

R.B.Inspections

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Inspector: Tommie Baeza

InterNACHI# 16010615



Property Inspection Report

Client(s): **Rodolfo Cabrera**

Property address: **32311 Scandia Dr, Running Springs, CA 92382**

Inspection date: **Thursday, September 7, 2023**

This report published on Friday, September 8, 2023 8:01:19 AM PDT

Dear Customer:

Thank you for choosing R.B.Inspections to perform the following inspection on the property you wish to purchase. This report is the exclusive property of R.B.Inspections and the individual(s) paying for the inspection fee and report. Use of this report by any unauthorized persons is prohibited.

All findings should be made to R.B.Inspections.

This report represents our professional opinion of the condition of the inspected elements of the subject property, determine during a limited time inspection. This inspection was performed, where applicable, in a manner consistent with the standards of the home inspection industry, terms and conditions of the inspection agreement and limitations noted in the inspection agreement. Information contained herein was prepared exclusively for the named client and their authorized representatives.

We have inspected the subject property and must report to you exactly what we found. Because of the age, design and location of the home, we might find some hairline cracks on driveways or walls, see paint peeling off walls, cracks on tiles, chipped bathtubs or some cracks over windows and doors. These are normal and cosmetic conditions.

While due care was exercised in the performance of this inspection, the company makes no representations or guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report is valid only for a period of thirty (30) days from the date of the inspection. This report, including any attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer.

This inspection report was prepared in a format specifically for the individual/s paying for the inspections fee and report and such transfer does not cover all potential areas of concern a third party may have. This report is transferable only with the consent of the individual/s paying for inspections fee and report and such transfer does not imply any warranty or guarantee regarding the report by inspection firm.

No warranty, guarantee, or insurance by R.B.Inspections is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to










the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We 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. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, plumbers, engineers, or roofers.

If you have any questions regarding this report, please feel free to call us.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Report number: 3231192382
Time started: 10:00am
Present during inspection: Client, Realtor
Client present for discussion at end of inspection: Yes
Inspector: Tommie Baeza
Weather conditions during inspection: Dry (no rain)
Inspection fee: 370.00
Payment method: Check
Buildings inspected: One house
Number of residential units inspected: 1
Age of main building: 1964
Source for main building age: Municipal records or property listing
Occupied: Yes

1) 

What Really Matters

by Nick Gromicko (Founder of InterNACHI)

Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, a checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this, combined with the seller's disclosure and what you notice yourself, makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into four categories:



1. major defects. An example of this would be a structural failure;
2. things that lead to major defects, such as a small roof-flashing leak, for example;
3. things that may hinder your ability to finance, legally occupy, or insure the home; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.




Photo 1-1

2)   Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<https://www.reporthost.com/?EPA>

<https://www.reporthost.com/?CPSC>

<https://www.reporthost.com/?CDC>

3)  Evidence of rodent infestation was found in the form of feces, traps, nests, dead rodents and/or chew marks, dead vermin in the attic, crawl space, basement, interior rooms, bathrooms and/or exterior. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<https://www.reporthost.com/?SEALUP>

<https://www.reporthost.com/?TRAPUP>

<https://www.reporthost.com/?CLEANUP>



Photo 3-1



Photo 3-2



Photo 3-3



Photo 3-4



Photo 3-5



Photo 3-6



Photo 3-7



Photo 3-8



Photo 3-9



Photo 3-10



Photo 3-11



Photo 3-12



Photo 3-13



Photo 3-14



Photo 3-15

- 4)  At the time of inspection one or more exterior storage rooms were locked and could not be fully evaluated.



Photo 4-1

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

Condition of decks, porches and/or balconies: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Exterior stair material: Wood



- 5)   One or more decks or porches were unstable due to missing or substandard bracing, or lack of attachment to main structure. This is a safety hazard since severe movement may cause the decks or porches to collapse. A qualified contractor should repair as necessary.



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4

6) 🚧 Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.



Photo 6-1



Photo 6-2



Photo 6-3



Photo 6-4



Photo 6-5



Photo 6-6

7) 🚧 One or more treads at exterior stairs were loose, flexed under load and/or were deteriorated. This is a potential fall hazard. Recommend that a qualified person repair as necessary.



Photo 7-1



Photo 7-2



Photo 7-3



8)   Handrails at one or more flights of stairs were loose and/or wobbly. This is a safety hazard. Recommend that a qualified person repair as necessary.



Photo 8-1



Photo 8-2



9)   Guardrails at one or more locations with drop-offs higher than 30 inches were loose, wobbly, damaged and/or deteriorated, and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.



Photo 9-1



Photo 9-2



Photo 9-3



Photo 9-4


10)  Fungal rot was found in decking boards and/or beams at one or more decks or porches. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.



Photo 10-1



Photo 10-2



Photo 10-3



Photo 10-4


11)  Fungal rot was found in stringers at one or more sets of exterior stairs. Fungal rot in some stair components may pose a safety hazard. Recommend that a qualified person evaluate and repair as necessary. All rotten wood should be replaced.



Photo 11-1



Photo 11-2



Photo 11-3



Photo 11-4

12) 🗑️ ⓘ Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 12-1




Photo 12-2



Photo 12-3



Photo 12-4

13)  Wooden deck or porch surfaces, railings and/or stairs were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Where decks have been coated with a finish such as opaque stains or paint, it may be too difficult to strip the finish and apply anything but paint or opaque stain. Where transparent stain or penetrating oil has been applied in the past, recommend that a penetrating oil be used. For more information, visit:

<https://www.reporthost.com/?PENOIL>

<https://www.reporthost.com/?DKMAIN>



Photo 13-1



Photo 13-2



Photo 13-3



Photo 13-4



Photo 13-5



Photo 13-6



Photo 13-7



Photo 13-8



Photo 13-9



Photo 13-10



14)   Some decks were obscured by carpeting and couldn't be fully evaluated.



Photo 14-1

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Wood

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space, Finished basement

Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): Poured in place concrete


15)  Some sections of siding and/or trim were deteriorated, loose, warped and/or damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 15-1



Photo 15-2



Photo 15-3



Photo 15-4



Photo 15-5



Photo 15-6



Photo 15-7



Photo 15-8



Photo 15-9



Photo 15-10



Photo 15-11



Photo 15-12



Photo 15-13



Photo 15-14



Photo 15-15



Photo 15-16

16) 🛠️ Fungal rot was found at one or more sections of siding or trim. Conductive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified contractor repair as necessary. All rotten wood should be replaced.



Photo 16-1



Photo 16-2

17) 🛠️ One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 17-1



Photo 17-2



Photo 17-3



Photo 17-4



Photo 17-5

18) 🛠️ One or more minor cracks were found in the foundation. Recommend having a qualified person repair as necessary by sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



Photo 18-1



Photo 18-2



Photo 18-3



Photo 18-4



Photo 18-5



Photo 18-6



Photo 18-7



Photo 18-8



Photo 18-9

19) 🛠️ A condensate line that terminated at the exterior was damaged, or came in contact with building exterior, therefore allowing water to come in contact with the stucco and damaging it. Recommend a qualified person make repairs as necessary, so the water doesn't come in contact with the building



Photo 19-1



Photo 19-2

20) 🛠️ The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 20-1



Photo 20-2



Photo 20-3



Photo 20-4



Photo 20-5



Photo 20-6



Photo 20-7



Photo 20-8



Photo 20-9



Photo 20-10

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Traversed

Location of crawl space access point #A: Basement

Location of crawl space access point #B: Basement

Crawl space access points that were opened and viewed, traversed or partially traversed: A

Condition of floor substructure above: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Pier or support post material: Wood, Concrete block

Beam material: Solid wood

Floor structure above: Solid wood joists

Condition of crawl space ventilation: Appeared serviceable


21)  One or more support posts were not positively secured to the beam above. While this is common in older homes, current standards require positive connections between support posts and beams above for earthquake reinforcement. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber connecting posts and beams.



Photo 21-1



Photo 21-2

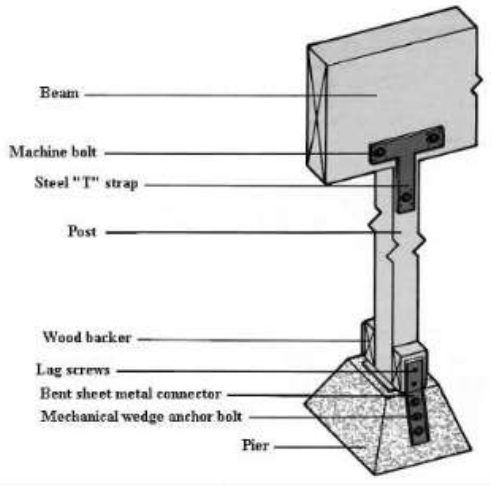


Photo 21-3

22) ✓ Crawl space overview.



Photo 22-1



Photo 22-2



Photo 22-3



Photo 22-4



Photo 22-5



Photo 22-6



Photo 22-7



Photo 22-8



Photo 22-9



Photo 22-10



Photo 22-11



Photo 22-12



Photo 22-13



Photo 22-14



Photo 22-15



Photo 22-16



Photo 22-17



Photo 22-18



Photo 22-19



Photo 22-20



Photo 22-21



Photo 22-22



Photo 22-23

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of exterior entry doors: Appeared serviceable


Exterior door material: Wood

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Wood, Concrete block

Beam material: Solid wood

Floor structure above: Solid wood joists

23)  Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.



Photo 23-1



Photo 23-2



Photo 23-3


24)  Fungal rot was found at one or more exterior doors or windows. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 24-1



Photo 24-2



Photo 24-3



Photo 24-4



25)   Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.



Photo 25-1



Photo 25-2



Photo 25-3



Photo 25-4



Photo 25-5



Photo 25-6

26) ✓ Basement overview.



Photo 26-1

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Traversed, Viewed with spectroscopy

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)

Gutter and downspout material: Not applicable, none installed

Gutter and downspout installation: None

27) ⚠ No roof drainage system was installed. Rainwater may come in contact with the building exterior or accumulate around the building foundation as a result. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified contractor install roof drainage components where missing per standard building practices.

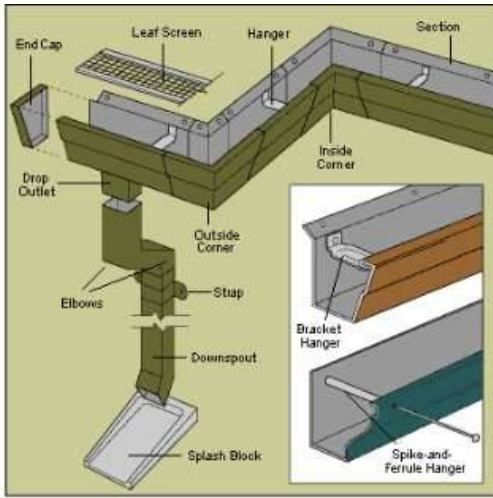


Photo 27-1

28) Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.



Photo 28-1



Photo 28-2



Photo 28-3



Photo 28-4

29) At the time of inspection the roof covering appeared to be in serviceable condition, except as noted.



Photo 29-1



Photo 29-2



Photo 29-3



Photo 29-4



Photo 29-5



Photo 29-6



Photo 29-7



Photo 29-8



Photo 29-9



Photo 29-10



Photo 29-11



Photo 29-12



Photo 29-13



Photo 29-14



Photo 29-15



Photo 29-16



Photo 29-17



Photo 29-18



Photo 29-19



Photo 29-20

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed

Location of attic access point #A: second floor, Master bedroom

Location of attic access point #B: second floor, Master bathroom

Attic access points that were opened and viewed, traversed or partially traversed: A, B

Condition of roof structure: Appeared serviceable




Roof structure type: Trusses, Rafters

Ceiling structure: Trusses, Ceiling joists, Ceiling beams

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Fiberglass roll or batt

Condition of roof ventilation: Appeared serviceable

30)    Possible asbestos wrap was found at one or more exhaust duct or vents in the attic. However, it appeared to be intact and not significantly deteriorated. Asbestos may pose a health hazard when airborne. If this is asbestos, in some cases, no action is needed except to leave this material undisturbed. The client may wish to have this material tested by a qualified specialist to determine if it is asbestos, and if it should be removed or encapsulated. For information on asbestos hazards in the home, visit:

<https://www.reporhost.com/?AITH>

Note that evaluating for the presence of asbestos is beyond the scope of this inspection. Any mention in this report of these materials is made as a courtesy only, and is meant to refer the client to a specialist.



Photo 30-1

31) 🛠️ Attic insulation at one or more attic walls was falling down. Heating and cooling costs will likely be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices.



Photo 31-1



Photo 31-2

32) 🛠️ One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 32-1



Photo 32-2

33) ✓ Attic overview #1.



Photo 33-1



Photo 33-2



Photo 33-3



Photo 33-4



Photo 33-5



Photo 33-6



Photo 33-7



Photo 33-8



Photo 33-9



Photo 33-10

34) ✓ Attic overview #2.



Photo 34-1



Photo 34-2



Photo 34-3



Photo 34-4



Photo 34-5



Photo 34-6



Photo 34-7



Photo 34-8



Photo 34-9



Photo 34-10



Photo 34-11



Photo 34-12

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached, Garage

Condition of exterior entry doors: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Wood

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1



Condition of automatic opener(s): Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): No

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable, Required repair or evaluation (see comments below)

Garage ventilation: Exists

35)   No photoelectric sensors were installed for one or more garage vehicle doors' automatic opener. These have been required on all automatic door openers since 1993 and improve safety by triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety. For more information on garage door safety issues, visit:

<https://www.reporhost.com/?GDPES>



Photo 35-1

36) 🛠️ One or more walls or ceilings had evidence of repairs. The client may wish to consult with the property owner regarding these findings.



Photo 36-1



Photo 36-2

37) 🛠️ Weatherstripping around one or more exterior doors was missing. Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.



Photo 37-1

38) 🛠️ The control button or panel for operating one or more automatic garage vehicle door openers was loose. A qualified person should repair as necessary so buttons or control panels are securely attached to wall surfaces.



Photo 38-1



39)   Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.



Photo 39-1



Photo 39-2



Photo 39-3

40) ✓ At the time of inspection the vehicle garage door, opener and/or safety components were tested and appear to be operational and in serviceable condition, except as noted.



Photo 40-1



Photo 40-2

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Primary service type: Overhead

Estimated service amperage: 100

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 100

Condition of main service panel: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

Condition of sub-panel(s): Appeared serviceable

Location of main service panel #A: Building exterior

Location of sub-panel #C: Garage

Condition of branch circuit wiring: Serviceable, Required repair, replacement and/or evaluation (see comments below)

Branch circuit wiring type: copper clad aluminum

Smoke alarms installed: Yes, but not tested, Old, missing

Carbon monoxide alarms installed: No, recommend install



41) 🛠️ 🔍 Panel(s) #A were manufactured by the Zinsco company. These panels and their circuit breakers have a history of problems including bus bars made from aluminum that oxidize and corrode, breakers that don't trip under normal overload conditions, and breakers that appear to be tripped when they're not. This is a potential safety hazard for shock and/or fire. Recommend that a qualified electrician carefully evaluate all Zinsco brand panels and components and make repairs as necessary. Consider replacing Zinsco panels with modern panels that offer more flexibility for new, safer protective technologies like arc fault circuit interrupters (AFCIs). For more information, visit:

<https://www.reporhost.com/?ZINSCO1>

<https://www.reporhost.com/?ZINSCO2>



Photo 41-1

42)   One or more electric receptacles at the kitchen, bathroom(s), laundry area and/or exterior had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.reporhost.com/?GFCI>



Photo 42-1



Photo 42-2



Photo 42-3



Photo 42-4



Photo 42-5



Photo 42-6



Photo 42-7



Photo 42-8

GFCI Outlets

Purpose:

- To stop the flow of current if the current going out does not equal the current going back in.

How does it work?

- When the current leaving the large hole does not equal the current entering the small hole, the black switch pops which breaks the circuit. To use it again, you must press the red button to reset the circuit.



TYPICALLY USED AROUND WATER

Photo 42-9



43)   Smoke alarms were missing from one or more hallways leading to bedrooms and/or on one or more levels. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit: <https://www.reporthost.com/?SMKALRM>



Photo 43-1



Photo 43-2



Photo 43-3



44)   The cover plate at Panels #A was loose, damaged or deteriorated. Recommend having a qualified person repair or replace as necessary.



Photo 44-1



45)   Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](https://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit: <https://www.reporthost.com/?SMKALRMLS>



Photo 45-1



Photo 45-2



Photo 45-3

46) 🚨 No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit: <https://www.reporthost.com/?COALRM>



Photo 46-1



Photo 46-2



Photo 46-3

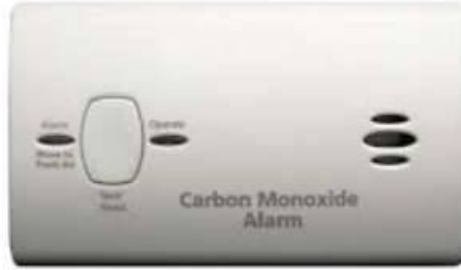



Photo 46-4

47)  One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard.

*closets



Photo 47-1



Photo 47-2


48)  One or more screws that attach the cover or dead front to panel(s) #A were missing or not installed. Recommend installing screws where missing so the cover or dead front is secure. Only screws with blunt tips approved for this purpose should be installed, so wiring inside the panel is not damaged. Because energized wires may be located directly behind screw holes, the client should consider having a qualified electrician replace missing screws.



Photo 48-1


49)  One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 49-1



Photo 49-2



Photo 49-3



Photo 49-4



Photo 49-5



Photo 49-6



Photo 49-7

50) ✓ **i** The main service panel appeared to be at it's service life and will need upgrading in the near future. At the time of inspection the main service panel appeared to be in serviceable condition, except as noted.

Location of main service panel #A: Building exterior.



Photo 50-1



Photo 50-2



Photo 50-3



Photo 50-4

51) ✓ Location of sub-panel #C: Garage



Photo 51-1



Photo 51-2


52)  Recommend labeling panel with shut off location(s).



Photo 52-1


53)  One or more interior rooms were equipped with a lamp switch.



Photo 53-1



Photo 53-2



Photo 53-3



Photo 53-4

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Water service: Public

Water pressure (psi): 65psi

Location of main water meter: By street

Location of main water shut-off: Crawl space

Service pipe material: Galvanized steel

Condition of supply lines: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Supply pipe material: Copper, Galvanized steel

Condition of drain pipes: Appeared serviceable

Drain pipe material: Galvanized steel

Condition of waste lines: Appeared serviceable


Waste pipe material: Cast iron

Location(s) of plumbing clean-outs: Not determined (obscured, inaccessible or none found)

Condition of fuel system: Appeared serviceable

Visible fuel storage systems: Above ground

Location of main fuel shut-off valve: At gas meter

54)  Significant corrosion was found in some water supply pipes or fittings. Leaks can occur as a result. Recommend that a qualified plumber evaluate and replace components as necessary.

*crawl space



Photo 54-1



Photo 54-2


55)  One or more hose bibs appeared to be inoperable. No water flowed from the bib(s) when turned on. This may be due to a shut-off valve being turned off. Note that the inspector does not operate shut-off valves. Recommend consulting with the property owner about inoperable hose bibs, and if necessary have a qualified plumber make repairs.



Photo 55-1


56)  One or more hose bib handles were missing. Recommend that a qualified person replace handles or make repairs as necessary.



Photo 56-1



Photo 56-2

57) Water pressure (psi): 65psi



Photo 57-1

58) Main water meter.



Photo 58-1



Photo 58-2

59) Main water shut-off.



Photo 59-1

60) Location of main fuel shut-off valve: At gas meter.



Photo 60-1



Photo 60-2

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

Type: Tank

Energy source: Electricity

Estimated age: 2003/1989

Capacity (in gallons): 30

Manufacturer: Reliance

Location of water heater: Crawl space, Closet


Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 124

Condition of burners: Required repair, replacement and/or evaluation (see comments below)

Condition of venting system: Required repair, replacement and/or evaluation (see comments below)


Condition of combustion air supply: Required repair, replacement and/or evaluation (see comments below)

61)  The water heater did not have earthquake straps or struts installed. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Leaks can also occur in water-supply pipes. Recommend that a qualified person install earthquake straps or struts as necessary and per standard building practices.

*water heater #B





Photo 61-1

62)  Significant corrosion or rust was found at the supply pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and replace components or make repairs as necessary.

*water heater #A



Photo 62-1

63)   A water heater was installed in or over a finished living space or in an area where leaking can cause damage, and no catch pan or drain was installed. Catch pans and drains prevent water damage to finished interior spaces below if or when the water heater leaks or is drained. If concerned, consult with a qualified contractor about installing these. Note that drain lines for catch pans are usually installed below the floor level and are difficult at best to install in an existing home.



*water heater #B



Photo 63-1



Photo 63-2

64)   The water heater's pilot light was off. The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable. Note that per the standards of practice for various professional home inspection organizations, the inspector does not operate shut-off valves, pilot lights or over-current protection devices, or any controls other than "normal controls."

*water heater #A



Photo 64-1


65)  At the time of inspection the water heater #B appeared to be in serviceable condition, except as noted.



Photo 65-1



Photo 65-2

66)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be at and/or beyond this age and/or its useful lifespan

and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

*water heaters #A and #B



Photo 66-1



Photo 66-2

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air

General heating distribution type(s): Ducts and registers

Condition of forced air heating/(cooling) system: Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: 1993

Forced air heating system manufacturer: Carrier

Location of forced air furnace: Crawl space

Condition of furnace filters: Required replacement, Required repair and/or evaluation (see comments below), N/A (none visible)

Location for forced air filter(s): Behind return air grill(s)

Condition of forced air ducts and registers: Required repair, replacement and/or evaluation (see comments below)

Condition of burners: Required repair, replacement and/or evaluation (see comments below)




Condition of venting system: Required repair, replacement and/or evaluation (see comments below)

Condition of combustion air supply: Appeared serviceable


Type of combustion air supply: Vent(s) to exterior

Condition of cooling system and/or heat pump: None

Condition of controls: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

67)    The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<https://www.reporhost.com/?ANFURINSP>

68)  One or more heating or cooling ducts in an unconditioned space (e.g. crawl space, attic or basement) were not insulated, or the insulation was damaged or deteriorated. This can result in reduced energy efficiency, moisture inside heating ducts, and/or "sweating" on cooling ducts. Recommend that a qualified person repair per standard building practices. For example, by wrapping ducts in insulation with an R-value of R-8.


*crawlspce



Photo 68-1



Photo 68-2

69)  Air filters for the heating and/or cooling system were missing at one or more locations where they should have been installed. Indoor air quality will be reduced as a result. Recommend installing good quality filters at intended locations (e.g. in or at the air handler, behind return air grills). Filters should be sized correctly to minimize air gaps. Many types of filters are available. Recommend installing pleated filters or better rather than the cheapest disposable kind. For more information, visit:



<https://www.reporhost.com/?FLTRTPS>



Photo 69-1



Photo 69-2

70)   The furnace heating system was not fully evaluated because the pilot light was off and/or burners were not igniting. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

*central & wall unit



Photo 70-1



Photo 70-2



Photo 70-3



Photo 70-4

71) **i** The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be at and/or beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



Photo 71-1

72) **i** Furnace overview.



Photo 72-1



Photo 72-2



Photo 72-3

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of wood-burning fireplaces, stoves: Appeared serviceable

Wood-burning fireplace type: Masonry

Wood-burning stove type: Freestanding

Fan or blower installed in wood-burning fireplace or stove: No

Condition of gas-fired fireplaces or stoves: Appeared serviceable

Gas fireplace or stove type: Converted wood-burning fireplace

Fan or blower installed in gas-fired fireplace or stove: No

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Masonry

Gas-fired flue type: Masonry with metal liner


73)  A wood burning fireplace has been converted to use gas logs, and no glass doors were installed on the fireplace. For gas conversions like this, the fireplace damper should be modified so it is permanently open to prevent combustion gases from the pilot light and main burners accumulating in living spaces. Since the damper is always open, unconditioned air from outside can enter living spaces through the chimney, and conditioned air from inside can exit through the chimney. This can result in higher heating and cooling costs. Recommend that a qualified person install glass doors on the fireplace per standard building practices.



Photo 73-1

74) One or more gas fireplaces or stoves did not respond to normal controls (e.g. on/off switch, thermostat, remote control) and were not fully evaluated as a result. The pilot light or gas supply may have been turned off, or some other condition may have prevented operation. The inspector only operates normal controls and does not light pilot lights or operate gas shut-off valves. Consult with the property owner, review all documentation for such gas appliances, and become familiar with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.



Photo 74-1

75) Fireplace and chimney overview.



Photo 75-1



Photo 75-2



Photo 75-3

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Electric

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: N/A (none installed)

Condition of hot water dispenser: N/A (none installed)

Condition of trash compactor: N/A (none installed)

76) 🛠️👉 Countertops and/or backsplashes were damaged or deteriorated. Recommend repairing or replacing as necessary.



Photo 76-1

77) 🛠️👉 Water was leaking at the sink faucet base or handles. Recommend that a qualified plumber repair as necessary.



Photo 77-1

78) ✓ At the time of inspection the kitchen appliances, flooring, cabinets and countertops pictured below were evaluated and appeared to be in serviceable condition, except as noted.



Photo 78-1



Photo 78-2



Photo 78-3



Photo 78-4



Photo 78-5



Photo 78-6



Photo 78-7



Photo 78-8

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: 3/4 bath, Master bath, second floor

Location #B: second floor, Bedroom

Location #C: Full bath, first floor

Location #D: 3/4 bath, Guest quarters

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of toilets: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of ventilation systems: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Bathroom and laundry ventilation type: Windows

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes


79)  The toilet at location(s) #A didn't flush or had a weak flush. Recommend that a qualified plumber evaluate and repair or replace the toilet as necessary.



Photo 79-1


80)  The toilet at location(s) #B and D was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.



Photo 80-1



Photo 80-2


81)  The toilet tank was loose at location(s) #A. Recommend that a qualified plumber replace toilet(s) or components as necessary. Where cracks have resulted in leaks, additional repairs due to water damage may be needed.



Photo 81-1


82)  One or more handles controlling water flow to the shower at location(s) #A were leaking when tested. Recommend that a qualified person repair or replace handles as necessary.



Photo 82-1


83)  The shower head at location(s) #A and D was leaking when tested. Recommend that a qualified person repair as necessary.



Photo 83-1



Photo 83-2


84)  The bathroom with a shower or bathtub at location(s) #A, B, C and D didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.



Photo 84-1



Photo 84-2



Photo 84-3



Photo 84-4



Photo 84-5

85) 🛠️ One or more sink drains were leaking at location(s) #A and #C. A qualified person should repair as necessary.

*right side sink
*drain stopper connection



Photo 85-1



Photo 85-2




Photo 85-3



Photo 85-4



Photo 85-5

86)  The toilet fill valve or float mechanism in the toilet at location(s) #B did not operate properly or was inoperable. Recommend that a qualified person repair as necessary.

*water sprays out of tank after flushed



Photo 86-1


87)  The wall by the shower at location(s) #A was water-damaged. Recommend that a qualified person repair as necessary.



Photo 87-1



Photo 87-2



Photo 87-3

88) 🛠️ The shower head at location(s) #A was dripping when the shower was turned off. Recommend that a qualified person repair as necessary.



Photo 88-1

89) 🛠️ Caulk was missing around the base of the shower head plate, or there was a gap behind it, at location(s) #B and #D. Water may enter the wall structure behind the enclosure. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.



Photo 89-1



Photo 89-2

90) ✓ Bathroom #A appeared to be in serviceable condition, except as noted.



Photo 90-1



Photo 90-2



Photo 90-3

91) ✓ Bathroom #B appeared to be in serviceable condition, except as noted.



Photo 91-1



Photo 91-2



Photo 91-3



Photo 91-4

92) ✓ Bathroom #C appeared to be in serviceable condition, except as noted.



Photo 92-1



Photo 92-2



Photo 92-3



Photo 92-4



Photo 92-5

93) ✓ Bathroom #D appeared to be in serviceable condition, except as noted.



Photo 93-1



Photo 93-2



Photo 93-3



Photo 93-4

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Wood, Sliding glass

Condition of interior doors: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of windows and skylights: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Vinyl, Wood

Condition of walls and ceilings: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Wall type or covering: Drywall

Ceiling type or covering: Drywall, Acoustic spray, Wood & beam

Condition of flooring: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum, Wood or wood products

Condition of stairs, handrails and guardrails: Appeared serviceable

94) 🚪🔑 One or more interior doors had a keyed lockset or deadbolt installed. This is a safety hazard for small children in the event that they lock themselves in the room, do not know how to unlock the door, and the key is not available. Recommend that a qualified person replace keyed locksets and/or deadbolts with "privacy" locksets (no key required) as necessary.



Photo 94-1

95) 🏠🔍📄 Some ceilings in this structure had ceiling texture possibly installed prior to the mid-1980s. This material may contain asbestos, which is a known health hazard. Laws were passed in the United States in 1978 prohibiting use of asbestos in residential structures, but stocks of existing materials were used for some time thereafter. The client may wish to have this ceiling material tested by a qualified lab to determine if it does contain asbestos.

In most cases, when the material is intact and in good condition, keeping it encapsulated with paint and not disturbing it may reduce or effectively eliminate the health hazard. If the client wishes to remove the material, or plans to disturb it through remodeling, they should have it tested by a qualified lab and/or consult with a qualified industrial hygienist or asbestos abatement specialist. For more information, visit:

<https://www.reporthost.com/?AITH>



Photo 95-1



Photo 95-2



Photo 95-3



Photo 95-4



Photo 95-5

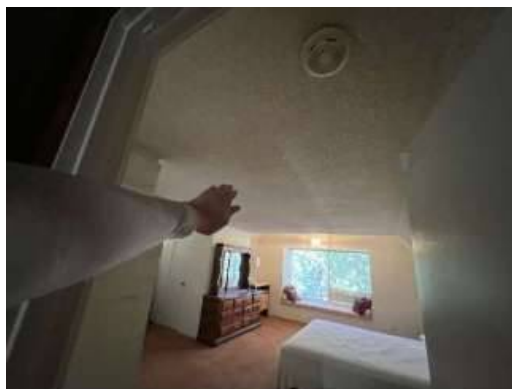


Photo 95-6

96) 🛠️🔍 Water stains or damaged wood was found at one or more windows. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 96-1



Photo 96-2

97) 🔧🔍 This structure appears to have settled based on the presence of minor cracks in walls, ceilings or junctions between them, or numerous door frames not being square, or numerous doors binding in jambs. Recommend that a qualified contractor and/or engineer evaluate further. Significant repairs may be needed. If so, a qualified contractor should make repairs.



Photo 97-1



Photo 97-2



Photo 97-3



Photo 97-4



Photo 97-5



Photo 97-6



Photo 97-7



Photo 97-8



Photo 97-9



Photo 97-10



Photo 97-11



Photo 97-12



Photo 97-13



Photo 97-14



Photo 97-15




Photo 97-16



Photo 97-17



Photo 97-18

98)  Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as [Squeeeeeek No More and Counter Snap fasteners](#) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as necessary. For more information, visit: <https://www.reporthost.com/?SQUEAK>

*one or more bedrooms, kitchen & stairs



Photo 98-1



Photo 98-2



Photo 98-3



Photo 98-4




Photo 98-5



Photo 98-6



Photo 98-7

99)  Floors in one or more areas were not level. This can be caused by foundation settlement or movement of the foundation, posts and/or beams. Significant repairs may be needed to make floors level. Recommend that a qualified contractor and/or engineer evaluate further. Repairs should be performed by a qualified contractor.

*bathom(s)



Photo 99-1



Photo 99-2


100)  One or more interior doors were missing. Recommend that a qualified person replace or repair doors as necessary.



Photo 100-1



Photo 100-2


101)  One or more doors dragged on the floor below and were difficult to open and close. Recommend that a qualified person repair as necessary. For example, by trimming bottoms of doors.



Photo 101-1



Photo 101-2



Photo 101-3



Photo 101-4



Photo 101-5



Photo 101-6



Photo 101-7


102)  One or more windows that were designed to open and close were stuck shut and/or difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.



Photo 102-1



Photo 102-2



Photo 102-3

103)  Screens were missing from one or more windows. These windows may not provide ventilation during months when insects are active.



Photo 103-1


104)  One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.



Photo 104-1



Photo 104-2



Photo 104-3



Photo 104-4



Photo 104-5


105)  Fixtures such as door stops were missing in one or more areas. Recommend that a qualified person install missing fixtures per standard building practices.



Photo 105-1



Photo 105-2


106)  Vinyl, linoleum or marmoleum flooring in one or more areas was deteriorated and/or loose. If in a wet area, water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.



Photo 106-1



Photo 106-2



Photo 106-3



Photo 106-4



Photo 106-5


107)  One or more entry doors wouldn't latch when closed. This is a security concern if no deadbolt is installed. A qualified person should repair as necessary.



Photo 107-1


108)  The lock mechanisms on one or more sliding glass doors were inoperable. Recommend that a qualified person repair as necessary.



Photo 108-1



Photo 108-2


109)  One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.



Photo 109-1



Photo 109-2



Photo 109-3

110) 🛠️ One or more interior doors were sticking in the door jamb and were difficult to operate. Recommend that a qualified person repair as necessary. For example, by trimming doors.



Photo 110-1



Photo 110-2

111) 🛠️ One or more sliding closet doors were off the track, stuck or difficult to slide. Recommend that a qualified person adjust or repair as necessary.



Photo 111-1



Photo 111-2



Photo 111-3

112) 🛠️ Lock mechanisms on one or more windows were inoperable. This can pose a security risk. Recommend that a qualified person repair as necessary.



Photo 112-1



Photo 112-2



113) 🛠️ Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product: <https://www.reporthost.com/?ECC>



Photo 113-1



Photo 113-2

114)   Checking was found on one or more wooden beams on the ceilings. As the moisture from solid wood posts and beams dries out and the wood cures, shrinkage produces not only checking (large cracks that are normal and are typically not a concern) but also an actual reduction in beam or posts dimensions.

The more moisture that was present in wood at the time of construction, the greater the amount of shrinkage that will occur in overall wood, and the larger and more extensive will be the checking cracks that occur.

While extreme loading or improper notching/boring can cause a wood post (more rarely) or beam to split, usually the splits or cracks found in wooden posts and beams are due to shrinkage as wood dries, occur along the grain, and do not raise a structural concern.

Checks are only a cosmetic concern unless they are taking in water and therefore risking leaks into the building interior or causing rot or inviting insect damage, especially where the checks lead water to a poorly-sealed window or door frame.



Photo 114-1



Photo 114-2



Photo 114-3



Photo 114-4



115)   Stains were found in on or more walls or ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.



Photo 115-1



Photo 115-2



Photo 115-3



Photo 115-4



Photo 115-5



Photo 115-6



Photo 115-7




Photo 115-8



Photo 115-9



Photo 115-10

116)  What appeared to be moisture stains were found in one or more floors. However the level of moisture were low. Consult with the property owner and monitor the area(s) in the future. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.

*guest quarters



Photo 116-1



Photo 116-2



Photo 116-3

1.1. 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. 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.

I. 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 and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.

II. 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.

III. A home inspection can include a survey and/or analysis of energy flows and usage in a residential property if the client requests it.

1.2. A Material Defect is a condition of a residential real property, or any portion of it, that would have a significant, adverse impact on the value of the real property, or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

1.3. 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. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the International Association of Certified Home Inspectors (InterNACHI). The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A complete copy of the STANDARDS OF PRACTICE we adhere to can be found at the following link: <http://www.nachi.org/sop.htm>