



Inspection Report

Deborah Fletcher

Property Address:
4410 Upper Lopez Canyon
Arroyo Grande CA 93420

8/7/2024



Harper Homes: Home Inspection Services

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Summary

The following items or discoveries are either **defective** and **do not function as intended** or to be considered **health and safety items**. Recommend further evaluation and repair by a **licensed contractor or specialty tradesperson**. This summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer **read the complete report**.

2. Exterior

Defect / Functionally Deficient Items:

2.0 ROOF

(1) REPAIR NEEDED

Roof sheathing contains moisture damage under the eave at the right side of the home. Refer to the pest report for further information on this condition and make repairs as prescribed. Roofing materials should be further evaluated and repaired in these areas to prevent continued deterioration.

(3) FURTHER EVALUATION

Due to the age of the roof and various signs of moisture intrusion in the attic it is recommended that the roof and all roofing components be further evaluated by a qualified roofing contractor to better understand the extent of repairs needed, remaining life, and cost to repair/replace.

2.4 SIDING / TRIM

(2) FURTHER EVALUATION

Moisture damage noted at the fascia. Recommend further evaluation by a structural pest control operator and make repairs as prescribed.

2.6 WINDOWS / SKYLIGHTS

(1) REPAIR NEEDED

Failed seals in dual pane windows, noted at the right living room window and condensation build up or stains were noted within the window. Recommend windows repaired or replaced to ensure full insulation capabilities and improve aesthetics.

(2) REPAIR NEEDED

Cracked window noted at the rear patio door and needs repaired.

5. Plumbing System

Defect / Functionally Deficient Items:

5.2 WATER LINES (VISIBLE ONLY)

(1) FURTHER EVALUATION

Water supply was off at the time of inspection and the supply plumbing was not operated. Recommend further evaluation once the water supply is restored.

6. Electrical System

Safety / Health Deficient Items:

6.1 MAIN / SUB-PANELS

(1) FURTHER EVALUATION

The exterior sub panel observed during the inspection does not appear to be rated for outdoor use. Exterior-rated panels are designed to withstand environmental conditions such as moisture and temperature fluctuations. The use of an interior-rated panel in an outdoor location may lead to potential

issues such as moisture ingress and reduced safety. We recommend consulting a licensed electrician to evaluate the panel's suitability, and if necessary, replace it with a properly rated exterior panel to ensure compliance with safety standards and proper protection.

7. Bathrooms

Defect / Functionally Deficient Items:

7.1 TOILETS

REPAIR NEEDED

The toilet is excessively loose and needs removed and properly re-installed with a new wax ring to insure connection to the floor and prevent future leaks.

8. Interiors

Defect / Functionally Deficient Items:

8.0 CEILINGS, WALLS

FURTHER EVALUATION

Moisture stains noted on the walls at the rear patio. Recommend the siding and flashings be further evaluated in these areas to determine the cause and remedy of this moisture intrusion.

8.3 WINDOWS (REPRESENTATIVE NUMBER)

(2) REPAIR NEEDED

Moisture intrusion noted at the window sills and walls due to probable moisture intrusion from the metal frame windows. This can be common with metal framed windows and can be improved by caulking the interior corner seams in the frames, or replaced, as needed.

9. Kitchen

Safety / Health Deficient Items:

9.3 COUNTERS / CABINETS

(2) REPAIR NEEDED

Moisture damage and mildew or microbial growth build up was noted on the wall and/or cabinet material under the sink. It is likely the damage extends into enclosed areas. Recommend removal of the damaged sections of wall and cabinet material and complete evaluation of the adjacent walls and cabinets. All affected areas should be properly sterilized or replaced.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Dylan Linnenkamp

General Info

Property Address 4410 Upper Lopez Canyon Arroyo Grande CA 93420	Date of Inspection 8/7/2024	Report ID 080724DL1
Customer(s) Deborah Fletcher	Time of Inspection 10:30:00 AM	Real Estate Agent Pamela Storton Storton Properties

Inspection Details

Standards of Practice: CREIA California Real Estate Inspection Association	In Attendance: Inspector, Well inspector, Listing Agent	Type of building: Single Family (1 story)
Square Footage Approximate: 750	Approximate year of construction: 1987	Temperature: Over 70
Weather: Clear	Ground/Soil surface condition: Dry	Rain in last 7 days: No

Property is:

Comment Key & Definitions

In the report the location of items will be referred to as being located on the front, rear, left and right of the property. Our perspective is from the exterior of the building looking at the front door.

Comment Key or Definitions

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

APPEARS SERVICEABLE = This component or system was visually observed and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

MAINTENANCE NEEDED = This area, system or component is in need of maintenance which should be considered typical of the age or style of construction.

ALTERATION NEEDED = The necessary components are installed but need adjusted or altered to function as intended.

INSTALLATION NEEDED = The necessary components are not installed.

REPAIR NEEDED = The item, component or unit is not functioning as intended and needs repaired or replaced. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

FURTHER EVALUATION = The condition of the system or component is beyond the expertise of the inspector and further evaluation by a qualified licensed contractor is advised.

This home is older than 35 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be

expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

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

The Plumbing or water supply was off during this inspection. The items or components that were not inspected because water was off are: 1. The water pressure or volume and whether it was adequate. 2. Any odors or color in water that may indicate a filter or correction is needed. 3. Any water filtration or flush systems. 4. Whether or not Hot and Cold is reversed on any faucets. 5. Water temperature. 6. Functional flow (whether or not is adequate) 7. Plumbing fixtures or piping that may leak or drip. 8. Waste line and drainage 9. Noisy piping or whether plumbing vents are working or not. 10. Whether or not the water heater will leak. Sometimes T&P valve can leak but only after water heater has been on for 24 hours or more. 11. Heat systems that require water such as boilers that use radiators cannot be inspected without allowing the radiators to work fully. There is a re-inspection fee to return and inspect should water be turned on. The inspection is not responsible for any item that is not working properly or was not inspected due to no water.

1. Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of the foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not part of our inspection. Fences gates and retaining walls are not part of this inspection but may be reported on. Our inspection of the driveway or parking area is limited to within 100 feet of the building.

Styles & Materials

Grading & Drainage:

Above or at grade to road
Flat pad / site

Fences and Gates:

Wire
Chain link

Walkways / Parking:

Dirt

Items

1.0 GRADE / DRAINAGE

Comments: Action Required

(1) ALTERATION NEEDED

Grade / drainage needs improved at the perimeter of the home. Recommend the soil be sloped away from the home and all surface water be channeled or directed away from the foundation to promote functional drainage.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

(2) ALTERATION NEEDED

Soil or landscape materials are pushed up against the stucco siding at various areas around the home. Landscape maintenance is needed to remove material from holding moisture at the siding while maintaining functional drainage away from the foundation.



1.0 Item 3(Picture)

(3) ALTERATION NEEDED

Soil or landscape materials pushed up against the siding at various locations. Refer to the pest report for more information on this condition and have material removed to prevent earth to wood contact while allowing drainage to remain effective.



1.0 Item 4(Picture)

1.1 DECKS / PATIOS

Comments: Appears Serviceable

1.2 DRIVEWAY / WALKWAYS

Comments: Appears Serviceable

1.3 FENCES / GATES

Comments: Appears Serviceable

1.4 SHRUBBERY / PLANTER / RETAINING WALLS

Comments: Action Required

MAINTENANCE NEEDED

Foliage needs trimmed back from contacting the siding. This will decrease the probability of moisture and pest intrusion.

2. Exterior

The foregoing is an opinion of the general quality and condition of the roofing, siding, and exterior building materials. The inspector cannot and does not offer an opinion or warranty as to whether these components and systems may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Determining the condition of insulated glass windows is not always possible due to dirty windows, temperature, weather and lighting conditions.

Styles & Materials

Roof Deck Styles:

Combination
Medium pitch (3 1/2 to 6 1/2 in 12)

Roof Covering Material:

Concrete tile
Roll roofing

Roof Flashing:

Metal flashings

Viewed Roof Covering From:

Fully traversed and viewed

Gutters / Roof Drains:

Metal gutters
Partial gutters installed

Exterior Siding:

Stucco
Fiber cement

Trim:

Wood trim
Wood fascia

Window / Skylights:

Vinyl frame dual pane
Metal frame dual pane
Skylights

Items

2.0 ROOF

Comments: Action Required

(1) REPAIR NEEDED

Roof sheathing contains moisture damage under the eave at the right side of the home. Refer to the pest report for further information on this condition and make repairs as prescribed. Roofing materials should be further evaluated and repaired in these areas to prevent continued deterioration.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

(2) MAINTENANCE NEEDED

Debris on the roof should be removed and an annual maintenance schedule established. This will greatly extend the life expectancy of the roof in these areas.



2.0 Item 3(Picture)

(3) FURTHER EVALUATION

Due to the age of the roof and various signs of moisture intrusion in the attic it is recommended that the roof and all roofing components be further evaluated by a qualified roofing contractor to better understand the extent of repairs needed, remaining life, and cost to repair/replace.



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)

2.1 FLASHINGS

Comments: Action Required

RECOMMENDED IMPROVEMENT

No drip edge was present on the roof. While this might have been acceptable at the time of construction, recommend roof drip edge installed to prevent moisture intrusion to the roof sheathing and fascia.



2.1 Item 1(Picture)

2.2 CHIMNEYS AND ROOF PENETRATIONS

Comments: Action Required

MAINTENANCE NEEDED

Plumbing vents need resealed at the roof.

2.3 GUTTERS / DOWNSPOUTS

Comments: Action Required

(1) MAINTENANCE NEEDED

The gutters contain debris in areas and need cleaned and an annual maintenance schedule established to allow intended drainage of roof runoff water away from the home.

(2) REPAIR NEEDED

Gutter damaged at the left side of the home and repairs should be made to insure proper drainage at this area.



2.3 Item 1(Picture)

(3) INSTALLATION NEEDED

Downspout extension needed at the right exterior to channel rain water away from the foundation and help promote functional drainage.



2.3 Item 2(Picture)

2.4 SIDING / TRIM

Comments: Action Required

(1) REPAIR NEEDED

Perforations in the siding at the left exterior should be patched or repaired to prevent pest or moisture intrusion.



2.4 Item 1(Picture)

(2) FURTHER EVALUATION

Moisture damage noted at the fascia. Recommend further evaluation by a structural pest control operator and make repairs as prescribed.



2.4 Item 2(Picture)

2.5 EXTERIOR DOORS

Comments: Appears Serviceable

ALTERATION NEEDED

Weather stripping needs improved at the rear left patio door to insure maximum efficiency of the home.



2.5 Item 1(Picture)

2.6 WINDOWS / SKYLIGHTS

Comments: Action Required

(1) REPAIR NEEDED

Failed seals in dual pane windows, noted at the right living room window and condensation build up or stains were noted within the window. Recommend windows repaired or replaced to ensure full insulation capabilities and improve aesthetics.



2.6 Item 1(Picture)

(2) REPAIR NEEDED

Cracked window noted at the rear patio door and needs repaired.



2.6 Item 2(Picture)

2.7 PAINT / CAULK / SEAL / MISCELLANEOUS.

Comments: Appears Serviceable

3. Fireplace

Styles & Materials

Types of Fireplaces:

- Gas appliance fireplace
- Wood burning fireplace

Chimney Vent:

- Metal chimney

Items

3.0 CHIMNEYS / FIREPLACES

Comments: Action Required

FURTHER EVALUATION

Recommend the firebox and chimney be cleaned, swept, and further evaluated, before use, by a qualified chimney specialist.

3.1 GAS/LP FIRELOGS AND FIREPLACES

Comments: Appears Serviceable

INFORMATIONAL NOTE

The gas fireplace was tested and functional at the time of the inspection.



3.1 Item 1(Picture)

4. Heating / Air Conditioning

The inspector is not equipped to inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that the inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos material have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even distribution of air through out a home cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on cooling systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. Normal service and maintenance is recommended on a yearly basis. It is suggested that all homes with fuel burning systems have a carbon monoxide installed for added safety. All fireplaces should be cleaned on a regular basis to make sure no cracks have developed.

Styles & Materials

Heat Type/Power Source/Age: **Cooling Equipment Type/Size/**

Extra Info : fireplaces are the **Age:**
 main heat source No A/C in home

Items

4.0 HEATING EQUIPMENT

Comments: Appears Serviceable

5. Plumbing System

Water quality or hazardous materials (lead) is available from local labs. All underground piping related water supply, waste or sprinkler use are excluded from this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Only the hose faucets which are attached to the home are tested during our inspection. You may wish to test any which are away from the home. The temperature pressure relief valve, at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above the floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The stem caused by a blow off can cause scalding. Improper installations should be corrected. Laundry appliances are not tested or moved. We highly recommend removal and cleaning of the dryer vent at least once a year. Cleaning the vent pipe can significantly reduce the risk of a fire.

Styles & Materials

<p>Water Shut Off Location: Handle shut off Left exterior of the home</p>	<p>Water Supply Aproximate Size / Material: Not accessible Extra Info : pipe foam blocked</p>	<p>Plumbing Water Distribution: Copper</p>
<p>Water Source: Private well (not inspected)</p>	<p>Water Pressure (normal is 40 to 80 psi): Water was off at the time of the inspection</p>	<p>Plumbing Waste (visible only): ABS</p>
<p>Gas Type / Primary Energy Heat Source: Propane (LPG)</p>	<p>Gas Line Type: Galvanized gas pipe Steel gas pipe</p>	<p>Water Heater Power Source / Vent Type: Pressure relief valve not tested LPG Sheet metal vent</p>
<p>Water Heater Capacity / Age: 40 Gallon MFG 2014</p>	<p>Water Heater Location: In an outside closet</p>	<p>Laundry Type Venting and Accessories: Washer connections Electric dryer connection LPG dryer connection Dryer vents at exterior wall</p>

Items

5.0 WATER HEATERS

Comments: Action Required

(1) REPAIR AS NEEDED

The water heater appears to be in working condition, but is 10 years old and past the warranty period. Recommend replacement as needed.

(3) RECOMMENDED IMPROVEMENT

Recommend installing a drain pan under the water heater with a drain to a location that is resistant to moisture damage.

5.1 SEWER / DRAINS / VENTS (VISIBLE ONLY)

Comments: Action Required

(1) INFORMATIONAL NOTE

The property is equipped with a septic system, which is outside the scope of this home

inspection. For a comprehensive evaluation of the septic system's condition and functionality, we recommend engaging a licensed septic system professional. They can assess the system's performance, check for any potential issues, and provide guidance on necessary maintenance or repairs.

(2) REPAIR NEEDED

Plumbing vent terminates too close to the roof at rear side of the roof and needs properly extended to ensure proper ventilation of drain line gasses.

5.2 WATER LINES (VISIBLE ONLY)

Comments: Action Required

(1) FURTHER EVALUATION

Water supply was off at the time of inspection and the supply plumbing was not operated. Recommend further evaluation once the water supply is restored.

(2) INFORMATIONAL NOTE

The property is serviced by a well, which falls outside the scope of this home inspection. For a thorough evaluation of the well's condition, water quality, and overall functionality, we recommend consulting a licensed well technician or water specialist. They can provide a detailed assessment and ensure that the well meets safety and performance standards."

5.3 GAS LINES (VISIBLE ONLY)

Comments: Action Required

(1) INSTALLATION NEEDED

During the inspection, it was noted that the home does not currently have a gas shutoff valve. Installing a gas shutoff valve is recommended for safety purposes, as it allows for quick and easy shutdown of the gas supply in case of an emergency or maintenance need. We advise consulting a licensed plumber or gas technician to install a shutoff valve and ensure proper safety measures are in place.

(2) REPAIR NEEDED

During the inspection, a propane odor was detected near the water heater. This could indicate a potential leak or issue with the propane system, which poses a safety risk. It is crucial to address this matter immediately. We recommend that a licensed propane technician or gas safety professional be consulted to investigate the source of the odor, perform any necessary repairs, and ensure that the propane system is functioning safely and properly.

5.4 PLUMBING VALVES / ACCESSORIES

Comments: Appears Serviceable

INFORMATIONAL NOTE

The water shutoff is located at the left exterior of the home. To turn the water off turn the handle clockwise.



5.4 Item 1(Picture)

5.5 EXTERIOR WATER FAUCETS

Comments: Appears Serviceable

5.6 WASHER / DRYER / LAUNDRY

Comments: Action Required

MAINTENANCE NEEDED

Dryer vent is partially blocked by dryer lint and the vent flap is stuck open. Recommend proper cleaning of the dryer vent to insure maximum efficiency and prevent pest or rodent intrusion.

6. Electrical System

Any electrical repairs should be performed by a licensed electrician. Aluminum wiring, when present, will be noted in this report and requires periodic inspection and maintenance by a licensed electrician. Electrical panels and outlets which are not attached to the home are outside the scope of this inspection. The Main Electrical Disconnect is located inside the Main Panel unless otherwise noted.

Styles & Materials

Panel capacity:

100 AMP

Main Panel/Main Disconnect

Location:

Rear exterior of the building

Electrical Service Conductors:

Overhead service

120/240 volt service

Exterior main service panel

Sub Panel Location(s):

Near the well equipment

At the rear exterior

At the left exterior

Distribution Systems and

Accessories:

Sub-panel(s)

Circuit breakers

Nonmetallic sheathed cable

Copper wires

Backup Generator (not inspected)

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Action Required

MAINTENANCE NEEDED

Service drop passes through a tree and will require periodic maintenance to prevent contact with tree limbs and possible damage to the service lines. Recommend 5' clearance.

6.1 MAIN / SUB-PANELS

Comments: Action Required

(1) FURTHER EVALUATION

The exterior sub panel observed during the inspection does not appear to be rated for outdoor use. Exterior-rated panels are designed to withstand environmental conditions such as moisture and temperature fluctuations. The use of an interior-rated panel in an outdoor location may lead to potential issues such as moisture ingress and reduced safety. We recommend consulting a licensed electrician to evaluate the panel's suitability, and if necessary, replace it with a properly rated exterior panel to ensure compliance with safety standards and proper protection.



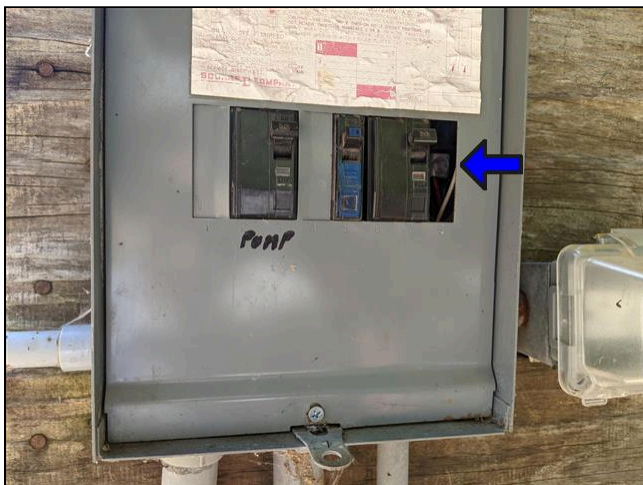
6.1 Item 1(Picture)

(2) INSTALLATION NEEDED

The unused wire in the main panel need to be properly capped off for future use.

(3) INSTALLATION NEEDED

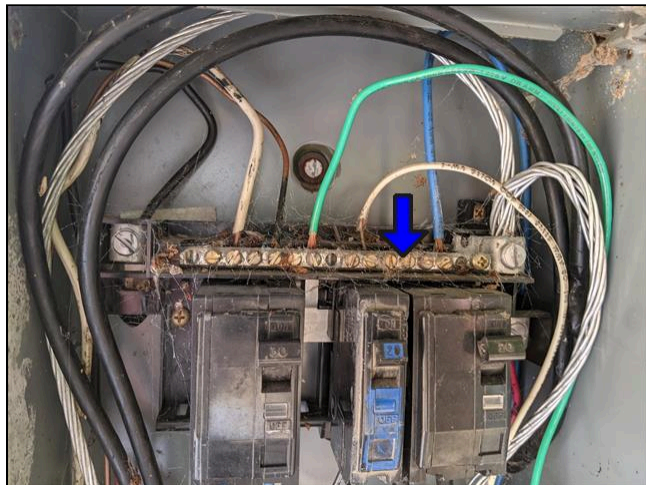
Unused breaker slot remains exposed at the well sub panel and needs the appropriate breaker slot cover installed.



6.1 Item 2(Picture)

(4) ALTERATION NEEDED

Neutral and grounding conductors improperly bonded in the well sub-panel. While this can be typical for well equipment installations, it is technically incorrect and should be repaired or improved by a qualified licensed electrician.



6.1 Item 3(Picture)

6.2 BREAKERS / FUSES

Comments: Appears Serviceable

6.3 CIRCUIT WIRING (where visible)

Comments: Appears Serviceable

6.4 JUNCTION BOXES / CONDUITS

Comments: Appears Serviceable

6.5 LIGHTING / SWITCHES

Comments: Action Required

REPAIR NEEDED

Lighting inoperative at the bedroom. A missing bulb was noted. Replace or repair as needed.

6.6 RECEPTACLE OUTLETS

Comments: Appears Serviceable

6.7 SYSTEM GROUNDING / GROUND FAULT CIRCUIT INTERRUPT

Comments: Appears Serviceable

7. Bathrooms

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surround are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath wet areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper on going maintenance will be required in the future.

Styles & Materials

Bathtub/Shower Types:

Enameled steel tub
Tile surround

Ventilation:

Openable window

Electrical / GFCI:

Counter outlets
GFCI protection

Bathroom Type/Size:

Full Bath

Toilet Type:

1.28 GPF Ultra Low Flow

Items

7.0 TUBS, SHOWERS

Comments: Appears Serviceable

7.1 TOILETS

Comments: Action Required

REPAIR NEEDED

The toilet is excessively loose and needs removed and properly re-installed with a new wax ring to insure connection to the floor and prevent future leaks.

7.2 SINKS

Comments: Appears Serviceable

7.3 VANITYS, COUNTERS

Comments: Appears Serviceable

7.4 VENTILATION

Comments: Appears Serviceable

7.5 CEILINGS, WALLS, FLOORS

Comments: Appears Serviceable

7.6 CAULKING AND SEALING

Comments: Appears Serviceable

7.7 TOWEL HOLDERS, MISC

Comments: Appears Serviceable

8. Interiors

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The paint on the walls is not tested for the presence of lead based paint. Determining the source of odors or like conditions is not part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Window flashings are usually not visible, therefore their condition cannot be reported on. Inspection of window coverings is outside the scope of our inspection. Smoke and CO alarms should be tested monthly and battery replacement yearly.

Styles & Materials

Wall & Ceiling Materials:

Drywall

Floor Covering(s):

Carpet

Vinyl

Interior Styles:

Nominal 8 foot ceilings

Vacant

Alarms / Safety Equip.:

Smoke alarms

Carbon monoxide alarm

Items

8.0 CEILINGS, WALLS

Comments: Action Required

FURTHER EVALUATION

Moisture stains noted on the walls at the rear patio. Recommend the siding and flashings be further evaluated in these areas to determine the cause and remedy of this moisture intrusion.



8.0 Item 1(Picture)

8.1 FLOORS

Comments: Action Required

MAINTENANCE NEEDED

Indications of rodent presence noted throughout the interior of the home. Recommend proper cleaning, and pest control should be performed.

8.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Action Required

INSTALLATION NEEDED

Bypass door floor-guides needed at the bedroom closet.

8.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Action Required

(1) ALTERATION NEEDED

Window at the living room is difficult to operate and in need of adjustment or alteration to insure smooth operation.

(2) REPAIR NEEDED

Moisture intrusion noted at the window sills and walls due to probable moisture intrusion from the metal frame windows. This can be common with metal framed windows and can be improved by caulking the interior corner seams in the frames, or replaced, as needed.



8.3 Item 1(Picture)

8.4 ALARMS / SAFETY / SECURITY

Comments: Action Required

RECOMMENDED IMPROVEMENT

Recommend installing smoke alarms in all bedrooms.

9. Kitchen

Inspection of refrigerators, stand alone freezers and built in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected.

Styles & Materials

Range/Oven/Cooktop:

Gas range (slide in)

Ventilation:

Mechanical exhaust

Electrical:

Counter outlets
GFCI protection

Other Appliances:

Dishwasher

Items

9.0 RANGES / OVENS / MICROWAVE

Comments: Action Required

INSTALLATION NEEDED

Anti-tip device not functioning or has not been installed on the range. Recommend alteration or installation of this inexpensive device to help prevent accidental tipping of the range and improved safety.

9.1 VENTILATION

Comments: Action Required

MAINTENANCE NEEDED

The light in the vent hood was inoperative, probable bulb failure noted.

9.2 DISHWASHER

Comments: Action Required

FURTHER EVALUATION

The water supply for the dishwasher was not on at the time of inspection, and not completely evaluated. Recommend further inspection of the dishwasher supply and drain plumbing as needed.

9.3 COUNTERS / CABINETS

Comments: Action Required

(1) REPAIR AS NEEDED

A few cracked tiles noted on the kitchen counter. Tiles remain attached to the mortar and appear stable. Recommend repairs made as needed.



9.3 Item 1(Picture)

(2) REPAIR NEEDED

Moisture damage and mildew or microbial growth build up was noted on the wall and/or cabinet material under the sink. It is likely the damage extends into enclosed areas. Recommend removal of the damaged sections of wall and cabinet material and complete evaluation of the adjacent walls and cabinets. All affected areas should be properly sterilized or replaced.



9.3 Item 2(Picture)

9.4 SINK / FAUCET / DRAIN

Comments: Appears Serviceable

10. Structure

Areas hidden from view by finished walls or stored items cannot be judged and are not part of this inspection. Minor cracks are typical on many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Styles & Materials

General Description:

1 bedroom
1 bathroom

Roof Structure:

Wood site framed roof system
Plywood roof sheathing

Ceiling and Wall Structure:

Wood framed site built

Floor Structure:

Concrete slab floor

Foundation:

Concrete slab

Method Used To Observe Attic:

Entered through attic access
Partially traversed and viewed
Insulation and low framing blocked
full access and viewing

Attic Access Locations:

In the living room
Extra Info : in the living room

Attic insulation and ventilation:

Fiberglass batts
6-9 inches
Roof vents

Items

10.0 FOUNDATION / SLAB (where visible)

Comments: Action Required

FURTHER EVALUATION

Drywall cracking noted in a few areas along with door and window openings slightly out of square indicating some movement of the slab foundation. While this may be typical for the area, it is recommended that the drainage be improved to prevent moisture saturation at the foundation to minimize the slab movement. Recommend further evaluation, as needed, by a qualified engineering contractor.

10.1 BUILDING FRAMING MEMBERS

Comments: Appears Serviceable

10.2 ATTIC / VENTILATION / INSULATION

Comments: Action Required

MAINTENANCE NEEDED

Signs of rodent activity (mouse droppings) were noted in the attic and pest control should be performed as needed.