



RESIDENTIAL PROPERTY INSPECTION

24909 Madison Ave # 3623  
Murrieta, CA 92562



MAY 10, 2022



Inspector

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InterNACHI

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Agent





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Thank you for choosing **A Better Home Inspection** to perform your home inspection. If you have any questions about this report, please feel free to give our office a call at 800-720-2844.

A Better Home Inspection strives to perform all inspections in substantial compliance with the Standards of Practice as set forth InterNACHI. As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice.

This report contains observations of those systems and components that, in our professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified trades person **within the client's contingency period or prior to closing**, which is contract applicable, to determine a 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 will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection cannot predict future conditions, or determine if latent or concealed defects are present. Once again, the statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection.

Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces. This report is only supplemental to the Sellers Disclosure and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH**. This inspection is a tool to assist you in your buying decision, not to be used as a repair list as not every item may make it on the report, it should be used alongside the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home.

Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. Some warranties are provided to you as a courtesy and are done so by a third party. These warranties do have limitations which can be read in the policies themselves. These warranties should not be viewed as an Inspection warranty provided by A Better



Home Inspection. A comprehensive one-year warranty is highly recommended, and sometimes is provided by the seller. If the seller is not supplying a one-year warranty, one can be purchased through a third party.

**Notice to Third Parties:** This report is the property of A Better Home Inspection and the Client named herein and is non-transferrable to any and all third-parties or subsequent buyers. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contains the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

**CAUSES of DAMAGE / METHODS OF REPAIR:** Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in our opinion only from the standpoint of a visual inspection. The causes of damage/defects and repair methods should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

**THERMAL IMAGING:** Infrared cameras are used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Temperature readings displayed on thermal images in this report are included and should not be wholly relied upon as a home inspection is qualitative, not quantitative.

**INACCESSIBLE AREAS:** In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be found in these areas.

**COMPONENT LIFE EXPECTANCY:** Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector.

**WE RECOMMEND EVERY HOME HAVE A LICENSED TERMITE AND RODENT INSPECTION PRIOR TO THE CLOSE OF ESCROW.**

**THIS INSPECTION DOES NOT INCLUDE INSPECTING OR TESTING FOR MOLD, MILDEW, RODENTS, AND/OR ASBESTOS.**

## **DESCRIPTION OF CATEGORIES:**

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure.

**Maintenance/Recommendation** = The item, component, or system while perhaps is functioning as intended may be in need of minor repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item,



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component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category should be addressed by a homeowner or Handyman and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

**Deficiencies** = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed technician** or **qualified contractor** of trade and are not considered routine maintenance or DIY items. All items should be attended to or repaired prior to the close of escrow.

**Safety Concern** = The item, component, or system is in need of **moderate to immediate repair**, replacement, or service. These items may pose a current or future state of potential safety concern to the occupants of the structure. The items should be immediately addressed and/or further evaluated and repaired by a **licensed technician** or **qualified contractor** to ensure safety.



## SUMMARY



MAINTENANCE/RECOMMEN  
DATION



DEFICIENT ITEM



SAFETY CONCERN

- ⊖ 2.1.1 Exterior/Grounds - Driveway / Sidewalk: Concrete/Asphalt - Crack (+)
- ⊖ 2.5.1 Exterior/Grounds - Siding, Flashing & Trim: Siding- Cracks (+)
- ⊖ 4.7.1 Electrical & Plumbing - Plumbing Lines: Sewer scope- recommendation
- 🔧 4.10.1 Electrical & Plumbing - Laundry: Washer- Catch Pan
- 🔧 7.2.1 Interior Areas - Interior Doors: Interior Door(s)- Missing
- ⊖ 7.6.1 Interior Areas - Floors: Damaged/worn floor
- 🔧 7.10.1 Interior Areas - Smoke Detectors: Smoke Detector- Missing Battery
- ⚠️ 7.11.1 Interior Areas - Carbon Monoxide Detectors: Carbon Monoxide Detector(s)- Missing
- ⊖ 8.2.1 Kitchen - Kitchen Sink: Valve(s)/Connections - Corrosion
- ⊖ 8.7.1 Kitchen - Built-in Microwave: Microwave -Loose, Damaged or Missing Door Handle
- ⊖ 8.8.1 Kitchen - Range/Wall Oven: No Anti-tip Bracket
- 🔧 9.4.1 Bathrooms - Mirrors: Mirror - Loss of Silvering
- ⊖ 9.10.1 Bathrooms - Toilets: Toilet - Loose at Floor
- ⊖ 9.12.1 Bathrooms - Showers : Shower- Chips/Damage



# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Buyer, Buyers Agent

**Occupancy**

Occupied

**Temperature**

70-75

**Type of Building**

Single Family

**Weather Conditions**

Clear, Sunny

**Life Expectancy**[Click Here for Your Home's Life Expectancy.](#)**Home Set up and Repair Costs**[Click Here for Your Home Set-Up, Maintenance and Repair Cost Guide](#)

## Limitations

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General

**FURNISHED PROPERTY**

The property was occupied at the time of inspection. Some areas and items at this property may be obscured by furniture and/or personal items. This normally involves but not limited to windows, floors, walls, cabinets under sinks, counter top areas, closets, behind window coverings, under rugs, and under/behind furniture. The inspector does not move furnishings, personal belongings, carpets/rugs or appliances. When furnished, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection.

The client should be aware that when furnishings and stored items are moved, damage or problems that were not noted during the inspection may be found.

**We recommend conducting a pre-closing walk through after all personal belongings are moved out of the property.**



## 2: EXTERIOR/GROUNDS

### Information

#### Driveway / Sidewalk: Driveway Material

Asphalt

#### Driveway / Sidewalk: Sidewalk Material

Concrete

#### Patio, Decks, Covers: Patio

N/A

#### Siding, Flashing & Trim: Siding Material

Stucco, Wood, StyroTrim

#### Driveway / Sidewalk: Driveway/Walkway

Cracks in concrete and/or asphalt are a very common occurrence and are seen in just about all installed concrete and/or asphalt surfaces. Inspector may only make elaborating comments about cracks if more nefarious items are noted like heaving, trip hazards, heavy settling, poor drainage and so on.

#### Retaining Walls, Grading, Vegetation : Retaining Wall

N/A

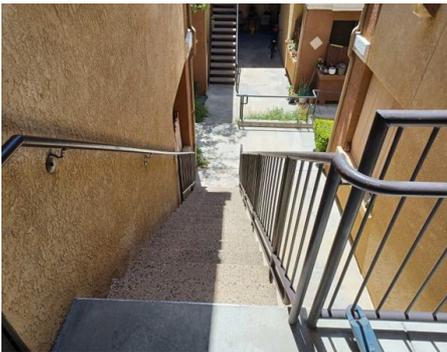
The retaining wall and components were inspected at visible portions looking for any damage or other significant defects, not all areas may be visible at the time of inspection due to growth, earth/dirt build up, and or personal belongings.

#### Retaining Walls, Grading, Vegetation : Grading

A visual inspection is conducted to make sure the grading slopes away from the structure, not all areas may be visible at the time of inspection due to growth, earth/dirt build up, and or personal belongings.

#### Exterior Steps : Exterior Steps

Exterior steps were noted at one or more locations around the exterior of the home at the time of inspection. Any deficiencies will be noted separately in the report.





## Patio, Decks, Covers: Decks/Balconies

### Concrete

Balconies, decks, patios, porches and steps are inspected looking for water related damage, construction related deficiencies, and safety hazards. All wood decks/balconies should be inspected by a licensed termite inspector.



## Patio, Decks, Covers: Covers

### Covered Roof(refer to roof)

Recommend periodic painting of all wood patio cover to prevent pre-mature rot/damage to the wood. Wood covers should be inspected by licensed termite inspector. Patio covers with vegetation/growth on or around may limit visibility and inspection.

## Siding, Flashing & Trim: Siding

The wall covering (siding), flashing, and trim components were inspected at visible portions looking for any damage or other significant defects.

Wall Insulation type and value is not verified. Conditions inside the walls cannot be judged. Lead paint testing is not performed.

**Recommend caulking/sealing of areas around the home on an as needed basis.**

## Eaves, Soffits & Fascia: Soffit/Fascia

The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. Any deficiencies observed will be noted separately in this report.

## Slab On Grade: Slab Not Fully Visible

Slab not fully visible due to carpet/floor coverings, growth, earth/dirt build up, and or personal belongings. All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement. Floor covers are not removed during this inspection. No engineering is performed during this inspection.

## Switches & Light Fixtures: Switches & Light Fixtures

Switches are tested in the home for proper operation. Some switches may have been terminated over the years in areas and/or may not be in use, this report does not reflect those switches. Any defects will be listed separately in the report.

## Receptacles & Wiring: Receptacle Condition

At the time of the inspection, the home contained electrical outlets and a representative number of installed receptacles were tested. Any individual outlet and GFCI receptacle defects will be listed separately.

## Fences, Gates: Fence

N/A

The fence was visual inspected for damage in areas immediately around the home. Inspector is not able to walk/inspect entire property perimeter to inspect fencing. Growth, personal belongings, and fence location may prevent inspectors ability to visually inspect all or portions of the fencing. Recommend keeping all growth off and away from the fence at all times.



## Limitations

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Driveway / Sidewalk

### **DRIVES AND SIDEWALKS ARE ASSOCIATION OWNED**

Drives and/or sidewalks appear to be association owned and maintained. Contact the association with any concerns.

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Retaining Walls, Grading, Vegetation

### **RETAINING STRUCTURES/WALLS ASSOCIATION OWNED**

Any retaining walls or structures on the exterior of the unit appear to be association owned and maintained. Contact association with any concerns.

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Siding, Flashing & Trim

### **EXTERIOR OF STRUCTURE : ASSOCIATION OWNED**

The exterior siding and trim appears to be association owned and maintained. Contact the association with any concerns.

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Eaves, Soffits & Fascia

### **EXTERIOR OF STRUCTURE: ASSOCIATION OWNED**

Exterior of structure appears to be association owned and maintained, to include trim, soffits and fascia. Contact association with any concerns.

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Exterior - General Photos / Videos

### **GENERAL EXTERIOR PHOTOS**

General photos of current conditions of the home. Please refer to main report for deficiencies.





## Deficiencies

2.1.1 Driveway / Sidewalk

### CONCRETE/ASPHALT - CRACK (+)

Concrete and/or asphalt areas had visible cracking/heaving or displacement. This can be contributed to poor soil compaction, expansive soil and/or roots. Recommend further evaluation and repair by a qualified professional if needed.

Recommendation

Contact a qualified concrete contractor.



Front of Home

2.5.1 Siding, Flashing & Trim

### SIDING- CRACKS (+)

Cracking was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Recommend consulting with a qualified professional.

Recommendation

Contact a qualified professional.



Front of Home



## 3: ROOF & ATTIC

### Information

#### General: Roof Type/Style

Hip, Valley, Gable

#### General: Inspection Method

Association maintained roof  
inaccessible

#### Roof Structure : Framing Type

Truss

#### Gutters & Down Spouts: Gutter Material

Metal

#### Attic: Access Hatch Location

Other

#### Attic Insulation: Insulation Type

Batt, Loose-fill



#### Attic Insulation: Insulation approx Depth

6" - 10" in depth

#### Attic Ventilation: Ventilation Type Exhaust Systems: Bath Fan Ventilation

None Found

Bathroom fans vent properly to exterior of home.

#### General: Roofing Materials

Concrete Tile

This report is an opinion of the general quality and conditions of the roof. The inspector cannot and does not, offer and opinion/warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks. Not all tiles/slates/roofing material is checked for attachment.

#### Tile: Roof Tiles

The roof was inspected at visible portions for excessive cracking, tiles displaced, and any signs of leaking. Roofs can leak at any time and should be monitored.

#### Flashings: Roof Flashing

Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Flashing was not visible between the siding and roof therefore not inspected, the areas of the flashing around the home that were visible, were inspected for any deficiencies.

#### Roof Vents: Vents & Boots

Vents are checked for proper flashing and cracked/damaged seals. Any deficiencies observed will be noted separately in this report. Roof vents need to be re-sealed routinely, recommend monitoring and re-sealing on an as needed basis.

#### Roof Structure : Roof Framing

A visual examination of the roof framing is conducted but may possibly be limited due to pitch, access, insulation depths, construction methods, etc. Areas of the attic may not be traversed for safety to the inspector and/or potential damage to the property, the inspector may not access the attic in it's entirety. Stains or potential leaks can go undetected.



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### **Gutters & Down Spouts: Gutters**

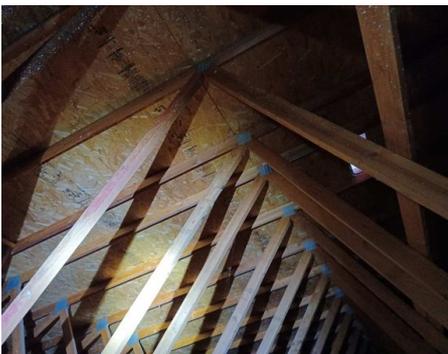
Gutters were present and a visual inspection was conducted. Gutters and subsurface drains are not water tested for leakage or blockage. Any deficiencies observed will be noted separately in this report.

### **Chimney: Chimney Inspection**

Inspection of this portion of the chimney (above roof) includes evaluation of: chimney exterior, crown cap, spark arrestor, visible flue, cricket (if present), penetration flashing and counter-flashing, location on the roof. Any deficiencies observed will be noted separately in this report.



**Attic: General: Attic Photos**





## Limitations

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General

### **ASSOCIATION OWNED/MAINTAINED**

The roof appears to be owned by and association or HOA. No inspection performed on the roof. Recommend contacting association for any concerns.

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General

### **ROOF UNDERLAYMENT**

The roof underlayment system was unable to be inspected due to the roof coverings installed. Deficiencies with the underlayment can be present, we recommend further investigation by a licensed roofer to determine any defects with the roof underlayment.

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Tile

### **ROOF ASSOCIATION OWNED AND MAINTAINED**

The roof appears to be owned by and association or HOA. No inspection performed on the roof. Recommend contacting association for any concerns.

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Flashings

### **ROOF FLASHING ASSOCIATION OWNED**

Roof flashing appears to be association owned and maintained. Recommend contacting association with any concerns.

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Roof Vents

### **ASSOCIATION OWNED/MAINTAINED**

Roof vents appear to be owned and maintained by the association. Recommend contacting association with any concerns.

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Gutters & Down Spouts

### **ASSOCIATION OWNED/MAINTAINED**

Gutters appear to be association owned/maintained. Contact association with any concerns.

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Chimney

### **UP CLOSE VISUAL INSPECTION**

Due to inability to traverse entire roof, inspector was unable to closely inspect above roof fireplace. The inspector conducted a visual inspection from inside the attic and/or inside the home to ensure no moisture damage.

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Chimney

## **FLUE- DISCLAIMER**

Full inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

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Chimney

## **DIRECT VENT FIREPLACE**

Direct vent fireplace, no conventional chimney



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Attic Insulation

## **INSULATION LIMITATION**

The insulation of the homes readily accessible areas was inspected and reported on. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible. Only insulation that is visible was inspected. Conditions under insulation are to be excluded from this inspection as they are not readily accessible.



# 4: ELECTRICAL & PLUMBING

## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Below Ground

**Main Panel: Main Panel Location**  
Association Bank of Meters

**Sub-Panel: Sub-Panel Location**  
Laundry Room

**Breakers & Wiring: Wiring  
Method**  
Romex

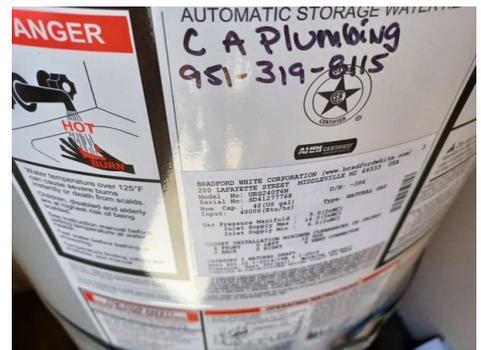
**Main Water Shut Off: Location**  
Unable to locate

**Hose Bibs/ Water Pressure :  
Water Pressure**  
Unknown  
  
Standard PSI (pounds per square inch) should be between 40-80 psi.

**Hot Water Systems, Controls,  
Flues & Vents: Location**  
Exterior Closet

**Hot Water Systems, Controls,  
Flues & Vents: Power  
Source/Type**  
Gas

**Hot Water Systems, Controls,  
Flues & Vents: Capacity**  
40



**Fuel System: Location**  
Association bank of meters

**Main Panel: Overall Condition**

The panel box was visually inspected, checking for deficiencies that has occurred. Any deficiencies observed will be noted in this report.

**Main Panel: Panel Capacity**

Unknown

If the service amperage is less than 100 amps, upgrade may be needed to operate larger electrical appliances.



### Sub-Panel: Overall Condition

The panel box was visually inspected, checking for deficiencies that has occurred. Any deficiencies observed will be noted in this report.



### Breakers & Wiring: Breakers

Breakers and wiring methods are inspected at the time of the inspection. Any concerns will be noted separately in this report.

### Hose Bibs/ Water Pressure : Hose Bibs

Hose bibs were operated at the time of the inspection looking for any leaks and checking the pressure in the home. Any deficiencies observed will be noted separately in this report.

### Plumbing Lines: Plumbing Condition

Visible portions of the plumbing is inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe, trap assembly, water supply lines, and areas underneath (cabinets/ceiling below/crawl space). Other significant defects are also looked for with the plumbing. Plumbing fixtures had functional flow at the time of the inspection. THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED .

### Plumbing Lines: Water Supply Material

Copper

Underground pipes or pipes inside of walls cannot be judged for sizing, leaks, corrosion, or damage. Water quality testing is not a part of this inspection Angle stops are never tested during an inspection.

### Plumbing Lines: Waste Line Material

ABS

City sewer service, septic systems, and all underground pipes are not a part of this inspection. Future drainage performance is not part of this inspection.



## Hot Water Systems, Controls, Flues & Vents: Water Heater

A visual inspection is conducted on the water heater checking for signs of leaking and any defective wiring incased in the water heater. The inspection only verifies water heater is able to heat water above ambient temps. Water temperature can vary depending on settings. Any deficiencies observed will be noted in this report.



## Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford White

We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

## Fuel System: Fuel Type

Natural Gas

Underground piping & fuel tanks cannot be judged. Pipes inside of walls or pipes concealed from view cannot be judged.

## Fuel System: Homes 15 years old

Recommend updating/upgrading all gas valves that are 15 years or older.

## Laundry: Location

Interior

Washing machines and dryers are not tested or moved during this inspection. Condition of walls or flooring under these machines cannot be judged. The inspector does not test washing machine drain or supply lines. Water supply valves may be subject to leaking if turned.





### Laundry: Dryer Type/ Ventilation

Electric

A dryer vent connection was installed in the laundry room. A visual examination will not detect the presence of lint accumulated inside the vent. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.

## Limitations

Main Panel

### ASSOCIATION UTILITIES CLOSET LOCKED

Unable to access main panel. Contact association for further information.

## Deficiencies

4.7.1 Plumbing Lines

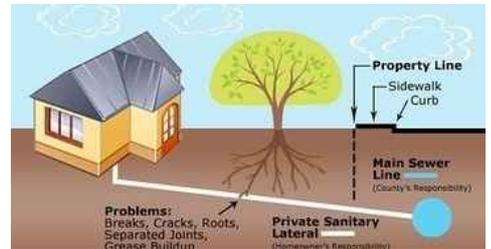
### SEWER SCOPE- RECOMMENDATION

Deficient Item

We recommend all homes have underground drain lines video scoped to check for blockage, damaged, and or root intrusion.

Recommendation

Contact a qualified professional.



4.10.1 Laundry

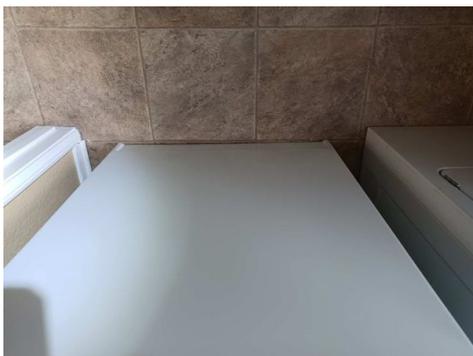
### WASHER- CATCH PAN

Maintenance/Recommendation

No catch pan installed under the washer. Recommend installing a catch pan.

Recommendation

Contact a qualified professional.





## 5: HVAC

### Information

#### Cooling: Manufacturer

Unknown

#### Cooling: Location

Rear of home

#### Heating: Heating Type

Heat Pump

#### Heating: Location

Bathroom(s)

#### Heating: Fuel Type

Electric

#### Heating: Approximate BTU's

N/A

#### Heating: Manufacturer

Unknown

#### Distribution System: Filter Size

Unknown

#### Cooling: Air Conditioning

A/C system was tested using normal operating controls. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. As long as the unit is functioning properly in the cooling mode, it is an indication that the major components are operational. If a more detailed evaluation of the cooling capacity is desired, a HVAC company should be consulted prior to closing.

#### HVAC Lines: Refrigerant/Condensation Line

The refrigerant and condensation lines appear to be adequately installed and in good visible condition. Periodic checking to make sure the insulation is in good condition around the refrigerant line and that the condensation line is clear of any obstruction will help to maintain the efficiency of the HVAC system. Any deficiencies observed will be noted separately in this report.

#### Heating: Heating System

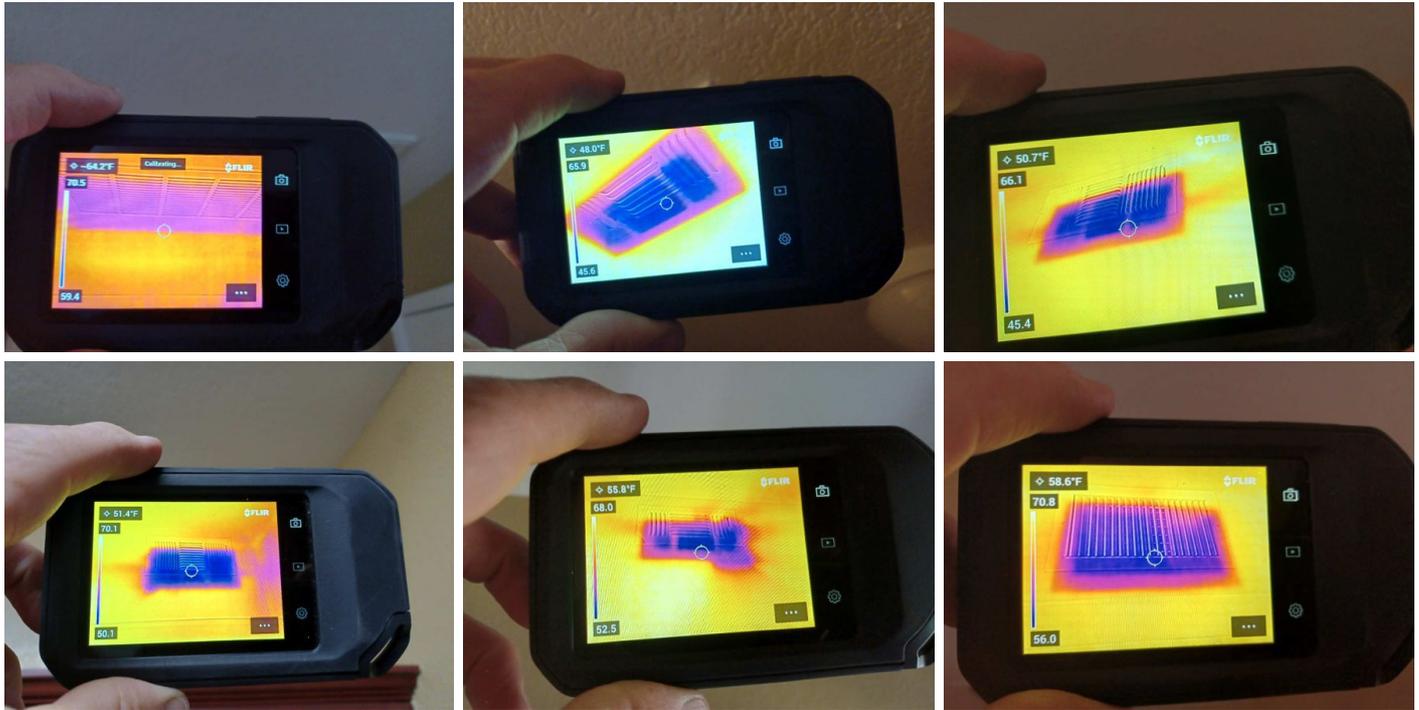
The heating system is inspected just as the cooling unit. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. As long as the unit is functioning properly in the heating mode, it is an indication that the major components are operational. There is a visual inspection conducted on the heating system and the inspector will report on the condition of the unit. Any defective items will be listed separately in the report.





### Distribution System: A/C Temp

The differential split is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-20 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.



### Distribution System: Heat Temp

The differential split is the number of degrees the system is heating (or cooling) the house air. Normal range for this number is 20 - 50 degrees when operating the system during cold weather. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.





## Distribution System: Distribution Type

### Ducts/registers

Asbestos materials have been commonly used in heating system. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection.

## Distribution System: Filter Advice

The air filter(s) should be inspected at least monthly and cleaned or replaced as required. Dirty filters are the most common cause of inadequate heating or cooling performance.

## Thermostat: Thermostat

Thermostat(s) appeared to operate unit(s) at the time of the inspection. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

## Drip Pan: Air Handler Pan

Air handler pans are used to catch condensation being produced by the cooling fins. We recommend periodically checking for the condensation line to keep free of obstruction. Water in the pan is an indication of a backed up condensation line and can be cleared with a shop vac to save on a service call. The pan was dry at the time of inspection.

## Limitations

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Cooling

### **HVAC UNITS NOT LABELED**

The A/C units are not labeled.





## 6: GARAGE

### Information

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#### Interior Areas: Detached Garage

##### Interior Door: Interior Door

The current standards employ fire resistant doors, walls, and ceilings. The walls, ceiling coverings and doors appear to meet the minimum fire separation standards. However, it is not possible to verify that the proper material was used once the walls and ceilings have been painted and is specifically disclaimed. Any deficiencies observed will be noted separately in this report.

##### Exterior Doors: Exterior Door

An exterior door was present and tested under normal operations at the time of inspection.

##### Automatic Opener: Automatic Opener

The automatic opener is operated in both directions checking for deficiencies. The eye beam system is tested for proper operation for safety reasons. Any deficiencies observed will be noted separately in this report.

##### Electrical & Light Fixtures: Switches & Light Fixtures

Switches are tested in the home for proper operation. Some switches may have been terminated over the years in areas and/or may not be in use, this report does not reflect those switches. Any defects will be listed separately in the report.

##### Receptacles & GFCI's: Receptacle Condition

At the time of the inspection, the home contained electrical outlets and a representative number of installed receptacles were tested. Any individual outlet and GFCI receptacle defects will be listed separately.

### Limitations

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Interior Areas

#### **GARAGE LOCKED, NO ACCESS**





# 7: INTERIOR AREAS

## Information

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### Windows: Materials

Steel

### Windows: Window Type

Single-hung, Sliders, Fixed, Dual pane

### Floors: Floor Coverings

Linoleum, Carpet

### Fireplaces: Type of Fireplace

Gas-Burning, Electric

### Exterior Doors: Exterior Doors

At the time of inspection the exterior doors appeared to be in good condition. Any recommendations will be listed separately in the report.

### Exterior Doors: Door Bell

Doorbell was tested by operating the exterior button. Any reportable conditions observed during the inspection will be noted separately in this report.

### Interior Doors: Interior Doors

At the time of inspection the interior doors appeared to be in good condition. Any recommendations will be listed separately in the report.

### Windows: Windows

At the time of inspection the windows appeared to be in overall good condition. Any defects will be listed separately in the report. Determining the condition of all thermo-pane windows is not always possible due to temperature, weather, and lighting variations. Inspector is unable to determine if retrofitted windows have been properly flashed or installed.

### Windows: Window Screens

Screens were present at the time of inspection. Any deficiencies observed will be noted separately in this report.

### Cabinets/ Closets: Cabinet Condition

The cabinets were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. Any deficiencies observed will be noted separately in this report.

### Walls & Ceilings: Limited Access

Some areas were obstructed by personal belongings. When stored items are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. Any major deficiencies observed will be noted separately in this report at the accessible areas.

### Floors: Flooring

At the time of inspection the floors, where visible appeared to be in good condition. Any defects will be listed separately in the report. floor covering damage/stains may be hidden by furniture. Unable to view surface under floor covering.

### Switches & Light Fixtures: Switches & Light Fixtures

Switches are tested in the home for proper operation. Some switches may have been terminated over the years in areas and/or may not be in use, this report does not reflect those switches. Any defects will be listed separately in the report.



## Receptacles & GFCI's: Receptacle Condition

At the time of the inspection, the home contained electrical outlets and a representative number of installed receptacles were tested. Any individual outlet and GFCI receptacle defects will be listed separately.

## Fireplaces: Fireplace

Fireplace(s) were present at the time of the inspection. The interior of the flue was not fully inspected. We recommend a qualified chimney pro to clean and evaluate once a year. Any defects will be listed separately in the report.



## Smoke Detectors: Smoke Detectors

The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the smoke sensor is working. Any smoke detectors over 10 yrs old, we recommend replacing. Any deficiencies observed will be noted separately in this report.

## Carbon Monoxide Detectors: Carbon Monoxide Detectors

The life expectancy of Carbon Monoxide detectors is 7 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the carbon sensor is working. Any Carbon Monoxide detectors over 7 yrs old, we recommend replacing. Any deficiencies observed will be noted separately in this report.

## Ceiling Fans: Ceiling Fans Operational

The ceiling fans are inspected to make sure the lights operate if applicable and fan operates. The fan is not tested through all the speeds but is tested for operation. Any defects will be listed separately in the report.

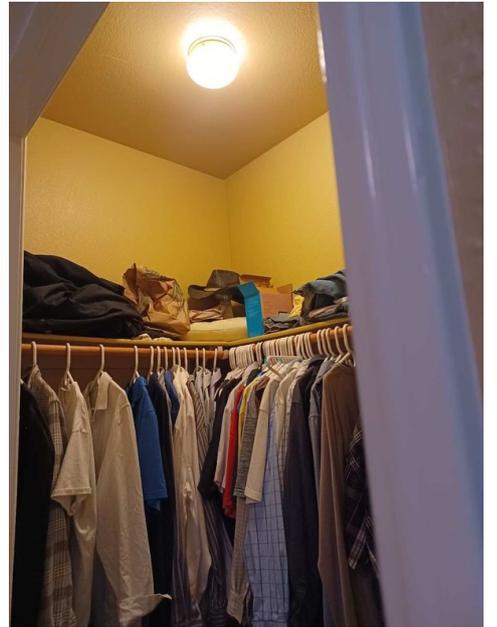
## Limitations

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Interior - General Photos / Videos

### **GENERAL INTERIOR PHOTOS**

General photos of current conditions of the home. Please refer to main report for deficiencies.



## Deficiencies

### 7.2.1 Interior Doors

#### **INTERIOR DOOR(S)- MISSING**

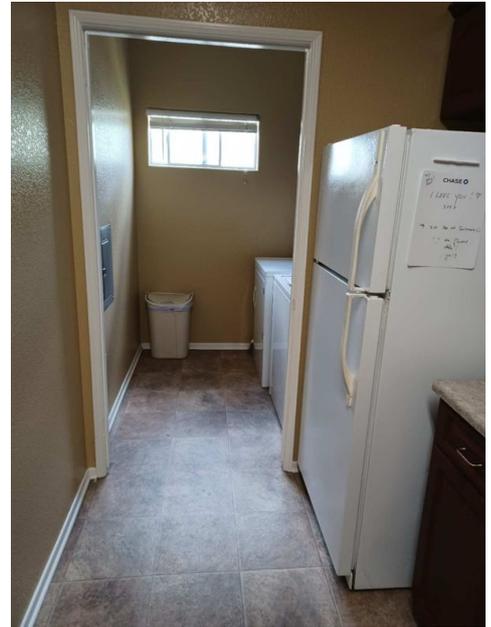
 Maintenance/Recommendation

Missing interior door(s). Recommend replacing as needed.



Recommendation

Contact a qualified professional.



Laundry Room

7.6.1 Floors

**DAMAGED/WORN FLOOR**

The flooring in the home showed signs of damage/wear in several areas throughout the home. Recommend repair/refinish/replace as needed.

Recommendation

Contact a qualified professional.



Deficient Item



Laundry Room

7.10.1 Smoke Detectors

**SMOKE DETECTOR-MISSING BATTERY**

Smoke detector(s) missing batteries. Recommend replacing battery.



Maintenance/Recommendation



Bedroom

7.11.1 Carbon Monoxide Detectors

**CARBON MONOXIDE DETECTOR(S)- MISSING**

Missing carbon monoxide detector(s) noted in the home. Recommend installing detectors on each level and within close proximity to all bedrooms.

Recommendation

Contact a qualified professional.



Safety Concern



## 8: KITCHEN

### Information

**Dishwasher: Manufacturer**

Unknown

**Floor: Floor Type**

Linoleum

**Countertop: Countertop Material**

Formica

**Range/Wall Oven: Manufacturer**

Kenmore

**Range/Wall Oven: Oven Energy Source**

Electric

**Vent: Exhaust Hood Type**

Re-circulate

**Receptacles & GFCI's: Reset****Location**

Kitchen

**Dishwasher: Dishwasher**

Dishwasher was present and tested. We test the dishwasher to introduce a load on the plumbing drain and waste system. We do not use soap. It is not intended to determine how well the dishwasher will clean and dry dishes. Please note that we cannot see behind or below the dishwasher. Past and/or current leaks can occur behind or below the dishwasher that would not be visible without removing the dishwasher. Doing so is outside the scope of this inspection.





### **Kitchen Sink: Sinks Functional**

The kitchen sink was inspected by operating the faucet and spray wand, whether standalone or attached, the inspector is checking for proper flow and to ensure there weren't any leaks or signs of significant deficiencies. Any deficiencies observed will be noted separately in this report.

### **Garbage Disposal: Garbage Disposal**

A garbage disposal was present and tested. Any deficiencies observed will be noted separately in this report.

### **Cabinets: Cabinet Condition**

The cabinets were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. Any deficiencies observed will be noted separately in this report.

### **Countertop: Countertop Condition**

The countertops were inspected looking for damage. Any deficiencies observed will be noted separately in this report.

### **Built-in Microwave: Microwave**

The microwave was inspected and tested. Any deficiencies observed will be noted separately in this report.



### **Range/Wall Oven: Oven**

The oven was operated by placing into "Bake and Broil" modes, Any deficiencies observed will be noted separately in this report. Self and/or continuous cleaning operations, clocks, timing devices, and thermostat accuracy are not tested during this inspection.





### Vent: Hood Vent

The exhaust fan was operated. Any deficiencies observed will be noted separately in this report.



### Switches & Light Fixtures: Switches & Light Fixtures

Switches are tested in the home for proper operation. Any defects will be listed separately in the report.

### Receptacles & GFCI's: Receptacle Condition

At the time of the inspection, the home contained electrical outlets and a representative number of installed receptacles were tested. Any individual outlet and GFCI receptacle defects will be listed separately.

## Limitations

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Kitchen - General Photos / Videos

### GENERAL KITCHEN PHOTOS

General photos of current conditions of the home. Please refer to main report for deficiencies.





## Deficiencies

### 8.2.1 Kitchen Sink

#### VALVE(S)/CONNECTIONS - CORROSION

Deficient Item

Corrosion noted on connections water shutoff valve(s). Valve could leak at any time or may not work properly when used. Recommend further evaluation/repair by qualified professional.

Recommendation

Contact a qualified professional.



### 8.7.1 Built-in Microwave

#### MICROWAVE -LOOSE, DAMAGED OR MISSING DOOR HANDLE

Deficient Item

The microwave unit has loose, damaged or missing a door handle. We recommend contacting a qualified appliance repair technician to evaluate/repair.

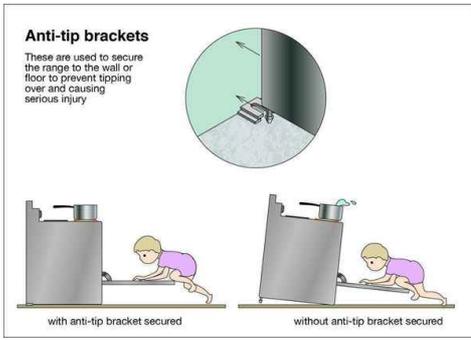


### 8.8.1 Range/Wall Oven

#### NO ANTI-TIP BRACKET

Deficient Item

Anti-tip bracket is missing from range installation. All free-standing and slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.





# 9: BATHROOMS

## Information

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**Locations: Bathroom Locations**

Hall

**Ceiling / Floors / Walls: Floor Type**

Linoleum

**Countertops & Cabinets:  
Countertop Material**

Formica

**Receptacles & GFCI's: Reset****Location**

Bathroom

**Exhaust Systems: Ventilation**

Exhaust Fan

**Ceiling / Floors / Walls: Ceiling**

Bathroom ceiling(s) were visually inspected. All conditions will be reported separately in this report.

**Mirrors: Condition**

The bathroom mirror(s) were inspected by looking at their attachments to the wall and for any damage that can be of safety concerns.

**Countertops & Cabinets: Cabinet/Countertop Condition**

The cabinets and counter-tops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. Any deficiencies observed will be noted separately in this report.

**Bathroom Sinks: Sinks Functional**

The sink(s) were inspected by operating the faucet(s) and checking for proper flow, drainage, and leaks. Any deficiencies observed will be noted separately in this report.

**Receptacles & GFCI's: Receptacle Condition**

At the time of the inspection, the home contained electrical outlets and a representative number of installed receptacles were tested. Any individual outlet and GFCI receptacle defects will be listed separately.

**Switches & Light Fixtures: Switches & Light Fixtures**

Switches are tested in the home for proper operation. Some switches may have been terminated over the years in areas and/or may not be in use, this report does not reflect those switches.

**Exhaust Systems: Vent Fans**

The bath ventilation fan(s) were tested by operating the switch and listening for proper air flow. Ventilation fans and/or a operable window is required for all bathrooms containing a shower or tub. Any deficiencies observed will be noted separately in this report.

**Toilets: Toilets Functional**

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. Toilets will also be checked for an adequate connection at the floor. Any deficiencies observed will be noted separately in this report.

**Showers : Showers**

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. The shower walls were visually inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. Any deficiencies observed will be noted separately in this report.

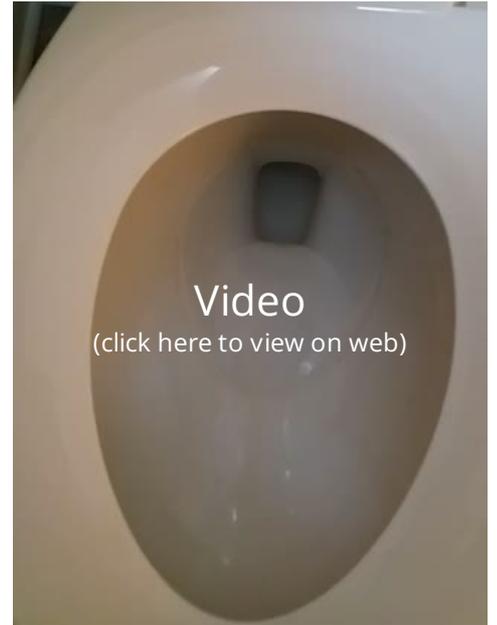


## Limitations

Bathroom - General Photos / Videos

### GENERAL BATHROOM VIDEOS

General Videos of current conditions of the home. Please refer to main report for deficiencies.



## Deficiencies

9.4.1 Mirrors

### MIRROR - LOSS OF SILVERING

Bathroom mirror(s) show signs of silvering loss.



Medicine cabinet

9.10.1 Toilets

### TOILET - LOOSE AT FLOOR

Toilet(s) are loose at floor. Recommend ensuring the seal has not been damaged, bolts are in flange then shim and tighten to prevent movement and/or leaking.

Recommendation

Contact a qualified plumbing contractor.



9.12.1 Showers

### SHOWER- CHIPS/DAMAGE

Chips/Damage noted to the shower in area(s).





Recommendation  
Contact a qualified professional.





# 10: PHOTOS

## Information

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### Condition of Home



# STANDARDS OF PRACTICE

## Exterior/Grounds

I. The inspector shall inspect:

A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carpports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV.

The inspector is not required to:

A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Roof & Attic

The report is an opinion of the general quality and condition of the roof. The inspector cannot and does not offer a warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks.

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV.

The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Electrical & Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II.

The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III.

The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV.

The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient



cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

#### Laundry:

The inspector shall inspect/report on: The condition of the floor, walls, ceiling, windows, doors, and cabinets. The provision for hot and cold water. Type of fuel for a dryer. A dryer's capacity to vent to the exterior or to an approved location

The inspector IS NOT required to report on: Cosmetic imperfections or the wear-and-tear associated with time and use. The functionality of the washer and dryer. Life-expectancy of washer and dryer.

#### HVAC

I. The inspector shall inspect: A. the HVAC system, using normal operating controls. II. The inspector shall describe: A. the condition of the thermostat for the heating/cooling system; and B. the heating/cooling method. III. The inspector shall report as in need of correction: A. any heating/cooling system that did not operate; and B. if the heating/cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating/cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate the cooling equipment or systems if the exterior temperature is below 60 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

#### Interior Areas

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

#### Kitchen

Kitchen appliances are tested for their functionality, and not for their performance or the variety of their settings and cycles, and only built-in appliances are tested, which does not include refrigerators. However, any appliance older than ten years is likely to exhibit decreased efficiency.

The inspector IS required to report on: The condition of the floor, walls, ceiling, windows, and doors. The functionality of built-in appliances, unless disclaimed. Faucets and drains and report on their functional flow and draw. The ground fault capacity of countertop outlets.

The inspector IS NOT required to report on: Cosmetic imperfections or the wear-and-tear associated with time and use. Curtains, window treatments, or wall hangings. Free-standing appliances. Countertop or cabinetry lights, which are not built-in. The future performance of any appliance. Countertop appliances.

We cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include but not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards, to the door and wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any



known and unknown defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the close of escrow.

### **Bathrooms**

A significant amount of accidents occur in bathrooms, usually due to wet and slippery floors, and less often because of hazardous conditions involving water and electricity. However, safety is a truly personal responsibility that consumers should accept not only for themselves but for dependant family members, such as children and the elderly. It is important, therefore, to follow all recommendations for safety upgrades.

The inspector IS required to report on: The condition of the floor, walls, ceiling, windows, and doors. Faucets and the drains in sinks, tubs, hydro-spas and showers. Toilets and bidets, but not their shut-off valves. The ground fault protection of counter top outlets. The ground fault protection of hydro-spas. The presence of impact glazing where appropriate.

The inspector IS NOT required to report on: Flood-test showers or guarantee the integrity of shower pans. The condition or effectiveness of the over-flow drains at tubs, sinks, or drain pans (water heater, washer, AC units, etc.). Cosmetic deficiencies, mineral stains on enclosures, fixtures, etc. Temperature regulating devices. Steam showers and their components. Saunas and their components.