

## Monday, June 17<sup>th</sup> update to Inspection report

1. Inspector noted water heater, though installed in 2021, was leaking. Water heater was replaced with Rheem water heater on June 15<sup>th</sup>, plywood around water heater was removed, remaining area scrutinized for mold (none found) and new plywood installed under water heater, and water heater was strapped.



Buyer\_\_\_\_\_

Seller\_\_\_\_\_

2. GFCI installed in kitchen next to sink.
  
3. Owner will install all carbon monoxide detectors and smoke alarms as needed by code.

Buyer\_\_\_\_\_

Seller\_\_\_\_\_



# ONE STOP HOME INSPECTIONS & CONST.

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## RESIDENTIAL / COMMERCIAL INSPECTION

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JUNE 13, 2024



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# TABLE OF CONTENTS

1: General Information / Overview	5
2: Inspection / Property Details	7
3: Misc. Concerns / Comments	8
4: Roof	9
5: Attic, Insulation & Ventilation	10
6: Foundation	13
7: Exterior	14
8: Grounds	15
9: Plumbing	16
10: Electrical	23
11: HVAC	30
12: Doors, Windows & Interior	36
13: Bathroom(s)	40
14: Built-in Appliances	46
15: Fireplaces and Fuel-Burning Appliances	48
16: Laundry Room	50
17: Garage / Carport	52
Standards of Practice	53

# SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

-  3.1.1 Misc. Concerns / Comments - Misc. Concerns / Comments: Microbial Like Growths / Musty Odor
-  8.6.1 Grounds - Decks/Stairs: Deck / Balcony Floor Sealant / Membrane Damaged / Deteriorated
-  9.1.1 Plumbing - Excluded Items: Irrigation / Sprinklers
-  9.1.2 Plumbing - Excluded Items: Water Filter / Reverse Osmosis
-  9.1.3 Plumbing - Excluded Items: Fire Suppression System
-  9.1.4 Plumbing - Excluded Items: Water Softner / Treatment Device
-  9.5.1 Plumbing - Water Heater: Bonded
-  9.5.2 Plumbing - Water Heater: Sediment Trap
-  9.5.3 Plumbing - Water Heater: Water Temperature (High)
-  9.5.4 Plumbing - Water Heater: Strapping Substandard and/or Missing
-  10.1.1 Electrical - Excluded Items: Cable / Satellite / Telephone / Inter Communication / Alarm Systems
-  10.6.1 Electrical - GFCI / AFCI Protection: Missing GFCI Protection
-  10.6.2 Electrical - GFCI / AFCI Protection: GFCI Issues
-  10.9.1 Electrical - Smoke Detectors / CO Alarms / Door Bell: Carbon Monoxide Alarms Not Installed
-  10.9.2 Electrical - Smoke Detectors / CO Alarms / Door Bell: Smoke Detector Missing
-  10.9.3 Electrical - Smoke Detectors / CO Alarms / Door Bell: Smoke Detector Damaged and/or Inoperable
-  11.2.1 HVAC - Heating / Forced Air: Past Life Expectancy
-  11.2.2 HVAC - Heating / Forced Air: No condensation catch pan installed
-  11.2.3 HVAC - Heating / Forced Air: Heat Not Working / Substandard
-  11.3.1 HVAC - Air Conditioner: Past Life Expectancy
-  11.3.2 HVAC - Air Conditioner: R22 Warning
-  11.3.3 HVAC - Air Conditioner: Refrigerant Line Insulation Deteriorated / Missing
-  11.3.4 HVAC - Air Conditioner: Air Conditioner not Cooling
-  11.5.1 HVAC - Filter & Thermostat: Filter Dirty
-  12.3.1 Doors, Windows & Interior - Floors: Tiles Cracked
-  12.3.2 Doors, Windows & Interior - Floors: Damaged Flooring
-  12.4.1 Doors, Windows & Interior - Windows: Missing Screen
-  12.4.2 Doors, Windows & Interior - Windows: Single Pane Windows

- ⊖ 13.7.1 Bathroom(s) - Sinks / Fixtures: Flexible Pipe
- ⊖ 13.7.2 Bathroom(s) - Sinks / Fixtures: Stopper Missing / Broken
- 🔧 13.8.1 Bathroom(s) - Bathtub / Shower: Tub - Shower Worn / Blemished - Minor
- ⊖ 14.5.1 Built-in Appliances - Exhaust / Ventilation: Exhaust Fan Inoperable / Slow / Malfunctioning
- ⊖ 14.6.1 Built-in Appliances - Dishwasher: Air Gap / High Loop Not Installed
- ⚠ 15.2.1 Fireplaces and Fuel-Burning Appliances - Chimney(s): Damper Clamp
- 🔧 16.2.1 Laundry Room - Laundry: Clean dryer duct
- ⊖ 16.2.2 Laundry Room - Laundry: Laundry Appliances Excluded
- ⊖ 17.6.1 Garage / Carport - Floor, Walls, Ceiling: Elevated Meter Readings

# 1: GENERAL INFORMATION / OVERVIEW

		IN	NI	NP	O
1.1	General	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### General: Overview

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

### General: Notes

**Note:** California has seasonable rains which occur at the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a home inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

**Note:** Read the [Standards of Practice](#) set forth by the [InterNational Association of Certified Home Inspectors](#) for an insight into the scope of the inspection.

**Note:** The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. **The purchase of a home warranty is recommended.**

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**Note:** For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

### General: About Thermal Imaging

**Note:** A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.**

## General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Safety / Major**" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = The item, component or system is not in this home or building.

**Finding (F)** = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

**Note** = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

**Minor** = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations 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 **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

**Moderate** = 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; or considerations 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 **handyman or a qualified contractor** and are not considered routine maintenance or DIY items.

**Safety / Major** = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

The item, component or system is **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.



## 2: INSPECTION / PROPERTY DETAILS

		IN	NI	NP	O
2.1	General	X			

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### Information

**General: In Attendance**

Listing Agent

**General: Building Type**

Condo/Townhome

**General: Occupancy**

Vacant, Staged

**General: Utilities**

All Utilities On

**General: Temperature**

80-90 F

**General: Weather Conditions**

Sunny



# 3: MISC. CONCERNS / COMMENTS

		IN	NI	NP	O
3.1	Misc. Concerns / Comments	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Misc. Concerns / Comments: Occupied and/or Furnished

Many areas and items at this property were obscured by furniture and/or stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection.

### Misc. Concerns / Comments: HOA Responsibility

For most condominium and townhouse properties the homeowner's association or "HOA" is responsible for the roof structure, exterior walls, appurtenances, some water heater & HVAC's and landscaping. It is recommended the responsibility regarding the HOA be explored further by the CLIENT prior to close of the property.

## Observations

3.1.1 Misc. Concerns / Comments



### MICROBIAL LIKE GROWTHS / MUSTY ODOR

Microbial like growths and/or a musty odor were found at one or more locations. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist.

Recommendation

Contact a qualified mold inspection professional.



Garage



Garage

## 4: ROOF

		IN	NI	NP	O
4.1	General		X		
4.2	Coverings		X		
4.3	Flashings		X		
4.4	Skylights, Chimneys & Other Roof Penetrations		X		
4.5	Roof Drainage Systems		X		
4.6	Eaves / Soffits		X		
4.7	Maintenance / Other		X		

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### Limitations

General

#### **ROOF LIMITATIONS**

The roof inspection is limited to the InterNACHI Standards of Practice.

## 5: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
5.1	Access	X			
5.2	Structure & Sheathing	X			
5.3	Attic Insulation	X			
5.4	Exhaust & Ventilation	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

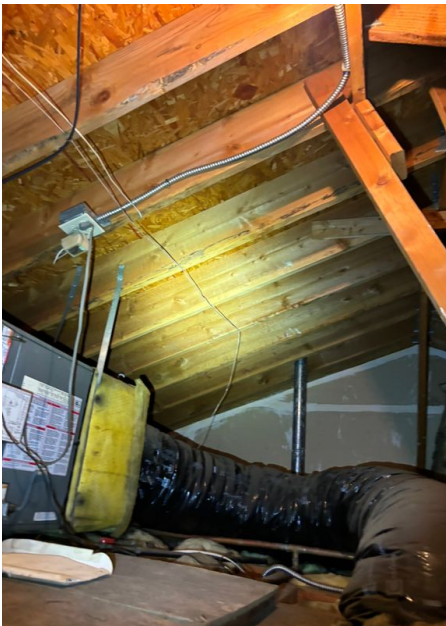
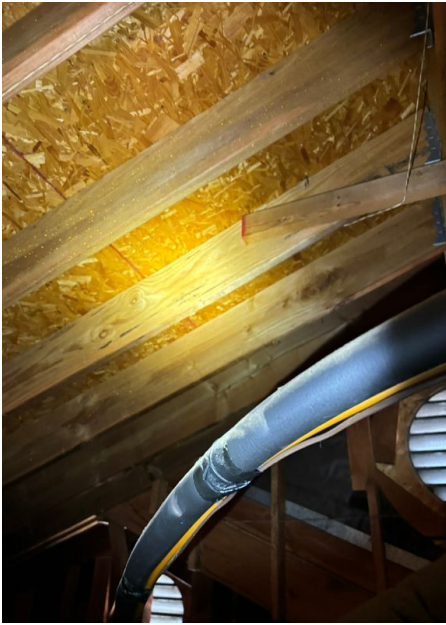
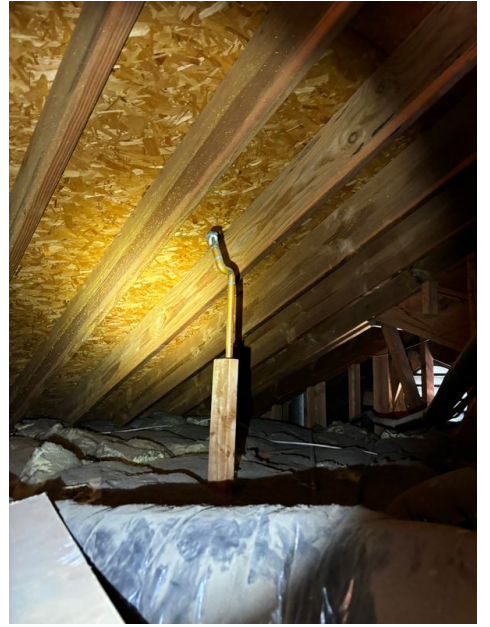
#### Access: Access Location(s)

Hallway

#### Access: How Viewed

Viewed From Hatches

Access: Attic Views



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**Structure & Sheathing: Types**

Rafters, Ceiling joists

**Attic Insulation: Insulation Type**

Fiberglass Roll

**Attic Insulation: Estimated R Value**

Not Determined

**Exhaust & Ventilation: Ventilation**

**Type**

Dormer

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## Limitations

Access

### **ATTIC LIMITATIONS**

The attic inspection is limited to the InterNACHI Standards of Practice.

## 6: FOUNDATION

		IN	NI	NP	O
6.1	Foundation		X		
6.2	Seismic Re-Inforcement		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Limitations

Foundation

#### **FOUNDATION LIMITATIONS**

The Foundation inspection is limited to the InterNACHI Standards of Practice.

## 7: EXTERIOR

		IN	NI	NP	O
7.1	Exterior Walls / Trim		X		

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### Limitations

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Exterior Walls / Trim

#### **EXTERIOR LIMITATIONS**

The Exterior inspection is limited to the InterNACHI Standards of Practice.



# 8: GROUNDS

		IN	NI	NP	O
8.1	Grading		X		
8.2	Vegetation		X		
8.3	Driveways, Sidewalks, Patios		X		
8.4	Porches / Steps / Stoops		X		
8.5	Patio / Porch Covers		X		
8.6	Decks/Stairs	X			X
8.7	Retaining Walls		X		
8.8	Fences/Gates		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Limitations

Grading

### GROUND LIMITATIONS

The Grounds inspection is limited to the InterNACHI Standards of Practice.

## Observations

8.6.1 Decks/Stairs

### DECK / BALCONY FLOOR SEALANT / MEMBRANE DAMAGED / DETERIORATED

The waterproof membrane at one or more decks, porches and/or balconies was damaged, deteriorated and/or substandard. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified professional.



# 9: PLUMBING

		IN	NI	NP	O
9.1	Excluded Items	X			X
9.2	Service	X			
9.3	Supply Lines	X			
9.4	Drain, Waste, & Vent Systems	X			
9.5	Water Heater	X			X
9.6	Fuel Systems	X			
9.7	Sump Pump		X		
9.8	Irrigation		X		

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## Information

**Service: Water meter location**

Unknown

**Service: Water Service Type**

Public

**Service: Water service Material**

Copper

**Service: Water Shut-Off Location**

Exterior

**Service: Pressure Regulator**

Present

Not visible



**Service: Water Pressure**

Not taken

View of water pressure at the time of the inspection. 50 to 80 PSI is acceptable 60 to 75 PSI is ideal.

**Service: Sewer Type**

Public

**Supply Lines: Materials**

Copper

**Drain, Waste, & Vent Systems:**

**Drain Line Materials**

ABS, PVC

**Drain, Waste, & Vent Systems:**

**Waste Line Materials**

Cast Iron

**Drain, Waste, & Vent Systems:**

**Vent Materials**

Not evaluated

**Drain, Waste, & Vent Systems:**  
**Clean-out Location(s)**

Exterior



**Water Heater: Estimated Mfg. Year**

2021

**Water Heater: Capacity**

40 Gallon

**Water Heater: Manufacturer**

Rheem

**Water Heater: Energy Source / Type**

Tank, Natural gas

**Water Heater: Location**

Garage

**Water Heater: Water Temperature**

130-140 Degrees

**Water Heater: Equipment Photo**



**Fuel Systems: Fuel Supply Piping Type**

Galvanized steel

Manufacturers of yellow corrugated stainless steel tubing believe that yellow corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturers installation instructions. **Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.**

**Fuel Systems: Fuel Service Type**

Natural Gas

## Fuel Systems: Main Gas Shut-off

### Location

Gas Meter



## Limitations

Excluded Items

### **PLUMBING SYSTEM LIMITATIONS**

The Plumbing inspection is limited to the InterNACHI Standards of Practice.

Excluded Items

### **WATER HEATER LIMITATIONS**

The Water Heater inspection is limited to the InterNACHI Standards of Practice.

## Observations

9.1.1 Excluded Items

### **IRRIGATION / SPRINKLERS**

 Recommendation

This property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection.

Recommendation

Contact a qualified professional.

9.1.2 Excluded Items

### **WATER FILTER / REVERSE OSMOSIS**

 Recommendation

A water filtration / reverse osmosis system was installed on the premises. These are specialty systems and are excluded from this inspection.

## Recommendation

Contact a qualified professional.



## 9.1.3 Excluded Items

**FIRE SUPPRESSION SYSTEM**

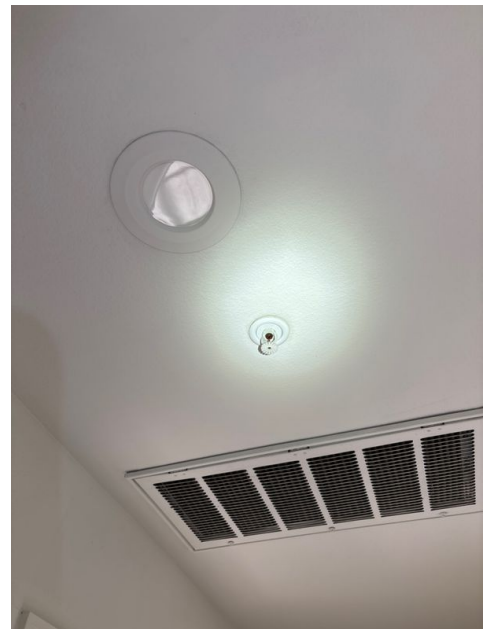
A fire suppression system was installed on the premises. These are specialty systems and are excluded from this inspection.

## Recommendation

Contact a qualified professional.



Recommendation



## 9.1.4 Excluded Items

**WATER SOFTNER / TREATMENT DEVICE**

**Note:** A water softener system / water treatment device was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.



Recommendation

Recommendation

Contact a qualified professional.



9.5.1 Water Heater

 Recommendation

**BONDED**

The water heater does not appear to be "bonded". Bonding is recommended; however, the local authorities have jurisdiction. Bonding provides a path to clear faults and protect against shock.

Recommendation

Contact a qualified electrical contractor.



9.5.2 Water Heater

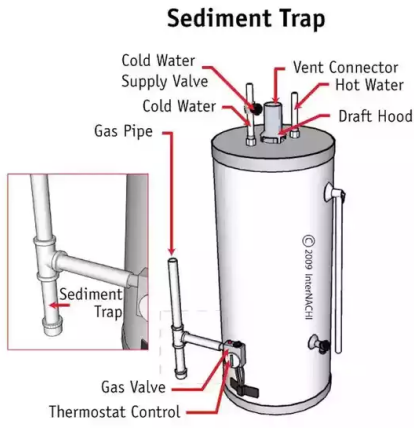
 Recommendation

**SEDIMENT TRAP**

Improper / missing sediment trap installation was observed. Sediment traps help to prevent debris from entering the pilot / burner portions of the system.

Recommendation

Contact a qualified plumbing contractor.



9.5.3 Water Heater

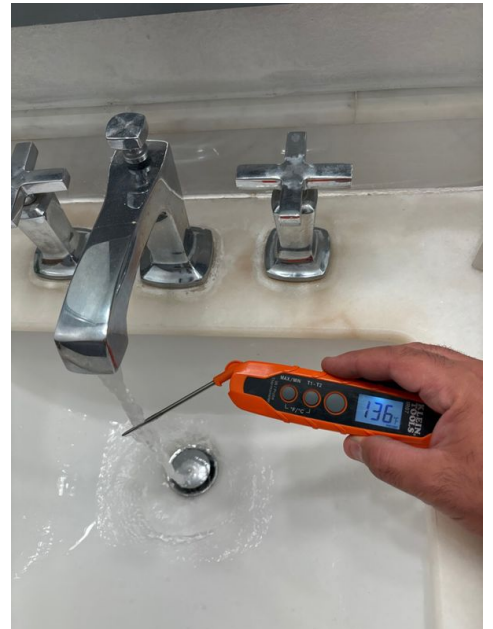
 **Safety Hazard**

**WATER TEMPERATURE (HIGH)**

The water temperature tested was too hot. This can cause scalding and is a safety hazard. Recommend further evaluation by a qualified professional.

Recommendation

Contact a qualified professional.



9.5.4 Water Heater

 **Safety Hazard**

**STRAPPING SUBSTANDARD AND/OR MISSING**

The water heater's earthquake straps were substandard and/or missing. This is a potential safety hazard in the event of an earthquake due to the risk of the water heater tipping over, gas lines breaking if it's gas-fired, or electric wiring being damaged if powered by electricity. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.





# 10: ELECTRICAL

		IN	NI	NP	O
10.1	Excluded Items	X			
10.2	Service		X		
10.3	Panels	X			
10.4	Wiring	X			
10.5	Panel Wiring & Breakers	X			
10.6	GFCI / AFCI Protection	X			X
10.7	Switches / Receptacles	X			
10.8	Lighting & Fans	X			
10.9	Smoke Detectors / CO Alarms / Door Bell	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Panels: Main Panel Location**

Unable to locate

**Panels: Panel Manufacturer**

Challenger

**Panels: Panel Capacity**

Unknown

**Panels: Main disconnect rating**

Unknown

**Panels: Sub Panel Location(s)**

Hallway

**Panels: Panel Equipment**

**Photographs**



**Wiring: Wiring Type**

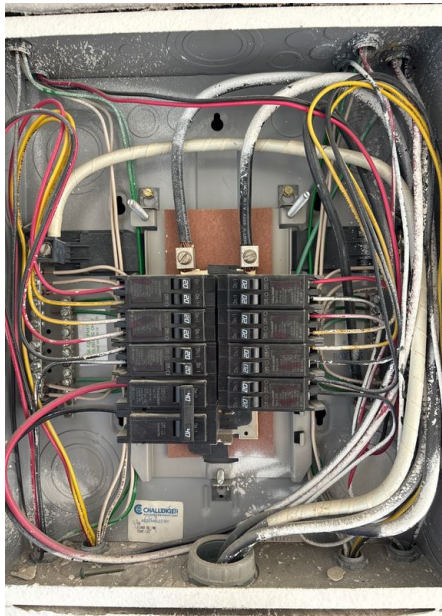
Non Metallic Sheathed, Copper, Plastic Coated

**Panel Wiring & Breakers: Over protection devices**

Breakers

**GFCI / AFCI Protection: GFCI reset locations**

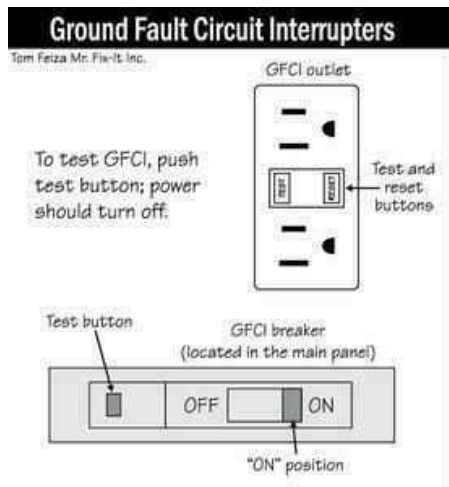
Bathroom(s)



**GFCI / AFCI Protection: GFCI protection present**

Yes, No

A **Ground Fault Circuit Interrupter (GFCI)** - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.

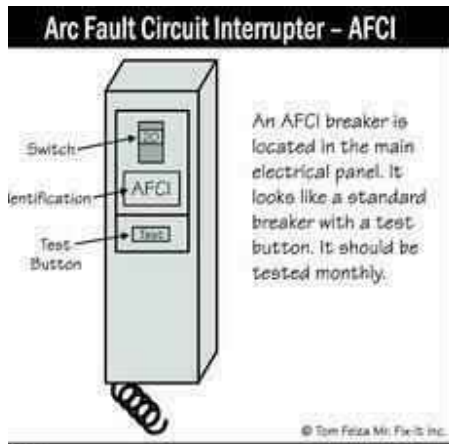


07B

**GFCI / AFCI Protection: AFCI protection present**

No

An **Arc Fault Circuit Interrupter** (AFCI) is a **circuit breaker** that breaks the circuit when it detects an **electric arc** in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).



020

**Smoke Detectors / CO Alarms / Door Bell: Smoke Detector Installed / Location(s)**

Yes, Bedroom(s), No

**Note:** Smoke detectors are tested only for audibility and not tested using actual smoke.



Garage

**Smoke Detectors / CO Alarms / Door Bell: Carbon Monoxide Alarm(s) Installed / Location(s)**

No

**Note:** Carbon Monoxide alarms are tested only for audibility and not tested using actual Carbon Monoxide.

**Limitations**

Excluded Items

**ELECTRICAL SYSTEM LIMITATIONS**

The Electrical inspection is limited to the InterNACHI Standards of Practice.

## Observations

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### 10.1.1 Excluded Items

 Recommendation

#### **CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM STYSTEMS**

**Note:** If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

#### Recommendation

Contact a qualified professional.

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### 10.6.1 GFCI / AFCI Protection

 Safety Hazard

#### **MISSING GFCI PROTECTION**

One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

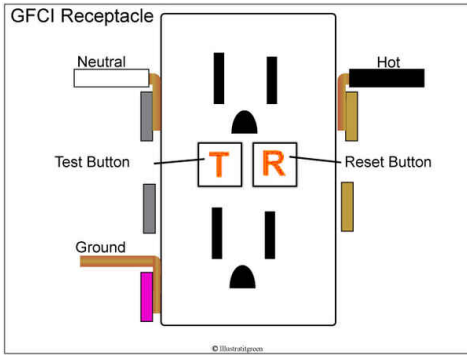
General guidelines for GFCI-protected receptacles include the following locations:

1. Outdoors (since 1973)
2. Bathrooms (since 1975)
3. Garages(since 1978)
4. Kitchens (since 1987)
5. Crawl spaces and unfinished basements (since 1990)
6. Wet bar sinks (since 1993)
7. Laundry and utility sinks (since 2005)

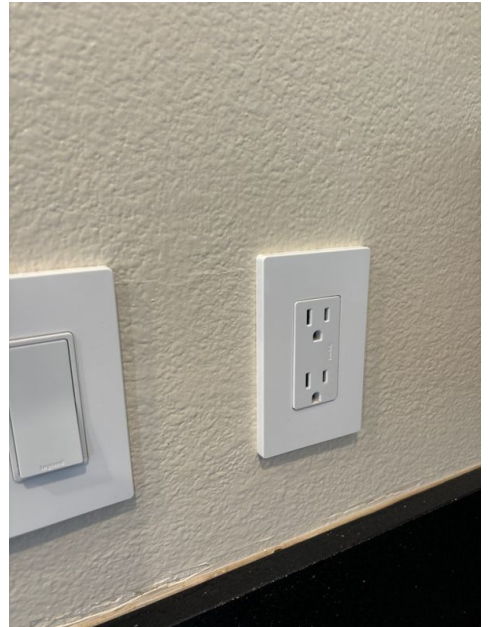
#### Recommendation

Contact a qualified electrical contractor.

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Primary Bathroom



Kitchen

10.6.2 GFCI / AFCI Protection

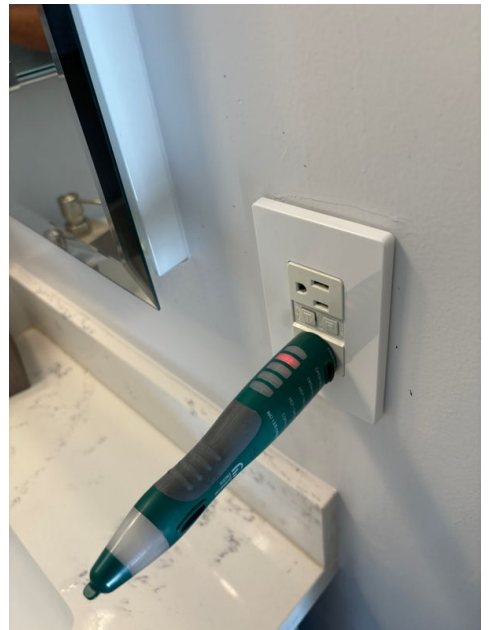
**GFCI ISSUES**

One or more ground fault circuit interrupter (GFCI) receptacles were not functioning properly (would not trip / would not reset / still energized when tripped). Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard



2nd Floor Hallway Bathroom

10.9.1 Smoke Detectors / CO Alarms / Door Bell

**CARBON MONOXIDE ALARMS NOT INSTALLED**

No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified professional.

 Safety Hazard



2nd Floor Hallway



1st Floor Hallway

10.9.2 Smoke Detectors / CO Alarms / Door Bell



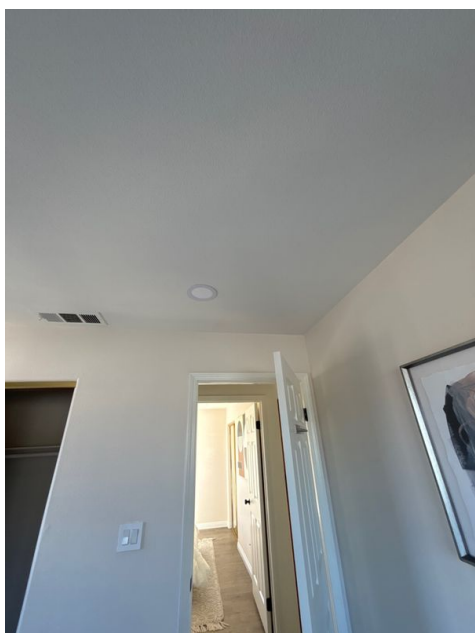
**SMOKE DETECTOR MISSING**

Smoke alarms were missing and/or not installed in one or more locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor). We recommend installing photoelectric type smoke detectors / alarms.

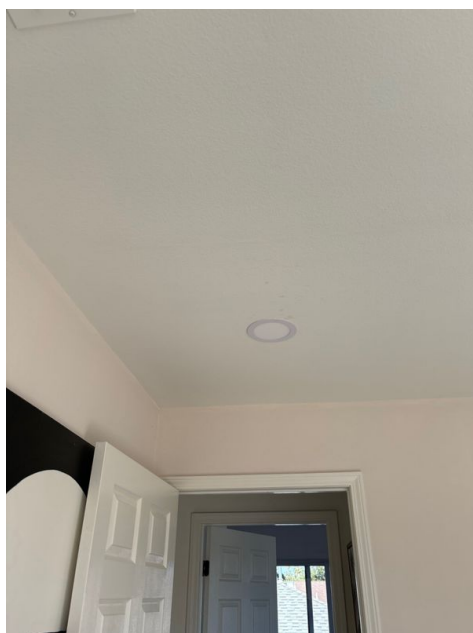
**Note:** Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, [calfire.ca.gov](http://calfire.ca.gov) recommends installing smoke detectors in each bedroom for increased safety. Click [here](#) for more information.

Recommendation

Contact a handyman or DIY project



Primary Bedroom



Bedroom



Bedroom

## 10.9.3 Smoke Detectors / CO Alarms / Door Bell

**SMOKE DETECTOR DAMAGED AND/OR INOPERABLE**

Smoke alarms were damaged and/or inoperable at one or more locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor). We recommend installing photoelectric type smoke detectors / alarms.

## Recommendation

Contact a handyman or DIY project



2nd Floor Hallway



1st Floor Hallway

## 11: HVAC

		IN	NI	NP	O
11.1	General comments	X			
11.2	Heating / Forced Air	X			X
11.3	Air Conditioner	X			X
11.4	Ducts and Registers	X			
11.5	Filter & Thermostat	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

---

**Heating / Forced Air: Estimated Year Mfg.**

1991

**Heating / Forced Air: Manufacturer**

Premier furnace company

**Heating / Forced Air: Estimated BTU Rating**

50000

**Heating / Forced Air: Location**

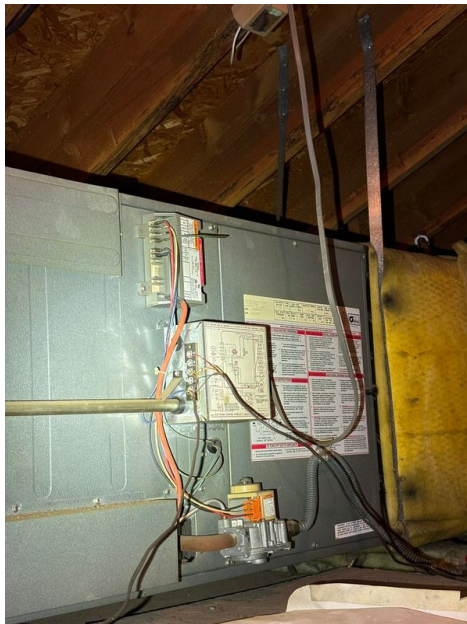
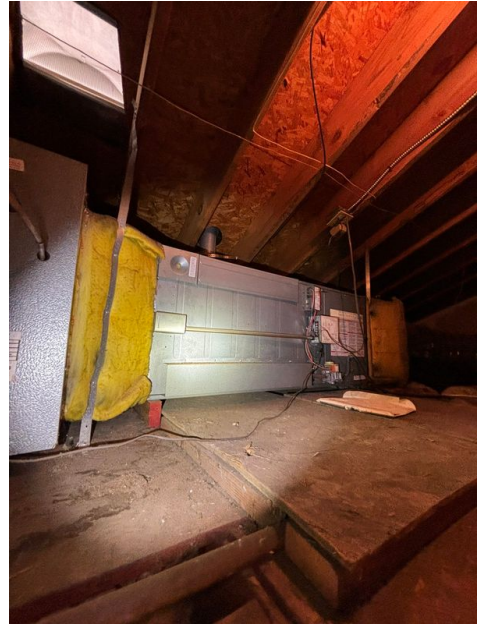
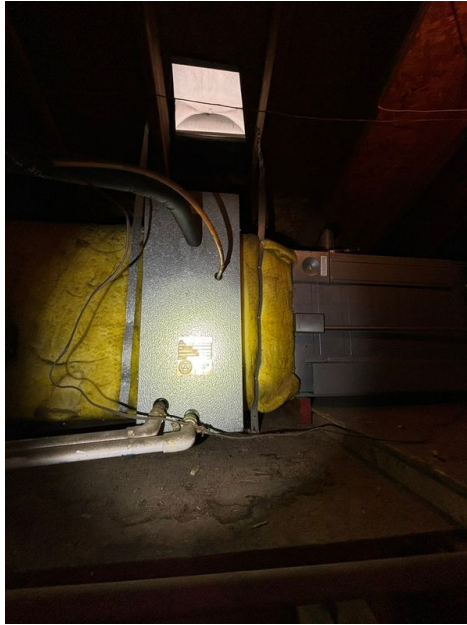
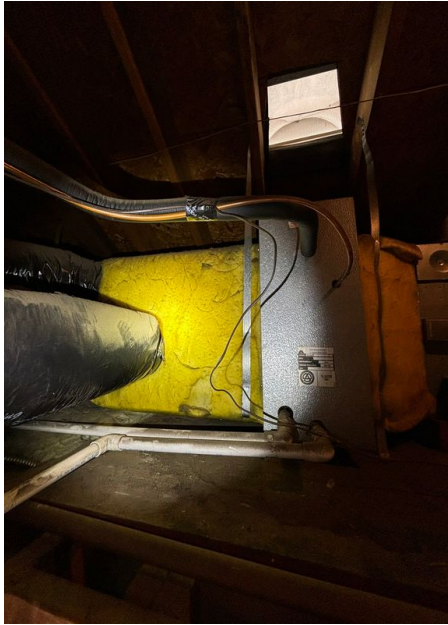
Attic

**Heating / Forced Air: Energy source**

Natural gas



**Heating / Forced Air: Equipment Photos**



**Air Conditioner: Estimated Year Mfg.**  
1992

**Air Conditioner: Estimated Tonnage**  
2 1/2 Ton

**Air Conditioner: Estimated Seer**  
Unable to Determine

**Air Conditioner: Manufacturer**  
Rheem

**Air Conditioner: Voltage**  
208V/230V

**Air Conditioner: Refrigerant**  
R-22

**Air Conditioner: System Type**  
Split system

**Air Conditioner: Temperature split**  
Under 14\* F

**Air Conditioner: Location**  
Exterior

### Air Conditioner: Equipment Photos



**Ducts and Registers: Type**  
Ducts and Registers, Flex / insulated

**Filter & Thermostat: Filter Location(s)**  
2nd floor hallway

**Filter & Thermostat: Filter Size**  
14x30x1

**Filter & Thermostat: T-stat Location(s)**  
2nd Floor Hallway



### Limitations

General comments

#### HVAC LIMITATIONS

The HVAC inspection is limited to the InterNACHI Standards of Practice.

### Observations

## 11.2.1 Heating / Forced Air

**PAST LIFE EXPECTENCY**

The estimated useful life for most Forced Air Units / Furnaces is 15-20 years. This unit appeared to be near or past its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Recommend monitoring.

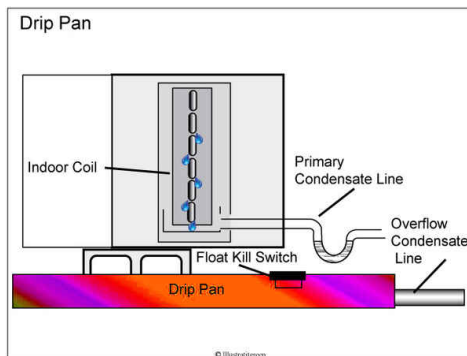
## 11.2.2 Heating / Forced Air

**NO CONDENSATION CATCH PAN INSTALLED**

No condensation catch pan installed under the evaporative case. In the event the condensate drain line becomes clogged water from the condensate line will overflow onto whatever is below/around the unit, potentially causing water damage. Recommend a qualified licensed HVAC contractor evaluate the unit and add if allowed.

Recommendation

Contact a qualified HVAC professional.



## 11.2.3 Heating / Forced Air

**HEAT NOT WORKING / SUBSTANDARD**

The air temperature from registers when the heat was ran was substandard indicating the heater is not working properly or inoperable. Recommend a licensed HVAC technician evaluate and make recommendations for repairs.

Recommendation

Contact a qualified HVAC professional.

## 11.3.1 Air Conditioner

**PAST LIFE EXPECTANCY**

The estimated useful life for most heat pump / air conditioning condensing units is 15-20 years. This unit appeared to be past its life expectancy and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified professional.

### 11.3.2 Air Conditioner

#### **R22 WARNING**

— Recommendation

The HVAC system currently utilizes R22 refrigerant. The U.S. Environmental Protection Agency (EPA) has mandated the phaseout of R-22 refrigerant (freon) through the Clean Air Act, which by 2020 the production of R-22 itself must cease.

Recommendation

Contact a qualified HVAC professional.

### 11.3.3 Air Conditioner

#### **REFRIGERANT LINE INSULATION DETERIORATED / MISSING**



Maintenance Item

Insulation on the air conditioning refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a handyman or DIY project



### 11.3.4 Air Conditioner

#### **AIR CONDITIONER NOT COOLING**

— Recommendation

Supply air from the air conditioning or heat pump cooling system was not cool enough. It should be 14-22 degrees Fahrenheit cooler than at the return duct(s). Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified HVAC professional.



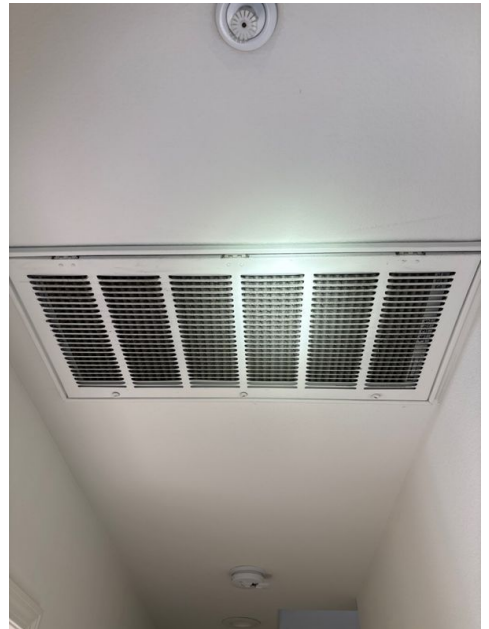
11.5.1 Filter & Thermostat

**FILTER DIRTY**

Air filters for the heating and/or cooling system were dirty at one or more locations. Recommend Replacement

Recommendation

Recommended DIY Project



## 12: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
12.1	Walls	X			
12.2	Ceilings	X			
12.3	Floors	X			X
12.4	Windows	X			X
12.5	Doors	X			
12.6	Countertops & Cabinets	X			
12.7	Sinks / Fixtures	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**Walls: Wall Material**

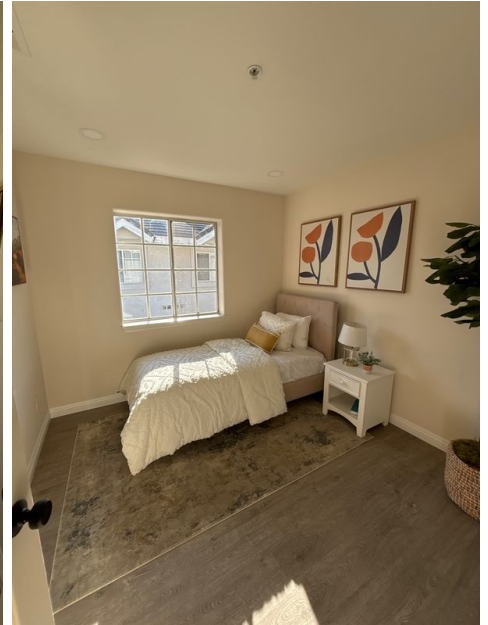
Drywall



Primary Bedroom



Bedroom



Bedroom



Living Room



Dining Room



Kitchen

**Ceilings: Ceiling Material**

Drywall

**Countertops & Cabinets: Cabinetry**

Wood

**Floors: Floor Coverings**

Bamboo, Tile

**Countertops & Cabinets: Countertop Material**

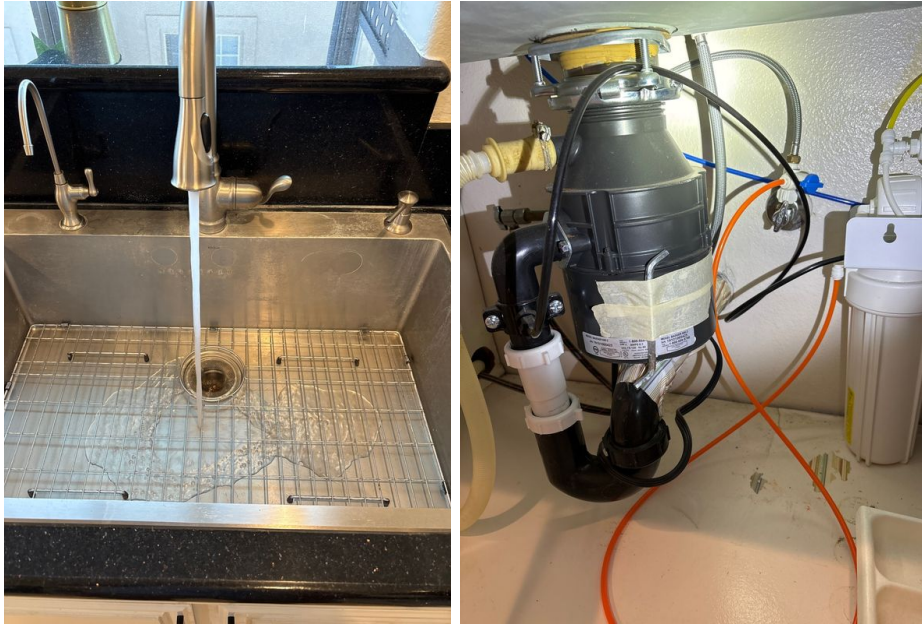
Granite

**Windows: Type**

Aluminum, Single-pane, Sliding

## Sinks / Fixtures: General Pictures

### General Pictures



## Observations

### 12.3.1 Floors

#### **TILES CRACKED**

Cracked tiles were observed in one or more locations. Recommend further evaluation and repair by qualified professional.

#### Recommendation

Contact a qualified professional.



Hallway

### 12.3.2 Floors

#### **DAMAGED FLOORING**

Damage was observed at the floor covering. Recommend further evaluation and repair by qualified professional

#### Recommendation

Contact a qualified professional.







Dining Room

12.4.1 Windows

**MISSING SCREEN**

Window missing screen. Recommend replacement.

 Recommendation



Primary Bedroom



Living Room

12.4.2 Windows

**SINGLE PANE WINDOWS**

One or more single pane windows were observed at the time of inspection. Recommend updating Windows for energy efficiency.

Recommendation

Contact a qualified professional.

 Maintenance Item

## 13: BATHROOM(S)

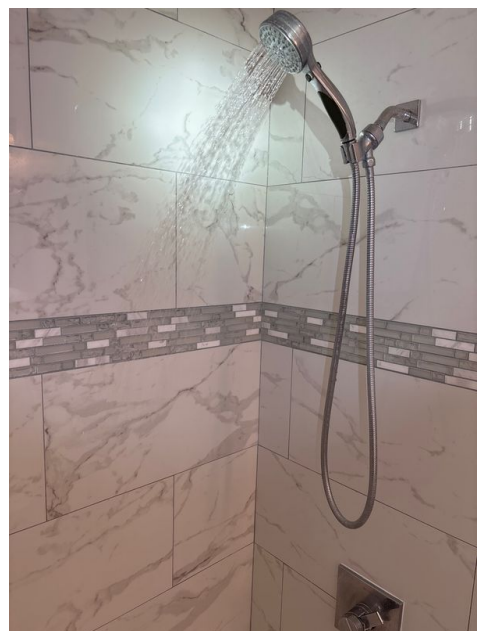
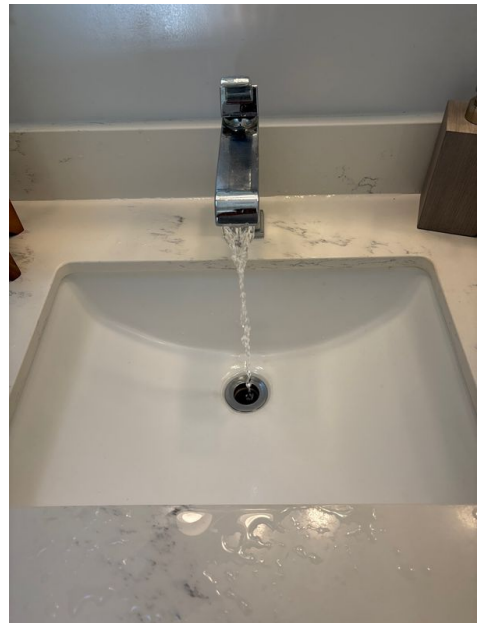
		IN	NI	NP	O
13.1	General	X			
13.2	Walls	X			
13.3	Ceilings	X			
13.4	Floors	X			
13.5	Countertops & Cabinets	X			
13.6	Exhaust Fans / Ventilation	X			
13.7	Sinks / Fixtures	X			X
13.8	Bathtub / Shower	X			X
13.9	Toilets / Bidets	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

General : General Pictures

General Pictures





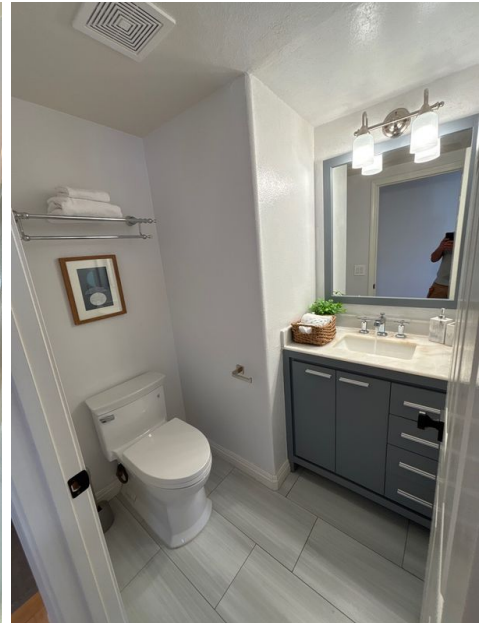
**Walls: Wall Material**  
Drywall



Primary Bathroom



2nd Floor Hallway Bathroom



Half Bath

**Ceilings: Ceiling Material**  
Drywall

**Floors: Floor Coverings**  
Tile

**Exhaust Fans / Ventilation: Type**

Window, Exhaust fan

**Bathtub / Shower: Jetted Tub Appeared to be Functioning.**

Jetted tub appeared to be in working order.

**Observations**

## 13.7.1 Sinks / Fixtures

**FLEXIBLE PIPE**

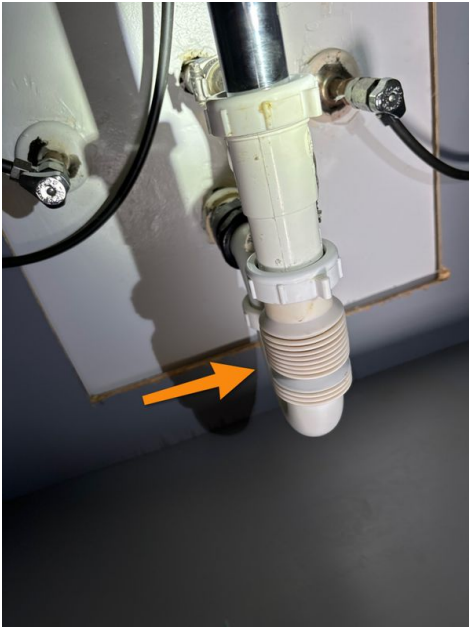
Ribbed, flexible drain pipe was used at the sink. This type of drain pipe accumulates debris more easily than smooth wall pipe and is likely to clog. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



2nd Floor Hallway Bathroom

13.7.2 Sinks / Fixtures

**STOPPER MISSING / BROKEN**

The drain stopper was missing / broken. Recommend replacement.

Recommendation

Contact a qualified professional.

 Recommendation



2nd Floor Hallway Bathroom

13.8.1 Bathtub / Shower

**TUB - SHOWER WORN / BLEMISHED - MINOR**

The bathtub / shower was worn or blemished.

 Maintenance Item



2nd Floor Hallway Bathroom

# 14: BUILT-IN APPLIANCES

		IN	NI	NP	O
14.1	General	X			
14.2	Garbage / Food Disposal	X			
14.3	Range/Oven/Cooktop	X			
14.4	Microwave		X		
14.5	Exhaust / Ventilation	X			X
14.6	Dishwasher	X			X
14.7	Refrigerator		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

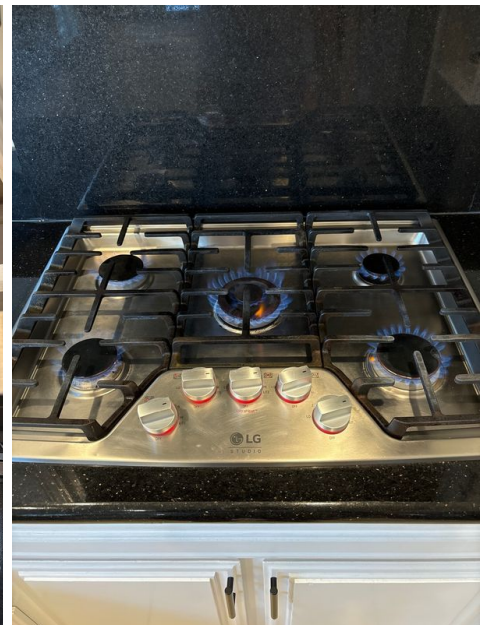
### General: General Pictures



**General: Range / Oven / Cooktop**  
**Energy Source / Supply**  
 Natural Gas



**General: Exhaust / Ventilation**  
**Type**  
 Hood, Vented / Ducted



**General: Fridge water supply connection**  
 Unknown

## Limitations

General

### APPLIANCE LIMITATIONS

The Appliance inspection is limited to the InterNACHI Standards of Practice.

## Observations



14.5.1 Exhaust / Ventilation

**EXHAUST FAN INOPERABLE / SLOW / MALFUNCTIONING**

Recommendation

Exhaust fan was inoperable or slow. Recommend a qualified appliance repair person evaluate & repair.

Recommendation

Contact a qualified appliance repair professional.



14.6.1 Dishwasher

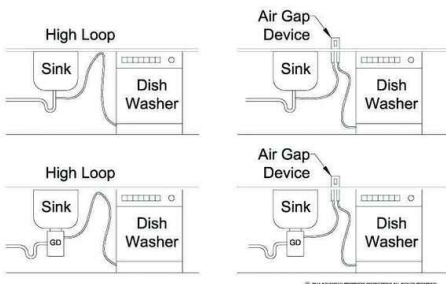
**AIR GAP / HIGH LOOP NOT INSTALLED**

Recommendation

No air gap or high loop was visible for the dishwasher drain. An air gap is a device that makes the drain line non-continuous or the drain line is looped high up under the countertop, and prevents waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have this device built in. Recommend determining if an air gap device is built in to this brand and model of dishwasher (e.g. review installation instructions). If not, or if this cannot be determined, then recommend that a qualified contractor install an air gap or a high loop per standard building practices.

Recommendation

Contact a qualified appliance repair professional.



# 15: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
15.1	Fireplaces, Stoves & Inserts	X			
15.2	Chimney(s)	X			X
15.3	Fuel Burning Appliance Flue(s)	X			

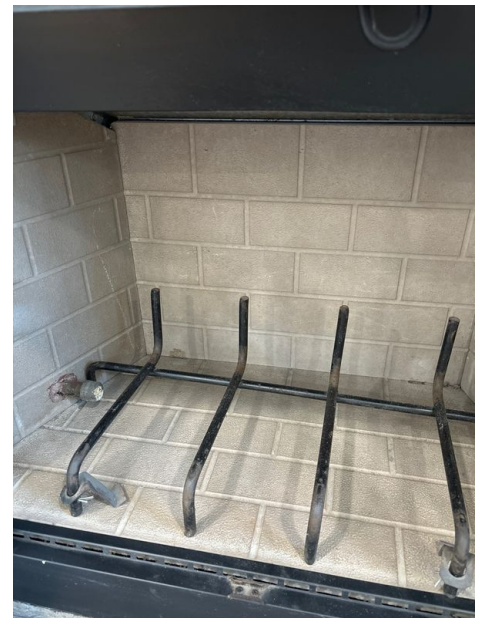
IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Fireplaces, Stoves & Inserts: Type**  
Metal pre fab

**Fireplaces, Stoves & Inserts: Gas log lighter**  
Capped

**Fireplaces, Stoves & Inserts: View of Gas Fireplace and/or Pellet Stove During Operation**



**Chimney(s): Type**  
Metal

**Fuel Burning Appliance Flue(s): Type**  
Metal

## Limitations

Fireplaces, Stoves & Inserts

### **FIREPLACE / STOVE / CHIMNEY / FLUE LIMITATIONS**

The Fireplace / Stove / Chimney / Flue inspection is limited to the InterNACHI Standards of Practice.

## Observations

15.2.1 Chimney(s)

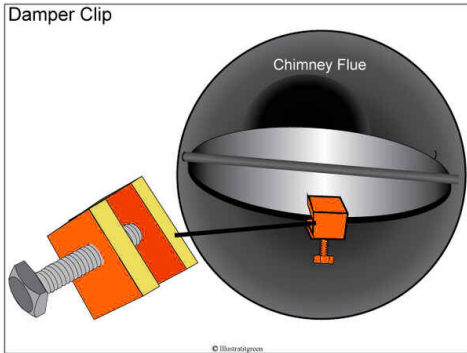
### **DAMPER CLAMP**



The chimney damper clamp was missing. This is a safety hazard. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



# 16: LAUNDRY ROOM

		IN	NI	NP	O
16.1	General	X			
16.2	Laundry	X			X
16.3	Drain, Waste, & Vent Systems	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### General: Water Source

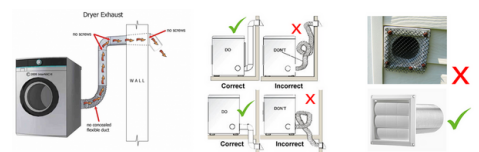
Public

### General: Dryer Power Source

110 Volt, Gas

### General: Dryer Vent

Metal, Metal (Flex)



### Laundry: Information

Gas Supply, Dryer Present (not tested), Clothes Washer Present (not tested), 110 Volt Electric

### Drain, Waste, & Vent Systems:

#### Drain Size

2"

### Drain, Waste, & Vent Systems:

#### Material

Cast Iron

## Observations

16.2.1 Laundry

### CLEAN DRYER DUCT



For increased fire safety, recommend cleaning of lint from extended exhaust duct on a regular basis.

Recommendation

Contact a qualified professional.

16.2.2 Laundry

### LAUNDRY APPLIANCES EXCLUDED



**Note:** Laundry appliances are not tested or inspected as part of a standard home inspection.

Recommendation

Contact a qualified professional.



# 17: GARAGE / CARPORT

		IN	NI	NP	O
17.1	General	X			
17.2	Structure	X			
17.3	Occupant Doors	X			
17.4	Vehicle Door	X			
17.5	Automatic Opener	X			
17.6	Floor, Walls, Ceiling	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### General: Structure Type

Attached Garage

### General: Occupant Door

Solid

### General: Vehicle Door

Sectional

### General: Automatic Opener

#### Safety Devices

Electronic eye

### General: Wall Type

Finished

### General: Ceiling Type

Finished

## Observations

17.6.1 Floor, Walls, Ceiling

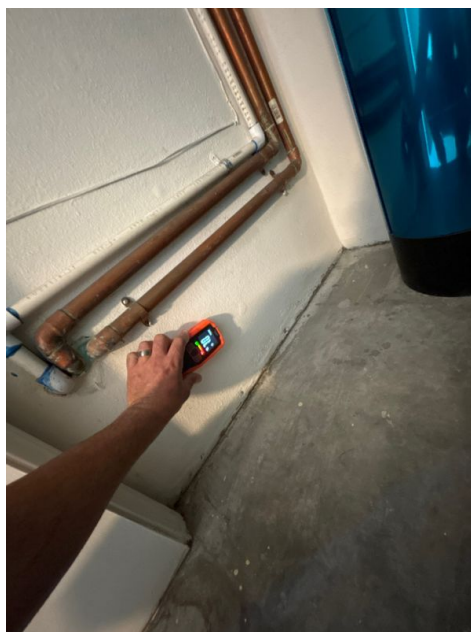
### ELEVATED METER READINGS

 Recommendation

The moisture meter showed elevated levels of moisture in one or more areas. Recommend further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified professional.



Garage

# STANDARDS OF PRACTICE

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