



REAL ESTATE INSPECTION REPORT

Property Address:
72325 Roxbury Dr
Rancho Mirage, CA 92270

Prepared and Written by Bruce Carmichael , Inspector - Exclusively for
Mark Stine

Inspection Date
Thursday, August 4, 2022 at 8:30 AM



Advantage Inspection Professionals
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Report # 11676



Thursday, August 4, 2022
Mark Stine
72325 Roxbury Dr
Rancho Mirage, CA 92270

Dear Mark Stine,

We have enclosed the report for the property inspection we conducted for you on Thursday, August 4, 2022 at 8:30 AM at:

72325 Roxbury Dr
Rancho Mirage, CA 92270

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

NR = Needed Evaluation/Repairs: Conditions noted warrant further evaluation by a specialist in the appropriate trade(s).

SC = Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation by a specialist in the appropriate trade(s).

RM = Recommended Repairs/Review/Maintenance: Conditions noted in need of maintenance, repair, replacement or further evaluation. We recommend that all corrections be made by specialist in the appropriate trade(s).

UG = Recommended Upgrades: Systems and/or components that may have not been available and or not required or have been improved since the building was constructed. Upgrades are not the responsibility of the seller and are reported as a courtesy to our clients.

NT = Did not test or evaluate this unit, component or area of property. May be beyond the scope of this inspection, not accessible or not tested due to possibility of damage to system or component.

Note = The term where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

We thank you for the opportunity to be of service to you.

Sincerely,

Bruce Carmichael, Certified American Society of Home Inspectors, Certified California Real Estate Inspection Association Inspector and Certified Residential Thermographer
Advantage Inspection Professionals 760-835-8772. www.advantagesocal.com



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Introduction

We have inspected the structural components and mechanical systems for signs of significant non- performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions

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 discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date and time of the inspection. **IT IS NOT A WARRANTY.** The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

All recommendations in this report should be addressed **PRIOR TO THE END OF THE CLOSE OF ESCROW.** **This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report.** Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the inspection agreement provided by the inspector who prepared this report.

Inspection Info

YEAR BUILT

1979

BUILDING TYPE

Condominium

CURRENT WEATHER

Clear

WEATHER LAST 24HRS

Clear

TEMPERATURE

90-100 degrees

WIND

Calm

SOIL

The ground was dry

INSPECTOR(S)

Bruce Carmichael, Certified ASHI & CREIA Inspector. Certified Residential Thermographer
Ashley Weinberg, Associate Inspector California Real Estate Inspection Association.

PRESENT DURING INSPECTION

Buyer(s)

Buyers Agent

SPACE BELOW GRADE

Concrete Slab

UTILITIES STATUS

All utilities on

INTERIOR OCCUPIED

If areas of the home are inaccessible or concealed from the inspectors view, then an inspection of that area did not take place. Request that any information about any hidden problems be revealed to you about these inaccessible or hidden areas from the seller prior to the close of escrow. Return to the property prior to the close of escrow and perform a walk-through inspection of your own after the owner's belongings have been removed. If your inspection or information reveals hidden damage or concerns contact a qualified specialist or your inspector for a return visit.

Emergency Disconnect Locations

WATER METER & WATER SHUT OFF VALVE

Water meter is located at the **front by the street**. The water shut off valve is located **at the front of the house**



MAIN ELECTRICAL METER & MAIN DISCONNECT

Electrical Meter and Disconnect is located at Main Panel exterior **right side** of the subject property



GAS METER AND GAS SHUT OFF VALVE

Meter and Shut Off valve for gas is located at **right side** of the subject property



Exterior Areas

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of the foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built too close to the ground, where no viewing or access is possible. These areas as well as others are too low to enter, or in some case not accessible, are excluded from the inspection and are not addressed in the report. We recommend that inquiry be made with the seller about knowledge or any prior foundation or structural issues or repairs.

DRIVEWAYS CONDITION

Appeared to be in good condition at time of inspection. Small cracks are typical, all concrete cracks.

WALKWAYS CONDITION

Appeared to be in good condition at time of inspection. Small cracks are typical, all concrete cracks.

PATIOS CONDITION

Visible areas appeared to be in good condition at time of inspection. Small cracks are typical, all concrete cracks.

FENCES, GATES AND WALLS CONDITION

Visible areas of fences and gates appear to be in good condition at time of inspection.

GRADING-SURFACE DRAINAGE SITE & CONDITION

Flat site, Drainage of property appears to be adequate.

Exterior - Foundation

Areas hidden from view by finished walls or stored items can not be judged and are not part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and flooring coverings are installed, the material and condition of the flooring underneath cannot be determined. Some foundation issues may also be safety hazards, all recommendations should be addressed prior to the close of escrow.

EXTERIOR WALL STRUCTURE

Exterior wall framing is constructed of wood.

EXTERIOR WALL MATERIAL

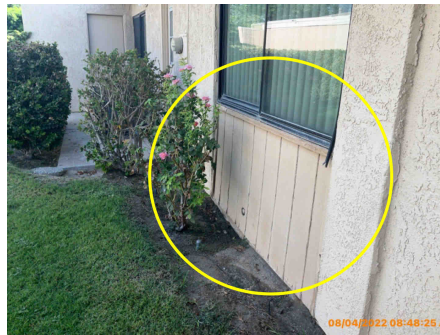
Stucco and Wood Siding

EXTERIOR WALL CONDITION

NR Damage noted to wood siding, recommend further review for the presence of any wood destroying pest or organisms by a qualified termite Inspector



NR It appears that sprinklers are spraying against house, adjustment needed to sprinklers at rear and right side

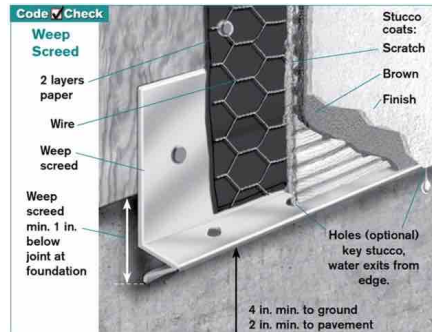


RM Damaged stucco noted under patio door(s). Builders stucco's the slab for looks, but the stucco has no wiring to help it bond. All slabs will wick moisture and the moisture will caused the stucco to peel. Recommend area be covered with metal.



STUCCO WEEP SCREED CONDITION

NR Soil grade is blocking the stucco weep screed at bottom of stucco wall at rear exterior . There should be a minimum 3 " maximum 6 " inches between the soil and the bottom of the weep screed. This will allow the wall to ventilate and drain properly.



EXTERIOR EAVES, SOFFITS & FASCIAS CONDITION

NR Damage noted at rear fascia(s). We recommend further review and repairs by a qualified specialist in the appropriate trade.



SLAB ON GRADE

Concrete slab noted. Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.

SLAB ON GRADE ANCHOR BOLTS

Anchor Bolts Not visible, could not determine.

EXTERIOR ACCESS HATCH(S)

None present or found

Garage

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE

Attached 2 car

ELECTRICAL SWITCHES FIXTURES & RECEPTACLES

Switch(s) and light fixture(s) appeared to be in good working condition at time of inspection

GROUND FAULT CIRCUIT INTERRUPTER (GFCI)

UG Modern building standards recommend that garage receptacles be GFCI protected for safety. House may have been built before current standard went into effect. Excluded are dedicated outlets for refrigerators or freezers. Recommend further review and repair by qualified Electrical Contractor.



CEILINGS

Appeared to be in good condition at time of inspection

WALLS

No damage noted to visible portions of walls

FIRE SEPARATION WALLS/CEILINGS

Appeared to be in good condition at time of inspection

DOOR TO LIVING SPACE

Solid core door installed.

SC Self latching door is not operational, repair needed ,door should close and latch for safety. Adjustment needed to self closing spring(s)



SC Door from garage to interior of the house is required to be weather stripped and have proper threshold and a bottom sweep installed



STEM WALLS

Stem wall was not visible.

FLOORS

NT Floor is not fully visible, due to installed carpet.

GARAGE EXTERIOR DOORS

NR Garage exterior door rubbing on frame.



GARAGE DOOR(S)

Appeared to be in good working condition at time of inspection

GARAGE OPENER(S)

Automatic door opener(s)- operational

GARAGE DOOR(S) SAFETY BEAMS

SC The electric eye beams are installed over 6" off the ground. The electric eye beams are designed to be installed 4" to 6" off the ground as per the manufacturer's recommendations = Readjust the height of the eye beams is recommended for safety.



Chimneys

Regular chimney maintenance is highly recommended, yet often overlooked by homeowners. Wood burning fireplaces should be cleaned and inspected annually. All manufactured fireplaces should be service and cleaned every 3 years. The full evaluation of the structural and internal portions of the chimney is beyond the scope of this visual evaluation. It is recommended that a "Level 2" chimney and flue evaluation be performed by a certified Chimney Sweep to identify any possible hazards. The "Level 2" evaluation is best suited to provide the information needed for the Real Estate transaction.

CHIMNEY LOCATIONS

Rear.



CHIMNEY MATERIAL

Stucco over wood

CHIMNEY CONDITION

Chimney(s) appeared to be in good condition at time of inspection.

CHIMNEY CAP

Chimney Cap(s) appeared to be in good condition at time of inspection

SPARK ARRESTOR & CHIMNEY COVER

Cover installed.

CHIMNEY ROOF JOINT

The flashing at the chimney/roof joint is protected by the recommended counter flashing.

Roof System

The foregoing is an opinion of the general quality and condition of the roof material. The underlayment of the roof was blocked from view and could not be inspected. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Recommend asking the seller for further information on the roof and if they have had any leaks and or calling a Qualified Roofing Contractor to obtain a roof certification before the close of escrow.

#1

ROOF STYLE

Sloped

ROOF TYPE

Tile

ROOF ACCESS

Viewed from flat roof, unsafe to walk on.

ROOF CONDITION

Note Visible areas of the roof surface were in good condition. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Contact HOA for additional information.



FLASHING CONDITION

Appeared to be in good condition at time of inspection

#2

ROOF STYLE

Low sloped roof

ROOF TYPE

Foam

ROOF ACCESS

Walked on roof

ROOF CONDITION

Note Visible areas of the roof surface were in good condition. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Contact HOA for additional information.



FLASHING CONDITION

Appeared to be in good condition at time of inspection

Attic

HATCH LOCATIONS

Attic access noted at multiple locations

ATTIC METHOD OF INSPECTION

Note Viewed the attic areas from the attic hatches with a high powered light.

ATTIC CEILING AND ROOF STRUCTURE TYPE & CONDITION

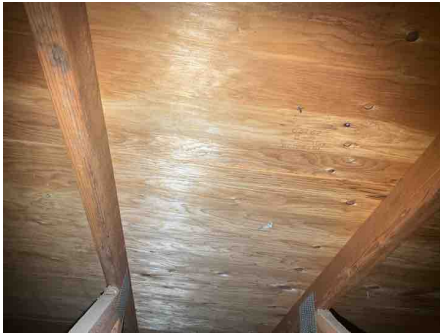
Engineered Truss system

Visible portions of roof framing system appeared to be in good condition.



ATTIC LEAK EVIDENCE

There is no current visible evidence of leakage into the attic area.



ATTIC ELECTRICAL

Visual attic electrical appeared to be in good condition.

SC Junction box cover(s) missing in attic area, this is a fire hazard, all attic electrical be reviewed. Recommend further review and repair by qualified Electrical Contractor.



SC Recessed lights in attic are covered with insulation, inspector could not verify if lights are non-IC rated, recommend verifying if lights are IC rated for contact with insulation. Non-IC rated lights require at least 3 inches clearance to combustibles



ATTIC INSULATION TYPE & CONDITION

Blown in and Batt Insulation



Insulation appeared to be in good condition.

ATTIC VAPOR RETARDERS

No vapor retarder installed.

ATTIC VENTILATION

Adequate

ATTIC EXHAUST FAN DUCTING

The bathroom exhaust fans are ducted through the roof.

ATTIC OTHER CONDITIONS

RM Attic hatch is damaged, recommend new hatch cover be installed.



Electrical Systems

An electrical system consist of the service, distribution, wiring and convenience outlets (switches, lights and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, over current protection devices and a random sampling of convenience outlets. We look of adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical system prevents inspection of every length of wire. Any electrical repairs should be done by a qualified company. The power to the entire house should be turned off prior to beginning any repairs, no matter how trivial the repairs may be. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. We make every effort to test all accessible receptacles, switches and fixtures, some may not have been accessible during the inspection and were not tested.

SERVICE UTILITY STATUS

Electric was on

SERVICE

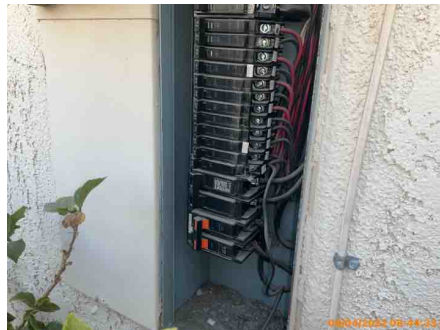
Under ground electrical service laterals are not visible and not inspected.

DISCONNECT TYPE & PANEL RATING

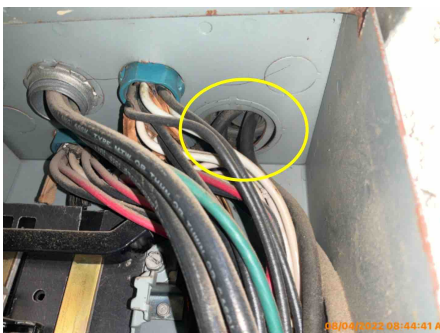
Breakers, Amperage rating 120/240 volt system, panel rated sticker missing could not determine amps. Main breaker is **100** amps

MAIN PANEL

Panel cover was removed and panel was inspected. Circuit and wire sizing correct so far as visible



SC Missing protective bushing for wires that enter inside the main electrical panel, wire should be protected from metal enclosure. Recommend further review and repair by qualified Electrical Contractor.



NR Trimming is needed to plants to allow for access to electrical panel.



MAIN ELECTRICAL PANEL GROUNDING

Grounding system is present

MAIN ELECTRICAL BONDING

The cold water line was bonded

SERVICE WIRING CONDUCTORS

Copper

BRANCH WIRING #1

Copper, non-metallic sheathed cable (Romex)

EXTERIOR LIGHTING SWITCHES AND FIXTURES

All accessible switches and light fixtures appeared to be in good working condition.

NR Weather proof cover missing at right side light fixtures .



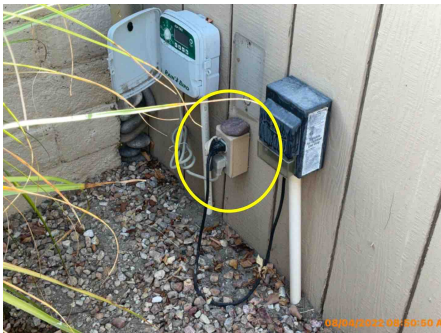
EXTERIOR RECEPTACLES

SC GFCI receptacle(s) did not test properly when tested with a circuit tester at rear exterior of house. Recommend further review and repair by qualified Electrical Contractor.



EXTERIOR RECEPTACLES

RM Recommend installation of listed outdoor cover for unattended cords to protected receptacles from moisture damage at exterior of house.



DOOR BELL CONDITION

Front door doorbell is functioning

SMOKE DETECTORS

NT Smoke detector(s) were present. Smoke detectors are **not tested**. Inspector does not warrant that the smoke detectors work. Regular monthly testing is recommended. Batteries should be changed semi annually. Smoke detectors should be replaced 10 years from the date of manufacture.



CARBON MONOXIDE DETECTORS

SC No carbon monoxide detectors installed at time of inspection. New california law requires homeowners of existing single-family dwelling units to install carbon monoxide detectors starting July 1, 2011. Every owner of a "dwelling unit intended for human occupancy" must install an approved carbon monoxide device in each existing dwelling. Some lenders require that units be installed as part of there loan process, recommend installation before appraisal is done in order to avoid delays and extra fees. For minimum security, a CO Alarm should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. The Alarm should be located at least 6 inches (152mm) from all exterior walls and at least 3 feet (0.9 meters) from supply or return vents.

INTERIOR LIGHTING SWITCHES AND FIXTURES

All accessible switches and light fixtures appeared to be in good working condition

CLOSET FIXTURES

Closet light(s) appeared to be in good working condition at time of inspection

INTERIOR RECEPTACLES

All accessible receptacles appeared to be in good working condition

Plumbing Systems

All under ground or hidden piping related to water and gas supply, water drainage, venting, waste or sprinkler systems are excluded from this inspection. If we can not see is we can not report on it. Leakage or corrosion in underground piping cannot be detected by a visual inspection. It is impossible to determine if the house is connected to the city sewer system or septic. Contact the city for information. Water quality or hazardous material (lead) testing can be done by other companies. Water hammer or pipe knock may not present it self during inspection. Recommend all plumbing repairs be done by a qualified company

MAIN WATER SERVICE UTILITY STATUS

Water was on

FUEL SYSTEM UTILITY STATUS

Gas was on

WATER METER

Water meter cover was removed and area inspected, no leaks were seen.

MAIN WATER PIPING TYPE/CONDITION

Copper

Visible section of piping appeared to be in good condition at time of inspection, no leaks were noted.

MAIN WATER SHUT OFF VALVE

Note Water shut off valve present and tested for leaks, no leaks were present at or around valve area. We do not Test to see if the water fully shuts off completely to the house.

UG Recommend installing a FLOW by MOEN smart water shut off valve. Recommend the advice and services of a qualified Plumbing Contractor



WATER PRESSURE

Water pressure was within the recommended range of 40 to 80 psi.



WATER SUPPLY TYPE/CONDITION

Visible lines appear to be copper

Visible lines appear to be copper

Visual sections of pipes appear to be in good condition at time of inspection

HOSE FAUCETS

Sample operated, appeared serviceable

WASTE LINES TYPE/CONDITION

Plastic ABS

Visible sections of pipes appeared to be in good condition at time of inspection

WASTE LINES CLEAN OUTS

Clean out for waste line was present at exterior

VENT PIPING TYPE/CONDITION

Plastic ABS

Visible sections of pipes appeared to be in good condition at time of inspection

FUEL SYSTEMS TYPE

Natural Gas

The gas supply may be shut off by turning the valve 90 degrees either direction. The shut off valve was not tested. System appears serviceable. We recommend providing a wrench or installing an automatic seismic shut off valve on the gas meter as an "upgrade" for protection against fire loss in the vent of a damaging earthquake.

UG Recommend that an automatic Earthquake Gas Shut Off Valve be installed near the gas meter.



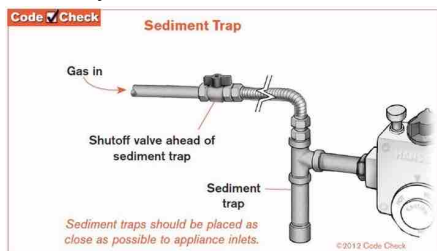
GAS PIPING TYPE/CONDITION

Black Pipe and Galvanized

Visual sections of pipes appear to be in good condition at time of inspection

GAS LINE SEDIMENT TRAP(S)

UG Sediment traps missing on gas line for older type furnace(s) and water heater(s). Sediment traps may have not been required when house was built, recommend installation to prevent voiding manufacturers and or home warranty. Recommend the advice and services of a qualified Plumbing Contractor



Water Heater

#1 Garage

WATER HEATER BRAND

Bradford White



WATER HEATER YEAR

2015

WATER HEATER AGE NOTE

Water heater is 7 years old. The average life span of most water heaters is 10 to 15 years depending on the manufacture, usage and maintenance and of the system.

WATER HEATER SIZE

50 Gallons

WATER HEATER TYPE

Natural Gas

WATER HEATER VENTING SYSTEM

Flue vent intact and venting properly.

WATER HEATER TANK

Appeared to be in good condition at time of inspection. No leaks noted.

WATER HEATER TANK DRAIN

Appeared to be in good condition at time of inspection.

WATER HEATER SEISMIC BRACING

Seismic Straps installed.

WATER HEATER SUPPLY PIPING

Supply pipes were in good condition at time of inspection. A water shutoff valve is installed.



WATER HEATER CIRCULATION PUMP

None installed

WATER HEATER COMBUSTION AIR

A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

WATER HEATER ENERGY SUPPLY

An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

WATER HEATER TPR VALVE

A temperature & pressure relief valve and discharge line were installed for safety. These open only if water pressure builds up to unsafe levels inside the water heater, valves are never tested because once they are tripped they need to be replaced.

SC Flexible drain line is not approved for this installation. This type of pipe is reduced inside. Piping for TPR valve can not be reduced. We recommend the advice and services of a qualified Plumbing Contractor



WATER HEATER CONTROLS

The temperature control was set near manufactures recommended setting.

WATER HEATER BASE

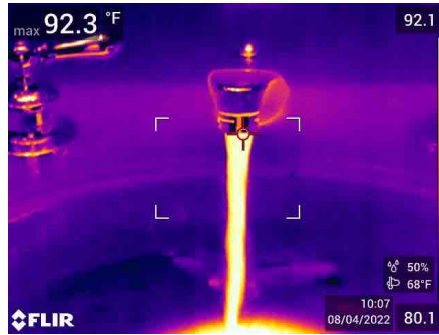
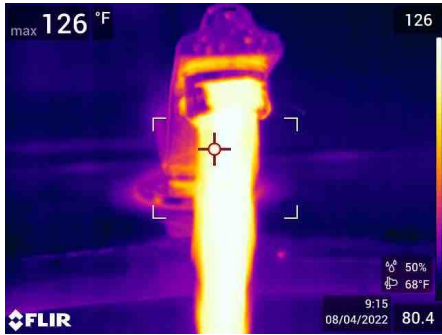
Functional

WATER HEATER ELEVATION

Unit is properly elevated at 18 inches above floor

WATER HEATER CONDITION

Thermal images taken at faucets show water heater was operating at time of inspection and heating water.



#2 Attic

WATER HEATER BRAND

Bradford White



WATER HEATER YEAR

2015

WATER HEATER AGE NOTE

Water heater is 7 years old. The average life span of most water heaters is 10 to 15 years depending on the manufacture, usage and maintenance and of the system.

WATER HEATER SIZE

Data plate not legible

WATER HEATER TYPE

Electric

WATER HEATER TANK

Appeared to be in good condition at time of inspection. No leaks noted.

WATER HEATER TANK DRAIN

Appeared to be in good condition at time of inspection.

WATER HEATER PAN

Pan installed with drain line

WATER HEATER SEISMIC BRACING

SC Seismic straps missing, Seismic straps need to be installed per manufactures instructions, We recommend further review and repairs by a qualified specialist in the appropriate trade.



WATER HEATER SUPPLY PIPING

Supply pipes were in good condition at time of inspection. A water shutoff valve is installed.

WATER HEATER CIRCULATION PUMP

None installed

WATER HEATER ENERGY SUPPLY

Electrical connection was in good condition.

WATER HEATER TPR VALVE

A temperature & pressure relief valve and discharge line were installed for safety. These open only if water pressure builds up to unsafe levels inside the water heater, valves are never tested because once they are tripped they need to be replaced.

WATER HEATER CONTROLS

The temperature control was set near manufactures recommended setting.

WATER HEATER BASE

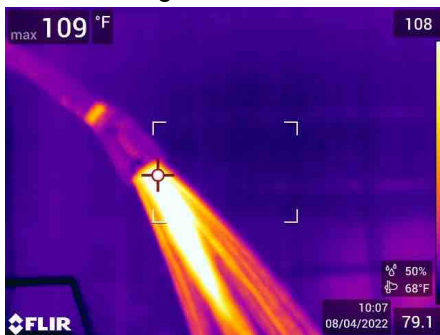
Functional

WATER HEATER ELEVATION

Not required to be elevated.

WATER HEATER CONDITION

Thermal images taken at faucets show water heater was operating at time of inspection and heating water.



Heating System

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyon the scope of the home inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency for the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de humidifiers are beyond the scope of the inspection. Have these systems evaluated by a qualified company. Subjective judgment of system capacity is not part of the inspection. Normal service and maintenance is recommended every 6 months.

HEATING SYSTEM BRAND

Lennox.



HEATING SYSTEM YEAR

2012

HEATING SYSTEM BTU/HR

110,000

HEATING SYSTEM FUEL TYPE

Natural Gas

HEATING SYSTEM TYPE

Forced Air Mid-Efficiency Gas Furnace

HEATING SYSTEM GAS CONNECTION

Gas connection line appears to be in good condition.

HEATING SYSTEM PUMP/BLOWER FAN

Appears to be in good working condition at time of inspection

HEATING SYSTEM COMBUSTION AIR

Combustion air supply adequate

RM Heater access door lacks weather stripping, recommend installation to prevent combustion air and return air from mixing since return vent is less than 10 feet from heater unit.



HEATING SYSTEM VENTING SYSTEM

The combustion and exhaust venting appears to be in good condition

HEATING SYSTEM SUPPLY PLENUM/COIL

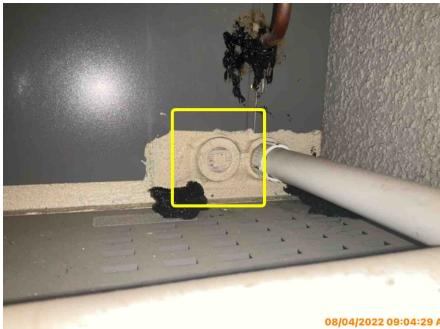
Supply plenum/coil was sealed, no leaks noted at time of inspection.

COILS CONDENSATION LINE

Condensation line installed.

COILS SECONDARY CONDENSATION LINE

UG Recommend Micro switch be installed on secondary condensation line to prevent moisture damage if primary condensation line becomes blocked.



A/C SECONDARY CONDENSATE DRAIN PAN

NA

HEATING SYSTEM RETURN PLENUM

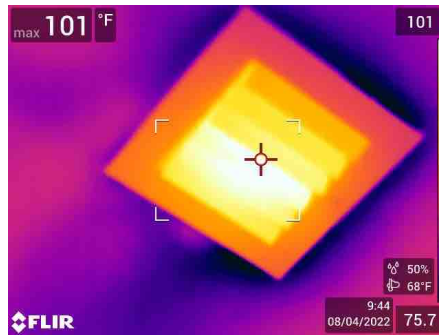
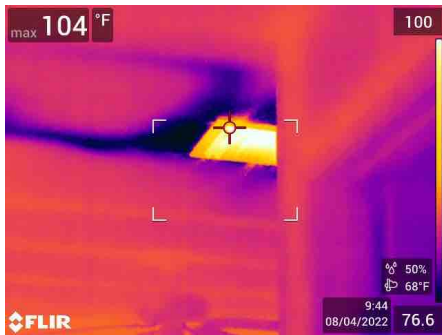
Visible areas of the return plenum was in good condition.

HEATING SYSTEM THERMOSTAT CONTROLS

The thermostat was operational at time of inspection

HEATING SYSTEM OPERATION

Thermal image shows heater was operational at time of inspection. The heating unit was run through a complete cycle. The heater was operated by turning up the thermostat, and then turned back to its original setting.



HVAC Air Filters

HEATING FILTER LOCATION/CONDITION

Note Filter located under heating units fan compartment.



RM Heater filter is dirty, new filter is needed, suggest cleaning/changing filter regularly



Air Conditioning System

The average life span for an Air Conditioner system is 15 years. The inspector does not perform pressure test on coolant systems, therefore no representation is made regarding coolant charge of line integrity. Subjective judgment of system capacity is not part of the inspection. Normal service and maintenance is recommended every 6 months.

A/C BRAND

Lennox.



A/C YEAR

2012

AC AGE NOTE

Note The Air conditioner is **10** years old. The average lifespan for an air conditioner is 15 years if properly maintained and serviced

A/C COMPRESSOR SIZE

5 tons

REFRIGERANT TYPE

R-410A

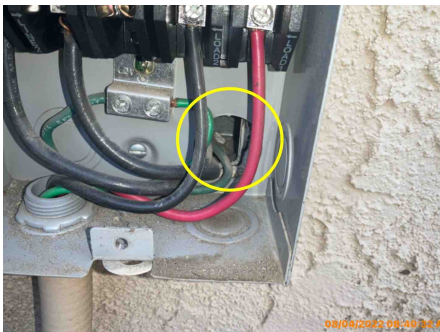
A/C TYPE AND METHOD

Central Split System, Outdoor condenser with evaporator coil above heater unit indoors.

A/C POWER SOURCE

220 Volt, Electrical disconnect present

NR Missing protective wire bushing for wires that enter the A/C disconnect panel. All wires that enter the panel should be protected from metal enclosure. Recommend further review and repair by qualified Electrical Contractor.



A/C MAX AMP RATING FOR FUSE/BREAKER

60 amps

A/C FUSE SIZE AT DISCONNECT

60 amp fuse at disconnect near unit

A/C BREAKER SIZE AT PANEL

50 amp breaker at panel

A/C CONDENSING UNIT

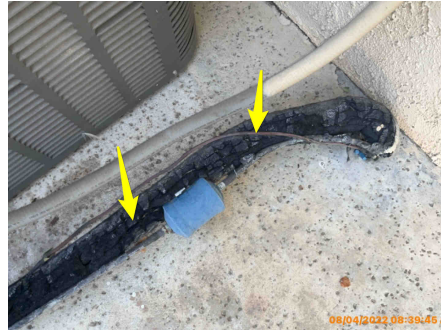
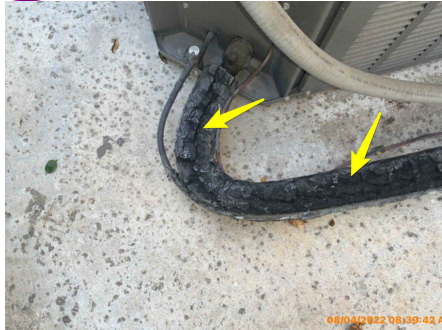
Unit was level and installed on recommended pad.

A/C CONDENSING UNIT FAN

Fan was in good working condition at time of inspection

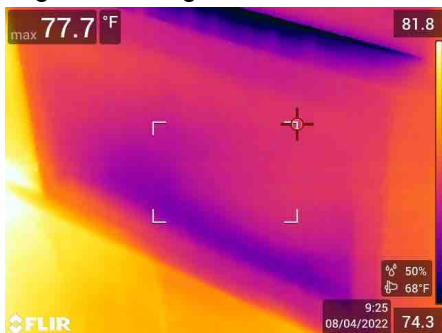
A/C REFRIGERANT LINES

RM Refrigerant insulation is missing on refrigerant line, line should be insulated for better efficiency.



A/C SYSTEM CONDITION

Ambient temp = 77 Supply temp = 52. Temperature split = **25**. Air conditioner was turned on and appeared to be in good working condition at time of inspection. Inspector is testing for a **18** to **22** degree drop in temperature.



Heating /AC Distribution Systems

Cubic feet measurements (CFM's) of air flow are beyond the scope of the home inspection. Only a mechanical contractor can determine the exact condition of the air flow of the mechanical equipment.

HEATING DISTRIBUTION SYSTEM TYPES

Gray flex duct thermal plastic ducts are present in attic

HEATING DISTRIBUTION SYSTEMS CONDITION

Note All accessible duct registers were tested using a thermal infrared camera. This test only tells us if cool air is coming out from the registers, but not the actual CFM's of air flow or static pressure. Testing ducts for air flow, leaks or Cubic feet measurements (CFM's) of air flow is beyond the scope of the home inspection and requires specialize equipment. If you are concerned about this it is recommended that you hire a company to test the ducts for air leaks, air flow and proper static pressure.

NR Gray flex duct thermal plastic cover is damaged and duct is crushed on heating duct(s) in attic. The loss of the protective plastic covering on flex ducting poses several concerns including loss of the duct insulation, increased air conditioning system operating cost due to air leaks and also indoor air quality concerns. Replacement is costly. Damaged ducts need to be replaced when this happens from end to end. We recommend the ducts be evaluated and replaced as needed by a qualified HVAC Contractor



Fireplace

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks or gas leaks have developed. Glass doors / panels can get hot and can cause burns if touched.

FIREPLACE TYPE OF UNIT

Fireplace with damper.

FIREPLACE GAS SHUT-OFF

RM Fireplace shut off valve is difficult to turn.

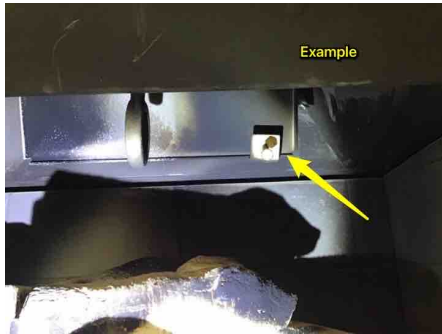


FIREPLACE GAS LINE

Ridged gas line

FIREPLACE DAMPER CONDITION

SC Damper was in good working condition. All gas fireplaces are required to have damper clamp installed on the damper so damper does not close. This is a new requirement as of 2011 that any gas fireplaces have a damper clamp installed in case there is a gas leak the gas will go up the flue and not into the house



FIREPLACE FIREBOX CONDITION

Fireplaces firebox was in good condition at the time of inspection. Annual inspections and cleaning is recommended.

FIREPLACE FIRE SCREEN

The recommended safety screen is installed.

FIREPLACE GLASS FIREPLACE DOORS

Glass fireplace doors are installed.

FIREPLACE HEARTH

Hearth area was in good condition at time of inspection.

FIREPLACE HEARTH EXTENSION

Adequate.

FIREPLACE FLUE

RM Residue in the fireplace has built to at least 1/8" and fireplace is due for servicing/cleaning by a chimney sweep. Cleaning should be done before use.



FIREPLACE OPERATION

Unit was tested and found to be in working condition at time of inspection.



Interior Areas

The finished surfaces, hardware, windows and doors of the interior were found to be in generally acceptable condition. Any exceptions are noted in the report. Cosmetic flaws such as stained/worn carpet, marred surface finishes and worn paint that are apparent to the average person are not included in this inspection, although we may not occasionally report them as a courtesy to our clients. Cosmetic flaws such as minor cracks and nail pops occur in all houses. These are typical cosmetic in nature and are caused by settlement and / or shrinkage of building components. Furnishings are not typically moved in the inspection process by the inspector, which limits the inspection to free areas, defects may be blocked from view. Blocked or concealed conditions are not the responsibility of the inspector. Determining the source of odors or like conditions is not a part of this inspection. Floor coverings that are damaged or stained may be hidden by furniture. The conditions of underlying floor coverings are not inspected.

INTERIOR OCCUPIED

Note NOTE that if areas of the home are inaccessible or concealed from the inspectors view, then an inspection of that area or item did not take place. Request that any information about any hidden problems be revealed to you about these inaccessible or hidden areas from the seller prior to the close of escrow. Return to the property prior to the close of escrow and perform a walk-through inspection of your own after the owner's belongings have been removed. If your inspection or information reveals hidden damage or concerns contact a qualified specialist or your inspector for a return visit.

WALL AND CEILING TYPE

Textured Drywall

Acoustic Spray at ceilings

WALLS AND CEILINGS CONDITION

RM Cracks noted at living room wall



NR Damage noted to primary wall at closet



RM Possible asbestos containing material in closet ceilings, We recommend further review and repairs by a qualified specialist in the appropriate trade.



RM Wallpaper peeling at dining area



FLOOR CONDITION

Visual examination of unobstructed areas of floor showed no damage at time of inspection. Any small cracks are typical.

Visual examination of unobstructed areas of floor showed no damage at time of inspection. Any small cracks are typical.

THERMAL SCANNING

Note Advantage Inspection professionals LLC has made a choice to include a limited thermal scan as part of this inspection. There are times when a thermal scan of an area can help the inspector identify a condition that may not be visible without the use of the thermal camera. Thermal photo inclusion is of a localized spot (about 1"x1" square) and in no way meant to give a impression that any other portion of the house/property were viewed with a thermal camera. Only the spot pictured was viewed with the thermal camera. This thermal image is used to emphasize or highlight only the condition that was pictured. We always recommend full review of the entire inspection report. A thermal image only detects an anomaly/a surface temperature differential and not anything else and does not see through surfaces or X-ray surfaces. Please visit Flir.com for your due diligence on understanding a thermal photo.

PHONE-INTERCOM-INTERNET & SECURITY SYSTEMS

NT Phone systems including intercoms, high speed internet, cable, home automation and security systems are not evaluated and not part of this inspection, inquire with seller or owner about condition and usage.

Windows & Doors

Due to wind, dry air, dust and dirt. You will see built up of sand, dust and dirt in your exterior doors and windows and tracks. Regular cleaning is needed for proper operation. Determining the condition of insulated glass windows and doors is not always possible due to temperature, weather and lighting conditions. Dirty windows may make it difficult to determine the exact condition of insulated windows. Check with the seller for further information

MAIN ENTRY DOORS CONDITION

Appeared to be in good working condition at time of inspection, deadbolt is operational.

Appeared to be in good working condition at time of inspection, deadbolt is operational.

NR Weather stripping missing at front door.



EXTERIOR DOORS TYPE

Sliding glass, **single pane**, glass appears to be tempered.

EXTERIOR DOOR CONDITION

Note All tested doors appeared to be in good condition and functional at time of inspection. Determining the condition of insulated glass windows and doors is not always possible due to temperature, weather and lighting conditions.

SCREEN DOORS CONDITION

Appeared to be in good condition at time of inspection.

WINDOWS TYPE

Double and Single Pane

WINDOWS CONDITION

Note All accessible windows were found to be in good condition at time of inspection. Determining the condition of insulated glass windows and doors is not always possible due to temperature, weather and lighting conditions.

RM Exterior window trim is loose/damaged at right side



WINDOW SCREENS CONDITION

Appeared to be in good condition at time of inspection.

INTERIOR DOORS CONDITION

All interior doors appeared functional at time of inspection.

INTERIOR CLOSETS CONDITION

Functional

Kitchen - Appliances

No opinion is offered as to the adequacy of the dishwasher operations, ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices and thermostat accuracy are not tested during the inspection

LIGHTING SWITCHES AND FIXTURES CONDITION

Lighting fixtures and switches appeared to be in good working condition

RECEPTACLE(S) CONDITION

SC All Kitchen receptacles are required to be GFCI protected when a kitchen is remodeled, electrical is required to be updated. GFCI receptacles need to be installed at all receptacles serving all counters, Recommend further review and repairs as needed by a Qualified Electrical Contractor.



SINKS, FAUCETS & DRAINS CONDITION

Sink(s) appeared to be in good condition at time of inspection
Drain(s) appears serviceable, no leaks noted at time of inspection
Faucet(s) appear to be good working condition at time of inspection
Hand sprayer was in good working condition at time of inspection

MAIN SINK GARBAGE DISPOSALS CONDITION

Garbage disposal was turned on and off and found in good working condition at time of inspection.

GARBAGE DISPOSAL WIRING CONDITION

Wiring appears serviceable

DISHWASHER INTERIOR CONDITION

The interior of the dishwasher was in good condition

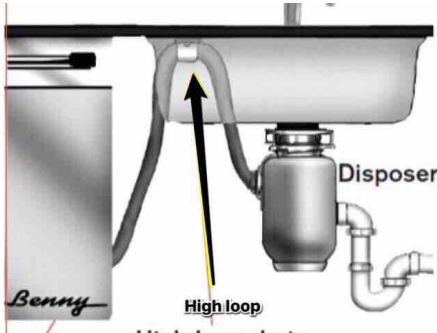


DISHWASHER(S) CONDITION

The dishwasher(s) were/was cycled on the normal cycle to check for its operation and to identify any leakage. Each cycle and feature of the unit was not tested and is Beyond the scope of this evaluation. There were no leaks found during the inspection.

DISHWASHER AIR GAP CONDITION

RM High loop dishwasher drain line not high enough to prevent siphoning. We recommend further review and repairs by a qualified specialist in the appropriate trade.



RANGE/COOK TOP/OVEN TYPE

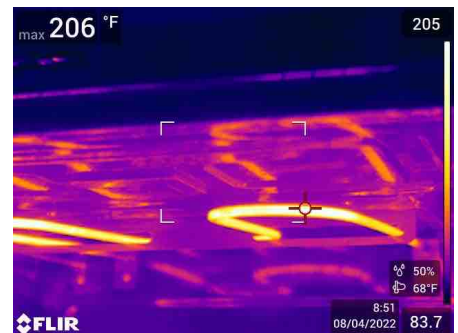
Electric
Combination
Free-standing

RANGE/COOK TOP/OVENS CONDITION

The unit was turned on to check to see if the elements heated up and then turned off. Unit appeared to be in good working condition at time of inspection. The temperature settings and timer were not tested



Oven baking and broiling features were turned on to see if element heated up. The temperature settings and timer were not tested



RANGE/COOK TOP/OVEN ANTI TIP BRACKET

SC There is no anti-tip leg assembly on the range, creating a tip hazard, recommend installation to prevent accidental tipping of unit if a child were to open oven door and climb up on it causing unit to tip. We recommend further review and repairs by a qualified handyman



STOVE EXHAUST TYPE/CONDITION

External

Fan appears to be in good working condition at time of inspection

Exhaust fan light was working at time of inspection



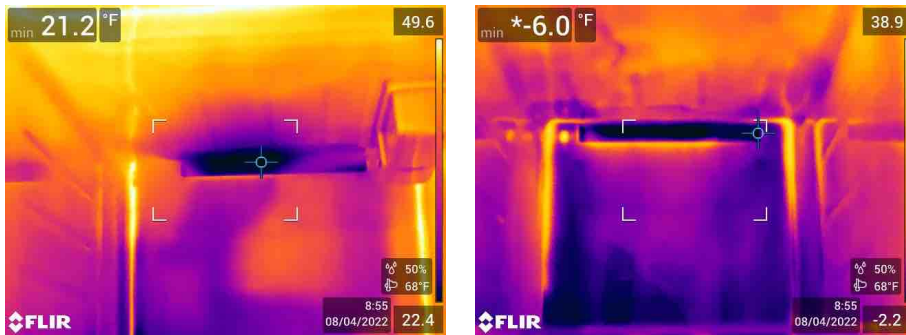
MICROWAVE CONDITION #1

Microwave was turned on and tested using a cup of water and or a wet paper towel to see if it heated up. Thermal Image shows microwave to be in good working condition at time of inspection and LED display was readable at time of inspection. We do not test all functions.



REFRIGERATORS CONDITION

Electric, refrigerator appears to be in good working condition at time of inspection, refrigerator was moved and inspected, no leaks were seen at time of inspection.



ICE MAKERS CONDITION

Door water dispenser worked when tested.

RM Kitchens refrigerators ice maker was turned off could not test. Inquire with seller.



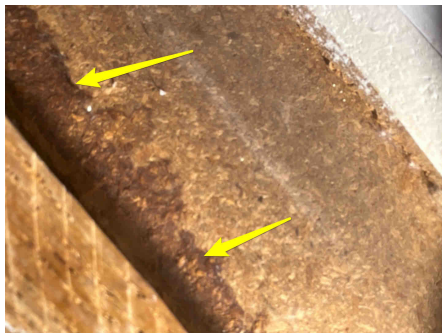
CONDITION OF COUNTERS

Visual examination of unobstructed areas of counter tops showed no damage at time of inspection

CONDITION OF CABINETS

Cabinets doors and drawers appeared to be in good working condition at time of inspection

SC Mold like substance and moisture damage noted at decking under sink. We recommend further review and repairs by a qualified specialist in the appropriate trade.



CONDITION OF WALLS

Visual examination of unobstructed areas of walls showed no damage at time of inspection

CONDITION OF CEILINGS

Visual examination of unobstructed areas of ceilings showed no damage at time of inspection

CONDITION OF FLOORS

Visual examination of unobstructed areas of flooring showed no damage at time of inspection

Bar Area

LIGHTING SWITCHES AND FIXTURES CONDITION

NR Light bulb missing at time of inspection, replace bulb and re test.



RECEPTACLES CONDITION

UG GFCI Protected receptacles missing at bar. Recommend further review and repair by qualified Electrical Contractor.



SINK AND FAUCET CONDITION

NR Faucet handles difficult to turn



Laundry

Recommend water be shut off to washing machine if owner leaves residence for any extended period of time to prevent damage if case water hoses leak. Water hoses should be replaced every 5 years.

LOCATION

Garage

LAUNDRY ROOM FIXTURES & RECEPTACLES

Light fixture(s) were in good working condition at time of inspection
The washing machine receptacle was grounded at time of inspection.

EXHAUST FAN

Located in garage

WATER HOOK-UPS

Water supply was tested and was found to be in good working condition. Braided steel flexible water supply lines installed

DRAIN LINE

Drain line was tested and found to be in good working condition.

DRYER HOOK UP TYPE & CONDITION

Gas valve is provided

GAS SHUT-OFF

An easy operate hand shut-off valve is properly installed on the gas line, but valve was not tested. Testing valves is beyond the scope of the inspection

FLEXIBLE CONNECTOR

A flexible gas line is installed and functional.

DRYER VENTING

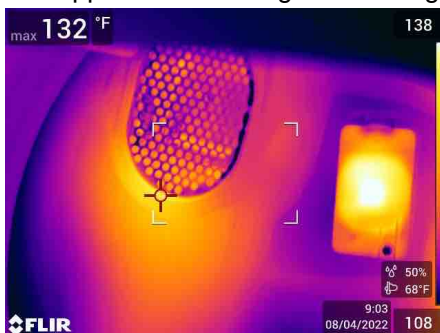
The dryer vent is vented to the exterior

CLOTHES WASHER

Unit was turned on and run through a short cycle, all cycles were not tested due to time constraints, unit appeared to be in good working condition at time of inspection

CLOTHES DRYER

Gas dryer. Unit was turned on and run through a short cycle, all cycles were not tested due to time constraints, unit appeared to be in good working condition at time of inspection.



Bathroom

Our review of the bathroom interior includes inspection of walls, ceiling, floors, doors, windows, steps, and plumbing fixtures. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas.

Hallway Bathroom

LIGHT FIXTURES CONDITION

Light(s) were in good working condition at time of inspection.

RECEPTACLE(S) CONDITION

SC Bathroom receptacle(s) is/are not Ground Fault Circuit Interrupter (GFCI) protected, ground fault circuit interrupters are required in bathrooms. Recommend further review and repair by qualified Electrical Contractor.



CONDITION OF FAUCET(S)

UG Recommend older type plastic shut off valves be replaced when time permits. These have a tendency to deteriorate and leak when it comes time to shut the water supply off.

CONDITION OF SINK(S) AND DRAIN(S)

Sink appeared to be in good condition at time of inspection, drain appeared to be in good condition at time of inspection, no leaks were found.

CONDITION OF TOILET

The toilet flushed and filled properly at the time of inspection

SHOWER PLUMBING FIXTURES CONDITION

RM Leaking is noted at shower head connection



NR Shower valve did not work. We recommend the advice and services of a qualified Plumbing Contractor



SHOWER/TUB AREAS CONDITION

Shower walls appeared to be in good condition at time of inspection. Regular caulking/grouting of the seams and joints is required to keep water penetration to a minimum

SHOWER ENCLOSURE CONDITION

Shower enclosure was in good condition at time of inspection, enclosure glass appears to be tempered.

CONDITION OF COUNTERS

Visual examination of unobstructed areas of counter tops showed no damage at time of inspection.

CONDITION OF CABINETS

Appeared to be in good working condition at time of inspection

BATHROOM FLOOR CONDITION

Visual examination of unobstructed areas of floor showed no damage at time of inspection.

BATHROOM WALLS/CEILINGS CONDITION

Walls and ceiling appeared to be in good condition.

BATHROOM VENTILATION CONDITION

Fan appeared to be in good working condition at time of inspection

Exterior door appeared to be in good working condition at time of inspection

HEATING DEVICE(S)

Heat register(s) were observed in bathroom

BATHROOM DOOR(S) CONDITION

Door closed and latched properly at time of inspection

BATHROOM EXTERIOR DOOR

RM Moisture damage noted at door frame



Front Bedroom

LIGHT FIXTURES CONDITION

Light(s) were in good working condition at time of inspection.

RECEPTACLE(S) CONDITION

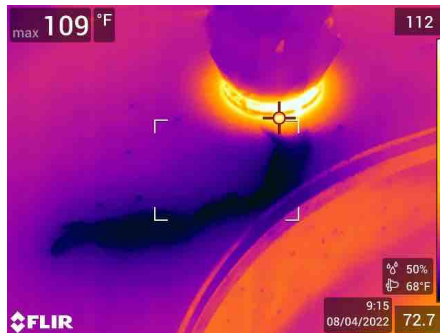
SC Bathroom receptacle(s) is/are not Ground Fault Circuit Interrupter (GFCI) protected, ground fault circuit interrupters are required in bathrooms. Recommend further review and repair by qualified Electrical Contractor.



CONDITION OF FAUCET(S)

Faucet(s) components appeared to be in good working condition at time of inspection, no leaks were found.

NR Thermal Image shows faucet handles leaking. We recommend further review and repairs by a qualified specialist in the appropriate trade.



CONDITION OF SINK(S) AND DRAIN(S)

Sink appeared to be in good condition at time of inspection, drain appeared to be in good condition at time of inspection, no leaks were found.

CONDITION OF TOILET

The toilet flushed and filled properly at the time of inspection

SHOWER PLUMBING FIXTURES CONDITION

Shower fixtures and drain appeared to be in good working condition at time of inspection

SHOWER/TUB AREAS CONDITION

Tub and shower areas appear serviceable, Regular caulking of the seams and joints is required to keep water penetration to a minimum

SHOWER ENCLOSURE CONDITION

Shower enclosure was in good condition at time of inspection, enclosure glass appears to be tempered.

CONDITION OF COUNTERS

Visual examination of unobstructed areas of counter tops showed no damage at time of inspection.

CONDITION OF CABINETS

SC Moisture damage and mold like substance noted at cabinet under sink. We recommend further review and repairs by a qualified specialist in the appropriate trade.



BATHROOM FLOOR CONDITION

Visual examination of unobstructed areas of floor showed no damage at time of inspection.

BATHROOM WALLS/CEILINGS CONDITION

Walls and ceiling appeared to be in good condition.

BATHROOM VENTILATION CONDITION

Fan appeared to be in good working condition at time of inspection

HEATING DEVICE(S)

Heat register(s) were observed in bathroom

BATHROOM DOOR(S) CONDITION

Door closed and latched properly at time of inspection

Primary

LIGHT FIXTURES CONDITION

Light(s) were in good working condition at time of inspection.

RECEPTACLE(S) CONDITION

SC Bathroom receptacle(s) is/are not Ground Fault Circuit Interrupter (GFCI) protected, ground fault circuit interrupters are required in bathrooms. Recommend further review and repair by qualified Electrical Contractor.



CONDITION OF FAUCET(S)

Faucet(s) components appeared to be in good working condition at time of inspection, no leaks were found.

NR Water shut off valve handle missing under sink, We recommend further review and repairs by a qualified specialist in the appropriate trade.



CONDITION OF SINK(S) AND DRAIN(S)

Sink appeared to be in good condition at time of inspection, drain appeared to be in good condition at time of inspection, no leaks were found.

CONDITION OF TOILET

The toilet flushed and filled properly at the time of inspection

SHOWER PLUMBING FIXTURES CONDITION

Shower fixtures and drain appeared to be in good working condition at time of inspection

SHOWER/TUB AREAS CONDITION

Shower walls appeared to be in good condition at time of inspection. Regular caulking/grouting of the seams and joints is required to keep water penetration to a minimum

SHOWER ENCLOSURE CONDITION

Shower enclosure was in good condition at time of inspection, enclosure glass appears to be tempered.

CONDITION OF COUNTERS

Visual examination of unobstructed areas of counter tops showed no damage at time of inspection.

CONDITION OF CABINETS

SC Moisture damage and mold like substance noted at cabinet under sink. We recommend further review and repairs by a qualified specialist in the appropriate trade.



BATHROOM FLOOR CONDITION

Visual examination of unobstructed areas of floor showed no damage at time of inspection.

BATHROOM WALLS/CEILINGS CONDITION

Walls and ceiling appeared to be in good condition.

BATHROOM VENTILATION CONDITION

Fan appeared to be in good working condition at time of inspection

HEATING DEVICE(S)

Heat register(s) were observed in bathroom

BATHROOM DOOR(S) CONDITION

Door closed and latched properly at time of inspection

Warranty Companies & Pre Existing Conditions

HOME WARRANTY'S

A couple of notes about the home warranty that either the agent or seller is providing.

Please note that WE ARE NOT A WARRANTY COMPANY

After 15 years in the business and dealing with a number of situations with warranty companies we would note the following.

Warranty companies when called out to fix your item will send a technician out to review the situation. Note he or she is there to find any pre existing condition so they can deny your claim, even though when we did your inspection and verified that the component worked and there was no pre existing condition to the best of our knowledge.

They are also there to check for improper installation so that so they can refuse your claim. We are generalist and sometimes do not know about the changing requirements that they have for the component that needs repair or replacement.

Beyond The Scope

CONCEALED AREAS

If areas of the home are inaccessible or concealed from the inspectors view, then an inspection of that area did not take place. Request that any information about any hidden problems be revealed to you about these inaccessible or hidden areas from the seller prior to the close of escrow. Return to the property prior to the close of escrow and perform a walk-through inspection of your own after the owner's belongings have been removed. If your inspection or information reveals hidden damage or concerns contact a qualified specialist or your inspector for a return visit.

PERMITS/BUILDING CODE VIOLATIONS

If you are concerned about building permit information you should, request copy' s from seller/owner.

GEOLOGICAL STABILITY

Soil condition or stability is not determined during this home inspection. Should you decide to obtain a geological report of the site conditions you might contact a geological inspection firm through your real estate agent or a non profit association of geo technical engineers for referral.

STRUCTURAL STABILITY OR ENGINEERING ANALYSIS

Engineering analysis of a buildings structure is performed only by a licensed structural engineer with the use of measurements, calculations, or other scientific evaluation. Engineering is beyond the scope of a typical home inspection. To receive an inspection and report on the structure by an engineer, ask your real estate agent or a nonprofit association of structural engineers for referral.

SEWER BLOCKAGE

Check with the seller for information about the history of the sewer or private septic waste disposal system. Having a drain service company video review and service the main drain line to be sure it is open and flowing before the close of escrow is recommended on all homes.

SEPTIC SYSTEMS

Septic systems are not inspected and not part of this inspection, recommend all septic systems be evaluated by a Septic System Professional and all documents about service history be requested from seller before the close of escrow.

ENVIRONMENTAL CONCERNS

Environmental issues include but are not limited to mold, radon, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised

AIR DUCT/REGISTER TESTING

All accessible duct registers were tested using a thermal infrared camera. This test only tells us if cool air is coming out from the registers, but not the actual CFM's of air flow or static pressure. Testing ducts for air flow, leaks or Cubic feet measurements (CFM's) of air flow is beyond the scope of the home inspection and requires specialize equipment. If you are concerned about this it is recommended that you hire a company to test the ducts for air leaks, air flow and proper static pressure.