



Property Inspection Report



6128 Hawarden, Riverside, CA 92506
Inspection prepared for: Latasha Mason
Real Estate Agent: Gustavo Rodriguez - Rise Mortgage & Real Estate

Date of Inspection: 8/8/2024 Time: 4:00 p.m. Size: 3,121 Sq Ft
Weather: Sunny & clear. Temperature: 91°F



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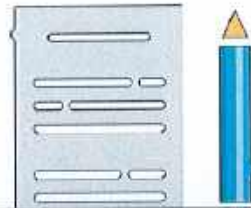


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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to be corrected. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. For your safety and liability, I recommend that you hire only licensed contractors when having any work done. All repairs must be done by a licensed and bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done. If the living area has been remodeled or part of an addition, **I recommend that you verify the permit and certificate of occupancy.** This is important because my inspection is not a **PASS** or **FAIL** inspection, also does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to safety, function failures, improper repairs and major defects. Examples would be bare electrical wires and active drain leaks. The complete list of items noted is found throughout the body of the report, including normal maintenance items. Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you and be sure to read your inspection report in its entirety. **Please review all of the pages of the report as the summary alone does not explain all the issues.**

Note: If there are no comments in **RED** below this summary page, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Interior		
Page 9 Item: 8	Electrical	<ul style="list-style-type: none"> • 2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.
Fireplace		
Page 11 Item: 4	Fireplace	<ul style="list-style-type: none"> • Inoperable • Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.

Bathroom(s)		
Page 16 Item: 6	Electrical	<ul style="list-style-type: none"> • 2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards. • **GFCI OUTLET** • GFCI apparently inoperable. See photo • GFCI reset button would not reset. Recommend further review by a licensed electrician.
Kitchen		
Page 23 Item: 10	Plumbing & Disposal	<ul style="list-style-type: none"> • *** Garbage Disposal *** • The unit makes irregular noise. This may be a foreign object stuck in the disposal.
Page 24 Item: 11	Dishwasher	<ul style="list-style-type: none"> • No air gap noted at dishwasher drain line. In the event of a sewer backup, this device prevents sewer matter or waste water from entering into dishwasher and causing damage to the appliance. No loop in drain line noted. Suggest that the dishwasher drain line should drain upstream of the trap as necessary. Typically, there would be a "high loop" in the rear of the dishwasher unit but the home inspector can determine the presence of one due to accessibility. If buyers have any concerns, I recommend having a qualified plumber install an air gap to prevent possible contamination or confirm that the drain line is draining upstream, as necessary. For further information, click here Air gap
Attic		
Page 29 Item: 3	Ventilation	<ul style="list-style-type: none"> • Attic is inadequately vented. Recommend review by a qualified professional for repair as necessary to ensure proper ventilation.
Page 30 Item: 5	Electrical	<ul style="list-style-type: none"> • Attic light fixture is apparently inoperable or burnt out. Replace and check for operation • Switch covers missing • Missing outlet covers were found, make sure they are replaced. This is a DIY repair and does not require a contractor
Garage		
Page 34 Item: 1	Garage Door	<ul style="list-style-type: none"> • Some wood deterioration noted at the garage area - exterior garage door frame base. Have repaired and inspected for wood-destroying insect damage.
HVAC or Furnace		
Page 40 Item: 7	A/C Condenser	<ul style="list-style-type: none"> • A/C condenser unit not secured properly at the base. I recommend repairs by a licensed contractor.
Water Heater		
Page 45 Item: 4	Gas Shut off valve and Gas lines	<ul style="list-style-type: none"> • No sediment trap or drip leg noted. Recommend a licensed contractor for further evaluations and recommendations, if necessary.

Page 45 Item: 6	T.P.R Valve & Overflow pipe	<ul style="list-style-type: none"> • There is no TPR valve present on this water heater. This is a serious safety concern and needs to be corrected at once. I recommend contacting a licensed plumber to install a proper valve.
Main Electrical Panel		
Page 47 Item: 1	Main Electrical Panel	<ul style="list-style-type: none"> • SHOCK HAZARD: Open slots observed. Knockouts need snap-in caps inside panel box. Filler plates should be installed to keep exterior elements out of panel box and to avoid potential electrocution hazard. See photo
Page 49 Item: 5	Sub Panel Breakers	<ul style="list-style-type: none"> • Grounding / Bonding questionable at panel box. • Have electrician ensure that ground is continuous, see photo. • Questionable wiring in panel box. Have licensed electrician evaluate. • Burned or scorched wiring observed, recommend review by a licensed electrician.
Page 51 Item: 7	Cable Service Feeds	<ul style="list-style-type: none"> • Solar/photovoltaic present. Not inspected. This system is beyond a scope of a home inspection and it is excluded from the report. Consult with the seller or a specialist for further details about this system prior to escrow closing.
Exterior Areas		
Page 55 Item: 3	Side Door(s) and/or Rear Door(s)	<ul style="list-style-type: none"> • Air and light entering at front entrance door. Doors do not seal well. This can be an energy drain. • All door entry ways should be properly weathered sealed to prevent energy loss.
Page 56 Item: 5	Siding	<ul style="list-style-type: none"> • Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.
Grounds		
Page 59 Item: 3	Exterior Plumbing	<ul style="list-style-type: none"> • Visible leaking is noted. Consult with a licensed plumbing contractor to determine and correct the cause of the issue. <p>Location: Near the pool equipment area</p>
Pool		
Page 62 Item: 2	Pool Slab, Coping & Skimmer Basket	<ul style="list-style-type: none"> • Pliable seal caulking or expansion joints missing in areas observed. Recommend sealing cracks/voids.
Raised Foundation		
Page 66 Item: 1	Ventilation	<ul style="list-style-type: none"> • Inadequate venting observed in crawlspace, suggest installing additional vents for proper moisture control. • No venting observed. Recommend contacting a qualified contractor to install venting.
Page 66 Item: 3	Access Panel	<ul style="list-style-type: none"> • The exterior crawlspace access was missing a proper cover. I recommend installing a cover with a screen to assist in ventilating the space.



Inspection Agreement

Introduction

I appreciate the opportunity to conduct this inspection for you! Please carefully read your Inspection Report in its entirety. Contact me after you have reviewed your report, so we can go over any questions you may have if necessary. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire escrow process and after closing of escrow.

1. PHOTO DOCUMENTATION:

Your report also includes digitally imaged photos and video of certain safety and defect areas (should they exist). Also included are pictures (General Views) to establish location, identification and the condition at time of inspection. Please carefully read your entire Inspection Report. This inspection may be limited by vegetation, obstructed/stored items and possessions. NOTE: This report is a snapshot in time, conditions of the structure may change during the escrow process once the inspector completes the physical inspection and vacates the property. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. The inspector can perform a re-inspection as an option prior to escrow closing. Consult with the inspector for further details about acquiring a re-inspection.

2. CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT:

Coomer Home Inspections does NOT test for asbestos, formaldehyde, lead paint, Chinese drywall, poria or any other health or environmental items due to conflict of interests. The inspector is not licensed to perform testing any of these items. It is recommended to the client have the property tested by a licensed contractor in these areas if necessary or mentioned in this report. My goal is to provide valuable and unbiased information that helps consumers make informed decisions. A portion of our business shall not be based on relationships and/or affiliate with other professions, home warranty companies, real estate sales professionals, lawyers, lenders, vendors, etc., and our reports can not conflict with the business interests of these parties. We do not allow these relationships to compromise the integrity of our service. However, they do enable us to deliver more value to my clients, my reports are intended to accurately reflect our impartial professional opinion and without exception.

3. INTERNACHI STANDARDS OF PRACTICE:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. The home inspection is not technically exhaustive. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the client and inspector, prior to the inspection process. The InterNACHI Standards are available from InterNACHI's website: <http://www.nachi.org/sop>.

Inspection Agreement (continued)

4. LIMITATIONS:

During this inspection your inspector did not dismantle equipment, dismantle any structural items, and apply stress or destructive testing. Areas that are hidden and/or not readily visible are not covered in this report. Inspection may be limited by vegetation, possessions and other obstructing items at time of inspection. Our report is not a guarantee or warranty on the condition of your property or its contents and as stated in the inspection contract. This report provides an unbiased visual inspection only. Coomer Home Inspections is to perform within consideration given to the age of the structure. Defects will indicated and be marked as such, even though the condition may be normal for the age and should be inspected by the appropriate licensed contractor. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. Your report does not include all items covered in the real estate transfer disclosure form.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible apparent condition of the structure, its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspector makes no warranty as to condition, performance, guarantees, fitness, or operation of any components on the property. Be aware that hidden damage can also exist, including mold, framing defects, component failures, wood destroying organisms, wood rot, and insect damage. Inspector is not responsible for any hidden damage. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals.

A home inspection does not include the identification of, or research for appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you. You can visit the website @ www.cpsc.gov.

You are advised to seek two professional opinions and acquire maintenance of repair as to any defects, comments, improvements or recommendations mentioned in this report. I recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. I recommend that all repairs corrections and cost estimates to be completed and documented prior to escrow closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing including HVAC professionals, electricians, engineers, roofers or other licensed professionals. This report is not a code compliance. The inspector does not quote any building and safety codes. Depending upon the age of the property, some items for example like GFCI outlets may not have been installed when the structure was built. This report will focus on major defects, safety concerns and not current building codes. This report also identify specific non-code, non-cosmetic concerns that the inspector feels may not need further investigation or repairs.



Inspection Details

1. Attendance

Observations:

- Client present
- Selling Agent present

2. Home Type

Observations:

- Single one story structure family home

3. Occupancy

Observations:

- Vacant

4. Utilities

Observations:

- Sewer or Septic: City sewer
- Water Source: Public
- All the utilities were on at the time of inspection.

5. Structure Foundation Type

Observations:

- Concrete slab and raised foundation in areas noted

6. Additional notes

Observations:

- Out buildings, sheds and other structures are excluded from this report.
- Please refer to the inspection contract, the Inspection Terms section FOR A COMPLETE DISCLAIMER OF ITEMS EXCLUDED FROM THIS INSPECTION



Interior

The Interior section covers areas of the house usually consist of hallways, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior, and inspectors are not required and/or for liability reasons to move personal items.

1. Walls

Observations:

- Appeared in serviceable condition at time of inspection.



2. Ceilings

Observations:

- Appeared serviceable at time of inspection.

3. Floors

Observations:

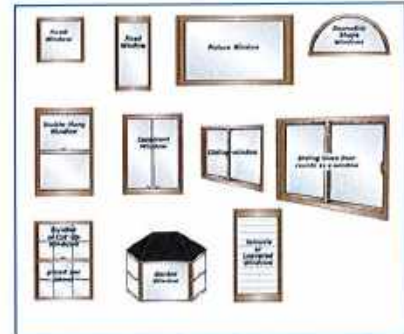
- Appeared in serviceable condition at time of inspection.
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Interior (continued)

4. Windows

Observations:

- Appeared functional, at time of inspection.
- NOTE: In accordance with InterNACHI Standards (SOP), home inspectors are NOT required to test every window in the house, and particularly if it is furnished and/or blocked by personal items. I do test at least one or more unobstructed windows in the interior and in every bedroom to ensure that at least one provides an emergency egress exit. For more info about the InterNACHI SOP click here [InterNACHI SOP](#)



5. Stairs and handrail

Observations:

- Single story only

6. Closets

Observations:

- The closet(s) is in serviceable condition.

7. Cabinets

Observations:

- None installed

8. Electrical

Observations:

- Appeared functional, at time of inspection.
- UPGRADE: Some outlets were original and/or out dated throughout the house. Suggest replacing, upgrade and installing new outlets with TRR protection by a licensed electrician to enhance child safety, where and if necessary.
- No major system safety or function concerns noted at time of inspection.
- A low voltage alarm system is installed. Due to the specialized nature of these systems, I suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.

• 2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

Interior (continued)



9. Smoke & Carbon Monoxide Detectors

Observations:

• **SMOKE DETECTORS**

- Operated when tested
- Replace smoke detector(s) every 10 years from the manufacturing date.
- Replace all old not functioning smoke/ fire detectors with new modern 10 year battery backup detectors or make sure batteries are good.

• **CARBON MONOXIDE DETECTORS**

- Operated when tested
- Replace carbon monoxide detector(s) every 10 years from the manufacturing date.
- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly. Note: Carbon monoxide detectors are tested via the accessible test button only, they are not tested, measured and evaluated per manufacturer specifications for installation height or suggested locations.





Fireplace

This inspection was performed in substantial compliance with InterNACHI's Phase 1 Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys.

1. Chimney Stack

Spark Arrester:

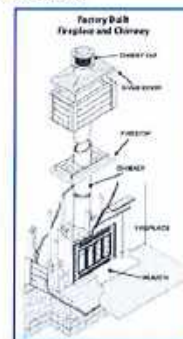
- Installed

Chimney Stack Materials:

- Metal chimney liner noted.

Observations:

- Appeared in serviceable and in functional condition at time of inspection.



2. Chimney Flashing

Observations:

- Flashing at base appears in serviceable condition at time of inspection. Keep flashing at the base of the chimney sealed to ensure a continued waterproof seal as a routine maintenance.
- Note: Flashing is covered in areas making the visual inspection limited to reveal any defects.

3. Spark Arrester

Observations:

- Appeared in serviceable and in functional condition at time of inspection.

4. Fireplace

Observations:

- Electric switch noted

- Inoperable

- Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.

Fireplace (continued)





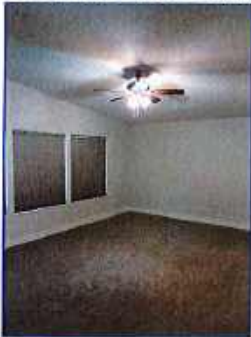
Bedroom(s)

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

1. Walls

Observations:

- Appeared in serviceable condition at time of inspection.



2. Ceilings

Observations:

- Appears in serviceable condition. No stains or signs of prior roof leaks at time of inspection. No concerns

3. Floors

Observations:

- Appeared in serviceable condition at time of inspection.

4. Windows

Observations:

- Appeared functional, at time of inspection.

5. Closets

Observations:

- The closet(s) is in serviceable condition.

6. Cabinets

Observations:

- None installed

7. Electrical

Observations:

- Appeared functional, at time of inspection.

Bedroom(s) (continued)



8. Smoke Detectors

Observations:

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.
- Replace smoke detector(s) every 10 years from the manufacturing date.
- Replace all old not functioning smoke/ fire detectors with new modern 10 year battery backup detectors or make sure batteries are good.





Bathroom(s)

Bathrooms can consist of many features from tubs, showers to toilets. All portions of the plumbing involved, GFCI outlets, representative number of installed lighting fixtures, switches and receptacles will be inspected. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems if the bathroom is also not properly ventilated. The home inspector will identify as many issues as possible but some problems may be undetectable due to accessibility.

1. Walls

Observations:

- Appeared in serviceable condition at time of inspection.
- No indications of leaks or stains near the shower and/or tub areas at time of inspection.
- Maintenance Tip: Keep caulked/grouted areas maintained, including sink backsplash, shower surround, floor tub/shower junction and around windows in shower area. Also, be sure to use exhaust fan when showering or bathing. Keep all tile edges, tub/shower walls caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



2. Closet

Observations:

- The closet(s) is in serviceable condition.
- No signs of past leaks or stains near the bathroom areas, at time of inspection.



3. Ceilings

Observations:

- Appeared in serviceable condition at time of inspection.

Bathroom(s) (continued)



4. Floor Condition

Observations:

- Appeared in serviceable condition at time of inspection.

5. Windows

Observations:

- Appeared functional, at time of inspection.

6. Electrical

Observations:

- Appeared functional, at time of inspection.
- No occupancy/motion sensors installed at time of inspection. I recommend having them installed by a licensed electrician if necessary.
- Outlets are connected to a **GFCI** noted.
- Reset for the **GFCI** is in the hall bath.
- **2-prong outlets** - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.
- ****GFCI OUTLET****
- **GFCI** apparently inoperable. See photo
- **GFCI** reset button would not reset. Recommend further review by a licensed electrician.



Inoperable - bathroom near the laundry room

Bathroom(s) (continued)



7. Shower Stall

Observations:

- ****SHOWER FAUCET, DRAINS & BASE****
- Appeared functional, at time of inspection. Drains were inspected and tested. No leaking and no indication of stoppages or slow draining at time of inspection.
- ****SHOWER ENCLOSURE & WALLS****
- The shower walls appeared in serviceable condition, at the time of the inspection.
- The shower enclosure was functional at the time of the inspection.

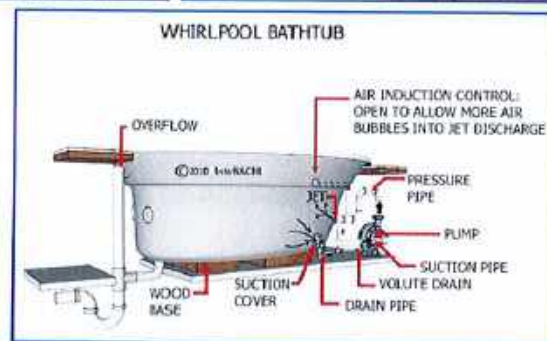


Bathroom(s) (continued)

8. Bathtub & Enclosure

Observations:

- **** DRAINS, SHOWER & TUB FAUCET****
- Tub and shower faucets appeared functional, at time of inspection. Drains were tested and no indication of stoppages or slow draining at time of inspection.
- ***** Enclosure & Walls *****
- The shower walls appeared in serviceable condition, at the time of the inspection.
- No enclosure installed noted. Curtain only.
- *****Spa/Whirlpool tub*****
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. **GFCI's** were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.



9. Sink(s) and Countertop(s)

Observations:

- ***** Sink *****
- Appeared functional and in serviceable condition, at time of inspection.
- ***** Countertops *****
- Countertop(s) appeared in serviceable condition at time of inspection.

Bathroom(s) (continued)



10. Cabinets

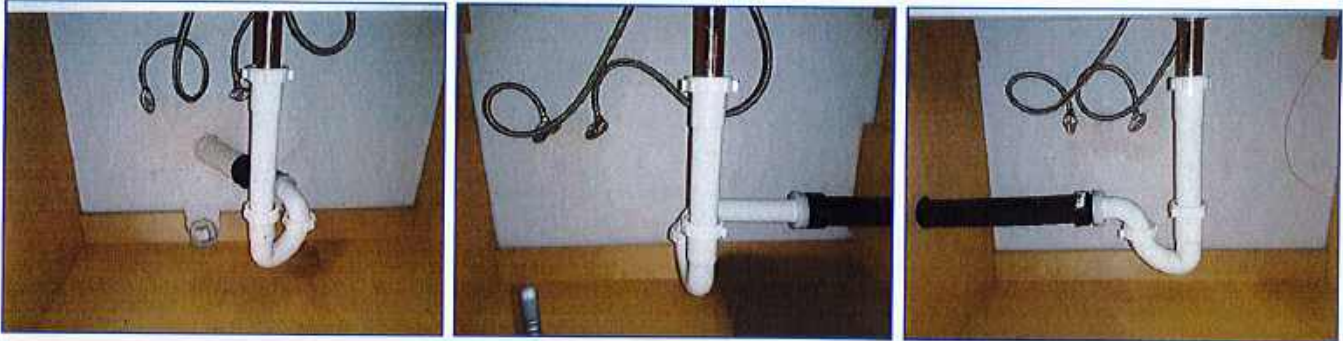
Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

11. Plumbing

Observations:

- Appeared functional, at time of inspection. Drains were tested, no leaking and no indication of stoppages at time of inspection.



12. Toilet(s)

Observations:

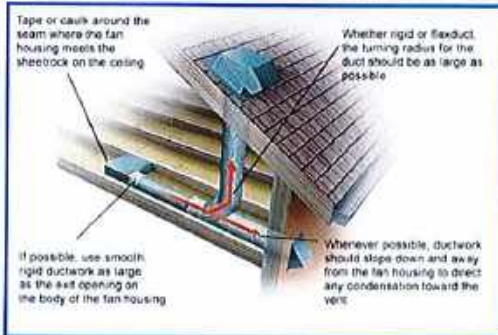
- Appeared functional, at time of inspection.

13. Bath Exhaust Fan

Observations:

- Appeared functional, at time of inspection.
- Keep bath fan cover clean for proper ventilation and to extend the life of the fan motor.
- I recommend installing a timer or a humidity sensor for proper ventilation and moisture control, if necessary. For further information, click here [Moisture control](#)
- Destination of vent pipe could not be determined. Could not access all areas in attic space. See attic page.

Bathroom(s) (continued)





Kitchen

Kitchens typically include representative number of installed lighting fixtures, switches and receptacles a stove, dishwasher, sink and other appliances will be inspected. Refrigerators, wine coolers, trash compactor and warming drawers are not tested by the inspector, it is beyond a scope of a home inspection and excluded from the report.

1. Walls

Observations:

- Appeared in serviceable condition at time of inspection.



2. Ceilings

Observations:

- Appears to be in serviceable condition at time of inspection. No concerns.

3. Floor

Observations:

- Appeared in serviceable condition at time of inspection.

4. Windows

Observations:

- Appeared functional, at time of inspection.

5. Electrical

Observations:

- Appeared functional, at time of inspection.
- Outlets are connected to a **GFCI** noted.
- Reset for the **GFCI** is in the kitchen.
- ****GFCI OUTLET****
- **GFCI** in place and operational
- **GFCI** tested and functioned properly



Kitchen (continued)

6. Cook Top and Oven

Cook Top type:

- Gas cook top noted.

Oven type:

- Oven: Gas burners

Observations:

- All heating elements operated and appeared functional when tested, at time of inspection.
- The stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future conditions and/or failures.



7. Built-in Microwave, Range Hood & Vent

Venting type:

- Microwave w/recirculating vent noted

Observations:

- **** Microwave ****
- Microwave appeared functional at time of inspection.
- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.
- **** Range hood ****
- Range hood appeared functional at time of inspection.
- Recommend cleaning the undercabinet air filter regularly for fire safety and maintain optimal performance.



Kitchen (continued)

8. Sink and Countertop

Observations:

- *** Sink ***
- Operated normally and appeared functional, at time of inspection.
- Spray wand tested functional and no leaking at time of inspection.
- *** Countertops ***
- Maintenance Tip: Keep caulked/grouted areas maintained, including sink backsplash and counter top surround area. Be sure to keep the counter top areas dry and cleaned to prevent mold/mildew build up. Also, be sure to use exhaust fan and/keep the kitchen window open when using the stove for boiling water.



9. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

10. Plumbing & Disposal

Garbage Disposal:

- Installed

Observations:

- Appeared functional, at time of inspection. Drains were tested, no leaking and no indication of stoppages at time of inspection.
- *** Garbage Disposal ***
- Operated - appeared functional at time of inspection.
- *** Garbage Disposal ***
- The unit makes irregular noise. This may be a foreign object stuck in the disposal.



Kitchen (continued)

11. Dishwasher

Air Gap:

- None installed
- Drains directly to the disposal noted.

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- Drained properly when test at time of inspection.
- Dishwasher was tested and operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. I recommend you operate this unit prior to closing. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.

• No **air gap** noted at dishwasher drain line. In the event of a sewer backup, this device prevents sewer matter or waste water from entering into dishwasher and causing damage to the appliance. No loop in drain line noted. Suggest that the dishwasher drain line should drain upstream of the trap as necessary. Typically, there would be a "high loop" in the rear of the dishwasher unit but the home inspector can determine the presence of one due to accessibility. If buyers have any concerns, I recommend having a qualified plumber install an **air gap** to prevent possible contamination or confirm that the drain line is draining upstream, as necessary. For further information, [click here Air gap](#)





Laundry

Laundry areas consist of, plumbing, electrical, gas valve, dryer vent, all exposed walls, ceilings and floors will be inspected. Washer and dryer is not tested by the inspector, it is beyond a scope of a home inspection and excluded from the report.

1. Walls

Location:

- Hall area

Observations:

- Appeared in serviceable condition at time of inspection.
- *** Doors ***
- Appeared functional, at time of inspection.



2. Ceilings

Observations:

- Appears in serviceable condition at time of inspection.

3. Floors

Observations:

- Appeared in serviceable condition at time of inspection.

4. Windows

Observations:

- Appeared functional, at time of inspection.

5. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

6. Counters

Observations:

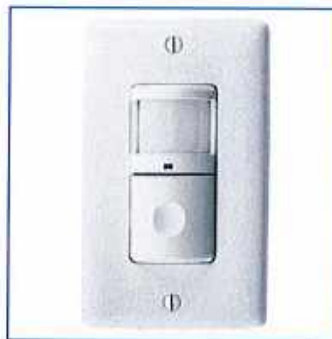
- Appeared serviceable at time of inspection.

Laundry (continued)

7. Electrical

Observations:

- Appeared functional, at time of inspection.
- Occupancy/motion sensors installed noted. Appeared functional at time of inspection.
- ****GFCI OUTLET****
- None installed
- **UPGRADE:** Recommend upgrading All receptacles to **GFCI** protection within 6 feet of all potential wet locations and/or counter top areas.
- **GFCI** protected receptacles may not have been required when the house was built. I suggest buyer consider upgrading with **GFCI**'s at all receptacles near water sources.



8. Plumbing

Observations:

- Appeared functional, at time of inspection. Drains were tested, no leaking and no indication of stoppages at time of inspection.
- Worn fixtures are noted.



Laundry (continued)

9. Gas Valve

Observations:

- Gas shut off valves were present and functional.



10. Dryer Vent

Observations:

- Appeared serviceable at time of inspection.
- MAINTENANCE TIP: Be sure to check the interior (inside) the dryer vent for lint buildup every 6-12 months for cleaning. Keeping the dryer vent can reduce the risk of a fire hazard. This is a **DIY** recommendation and does not require a licensed contractor. For further information and tips, click here [Vent cleaning](#)



11. Exhaust Fan

Observations:

- None installed

12. Wash Basin

Observations:

- None installed



Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Attic Condition

Access Location:

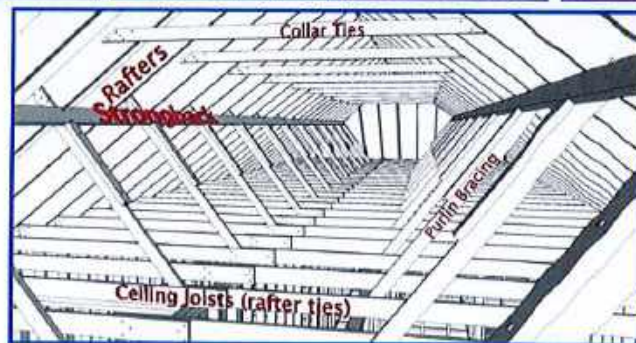
- Access at hallway ceiling noted

Materials:

- Dimensional lumber wood ceiling joists and rafter construction noted.
- 1x solid plank plywood sheathing noted.
- Foil radiant barrier noted.
- Engineered wood truss joists

Observations:

- Appeared in serviceable condition at time of inspection.
- Could not access all areas of the attic due to limited space.



Attic (continued)

2. Insulation

Materials:

- Fiberglass batts and blankets

Depth:

- Insulation averages about 6-8 inches in depth

Observations:

- Appeared in serviceable condition at time of inspection.
- Insulation appears adequate. In the inspectors opinion, the insulation R-Value is possibly 25 to 30
- The attic access cover is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover with a fiberglass batt insulation to reduce energy expenses, if necessary.
- Maintenance Tip: For energy purposes, keep attic hatch sealed/caulked to minimize warm moist air escaping to the attic, which also could promote conditions conducive to mold growth.
- No indications of vermin activity at time of inspection.
- Could not access all areas



3. Ventilation

Observations:

- Recommend installing gable vents for improved ventilation.
- Recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control.
- Attic is inadequately vented. Recommend review by a qualified professional for repair as necessary to ensure proper ventilation.

4. Vent Screens

Observations:

- None

Attic (continued)

5. Electrical

Observations:

- Appeared functional and in serviceable condition, at time of inspection.
- Could not access all areas
- Attic light fixture is apparently inoperable or burnt out. Replace and check for operation
- Switch covers missing
- Missing outlet covers were found, make sure they are replaced. This is a **DIY** repair and does not require a contractor



6. HVAC Ducting

Observations:

- Appeared functional, at time of inspection.
- Could not access or fully inspect due to accessibility or limited space in the attic area

7. Attic Plumbing and Vents

Observations:

- Could not access all areas



Inspectors are NOT required to walk on all roofs. By walking on a roof some times voids manufacturer's warranty. Inadequate attic ventilation, rain, hail, wind exposure, and organic debris all affect the life expectancy of a roof. We HIGHLY recommend that the buyer consult with the seller about the age and history of the roof prior to escrow closing. Note: Experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist. The inspector can not determine if the roof has active leaks and testing for leaks is beyond a scope of a home inspection. We make no warranties or guarantees of the remaining service life of the roof.

1. House Roof

Materials:

- Flat rolled roofing noted.
- Self-Adhered polyglass membrane noted.

Observations:

- Roof coverings appeared in serviceable condition at time of inspection.
- Uneven areas observed. Normal wear
- Semi-flat roof area should be kept clean to avoid leaks
- Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist. For more information, click here [Roof Certified](#)



2. Garage Roof

Attached or Detached:

- Attached to the main structure noted
- Living space above garage area n/a.

Materials:

- n/a

Observations:

- n/a

3. Eaves & Facia

Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.
- Fascia covering the ends of rafter or truss tails appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.
- Caulk and seal all gaps, cracks and openings.
- Covered by stucco noted. Could not fully inspect

Roof (continued)



4. Patio and Porch

Observations:

- None installed.

5. Skylight

Materials:

- Solar sun tube/tunnel type noted

Observations:

- Appeared in serviceable condition at time of inspection.

6. Roof Ventilation, Vent Stacks & Vent Caps

Observations:

- Appeared in serviceable condition, at time of inspection.



7. Flashing

Observations:

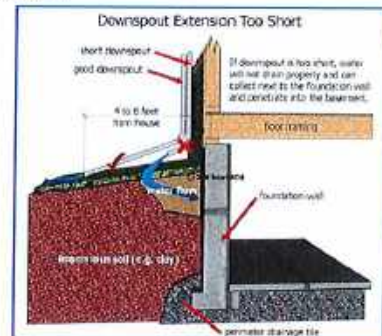
- Vent roof flashing appeared serviceable at time of inspection.
- **Drip edges** appear to be in serviceable and functional condition
- Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.
- Maintenance Tip: Roof design has many peaks and **valleys**; keep roof cleared of debris to extend life of roof.
- Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.
- Note: Flashing is covered in areas making the visual inspection limited to reveal any defects.

Roof (continued)

8. Gutters and downspout

Observations:

- Appeared in serviceable condition, at time of inspection.
- All the gutters should be evaluated for correct pitch in installation by a qualified installer.
- Make sure all downspouts are connected and routed to discharge away from the homes foundation, this will reduce the potential for water to seep into the foundation.
- Make sure to periodically check and clean out debris from gutters to keep it flowing well when it rains. If it clogs, it will over flow, and may potentially cause roof leaks.
- (FYI) While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.
- No major system safety or function concerns noted at time of inspection.





Garage

Residential inspections can include garages and carports that are physically attached to the house. Detached garage will also be included into the inspection. Garages are not considered habitable, and conditions are reported accordingly. If the garage has been converted to a living space, inspector's are not required to inspect the garage and highly recommend checking permits or hire a licensed contractor for further evaluations.

1. Garage Door

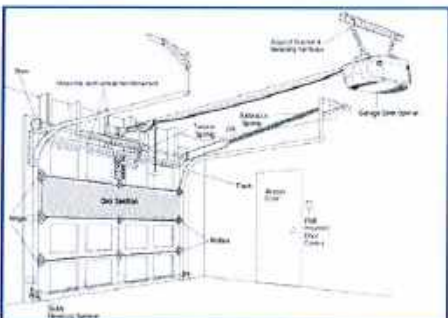
Garage door type:

- Two - Sectional doors noted.

Observations:

- Appeared functional and in serviceable condition at time of inspection.
- Warning labels present

• Some wood deterioration noted at the garage area - exterior garage door frame base. Have repaired and inspected for wood-destroying insect damage.



Garage (continued)

2. Garage Opener

Garage Opener Type:

- Belt drive opener noted.
- Without a battery backup

Observations:

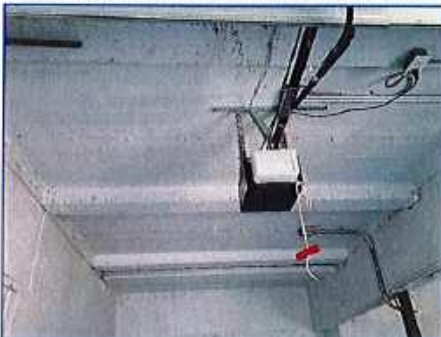
- ***Garage Door Opener***
- The garage door opener has safety features built-in noted
- Appeared functional and in serviceable at time of inspection.
- DEFERRED COST: The garage door opener is an older type noted. I recommend upgrading to a new modern unit with a battery backup installed by a licensed contractor if necessary.
- *** Safety/Photo Beam***
- Eye beam system present and operating. Tested functional at time of inspection.



3. Rafters & Ceilings

Observations:

- Appeared in serviceable condition at time of inspection.



Garage (continued)

4. Walls

Observations:

- Appeared in serviceable condition, at time of inspection.



5. Anchor Bolts

Observations:

- The anchor bolts were not accessible.

6. Fire Door

Observations:

- N/A

7. Slab Floor

Observations:

- Appears in serviceable condition at time of inspection
- No parking/bollard pole installed noted.

8. Electrical

Observations:

- Appeared functional, at time of inspection.
- 220v/240v outlet noted. Appeared functional at time of inspection.
- Outlets are connected to a **GFCI** noted.
- No major system safety or function concerns noted at time of inspection.
- ****GFCI OUTLET****
- **GFCI** in place and operational
- **GFCI** tested and functioned properly



Garage (continued)

9. Cabinets

Observations:

- None installed

10. Counters

Observations:

- None installed

11. Garage Exterior Door

Observations:

- None installed

12. Ventilation

Type of Vents:

- Window noted

Observations:

- ** Windows **
- Appeared functional, at time of inspection.
- Hardware difficult to operate at one or more locations. Recommend review and repair as needed by qualified window contractors
- DEFERRED COST: Windows are original or older type. Consider upgrading to double pane, thermally insulated, newer efficient type.



13. Vent screens

Observations:

- None observed



HVAC or Furnace

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough report of the system, please contact a licensed HVAC contractor,

1. Furnace

Location:

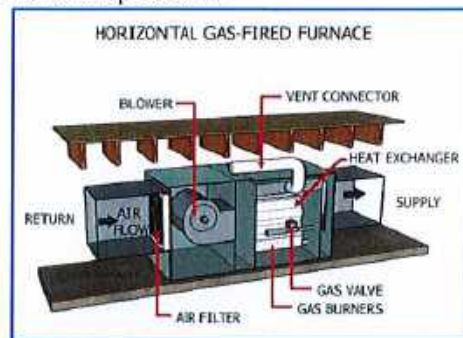
- Attic area

Type:

- HVAC (Heating Venting and Air Conditioning) split system noted
- Natural Gas fired forced hot air noted

Observations:

- Both furnace and A/C appeared functional at the time of inspection when tested.
- No major system safety or function concerns noted at time of inspection.



2. Enclosure or cover compartment

Observations:

- The hvac covers appeared to be in serviceable condition, at time of inspection.
- Relatively a newer high efficiency furnace in place.
- Concealed in most areas due to high efficiency furnace design.
- Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible. I suggest review by a licensed heating contractor if a more detailed review is desired.
- I make no warranty, guarantee or estimation as to the remaining useful life of this unit.
- NOTE: In accordance with InterNACHI Standards (SOP), home inspectors are NOT required to remove any covers. In some cases, removing covers on the HVAC unit could void the manufacture warranty and therefor making this a limited inspection to the HVAC unit. If buyers have any concerns, I suggest consulting with the seller for any previous history of records for repairs, service and/or upgrades.

HVAC or Furnace (continued)

6. Thermostat(s)

Location:

- Hall area

Thermostat Type:

- Digital programmable type noted.

Observations:

- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.
- Recommend that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

7. A/C Condenser

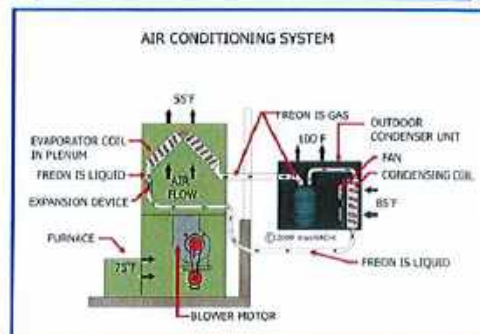
Location:

- Exterior grounds.
- Rear of the house

Observations:

- Appeared functional, at the time of inspection.
- No major system safety or function concerns noted at time of inspection.
- NOTE: In accordance with InterNACHI Standards, it is beyond a scope of a home inspection to determine uniformity, temperature, flow, balance, distribution, size, capacity, tonnage, BTU, or supply adequacy of the cooling system. I suggest for the home buyers to consult with a licensed HVAC contractor for further details of the HVAC system if necessary.

- **A/C** condenser unit not secured properly at the base. I recommend repairs by a licensed contractor.



HVAC or Furnace (continued)

8. Disconnect Box & Refrigerant Lines

Disconnect Box:

- Installed

Observations:

- *** Disconnect Box ***
- The disconnect box appeared functional and serviceable at time of inspection.
- *** Refrigerant Lines ***
- Refrigerant lines appeared in serviceable and functional condition at time of inspection.
- Recommend heat tape at connections



9. Return Platinium, Air Handler & Supply

Observations:

- The air supply & fan system appears to be functional.

10. Supply Registers

A/C Temperature:

- Test at 46°F

Observations:

- Registers appeared functional and in serviceable condition at time of inspection. Note: The inspector does not test the air flow velocity and it is beyond a scope of a home inspection. If the air flow appears to be insufficient/inadequate at some registers, have a licensed HVAC contractor to evaluate.
- The typical temperature output for an air conditioner is 25 - 55 degrees F. This system tested, responded and achieved an acceptable temperature at time of inspection.



HVAC or Furnace (continued)

11. HVAC Filter

Location:

- Hall ceiling.

Observations:

- Appeared serviceable at time of inspection.
- Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to replace the filter for increased efficiency, optimal performance and keep the HVAC unit maintained. This is a **DIY** repair and does not require a contractor.
- **MAINTENANCE NOTE:** The air filter(s) should be replaced twice a year as required. Typically, filters should be replaced once before the summer occurs and then again before winter occurs. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



Types of Furnace Filters

FLAT-PANEL FIBERGLASS	PLEATED MEDIA	HEPA <small>(High Efficiency Particulate Air)</small>	WASHABLE/ REUSABLE
EFFICIENCY			
• 1 to 4 type	• 4 to 5 type • 6 to 9 type	• 9 to 17 type	• 1 to 4 type
REUSE			
• Reusable • Reusable	• Pleated media • High efficiency • Reusable • Reusable	• Clean up to 99.97% of all particles • Designed to EPN and OSHA	• Last longer than disposable filter • Usually designed
DONE			
• Protects HVAC components from dirt and debris	• Change that HEPA but less efficient with very fine particles	• Tool of the trade expensive systems • Good for HDA is costly	• Filter cleaning and maintenance • Use proper method



Water Heater

This report is to identify of its components of gas-fired & electric water heater tanks, recognize defects, safety hazards in relation to modern standards and requirements. The importance of temperature and pressure relief valves related components, and checking confined spaces will be inspected.

1. Water Heater

Water Heater Type:

- Natural gas noted
- Tankless system noted

Location:

- Laundry room, cabinet area noted

Observations:

- Appeared functional, at time of inspection.
- I make no warranty, guarantee or estimation as to the remaining life of this unit.
- Maintenance tip: Be sure to flush the water heater tank once a year to remove silt, sediment, mineral scale buildup and help extend the life of the water heater. For further information, go to www.angieslist.com/articles/how-often-should-i-flush-my-water-heater.htm
- No major system safety or function concerns noted at time of inspection.



Water Heater (continued)

2. Plumbing

Plumbing Material:

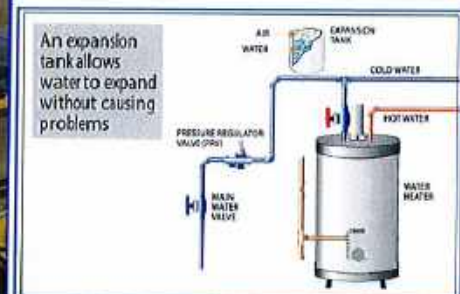
- Copper piping with flex lines noted
- No **Expansion Tank** noted

Shut Off Valve Type:

- Ball Valve noted

Observations:

- Appeared functional, at time of inspection
- **MAINTENANCE TIP:** I recommend insulating all hot supply piping to increase heating efficiency. Insulating the hot water pipes reduces heat loss and can raise water temperatures between 2°F - 4°F hotter than uninsulated pipes can deliver, allowing to lower the water heater temperature thermostat setting. For further information, visit <https://www.energy.gov/energysaver/do-it-yourself-savings-project-insulate-hot-water-pipes>
- **Expansion tank** not installed noted. This is designed for installation on potable water lines between the backflow preventer or pressure reducing valve and the water heater to protect against water thermal expansion. When system pressure increases, water enters the tank's polypropylene lined water chamber which expands a diaphragm into a pre-charged air chamber, keeping system pressure below the relief valve setting. Suggest consulting with a licensed plumber further details if necessary. For further information, click here [Expansion Tank](#)



3. Vent Pipe

Observations:

- Portions of the vent pipes appeared functional.



Water Heater (continued)

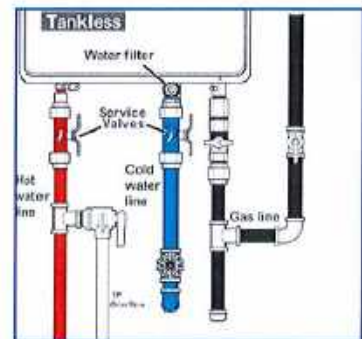
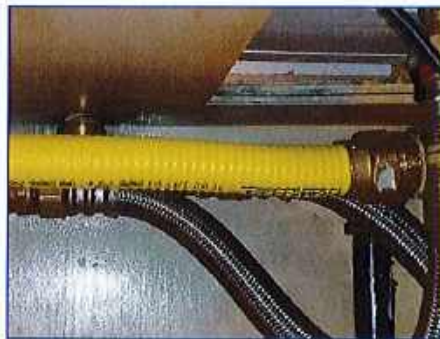
4. Gas Shut off valve and Gas lines

Sediment Trap or Drip Leg:

- None installed

Observations:

- Gas shut off valves were present and functional.
- Updated gas line and gas shut off valve installed noted. Appeared in serviceable and in functional condition at time of inspection.
- **CSST** gas piping installed noted. Appears in functional and in serviceable condition at time of inspection. Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.
- **No sediment trap or drip leg noted. Recommend a licensed contractor for further evaluations and recommendations, if necessary.**



5. Combustion Chamber

Observations:

- n/a

6. T.P.R Valve & Overflow pipe

Observations:

- ***** T.P.R.V *****
- No TPRV noted.

- **There is no TPR valve present on this water heater. This is a serious safety concern and needs to be corrected at once. I recommend contacting a licensed plumber to install a proper valve.**



Water Heater (continued)

7. Seismic Strapping

Observations:

- n/a

8. Enclosure

Observations:

- The water heater enclosure is functional.

9. Base or stand

Observations:

- n/a



Main Electrical Panel

This report describes the amperage rating of the service, the location of the main disconnect, any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, main disconnects, the service grounding, the interior components of the service panels, and sub panels and the conductors.

1. Main Electrical Panel

Main Panel Location:

- Rear of structure
- Main Disconnect in panel box

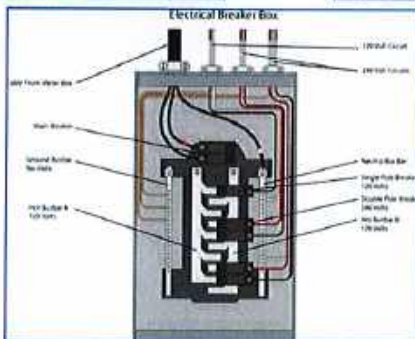
Manufacturer:

- Siemens panel box noted

Observations:

- Appeared in serviceable condition at time of inspection.
- Labels & Legends present

• **SHOCK HAZARD:** Open slots observed. Knockouts need snap-in caps inside panel box. Filler plates should be installed to keep exterior elements out of panel box and to avoid potential electrocution hazard. See photo



2. Breaker Position

Breakers in the OFF position:

- 0

Observations:

- All the circuit breakers appeared in the "ON" position at time of inspection.

Main Electrical Panel (continued)

3. Main Panel Breakers

Main Amp Capacity:

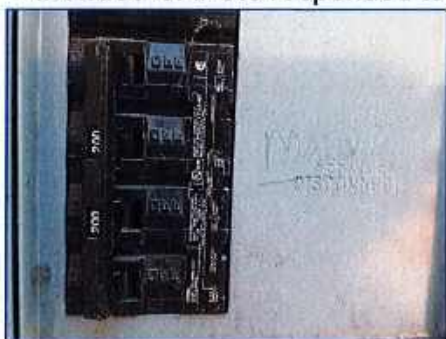
- 200 amp

Type Of Wiring:

- Copper non-metallic sheathed cable noted.

Observations:

- Appeared in functional condition at time of inspection.
- Mixed or different name brand circuit breakers noted. This is typically not a concern. Consult with a licensed electrical contractor for further evaluations if necessary.
- ****CAFCI PROTECTION****
- All branch circuits are now required to be **AFCI** and **GFCI** protected.
- CAFCI breakers installed and tested functional
- Test CAFCI breakers periodically to ensure proper operation.
- Installed CAFCIs responded to the test



4. Sub panel

Location:

- Exterior area.
- Garage area.
- Storage/additional area noted.

Manufacturer:

- Square D panel box noted

Observations:

- Appeared in serviceable condition at time of inspection.
- Labels & Legends present

Main Electrical Panel (continued)



5. Sub Panel Breakers

Type of Wiring:

- Copper non-metallic sheathed cable noted.

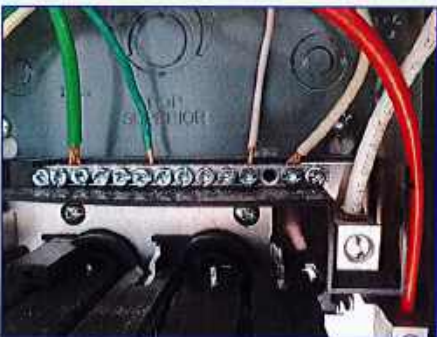
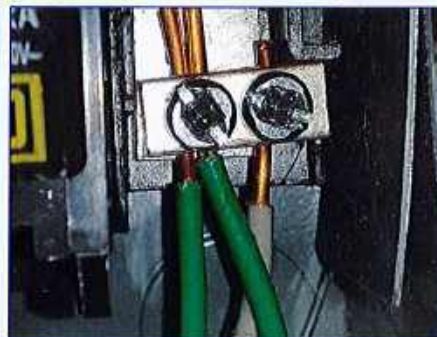
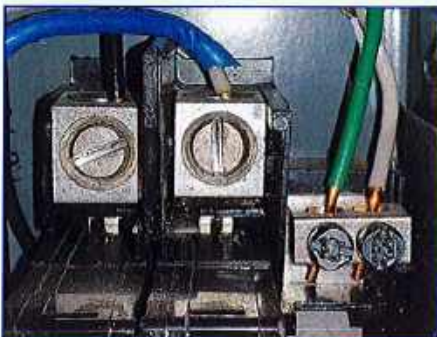
Breakers in OFF position:

- 0

Observations:

- Appeared in functional condition at time of inspection.
- All of the circuit breakers appeared in the "ON" position and functional condition at time of inspection.
- Mixed or different name brand circuit breakers noted. This is typically not a concern. Consult with a licensed electrical contractor for further evaluations if necessary.
- No AFCI breakers installed noted.
- Grounding / Bonding questionable at panel box.
- Have electrician ensure that ground is continuous, see photo.
- Questionable wiring in panel box. Have licensed electrician evaluate.
- Burned or scorched wiring observed, recommend review by a licensed electrician.

Main Electrical Panel (continued)



6. Fuses

Bad or missing fuses:

- N/A

Amp rating:

- N/A

Observations:

- Circuit breakers only. N/A.



Main Gas Meter

This report describes the location of the main gas shut off and other related components. Exterior fire pits, BBQs, or other related items are not included as part of this inspection. Gas leak testing is not required by the inspector. Consult with your gas utility company to further evaluate these areas and check all permits for added gas lines, fire pits, BBQ inlands, etc.

1. Gas Meter

Location:

- Front of structure

Fuel Type:

- Natural Gas noted

Observations:

- Gas meter appeared functional and in serviceable condition, at time of inspection.
- Main gas shut off valve appeared in serviceable condition, at time of inspection. Be sure to keep an emergency gas shut-off wrench tool near or attached to the gas meter in the case of an emergency event to shut off the gas to the house.
- NOTE: Main and other fuel gas supply valves are not tested and/or turned on/off at time of inspection. Some shut off valves may not be accessible. I HIGHLY recommend for the local gas utility company be contacted by the home buyer and schedule a safety check on all areas of the fuel gas systems/appliances prior to closing escrow.



Main Gas Meter (continued)

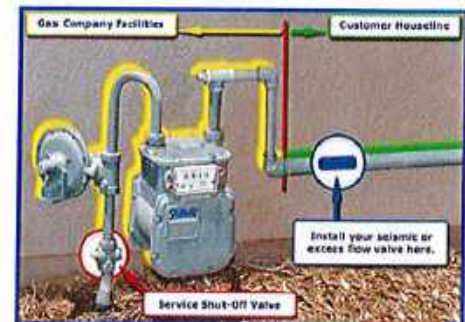
2. Gas Piping

Seismic Shut-off Valve:

- None Installed

Observations:

- Appeared in serviceable condition, at time of inspection.
- All gas appliances have cut-off valves in line at each unit. No gas odors detected at time of inspection
- No seismic safety shut-off valve noted. This device may not be required in the local building jurisdictions. Recommend installing a shut off valve by a licensed contractor or consult local codes, if necessary. For further information, click here [Seismic Safety](#)
- Gas piping has minor rust in areas noted. Recommend replacing by a licensed contractor if necessary
- Most of the piping is concealed and cannot be inspected. Could not access all areas
- NOTE: The Inspector cannot determine or detect if a gas leak is present in ALL areas of the home at any time of the inspection. Keep in mind that conditions can change where a gas leak could potentially occur if the home is still occupied, if the home performs a fumigation process by a termite contractor and/or repairs to the home after the home inspection.





Exterior Areas

Any siding, but especially composition or hardboard siding must be closely monitored. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level).

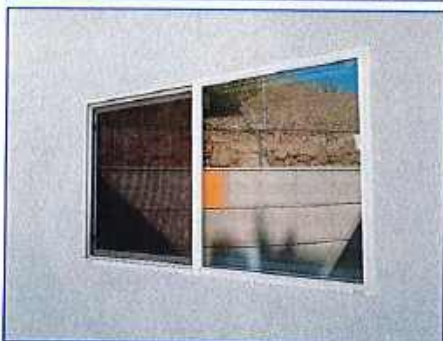
1. Exterior Window Framing

Materials:

- The home is fitted with double insulated vinyl window(s) noted

Observations:

- Components appeared in satisfactory condition at time of inspection.
- Thermopane or double insulated windows observed in the home. The inspector is unable to determine if all double-glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double-glazed windows, consult the seller prior to closing.
- No major system safety or function concerns noted at time of inspection.



Exterior Areas (continued)

2. Exterior Front Door

Materials:

- Single door entryway noted

Materials:

- None installed

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- No major system safety or function concerns noted at time of inspection.
- ** Door Bell **
- Operated normally when tested.
- Wireless door bell unit noted. Remember to change the batteries approximately every six months to insure working status.



3. Side Door(s) and/or Rear Door(s)

Exterior door type:

- Hinged Patio Door(s) installed noted

Observations:

- The hinged patio door(s) was functional during the inspection.
- Air and light entering at front entrance door. Doors do not seal well. This can be an energy drain.
- All door entry ways should be properly weathered sealed to prevent energy loss.



4. Balcony

Observations:

- None installed

Exterior Areas (continued)

5. Siding

Materials:

- Stucco veneer noted.

Observations:

- Stucco appeared in serviceable condition in areas at time of inspection.

• Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.



6. Exterior Paint

Observations:

- Appeared in serviceable condition at time of inspection.
- Fresh paint or structure was recently painted observed. Although it improves the appearance, it may conceal any possible defects or prior repairs.
- NOTE: The inspector cannot always determine the proper clauking method application that was installed. If buyers have any concerns, I suggest consulting with the seller or a licensed contractor prior to escrow closing.

7. Exterior Electrical

Observations:

- ** Light Fixtures(s) **
- Appeared functional, at time of inspection.
- ** Outlet(s) **
- Appeared functional, at time of inspection.



Exterior Areas (continued)

8. GFCI Outlet(s)

Observations:

- GFCI in place and operational
- GFCI tested and functioned properly



9. Slab Foundation Perimeter

Observations:

- Could not fully inspect slab foundation perimeter in most areas due to covered by siding
- Note: Siding is covering the exterior foundation wall perimeter in areas making the visual inspection limited to reveal any defects.



Grounds

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

1. Driveway and Walkway

Observations:

- There are numerous areas of damaged and heavy cracking on the concrete surfaces. Concrete replacement is expensive. Recommend a concrete specialist provide an estimate for repair and or replacing.



2. Steps or Stairs

Observations:

- Appeared in serviceable condition, at time of inspection.
- IMPROVE: Typical cracking was observed at the concrete surfaces. Recommend sealing the cracks to prolong the life of the concrete.



Grounds (continued)

3. Exterior Plumbing

Materials:

- Copper piping noted.
- PVC piping noted. Lawn sprinkler system only
- Most of the piping is concealed throughout the house and cannot be identified.

Main Cleanout location:

- Rear of structure

Observations:

- Appeared in serviceable condition at time of inspection.
- Drinking water filtration or softer system noted. This system is beyond a scope of a Home Inspection and it is **HIGHLY** recommended review for further evaluations, recommendations and/or general maintenance by a licensed qualified contractor.
- Recommend sealing holes/gaps penetrating into the exterior wall areas.
- **IMPROVE:** One or more water hose bibs do not have vacuum breakers (backflow preventer) installed. Recommend having them installed if necessary.

- **Visible leaking is noted. Consult with a licensed plumbing contractor to determine and correct the cause of the issue.**

Location: Near the pool equipment area



Grounds (continued)

6. Lawn Sprinklers

Observations:

- n/a

7. Fencing/Walls and Gates

Observations:

- ****FENCING****
- Appeared in serviceable condition at time of inspection. Structural assembly inaccessible.
- ****GATES ****
- Gates were locked at the time of inspection, did not operate.

8. Backyard Area

Observations:

- Patio concrete area is in good shape for age and wear.
- Minor settlement or "hairline" cracks in concrete are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.
- **IMPROVE:** Typical cracking was observed at the concrete surfaces. Recommend sealing the cracks to prolong the life of the concrete.
- Out buildings, sheds and other structures are excluded from this report.
- No major system safety or function concerns noted at time of inspection.

9. Grading

Observations:

- Appears in serviceable condition at time of inspection.
- (FYI) No drains noted. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. This inspection cannot determine adequate drainage needs, the addition of drains may be needed in areas to help divert water away from the structure. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building known as swales.



10. Vegetation, Planters & Shrubs

Observations:

- Vegetation appeared in serviceable condition, at time of inspection
- No major system safety or function concerns noted at time of inspection.



Pool area can have many features. Solar panels are excluded from report. Valves that are not labeled for the pool and/or spa jets are excluded from this report. Automatic pool fill float valves and electronic chlorine dispensers are excluded from this report. Portable spas have a limited inspection. The inspector cannot determine pool or spa leaks. If there is no self containing fence around the pool, all doors from the structure leading to the pool and spa must be equipped with safety alarms and secondary latches above the reach of children. All gates leading to the pool must self close and be equipped with a latch five feet or higher from the ground.

1. Structure Condition

Type:

- Below grade pool noted

Water Condition:

- Clear/clean

Observations:

- Appeared serviceable, at time of inspection.
- Recommend contacting a qualified licensed pool service technician for evaluations, recommendations and monthly maintenance service.
- ** Tiling **
- Normal wear



2. Pool Slab, Coping & Skimmer Basket

Observations:

- Appears in serviceable condition
 - ** Skimmer Basket **
 - Functional
- Pliable seal caulking or expansion joints missing in areas observed. Recommend sealing cracks/voids.

Pool (continued)



3. Drowning-prevention safety features

Fence & Gates:

- Installed

Alarm:

- Installed

Observations:

- ****FENCING****
- Appeared serviceable at time of inspection. Structural assembly inaccessible.
- ****GATES ****
- Appeared functional, at time of inspection.
- Some gates were locked at the time of inspection, did not operate.

4. Pumps

Observations:

- Operated, tested functional and no visible leaking at time of inspection.



5. Jets

Observations:

- None installed

Pool (continued)

6. Filter Housing & Pressure Gauge

Filter Type:

- Diatomaceous earth filter noted.

Observations:

- **** Filter Housing ****
- Appears functional at time of inspection.
- **** Pressure Gauge ****
- Present on filter housing. Appeared functional at time of inspection.
- Lens cover appears to be faded and worn. Inspector could not fully inspect due to this condition. Recommend replacing by a licensed pool contractor if necessary.



7. Pool Heater Condition

Observations:

- None installed

8. Timer

Observations:

- Appears in satisfactory and functional condition.



9. Electrical

Observations:

- **** Switches ****
- Appeared functional, at time of inspection.
- ****GFCI OUTLET****
- **GFCI** in place and operational
- **GFCI** tested and functioned properly

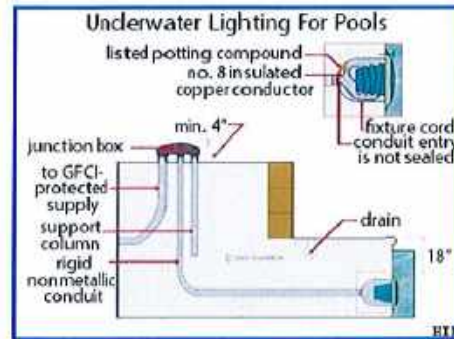
Pool (continued)



10. Pool Light

Observations:

- Appeared functional at time of inspection.
- The pool light was verified that it was connected to the **GFCI** outlet and was tested functional. No concerns.





Raised Foundation

This report describes the foundation, sub floor, cripple walls, and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems, components, provide architectural services, an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Ventilation

Observations:

- FYI: Building requirements for ventilation openings through foundation walls are intended to reduce moisture levels in the crawlspace. Modern standards sets forth the underfloor ventilation openings and cross ventilation requirements for enclosed crawlspaces, such as within stem wall foundations. Open pier-and-beam foundations, commonly used with raised floor systems, already create a fully vented crawlspace. Every effort should be made to keep moisture out of the crawlspace. Provisions should also be made to maximize drying of any moisture that enters a crawlspace. Local climatic conditions will dictate the specific design and construction details for a particular raised floor system.

- Inadequate venting observed in crawlspace, suggest installing additional vents for proper moisture control.
- No venting observed. Recommend contacting a qualified contractor to install venting.



2. Vent Screens

Observations:

- None installed

3. Access Panel

Observations:

- Could not access all areas due to dirt level, debris and/or limited clearance at main drainage pipes
- The exterior crawlspace access was missing a proper cover. I recommend installing a cover with a screen to assist in ventilating the space.

Raised Foundation (continued)

4. Foundation Walls

Materials:

- Wood frame construction, concrete / block foundation noted

Observations:

- Visible portions of foundation wall appeared to be in serviceable condition at the time of the inspection.
- Could not access all areas



5. Anchor Bolts

Observations:

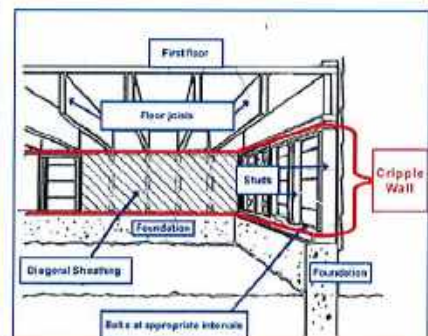
- There are what appears to be retro fitted anchor bolts noted.
- Appears to be in serviceable condition.



6. Cripple Walls

Observations:

- Appeared in serviceable condition, in areas, at time of inspection.
- Could not access all areas



Raised Foundation (continued)

7. Sub Flooring

Decking Materials:

- 1x solid plank sheathing noted.
- Plywood sheathing sub floor in areas noted.

Framing Materials:

- Dimensional lumber wood Joists and trusses noted.



8. Support Pier and Girders

Support Materials:

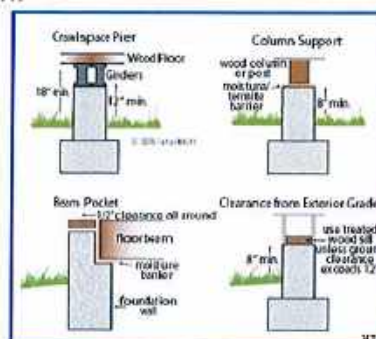
- Concrete piers noted

Beam Materials:

- Wood posts noted

Observations:

- Appeared in serviceable and functional at time of inspection.



9. Foundation Electrical

Observations:

- Appeared serviceable at time of inspection.
- Could not access all areas

Raised Foundation (continued)

10. Foundation Supply Plumbing

Materials:

- Not visible for identification.

Observations:

- Could not access all areas

11. Drains and Waste Pipes

Materials:

- Acrylonitrile-Butadiene-Styrene "ABS" waste and vent pipes noted.

Observations:

- Appears functional at time of inspection.
- Could not access all areas





Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
DIY	Do-it-yourself
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
SOP	Standard Operating Procedure

TPR Valve	<p>The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves</p>
Valley	<p>The internal angle formed by the junction of two sloping sides of a roof.</p>