



Jul 9th, 2024

25321 Terreno Dr., Mission Viejo, CA, 92691

# Home Inspection Report

PREPARED FOR:

Robert Gold

INSPECTED BY:

Joseph Kennison / Loyalty Inspections



25321

DGBM  
CRMES

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Primary Bathroom

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**Summary**

# Inspection Details

## INSPECTOR

**Joseph Kennison**  
Loyalty Inspections

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## CLIENT

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## BUYERS AGENT

**Devin Doherty**

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Email [devin@dohertyrealestategroup.com](mailto:devin@dohertyrealestategroup.com)

## PROPERTY

Square feet 2496

Year built 1967

Bedrooms 4

Type single\_family

Garage 2

Bathrooms 3

## ADDITIONAL INFO

 Inspection date Jul 9th, 2024

• Others Present Home Owner

• Property Occupied Occupied

• Building Type Single Family

• Weather Sunny






• Year Built 1967

• Water Source City

• Sewage/Disposal City

HOUSE

# Definitions

-  **Acceptable**  
Functional with no obvious signs of defect.
-  **Not Present**  
Item not present or not found.
-  **Not Inspected**  
Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
-  **Marginal**  
Item is not fully functional and requires repair or servicing.
-  **Defective**  
Item needs immediate repair or replacement. It is unable to perform its intended function.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

# 1. Lots and Grounds

## 1.1 DRIVEWAY

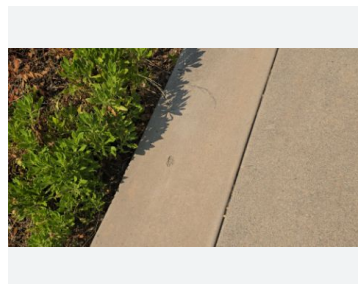
---

**DESCRIPTION:** Concrete

**COMMENTS:**

 Marginal

Typical cracks/pits - recommend having filled and sealed.



## 1.2 WALKS

---

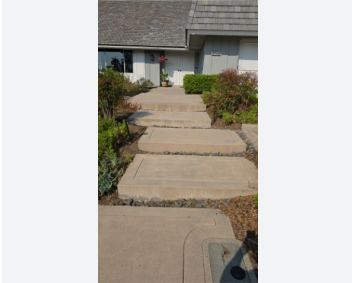
**DESCRIPTION:** Concrete

### 1.3 STEPS/STOOPS

---

**DESCRIPTION:** Concrete

**MEDIA:**



### 1.4 PORCH

---

**DESCRIPTION:** Concrete

### 1.5 PATIO

---

**DESCRIPTION:** Concrete

**COMMENTS:**

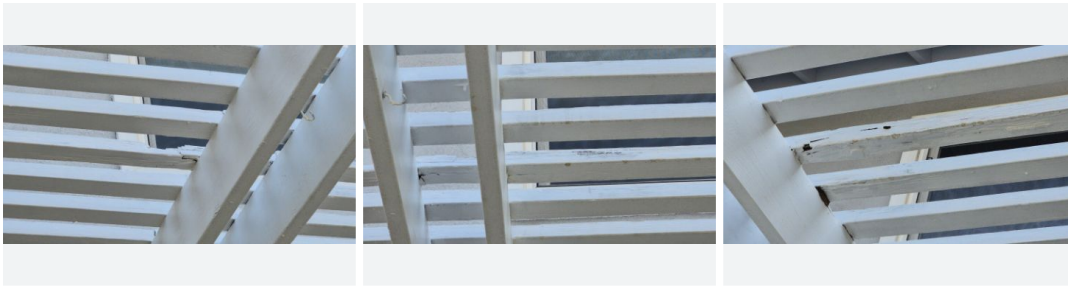
 Marginal

Typical cracks/pits in cement - recommend having filled and sealed.



 Marginal

Visible damage to patio cover - recommend having repaired/repainted.



## 1.6 GRADING

---

**DESCRIPTION:** Flat, Minor slope, Stair stepped

## 1.7 VEGETATION

---

**DESCRIPTION:** Trees, Shrubs, Grass

## 1.8 EXTERIOR SURFACE DRAIN

---

**DESCRIPTION:** Surface drain

## 1.9 FENCES

---

**DESCRIPTION:** Wood, Brick/Block

## 1.10 LAWN SPRINKLERS

---

**DESCRIPTION:** Front and back yard

# 2. Exterior

## 2.1 TYPE

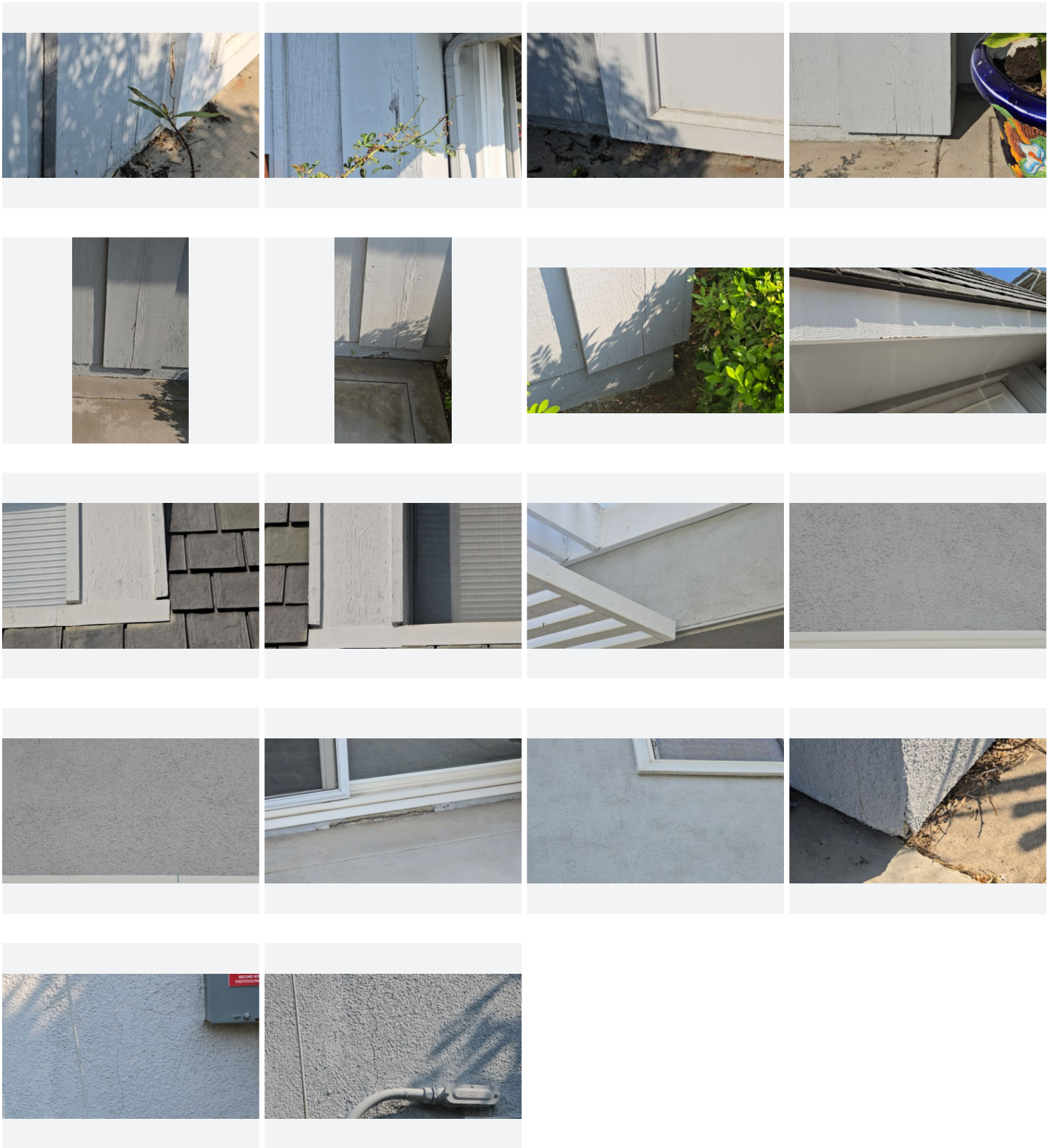
---

**DESCRIPTION:** Wood, EIFS stucco

**COMMENTS:**

 Marginal

Visible signs of cracks/peeling paint on siding - recommend having repaired/repainted.



## 2.2 TRIM

---

**DESCRIPTION:** Wood, Vinyl

**COMMENTS:**

 Marginal

Visible signs of cracks/peeling paint on siding - recommend having repaired/repainted.



## 2.3 FASCIA

---

**DESCRIPTION:** Wood

**COMMENTS:**

 Marginal

Visible damage/separation - recommend having repaired/repainted.



## 2.4 SOFFITS

---

**DESCRIPTION:** Wood

## 2.5 DOOR BELL

---



**DESCRIPTION:** Hard wired

## 2.6 ENTRY DOORS

---

**DESCRIPTION:** Wood

## 2.7 PATIO DOOR

---

**DESCRIPTION:** Vinyl sliding, Wood with window

## 2.8 WINDOWS

---

**DESCRIPTION:** Aluminum slider, Vinyl slider

## 2.9 WINDOW SCREENS

---

**DESCRIPTION:** Vinyl mesh

**COMMENTS:**

 Marginal

Window screen torn/bent - recommend having repaired/replaced.



## 2.10 EXTERIOR LIGHTING

---

**DESCRIPTION:** Surface mount

## 2.11 EXTERIOR ELECTRIC OUTLETS

---

**DESCRIPTION:** 110 VAC

## 2.12 HOSE BIBS

---

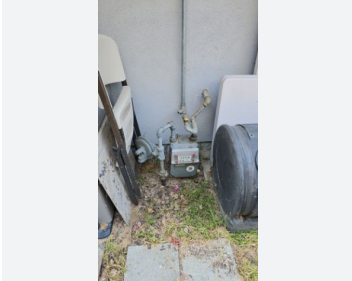
**DESCRIPTION:** Rotary

## 2.13 GAS METER

---

**DESCRIPTION:** Side of Structure

**MEDIA:**



## 2.14 MAIN GAS VALVE

---

**DESCRIPTION:** Located at gas meter

# 3. Roof

## 3.1 METHOD OF INSPECTION

---

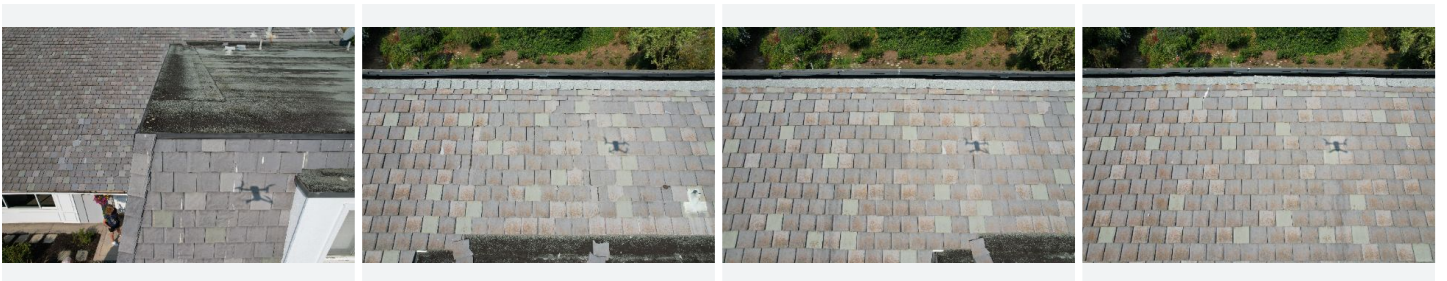
**DESCRIPTION:** Drone

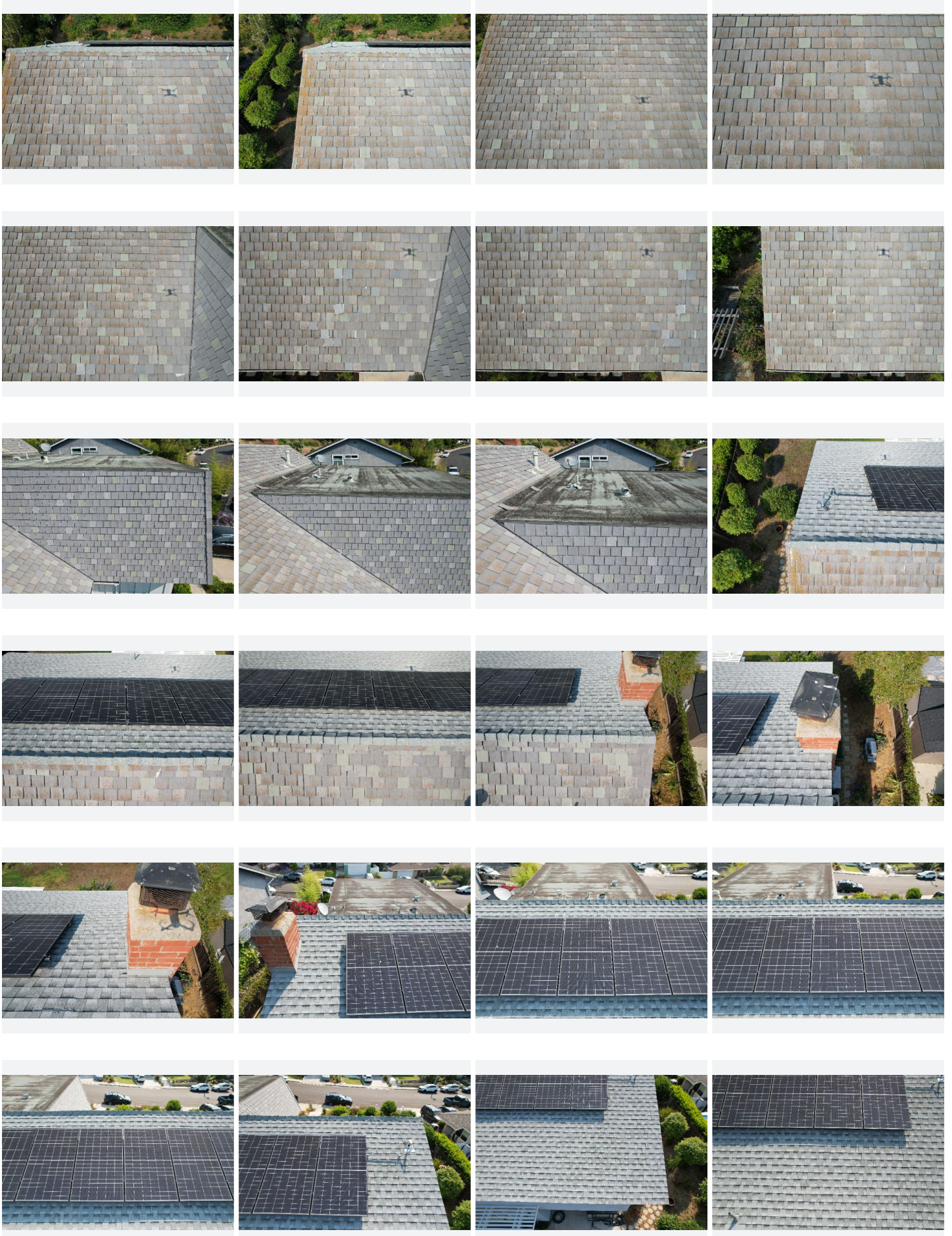
## 3.2 MATERIAL

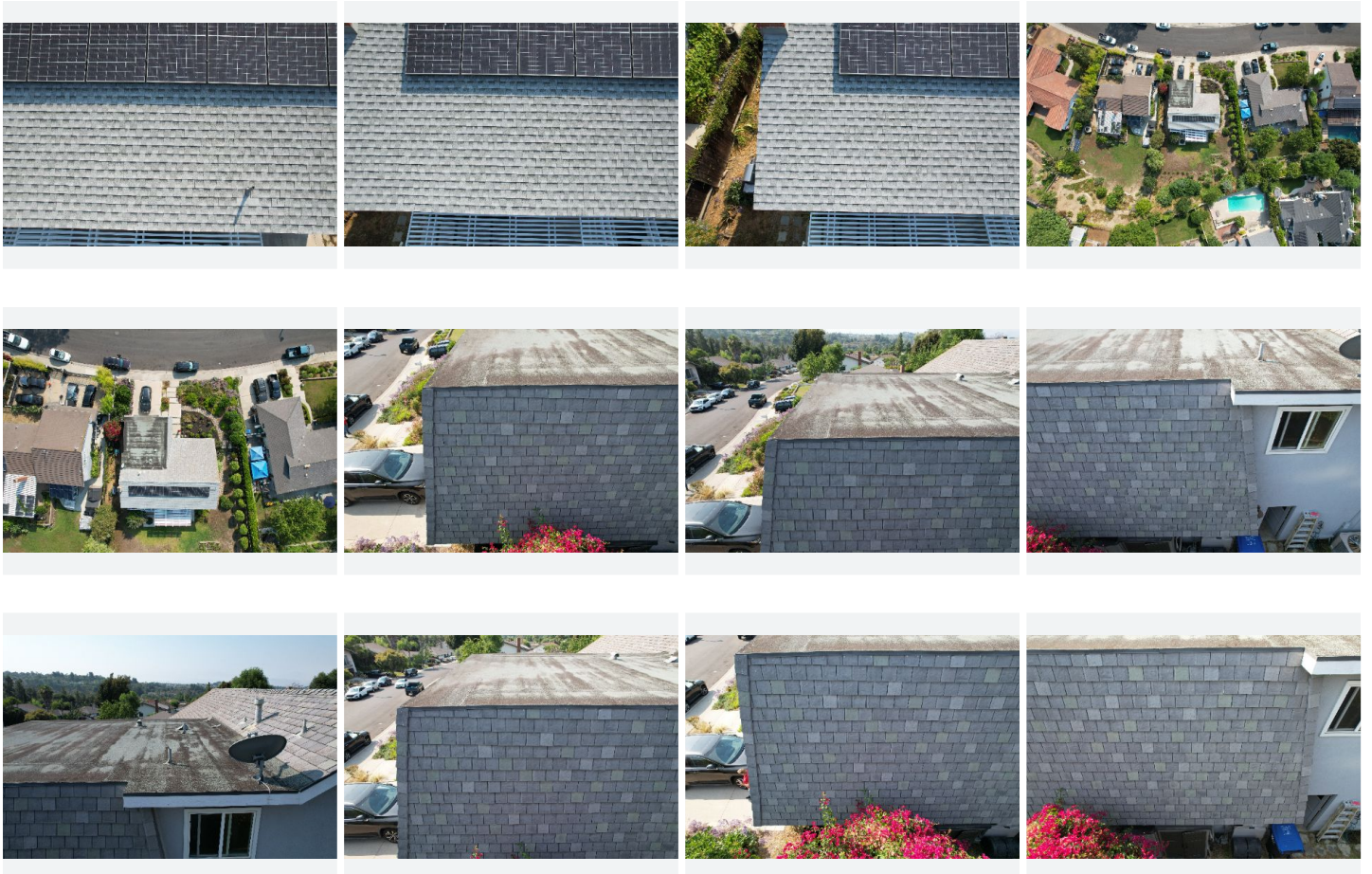
---

**DESCRIPTION:** Rolled roof material, Slate

**MEDIA:**







**COMMENTS:**

 Marginal

Loose/damaged roof coverings - recommend having roofer evaluate and repair.



 Marginal

Visible signs of ponding - recommend having roofer evaluate and repair/replace.



### 3.3 TYPE

---

**DESCRIPTION:** Gable, Flat

### 3.4 APPROXIMATE AGE

---

**DESCRIPTION:** 20 plus years

### 3.5 FLASHING

---

**DESCRIPTION:** Galvanized

### 3.6 VALLEYS

---

**DESCRIPTION:** Not present

### 3.7 SKYLIGHTS

---

**DESCRIPTION:** Not Present

### 3.8 PLUMBING VENTS

---

**DESCRIPTION:** Galvanized

### 3.9 ELECTRICAL MAST

---

**DESCRIPTION:** Underground utilities

### 3.10 GUTTERS

---

**DESCRIPTION:** Aluminum

### 3.11 DOWNSPOUTS

---

**DESCRIPTION:** Aluminum

### 3.12 LEADER/EXTENSION

---

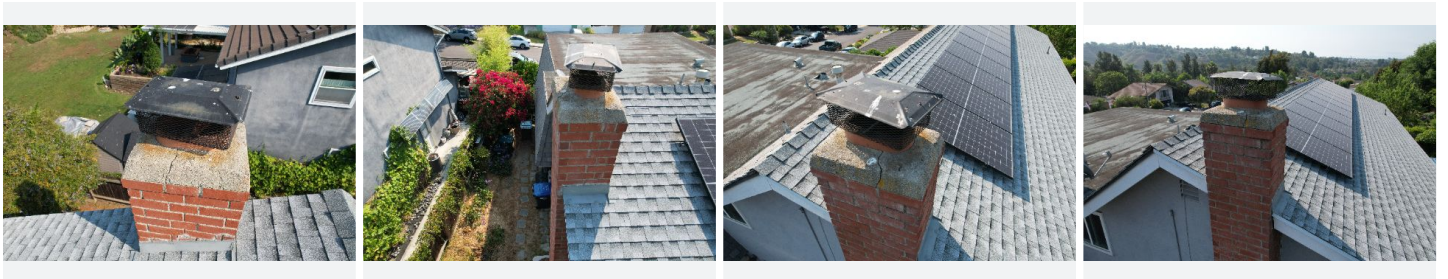
**DESCRIPTION:** Not Present

### 3.13 CHIMNEY

---

**DESCRIPTION:** Brick

**MEDIA:**



### 3.14 FLUE/FLUE CAP

---

**DESCRIPTION:** Mortar

**COMMENTS:**

 Marginal

Visible cracks - recommend having filled and sealed.



### 3.15 CHIMNEY FLASHING

---

**DESCRIPTION:** Galvanized

**COMMENTS:**

 Marginal

Recommend having Henry Rubber cement around chimney flashing repaired/replaced.

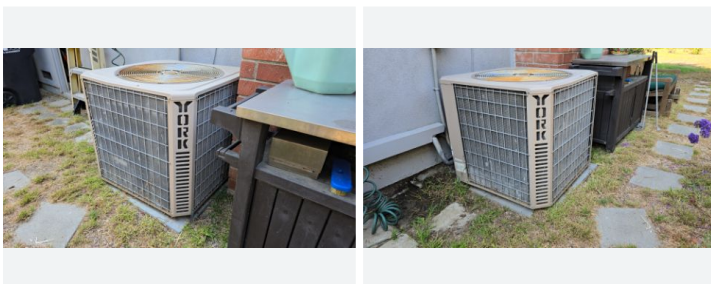
## 4. Air Conditioning

### 4.1 A/C SYSTEM OPERATION

---

**DESCRIPTION:** Functional

**MEDIA:**

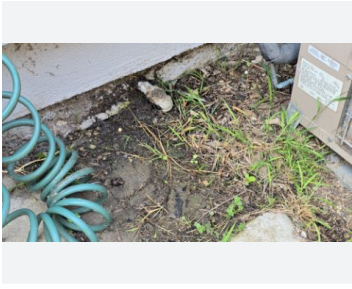


### 4.2 CONDENSATE REMOVAL

---

**DESCRIPTION:** PVC

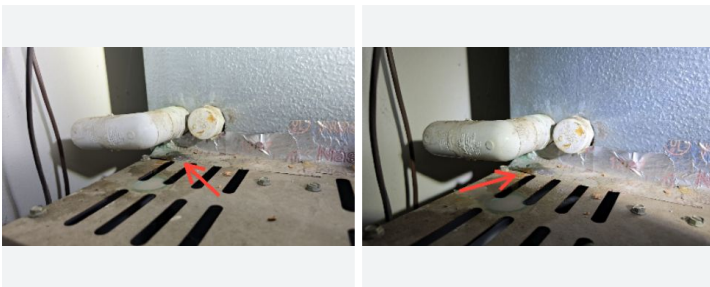
**MEDIA:**



**COMMENTS:**

 Marginal

Visible leak detected - recommend having HVAC technician evaluate and repair.

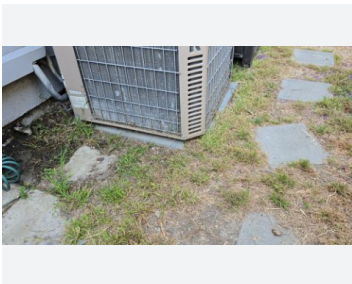


### 4.3 EXTERIOR UNIT

---

**DESCRIPTION:** Pad mounted

**MEDIA:**



### 4.4 MANUFACTURER

---

**DESCRIPTION:** York

### 4.5 MODEL NUMBER

---

**DESCRIPTION:** H1DE060S06B

**SERIAL NUMBER:** EEGM146801



## 4.6 AREA SERVED

---

**DESCRIPTION:** Whole building

**APPROXIMATE AGE:** 26 years

## 4.7 FUEL TYPE

---

**DESCRIPTION:** 120-240 VAC

**TEMPERATURE DIFFERENTIAL:** 9

## 4.8 TYPE

---

**DESCRIPTION:** Central A/C

**CAPACITY:** 5 Ton

## 4.9 VISIBLE COIL

---

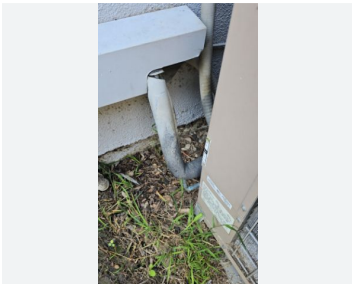
**DESCRIPTION:** Copper core with aluminum fins

## 4.10 REFRIGERANT LINES

---

**DESCRIPTION:** Low pressure and high pressure

**MEDIA:**



## 4.11 ELECTRICAL DISCONNECT

---

**DESCRIPTION:** Breaker disconnect

**MEDIA:**



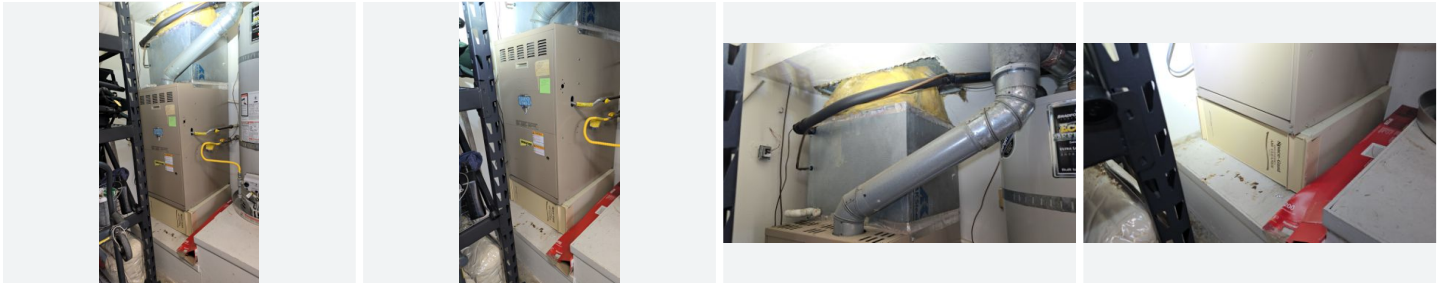
## 5. Heating System

### 5.1 HEATING SYSTEM OPERATION

---

**DESCRIPTION:** Appears functional

**MEDIA:**



### 5.2 MANUFACTURER

---

**DESCRIPTION:** York

### 5.3 MODEL NUMBER

---

**DESCRIPTION:** P3HUC20L09201B

**SERIAL NUMBER:** EAGM028439

### 5.4 TYPE

---

**DESCRIPTION:** Forced air

**CAPACITY:** 110,000 BTU's

### 5.5 AREA SERVED

---

**DESCRIPTION:** Whole building

**APPROXIMATE AGE:** 26 years

## 5.6 FUEL TYPE

---

**DESCRIPTION:** Natural gas

## 5.7 HEAT EXCHANGER

---

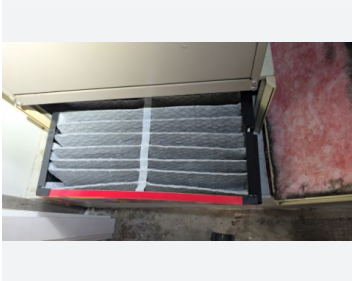
**DESCRIPTION:** 6 Burner

## 5.8 BLOWER FAN/FILTER

---

**DESCRIPTION:** Direct drive with disposable filter

**MEDIA:**



## 5.9 DISTRIBUTION

---

**DESCRIPTION:** Metal duct

## 5.10 CIRCULATOR

---

**DESCRIPTION:** Gravity

## 5.11 DRAFT CONTROL

---

**DESCRIPTION:** Automatic

## 5.12 FLUE PIPE

---

**DESCRIPTION:** Double wall

## 5.13 CONTROLS

---

**DESCRIPTION:** Limit switch

## 5.14 THERMOSTATS

---

**DESCRIPTION:** Programmable

## 5.15 SUSPECTED ASBESTOS

---

**DESCRIPTION:** Yes

**COMMENTS:**

 Marginal

In satisfactory condition at the time of inspection



# 6. Electrical

## 6.1 SERVICE SIZE AMPS

---

**DESCRIPTION:** 125 amps

**VOLTS:** 110-240 VAC

**MEDIA:**



## 6.2 SERVICE

---

**DESCRIPTION:** Aluminum

### 6.3 120 VAC BRANCH CIRCUITS

---

**DESCRIPTION:** Copper

### 6.4 240 VAC BRANCH CIRCUITS

---

**DESCRIPTION:** Copper

### 6.5 ALUMINUM WIRING

---

**DESCRIPTION:** Not present

### 6.6 CONDUCTOR TYPE

---

**DESCRIPTION:** Romex

### 6.7 GROUND

---

**DESCRIPTION:** Plumbing ground only

### 6.8 SMOKE DETECTORS

---

**DESCRIPTION:** Battery operated

### 6.9 CARBON MONOXIDE DETECTORS

---

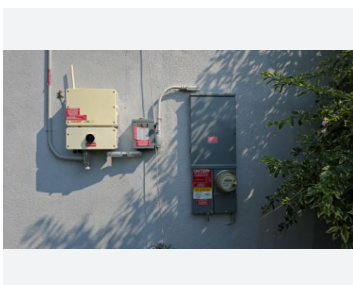
**DESCRIPTION:** Battery operated

### 6.10 MANUFACTURER

---

**DESCRIPTION:** Square D

**MEDIA:**

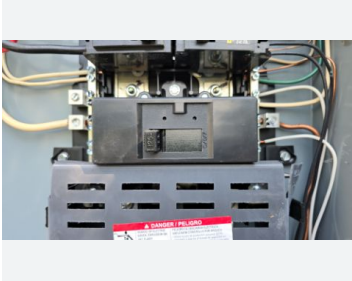


## 6.11 MAXIMUM CAPACITY

---

**DESCRIPTION:** 125 amps

**MEDIA:**

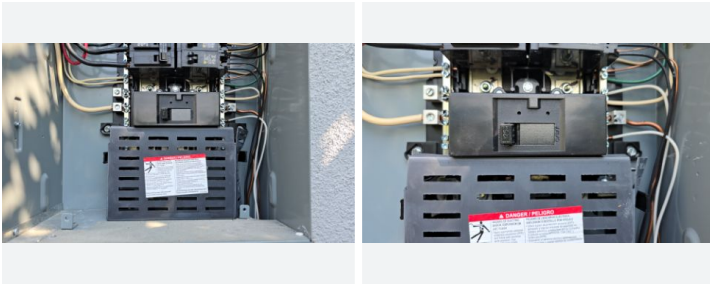


## 6.12 MAIN BREAKER SIZE

---

**DESCRIPTION:** 125 Amps

**MEDIA:**

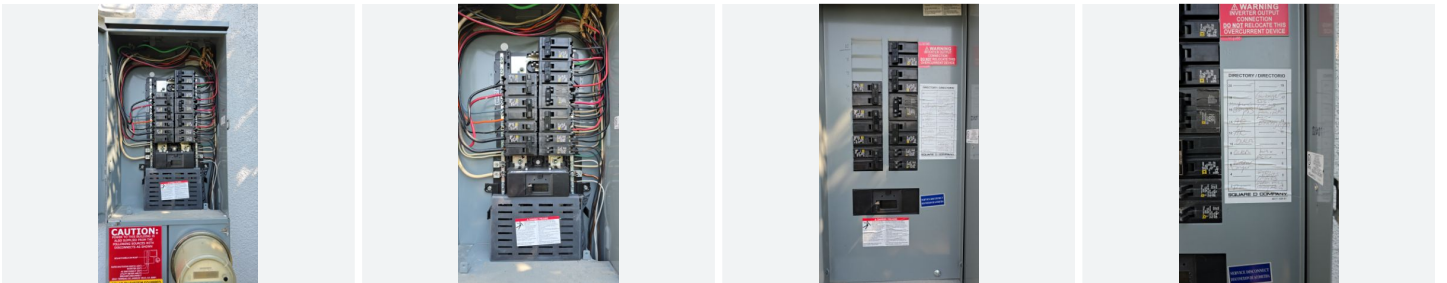


## 6.13 BREAKERS

---

**DESCRIPTION:** Copper

**MEDIA:**



## 6.14 FUSES

---

**DESCRIPTION:** Not Present

### 6.15 AFCI

---

**DESCRIPTION:** Not Present

### 6.16 GFCI

---

**DESCRIPTION:** Not present

### 6.17 IS THE PANEL BONDED

---

**DESCRIPTION:** Yes

## 7. Garage/Carport

### 7.1 TYPE OF STRUCTURE

---

**DESCRIPTION:** Attached

**CAR SPACES:** 2

### 7.2 GARAGE DOORS

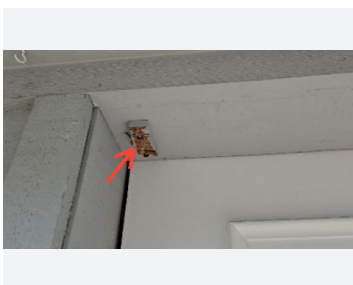
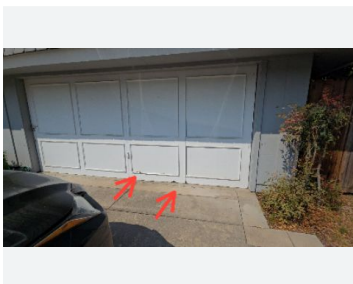
---

**DESCRIPTION:** Wood

**COMMENTS:**

 Marginal

Door damaged



### 7.3 DOOR OPERATION

---

**DESCRIPTION:** Manual

### 7.4 DOOR OPENER

---

**DESCRIPTION:** Not present

### 7.5 EXTERIOR SURFACE

---

**DESCRIPTION:** Stucco

### 7.6 ROOF

---

**DESCRIPTION:** Built-up

### 7.7 ROOF STRUCTURE

---

**DESCRIPTION:** Covered

### 7.8 SERVICE DOORS

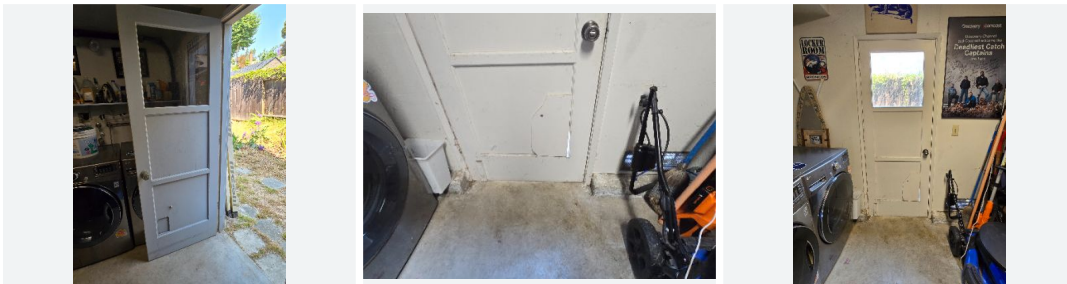
---

**DESCRIPTION:** Wood, Wood with windows

**COMMENTS:**

 Marginal

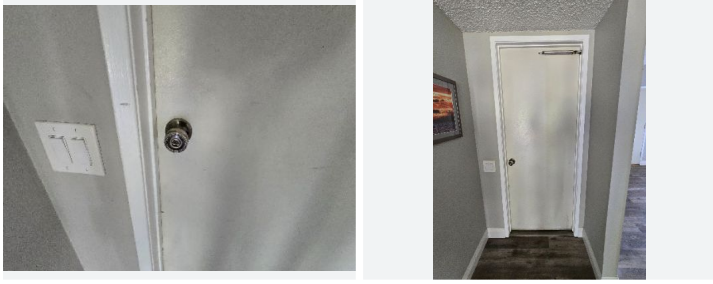
Visible damage to door/frame - recommend having repaired/repainted.



 Marginal

Hardware loose - recommend having secured.





## 7.9 CEILING

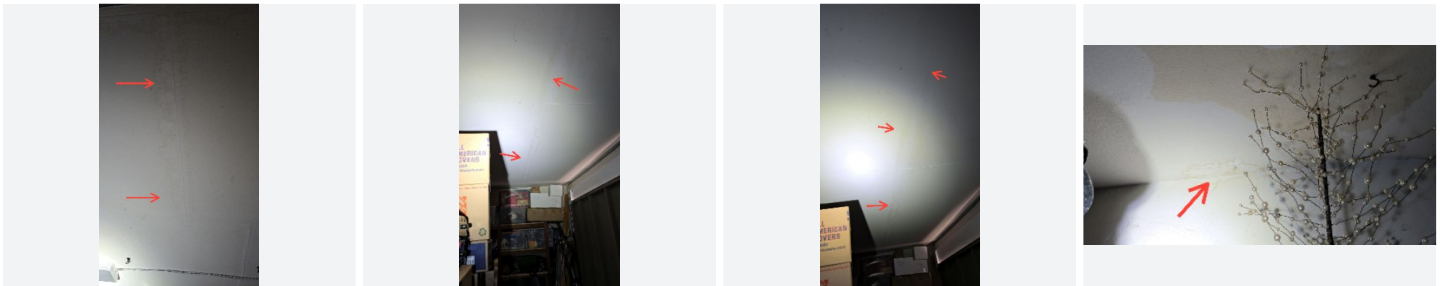
---

**DESCRIPTION:** Drywall/paint

**COMMENTS:**

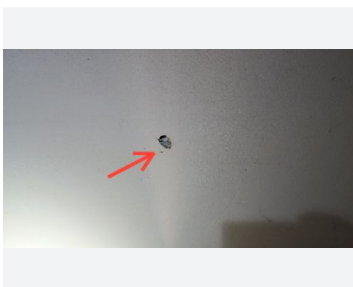
 Marginal

Moisture stain present - no moisture detected at time of inspection.



 Marginal

Visible hole - recommend having repaired/repainted.



Visible sign of repair - recommend to monitor.

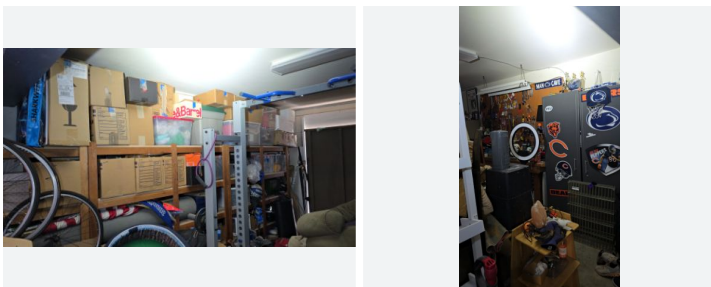


## 7.10 WALLS

---

**DESCRIPTION:** Drywall/paint

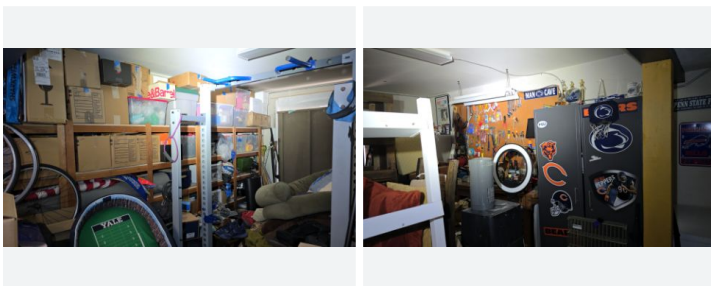
**MEDIA:**



**COMMENTS:**

 Marginal

Unable to evaluate entire wall surface due to clutter.



## 7.11 FLOOR/FOUNDATION

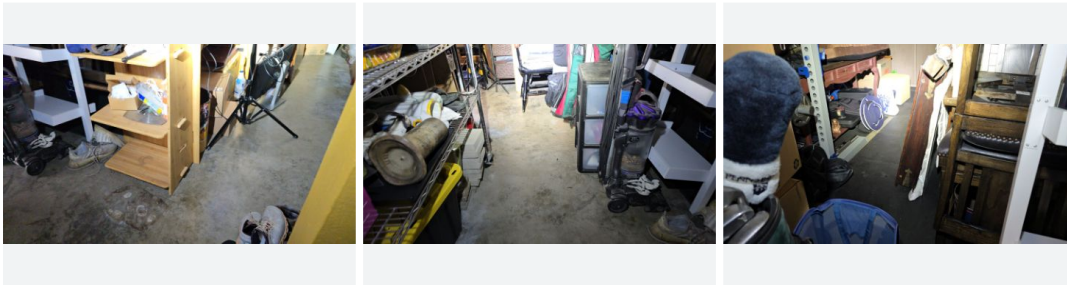
---

**DESCRIPTION:** Poured slab

**COMMENTS:**

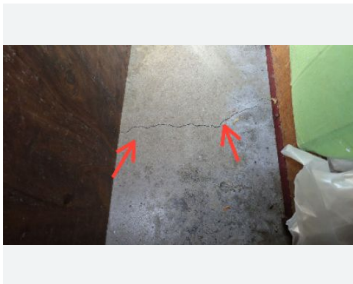
 Marginal

Unable to evaluate entire floor due to clutter.



 Marginal

### Cracks



### 7.12 HOSE BIBS

---

**DESCRIPTION:** Not Present

### 7.13 ELECTRICAL

---

**DESCRIPTION:** 110 VAC outlets and lighting circuits

### 7.14 SMOKE DETECTOR

---

**DESCRIPTION:** Not Present

### 7.15 HEATING

---

**DESCRIPTION:** Not Present

### 7.16 WINDOWS

---

**DESCRIPTION:** Not Present

### 7.17 GUTTERS

---

**DESCRIPTION:** Aluminum

## 7.18 DOWNSPOUTS

---

**DESCRIPTION:** Aluminum

## 7.19 LEADER/EXTENSIONS

---

**DESCRIPTION:** Not Present

# 8. Plumbing

## 8.1 SERVICE LINE

---

**DESCRIPTION:** Galvanized

## 8.2 MAIN WATER SHUTOFF

---

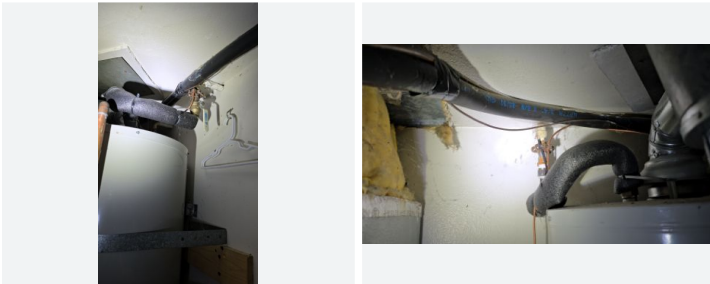
**DESCRIPTION:** Front of house

## 8.3 WATER LINES

---

**DESCRIPTION:** Copper

**MEDIA:**



## 8.4 DRAIN PIPES

---

**DESCRIPTION:** Cast iron

## 8.5 SERVICE CAPS

---

**DESCRIPTION:** Accessible

## 8.6 VENT PIPES

---

**DESCRIPTION:** Galvanized

## 8.7 GAS SERVICE LINES

---

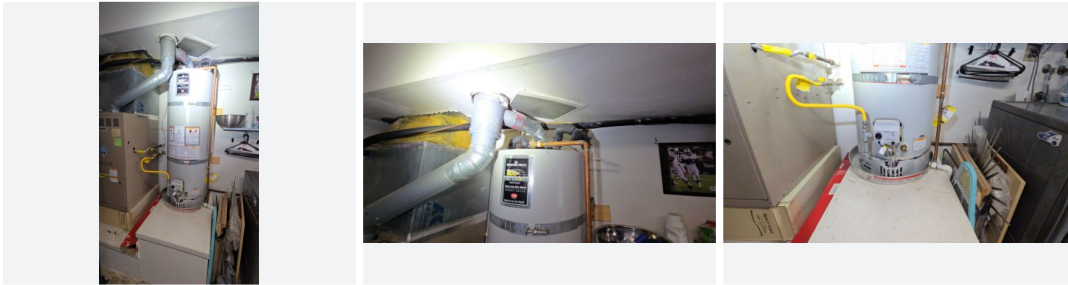
**DESCRIPTION:** Cast iron

## 8.8 WATER HEATER OPERATION

---

**DESCRIPTION:** Functional at time of inspection

**MEDIA:**



## 8.9 MANUFACTURER

---

**DESCRIPTION:** Bradford-White

## 8.10 MODEL NUMBER

---

**DESCRIPTION:** URG150T6N

**SERIAL NUMBER:** TB42871132

## 8.11 TYPE

---

**DESCRIPTION:** Natural gas

**CAPACITY:** 50 Gal.

## 8.12 APPROXIMATE AGE

---

**DESCRIPTION:** 5 years

**AREA SERVED:** Whole building

### 8.13 FLUE PIPE

---

**DESCRIPTION:** Single wall

### 8.14 TPRV AND DRAIN TUBE

---

**DESCRIPTION:** Copper

## 9. Laundry Room/Area

### 9.1 CLOSET

---

**DESCRIPTION:** None

### 9.2 CEILING

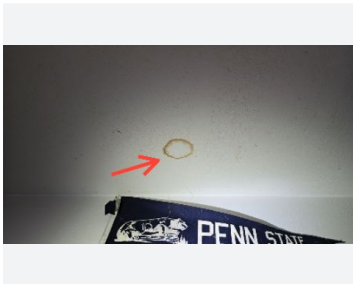
---

**DESCRIPTION:** Drywall/paint

**COMMENTS:**

 Marginal

Moisture stain



### 9.3 WALLS

---

**DESCRIPTION:** Drywall/paint

### 9.4 FLOOR

---

**DESCRIPTION:** Poured

### 9.5 DOORS

---

**DESCRIPTION:** Not present

## 9.6 WINDOWS

---

**DESCRIPTION:** Not present

## 9.7 ELECTRICAL

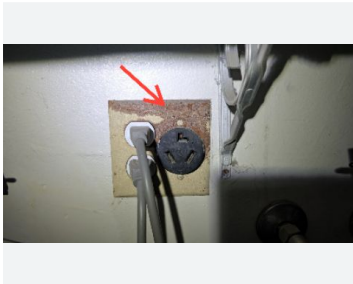
---

**DESCRIPTION:** 110 VAC

**COMMENTS:**

 Marginal

Damaged cover plate



## 9.8 SMOKE DETECTOR

---

**DESCRIPTION:** Not present

## 9.9 HVAC SOURCE

---

**DESCRIPTION:** Not present

## 9.10 LAUNDRY TUB

---

**DESCRIPTION:** Not Present

## 9.11 LAUNDRY TUB DRAIN

---

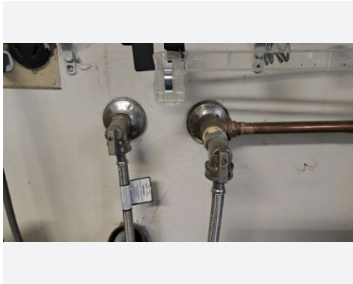
**DESCRIPTION:** Not present

## 9.12 WASHER HOSE BIB

---

**DESCRIPTION:** Ball valves

**MEDIA:**



### 9.13 WASHER AND DRYER ELECTRICAL

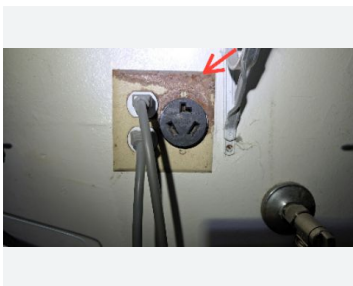
---

**DESCRIPTION:** 110-240 VAC

**COMMENTS:**

 Marginal

Damaged cover plate



### 9.14 DRYER VENT

---

**DESCRIPTION:** Rigid metal

### 9.15 DRYER GAS LINE

---

**DESCRIPTION:** Cast iron

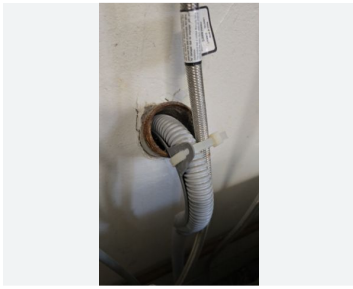
### 9.16 WASHER DRAIN

---

**DESCRIPTION:** Wall mounted drain

**MEDIA:**





## 9.17 FLOOR DRAIN

---

**DESCRIPTION:** Not present

# 10. Attic

## 10.1 METHOD OF INSPECTION

---

**DESCRIPTION:** From the attic access

## 10.2 ROOF FRAMING

---

**DESCRIPTION:** 2x4 Truss, 2x10 Truss, 2x10 Rafter

## 10.3 SHEATHING

---

**DESCRIPTION:** Planks

## 10.4 VENTILATION

---

**DESCRIPTION:** Gable and soffit vents

**COMMENTS:**

 Marginal

Vent covered - recommend having uncovered.



## 10.5 INSULATION

---

**DESCRIPTION:** Fiber fill

## 10.6 INSULATION DEPTH

---

**DESCRIPTION:** 10'

## 10.7 VAPOR BARRIER

---

**DESCRIPTION:** Not present

## 10.8 ATTIC FAN

---

**DESCRIPTION:** Not present

## 10.9 HOUSE FAN

---

**DESCRIPTION:** Not present

## 10.10 WIRING/LIGHTING

---

**DESCRIPTION:** 110 VAC

## 10.11 MOISTURE PENETRATION

---

**DESCRIPTION:** Not present

## 10.12 BATHROOM FAN VENTING

---

**DESCRIPTION:** Electric fan

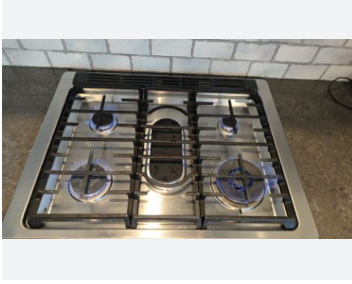
# 11. Kitchen

## 11.1 COOKING APPLIANCES

---

**DESCRIPTION:** Samsung

**MEDIA:**



## 11.2 VENTILATOR

---

**DESCRIPTION:** Samsung

## 11.3 DISPOSAL

---

**DESCRIPTION:** In-Sinkerator

## 11.4 DISHWASHER

---

**DESCRIPTION:** Bosch

## 11.5 AIR GAP PRESENT

---

**DESCRIPTION:** Yes

## 11.6 REFRIGERATOR

---

**DESCRIPTION:** Samsung

## 11.7 MICROWAVE

---

**DESCRIPTION:** Samsung

## 11.8 SINK

---

**DESCRIPTION:** Blanco

## 11.9 ELECTRICAL

---

**DESCRIPTION:** 110 VAC GFCI

## 11.10 PLUMBING/FIXTURES

---

**DESCRIPTION:** CPVC

## 11.11 COUNTER TOPS

---

**DESCRIPTION:** Quartz

## 11.12 CABINETS

---

**DESCRIPTION:** Wood

## 11.13 PANTRY

---

**DESCRIPTION:** Walk In

## 11.14 CEILING

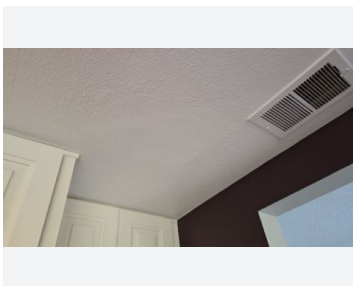
---

**DESCRIPTION:** Paint

**COMMENTS:**

 Marginal

Visible sign of repair - recommend to monitor.



## 11.15 WALLS

---

**DESCRIPTION:** Paint and tile

## 11.16 FLOOR

---

**DESCRIPTION:** Laminate

## 11.17 DOORS

---

**DESCRIPTION:** None

## 11.18 WINDOWS

---

**DESCRIPTION:** Vinyl slider

## 11.19 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

# 12. Living/Dining Room

## 12.1 DOORS

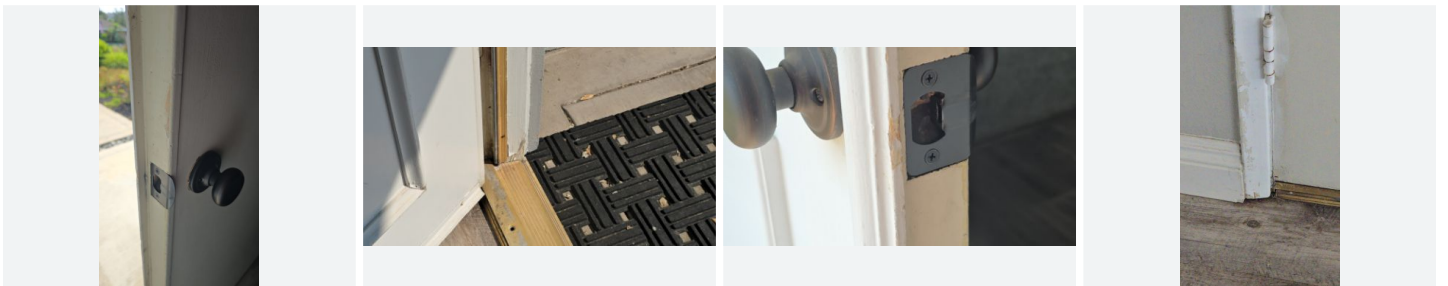
---

**DESCRIPTION:** Wood, Slider

**COMMENTS:**

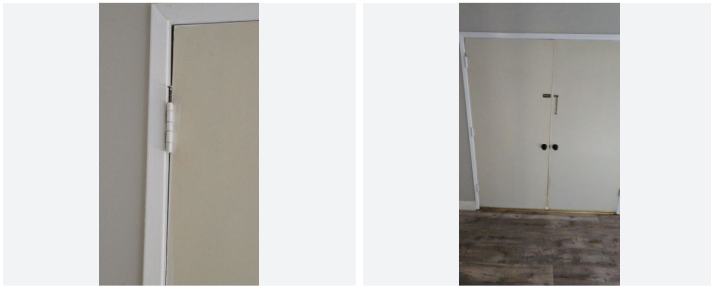
 Marginal

Visible door/frame damage - recommend having repaired/repainted.



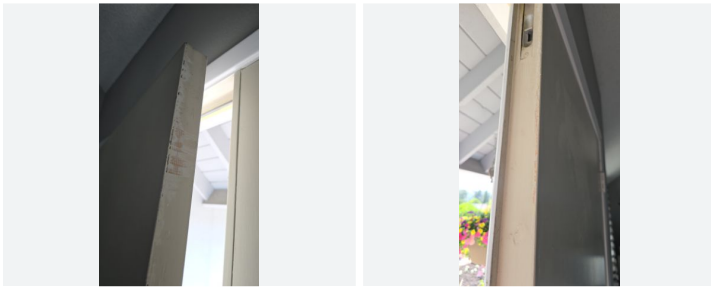
 Marginal

Door hardware loose causing door to rub - recommend having secured/adjusted.



 Marginal

Door rubs on side - recommend having repaired/repainted.



## 12.2 CLOSET

---

**DESCRIPTION:** None

## 12.3 CEILING

---

**DESCRIPTION:** Drywall/paint

## 12.4 WALLS

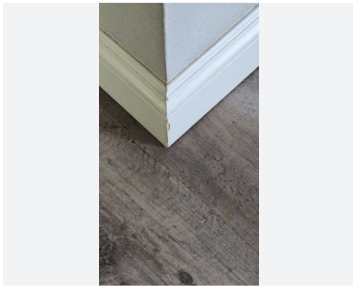
---

**DESCRIPTION:** Paint

**COMMENTS:**

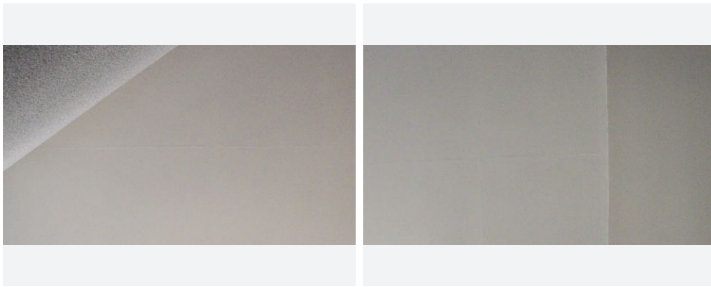
 Marginal

Visible damage - recommend having repaired/repainted.



 Marginal

Visible cracks/peeling - recommend having repaired/repainted.



## 12.5 FLOOR

---

**DESCRIPTION:** Carpet, Laminate

## 12.6 WINDOWS

---

**DESCRIPTION:** Vinyl slider

## 12.7 ELECTRICAL

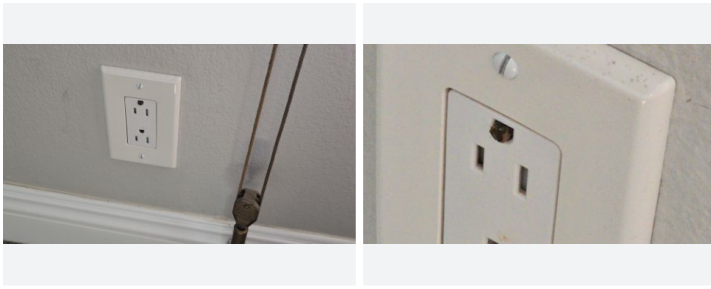
---

**DESCRIPTION:** 110 VAC

**COMMENTS:**

 Marginal

Metal piece broken into ground portion of receptacle - recommend having replaced.



### 12.8 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

### 12.9 SMOKE DETECTOR

---

**DESCRIPTION:** Hard wired with battery back up and light

### 12.10 CARBON MONOXIDE DETECTOR

---

**DESCRIPTION:** Battery operated with light

## 13. Family Room/Hall

### 13.1 ELECTRICAL

---

**DESCRIPTION:** 110 volts

### 13.2 FLOOR

---

**DESCRIPTION:** Laminate

### 13.3 WINDOWS

---

**DESCRIPTION:** Non opening

### 13.4 CEILING

---

**DESCRIPTION:** Popcorn/paint

### 13.5 WALLS

---



**DESCRIPTION:** Paint

### 13.6 DOORS

---

**DESCRIPTION:** Hardwood with window

### 13.7 SMOKE DETECTORS

---

**DESCRIPTION:** Hard wired with battery back up

### 13.8 CLOSET

---

**DESCRIPTION:** Walk-in, Medium

## 14. Loft/2nd floor hallway

### 14.1 ELECTRICAL

---

**DESCRIPTION:** 110 volts

### 14.2 FLOOR

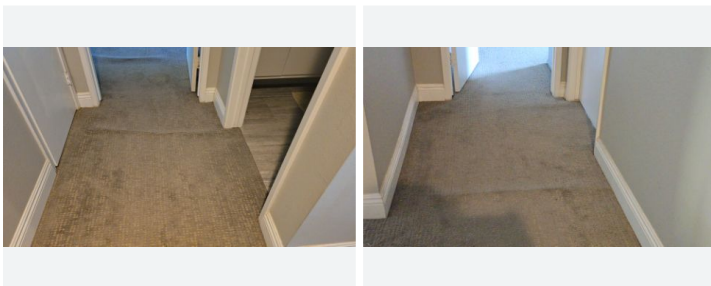
---

**DESCRIPTION:** Carpet

**COMMENTS:**

 Marginal

Loose carpet causing trip hazard - recommend having corrected.



### 14.3 CEILING

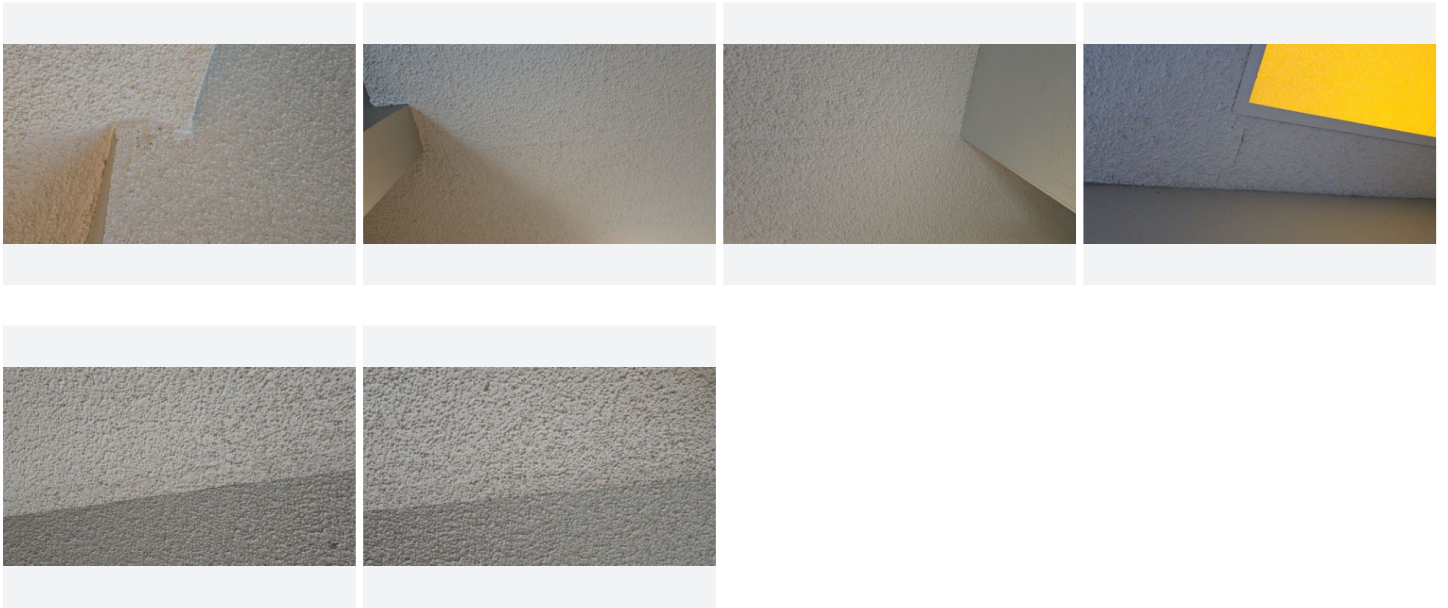
---

**DESCRIPTION:** Popcorn/paint

**COMMENTS:**

 Marginal

Typical cracking/flaws were observed in ceiling finish



#### 14.4 WALLS

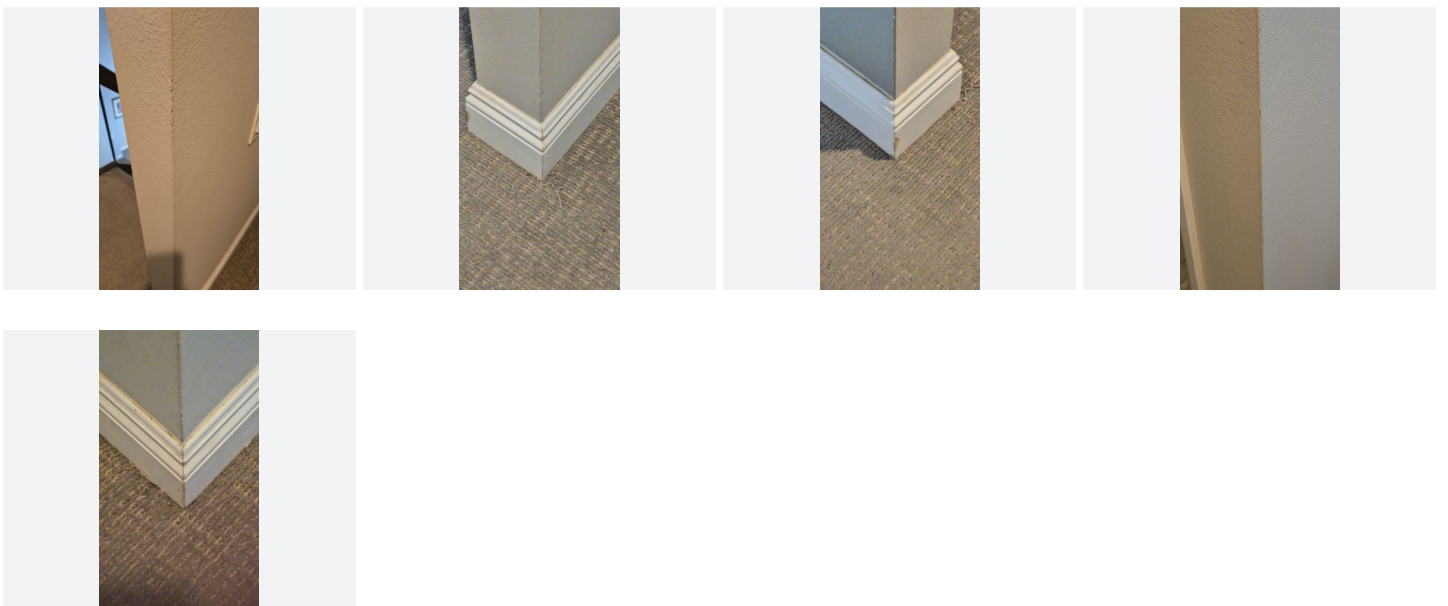
---

**DESCRIPTION:** Paint

**COMMENTS:**

 Marginal

Typical cracking/flaws were observed in wall finish



## 14.5 DOORS

---

**DESCRIPTION:** Carpet

## 14.6 SMOKE DETECTORS

---

**DESCRIPTION:** Not present

## 14.7 CLOSET

---

**DESCRIPTION:** Single

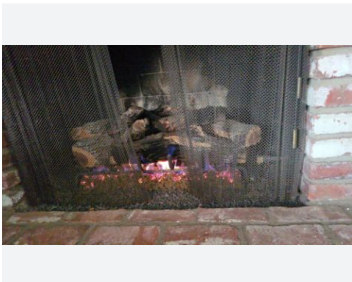
# 15. Fireplace/Wood Stove

## 15.1 FIREPLACE CONSTRUCTION

---

**DESCRIPTION:** Brick

**MEDIA:**



## 15.2 TYPE

---

**DESCRIPTION:** Gas log

## 15.3 FIREPLACE INSERT

---

**DESCRIPTION:** Standard

## 15.4 SMOKE CHAMBER

---

**DESCRIPTION:** Brick

## 15.5 FLUE

---

**DESCRIPTION:** Metal

### 15.6 DAMPER

---

**DESCRIPTION:** Metal

### 15.7 HEARTH

---

**DESCRIPTION:** Raised

## 16. Bedroom 1

### 16.1 DOORS

---

**DESCRIPTION:** Wood

### 16.2 CLOSET

---

**DESCRIPTION:** Medium

### 16.3 CEILING

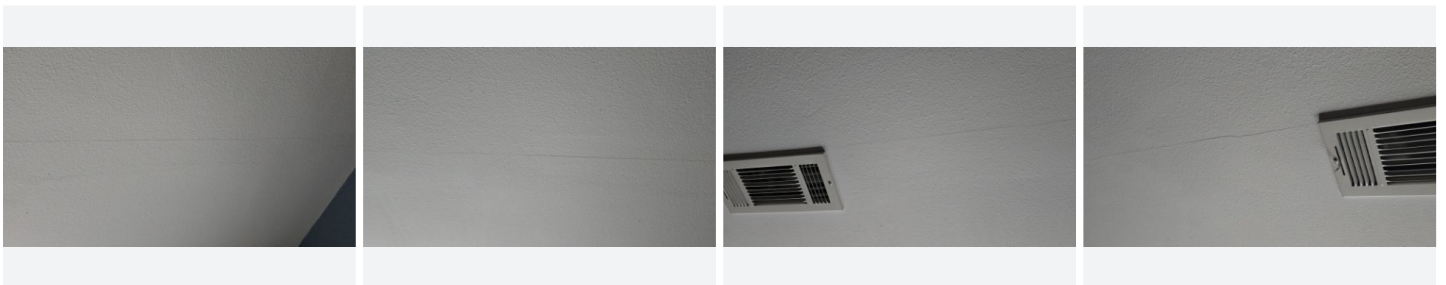
---

**DESCRIPTION:** Paint

**COMMENTS:**

 Marginal

Visible cracks/peeling - recommend having repaired/repainted.



### 16.4 WALLS

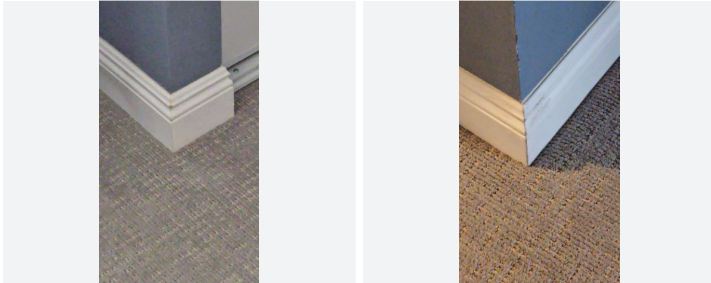
---

**DESCRIPTION:** Paint

**COMMENTS:**

 Marginal

Visible damage - recommend having repaired/repainted.



## 16.5 FLOOR

---

**DESCRIPTION:** Carpet

## 16.6 WINDOWS

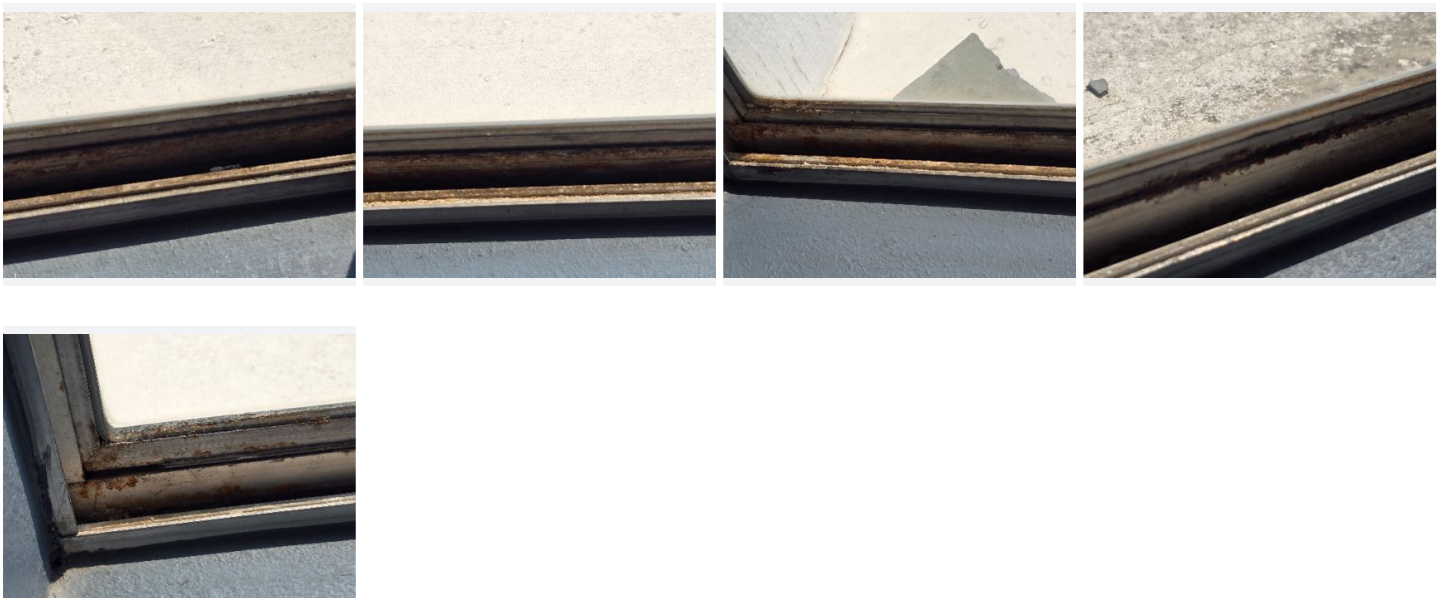
---

**DESCRIPTION:** Aluminum slider

**COMMENTS:**

 Marginal

Visible rust inside windowpanes - recommend having sealed or replaced.



## 16.7 ELECTRICAL

---

**DESCRIPTION:** 110 VAC

## 16.8 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

## 16.9 SMOKE DETECTOR

---

**DESCRIPTION:** Not Present

# 17. Bedroom 2

## 17.1 DOORS

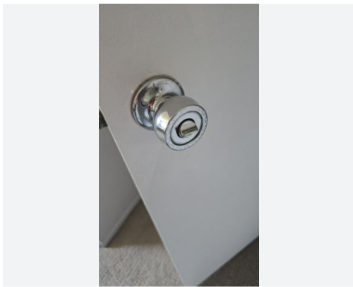
---

**DESCRIPTION:** Wood

**COMMENTS:**

 Marginal

Hardware does not lock - recommend having repaired/replaced.



## 17.2 CLOSET

---

**DESCRIPTION:** Medium

## 17.3 CEILING

---

**DESCRIPTION:** Popcorn/paint

## 17.4 WALLS

---

**DESCRIPTION:** Paint

## 17.5 FLOOR

---

**DESCRIPTION:** Carpet

## 17.6 WINDOWS

---

**DESCRIPTION:** Vinyl Slider

## 17.7 ELECTRICAL

---

**DESCRIPTION:** 110 volts

## 17.8 SMOKE DETECTORS

---

**DESCRIPTION:** Hard wired with battery back up

# 18. Bedroom 3

## 18.1 DOORS

---

**DESCRIPTION:** Wood

## 18.2 CLOSET

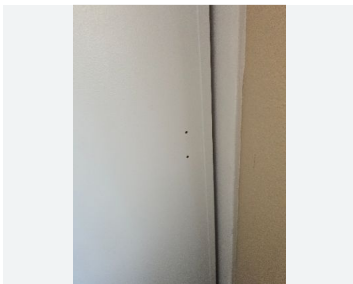
---

**DESCRIPTION:** Medium

**COMMENTS:**

 Marginal

Hardware missing - recommend having installed.



### 18.3 CEILING

---

**DESCRIPTION:** Popcorn/Paint

### 18.4 WALLS

---

**DESCRIPTION:** Paint, Paneling

### 18.5 FLOOR

---

**DESCRIPTION:** Carpet

### 18.6 WINDOWS

---

**DESCRIPTION:** Vinyl Slider

### 18.7 ELECTRICAL

---

**DESCRIPTION:** 110 volts

### 18.8 SMOKE DETECTORS

---

**DESCRIPTION:** Hard wired with battery back up

## 19. Primary Bedroom

### 19.1 DOORS

---

**DESCRIPTION:** Wood

**COMMENTS:**

 Marginal

Visible door/frame damage - recommend having repaired/repainted.

The door is sticking





## 19.2 CLOSET

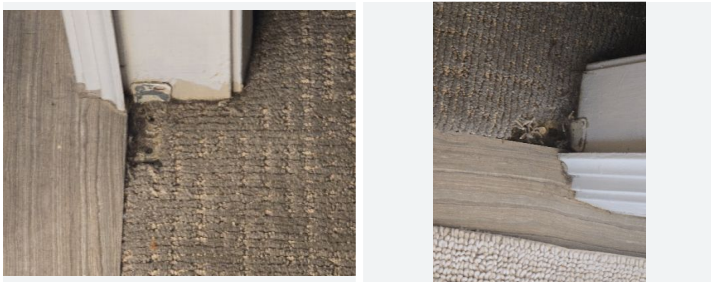
---

**DESCRIPTION:** Walk-in

**COMMENTS:**

 Marginal

Carpet is damaged - recommend having repaired/replaced.



## 19.3 CEILING

---

**DESCRIPTION:** Popcorn/paint

## 19.4 WALLS

---

**DESCRIPTION:** Paint

## 19.5 FLOOR

---

**DESCRIPTION:** Carpet

**COMMENTS:**

 Marginal

Loose flooring causing trip hazard - recommend having corrected.



## 19.6 ELECTRICAL

---

**DESCRIPTION:** 110 volts

## 19.7 WINDOWS

---

**DESCRIPTION:** Vinyl Slider

**COMMENTS:**

 Marginal

Visible rust in between windowpanes - the possible cause is moisture - recommend having sealed.



## 19.8 SMOKE DETECTORS

---

**DESCRIPTION:** Not Present

# 20. Powder Room

## 20.1 DOORS

---

**DESCRIPTION:** Wood

**COMMENTS:**

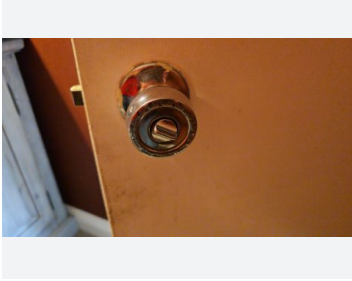
 Marginal

Recommend having door stopper installed.

---

 Marginal

Door knob does not lock - recommend having replaced.



Door knob does not lock - recommend having repaired/replaced.

## 20.2 CLOSET

---

**DESCRIPTION:** None

## 20.3 CEILING

---

**DESCRIPTION:** Paint

## 20.4 WALLS

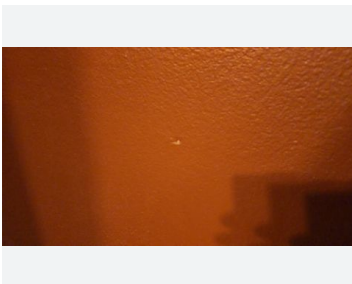
---

**DESCRIPTION:** Paint

**COMMENTS:**

 Marginal

Visible damage - recommend having repaired/repainted.



## 20.5 FLOOR

---

**DESCRIPTION:** Laminate

---

## 20.6 WINDOWS

**DESCRIPTION:** None

---

## 20.7 ELECTRICAL

**DESCRIPTION:** 110 VAC GFCI

---

## 20.8 COUNTER/CABINET

**DESCRIPTION:** Quartz/Wood

---

## 20.9 SINK/BASIN

**DESCRIPTION:** Porcelain coated

---

## 20.10 FAUCETS/TRAPS

**DESCRIPTION:** Delta fixtures with a PVC trap

---

## 20.11 TOILETS

**DESCRIPTION:** 3 Gallon Tank

---

## 20.12 HVAC SOURCE

**DESCRIPTION:** Heating system register

---

## 20.13 VENTILATION

**DESCRIPTION:** Electric ventilation fan

# 21. Hall Bathroom

---

## 21.1 CLOSET

**DESCRIPTION:** None

## 21.2 DOOR

---

**DESCRIPTION:** Wood

## 21.3 CEILING

---

**DESCRIPTION:** Paint

## 21.4 WALL

---

**DESCRIPTION:** Paint

## 21.5 FLOOR

---

**DESCRIPTION:** Tile

## 21.6 ELECTRICAL

---

**DESCRIPTION:** GFCI

## 21.7 COUNTER/CABINET

---

**DESCRIPTION:** Quartz/Wood

## 21.8 SINK/BASIN

---

**DESCRIPTION:** Single

## 21.9 FAUCETS/TRAPS

---

**DESCRIPTION:** Delta with PVC trap

## 21.10 TUB/SHOWER/SURROUND

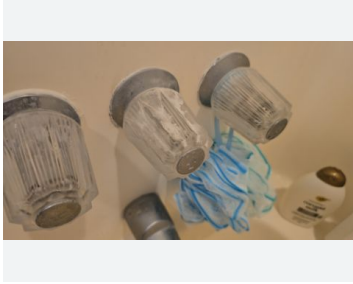
---

**DESCRIPTION:** Fiberglass tub, Fiberglass surround

**COMMENTS:**

 Marginal

Shower conversion knob broken - unable to convert back to tub - recommend having repaired/replaced.



## 21.11 TOILETS

---

**DESCRIPTION:** 3.5 gallon tank

## 21.12 HEATING SOURCE

---

**DESCRIPTION:** Heat System register

## 21.13 VENTILATION

---

**DESCRIPTION:** Electric fan

# 22. Primary Bathroom

## 22.1 DOOR

---

**DESCRIPTION:** Wood

## 22.2 CLOSET

---

**DESCRIPTION:** None

## 22.3 CEILING

---

**DESCRIPTION:** Paint

## 22.4 WALLS

---

**DESCRIPTION:** Paint

**COMMENTS:**

 Marginal

Visible damage - recommend having repaired/repainted.



## 22.5 FLOOR

---

**DESCRIPTION:** Tile

## 22.6 WINDOWS

---

**DESCRIPTION:** Vinyl Slider

## 22.7 ELECTRICAL

---

**DESCRIPTION:** GFCI

## 22.8 COUNTER/CABINET

---

**DESCRIPTION:** Quartz, Wood

## 22.9 SINK/BASIN

---

**DESCRIPTION:** Double

## 22.10 FAUCETS/TRAPS

---

**DESCRIPTION:** Delta, PVC

## 22.11 TUB/SHOWER/SURROUND

---

**DESCRIPTION:** Fiberglass tub, Fiberglass surround

## 22.12 TOILETS

---

**DESCRIPTION:** 3.5 gallon tank

## 22.13 HEATING SOURCE

---

**DESCRIPTION:** Heat System Register

## 22.14 VENTILATION

---

**DESCRIPTION:** Electric fan, Window

# 23. Structure

## 23.1 STRUCTURE TYPE

---

**DESCRIPTION:** Wood frame

## 23.2 FOUNDATION

---

**DESCRIPTION:** Poured

## 23.3 DIFFERENTIAL MOVEMENT

---

**DESCRIPTION:** No movement or displacement noted

## 23.4 BEAMS

---

**DESCRIPTION:** Solid wood

## 23.5 BEARING WALLS

---

**DESCRIPTION:** Frame

## 23.6 JOISTS/TRUSSES

---

**DESCRIPTION:** 2x4 Joists, 2x4 Trusses

## 23.7 FLOOR/SLAB



---

**DESCRIPTION:** Poured slab

## 23.8 STAIRS/HANDRAILS

---

**DESCRIPTION:** Carpet stairs with Metal and wood handrails

## 23.9 SUBFLOOR

---

**DESCRIPTION:** Not Visible

# Summary

## HOUSE

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.



### Marginal

Item is not fully functional and requires repair or servicing.



### Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

# 1. Lots and Grounds

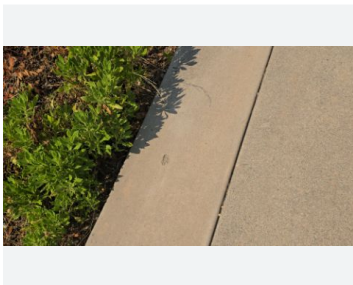
## 1.1 DRIVEWAY

---

### COMMENTS:



Typical cracks/pits - recommend having filled and sealed.



## 1.5 PATIO

---

### COMMENTS:

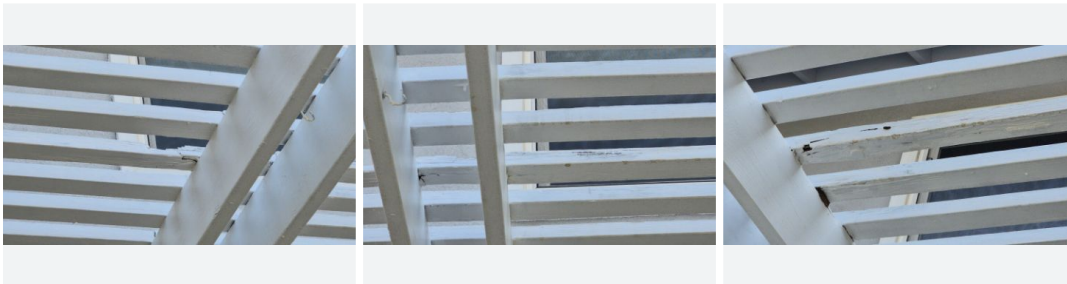


Typical cracks/pits in cement - recommend having filled and sealed.



 Marginal

Visible damage to patio cover - recommend having repaired/repainted.



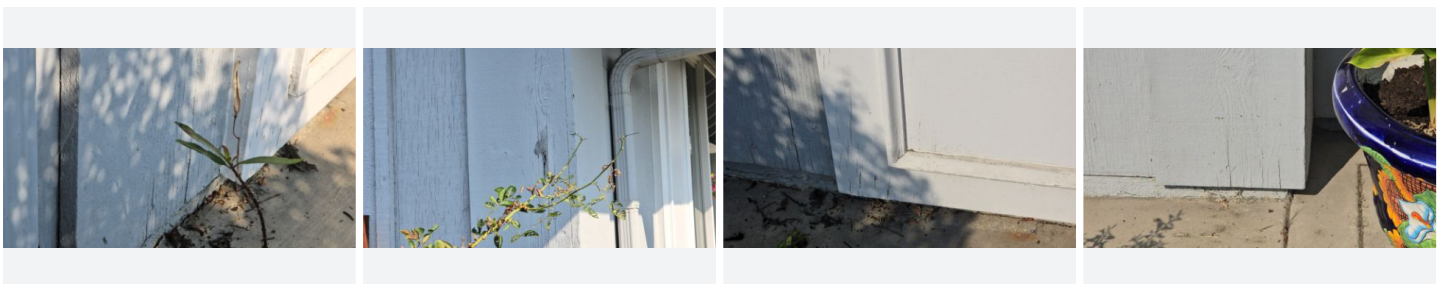
## 2. Exterior

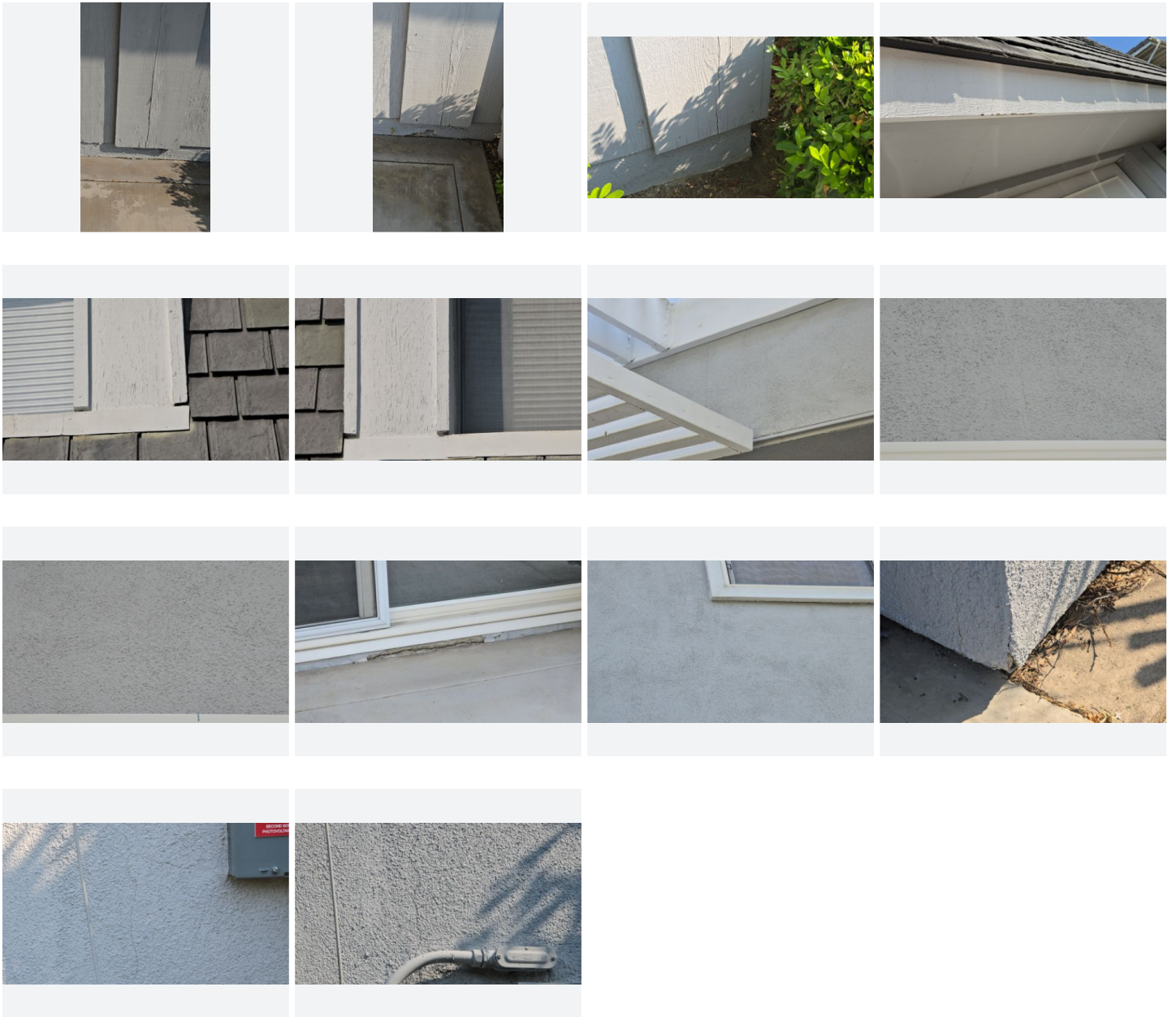
### 2.1 TYPE

**COMMENTS:**

 Marginal

Visible signs of cracks/peeling paint on siding - recommend having repaired/repainted.





## 2.2 TRIM

---

### COMMENTS:

 Marginal

Visible signs of cracks/peeling paint on siding - recommend having repaired/repainted.



### 2.3 FASCIA

---

**COMMENTS:**

 Marginal

Visible damage/separation - recommend having repaired/repainted.



### 2.9 WINDOW SCREENS

---

**COMMENTS:**

 Marginal

Window screen torn/bent - recommend having repaired/replaced.



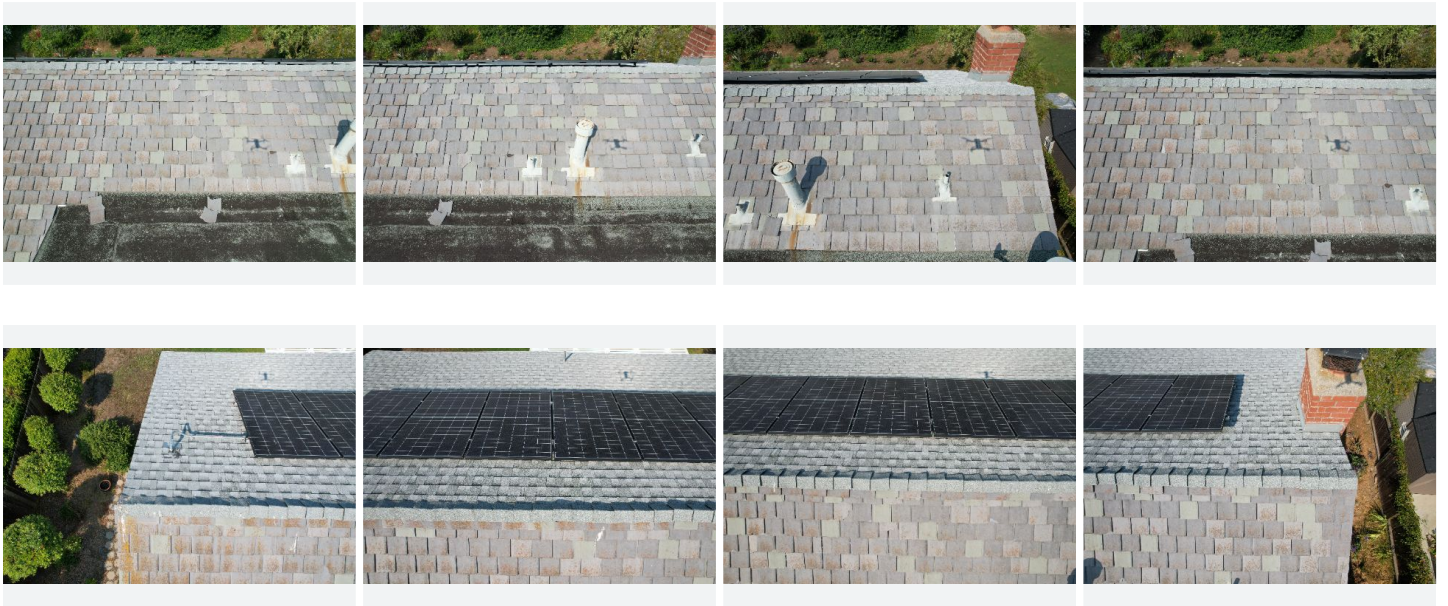
## 3. Roof

### 3.2 MATERIAL

**COMMENTS:**

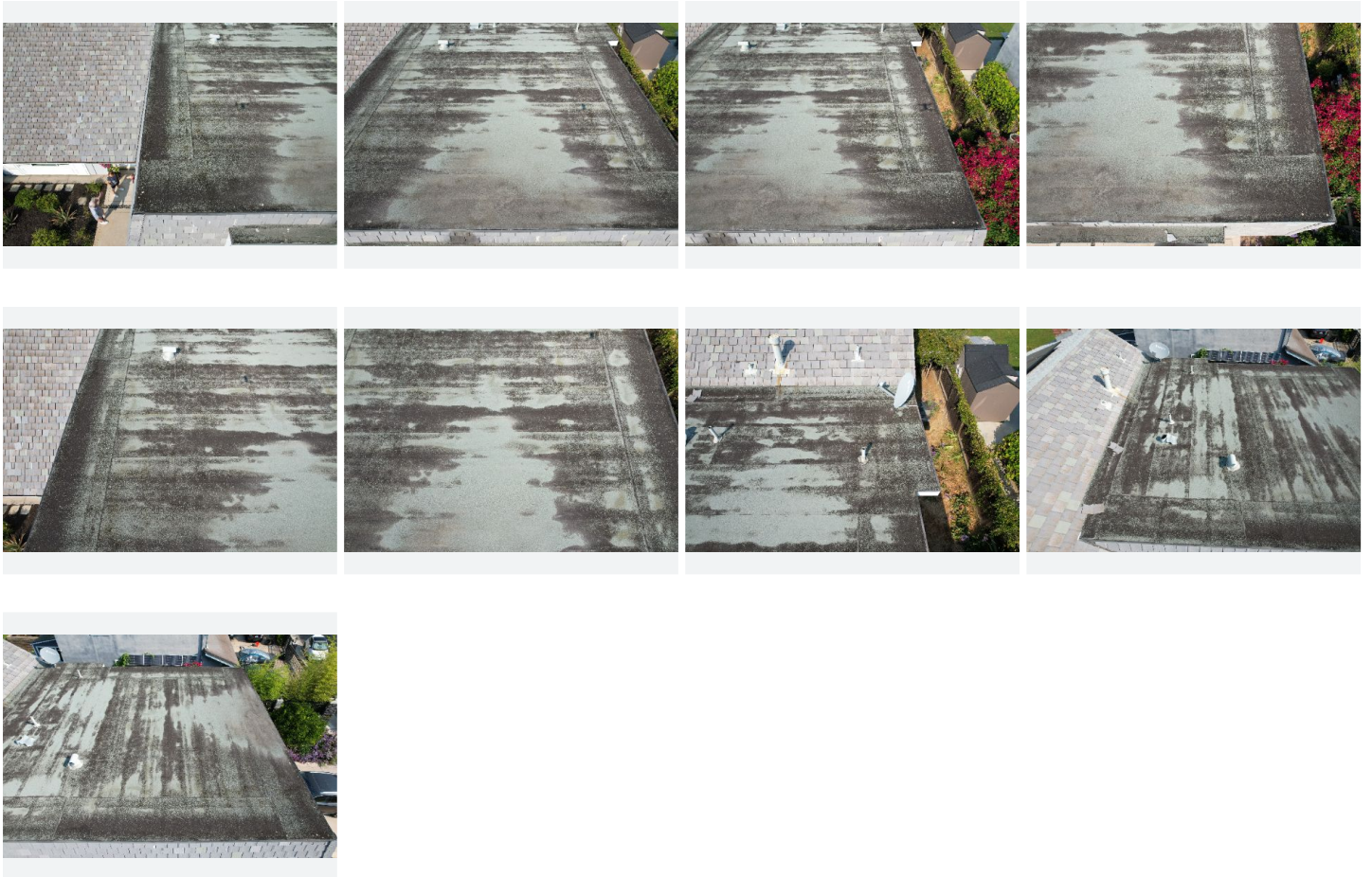
 Marginal

Loose/damaged roof coverings - recommend having roofer evaluate and repair.



 Marginal

Visible signs of ponding - recommend having roofer evaluate and repair/replace.



### 3.14 FLUE/FLUE CAP

---

**COMMENTS:**

 Marginal

Visible cracks - recommend having filled and sealed.



### 3.15 CHIMNEY FLASHING

---

**COMMENTS:**

 Marginal

Recommend having Henry Rubber cement around chimney flashing repaired/replaced.

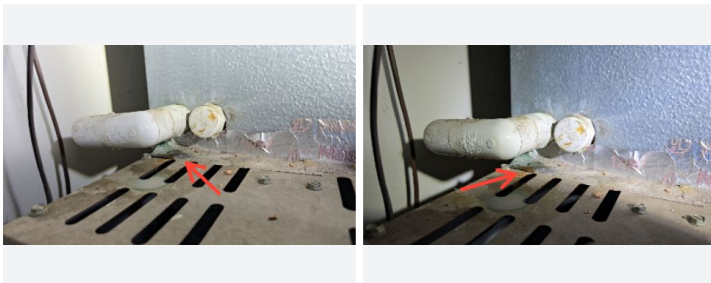
## 4. Air Conditioning

### 4.2 CONDENSATE REMOVAL

**COMMENTS:**

 Marginal

Visible leak detected - recommend having HVAC technician evaluate and repair.



## 5. Heating System

### 5.15 SUSPECTED ASBESTOS

**COMMENTS:**

 Marginal

In satisfactory condition at the time of inspection



## 7. Garage/Carport



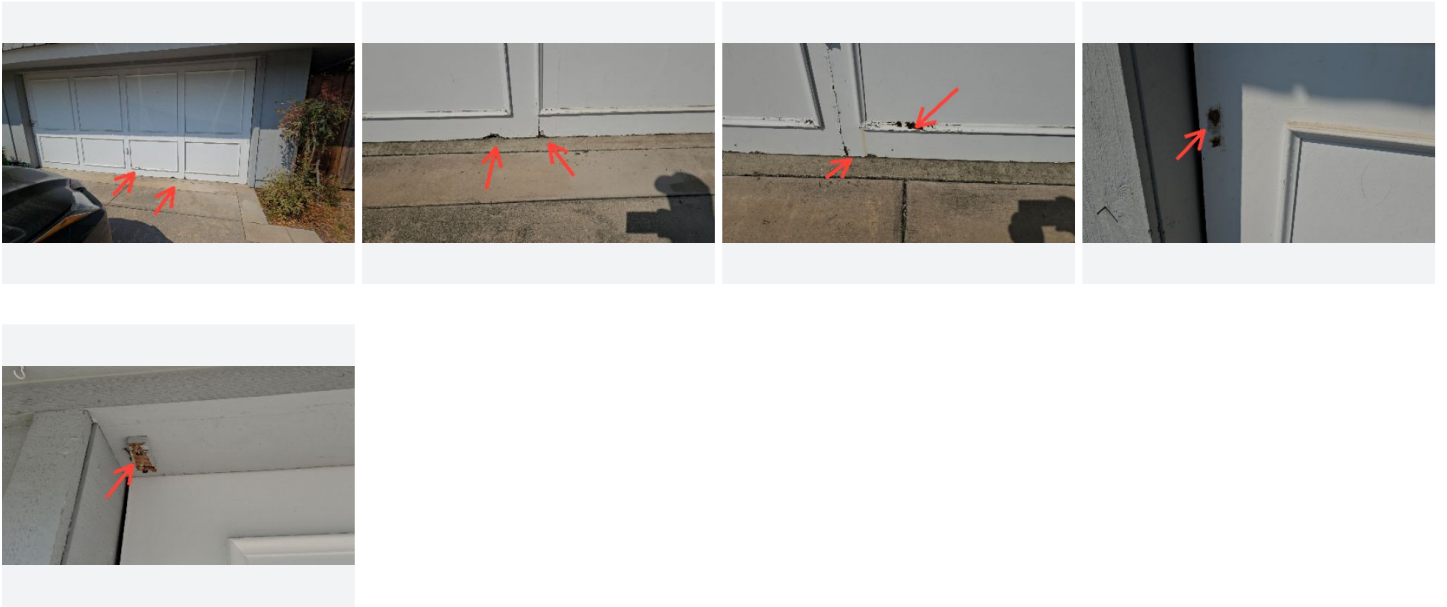
## 7.2 GARAGE DOORS

---

**COMMENTS:**

 Marginal

Door damaged



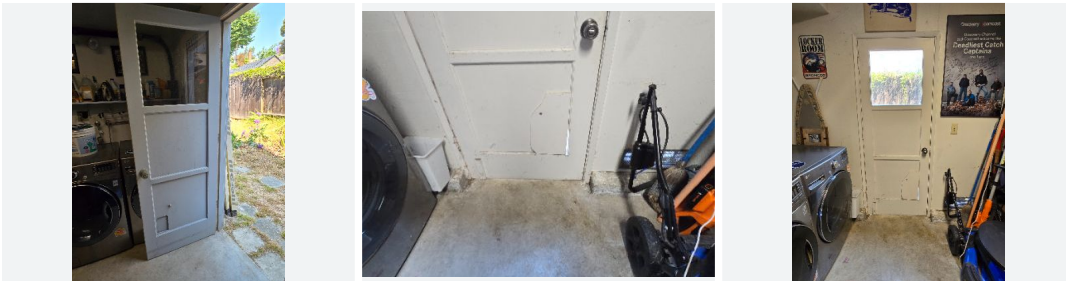
## 7.8 SERVICE DOORS

---

**COMMENTS:**

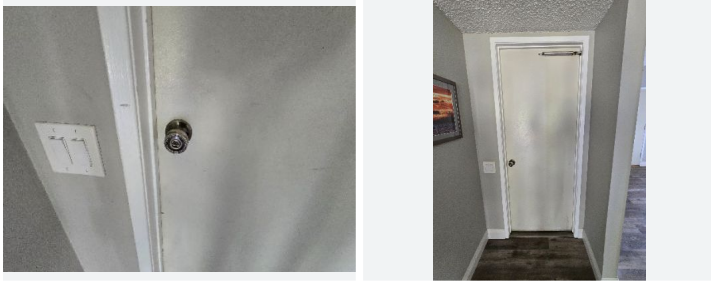
 Marginal

Visible damage to door/frame - recommend having repaired/repainted.



 Marginal

Hardware loose - recommend having secured.



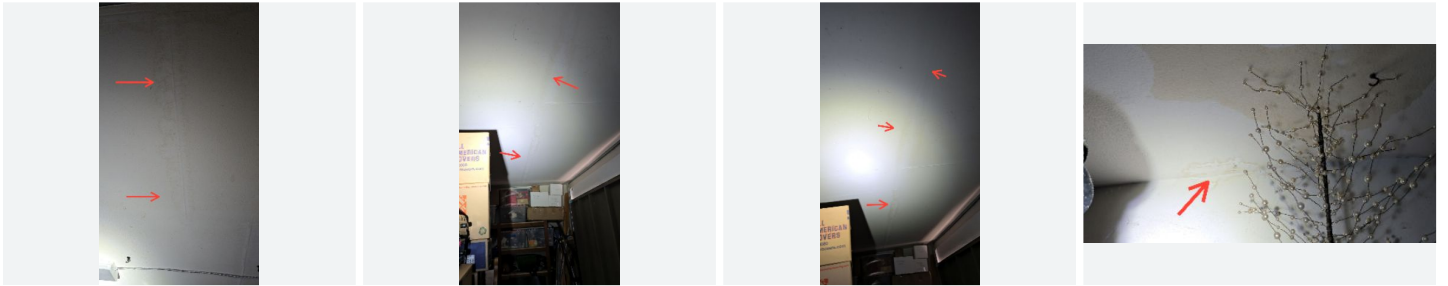
## 7.9 CEILING

---

**COMMENTS:**

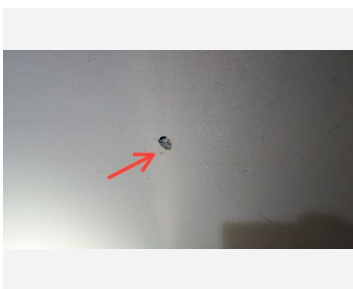
 Marginal

Moisture stain present - no moisture detected at time of inspection.



 Marginal

Visible hole - recommend having repaired/repainted.



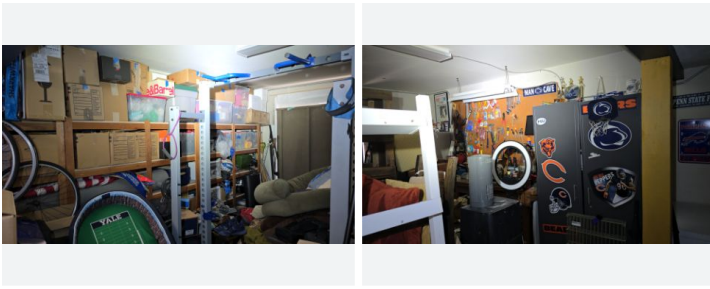
## 7.10 WALLS

---

**COMMENTS:**

 Marginal

Unable to evaluate entire wall surface due to clutter.



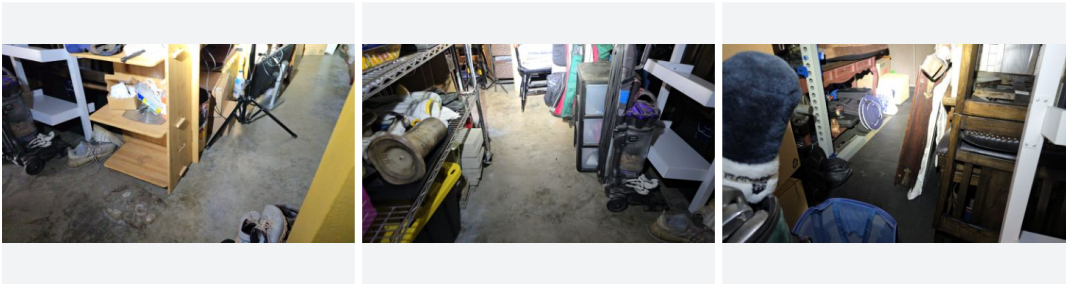
## 7.11 FLOOR/FOUNDATION

---

**COMMENTS:**

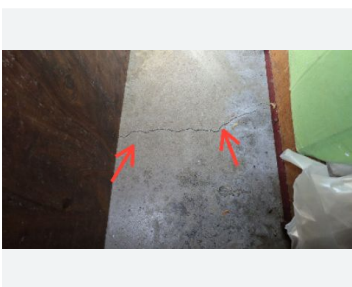
 Marginal

Unable to evaluate entire floor due to clutter.



 Marginal

Cracks



## 9. Laundry Room/Area

### 9.2 CEILING

---

**COMMENTS:**

 Marginal

Moisture stain



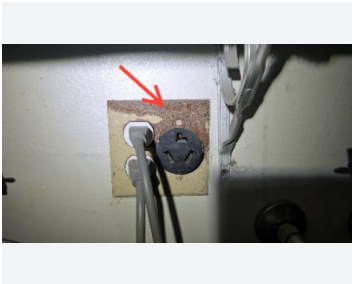
## 9.7 ELECTRICAL

---

COMMENTS:

 Marginal

Damaged cover plate



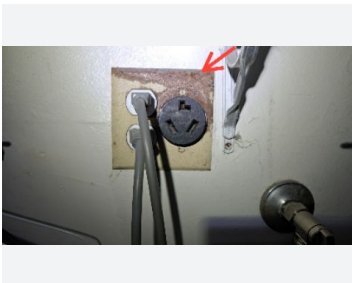
## 9.13 WASHER AND DRYER ELECTRICAL

---

COMMENTS:

 Marginal

Damaged cover plate



# 10. Attic

## 10.4 VENTILATION

---

### COMMENTS:

 Marginal

Vent covered - recommend having uncovered.



## 11. Kitchen

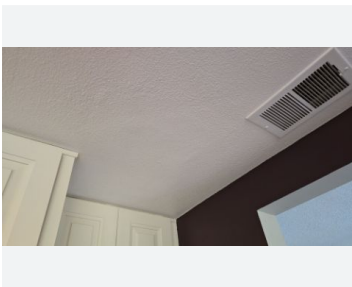
### 11.14 CEILING

---

### COMMENTS:

 Marginal

Visible sign of repair - recommend to monitor.



## 12. Living/Dining Room

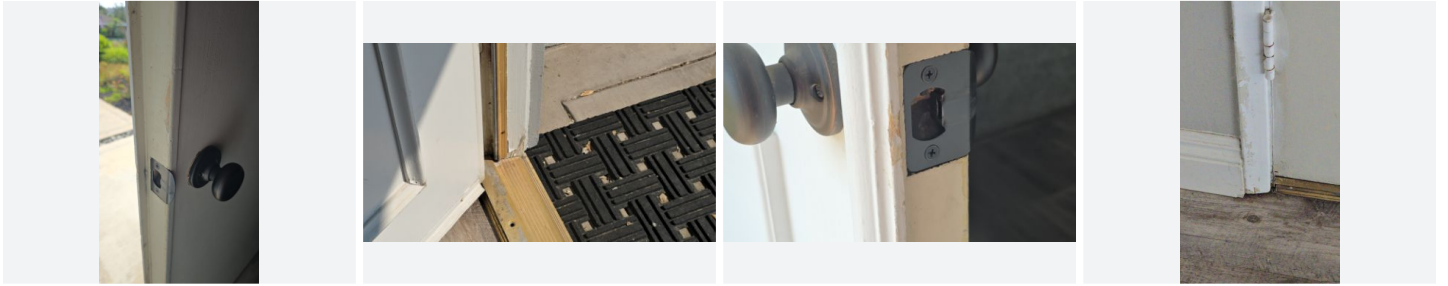
### 12.1 DOORS

---

### COMMENTS:

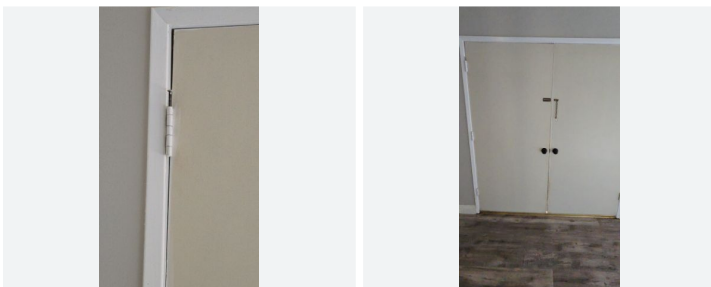
 Marginal

Visible door/frame damage - recommend having repaired/repainted.



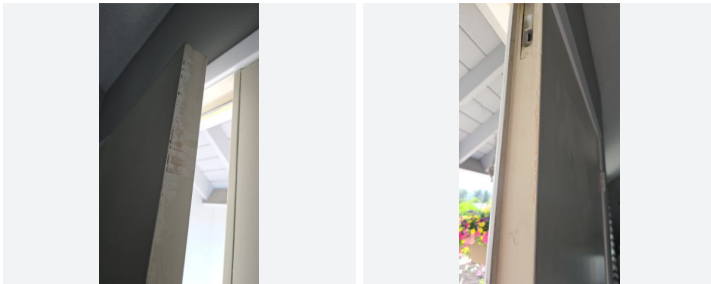
 Marginal

Door hardware loose causing door to rub - recommend having secured/adjusted.



 Marginal

Door rubs on side - recommend having repaired/repainted.



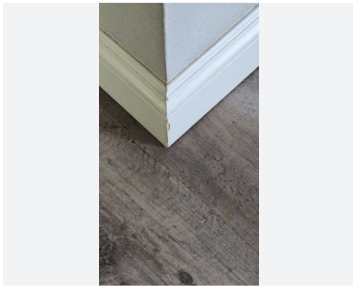
## 12.4 WALLS

---

### COMMENTS:

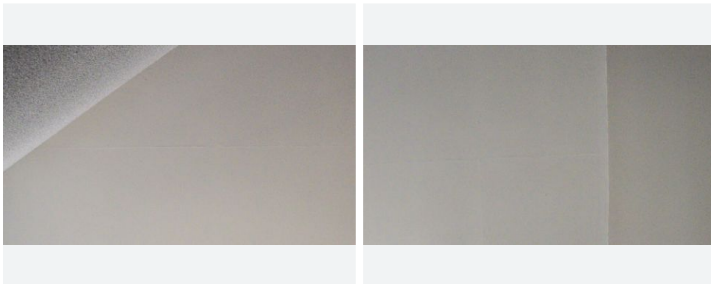
 Marginal

Visible damage - recommend having repaired/repainted.



 Marginal

Visible cracks/peeling - recommend having repaired/repainted.



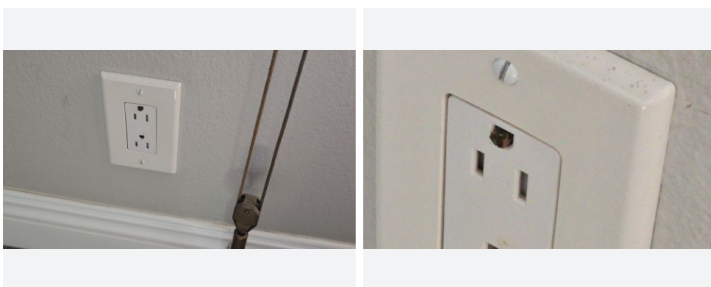
## 12.7 ELECTRICAL

---

### COMMENTS:

 Marginal

Metal piece broken into ground portion of receptacle - recommend having replaced.



## 14. Loft/2nd floor hallway

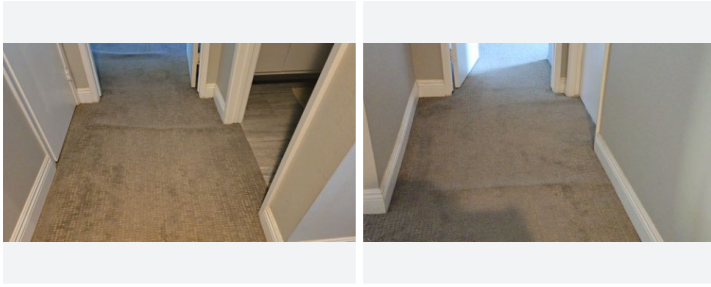
### 14.2 FLOOR

---

### COMMENTS:

 Marginal

Loose carpet causing trip hazard - recommend having corrected.



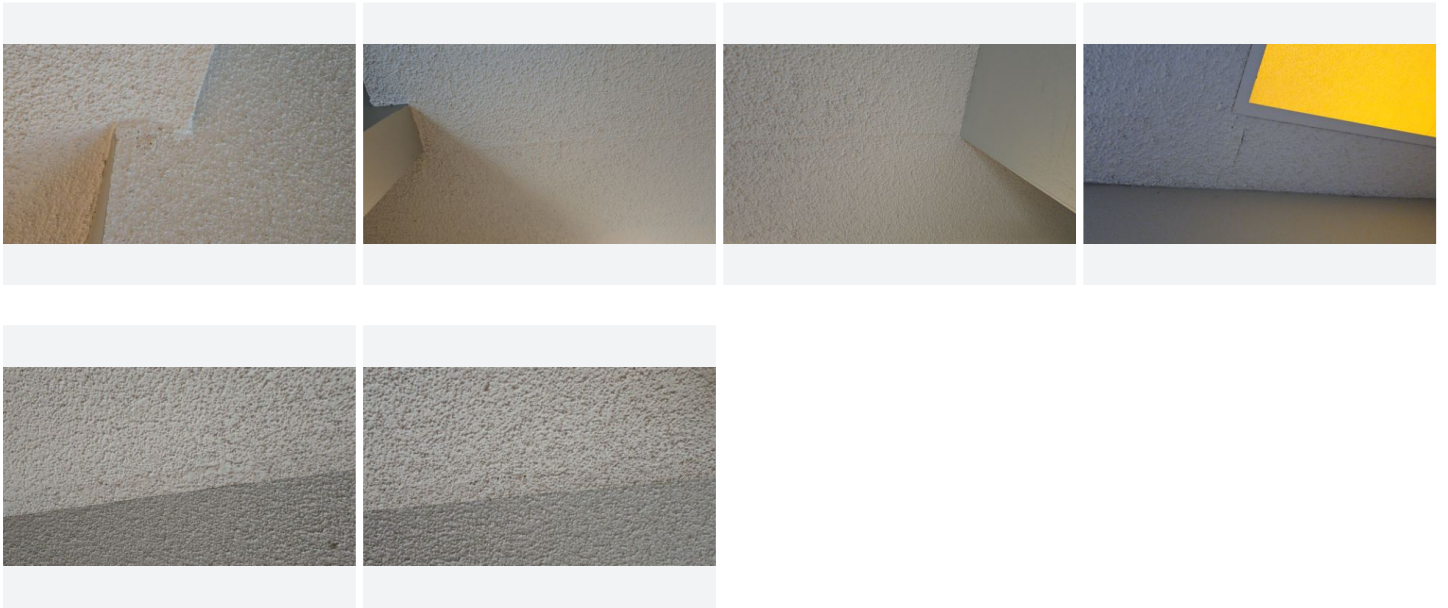
### 14.3 CEILING

---

**COMMENTS:**

 Marginal

Typical cracking/flaws were observed in ceiling finish



### 14.4 WALLS

---

**COMMENTS:**

 Marginal

Typical cracking/flaws were observed in wall finish





## 16. Bedroom 1

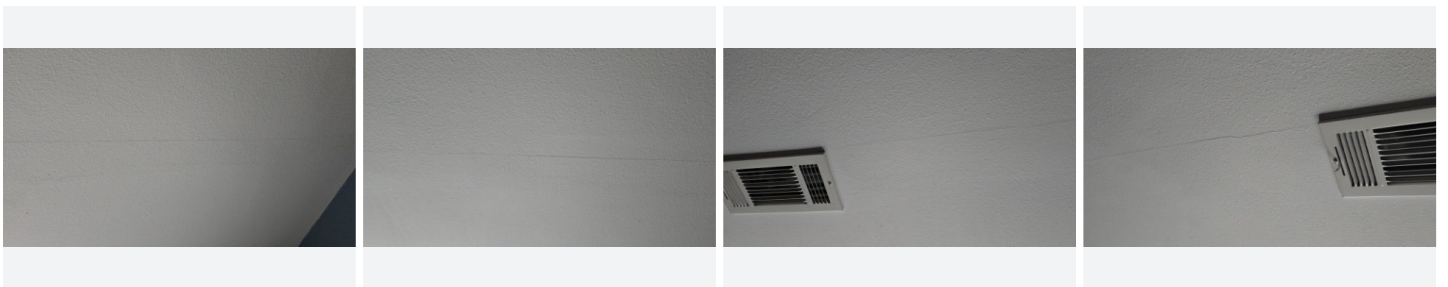
### 16.3 CEILING

---

**COMMENTS:**

 Marginal

Visible cracks/peeling - recommend having repaired/repainted.



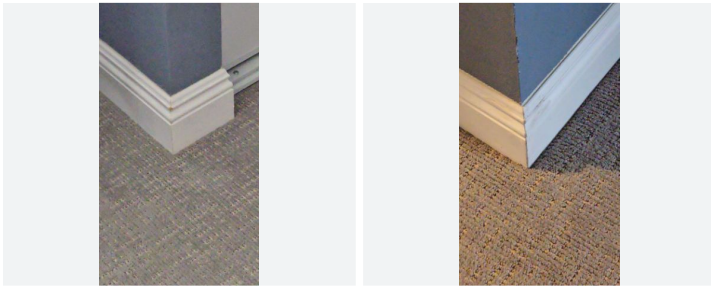
### 16.4 WALLS

---

**COMMENTS:**

 Marginal

Visible damage - recommend having repaired/repainted.



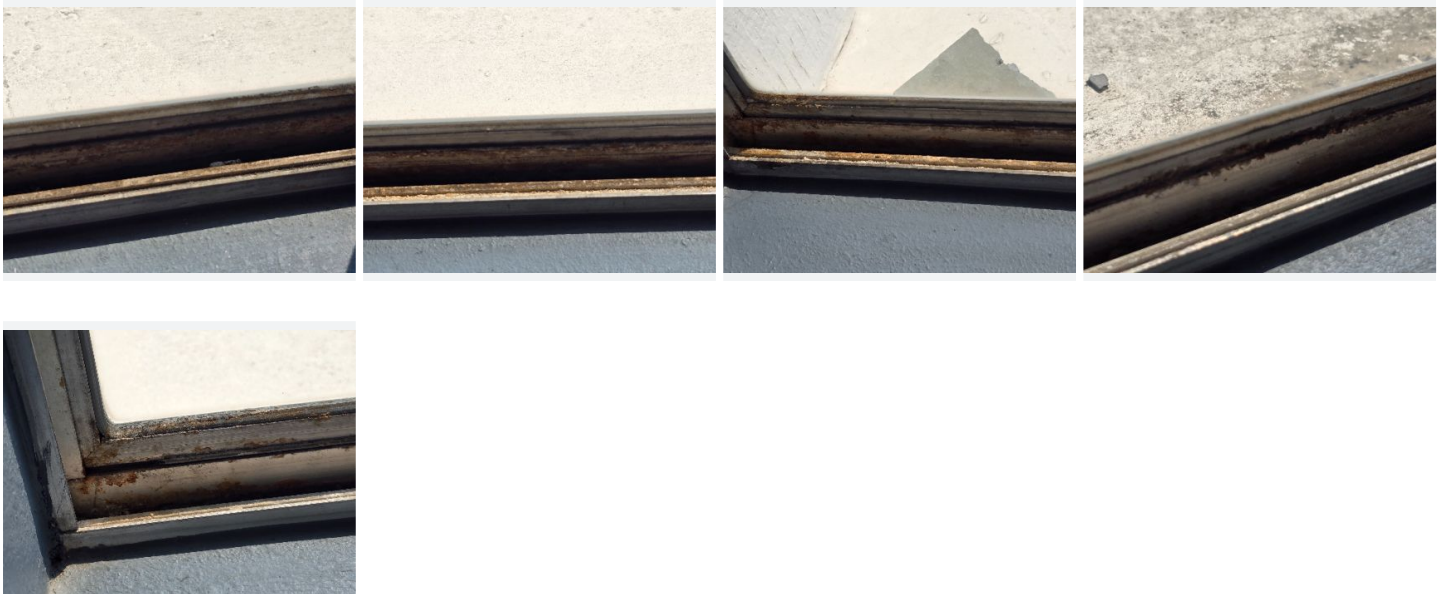
## 16.6 WINDOWS

---

**COMMENTS:**

 Marginal

Visible rust inside windowpanes - recommend having sealed or replaced.



## 17. Bedroom 2

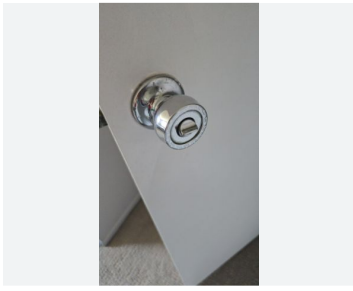
### 17.1 DOORS

---

**COMMENTS:**

 Marginal

Hardware does not lock - recommend having repaired/replaced.



## 18. Bedroom 3

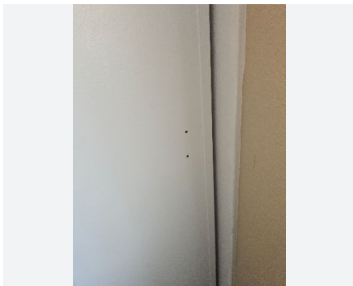
### 18.2 CLOSET

---

#### COMMENTS:

 Marginal

Hardware missing - recommend having installed.



## 19. Primary Bedroom

### 19.1 DOORS

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#### COMMENTS:

 Marginal

Visible door/frame damage - recommend having repaired/repainted.

The door is sticking



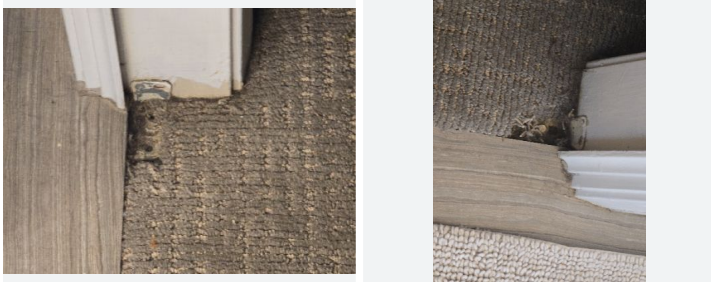
## 19.2 CLOSET

---

**COMMENTS:**

 Marginal

Carpet is damaged - recommend having repaired/replaced.



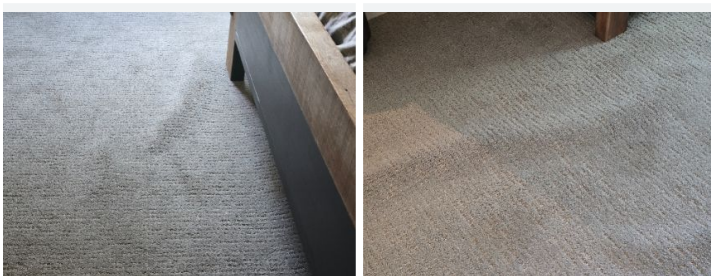
## 19.5 FLOOR

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**COMMENTS:**

 Marginal

Loose flooring causing trip hazard - recommend having corrected.



## 19.7 WINDOWS

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**COMMENTS:**

 Marginal

Visible rust in between windowpanes - the possible cause is moisture - recommend having sealed.



## 20. Powder Room

### 20.1 DOORS

---

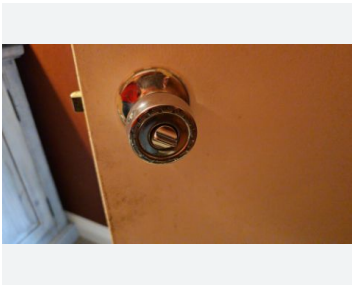
#### COMMENTS:

 Marginal

Recommend having door stopper installed.

 Marginal

Door knob does not lock - recommend having replaced.



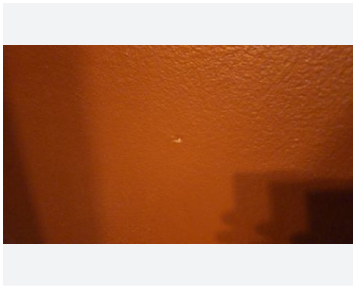
### 20.4 WALLS

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#### COMMENTS:

 Marginal

Visible damage - recommend having repaired/repainted.



## 21. Hall Bathroom

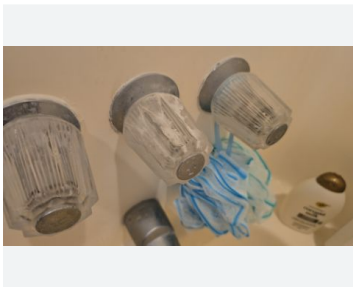
### 21.10 TUB/SHOWER/SURROUND

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**COMMENTS:**

 Marginal

Shower conversion knob broken - unable to convert back to tub - recommend having repaired/replaced.



## 22. Primary Bathroom

### 22.4 WALLS

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**COMMENTS:**

 Marginal

Visible damage - recommend having repaired/repainted.

