



GENERAL RESIDENTIAL INSPECTION

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Norwalk, CA 90650

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AUGUST 23, 2024



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1) **Maintenance Items & Suggestions** - Primarily comprised of suggestions, do-it-yourself and handyman job-like corrections. This category focuses on maintenance and repair items. These observations are more for upkeep of the home, preventative upgrades and represent a future to-do list.

2) **Recommended Repairs/Corrections & Further Evaluations** - Items that were inspected were not installed to current standards, did not respond to test or did not function as intended. In this category, we advise to evaluate or recommend a professional to repair an item/system due to the general condition at the time of inspection.

3) **Health & Safety Concerns** - This category comprises safety and health concerns and is recommended to be corrected.

1: GENERAL INFORMATION

Information

HOW TO CONTACT US WITH QUESTIONS

We kindly ask you to call/text or email us to set up a time to go over any of your questions after you have reviewed your report.

HOW TO READ YOUR INSPECTION REPORT

Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building where the entrance is located.

SCOPE OF INSPECTION

A home inspection is a noninvasive and not technically exhaustive, visual survey and basic operation of the accessible systems and components of a home, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which will result in damage to the property or personal injury to the Inspector.

The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s) to assist client in determining what corrections or further evaluations the Client should have corrected, evaluated or obtained estimates for repair prior to the release of contingencies. Inspections performed in accordance with C.R.E.I.A Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure. Cosmetic and aesthetic conditions shall not be considered.

While a home inspector assesses various aspects of a property, there are certain areas and components that typically fall outside the scope of a standard home inspection. The specific exclusions may vary based on the inspector or the standards set by the inspection industry, but common exclusions include:

- A. Specialized systems: Home inspectors may not be experts in certain specialized systems such as septic tanks, sump pumps, fuel tanks and more. Homeowners may need to hire specialized inspectors for items that are not in a typical standard home.
- B. Pest such as termites and rodents inspection: While a home inspector may note visible signs of pests, a dedicated pest inspection by a qualified pest control professional is typically needed to assess and address infestations.
- C. Cosmetic features: Home inspectors focus on the structural and functional aspects of a home. Cosmetic issues like paint, wallpaper, and flooring choices are generally not within the scope of a standard inspection.
- D. Hidden or inaccessible areas: Inspectors may not be able to evaluate areas that are not readily accessible, such as behind walls, under flooring, or within closed-off spaces.
- E. Code compliance: Home inspectors are not code enforcement officials. They may point out issues that could be code violations, but they won't perform a comprehensive code compliance check.
- F. Future performance predictions: Home inspectors assess the current condition of a property, but they cannot predict future issues or failures. They provide a snapshot of the property's condition at the time of inspection.
- G. Appliances and personal property: Inspectors may check the basic functionality of appliances, but they do not perform in-depth assessments. Additionally, personal property and belongings of the current owner are not inspected.

It's important for homebuyers to be aware of these limitations and, when necessary, consider hiring specialized professionals to address specific concerns not covered by a standard home inspection.

INSPECTION SUMMARY MAY NOT BE THE ONLY SIGNIFICANT FINDINGS: An overview/summary of the inspection is provided at the beginning of the report. The inspection summary is never a substitute for reading the entire report nor is it a tacit endorsement of the findings that do not appear there. It is important to thoroughly READ and STUDY the ENTIRE report and consult with the appropriate trade professional/specialist as you deem necessary. You must establish your own priorities. All further evaluations are at your own discretion. Any further evaluation, service, repairs, safety upgrades, etc. should be completed by licensed/qualified trade professional/specialist/contractor with the benefit of any necessary permits and if this dwelling is in an escrow transaction, should also be completed before removing any contractual investigation contingency, prior to making final buying decision, and prior to the close if in a transaction.

ENVIRONMENTAL DISCLAIMER

ENVIRONMENTAL ISSUES EXCLUDED: What is being contracted for is a general building inspection and NOT an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental concerns regarding the dwelling and/or adjacent properties, including but not limited to: the presence of animal urine, feces, Chinese drywall, asbestos, radon, lead, urea-formaldehyde, microbial growth/fungi/mold, bio-organic growth, PCB's, electromagnetic radiation, buried fuel oil tanks, ground water & soil contamination, methane or any other toxic materials or substances contained in the water, air, soils, building materials or other components. All such issues are SPECIFICALLY DISCLAIMED. The presence of asbestos, lead paint, etc.. in buildings constructed prior to the early 1980's would not be an uncommon finding. Asbestos containing materials can often be found in ventilation duct and duct wrap materials, insulation, "pop-corn" or "cottage cheese" ceiling/wall texturing material, vinyl floor materials, paints, etc... Only a qualified professional and a laboratory can determine the presence of these materials, any associated health risk, and any remedial action. I am not trained or licensed to recognize or analyze any of these materials, though I may make reference to one or more of these materials in the report. If desired, concerned parties should schedule any specialized inspections with the appropriate trade professionals before removing any contractual investigation contingency, prior to making final buying decision, and prior to the close if in a transaction.

DISTURBED PAINTED SURFACES IN PRE-1981 DWELLINGS: There are Federal and State regulations governing activities that disturb painted surfaces in dwellings built before 1981. These rules are intended to prevent lead contamination/ingestion by the occupants. This includes any activity that disturbs finishes such as window replacement or demolition. This applies to all residential housing, and some other buildings built before 1981. Always ask to see your contractor's certification. Please refer to the EPA's web site at www.epa.gov and the Cal EPA's web site at www.calepa.ca.gov for additional information and requirements.

MORE INFORMATION ON ASBESTOS: The United States Environmental Protection Agency (EPA) publishes a wealth of material on asbestos and its use in residential construction. Interested parties desiring further information or that are concerned about this issue is encouraged to consult the information available online at: <http://www.epa.gov/asbestos/> and <http://www.epa.gov/lead/>

MICROBIAL GROWTH/FUNGI/MOLD: Conditions associated with all forms of microbial growth/fungi (such as mold) may or may not be present at this dwelling. CREIA's Standards of Practice require reporting VISIBLE conditions resulting from moisture intrusion and or the resulting damage/deterioration. The evaluation of microbial growth/fungi/mold is outside the scope of the inspection. All such issues are SPECIFICALLY DISCLAIMED. If conditions related to possible moisture intrusion and or damage are noted within the report, it is recommended that further evaluation/remediation be conducted by a qualified moisture professional/specialist. Comments made in the report termed as "Stains, Discolorations, Evidence of water intrusion, Unknown spots, and Growth" may be referring to such areas of concern. Remediation is recommended over mold testing. Any necessary repair/correction of moisture damage and or mold remediation should follow generally accepted standards such as ANSI/IICRC S500 for Water Damage Restoration or BSR-IICRC S520 for Mold Remediation. Failure to follow generally accepted guidelines or standards may result in reoccurrence of such issues and the need for additional remediation or corrective measures.

WOOD DESTROYING ORGANISMS: Issues related to the presence of WDO (Wood Destroying Organisms)/Structural Pests (such as termites), etc. are SPECIFICALLY DISCLAIMED from the scope of the inspection. Any comments made are for your convenience and are not a substitute for an inspection by a qualified professional licensed termite inspector. Comments made in the report termed as "Evidence of WDO Damage, Wood damage, and Past Repairs" may be referring to such areas of concern. If desired, concerned parties should schedule any specialized inspections with the appropriate trade professionals before removing any contractual investigation contingency, prior to making final buying decision, and prior to the close if in a transaction.

SOIL STABILITY & MOVEMENT: I am not a soil or geotechnical engineer and cannot render an opinion regarding soil stability or potential soil movement, only a registered design professional can. If desired, concerned parties should schedule any specialized inspections with the appropriate trade professionals before removing any contractual investigation contingency, prior to making final buying decision, and prior to the close if in a transaction.

AMERICANS WITH DISABILITY ACT: An analysis for compliance with the Federal Americans with Disabilities Act is NOT performed. Interested parties should contact the ADA at 1-800-322-0251 or <http://www.ada.gov/> for further information.

PHOTO DOCUMENTATION

Pictures are included in the report, they are intended only for informational purposes and do not imply that the items in the picture(s) are more important than any other condition in the report that do not have pictures or that the particular item in the picture is the only problem for that particular condition. Example, cracked roof tile; there may be more on the roof than just the one(s) in the picture(s).

Limitations

General

IMPORTANT INFORMATION/LIMITATIONS

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients' contingency period to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection cannot predict future conditions or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of the inspection only and expire at the completion of the inspection. The limit of liability of the inspection company and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED**, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH. This report is only supplemental to the Sellers Disclosure and Pest Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the condition of the home and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. One Year Home Warranties are sometimes provided by the sellers and are highly recommended as they may cover future repairs on major items and components of the home. If a warranty is not provided by the seller(s), your Realtor can advise you of companies that offer them.

2: INSPECTION DETAILS

Information

Weather Conditions

Cloudy

Temperature

Approximately 70 to 80 degrees

Structure Type

Single Family Dwelling

Estimated Age of The Property

Approximately 61 to 70 years of age

Lot Type

Sloped

Foundation

Raised Foundation

Occupant Status

Vacant

Attending

Buyer, Buyer's Agent

3: UTILITY LOCATIONS , SHUT-OFFS & DRAIN CLEAN OUT(S)

Information

Shut-Offs: Water Meter Shutoff

Front Left

The shutoff valve stops the flow of water at the meter.



Shut-Offs: Main Water Shutoff

Front

The shutoff valve located outside the home shuts off water to the house, It prevents flooding when you are planning to repair a fixture such as a faucet or toilet or when you are faced with a plumbing emergency, like a leak from a water heater or supply line.



Shut-Offs: Gas Meter Shutoff

Right

A gas meter shut-off valve is a valve located above ground and before the gas meter that can be used to stop the flow of gas into a house. Valve is a device that isolates natural gas sources for plumbing equipment to allow for maintenance, repairs, or emergencies.



Shut-Offs: Electrical Shutoff

Rear

Electrical shut off, also known as an electrical disconnect, is a safety device that isolates power sources for electrical equipment to allow for maintenance, repairs, or emergencies.



Main Drain Cleanout

Unable to Determine

A drain cleanout provides access to your main sewer line. One uses this access to run cameras for servicing, hydrojetters or snakes/augers for maintenance and to clear out blockages.

Limitations

General

TESTING/TURN OFF OR ON OF THE SHUT OFF VALVE IS BEYOND THE SCOPE

Testing/Turn off or on of the shut off valve is beyond the scope of this inspection. It is advised to ensure to understand how to turn off all the systems.

4: ROOF COVERINGS

Information

Inspection Method Used to Observe Roof Covering

Fully Walked

Roof Structure Type

Sloped - Gable

Roof Covering Material

Asphalt Composition Shingle - 3 Tab Type

Layers of Roofing Material

1

Gutters and Downspouts

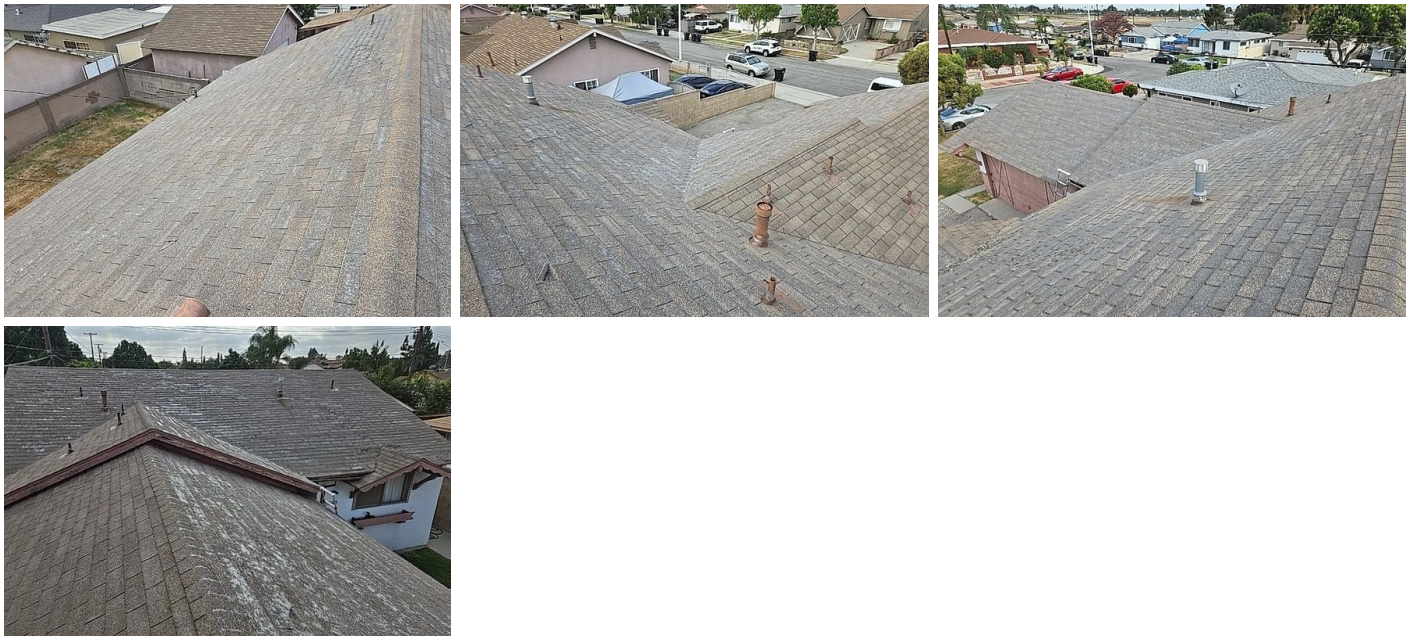
Partially Installed, Metal

Skylight-Types

Not Installed

General Roof Photos

The following photos document the general condition of the roof, if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



Limitations

GENERAL

ROOFING

A roof system consists of surface materials, connections, penetrations and drainage (gutters and downspouts). The underlayment of the roof may be blocked from view and could not be inspected. We visually view these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain free of leaks.

Observations

4.1.1 ROOF MATERIALS & COVERINGS



Recommended Repairs/Corrections & Further Evaluations

DEGRANULATION

Roof coverings are degranulating and missing and deteriorated shingles in areas. This maybe due to the age of the roof. We recommend further review by a qualified roofer.



4.2.1 ROOF FLASHING, VENTS & PENETRATIONS



Maintenance Items & Suggestions

DETERIORATED CAP

LEFT

Rusted/corrosion or deteriorated vent cap observed. Suggest painting or replacing.



4.3.1 GUTTERS, DOWNSPOUTS, AND DRAINAGE EQUIPMENT



Maintenance Items & Suggestions

GUTTER - PHYSICAL DAMAGE

Gutters or downspout is damaged. Suggest repair or replacement of the section of damage.



Front

4.3.2



Recommended Repairs/Corrections & Further Evaluations

GUTTERS,
DOWNSPOUTS, AND DRAINAGE EQUIPMENT

NOT SECURE

Sections of gutters/downspouts are not secure. Recommend securing or reinforcement.



Front

5: ATTIC AREAS & ROOF FRAMING

Information

Attic Location

Hallway

Method used to observed attic

Fully Accessed

Roof & Ceiling Structure

Rafters (2x6), Ceiling Joist (2x6)

Sheathing

Solid Planks

Insulation

Batts-Fiberglass, Loose Fill-Fiberglass

Air Ventilation Type

Eave, Gable

Roof Paper

Underlayment Observed

General Attic Photos



Limitations

GENERAL

ATTIC OVERVIEW

Inspectors will access the attic if possible, but most attics are unfinished and outside the home's living space. Hidden attic damage is always possible, and no attic can be fully evaluated at the inspection time. We use only generic terms and approximate measurements to evaluate the type and amount of insulation on the attic floor. We do not sample or test the material for specific identification. We do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Observations

5.2.1 FRAMING

WATER STAINING



Recommended Repairs/Corrections & Further Evaluations

Water staining observed at the sheathing. We are unable to determine if this is from active leaking or older water staining. We recommend further review of the entire roofing system by a qualified roofer.



6: EXTERIORS

Information

Walkway Material

Concrete, Gravel, Asphalt

Exterior Window(s) Type & Material

Sliding, Stationary

Planters

Concrete

Trim Material

Wood

Fencing/Wall Material

Block Wall, Wood

Exterior Wall Structure

Wood Framing

Retaining Wall(s)

Not Installed

General Exterior and Grounds Photo



Limitations

GENERAL

EXTERIORS LIMITATIONS

Except for townhomes, condominiums, and residences that are part of planned urban development, PUD, or in progress inspections, we visually evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables. We do not water test or evaluate subterranean drainage systems or mechanical or remotely controlled components, such as driveway gates. We do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, ère pits, patio fans, heat lamps, and decorative or low-voltage lighting. Also, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but a geological evaluation of the soil could only conêrm this

GENERAL

PERMITS DEFAULT

We suggest researching any permits and inspection records with the city or seller for any modifications or changes made to the properties.

Observations

6.1.1 PATIOS, WALKWAYS AND DRIVEWAYS

DETERIORATED DRIVEWAY

Recommended Repairs/Corrections & Further Evaluations

Cracking and surface deterioration observed at the driveway. Recommend repair or replacement.



6.1.2 PATIOS, WALKWAYS AND DRIVEWAYS

DISPLACEMENT

Health & Safety Concern

Displacement or uneven pavers observed - tripping hazard. Recommend leveling.



6.2.1 SURFACE

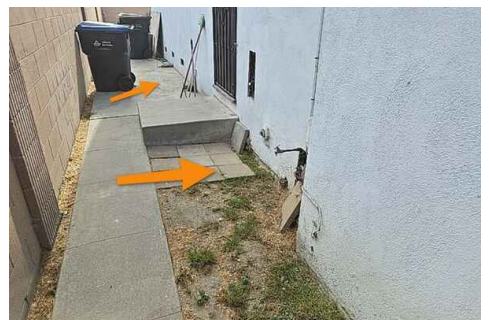
Recommended Repairs/Corrections & Further Evaluations

GRADE/DRAINAGE & PLANTERS

INADEQUATE GRADE

LEFT

Improper grading and or poor drainage was observed in areas. Both grading and drainage should be implemented together in order to ensure that water flows away from your home/foundation and toward a specified destination. We recommend regrading, re-landscaping, filling in any low-lying areas, or adding alternative means of drainage as needed.



Left

6.3.1 WALL CLADINGS, TRIM & EAVES

SIDING - CRACKS (MINOR)

Maintenance Items & Suggestions

Cracks were observed at the wall cladding. Suggest repair.



6.3.2 WALL CLADINGS, TRIM & EAVES

 Maintenance Items & Suggestions

SIDING - DETERIORATION (MINOR)

Deterioration observed. Suggest repair/maintenance.



Front

6.3.3 WALL CLADINGS, TRIM & EAVES

 Recommended Repairs/Corrections & Further Evaluations

SIDING - HOLES

LEFT

Holes/physical damage observed. Recommend repair/sealing.



6.3.4 WALL CLADINGS, TRIM & EAVES

 Recommended Repairs/Corrections & Further Evaluations

SIDING - GAPS

FRONT, REAR

Excessive gaps observed at the wall penetrations. Recommend repair/sealing to prevent water intrusion and pest.



6.3.5 WALL CLADINGS, TRIM & EAVES
WEATHERED WOOD

Weathered wood observed. Suggest maintenance.

 Maintenance Items & Suggestions



6.4.1

Recommended Repairs/Corrections & Further Evaluations

STAIRS,
DECKS, PORCH, RAILS & BALCONIES

WATER STAINING/EVIDENCE OF LEAKING PATIO COVER FRONT

Water staining was observed at the sheathing/framing. Recommend repair/correcting or flashing.



6.5.1 DOORS

OPEN OR CLOSE EASILY

REAR FAMILY ROOM

Door does not open or close easily. Suggest maintenance or repair.

Maintenance Items & Suggestions

6.6.1 WINDOWS

MISSING/DAMAGED LATCHES

FRONT RIGHT BEDROOM

Latches are damaged or missing. Suggest repair/replacement.

Maintenance Items & Suggestions



6.6.2

WINDOWS

Recommended Repairs/Corrections & Further Evaluations

LEAKING WINDOWS

Evidence of leaking windows observed. We recommend further review of the windows by a qualified window contractor.



Front Right Bedroom


6.6.3 WINDOWS

 Maintenance Items & Suggestions

SINGLE PANE

Single pane windows are installed. Suggest upgrading to dual pane for enhanced energy efficiency.

6.6.4 WINDOWS

 Maintenance Items & Suggestions

TORN SCREENS

Torn screens observed. Suggest repair/replacement.



Right

6.6.5
WINDOWS

 Recommended Repairs/Corrections & Further Evaluations

EGRESS HEIGHT

FRONT RIGHT BEDROOM , REAR RIGHT BEDROOM

Bedroom windows installed too high and does not meet current egress standards. Recommend lowering.



6.6.6
WINDOWS

 Recommended Repairs/Corrections & Further Evaluations

INCORRECT SEALING OF WINDOW

GARAGE

Window is not correctly sealed. Recommend correcting.



6.8.1
FENCING,
WALLS & GATES

 Recommended Repairs/Corrections & Further Evaluations

LEANING

RIGHT

Fencing is failing. Recommend replacement or further evaluation by a qualified contractor.



6.8.2

FENCING,
WALLS & GATES



Recommended Repairs/Corrections & Further Evaluations

FENCING DETERIORATED

RIGHT

Deteriorated fencing observed. Recommend repair/replacement or maintenance.



7: GARAGE & CARPORT

Information

General Garage Photos



Garage Type

Attached

Garage Door Type and Operator

Two car - manual

Garage Door Material

Tilt-Up - Wood

Auto-opener Manufacturer

Not Installed

Interior

Fully Inspected

Interior Walls

Partially Finished

Safety Features

Unable To Test

GARAGE DOOR OPERATORS: Motor - Default (Battery)

As of July 1, 2019 all garage door openers are required to have a battery back up that is designed to operate when activated due to an electrical outage. Replacement of the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.

GARAGE COMMENTS: Garage Doors - Default

Garage doors should have annual maintenance performed. The client is advised to have the garage door(s) serviced by a qualified garage door specialist.

Limitations

GENERAL

GARAGE CONVERSION OBSERVED

Garage appears to be converted to living spaces. Recommend verifying permits or bringing back to a garage.



Observations

7.1.1 ROOF FRAMING  Recommended Repairs/Corrections & Further Evaluations

WATER STAINING

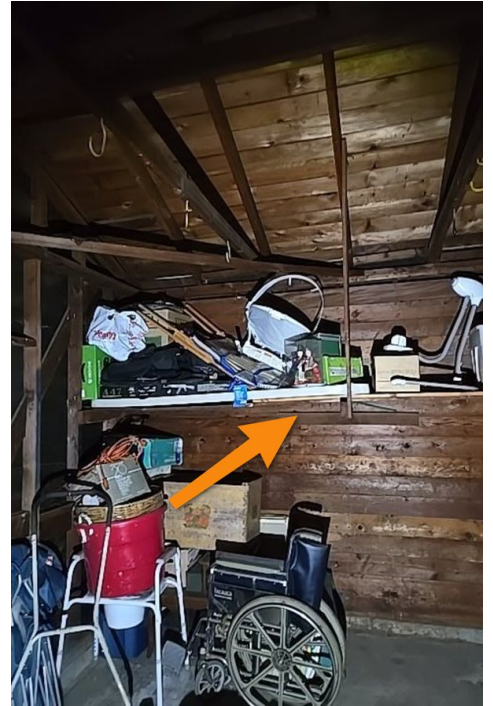
Water staining observed at the sheathing. We are unable to determine if this is from active leaking or older water staining. We recommend further review of the entire roofing system by a qualified roofer.



7.1.2 ROOF FRAMING  Maintenance Items & Suggestions

STORAGE

Storage racks/platform are hung from the roof framing. Suggest removal to prevent sagging.



7.1.3 ROOF FRAMING  Recommended Repairs/Corrections & Further Evaluations

TERMITE

Evidence of subterranean termites observed. We recommend further review by a qualified termite specialist.



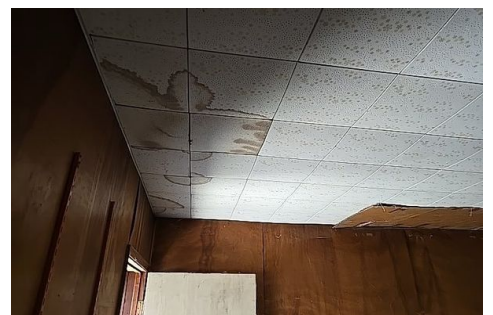
Rear

7.2.1  Recommended Repairs/Corrections & Further Evaluations

WALLS, CEILINGS & VENTILATION

WATER STAINING/DAMAGE

Water damage and dark stains observed. We are unable to determine if this is a past or current issues. Hidden damages may not be observable. Recommend further review by a qualified professional.



7.2.2 WALLS, CEILINGS &
VENTILATION

Maintenance Items & Suggestions

HOLES IN FIREWALL

Hole(s)/gaps observed at the firewall. Recommend repair/sealing with the appropriate fire rated material.

7.3.1
FLOOR/SLA
B

Recommended Repairs/Corrections & Further Evaluations

TEMPORARY STEP

Torn step observed. Recommend securing or replacement.



7.4.1 FIRE & SERVICE DOORS



Recommended Repairs/Corrections & Further Evaluations

FIRE DOOR - CATCH ALL

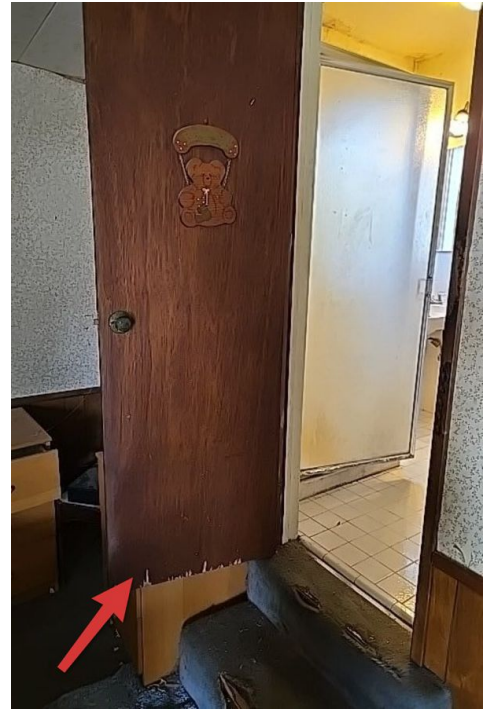
The fire door does not self-close, latch shut with a tight seal. Recommend correcting.

7.4.2 FIRE
& SERVICE
DOORS

Recommended Repairs/Corrections & Further Evaluations

FIRE DOOR - NOT RATED

Fire resistant rated door is not installed. Recommend replacement with the appropriate rated door.



7.5.1 GARAGE DOOR

DOOR - DETERIORATION

Recommended Repairs/Corrections & Further Evaluations

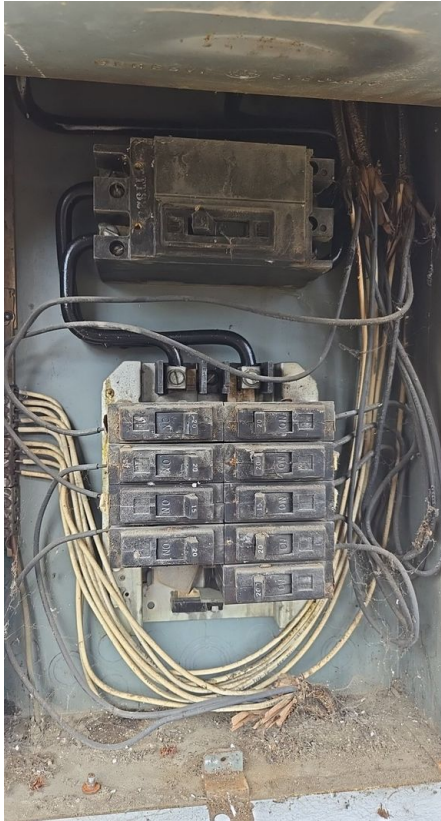
Deterioration observed at garage door. Recommend repair/replacement.



8: MAIN ELECTRICAL SYSTEM & GENERAL COMMENTS

Information

General Electrical Photos



Main Disconnect Amperage
100 AMP

Branch Circuit Wiring Type
Non-Metallic Sheathed, Single Strand, Conduit, BX Cable, Low Voltage Wiring, Not Visible

Smoke and Carbon Monoxide Detectors
Partially Installed

Electrical Service Entrance
Overhead Service

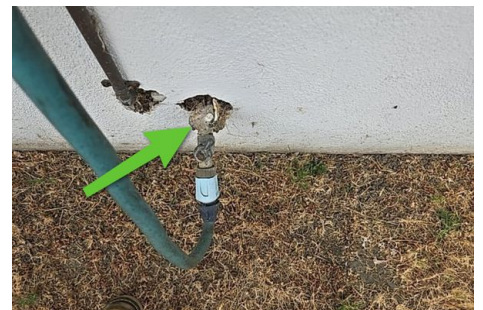
Main Panel Manufacturer
General Electric

Branch Wiring Material
Copper

Main Service Voltage
120/240 Volts

Overload Protection Type
Circuit breakers

Grounding Locations
Water Supply



Limitations

GENERAL

TIMERS/PHOTO SENSORS

A number of exterior lights are on timers/sensor equipment. These low voltage systems are beyond the scope of this inspection.

SMOKE & CARBON MONOXIDE DETECTORS

SMOKE/CO - DEFAULT

Testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. The client is advised to have all smoke and carbon monoxide detectors tested annually to ensure a safe living environment.

Observations

8.3.1 OVERLOAD PROTECTION



Recommended Repairs/Corrections & Further Evaluations

BREAKER - LABEL

Circuits are not correctly labeled. Recommend labeling.

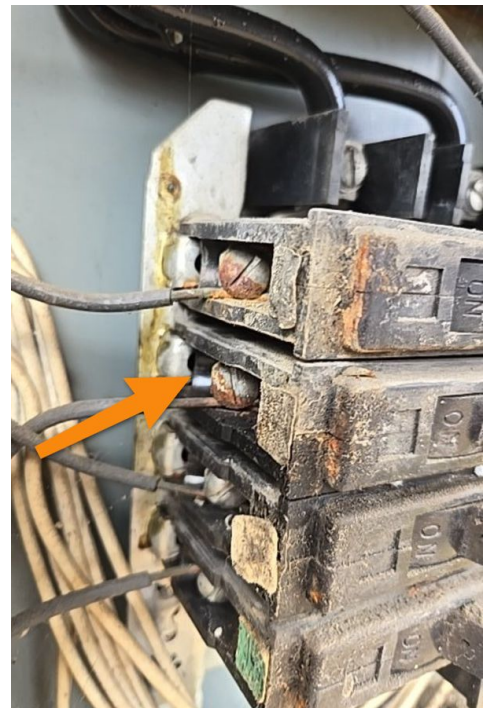
8.3.2



Recommended Repairs/Corrections & Further Evaluations

OVERLOAD
PROTECTION**BREAKERS - RUST/CORROSION**

Rust/corrosion observed breaker connections. Recommend replacement of the rusted breakers.



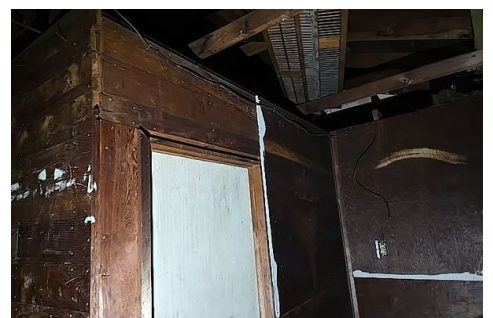
8.4.1

BRANCH
WIRING

Recommended Repairs/Corrections & Further Evaluations

WIRING - UNPROTECTED

Unprotected wiring observed. Recommend protecting.



Garage

8.5.1

OUTLETS



Recommended Repairs/Corrections & Further Evaluations

OUTLET - INOP

GARAGE BEDROOM

Inoperable outlet(s) observed. Recommend rewiring or replacement.



8.5.2

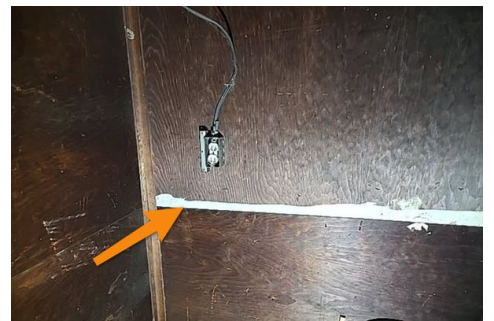
OUTLETS



Recommended Repairs/Corrections & Further Evaluations

OUTLET - COVER MISSING

Cover plate(s) are missing. Recommend covering/installing.



Garage

8.7.1 SMOKE & CARBON MONOXIDE DETECTORS

SMOKE DETECTOR MISSING

ALL BEDROOMS, HALLWAY

Smoke detector(s) is not installed. Recommend installing.

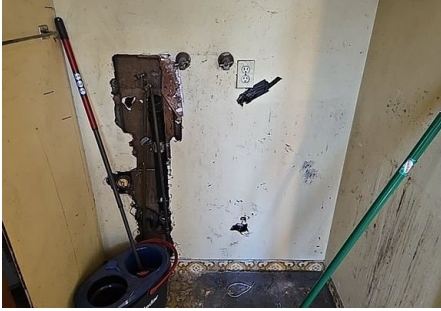


Heath & Safety Concern

9: MAIN PLUMBING SYSTEM & GENERAL COMMENTS

Information

General Plumbing Photos



Main Water Shut Off Location

Front

Pressure Regulator

Not Installed

Water Distribution Piping

Copper, Cross-Linked Polyethylene (PEX), Not Visible, Galvanized/Steel

Drain- Waste - Vent Piping

ABS, Cast Iron/Galvanized/Steel, Not Visible

Location of Main Clean-Out(s)

Unable to Locate

Water Pressure

70 Water pressure is between the recommend range of 40 to 80 PSI. Water Pressure is at

Washer/Dryer Connection(s)

Natural Gas

Gas Shut Off Location

Right Side



Gas Distribution Piping

Galvanized Steel Piping, Black Steel Piping

Seismic Shut Off Valve

Not Installed

Bathroom Exhaust Types

Window(s)

Fire Sprinklers

Not Installed

Limitations

DRAIN, WASTE, VENT PIPING

SEWER LINE WAS NOT SCOPED

Main drain line to the sewer lateral was not inspected due to the request of the buyers. We suggest verifying the line.

FUEL GAS PIPING

DEFAULT - GAS LEAK TESTING

A visual observation of the readily accessible gas lines was performed. Testing for gas leaks is technically exhaustive and is therefore beyond the scope of this inspection. The client is advised to verify condition of the gas lines with the gas company and or a qualified plumber.

WASHER & DRYER CONNECTIONS

DRYER - NATURAL GAS

Gas service available. Testing is beyond the scope of this inspection. Suggest verifying condition with seller.

WASHER & DRYER CONNECTIONS

WASHER - DEFAULT

Washer connections present. Faucet and drain not tested. Suggest verifying condition with the seller.

Observations

9.2.1 WATER SUPPLY PIPING

**GALVANIZED/STEEL PIPING IN USE**

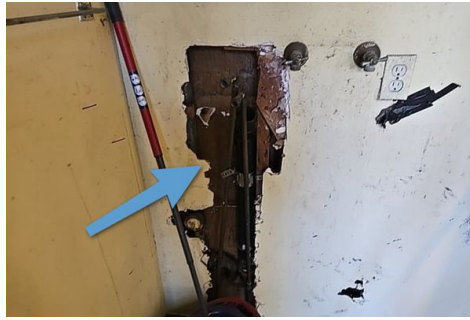
Galvanized distribution piping is in use from the water meter and in areas throughout the home. This type of water distribution is beyond its intended service life. Suggest verifying overall condition and remaining service life with a qualified plumber.



9.2.2 WATER SUPPLY PIPING

**PARTIAL REPIPE**

Copper water lines and temporary PEX supply lines were overserved. It appears the house is in the process of being repiped with copper material. Holes and missing sections of walls were observed within the interior spaces. We recommend completing the repipe or verify current condition with a qualified plumber to finish the repipe.



9.3.1 DRAIN, WASTE, VENT PIPING

Recommended Repairs/Corrections & Further Evaluations

DRAINS - LEAKING

LEFT BATHROOM SHOWER CRAWLSPACE/BASEMENT

Leaking observed at drain lines. Recommend repair.



9.3.2 DRAIN, WASTE, VENT PIPING

Recommended Repairs/Corrections & Further Evaluations

DRAINS - RUSTED/CORROSION

Rust and corrosion observed on cast iron/galvanized drain lines. Recommend further review by a qualified plumber.



9.4.1 FUEL GAS PIPING **RUSTED GAS LINE** RIGHT

Maintenance Items & Suggestions

Rust/corrosion observed at the gas supply piping. Suggest maintenance.



9.6.1



Recommended Repairs/Corrections & Further Evaluations

FAUCETS,

DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)

FAUCET - INOPERABLE

FRONT , REAR , LEFT

Faucet did not respond to test; appears that these fixtures are currently in the process of being connected/repiped. Recommend correcting.



10: WATER HEATERS

Information

Location

Interior closet, Laundry area

Manufacturer

Bradford White

Power Source

Natural gas (quick recovery)

Capacity

40 Gallons

Earthquake Straps

Correct

Date of Manufactured

2009

Water Heater Operation

Unable to determine

General Water Heater Photos



Annual Maintenance

Water heaters should have annual maintenance performed. The client is advised to have the water heater serviced by a qualified plumber.

Limitations

WATER HEATER COMMENTS

NO GAS

Pilot out/gas off at the time of inspection. Recommend verifying the operation of the water heater and all faucets and fixtures.

Observations

10.2.1 FUEL PIPING & SHUT OFF VALVE

SEDIMENT TRAP

Sediment trap is not plumbed on the gas line. Suggest installing.



Maintenance Items & Suggestions

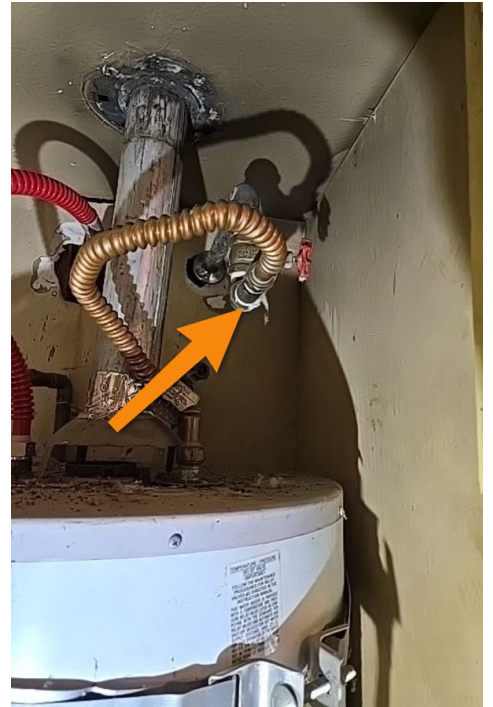
10.3.1
WATER

Recommended Repairs/Corrections & Further Evaluations

PIPING & SHUT OFF VALVE

SUPPLY - CORROSION/GATE VALVE COMBO

Corrosion observed at supply piping and a gate type valve is installed. Recommend correcting and upgrading to a ball valve type.



10.4.1 TEMPERATURE/PRESSURE RELIEF VALVE

DISCHARGE - MISSING

Temperature pressure relief valve is installed without a discharge line. Recommend correcting.



Recommended Repairs/Corrections & Further Evaluations

10.6.1

PLATFORM/

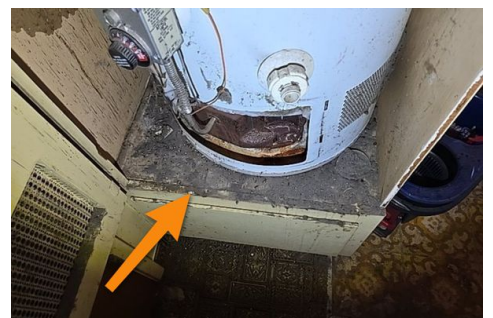


Recommended Repairs/Corrections & Further Evaluations

COMPARTMENT/CLOSET

PLATFORM - SAGGING

Water heater platform is sagging. Recommend correcting.



10.6.2

PLATFORM/COMPARTMENT/CLOS

ET

CLOSET - POORLY FITTED

Door to cabinetry is poorly fitted; gaps observed. Suggest replacement.



Maintenance Items & Suggestions



10.7.1 DRIP PAN/DRAIN LINE

PAN - MISSING

Drip pan with drain line is not installed. Recommend installing.

Recommended Repairs/Corrections & Further Evaluations

10.9.1
WATER

HEATER COMMENTS

TANK - RUSTED

Rust and corrosion observed at water heater tank. Recommend repair/replacement.

Recommended Repairs/Corrections & Further Evaluations



11: HEATING AND AIR CONDITIONING SYSTEMS

Information

Air Conditioning Equipment Type
Not Installed

Heating Equipment Type
Forced air furnace - natural gas

Heating Equipment Location
Hallway, Interior closet

Thermostat Locations or Remote Controller
Hallway

Ductwork
Rigid, Not Visible

Heating Operation
System Provided Heat

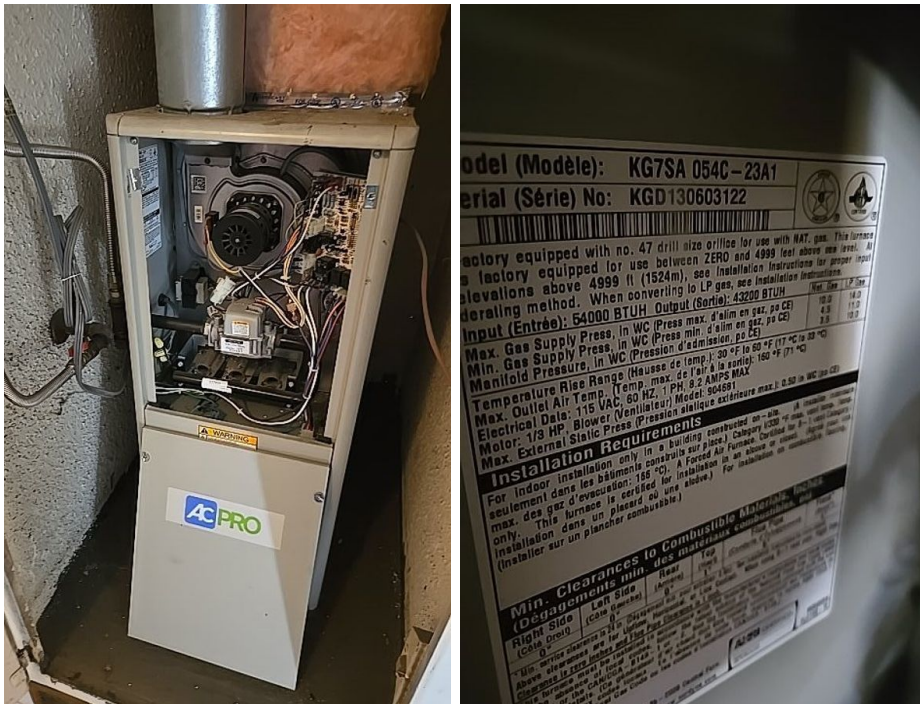


Filter Replacement Location
Within the Furnace Compartment

Filter size
14x25x1 Inches



General Heating & Cooling Photo



Observations

11.6.1 DUCTING AND RETURN PLENUM

Recommended Repairs/Corrections & Further Evaluations

DUCT - ASBESTOS

While asbestos and other chemical testing is beyond the scope of this inspection, my experience leads me to suspect the central air ducting may contain asbestos. Recommend further review by a qualified professional.



11.6.2 DUCTING AND RETURN PLENUM

Maintenance Items & Suggestions

PLENUM - UNFINISHED

Unfinished return air plenum observed with an updated HVAC system. Suggest finishing.

11.6.3

DUCTING

AND RETURN PLENUM

POOR CONNECTION DUCTING

ATTIC

Poor or not sealed ducting observed. Recommend sealing for enhanced airflow/efficiency



Recommended Repairs/Corrections & Further Evaluations



12: KITCHEN APPLIANCES

Information

Dishwasher Brand
Not Installed

Disposal Brand
Not Installed

Exhaust Hood Brand
Unknown Brand

Stove/Oven Brand
Okeefe & Merritt

Microwave Brand
Frigidaire

Refrigerator Brand
Not Installed

Water Filtration
Not Installed

General Kitchen Appliances Photos



Limitations

APPLIANCE COMMENTS

VISUAL INSPECTION - DEFAULT

A visual observation and basic function testing of the appliances was performed and run in normal modes only. The client is advised to verify condition of all modes and functions.

Observations

12.1.1 STOVE/OVEN

IGNITERS - INOPERABLE

ALL BURNERS

Burner(s) did not ignite. Recommend repair/replacement..

Recommended Repairs/Corrections & Further Evaluations

12.2.1

EXHAUST

FAN/HOOD

APPLIANCE - INOPERABLE

The *APPLIANCES* did not respond to test. Recommend repair/replacement.

Recommended Repairs/Corrections & Further Evaluations



12.4.1 APPLIANCE COMMENTS

SERVICE LIFE

Appliances are beyond their estimated service life.

Maintenance Items & Suggestions

13: FINISHED INTERIOR, PLUMBING & ELECTRICAL

Information

Flooring Material Type

Carpet, Vinyl or Linoleum, Wood - Parquet, Wood Planks, Not installed

Walls & Ceiling Material Type

Drywall/Sheetrock, Buttonboard

Railings

Not installed

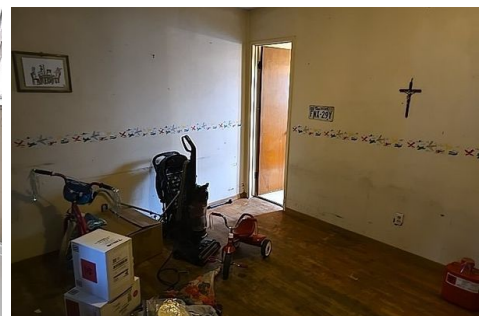
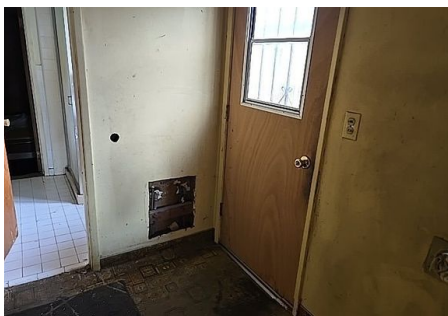
Cabinet Material Type

Wood

Counter Type

Manufactured material

General Interior Photos



Observations

13.1.1

WALLS,
CEILINGS AND FLOORS

Recommended Repairs/Corrections & Further Evaluations

WATER STAINS ONLY

Water staining observed; we cannot determine the source of the staining. Hidden damage may not be observable. Recommend further review by a qualified professional.



Front Right Bedroom

13.1.2

WALLS,
CEILINGS AND FLOORS

Recommended Repairs/Corrections & Further Evaluations

WATER STAINS/MOISTURE DAMAGE

LIVING ROOM REAR, LEFT BATHROOM

Moisture damage, dark staining or blistering observed; we cannot determine the source or cause of the damages. Hidden damage may not be observable. Recommend further review by a qualified professional



13.1.3 WALLS, CEILINGS AND FLOORS

CRACK/MISSING FLOORING

LEFT BATHROOM

Cracks observed. Suggest repair.



Maintenance Items & Suggestions

13.1.4 WALLS, CEILINGS AND FLOORS

SCUFFS AND UNEVEN PAINT

Scuffs and uneven paint observed in a number of areas. Suggest repainting or maintenance.



Maintenance Items & Suggestions

13.1.5 WALLS, CEILINGS AND FLOORS

HOLES/PHYSICAL DAMAGE

Hole(s)/physical damage observed. Suggest repair.



Maintenance Items & Suggestions



Front Left Bedroom




Front Left Bedroom , Closet

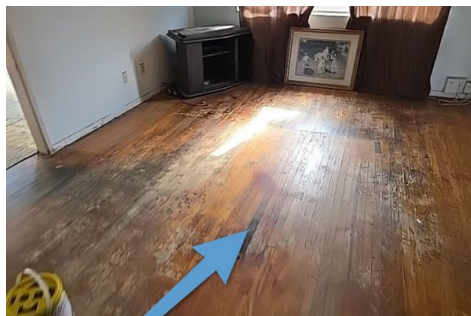


13.1.6 WALLS, CEILINGS AND FLOORS

WORN FLOOR

Worn flooring observed. Suggest maintenance


 Maintenance Items & Suggestions



13.1.7 WALLS, CEILINGS AND FLOORS

ACOUSTIC/POPCORN TEXTURED

Acoustic textured walls/ceiling observed. Due to the age of the property, we suggest testing, remediation or removal.

 Maintenance Items & Suggestions

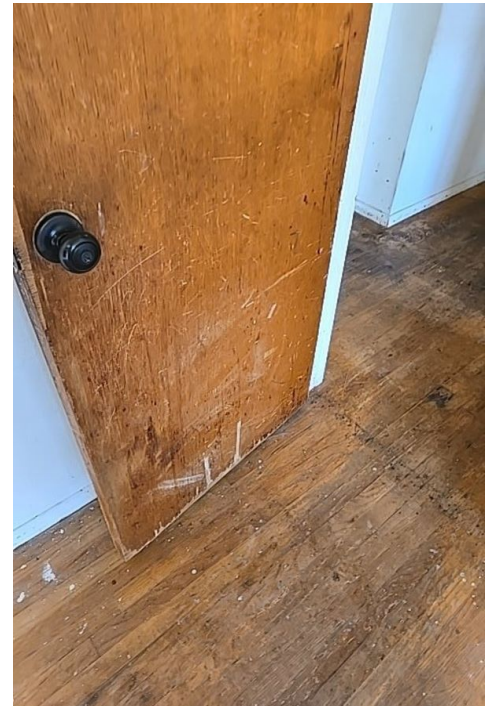


13.2.1 INTERIOR DOORS

DELAMINATING/SEPERATING DOOR

NUMBER OF AREAS

Door is separating/delaminating. Suggest repair/replacement.



13.2.2
INTERIOR
DOORS

 Recommended Repairs/Corrections & Further Evaluations


DOOR/FRAME - DAMAGED

LEFT BATHROOM

Door/door frame is damaged. Recommend repair.



13.3.1 CABINETS &
COUNTERTOPS

 Maintenance Items & Suggestions

CABINET - DRAWER FACE MISSING

KITCHEN

Drawer face is missing. Suggest replacement.



13.3.2
CABINETS
& COUNTERTOPS

 Recommended Repairs/Corrections & Further Evaluations

WATER - STAINING/DAMAGE

HALLWAY BATHROOM SINK

Water staining observed. Hidden damage may not be observable. Recommend further review by a qualified professional.



13.3.3 CABINETS & COUNTERTOPS

WORN CABINTRY

KITCHEN

Worn cabinetry observed. Suggest maintenance.

 Maintenance Items & Suggestions

13.4.1 FAUCETS, DRAINS & SHUT OFF VALVES
(Functional Flow & Drainage)

 Recommended Repairs/Corrections & Further Evaluations

FAUCET - LEAKS

HALLWAY BATHROOM , KITCHEN

Faucet leaks. Recommend repair.

13.4.2 FAUCETS, DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)

DRAIN - STOPPER

HALLWAY BATHROOM TUB

Missing/inoperable drain stopper observed. Suggest correcting.

13.4.3 FAUCETS, DRAINS & SHUT OFF VALVES
(Functional Flow & Drainage)

 Recommended Repairs/Corrections & Further Evaluations

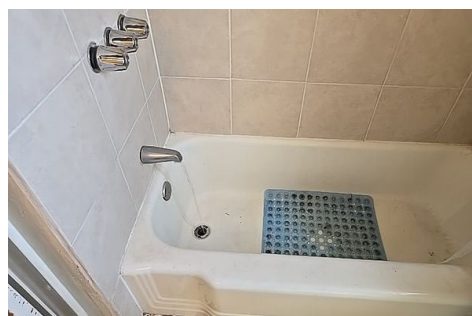
LOW FLOW

LAUNDRY BATHROOM SINK

Low water flow observed. Recommend further review by a qualified plumber.



Hallway Bathroom Sink



Hallway Bathroom Tub



Kitchen



13.4.4 FAUCETS, DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)



Maintenance Items & Suggestions

SHOWER HEAD - SPRAY PATTERN

Erratic spray pattern observed at shower head. Suggest maintenance.

13.4.5
FAUCETS,



Recommended Repairs/Corrections & Further Evaluations

DRAINS & SHUT OFF VALVES (Functional Flow & Drainage)

MISSING SHOWERHEAD

HALLWAY BATHROOM

Missing showerhead observed. Recommend replacement.



13.5.1
SINKS,



Recommended Repairs/Corrections & Further Evaluations

SHOWERS, TUBS, TOILETS & BIDETS

FIXTURES - SEAL DETERIORATED

KITCHEN

Caulking/grout is deteriorated. Recommend repair.



13.5.2 SINKS, SHOWERS, TUBS, TOILETS & BIDETS



Recommended Repairs/Corrections & Further Evaluations

TOILET - FLUSH

HALLWAY BATHROOM

Toilet does not flush. Recommend repair.

13.5.3 SINKS, SHOWERS, TUBS, TOILETS & BIDETS



Recommended Repairs/Corrections & Further Evaluations

TOILET - LOOSE BASE

HALLWAY BATHROOM , BATHROOM

Toilet base is not secured to the floor. The wax ring at the base of the toilet must have a watertight seal, to prevent leakage from occurring. Recommend replacing the wax ring and securing the base to the floor.

13.5.4



Recommended Repairs/Corrections & Further Evaluations

SINKS,

SHOWERS, TUBS, TOILETS & BIDETS

SHOWER - DETERIORATED

LAUNDRY BATHROOM SHOWER

Black staining observed throughout the shower walls. Recommend further review by a qualified professional.



13.6.1



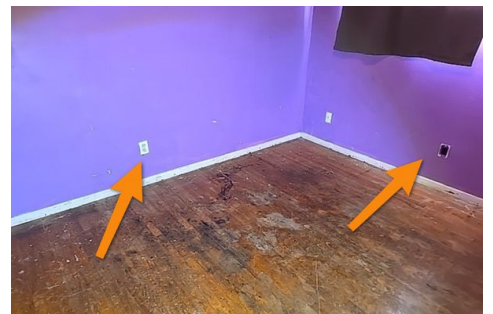
Recommended Repairs/Corrections & Further Evaluations

OUTLETS &

GFCIS

OUTLET - UNGROUNDED THREE PRONGED OUTLET

Ungrounded three-pronged outlet(s) observed. Recommend correcting.



Rear Right Bedroom

13.6.2



Recommended Repairs/Corrections & Further Evaluations

OUTLETS &

GFCIS

OUTLET - LOOSE

Loose outlet(s) observed. Recommend securing.



Front Right Bedroom

13.6.3 OUTLETS & GFCIS



Recommended Repairs/Corrections & Further Evaluations

OUTLET - GFCI

ALL AREAS WHERE REQUIRED

Ground fault circuit interrupter(s) is not installed. Recommend installing.



Hallway Bathroom



Kitchen



Laundry

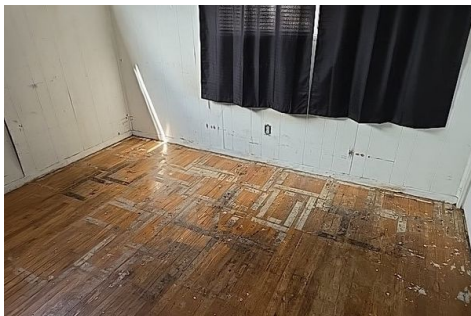


13.6.4 OUTLETS & GFCIS

OUTLET - COVER MISSING

Cover plate(s) are missing. Recommend covering/installing.

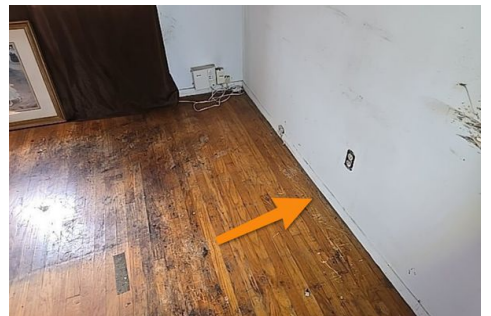
Recommended Repairs/Corrections & Further Evaluations



Front Right Bedroom



Rear Right Bedroom



Living Room

13.6.5 OUTLETS & GFCIS

OUTLET - 2 PRONGED

2-pronged outlets observed in areas. Suggest updating.

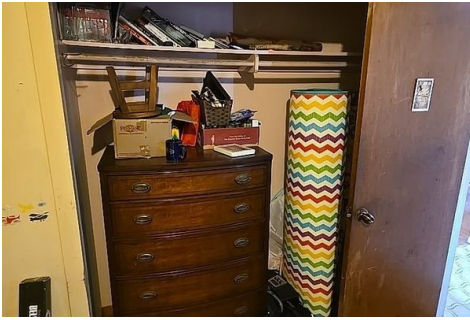
Maintenance Items & Suggestions

13.8.1 INTERIOR COMMENTS

Recommended Repairs/Corrections & Further Evaluations

MISSING CLOSET(S)

Closet is not installed. Suggest installing.



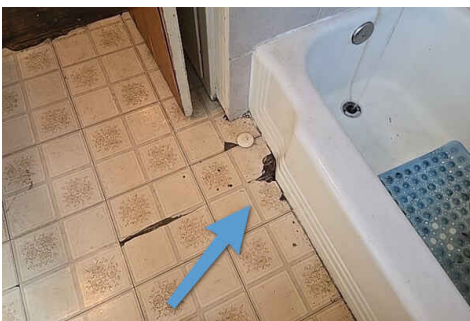
13.8.2 INTERIOR COMMENTS

FRASS/WOOD DROPPINGS

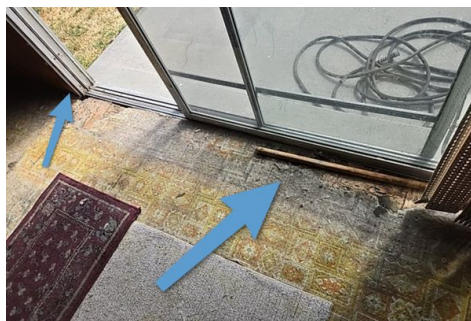
HALLWAY BATHROOM TUB SURROUND

Deterioration observed. Recommend further evaluation by a qualified termite specialist.

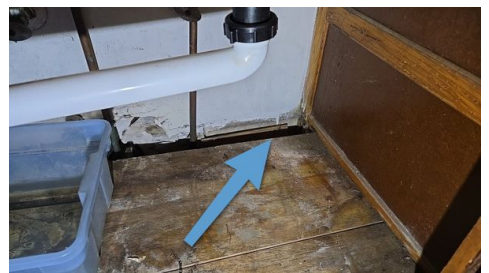
Recommended Repairs/Corrections & Further Evaluations



Hallway Bathroom Tub Surround



Family Room



Kitchen Sink

13.8.3 INTERIOR COMMENTS

RODENT ACTIVITY

LAUNDRY

Rodent activity observed. Suggest further review by a qualified pest control specialist.

Maintenance Items & Suggestions



13.8.4 INTERIOR COMMENTS

OVERALL CONDITION OF INTERIOR

Due to the overall condition of the interior, it is suggest further review by a qualified contractor for future upgrades of the flooring, walls, stairs, bathrooms and kitchen.

Maintenance Items & Suggestions

14: FOUNDATION, BASEMENT, AND UNDER-FLOOR AREAS

Information

Access Method

Fully Accessed

Access Location

Rear

Perimeter Walls

Concrete stem walls

Floor Structure

Wood framing

Piers & Posts

Concrete footings and wood posts

Cripple Walls

None Present

Sill Plate

Bolted

Insulation

Not Installed

Vapor Retarder

Not installed

General Photos of the Foundation



Limitations

FOUNDATION ANCHORING AND CRIPPLE WALLS

BOLTED FOUNDATION

Sill plate is bolted to the foundation. Determining the number and spacing of the bolts required is beyond the scope of this inspection.

Observations

14.2.1 FOUNDATION STEM WALLS

VERTICAL CRACKS

Cracking observed. Recommend repair



Recommended Repairs/Corrections & Further Evaluations



Front



Front Right

14.3.1
FLOOR



Recommended Repairs/Corrections & Further Evaluations

FRAMING SYSTEM

DETERIORATION/EVIDENCE OF TERMITES

RIGHT BATHROOM

Deterioration/evidence of termites observed. Recommend further review by a qualified termite contractor.



14.5.1 VENTILATION



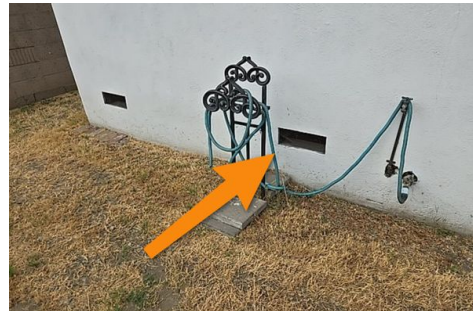
Recommended Repairs/Corrections & Further Evaluations

OPEN/TORN/MISSING SCREENS

Open, torn or missing screens observed at vents/penetrations. Recommend repair/screening to prevent nesting/pest.



Right



Rear



Left