



# GREENCO PROPERTY INSPECTIONS

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<https://www.greencopi.com>



## GREENCO PROPERTY INSPECTIONS - RESIDENTIAL INSPECTION

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Michael Peacock

03/22/2024



Inspector

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Agent

**Tad Kondo**

The Kondo Group

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Thank you for the opportunity to conduct a home inspection of the property listed. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision. The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection. In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments are color coded and displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation Required:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

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# SUMMARY

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- ⊖ 2.5.1 Roofing - Chimney: Chimney coping requires maintenance
  - ⊖ 2.9.1 Roofing - Gutters & Downspouts: Gutters contain debris
  - ⊖ 3.1.1 Exterior - Exterior Coverings: All crawl space vents and penetrations
  - ⊖ 3.1.2 Exterior - Exterior Coverings: Stucco cracking and chipping
  - ⊖ 3.2.1 Exterior - Exterior Trim Materials: Areas of the exterior trims appear deteriorated
  - ⊖ 3.3.1 Exterior - Windows: Several windows screen repair
  - ⊖ 4.2.1 Structure - Attic: Transite exhaust duct
  - ⊖ 4.2.2 Structure - Attic: Additional insulation
  - ⚠ 4.3.1 Structure - Crawl Space: Much of the crawl space perimeter is damp
  - ⊖ 5.1.1 Site - Site Grading: Backyard slopes to house
  - ⊖ 5.2.1 Site - Vegetation: Vegetation is touching
  - ⚠ 5.3.1 Site - Retaining Walls: Retaining wall is cracked and leaning
  - ⚠ 5.4.1 Site - Planters: Planter bricks are cracked, loose or missing.
  - ⊖ 5.5.1 Site - Walls: Wood gate is deteriorated

- ⊖ 5.7.1 Site - Walkways: Walkways have uneven transitions
- ⊖ 5.9.1 Site - Patios & Decks: Patio deck deteriorated
- ⊖ 5.10.1 Site - Awnings: Awning is deteriorated
- 🔧 7.1.1 Garage 1 - Garage Type: Garage floor is nominally cracked
- ⚠️ 7.5.1 Garage 1 - Garage Electrical Outlets, Lights & Wiring: Garage not GFI
- ⊖ 8.1.1 Electrical - General Service Panel Items: Service drop trees
- ⊖ 8.2.1 Electrical - Service Panel: Service panel circuits
- ⊖ 8.2.2 Electrical - Service Panel: Proper screws are missing
- ⊖ 8.2.3 Electrical - Service Panel: Service panel rusting
- ⊖ 8.2.4 Electrical - Service Panel: Service panel door is obstructed
- ⊖ 8.2.5 Electrical - Service Panel: FPE Stablok pushmatic
- ⊖ 8.3.1 Electrical - Smoke Detectors: Smoke detectors are required
- ⊖ 9.3.1 HVAC - Heating 1: Air filter(s) is / are dirty.
- ⊖ 9.3.2 HVAC - Heating 1: Filter is non-standard
- ⚠️ 10.2.1 Plumbing - Sewer System: Sewer scope revealed that
- ⊖ 10.5.1 Plumbing - Water Heater 1: Water heater gas supply is missing sediment trap
- ⊖ 10.5.2 Plumbing - Water Heater 1: TPR blowoff leg should be routed
- ⊖ 11.2.1 Bathroom 1 - Ceiling and Walls: Bathroom wall is water damaged.
- ⊖ 11.7.1 Bathroom 1 - Sinks: Sink drain non op
- ⊖ 11.7.2 Bathroom 1 - Sinks: A slow drain
- ⊖ 11.11.1 Bathroom 1 - GFI Protection: GFI outlet is non op
- ⊖ 12.7.1 Bathroom 2 - Sinks: Cracks or chips in sink
- ⊖ 12.12.1 Bathroom 2 - GFI Protection: GFI not present
- ⊖ 12.12.2 Bathroom 2 - GFI Protection: Outlet in bath open ground
- ⊖ 13.2.1 Hallway - Flooring: Carpet has various stains
- ⚠️ 13.4.1 Hallway - Electrical: A smoke detector is missing
- ⚠️ 13.4.2 Hallway - Electrical: A CO detector is missing
- ⊖ 13.4.3 Hallway - Electrical: Outlet or switch cover missing
- ⚠️ 15.1.1 Dining Room - Ceiling & Walls: Ceiling is damaged
- ⊖ 15.2.1 Dining Room - Flooring: Carpet is stained.
- ⊖ 16.1.1 Bedroom 1 - Ceiling and Walls: Acoustically sprayed ceilings
- ⚠️ 16.1.2 Bedroom 1 - Ceiling and Walls: Wall is nominally cracked / Engineer
- 🔧 16.2.1 Bedroom 1 - Flooring: Carpet has various stains and / or wear damage
- ⊖ 16.3.1 Bedroom 1 - Electrical: Smoke detector missing
- ⊖ 16.5.1 Bedroom 1 - Doors: door drags
- ⚠️ 17.1.1 Bedroom 2 - Ceiling and Walls: Ceilings are nominally cracked
- ⊖ 17.3.1 Bedroom 2 - Electrical: Smoke detector missing
- ⊖ 17.5.1 Bedroom 2 - Doors: Bifold doors are off track
- ⚠️ 18.1.1 Bedroom 3 - Ceiling and Walls: The ceiling is damaged
- ⊖ 18.1.2 Bedroom 3 - Ceiling and Walls: Wall is damaged
- ⊖ 18.3.1 Bedroom 3 - Electrical: Smoke detector

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- ⊖ 19.1.1 Bedroom 4 - Ceiling and Walls: Acoustically sprayed ceilings
  - ⚠ 19.1.2 Bedroom 4 - Ceiling and Walls: Walls are damaged
  - ⊖ 19.2.1 Bedroom 4 - Flooring: Carpet is stained
  - ⊖ 19.3.1 Bedroom 4 - Electrical: Smoke detector
  - ⊖ 19.5.1 Bedroom 4 - Doors: Closet door off track
  - ⊖ 20.6.1 Kitchen 1 - GFI Electrical Outlets & Switches: Countertop outlet open ground
  - ⊖ 20.6.2 Kitchen 1 - GFI Electrical Outlets & Switches: Outlet box is loose
  - ⊖ 20.8.1 Kitchen 1 - Doors: Door is rubbing in the jamb
  - ⊖ 20.9.1 Kitchen 1 - Appliances: Burner does not ignite
  - ⊖ 20.9.2 Kitchen 1 - Appliances: Disposal is non op
  - ⊖ 21.6.1 Laundry 1 - Dryer Venting: Dryer vent assembly is broken or detached
  - ⊖ 21.7.1 Laundry 1 - GFI Protection: Laundry GFI not present
  - ⊖ 22.2.1 Interior - Fireplace(s): Flu stop missing

# 1: INSPECTION DETAILS

## Information

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**Property Type**

Single Family

**Stories**

One

**Occupancy**

Vacant

**Approximate Age**

64 Years

**Age Based On**

Listing

**Bedrooms / Bathrooms**

4/2

**Door Faces**

East

**Furnished**

Partial

**Weather Conditions**

Overcast

**Temperature**

Cool

**Soil Condition**

Damp

**Utilities On During Inspection**Electric Service, Gas Service,  
Water Service**People Present**

Buyers Agent

## 2: ROOFING

### Information

---

**Roofing General Overview: Roof Design**  
Gable

**Roofing General Overview: Approximate Roof Age**  
less than 10 Years

**Roof Coverings: Roofing Materials**  
3 Tab Shingle, Satisfactory



**Vent Stacks: Vent Stack Materials**  
Metal, Satisfactory

**Chimney: Chimney Construction**  
Masonry, Repair or Replace

**Skylights: Sky Lights**  
Not Present

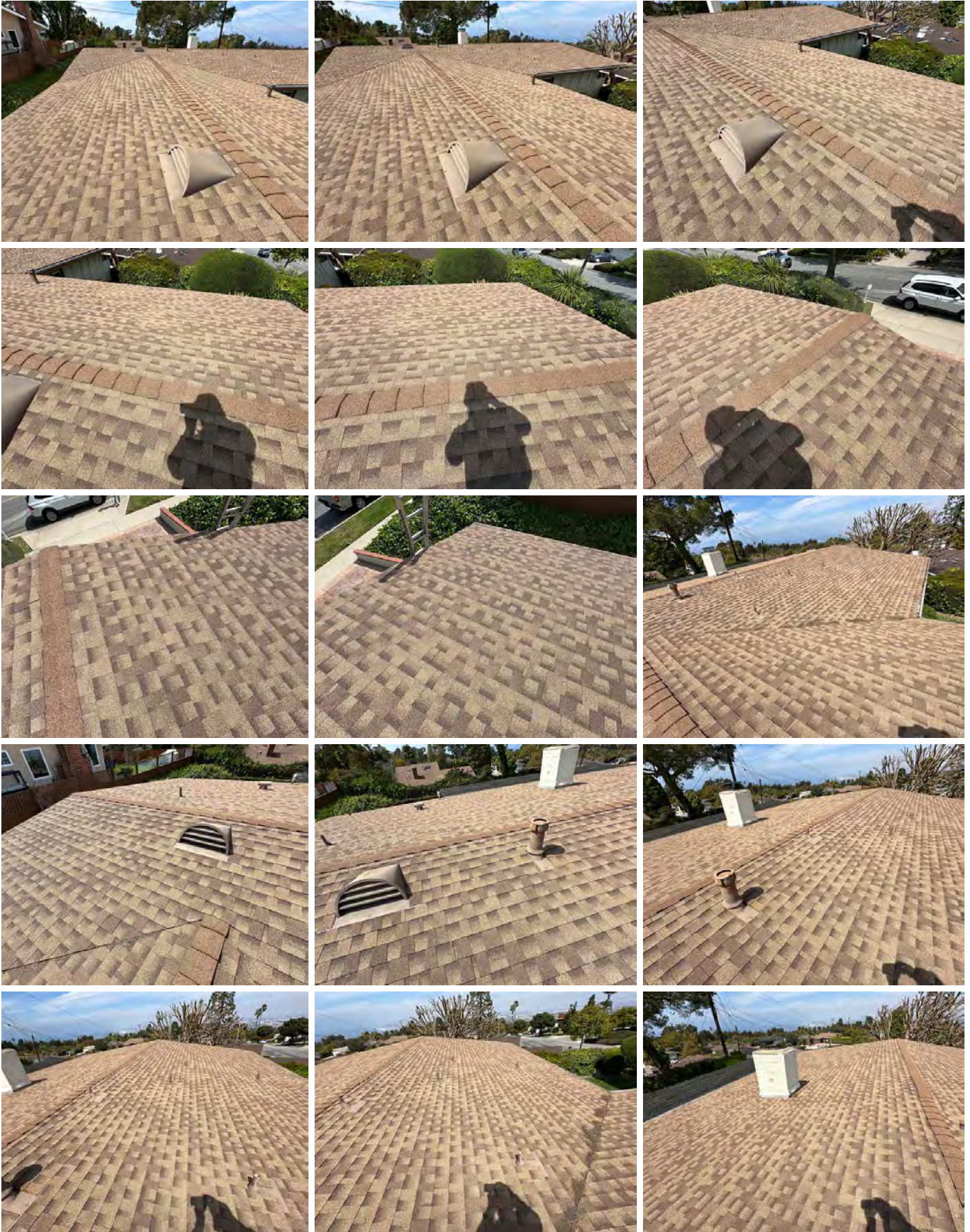


**Gutters & Downspouts: Gutter & Downspout Material**  
Metal, Repair or Replace



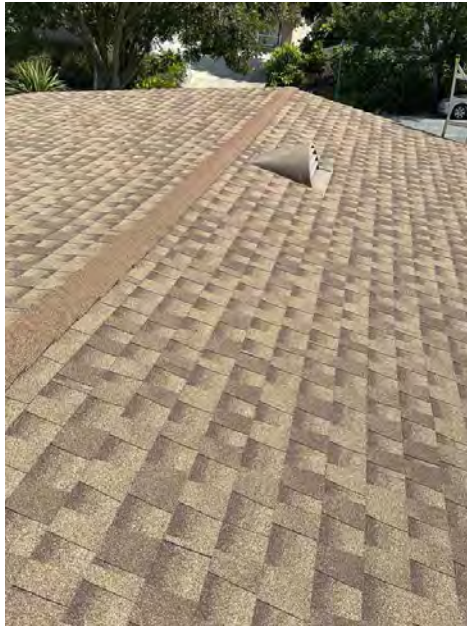
### Roofing General Overview: Inspection Method

Walked Roof/Arms Length





**Ventilation Present: Ventilation Types**  
Roof, Satisfactory, Soffit, Gable Ends



**Flashings: Flashing Material**

Metal, Asphalt, Satisfactory



**Soffit and Facia: Soffit and Facia Material**

Wood, Satisfactory



**Deficiencies**

2.5.1 Chimney

 Repair or Replace

**CHIMNEY COPING REQUIRES MAINTENANCE**

The chimney coping requires maintenance. Recommend evaluation by a qualified masonry professional.

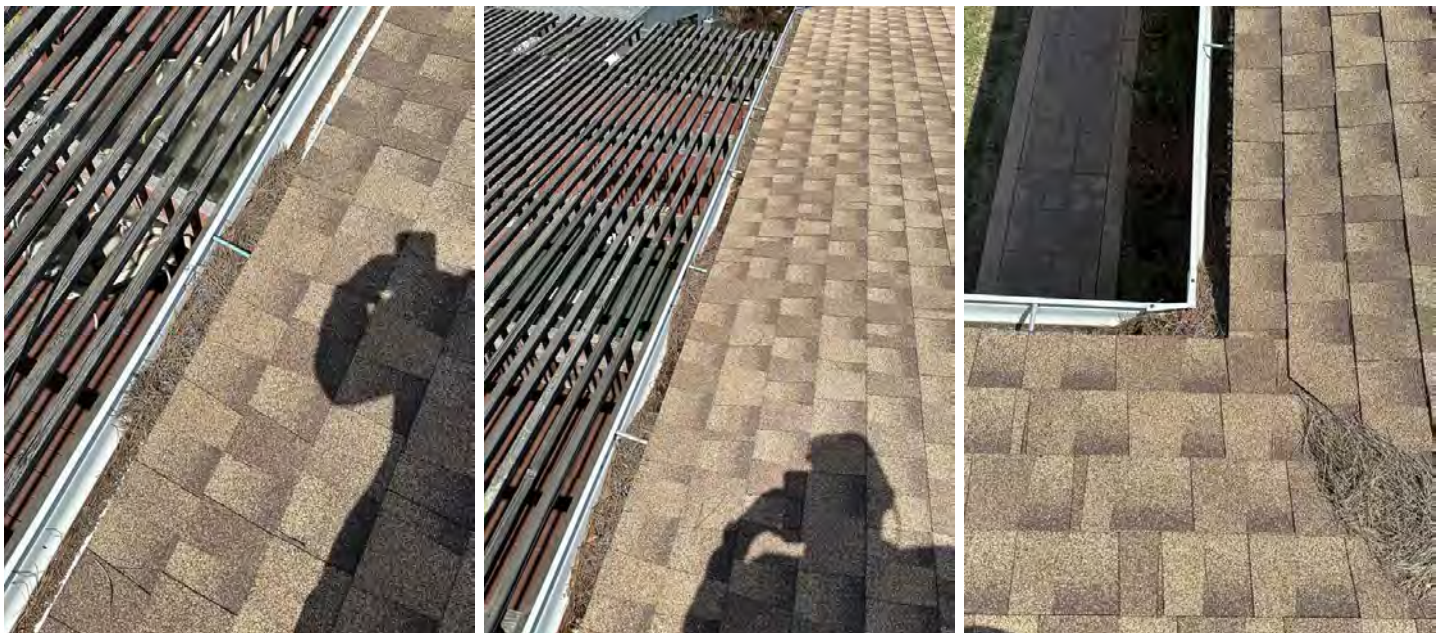


2.9.1 Gutters & Downspouts

 Repair or Replace

**GUTTERS CONTAIN DEBRIS**

Gutters contain debris and require cleaning maintenance. Recommend evaluation by a qualified gutter cleaning professional.





# 3: EXTERIOR

## Information

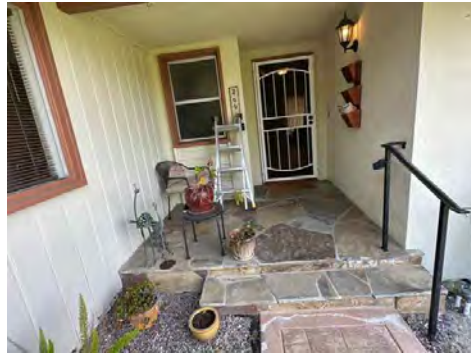
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**Windows: Window Screens**  
Present, Repair or Replace

**Balconies: Balcony Materials**  
Not present

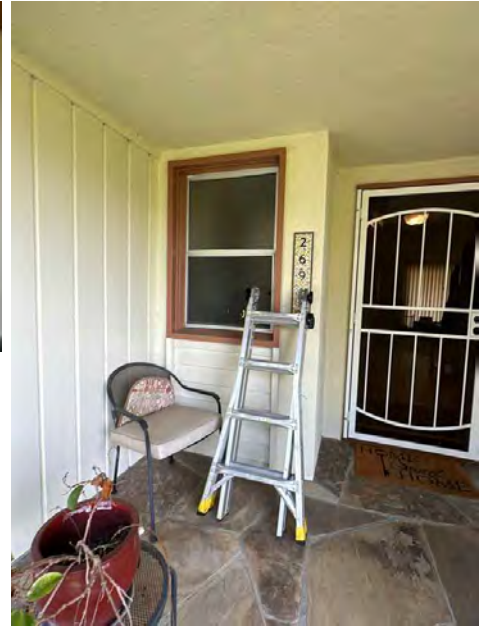
**Balconies: Balcony Railing Materials**  
Not present

**Exterior Coverings: Exterior Covering Materials**  
Lap Wood, Stucco, Wood siding, Repair or Replace



**Exterior Trim Materials: Exterior Trim Materials**

Wood, Marginal



**Windows: Window Materials**

Vinyl, Aluminum, Satisfactory, Wood



### Entry Doors: Entry Door Materials

Wood, Metal Clad Wood & Foam, Vinyl



## Deficiencies

### 3.1.1 Exterior Coverings

 Repair or Replace

### **ALL CRAWL SPACE VENTS AND PENETRATIONS**

All crawl space vents and penetrations should be secured with wire mesh to guard against rodent and animal entry. Recommend evaluation by a qualified handyman.





### 3.1.2 Exterior Coverings

#### **STUCCO CRACKING AND CHIPPING**

 Repair or Replace

Cracking, blistering, staining or chipping of stucco is observed. Recommend evaluation by a painter for basic patch and paint maintenance.





3.2.1 Exterior Trim Materials

 Repair or Replace

**AREAS OF THE EXTERIOR TRIMS APPEAR DETERIORATED**

Areas of the exterior trims appear deteriorated, from water or wood eating organisms, or both. Recommend evaluation by a qualified termite inspection professional.



3.3.1 Windows

 Repair or Replace

**SEVERAL WINDOWS SCREEN REPAIR**

Several windows require screen repair or replacement. Recommend evaluation by a qualified window professional.



# 4: STRUCTURE

## Information

**Structure: Foundation Material**  
Poured Concrete, Satisfactory

**Structure: Floor Structure**  
Wood Frame, Satisfactory

**Structure: Subflooring**  
Plywood, Solid Wood Plank,  
Satisfactory

**Structure: Wall Structure**  
Wood Frame, Satisfactory

**Attic: Attic Entry**  
Hallway, Satisfactory, Bedroom  
Closet

**Attic: Vent Riser Materials**  
Metal, Satisfactory

**Attic: Insulation**  
Fiberglass Batts, Marginal

**Crawl Space: Vapor Retarder**  
Not present

**Crawl Space: Underfloor  
Insulation**  
Not Present



**Crawl Space: Ventilation Present**  
Present

**Crawl Space: Moisture Condition**  
Damp, Further Evaluation  
Required

**Structure: Foundation Types**  
Crawl Space, Satisfactory



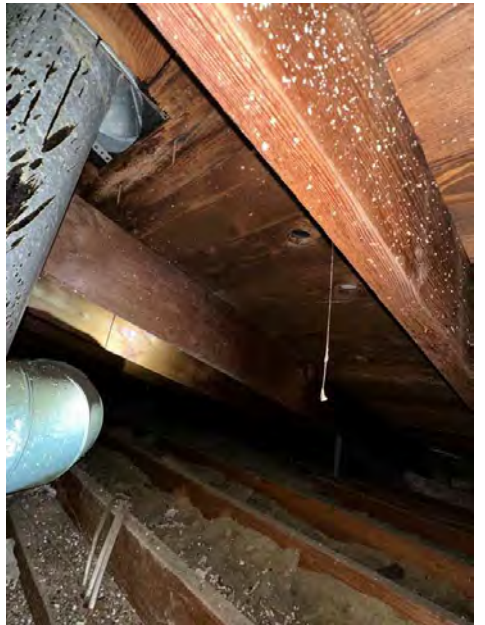
**Attic: Roof Framing Type**

Joist & Rafters, Satisfactory



**Attic: Roof Deck Material**

Solid Wood Plank, Satisfactory



### Crawl Space: Inspection Method From Access



### Limitations

Attic

**ATTIC CRAWL SPACE IS NOT PRESENT.**

An attic access and crawl space is not present.

An attic access & crawl space is not present.

Attic

## **AN ENTRY TO THE ATTIC CRAWL SPACE IS NOT PRESENT.**

An entry to the attic crawl space is not present.

An entry to the attic crawl space is not present, so the attic was not inspected.

## **Deficiencies**

4.2.1 Attic

 Repair or Replace

### **TRANSITE EXHAUST DUCT**

Transite Exhaust duct contains asbestos. Recommend replacement by a qualified HVAC repair professional or roofer.



4.2.2 Attic

 Repair or Replace

### **ADDITIONAL INSULATION**

Recommend additional insulation. Recommend evaluation by a qualified insulation professional.



4.3.1 Crawl Space

### **MUCH OF THE CRAWL SPACE PERIMETER IS DAMP**

 Further Evaluation Required

Much of the crawl space perimeter is damp. While this may be from a plumbing leak, it's more likely from recent heavy rains and ground water from the roof and yard leaching through the foundation and dirt to settle under the house. Recommend evaluation by a qualified plumber, landscaper and gutter installation professional to divert water away from the foundation and away from under the house.



# 5: SITE

## Information

**Vegetation: Vegetation**

Growing Against Structure,  
Repair or Replace

**Retaining Walls: Retaining Wall Materials**

Masonry, Repair or Replace,  
Further Evaluation Required

**Planters: Planter Materials**

Concrete, Masonry, Repair or  
Replace



**Walls: Wall Materials**

Wood, Chain Link, Satisfactory

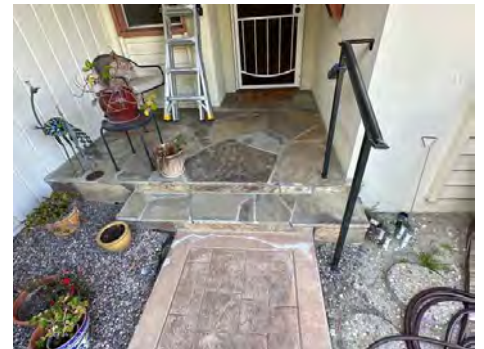
**Driveway: Driveway Materials**

Stamped Concrete, Satisfactory



**Steps & Stoops: Steps & Stoops Materials**

Stone, Concrete, Satisfactory



**Patios & Decks: Patio & Deck Materials**

Wood, Repair or Replace

**Awnings: Awning Materials**

Wood, Repair or Replace

**Site Grading: Site Grading**

Mostly Level, Sloped Away from Structure, Sloped Toward Structure, Further Evaluation Required



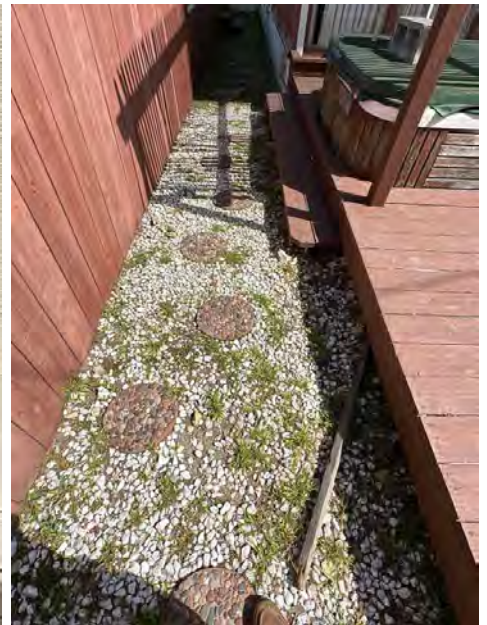
**Walls: Gate Materials**

Wood, Repair or Replace



**Walkways: Walkway Materials**

Stamped Concrete, Stepping Stones, Repair or Replace



## Limitations

Walls

### SOME OF THE WALLS

Some of the walls were obscured by vegetation and were not inspected.



## Deficiencies

5.1.1 Site Grading

### BACKYARD SLOPES TO HOUSE

 Repair or Replace

Backyard slopes to house with no apparent means for drainage. Recommend evaluation by a qualified landscaper.



5.2.1 Vegetation

### VEGETATION IS TOUCHING

 Repair or Replace

Plants and trees should be trimmed back at least 1 foot from house, foundation and / or roof to reduce wear and rot on roof, siding and eaves. Eaves exhibit signs of rot and repairs, and weakening of sheathing at eaves. Recommend evaluation by a qualified landscaper or arborist.



### 5.3.1 Retaining Walls

#### **RETAINING WALL IS CRACKED AND LEANING**

 Further Evaluation Required

Retaining walls is cracked, deteriorated and leaning. Recommend evaluation by a qualified mason.





5.4.1 Planters

**PLANTER BRICKS ARE CRACKED, LOOSE OR MISSING.**

Planter bricks are cracked, loose or missing. Recommend evaluation by a qualified mason.

 Further Evaluation Required



5.5.1 Walls

**WOOD GATE IS DETERIORATED**

Wood Gate is deteriorated and dragging. Recommend evaluation by a qualified gate repair professional or carpenter.

 Repair or Replace



5.7.1 Walkways

 Repair or Replace

**WALKWAYS HAVE UNEVEN TRANSITIONS**

Walkways have uneven transitions and cracks, which may pose trip hazards. Recommend evaluation by a qualified landscape repair professional.



5.9.1 Patios & Decks

 Repair or Replace

**PATIO DECK DETERIORATED**

Patio / Deck exhibits signs of deterioration due to water or wood eating organisms. Recommend evaluation by a qualified termite inspection professional and carpenter.





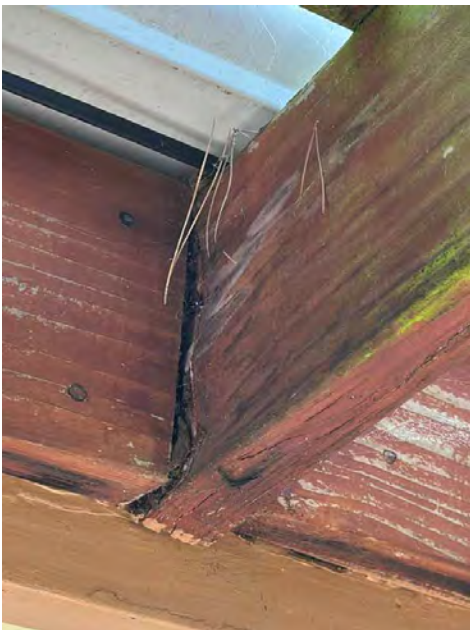


5.10.1 Awnings

**AWNING IS DETERIORATED**

 Repair or Replace

Awning is deteriorated in areas. Recommend evaluation by a qualified termite inspection professional.





## 6: LAWN SPRINKLER

### Information

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**Water Supply: Water Supply**  
Municipal, Satisfactory

**Timer: Timer**  
Not Present

**Visible Piping: Visible Piping**  
PVC, Satisfactory



**Electrical Connections: Electrical Connections**  
Not Present

**Lawn Sprinklers / Irrigation General: sprinkler disclaimer**

In accordance with InterNachi standards of practice, alarm and surveillance systems, wine cooling systems, fire suppression systems, landscape lighting, sheds, lawn sprinklers, driveway security gates, portable jacuzzi tubs, water features, fountains, BBQ's, patio enclosures and irrigation systems were not inspected and / or tested.

**Valves: Valves**

Manual, Satisfactory



# 7: GARAGE 1

## Information

**Garage Type: Garage Type**  
Attached, Satisfactory

**Garage Size: Garage Size**  
2 Car

**Garage Door Opener Type: Door Opener**  
Screw Drive, Satisfactory



**Door Opener Safety Feature Type: Garage Electrical Outlets, Lights & Opener Safety Feature**  
Light Beam, Satisfactory

**Garage Electrical Outlets, Lights & Wiring: Garage wall outlets**  
Not GFI Protected, Repair or Replace

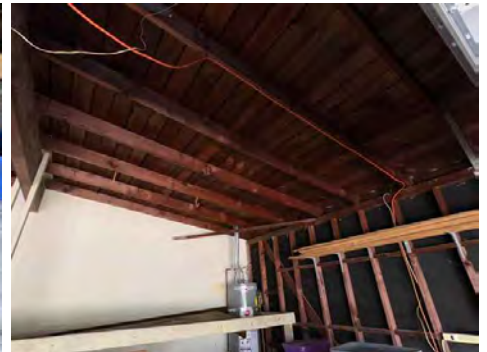


### Garage Area Pictures

Garage Area

Garage Area Pictures

Garage Area Pictures



### Deficiencies

7.1.1 Garage Type

#### **GARAGE FLOOR IS NOMINALLY CRACKED**

 Marginal

Garage floor is nominally cracked, but probably does not present a trip hazard. Recommend evaluation by a qualified concrete repair professional.



7.5.1 Garage Electrical Outlets, Lights & Wiring

 Further Evaluation Required

#### **GARAGE NOT GFI**

Electrical outlets in garage are not GFI protected. Recommend evaluation by a qualified electrician for safety.



# 8: ELECTRICAL

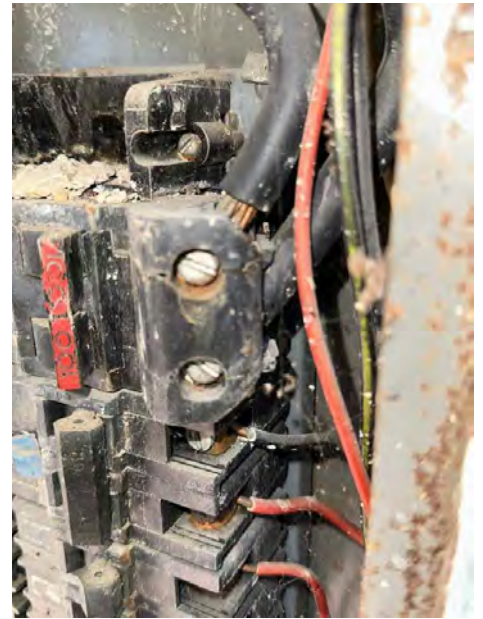
## Information

**Service Panel: Service Panel Location**  
Exterior



**Service Panel: Service Voltage**  
240 Volts

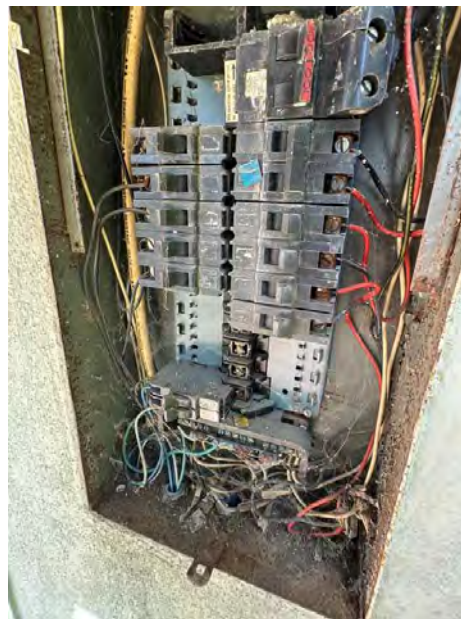
**Service Panel: Service Amperage**  
100 amps, Satisfactory



**Service Panel: Service Panel Ground**  
Unknown-Not Visible

**Service Panel: Overcurrent Protection**  
Breakers, Satisfactory

**Service Panel: GFCI/AFI Breakers**  
Not Present



**Smoke Detectors: Smoke & CO Detector Type**  
Not present

**Exterior Electrical Outlets & Wiring : Exterior Electrical Outlets**  
Not present



**Exterior Electrical Outlets & Wiring : Exterior Wiring on The Home**

Romex in Conduit, Satisfactory



**Basic Door Bell Operation: Doorbell Basic Operation**

Doorbell is operational, Satisfactory



**General Service Panel Items: Type of Service**

Overhead, Repair or Replace



**General Service Panel Items: Main Disconnect Location**

Service Panel, Satisfactory



**Service Panel: Service Panel Manufacturer**  
Federal Pacific, Further Evaluation Required



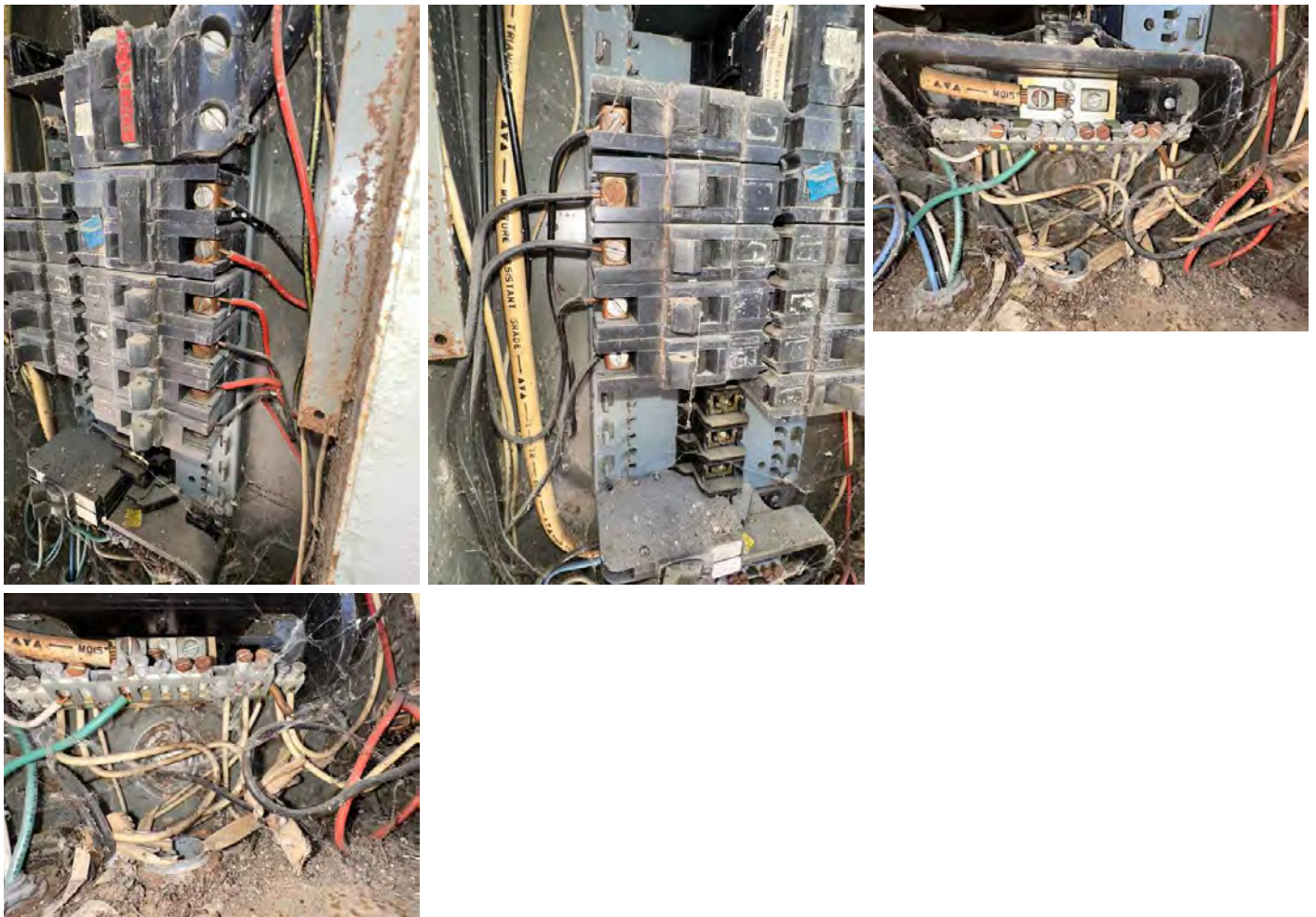
**Service Panel: Service Line Material**

Copper, Satisfactory



**Service Panel: Branch Circuit Wiring**

Non-Metallic Shielded Copper, Satisfactory



**Deficiencies**

## 8.1.1 General Service Panel Items

 Repair or Replace**SERVICE DROP TREES**

Trees should be trimmed at least 3 feet from service drop and weather head of electrical service. Recommend evaluation by a qualified tree trimmer.



## 8.2.1 Service Panel

 Repair or Replace**SERVICE PANEL CIRCUITS**

Service panel circuits are not labeled completely or legibly. Recommend evaluation by a qualified electrician.



## 8.2.2 Service Panel

 Repair or Replace**PROPER SCREWS ARE MISSING**

Proper screws are missing to secure panel cover. Screw should be blunt end. Recommend evaluation by a qualified electrician for safety.



8.2.3 Service Panel

**SERVICE PANEL RUSTING**

 Repair or Replace

Service panel dead front cover is rusting. Recommend evaluation by a qualified electrician for safety.



8.2.4 Service Panel

**SERVICE PANEL DOOR IS OBSTRUCTED**

 Repair or Replace

Service panel door is obstructed by stucco so it's hard to open or close. Recommend evaluation by a qualified electrician.



8.2.5 Service Panel

 Repair or Replace

**FPE STABLOK PUSHMATIC**

FPE "Stab-Lok" or "Pushmatic" breaker & panel installations may be hazardous. Recommend evaluation by a licensed electrician for safety evaluation.



8.3.1 Smoke Detectors

 Repair or Replace

**SMOKE DETECTORS ARE REQUIRED**

Smoke detectors are required in each bedroom and smoke and CO detectors are required in the hallway just outside of the main sleeping areas. Smoke and CO detectors should be replaced if they are older than 10 years. Smoke & CO detectors are not all present. Recommend evaluation by a handyman for proper placement and replacement.

# 9: HVAC

## Information

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**General: HVAC System Type**  
Central Heat Only, Satisfactory

**Thermostats: Thermostat Type**  
Analog, Satisfactory

**Thermostats: Thermostat Locations**  
Living Room



**Heating 1: Type of Equipment**  
Forced Heating

**Heating 1: Heating Fuel**  
Gas

**Heating 1: Approximate Age**  
21 Years

**Heating 1: Filter Type**  
Disposable, Repair or Replace

**Heating 1: Output Temperature**  
104 Degrees

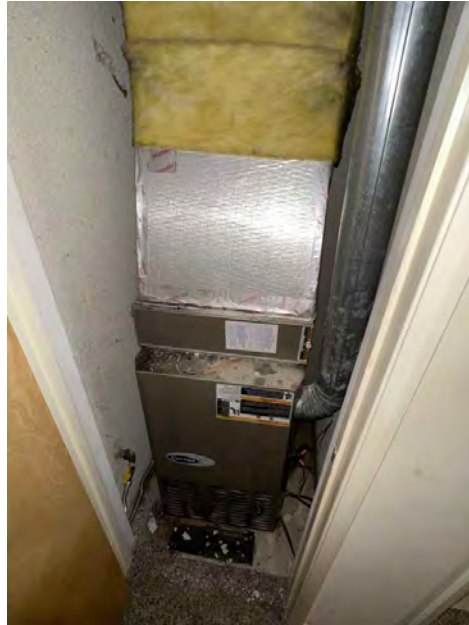
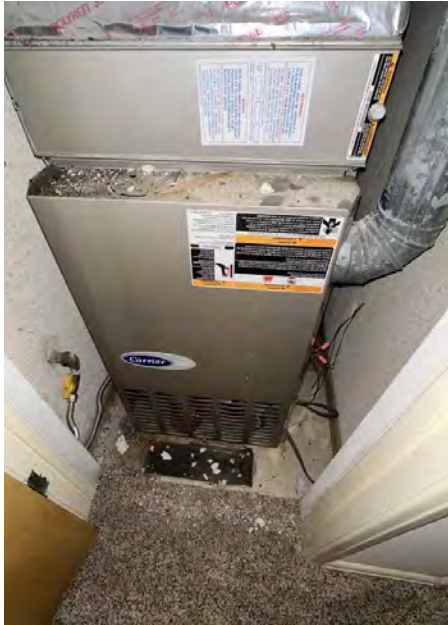
**Heating 1: Type of Distribution**  
Metal Ducting, Flexible Ducting,  
Satisfactory

**Cooling 1: Energy Source**  
Cooling System is not present



### Heating 1: Heating Location

Hall Closet



### Heating 1: Manufacturer

Carrier, Satisfactory



## Deficiencies

### 9.3.1 Heating 1

#### **AIR FILTER(S) IS / ARE DIRTY.**

Air filter(s) is / are dirty. Recommend evaluation by a qualified HVAC maintenance professional.

 Repair or Replace



9.3.2 Heating 1

**FILTER IS NON-STANDARD**

Filter is non-standard. Recommend evaluation by a qualified HVAC professional.

Repair or Replace



# 10: PLUMBING

## Information

**General: Water Service**  
Public, Satisfactory

**General: Supply Pipe Material**  
Copper, Satisfactory

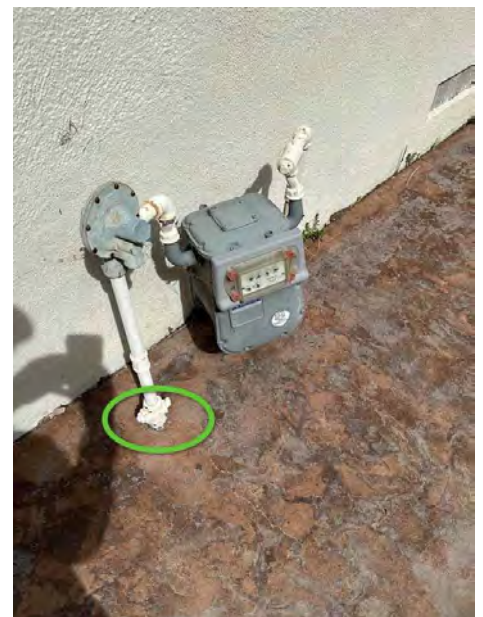
**General: Location of Main Water Shutoff**  
Exterior Front, Satisfactory



**Sewer System: Sewer System Type**  
Public, Satisfactory

**Sump Pump: Sump Pump Type**  
Not Present

**Fuel: Location of Fuel Shutoff**  
At Meter, Satisfactory



**Water Heater 1: Water Heater Fuel**  
Natural Gas

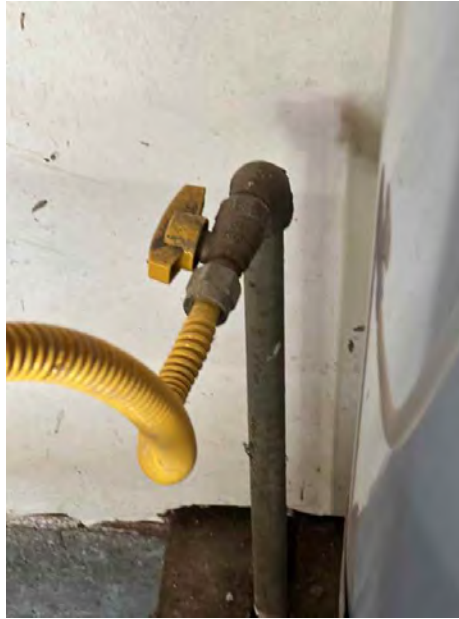
**Water Heater 1: Water Heater Capacity**  
40 gal

**Water Heater 1: Water Heater Approximate Age**  
6 Years

**Water Heater 1: Temperature & Pressure Relief Valve**

Present with Blowoff Leg, Repair or Replace

**Water Heater 1: Fuel Disconnect**  
In Same Room, Satisfactory



**Water Heater 1: Seismic Straps**  
Present, Satisfactory



**Water Softener: Water Softener Manufacturer**

Not Present

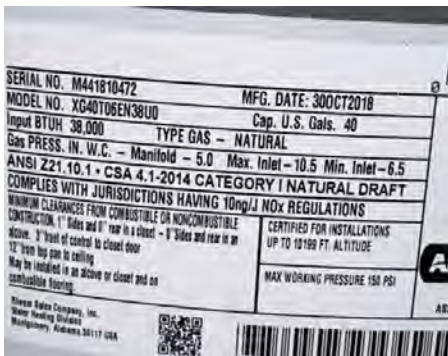
**Sewer System: Waste Pipe Material**

ABS Plastic, Cast Iron, Further Evaluation Required



**Water Heater 1: Water Heater Manufacturer**

Rheem, Satisfactory



**Deficiencies**

10.2.1 Sewer System

**SEWER SCOPE REVEALED THAT**

The sewer scope revealed a cast iron main line with heavy rust and scaling until we were unable to pass the line at the 29' mark. We recommend a hydro-jet cleaning of the cast iron section of the main line, then re-evaluation of the line by a qualified plumber. Please refer to our sewer scope video of this line which is provided in a separate email.

 Further Evaluation Required

10.5.1 Water Heater 1

**WATER HEATER GAS SUPPLY IS MISSING SEDIMENT TRAP**

The water heater gas supply line is missing a sediment trap. Recommend evaluation by a qualified plumber.

 Repair or Replace



10.5.2 Water Heater 1

 Repair or Replace

**TPR BLOWOFF LEG SHOULD BE ROUTED**

The TPR valve blowoff let should be routed to within 4" of a catch pan, a concrete floor, or through a raised wood floor towards the dirt under the home. Recommend evaluation by a qualified plumber.



# 11: BATHROOM 1

## Information

---

### Bathroom 1 Pictures

Bathroom 1

Bathroom 1



### Location: Location

Off bedroom 1

### Ceiling and Walls: Ceiling & Walls

Drywall/Plaster, Marginal

### Doors: Doors

Hinged, Satisfactory

### Bathtub: Bathtub

Not Present

### Shower: Shower

Stall, Satisfactory



### Sinks: Sinks

Single Vanity, Repair or Replace

**Toilet: Toilet**

Standard Tank, Satisfactory



**Shower Walls: Shower Walls**

Tile, Satisfactory



**Ventilation Type: Ventilation Type**

Ventilator, Satisfactory



**GFI Protection: GFI Protection**

Outlets, Repair or Replace



**Flooring: Floor**  
Tile, Satisfactory



**Deficiencies**

11.2.1 Ceiling and Walls

**BATHROOM WALL IS WATER DAMAGED.**

 Repair or Replace

Bathroom wall / baseboard is water damaged. Recommend evaluation by a qualified drywall repair and painting professional.

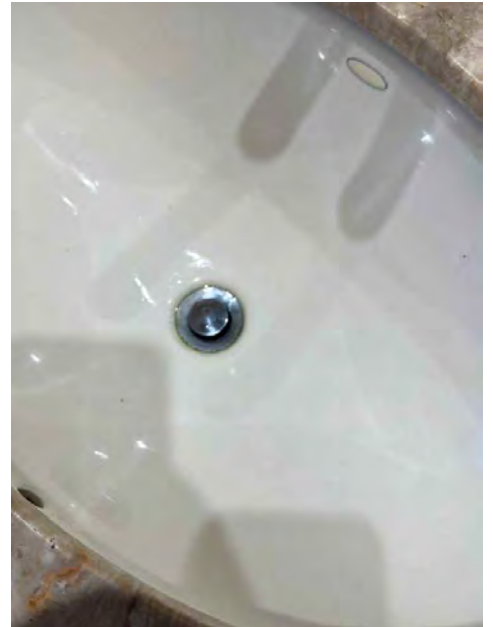


11.7.1 Sinks

**SINK DRAIN NON OP**

 Repair or Replace

Sink drain stop is non-operational. Recommend evaluation by a licensed plumber.



#### 11.7.2 Sinks

### A SLOW DRAIN

A slow drain is apparent in the sink. Recommend evaluation by a qualified plumber.

Repair or Replace



#### 11.11.1 GFI Protection

### GFI OUTLET IS NON OP

GFI outlet in bath is not operational. Recommend evaluation by a qualified electrician for safety.

Repair or Replace



# 12: BATHROOM 2

## Information

**Location: Location**

Near entry & hallway

**Bathtub: Bathtub**

Not Present

**Ceiling and Walls: Ceiling & Walls**

Drywall/Plaster, Satisfactory

**Sinks: Sinks**

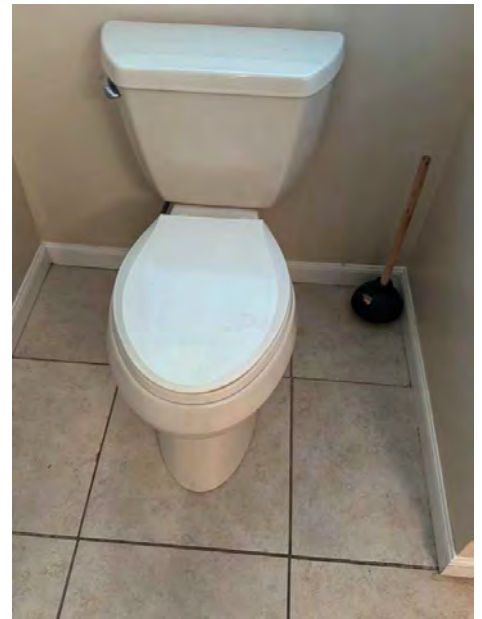
Double Vanity, Repair or Replace

**Doors: Doors**

Hinged, Satisfactory

**Toilet: Toilet**

Standard Tank, Satisfactory



**Tub Surround: Tub Surround**

Not Present

**Ventilation Type: Ventilation Type**

Ventilator, Satisfactory, Window

**GFI Protection: GFI Protection**

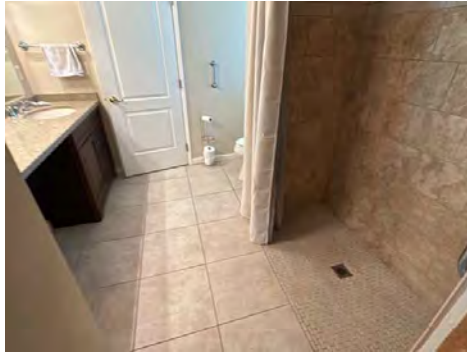
Outlets, Repair or Replace



**Bathroom 2 Picture**

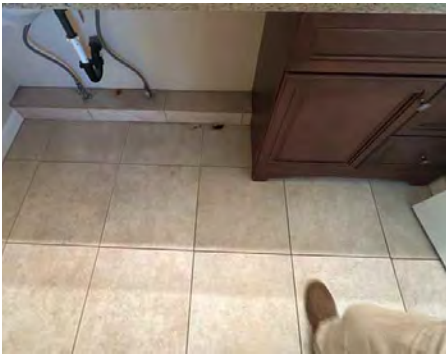
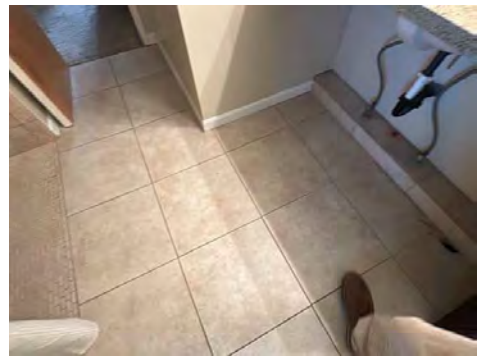
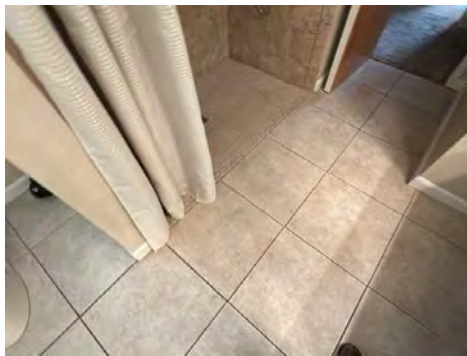
Bathroom 2 Pictures

Bathroom 2 Pictures



**Flooring: Floor**

Tile, Satisfactory



**Shower: Shower**

Stall, Satisfactory



**Shower Walls: Shower Walls**

Tile, Satisfactory



**Deficiencies**

12.7.1 Sinks

**CRACKS OR CHIPS IN SINK**

Cracks or chips and / or deterioration is observed in sink. Recommend evaluation by a qualified sink reglazer.

 Repair or Replace



12.12.1 GFI Protection

Repair or Replace

**GFI NOT PRESENT**

GFI protection in bath is not present. Recommend evaluation by a qualified electrician.



12.12.2 GFI Protection

Repair or Replace

**OUTLET IN BATH OPEN GROUND**

Outlet in bath tests open ground. Recommend evaluation by a licensed electrician.



# 13: HALLWAY

## Information

**Flooring: Flooring**

Carpet, Repair or Replace

**Ceiling & Walls: Ceiling & Walls**

Drywall/Plaster, Satisfactory

**Electrical: Electrical**

Switches & Outlets, Light Fixture

**Windows: Windows**

Not present

**Doors: Doors**

Hinged, Satisfactory

**Hallway Pictures: Hallway Pictures**

Hallway Pictures

Living Room Pictures



## Deficiencies

13.2.1 Flooring

**CARPET HAS VARIOUS STAINS**

 Repair or Replace

Carpet has various stains and wear damage. Recommend evaluation by a qualified flooring repair professional.





## 13.4.1 Electrical

**A SMOKE DETECTOR IS MISSING**

A smoke detector is missing. Recommend correction by a qualified handyman.

**Further Evaluation Required**

## 13.4.2 Electrical

**A CO DETECTOR IS MISSING**

A CO detector is missing in the hallway. Recommend evaluation by a qualified handyman.

**Further Evaluation Required**



## 13.4.3 Electrical

**OUTLET OR SWITCH COVER MISSING**A button with a white minus sign icon and the text "Repair or Replace" in white on an orange background.

An outlet or switch cover is missing. Recommend evaluation by a qualified electrician.



# 14: LIVING ROOM

## Information

**Ceiling & Walls: Ceiling & Walls**

Drywall/Plaster, Satisfactory

**Electrical: Electrical**

Switches & Outlets, Light Fixture, Satisfactory

**Windows: Windows**

Fixed

**Doors: Doors**

Hinged, Sliding, Satisfactory

**Heat Source: Heat Source**

Register, Satisfactory

**Living Room Pictures: Living Room Pictures**

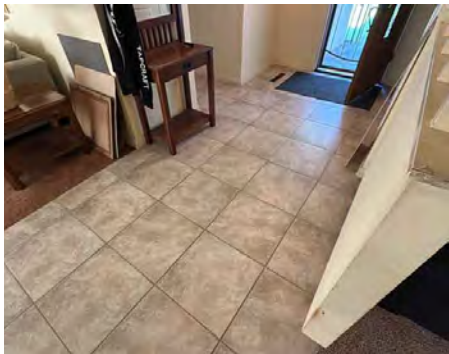
Living Room Pictures

Living Room Pictures



**Flooring: Flooring**

Carpet, Tile, Satisfactory



# 15: DINING ROOM

## Information

### Dining Room Pictures

Dining Room Pictures

Dining Room Pictures



### Ceiling & Walls: Ceiling & Walls

Drywall/Plaster, Repair or Replace

### Flooring: Flooring

Carpet, Repair or Replace

### Electrical: Electrical

Switches & Outlets, Light Fixture, Satisfactory

### Windows: Windows

Not present

### Doors: Doors

Sliding, Satisfactory, Hinged

### Heat Source: Heat Source

Register, Satisfactory

## Deficiencies

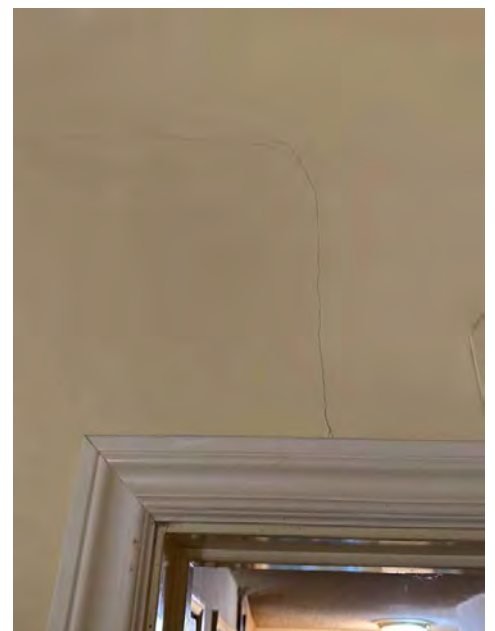
### 15.1.1 Ceiling & Walls

#### **CEILING IS DAMAGED**

Ceiling and / or walls are cracked & damaged. Recommend evaluation by a qualified residential structural engineer, painter and plaster repair professional.



Further Evaluation Required



15.2.1 Flooring

**CARPET IS STAINED.**

Carpet is stained. Recommend evaluation by a qualified carpet cleaner.

Repair or Replace



# 16: BEDROOM 1

## Information

### Bedroom 1 Pictures

Bedroom 1 Pictures

Bedroom 1 Pictures



### Ceiling and Walls: Ceiling & Walls

Drywall/Plaster, Further

Evaluation Required

### Flooring: Flooring

Carpet, Repair or Replace

### Electrical: Electrical

Switches & Outlets, Repair or Replace

### Windows: Windows

Fixed, Single Hung, Satisfactory

### Doors: Doors

Hinged, Sliding, Repair or Replace

### Heat Source: Heat Source

Register

## Deficiencies

16.1.1 Ceiling and Walls

### ACOUSTICALLY SPRAYED CEILINGS

 Repair or Replace

Acoustically sprayed ceilings may contain asbestos. Recommend evaluation by a qualified acoustical ceiling repair professional.

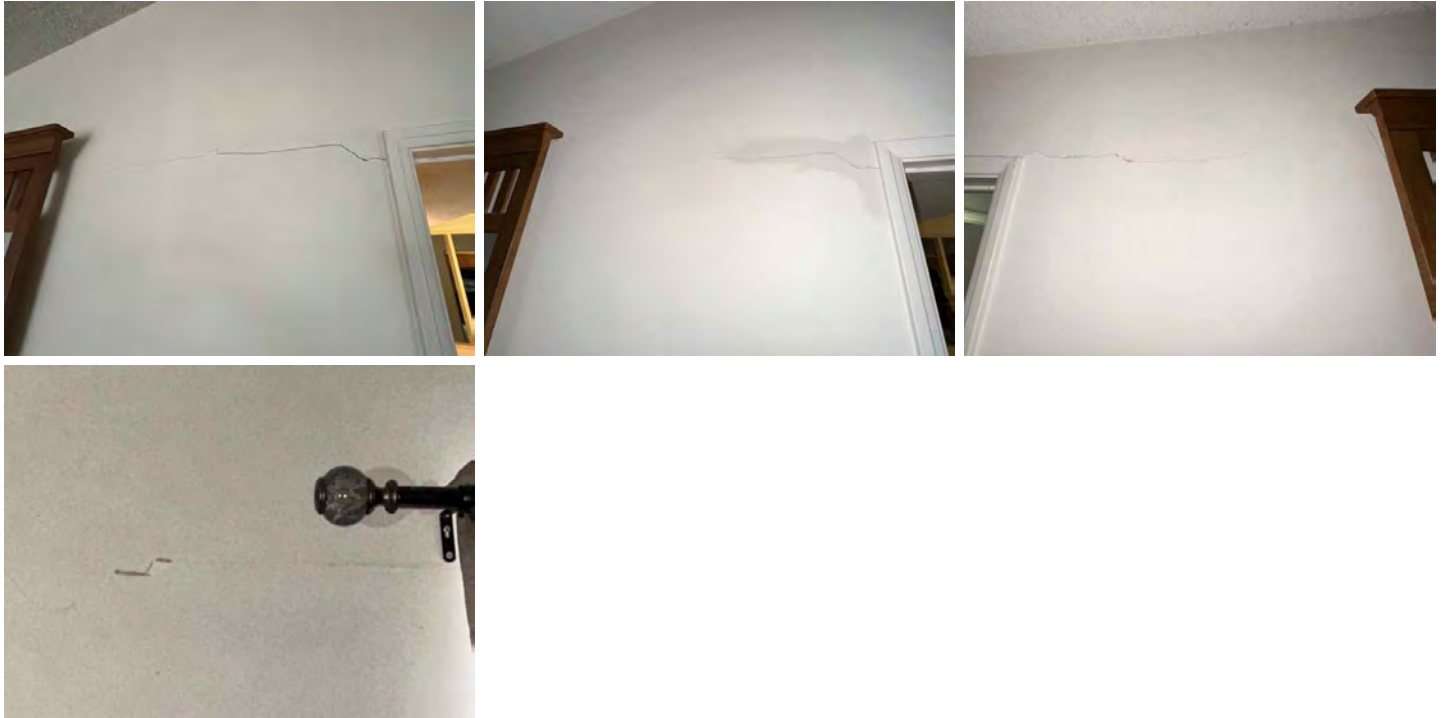


16.1.2 Ceiling and Walls

 Further Evaluation Required

**WALL IS NOMINALLY CRACKED / ENGINEER**

Wall is nominally cracked. Recommend evaluation by a qualified residential structural engineer, plaster repair professional and qualified painter.

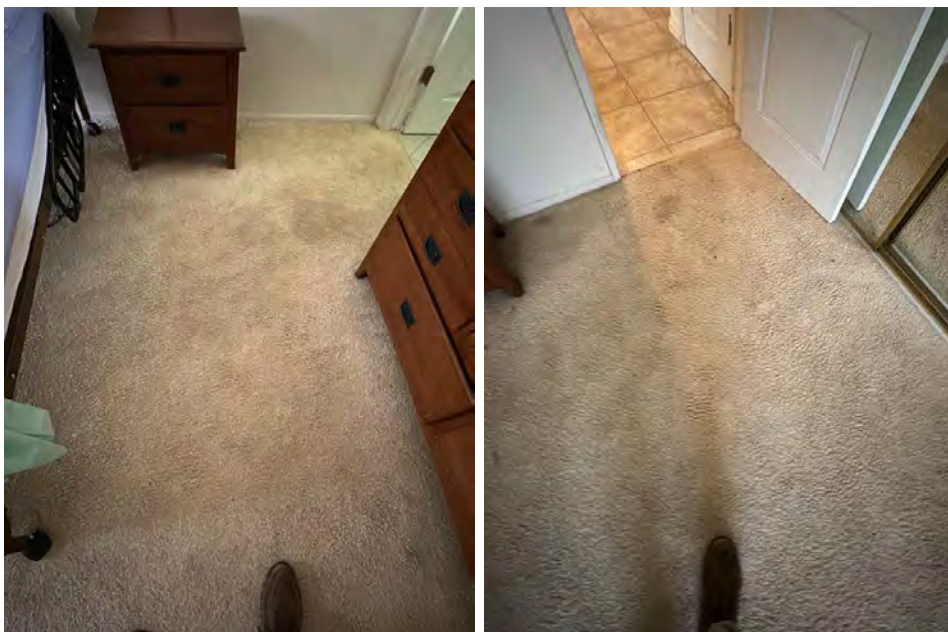


16.2.1 Flooring

 Marginal

**CARPET HAS VARIOUS STAINS AND / OR WEAR DAMAGE**

The carpet has various stains and / or wrinkles and / or wear damage. Recommend evaluation by a qualified carpet or flooring professional.



## 16.3.1 Electrical

Repair or Replace**SMOKE DETECTOR MISSING**

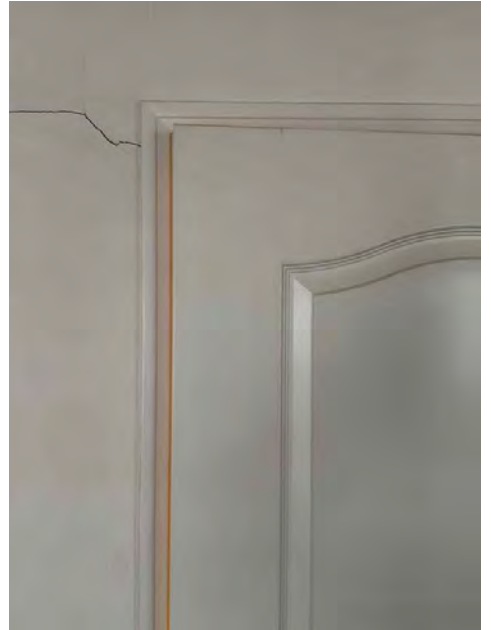
Smoke detector is missing. Recommend evaluation by a qualified handyman.



## 16.5.1 Doors

Repair or Replace**DOOR DRAGS**

Door drags in jamb. Recommend evaluation by a qualified door professional.





# 17: BEDROOM 2

## Information

### Bedroom 2 Pictures

Bedroom 2 Pictures

Bedroom 2 Pictures



### Ceiling and Walls: Ceiling & Walls

Drywall/Plaster, Further Evaluation Required

### Flooring: Flooring

Carpet, Satisfactory



### Electrical: Electrical

Switches & Outlets, Repair or Replace

### Windows: Windows

Aluminum Slider, Satisfactory

### Doors: Doors

Hinged, Bi-Fold, Repair or Replace



### Heat Source: Heat Source

Register

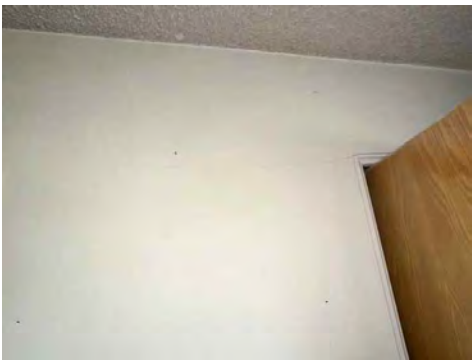
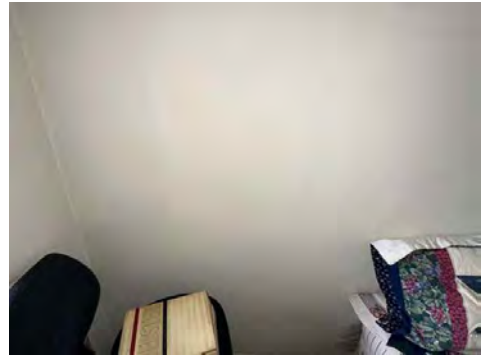
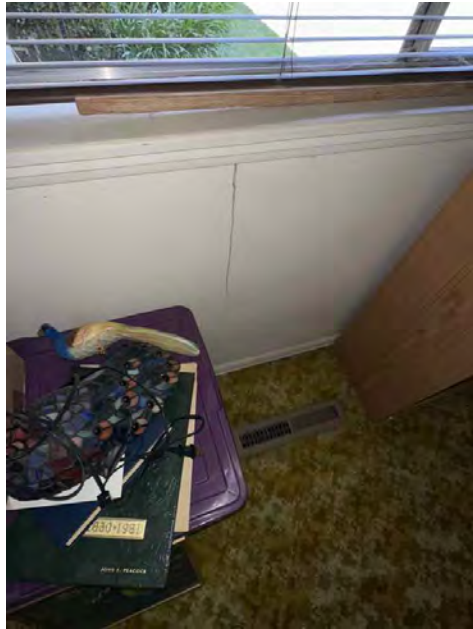
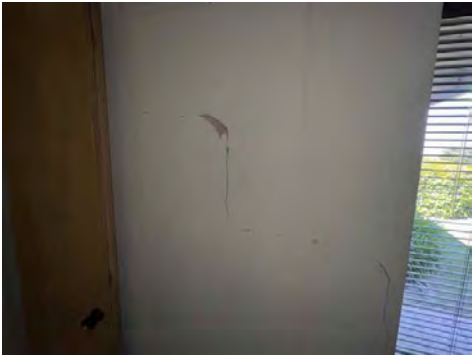
## Deficiencies

### 17.1.1 Ceiling and Walls

#### **CEILING IS NOMINALLY CRACKED**

Ceilings are nominally cracked. Recommend evaluation by a qualified residential structural engineer, drywall or plaster repair professional and painter.

 Further Evaluation Required

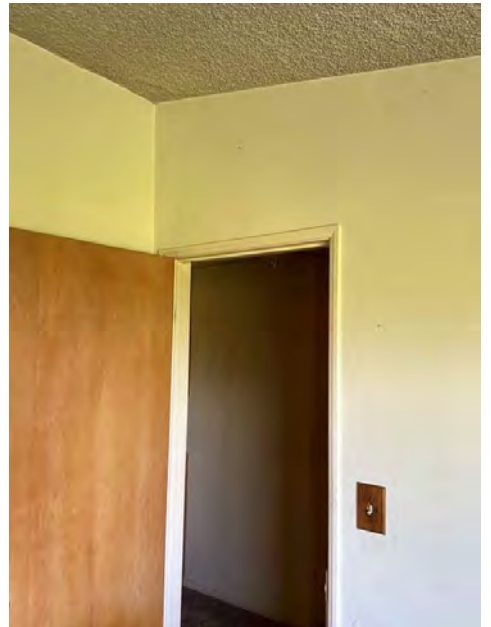


17.3.1 Electrical

**SMOKE DETECTOR MISSING**

Smoke detector is missing. Recommend evaluation by a qualified handyman.

 Repair or Replace



17.5.1 Doors

**BIFOLD DOORS ARE OFF TRACK**

Bi-fold doors are off top track. Recommend evaluation by a qualified door professional.

 Repair or Replace



# 18: BEDROOM 3

## Information

### Bedroom 3 Pictures

Bedroom 3 Pictures

Bedroom 3 Pictures



### Ceiling and Walls: Ceiling & Walls

Drywall/Plaster, Repair or Replace

### Flooring: Flooring

Wood Laminate, Satisfactory



### Electrical: Electrical

Switches & Outlets, Smoke Detector, Repair or Replace

### Windows: Windows

Aluminum Slider, Satisfactory

### Doors: Doors

Hinged, Bi-Fold, Satisfactory

### Heat Source: Heat Source

Register

## Deficiencies

18.1.1 Ceiling and Walls

### THE CEILING IS DAMAGED



Further Evaluation Required

The ceiling appears to exhibit old water damaged with deteriorating repairs. Recommend evaluation by a qualified drywall repair professional.



### 18.1.2 Ceiling and Walls

#### **WALL IS DAMAGED**

 Repair or Replace

Wall is damaged. Recommend evaluation by a qualified plaster or drywall repair professional.

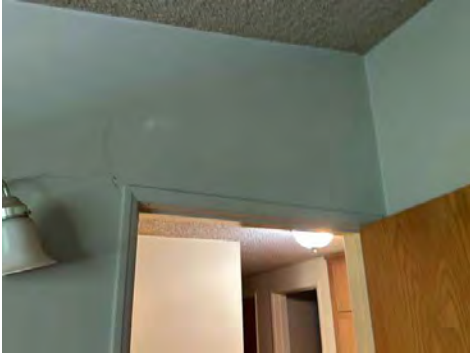


### 18.3.1 Electrical

#### **SMOKE DETECTOR**

 Repair or Replace

Smoke detector is missing. Recommend evaluation by a qualified handyman.



# 19: BEDROOM 4

## Information

### Bedroom 4 Pictures

Bedroom 4 Pictures

Bedroom 4 Pictures



### Ceiling and Walls: Ceiling & Walls

Drywall/Plaster, Satisfactory

### Flooring: Flooring

Carpet, Repair or Replace

### Electrical: Electrical

Switches & Outlets

### Windows: Windows

Aluminum Slider, Satisfactory

### Doors: Doors

Hinged, Bi-Fold, Sliding

### Heat Source: Heat Source

Register

## Deficiencies

### 19.1.1 Ceiling and Walls

#### **ACOUSTICALLY SPRAYED CEILINGS**

Acoustically sprayed ceilings may contain asbestos. Recommend evaluation by a qualified acoustical ceiling repair professional.

 Repair or Replace

### 19.1.2 Ceiling and Walls

#### **WALLS ARE DAMAGED**

Walls are damaged. Recommend evaluation by a qualified residential structural engineer, plaster or drywall repair professional and painter.

 Further Evaluation Required

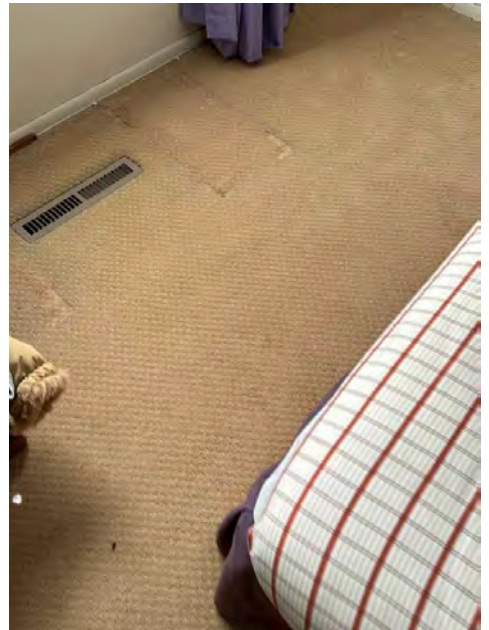


19.2.1 Flooring

**CARPET IS STAINED**

 Repair or Replace

Carpet has various stains, wear damage and / or faded areas. Recommend evaluation by a qualified carpet or flooring professional.



19.3.1 Electrical

**SMOKE DETECTOR**

 Repair or Replace

Smoke detector is missing. Recommend evaluation by a qualified handyman.





19.5.1 Doors

**CLOSET DOOR OFF TRACK**

 Repair or Replace

Closet door is off track. Recommend evaluation by a qualified closet door repair professional.



## 20: KITCHEN 1

### Information

**Ceiling and Walls: Ceiling & Walls**  
Drywall / Plaster, Satisfactory

**Cabinet Materials: Cabinet Materials**  
Wood, Satisfactory

**Sinks: Sinks**  
Double, Satisfactory



**GFI Electrical Outlets & Switches: GFI Electrical Outlets & Switches**  
GFI Outlets are present, Repair or Replace

**Windows: Windows**  
Vinyl Sliders, Satisfactory

**Doors: Doors**  
Hinged, Repair or Replace

**Appliances: Range**  
Not present

**Appliances: Cooktop**  
General Electrical, Repair or Replace

**Appliances: Range Hood**  
Broan, Satisfactory



**Appliances: Microwave**  
Not present

**Appliances: Disposal**  
Badger, Repair or Replace

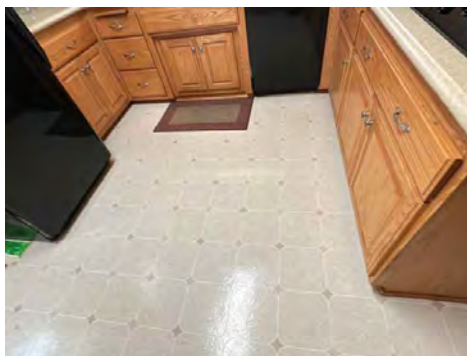


**Appliances: Trash Compactor**  
Not Present

**Kitchen 1 Pictures**  
Kitchen 1 Pictures  
Kitchen 1 Pictures



**Flooring: Flooring**  
Linoleum, Satisfactory



**Countertop Materials: Countertop Materials**

Synthetic Stone, Satisfactory



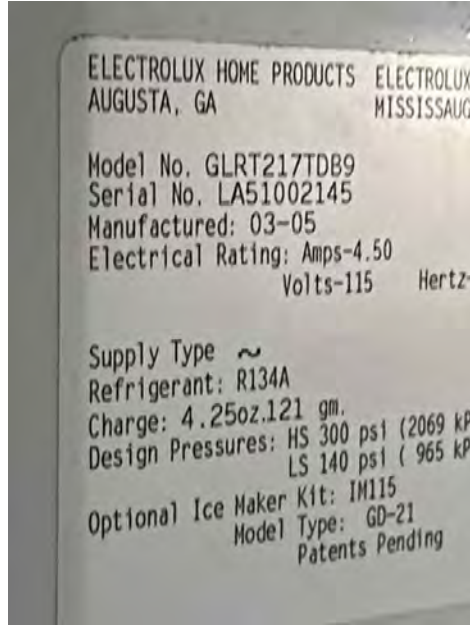
**Appliances: Oven**

Frigidaire, Satisfactory



**Appliances: Refrigerator**

Frigidaire, Satisfactory



**Appliances: Dishwasher**

Whirlpool, Satisfactory



**Appliances: Central Vacuum**

Not Present

Central vacuum systems are not inspected or tested. If a central vacuum system is present, we recommend inspection and service by a qualified central vacuum service professional.

**Deficiencies**

20.6.1 GFI Electrical Outlets & Switches

**COUNTERTOP OUTLET OPEN GROUND**



Countertop outlets are mis-wired. Recommend evaluation by a qualified electrician for safety.



20.6.2 GFI Electrical Outlets & Switches

 Repair or Replace

**OUTLET BOX IS LOOSE**

Outlet in box is not properly anchored. Recommend evaluation by a qualified electrician for safety.



20.8.1 Doors

 Repair or Replace

**DOOR IS RUBBING IN THE JAMB**

Door is missing. Recommend evaluation by a qualified door repair professional.



20.9.1 Appliances

 Repair or Replace

**BURNER DOES NOT IGNITE**

Burner(s) does not ignite. Recommend evaluation by a qualified appliance repair professional.



## 20.9.2 Appliances

 Repair or Replace**DISPOSAL IS NON OP**

Disposal does not function. Recommend evaluation by a qualified plumber.



# 21: LAUNDRY 1

## Information

### Laundry 1 Pictures

Laundry 1 Pictures

Laundry 1 Pictures



### Ceiling & Walls: Ceiling & Walls

Drywall/Plaster, Satisfactory

### Flooring: Flooring

Linoleum, Satisfactory



### Doors: Doors

Bi-Fold, Satisfactory

### Cabinets: Cabinets

Not Present

### Laundry Sink: Laundry Sink

Not Present

### Dryer Venting: Dryer Venting

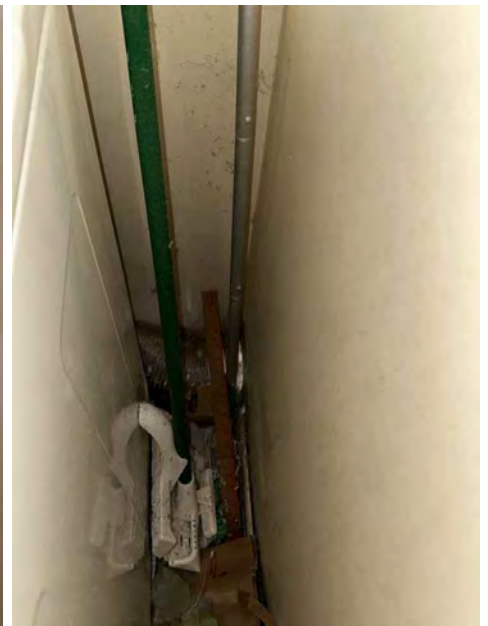
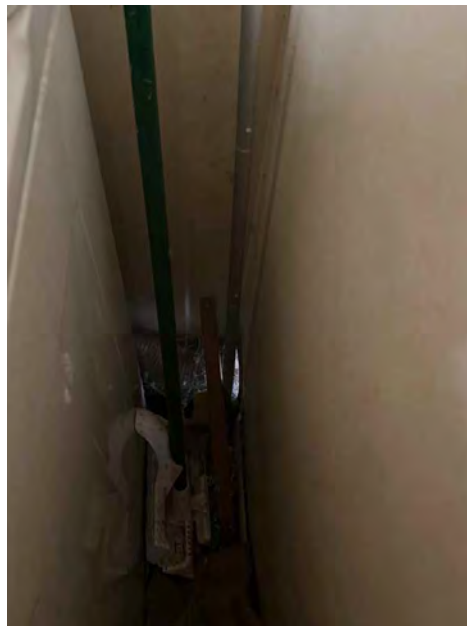
To Exterior, Repair or Replace

### GFI Protection: GFI Protection at Outlets

Not Present, Repair or Replace

### Laundry Hook-Ups: Laundry Hook Ups

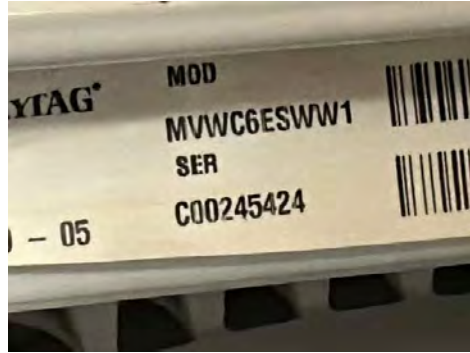
Present, Satisfactory





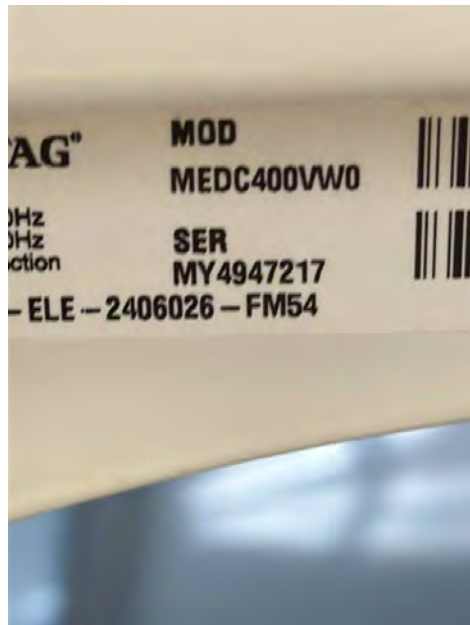
**Washer: Washer**

Maytag, Satisfactory



**Dryer: Dryer**

Maytag, Satisfactory



**Deficiencies**

21.6.1 Dryer Venting

**DRYER VENT ASSEMBLY IS BROKEN OR DETACHED**

 Repair or Replace

Dryer vent assembly is broken or detached. Recommend evaluation by a qualified handyman.



## 21.7.1 GFI Protection

**LAUNDRY GFI NOT PRESENT**An orange button with a white minus sign icon and the text "Repair or Replace" in white.

GFI protection is not present at these electrical outlets for laundry. (Usually 20 amp GFI receptacle) Recommend evaluation by a qualified electrician for safety.



# 22: INTERIOR

## Information

**Interior Door Materials: Interior Door Materials**

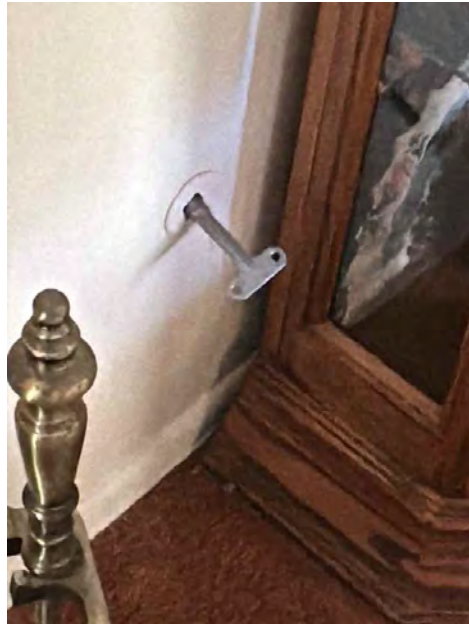
Wood

**Stairway(s): Stairways**  
Not Present

**Elevator(s): Elevator**  
Not Present

**Fireplace(s): Fireplace(s)**

Masonry, Wood Burning, Gas Burning, Repair or Replace



## Deficiencies

22.2.1 Fireplace(s)

### FLU STOP MISSING

Flu stop is missing in fireplace. Recommend evaluation by a qualified fireplace professional.

 Repair or Replace



## 23: POOL & SPA

### Information

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#### Pool and Spa Area Pictures

Pool & Spa not present

Pool & Spa Area Pictures

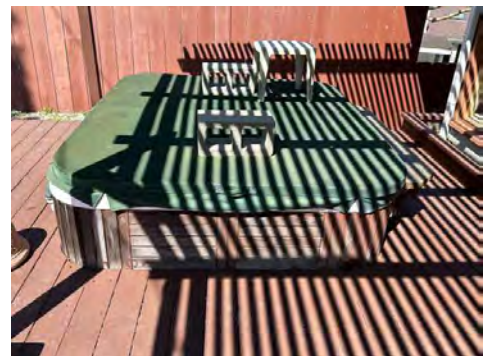
### Limitations

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Pool & Spa Area Pictures

#### **NOT PRESENT**

Built In Pool and / or spa is not present, and portables are not inspected.



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# STANDARDS OF PRACTICE

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## Inspection Details

**In accordance with InterNachi Standards of Practice, alarms and surveillance systems, wine cooling systems, fire suppression systems, landscape lighting, sheds, boat docks, boat houses, sea walls, automotive lifts, audio / video systems, internet & cable TV systems, lawn sprinkler systems, portable jacuzzi tubs & spas, water features, fountains, BBQ's & outdoor kitchens, septic systems, patio enclosures and irrigation systems are not inspected or tested.**

## Roofing

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

## Structure

**The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.**

**If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.**

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

## Electrical

**The inspector cannot inspect hidden wiring or verify if the number of outlets as per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.**

## HVAC

**The heating system is inspected visually and operated by normal controls to determine general condition, NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.**

**Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.**

**The Cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy, The capacity or adequacy of the cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.**

**Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed HVAC professional.**

## Plumbing

**The Plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of the inspection.**

## Kitchen 1

**This inspection is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power controls is beyond the scope of the inspection.**

**Interior**

**The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items, including a number of windows and doors.**