

ACTION ITEMS

IMPORTANT: READ THE ENTIRE INSPECTION REPORT. This *Summary* of significant conditions is provided as a benefit to the client(s) and is NOT the full report. It is designed to provide a more concise description of conditions that may require your immediate attention, and in some cases, suggestions for securing further evaluation or resolution.

The information may be used in the prioritization and planning for repairs and maintenance of systems and components. However, in compliance with professional standards, we make no suggestion as to whom if any should be responsible for recommended repairs. Property Professor strongly recommends that you evaluate these identified issues and discuss resolutions with your Realtor® and/or others involved with the property. With neglect, lower priority conditions usually become increasingly problematic over time.

LEGEND

[SC] Safety Concern [CR] Correction Recommended [FE] Further Evaluation [RU] Recommended Upgrade

The following items are the most significant in the opinion of your inspector because they are urgent safety concerns and or may be costly to evaluate, repair, and or correct.

FOUNDATION/UNDER-FLOOR AREAS

RAISED FOUNDATION CONDITIONS

FOUNDATION

1. The visible foundation areas of the structure appeared functional, with exceptions noted.
 - a. [FE] The original concrete foundation walls at the front and rear had evidence of cracking due to settlement/movement and/or seismic activity. We recommend a full evaluation and/or corrections by a foundation specialist in the appropriate trade.

SUBFLOOR

2. The visible areas of the subflooring appeared functional, with exceptions noted.
 - a. [FE] Moisture stains/damage were noted at the kitchen floor bath room floors. We recommend locating and correcting the source as well as any damaged materials.

COMMENTS

3. [SC] There was improper wiring in the crawl space in the form of open junction boxes (missing covers) with exposed wire connections. We recommend correcting the condition(s) noted.

EXTERIORS / SITE & GROUNDS

EXTERIOR CONDITIONS

BALCONY(S)

4. The balcony/deck coating appeared functional, with exceptions noted.
 - a. [FE] Evidence of patching were noted under the slider door and at the bottom of the exterior wall. This may indicate previous leakage into the structure. We recommend inquiries of the seller regarding any history of leakage, and or a full evaluation and/or corrections by a specialist in the appropriate trade.

LIGHT(S)/FIXTURE(S)

5. The light(s) were functional, with exceptions noted.
 - a. [SC] There was exposed wiring/ missing light fixture at the right front. We recommend correcting the condition(s) noted.
 - b. [CR] The light post at the front walkway entry was damaged at the base. We recommend correcting the condition(s) noted.

RECEPTACLE(S)

6. The accessible receptacles were functional, with exceptions noted.

- a. [SC] Not all of the accessible receptacles were GFCI protected as now required. This condition is a safety hazard. We recommend correcting the condition(s) noted.
- b. [CR] There was no power at a receptacle at the left front. We recommend correcting the condition(s) noted.

GROUND CONDITIONS

STEP(S) & STAIR(S)

7. [CR] The concrete entry porch/steps at the right had settled and was sloped toward the building. This condition is a trip hazard and conducive to moisture ponding next to the building. We recommend correcting the condition(s) noted.

ROOF COVERINGS

ROOF CONDITIONS

CONCRETE TILES

8. The visible areas of the roof surface appeared functional, with exceptions noted.

- a. [FE] There was one visible cracked/broken tile at the lower roof over living room. These conditions are conducive to roof leaks. We recommend a full evaluation and/or corrections by a roof contractor.

NOTE: A significant number of tile were stored in the crawl space under the family room addition.

ATTIC AREAS & ROOF FRAMING

ATTIC/FRAMING CONDITIONS

ELECT. WIRING

9. [SC] There was improper wiring in the attic in the form of open junction boxes with exposed wire connections. We recommend correcting the condition(s) noted.

EXHAUST VENT(S)

10. [CR] The bath vent fan(s) are exhausting into the attic. This condition is conducive to moisture build-up and deterioration of the framing or other components. We recommend correcting the condition(s) noted.

PEST(S)

11. [FE] Evidence of rodent activity was noted in the attic. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

PLUMBING

PLUMBING CONDITIONS

WATER PRESSURE

12. [CR] The pressure regulator installed in the water supply line by the main shutoff valve has allowed the water pressure to rise to 90 PSI, which exceeds the 80 PSI building standard. This is an indication that the regulator is not functioning as designed. We recommend the regulator be adjusted, repaired or replaced.

WATER HEATERS

WATER HEATER CONDITIONS

VENTING SYSTEM(S)

13a. [SC] The flue vent pipe was improperly installed- combined with the furnace vent pipe. We recommend correcting the condition(s) noted.

b. [SC] The flue vent piping was close in contact with a heating duct. This condition is a hazard. We recommend correcting the condition(s) noted.

T&P VALVE(S)

14. [CR] A temperature and pressure (T&P) relief valve and discharge line were installed as required. The discharge line terminated facing sideways and did not extend to the exterior. We recommend it be extended to the exterior and terminated close to the ground facing downward.

COMBUSTION AIR

15. [CR] The combustion air supply to the water heater appeared inadequate. This condition restricts the free flow of combustion air to the water heater and may cause the unit to not function as designed. We recommend correcting the condition(s) noted.

ENERGY SUPPLY(S)

16. The gas shutoff valve and flexible gas connector appeared functional, with exceptions noted.
- [SC] The gas supply piping appeared to be undersized. We recommend a full evaluation and corrections by a plumbing and or heating contractor.
 - [SC] The gas connection did not include a sediment trap/drip leg as generally required. We recommend correcting the condition(s) noted.

ELECTRICAL SYSTEMS

ELECTRICAL COMPONENT CONDITIONS

RECEPTACLE(S)

17. The accessible receptacles were functional, with exceptions noted.
- [FE] Several electrical receptacles in the original interior rooms were the two-prong type, which was common practice for structures of this age. We recommend a full evaluation of the electrical system by an electrical contractor prior to changing the receptacles to the three prong type.

HEATING SYSTEMS

HEATING SYSTEM CONDITIONS

VENTING SYSTEM(S)

18. [SC] The flue vent pipe was improperly installed- combined with the furnace vent pipe. We recommend correcting the condition(s) noted.

COMBUSTION AIR

19. [SC] The combustion air supply to the furnace appeared inadequate, this condition restricts the flow of combustion/makeup air to the furnace and may cause the unit to not function as designed. We recommend correcting the condition(s) noted.

ENERGY SUPPLY(S)

20. The gas shutoff valve and flexible gas connector appeared functional, with exceptions noted.
- [SC] The gas supply piping appeared to be undersized. We recommend a full evaluation and corrections by a plumbing and or heating contractor.
 - [SC] The gas connection did not include a sediment trap/drip leg as generally required. We recommend correcting the condition(s) noted.

CENTRAL COOLING SYSTEMS

AIR CONDITIONING SYSTEM CONDITIONS

ENERGY SUPPLY(S)

21. An electrical disconnect was present, in sight of and providing power to the condensing unit, with exceptions noted.
- [SC] The flex connector/conduit was loose/ disconnected at the electrical disconnect panel. We recommend correcting the condition(s) noted.

KITCHEN

KITCHEN CONDITIONS

WOOD FLOOR

22. [CR] Moisture stains and damage were noted on the wood flooring. The area appeared dry during the inspection. We recommend locating and correcting the source as well as any damaged materials.

RECEPTACLE(S)

23. [SC] The accessible receptacles were not GFCI protected. This condition is a Safety Hazard. We recommend correcting the condition(s) noted.

EXHAUST VENT(S)

24a. [CR] The fan failed to function. We recommend correcting the condition(s) noted.

b. [SC] The visible portion of the exhaust vent ducting in the crawl space was a corrugated flexible material that terminated improperly. This material is not approved for kitchen exhaust vents. We recommend correcting the condition(s) noted.

COOKTOP(S)

25. The cooktop/range burners functioned, with exceptions noted.

a. [CR] The electronic ignition failed to function. A lighter was used to ignite the burners. We recommend correcting the condition(s) noted.

LAUNDRY

LAUNDRY CONDITIONS

DRYER VENT(S)

26. Dryer venting was provided and terminated at the exterior, with exceptions noted.

a. [CR] The dryer vent exhaust pipe was noted to be flexible plastic/aluminum in the crawl space under the building. This is an improper installation. We recommend correcting the condition(s) noted.

b. [CR] There was lint debris accumulated in the crawl space. We recommend correcting the condition(s).

BATHROOMS

OVERALL

RECEPTACLE(S)

27. [SC] The Downstairs bathrooms' receptacles were not GFCI protected. This condition is a Safety Hazard. We recommend correcting the condition(s) noted.

UPSTAIRS / PRIMARY

RECEPTACLE(S)

28. [SC] Power was still present after the "Test Button" of the GFCI receptacle was pushed. This condition is a safety hazard. We recommend correcting the condition(s) noted.

TUB/SHOWER(S)

29a. [CR] The tub spout diverter was stuck and failed to fully divert the water flow to the tub spout from the showerhead. We recommend correcting the condition(s) noted.

b. [CR] The stopper mechanism was defective/missing parts/inoperable. We recommend correcting the condition(s) noted.

BUILDING INTERIOR

OVERALL

SMOKE DETECTOR(S)

30. [SC] There was no smoke alarm/detector present at the upstairs primary bedroom. We recommend correcting the condition(s) noted.

FIREPLACE(S)

31. The fireplace and visible areas of the flue appeared functional, with exceptions noted.

a. [SC] There was wood and other combustible materials too close to the fireplace opening. This condition is a fire safety hazard. We recommend correcting the condition(s) noted.

b. [FE] There were gaps/voids in the firebox above the opening. These can allow an unsafe transmission of heat. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

c. [SC] The gas line was not sealed at the wall where it entered the firebox. We recommend sealing the gap around the pipe to the firebox wall.

d. [SC] There was a gas log set installed in the fireplace. We recommend that the flue damper be permanently blocked/clamped in the open position to prevent products of combustion from spilling out into the room.

e. [CR] There were no glass doors present for energy efficiency. We recommend correcting the condition(s).

GARAGE - CARPORT

GARAGE/CARPORT CONDITIONS

GARAGE FLOOR(S)

32. The visible areas of the garage floor appeared functional, with exceptions noted.

a. [CR] There were cracks in the garage floor. We recommend correcting the condition(s) noted.

RECEPTACLE(S)

33. [SC] The accessible receptacles were not GFCI protected. This condition is a Safety Hazard. We recommend correcting the condition(s) noted.

The remaining items are important, but may not be as critical and or urgent in the opinion of your inspector. The conditions may include recommended upgrades (often health and safety related), conditions to monitor, general maintenance, and other information noteworthy of being highlighted. Please be aware that construction standards change regularly.

NOTE: All deficiencies are important. You are the final judge of what is most important to you. Please discuss your concerns with your inspector and or specialists who can give you further information.

FOUNDATION/UNDER-FLOOR AREAS

RAISED FOUNDATION CONDITIONS

INSULATION

34. The floor framing insulation appeared functional under the rear addition only.

[RU] There was no visible floor framing insulation installed under the original home. We recommend installing insulation as an energy conservation upgrade.

MOISTURE

35. [CR] The crawl space was damp/wet. We recommend that all roof drainage/downspouts be directed away from the building. We recommend the ground be graded to slope away from the foundation, and the installation of surface drains and concrete walkways around the perimeter is recommended. The advice and services of a landscaping, drainage and or waterproofing contractor are recommended.

EXTERIORS / SITE & GROUNDS

EXTERIOR CONDITIONS

GUARDRAIL(S)

36. [SC] The guard rail(s) appeared functional and may have met the building standards at the time of construction, however the wide spaces between the balusters are a hazard for small children. Modern construction guidelines typically state that a "4 inch sphere" should not pass between the balusters. While upgrading may not be required, additional measures for child safety like netting or some other means is strongly recommended.

GROUNDS CONDITIONS

HANDRAIL(S)

37. [SC] The handrail at the right was functional and may have met the standards at the time of construction, however they are not considered to be grippable by today's standards. It was also open and climbable- a child safety issue. We recommend upgrading the handrail(s) to meet today's standards for added safety.

RETAINING WALL(S)

38. The decorative retaining/planter walls appeared functional, with exceptions noted.

a. [FE] The wood retaining wall at the left side of the backyard was damaged and leaning. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.

FENCING & GATE(S)

39. The yard fencing appeared functional, with exceptions noted.

a. [CR] The wood fencing was damaged/deteriorated at the right and left sides. We recommend correcting the condition(s) noted.

GRADING/DRAINAGE/LANDSCAPING CONDITIONS

LANDSCAPING

40. The vegetation and landscaping appeared manicured, with exceptions noted.

- a. [CR] Trees were touching or over-hanging the roof. We recommend they be trimmed to prevent damage to the roofing surface, and allow free flow of roof runoff.

ROOF COVERINGS

ROOF CONDITIONS

FLUE PIPE(S)

41. [CR] There were missing flue pipe storm collars. We recommend correcting the condition(s) noted.

ATTIC AREAS & ROOF FRAMING

ATTIC/FRAMING CONDITIONS

INSULATION

42. [CR] There was no visible insulation in the attic. We recommend installing insulation for energy efficiency as an upgrade.

PLUMBING

PLUMBING CONDITIONS

HOSE FAUCET(S)

43. The accessible hose faucets were functional, with exceptions noted.

- a. [RU] There were no vacuum breakers on the exterior hose faucets. We recommend installing these devices as an upgrade.

WASTE PIPING

44. The visible waste piping appeared functional, with exceptions noted.

- a. [CR] The metal strapping was in contact with the plastic waste piping in the crawl space. We recommend correcting the condition(s) noted.
- b. [CR] The drain line for the lower bathroom(s) had an improper slope to provide for adequate drainage and blockage may result. We recommend correcting the condition(s) noted.

GAS PIPING

45. The visible areas of the gas piping appeared functional, with exceptions noted.

- a. [SC] A union fitting was used to connect gas piping in the crawl space. This is an improper location. We recommend correcting the condition(s) noted.

WATER HEATERS

WATER HEATER CONDITIONS

SUPPLY PIPING

46. [RU] The shutoff valve and visible water supply connectors appeared functional, but they were not insulated. We recommend insulating the exposed water piping to minimize heat loss.

HEATING SYSTEMS

HEATING SYSTEM CONDITIONS

HEATING UNIT(S)

47. The furnace was functional.

- a. [CR] The access in front of the furnace minimal and restricted by framing. We recommend corrections as possible to provide safe access to the furnace for maintenance or emergency needs.
- b. [CR] There was not an adequate work platform in front of the equipment. We recommend correcting the condition(s) noted.

ENERGY SUPPLY(S)

48. The gas shutoff valve and flexible gas connector appeared functional, with exceptions noted.

- a. [SC] The gas connection did not include a sediment trap/drip leg as generally required. We recommend correcting the condition(s) noted.

BLOWER / FILTER(S)

49. The blower and filter appeared functional, with exceptions noted.

- a. [CR] The right unit filter was dirty which blocks the air flow. We recommend the filter be replaced.

HEATING SYSTEM CONDITIONS

BLOWER / FILTER(S)

50. The blower appeared functional, with exceptions noted.

- a. [CR] The filter was dirty which blocks the air flow. We recommend the filter be replaced.

CENTRAL COOLING SYSTEMS

AIR CONDITIONING SYSTEM CONDITIONS

CONDENSATE DRAIN LINE(S)

51. The visible areas of the condensate drain line(s) appeared functional, with exceptions noted.

- a. [CR] The interior installation of the cooling system had no secondary condensation drain line to the exterior or cut-off switch. We recommend correcting the condition(s) noted.
b. [SC] The condensate drain line for the right air-conditioning system emptied on a walkway. This condition is a slip and fall safety hazard. We recommend correcting the condition(s) noted.

KITCHEN

KITCHEN CONDITIONS

LIGHTS/FIXTURES

52. [SC] There was improper wiring installed to the lighting with exposed splices. We recommend correcting the condition(s) noted.

DISPOSAL(S)

53. The garbage disposal(s) functioned, with exceptions noted.

- a. [CR] The ring holding the disposal to the bottom of the sink was corroded. We recommend correcting the condition(s) noted.

DISHWASHER(S)

54. The dishwasher(s) functioned through the "Light Cycle", no leakage noted. There was an air gap device present at the sink, no leakage noted.

[CR] The dishwasher was connected directly to the garbage disposal. The dishwasher should connect to an air gap device and from there to the disposal or drain piping. We recommend correcting the condition(s) noted.

BATHROOMS

OVERALL

TOILET(S)

55. The toilets functioned, with exceptions noted.

- a. [CR] The downstairs bathrooms' toilets were loose on the floor. We recommend correcting the condition(s) noted.

DOWNSTAIRS LEFT

WINDOW(S)

56. [SC] There were no visible safety glass markings on the glass in the window within 60 inches above the walking surface of the tub or floor. We recommend the glass be confirmed as safety type or upgraded.

SINK/PLUMBING

57. [CR] The stopper mechanism was defective- needed adjustment. We recommend correcting the condition(s) noted.

TUB/SHOWER(S)

25a. [CR] The tub spout was missing- removed. We recommend correcting the condition(s) noted.

- b. [CR] The stopper mechanism was defective/missing parts/inoperable. We recommend correction.

DOWNSTAIRS HALL.
ENCLOSURE(S)

26. [CR] The enclosure door was difficult to fully close and latch. We recommend correcting the condition(s) noted.

UPSTAIRS / PRIMARY.
SINK/PLUMBING

27. [NOTE] Corrosion/ evidence of past leakage was noted at the drain piping under the sink(s). We recommend monitoring this area for future leaks.

BUILDING INTERIOR

OVERALL.
WINDOW(S)

28. The accessible windows were functional, with exceptions noted.

a. [FE] The glass panes in the windows were dirty and the condition of the thermal panes could not be determined. We recommend having all of the windows cleaned and evaluated by a specialist in the appropriate trade.

LIGHTS/FIXTURE(S)

29. The light(s) and ceiling fan were functional, with exceptions noted.

a. [FE] There were a number of wall switches throughout the home with no apparent function. We recommend inquiring with the seller to confirm what these switches operate.

b. [FE] The operation of some fans could not be determined. These may require remote controls. We recommend correcting the condition(s) noted.

DOWNSTAIRS LEFT FRONT BEDROOM.
INTERIOR DOOR(S)

30. [CR] The door did not latch to the jamb. We recommend correcting the condition(s) noted.

UPSTAIRS / PRIMARY BEDROOM.
WALL(S)/CEILING(S)

31. [CR] There was a hole/ opening in the closet wall. We recommend correcting the condition(s) noted.

GARAGE - CARPORT

GARAGE/CARPORT CONDITIONS
DOOR OPENERS

32. The automatic garage door opener was operational and the automatic reversing system functioned when the door hit an object placed in its path. The secondary safety system (electric eyes) functioned, with exceptions noted.

a. [SC] The secondary safety system (electric eyes) were mounted higher than the manufacturer's recommendation of 4" to 6" above the floor. We recommend correcting the condition(s) noted.