

Summary Page

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior		
Page 15 Item: 1	Wall Conditions	<ul style="list-style-type: none"> • Microbial growth/irregular staining present – further evaluation is recommended
Page 16 Item: 3	Floor Conditions	<ul style="list-style-type: none"> • Wood flooring is swollen/cupping/lifting – evidence of a past moisture problem – service recommended
Page 18 Item: 6	Fireplaces	<ul style="list-style-type: none"> • Gas valve did not function – service recommended • Recommend further evaluation by CSIA-Certified Chimney Sweep
Page 20 Item: 13	Smoke Detectors	<ul style="list-style-type: none"> • Did not operate – service recommended or replaced • Missing at hall – needs to be installed, downstairs
Page 20 Item: 14	Carbon Monoxide Detectors	<ul style="list-style-type: none"> • Missing at hall – needs to be installed
Bedrooms		
Page 21 Item: 2	Wall Conditions	<ul style="list-style-type: none"> • Cracks present – larger than typical – needs to be further evaluated/serviced
Page 21 Item: 3	Ceiling Conditions	<ul style="list-style-type: none"> • Cracks present – larger than typical – needs to be further evaluated/serviced
Page 23 Item: 8	Closets	<ul style="list-style-type: none"> • Stained/blistered area(s) – moisture present at time of inspection – further evaluation needed, downstairs • Microbial growth/irregular staining present – further evaluation is recommended, upstairs
Page 24 Item: 10	Smoke Detectors	<ul style="list-style-type: none"> • Missing – needs to be installed
Bathrooms		
Page 25 Item: 2	Wall Conditions	<ul style="list-style-type: none"> • Evidence of rodent smell present inside upstairs south bathroom - service recommended • Musty smell – service recommended – possible high moisture – air quality testing is recommended, downstairs
Page 25 Item: 3	Ceiling Conditions	<ul style="list-style-type: none"> • Microbial growth/irregular staining present – further evaluation is recommended, downstairs
Page 27 Item: 8	Cabinets	<ul style="list-style-type: none"> • Microbial growth/irregular staining present – further evaluation is recommended, downstairs
Page 27 Item: 9	Sinks	<ul style="list-style-type: none"> • Drain operated slowly – service recommended, downstairs
Page 28 Item: 11	Bath Tubs	<ul style="list-style-type: none"> • Tub fixture leaks when operated – service recommended • Drain operated slowly – service recommended • Spa tub did not operate at the time of inspection
Page 29 Item: 12	Showers	<ul style="list-style-type: none"> • Shower fixture leaks when operating – service recommended
Page 30 Item: 16	Plumbing	<ul style="list-style-type: none"> • Shutoffs under sink corroded – service recommended
Page 32 Item: 20	Heating	<ul style="list-style-type: none"> • Recommend removal of the electric wall heating unit due to potential safety/burn hazard

Kitchen

Page 35 Item: 13	Plumbing	<ul style="list-style-type: none"> • Shutoffs under sink corroded – service recommended • Visible leaking under sink – recommend Licensed Plumbing Contractor for further evaluation and repair
Page 36 Item: 14	Ranges	<ul style="list-style-type: none"> • Left rear element/burner not operating – service recommended • Right front element/burner not operating – service recommended
Page 37 Item: 16	Microwaves	<ul style="list-style-type: none"> • Not operating properly – service recommended
Page 38 Item: 18	Electrical	<ul style="list-style-type: none"> • Exposed wires – potential hazard – service recommended

Laundry Area

Page 39 Item: 2	Wall Conditions	<ul style="list-style-type: none"> • Stains/blistered areas present – moisture present when tested with moisture meter – recommend further evaluation
Page 39 Item: 3	Dryer Vent	<ul style="list-style-type: none"> • No vent provided – needs to be installed
Page 39 Item: 4	Plumbing	<ul style="list-style-type: none"> • Corrosion is present at plumbing areas – this is a sign of slow leaking and should be further evaluated by a plumber

Heating/Air Conditioning

Page 41 Item: 1	Heaters	<ul style="list-style-type: none"> • Unable to test due to thermostat
Page 42 Item: 7	Thermostats	<ul style="list-style-type: none"> • Not operating properly – service recommended, heater not tested
Page 44 Item: 11	Heater Enclosures	<ul style="list-style-type: none"> • Evidence of rodents on or around the heater – recommend pest services inspection for further evaluation
Page 45 Item: 14	Air Conditioning Compressors	<ul style="list-style-type: none"> • Air flow was not cold enough – could not reach 20 degree temperature differential at time of inspection – recommend a complete evaluation by a licensed A/C contractor

Electrical/Gas Service

Page 49 Item: 2	Sub Panels	<ul style="list-style-type: none"> • Outer door loose – service recommended • Missing knockouts/twistouts – service recommended • Manufacture of panel a brand (Federal Pacific) known for frequent issues – recommend further evaluation by a Licensed Electrician
Page 51 Item: 4	Breakers	<ul style="list-style-type: none"> • Double tapped/lugged breakers present are a sign of an overloaded panel – recommend Licensed Electrician for evaluation

Attic Area

Page 55 Item: 3	Insulation	<ul style="list-style-type: none"> • Evidence of rodent/bird/pest activity in the attic – recommend further evaluation by pest services company
Page 56 Item: 7	Duct Work	<ul style="list-style-type: none"> • Outer wrap damaged significant – service recommended • Irregular installation/patching/workmanship – service recommended
Page 56 Item: 8	Electrical	<ul style="list-style-type: none"> • Cover missing at junctions box(es) exposing connections – service recommended • Exposed connections (splices) not properly installed with a junction box – potential hazard – service recommended
Page 57 Item: 9	Plumbing	<ul style="list-style-type: none"> • Corrosion/rust/cysts at water supply pipe – service recommended • Galvanized water piping present – recommend complete water distribution system evaluation

Garage and/or Carport

Page 59 Item: 6	Garage Doors Reverse Safety Status	<ul style="list-style-type: none"> • No light beam system present – suggest upgrade to modern system
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Page 60 Item: 8	Fire Doors	<ul style="list-style-type: none"> • Missing self – closing device – service recommended • Does not appear to be a rated fire door – needs to be further evaluated
Page 60 Item: 10	Walls	<ul style="list-style-type: none"> • Stains present – tested positive for moisture – needs further evaluation
Page 61 Item: 13	Electrical	<ul style="list-style-type: none"> • Exposed non-metalic wire (romex/cloth) below eight feet – service recommended

Exterior Areas

Page 65 Item: 6	Exterior Paint	<ul style="list-style-type: none"> • Blistered and peeling in areas – service recommended
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Foundation

Page 67 Item: 1	Slab Foundation	<ul style="list-style-type: none"> • Cracked more than typical – service recommended
Page 67 Item: 3	Foundation Walls	<ul style="list-style-type: none"> • Cracked more than typical – recommend further evaluation and service as required • Efflorescence is excessive in areas – ongoing moisture or drainage problem may exist – recommend further evaluation and service as required • Visible moisture present – service recommended • Reinforcing steel visible – service recommended
Page 68 Item: 4	Cripple Walls	<ul style="list-style-type: none"> • Leaning – service recommended
Page 69 Item: 6	Posts and Girders	<ul style="list-style-type: none"> • Screw jacks are usually intended as temporary supports, recommend installing permanent support posts for safety
Page 70 Item: 9	Ventilation	<ul style="list-style-type: none"> • Evidence of rodent/pest activity in the crawlspace – recommend further evaluation by pest services company
Page 71 Item: 11	Electrical	<ul style="list-style-type: none"> • Cover missing at junctions box(es) exposing connections – service recommended • Charred/evidence of overheating – service recommended
Page 71 Item: 12	Plumbing	<ul style="list-style-type: none"> • Galvanized steel and cast iron plumbing drain piping present – we recommend that Licensed Plumber further evaluate due to the age of the materials present • Corrosion present in areas – service recommended • Corrosion/cysts at one or more locations of the metal drain lines or distribution piping – recommended further evaluation by a Licensed Plumber • Irregular materials/installation/workmanship used – service recommended
Page 72 Item: 14	Duct Work	<ul style="list-style-type: none"> • Outer wrap damaged significant – service recommended

Grounds

Page 74 Item: 1	Driveways and Walkways	<ul style="list-style-type: none"> • Cracking/chipping large – service recommended
Page 75 Item: 3	Stairs & Handrails	<ul style="list-style-type: none"> • Damaged steps – unsafe – service recommended
Page 75 Item: 4	Exterior Electrical	<ul style="list-style-type: none"> • Exterior outlet/switch covers are missing or not of proper exterior weather proof type – service recommended • Non – energized (dead) outlet(s) – service recommended • Metal conduit in contact with soil and deteriorated – service recommended
Page 77 Item: 7	Main Water Valve	<ul style="list-style-type: none"> • Galvanized water piping present – recommend complete water distribution system evaluation beyond the scope of this inspection
Page 77 Item: 9	Pressure Regulator	<ul style="list-style-type: none"> • Corrosion or rust present – recommend consult with a Licensed Plumbing Contractor to determine and correct the cause of the issue

Page 78 Item: 11	Fencing and Walls	<ul style="list-style-type: none"> • Cracking/separation cracks present – service recommended • Rust/rust damage at metal fence materials – service recommended • Wood deterioration – service recommended
Page 81 Item: 14	Grading	<ul style="list-style-type: none"> • Grade slopes towards structure – service recommended
Roof		
Page 82 Item: 1	Condition	<ul style="list-style-type: none"> • Loose/slipping tiles/shingles – service recommended
Page 85 Item: 3	Gutters and Down Spouts	<ul style="list-style-type: none"> • None present – recommend gutters on all feasible sides of the structure/roof areas to help to divert water away from the structure
Page 85 Item: 6	Spark Arrestors	<ul style="list-style-type: none"> • No spark arrestor/rain cap present – recommend installation
Pool and/or Spa		
Page 86 Item: 1	Plumbing	<ul style="list-style-type: none"> • Corroded fuel gas piping – service recommended
Page 86 Item: 2	Pumps	<ul style="list-style-type: none"> • Rusted – service recommended
Page 86 Item: 4	Pressure Gauges	<ul style="list-style-type: none"> • Not functional – service recommended
Page 87 Item: 6	Electrical	<ul style="list-style-type: none"> • Loose bonding wire(s) – service recommended • Conduit rusted or damaged where it enters the ground – this can become problematic – service recommended • Non-energized outlets – service recommended
Page 87 Item: 7	GFCIs	<ul style="list-style-type: none"> • Tested did not operate – service recommended
Page 88 Item: 10	Filters	<ul style="list-style-type: none"> • Not functional – service recommended
Page 89 Item: 12	Heater	<ul style="list-style-type: none"> • Not functional/not operating – service recommended
Page 90 Item: 16	Gates & fencing - SAFETY	<ul style="list-style-type: none"> • The pool/spa DOES NOT have a fenced or gated enclosure that separates or isolates the pool or spa area from the home or structure - we advise you to consult with a licensed pool contractor to evaluate all safety needs for this pool or spa. • Gate(s) not self closing or latching properly - needs to be further evaluated by a licensed pool contractor for safety • Missing audible door alarms - further evaluation is advised for safety • Recommend licensed pool contractor to evaluate all aspects of pool safety needs
Page 91 Item: 17	Structure	<ul style="list-style-type: none"> • Stained more than normal in areas – needs further evaluation • Cracks/significant plaster deterioration – service recommended