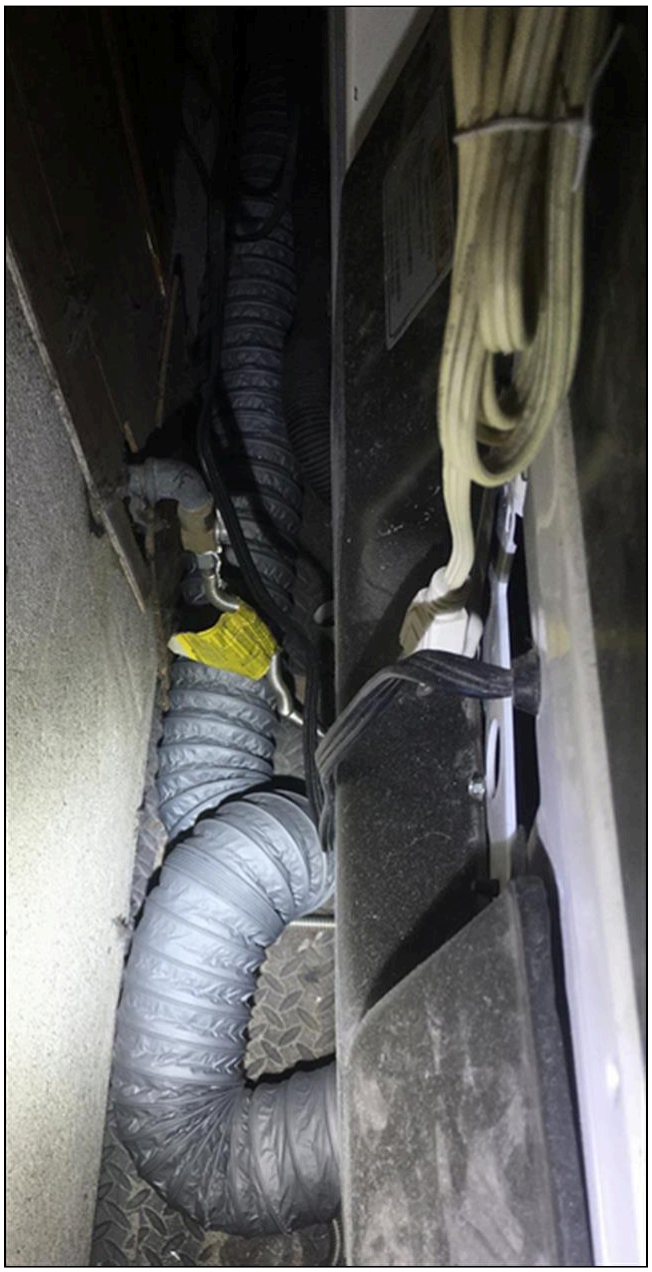
7.3 Accessible ventilation of attic appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different home site locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices devices that are poorly designed or installed can reduce the system performance.

7.4 (1) **Accessible venting Systems appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

A dryer vent connection was installed in the garage. The dryer vent was examined visually only.

A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

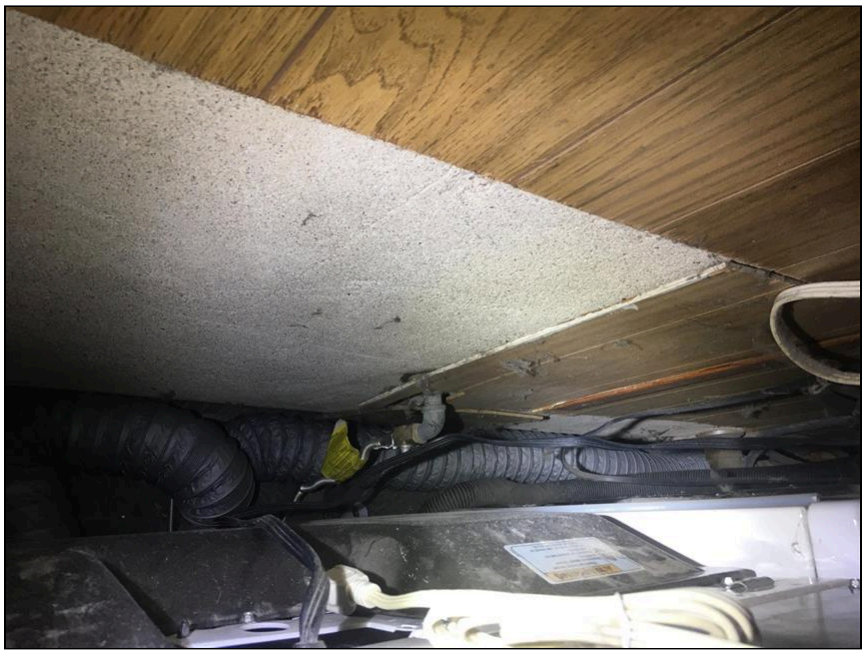


7.4 Item 1(Picture)

7.4 Item 2(Picture) master bath

(2) **The dryer vent piping has a loose vent hood outside and vent piping is plastic vinyl and is not allowed when dryer is powered by gas/propane. I recommend repair as needed.**

7.4 Item 3(Picture)



7.4 Item 4(Picture)

(3) **The Exhaust fan is noisy at the master bath. A qualified person should repair or replace as needed.**

7.4 Item 5(Picture)

(4) **The Exhaust fans could not confirm vent to outside at the hall bath and master bath. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified person should repair or replace if needed.**

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

		IN	NI	NP	RR
8.0	Ceilings	•			
8.1	Walls	•			
8.2	Floors				•
8.3	Steps, Stairways, Balconies and Railings			•	
8.4	Counters and Cabinets (representative number)	•			
8.5	Doors (representative number)				•
8.6	Windows (representative number)				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Ceiling Materials:
Gypsum Board
Plaster

Wall Material:
Gypsum Board
Plaster
Paneling
Wood

Floor Covering(s):
Laminated T&G
Tile

Interior Doors:
Hollow core
Wood

Window Types:
Thermal/Insulated
Single-hung
Single pane
Sliders

Window

Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Quartz

Comments:

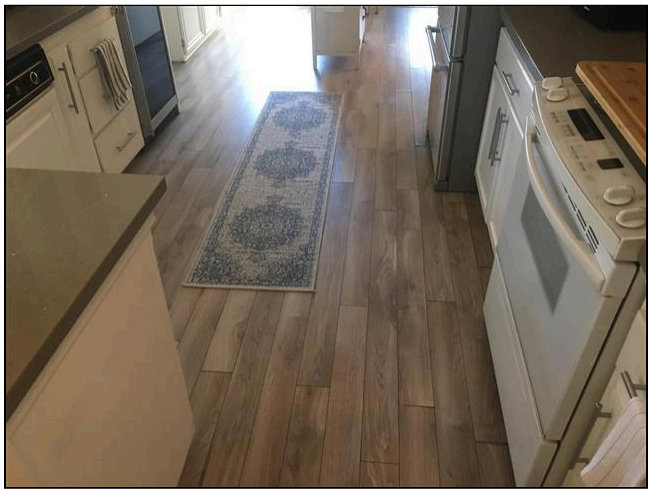
8.0 Accessible ceilings appeared functioning/ operating at the time of the inspection.

8.1 Accessible walls appeared functioning/ operating at the time of the inspection.

Imperfections on wall/ceiling areas in home. Cosmetic

8.2 (1) **Accessible floors appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

(2) **The Wood covering had bubbled or some deterioration in kitchen areas. This is a cosmetic issue for your information. I recommend repair as desired.**

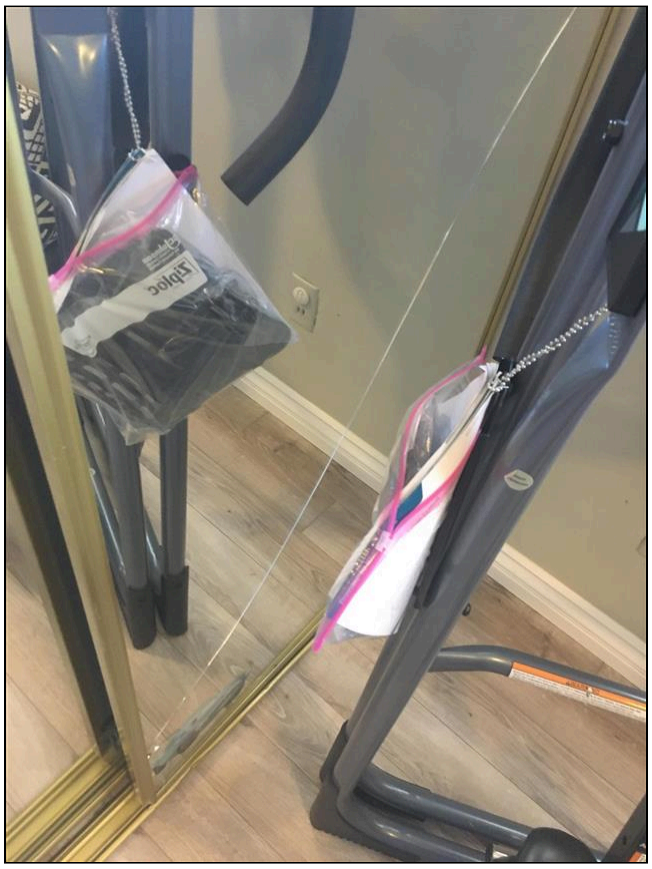


8.2 Item 1(Picture)

8.4 Counters and cabinets appeared functioning/ operating at the time of the inspection.

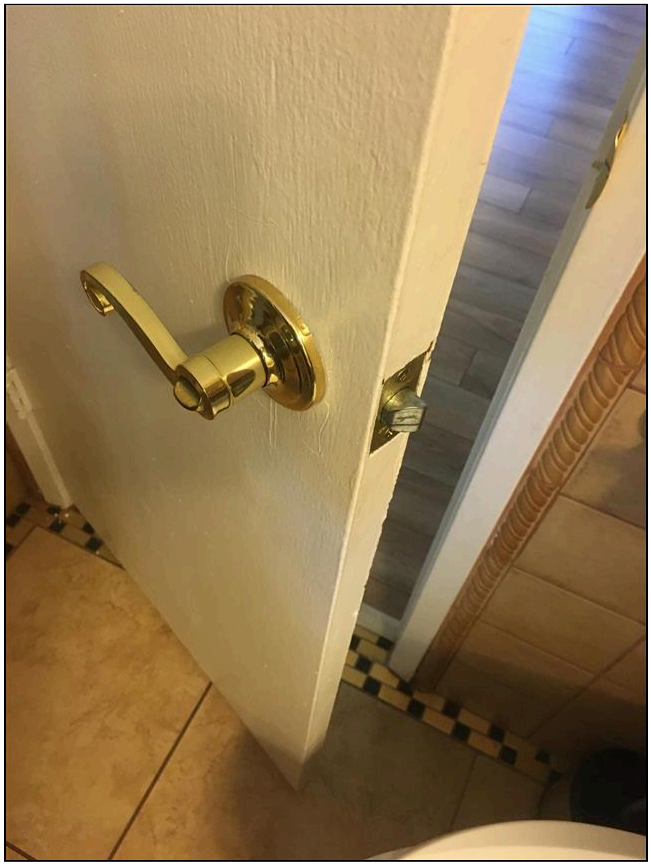
8.5 (1) **Doors appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

(2) **The Closet door has cracked glass at the Bedroom. A repair or replacement is needed. A qualified person should repair or replace as needed.**

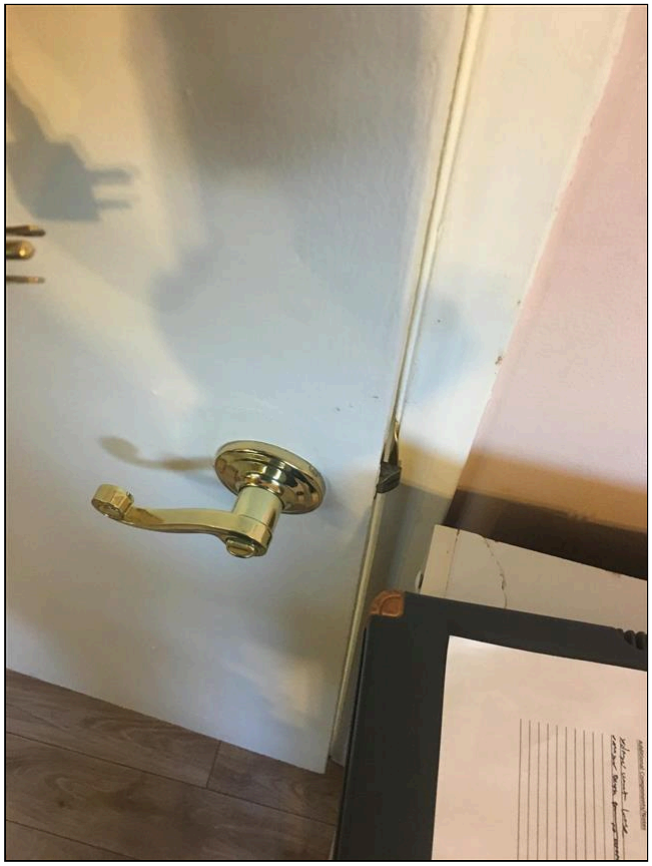


8.5 Item 1(Picture)

(3) **The door knob is installed wrong at hall bath and bedroom door. I recommend repair or replace by a qualified person.**



8.5 Item 2(Picture)



8.5 Item 3(Picture)

(4) **The Entry door rubs at jamb when closing at the Master Bedroom. A qualified person should repair or replace as needed.**

8.5 Item 4(Picture)

8.6 (1) **Accessible windows appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

(2) **One window the jamb spring is weak or no longer works properly at the Kitchen. A qualified person should repair or replace as needed.**

8.6 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Garage

		IN	NI	NP	RR
9.0	Garage Ceilings	•			
9.1	Garage Walls (including Firewall Separation)				•
9.2	Garage Floor	•			
9.3	Garage Door (s)	•			
9.4	Occupant Door (from garage to inside of home)				•
9.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)				•
9.6	Garage window (s)			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal

Auto-opener

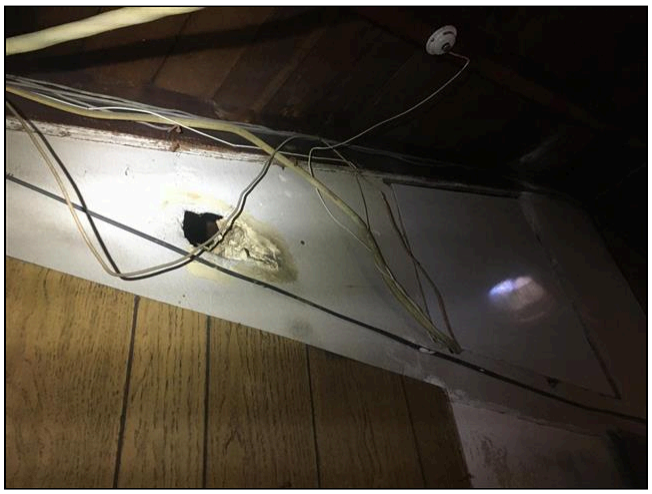
Manufacturer:
LIFT-MASTER

Comments:

9.0 Accessible garage ceilings appeared functioning/ operating at the time of the inspection.

9.1 (1) **Accessible walls appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

(2) **The fire protection wall in garage is compromised. A qualified person should correct for safety.**



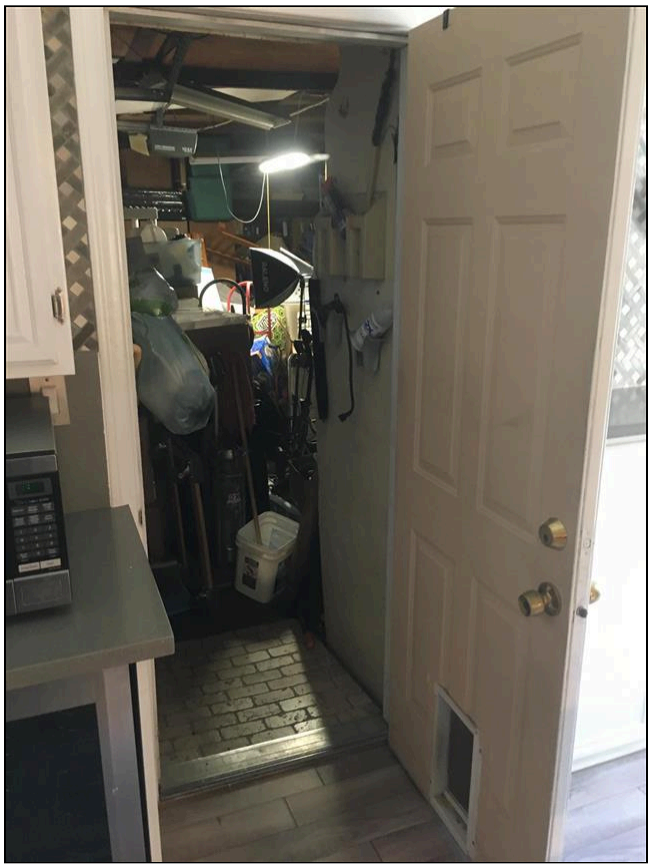
9.1 Item 1(Picture)

9.2 Accessible floor appeared functioning/ operating at the time of the inspection.

9.3 Garage doors appeared functioning/ operating at the time of the inspection.

9.4 The fire rated entry door from garage to inside home has a pet access feature that removes the fire rating protection. Should a fire occur in garage this door will not maintain an adequate fire protection.

Note the fire rated door does not meet current safety standards. Door must be a self-closing and self latching and a smoke and draft seal not installed.

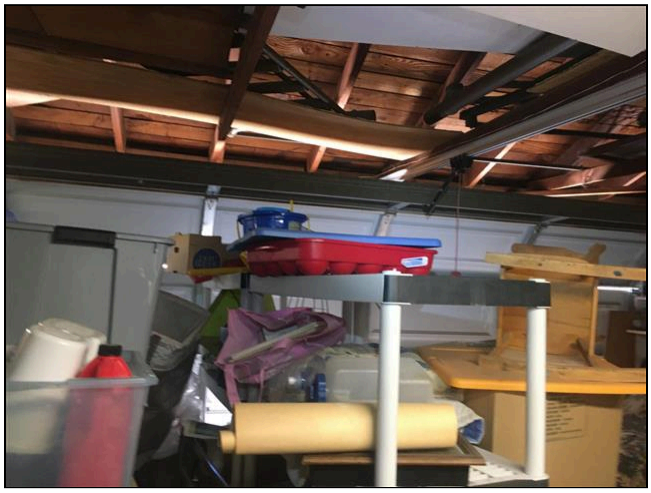


9.4 Item 1(Picture)

9.5 (1) **Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.**

9.5 Item 1(Picture)

(2) **The automatic opener for two-door garage at the front of home does not operate properly. A repair or replacement is needed. I recommend a qualified garage door repairman correct as needed.**



9.5 Item 2(Picture)

9.5 Item 3(Picture)

10. Built-In Kitchen Appliances

		IN	NI	NP	RR
10.0	Dishwasher				•
10.1	Ranges/Ovens/Cooktops				•
10.2	Range Hood (s)		•		
10.3	Trash Compactor			•	
10.4	Food Waste Disposer	•			
10.5	Microwave Cooking Equipment				•
10.6	Refrigerator	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Dishwasher Brand:
GENERAL ELECTRIC

Disposer Brand:
MOEN

Exhaust/Range hood:
RE-CIRCULATE

Range/Oven:
KITCHEN AIDE

Built in Microwave:
AMANA

Trash Compactors:
NONE

Refrigerator:
MAYTAG
Serial # : other

Comments:

10.0 (1) **Dishwasher appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

10.0 Item 1(Picture)

10.0 Item 2(Picture)

(2) **The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.**

10.0 Item 3(Picture)

10.1 (1) **Oven cooktop appeared functioning/ operating at the time of the inspection. Any exceptions will be listed in this report.**

10.1 Item 1(Picture)

(2) **The oven had difficult heating to temperature. I recommend repair as needed.**

10.1 Item 2(Picture)

10.2 The range hood fan did not work when tested. I recommend repair or replace as needed.

10.2 Item 1(Picture)

10.3 There is no trash compactor appliance.

10.4 Food waste disposer appeared functioning/ operating at the time of the inspection.

10.4 Item 1(Picture)

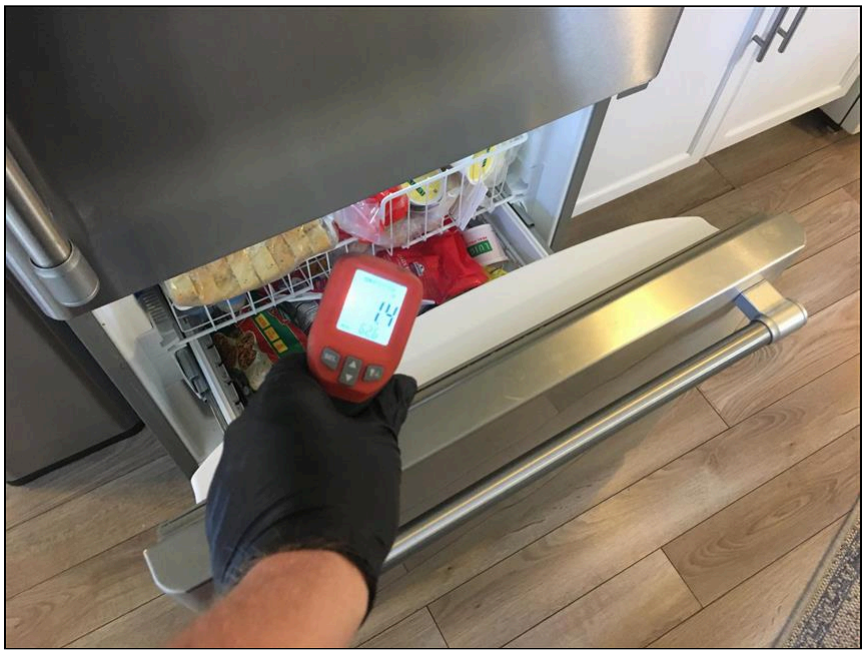
10.5 The microwave light did not work. I recommend repair as needed.

10.5 Item 1(Picture)

10.6 Refrigerators appeared functioning/ operating at the time of the inspection.

10.6 Item 1(Picture)

10.6 Item 2(Picture)



10.6 Item 3(Picture)

10.6 Item 4(Picture)

10.6 Item 5(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.