



Access Building Inspection

Website: <http://www.accessbuildinginspection.com>

Email: info@accessbuildinginspection.com

Phone: (909) 282-0817

349 Calle Alcazar

Walnut CA 91789-1615

Inspector: Yale Chen



Summary

Client(s): **XXXXXX**

Property address: **14021 Some Road, Anytown, CA90650**








Inspection date: **Sunday, May 12, 2013**

This report published on Monday, October 14, 2013 11:12:36 AM PDT


IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition
	Comment	For your information


General Information

1)  - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.reporthost.com/?EPA>


<http://www.reporthost.com/?CPSC>

<http://www.reporthost.com/?CDC>

2)  - The water service was turned on during the inspection. The inspector operates only "normal" controls such as faucets, and does not operate shut-off valves to the water meter or house. As a result, plumbing supply, drain waste and vent lines, traps, pumps, fixtures, and some appliances such as water heaters were fully evaluated. The water pressure was determined .

Water Source: City

Water Meter Location: The water meter is located at front side walk.

3)  - The natural gas service was turned on during the inspection. The inspector operates only "normal" controls such as thermostats, stove burner knobs, and on/off switches, and does not operate gas shut-off valves or activate pilot lights. As a result, items such as but not limited to the gas supply system, gas-fired water heater(s), gas-fired forced air furnace (s), gas fireplace(s), stove(s), and range(s) weren't fully evaluated. The inspector was unable to test for gas leaks. Recommend that a qualified person make a full evaluation of the gas supply system and gas-fired appliances after the gas supply is turned back on. Any problems that are found after this evaluation should be repaired by a qualified contractor.


Gas-fired Equipment Installed: Gas Furnaces, Water heater, Stove, Clothes Dryer, (Not present)

Location of Meter: The meter is located on the south exterior

Gas Line Primary Piping Material: The visible gas lines are Black Iron Pipe and Galvanized.


Gas Odors Noted: NO


Vents Noted From Roof View: There is at least one gas-fired vent stack through the roof line. The stacks appear to be installed two feet higher than the adjacent roof line.


4)  - Electricity was available during the inspection The inspector operates only "normal controls" such as switches or knobs, and does not reset or turn on/off circuit breakers or remove or install fuses. As a result, branch circuit wiring, receptacles, fixtures such as lights and fans, switches, ground fault circuit interrupter (GFCI) devices, arc fault circuit interrupter (AFCI) devices, and some appliances such as electrically powered water heaters, forced air furnaces, heat pumps, air conditioning units, and kitchen appliances were fully evaluated.

Electric Service: Overhead



Grounds

5)  - trip hazards: The water pipe is above the ground, it has a trip hazard.


6)  - Fornt porch: The fixed window has a cracks glass need to replace.


7)  - Concrete masonry block walls are installed as fencing. Wrought Iron is installed as fencing. The fencing and / or wall needs to be repaired. Some pointing is needed. There is

placing mortar into joints to correct defects or completely fill the joints between bricks or CMU's.


8)   - Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.


Exterior and Foundation

9)  - Untreated wood siding and/or trim was in contact with concrete or masonry at the exterior. Moisture collected between the two materials or wicking up into the wood is a conducive condition for wood-destroying organisms. Wood siding or trim should be installed with a minimum clearance of 1-2 inches between it and concrete or masonry below it at building exteriors. Monitor these areas for rot or infestation in the future and repair if needed. Recommend that a qualified person repair per standard building practices. For example, by trimming siding or trim as needed.

10)  - Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. In damp climates, moisture may enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco may become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.

Roof

11)  - One or more roofing nails weren't fully seated and shingles were lifting or nail heads were protruding through shingle surfaces. The nails may have loosened, or were not pounded in fully when installed. Shingles are likely to be wind damaged, and leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.


12)  - Condition of Roof Covering Vent:
Service Recommended. Improperly installed vent boot on roof at Northeast nailed directly to shingles, creating entry points for water and stressing boot. Recommend evaluation by licensed, qualified roofing contractor.


13)  - Ridges: The ridge covering material appears to be in serviceable condition.

14)  - Valley: The valleys on the roof are open with metal valleys.


Attic and Roof Structure

15)   - Attic exhaust vent: Service recommended. two exhaust vents aren't through roof.

16)  - No vapor retarder was visible in the attic. Such vapor retarders reduce the flow of moisture from living spaces below, up into the attic, and prevent damage from moisture. For example, fungal rot, mold, and ice dams on the roof. Vapor retarders are not a standard recommendation except for very cold regions and in cases where there is high humidity in the house during the winter. Based on conditions found during this inspection, recommend that a qualified contractor install a vapor barrier.

17)  - One or more attic access hatches or doors were not insulated, or had substandard insulation. Recommend installing insulation as necessary and per current standards at hatches or doors for better energy efficiency. For more information, visit:

<http://www.reporthost.com/?ATTACC>


18)  - Attic access point(s) #C were inaccessible because ducts or pipes were blocking. These areas were not evaluated and are excluded from this inspection.


Garage or Carport



20)   - The door between the garage and the house did not appear to be fire resistant, or

the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

<http://www.reporthost.com/?AGFR>

21)  - Interior Wall: Service recommended




22)  - The lock mechanism on one or more garage vehicle doors was inoperable or difficult to operate. Recommend that a qualified person repair as necessary so the door(s) can be easily secured.




23)   - Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

24)  - The garage vehicle doors was serviceable.

25)  - The exterior entry doors was serviceable.

Electric



26)    - One or more clamps that secure the electric service's grounding electrode conductor(s) to a were corroded. Grounding may be substandard as a result and may be a safety hazard for shock. Recommend that a qualified electrician repair as necessary. For example, by tightening clamps.

27)    - One or more electric receptacles (outlets) at the exterior had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>


28)   - One or more circuit breakers in panel(s) #A were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit:


<http://www.reporthost.com/?DBLTAP>

A double tap is observed in main panel.


This may cause the circuit breaker improperly trip.

Recommend repair by a licensed and insured electrical contractor..


29)  - Bare wire ends, or wires with a substandard termination, were found at one or more locations. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.


30)  - Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.

Kitchen Cabinet Lighting: Improperly terminated (only capped) hot (assumed) electrical wire in the cabinet. This may cause a shock hazard. Recommend repair by a licensed and insured electrical contractor.


31)  - One or more electric receptacles (outlets) were incorrectly wired with "false grounds" where the receptacle's ground screw is connected to the neutral or white wire in the circuit. Such receptacles may appear to be grounded when they aren't. This is a shock hazard, and can damage equipment plugged into such receptacles. Recommend that a qualified electrician repair as necessary. For more information, visit:


<http://www.reporthost.com/?FLSGRND>

32)  - One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960s), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged in to an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electric systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices.


33)  - One receptacle is ground opened on south wall and some receptacle cover is missing. This may cause a shock hazard. One receptacle is ground opened one south wall and some receptacle cover is missing. This may cause a shock hazard. Recommend repair by a licensed and insured electrical contractor. For more information, visit:

<http://www.reporthost.com/?RPR>


34)  - One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

35)  - A "split bus" panel was installed as a main service panel. On such panels there is no single main disconnect switch to turn the power off. Instead, all breakers labeled "main" or "sub-main" (usually those on the upper half of the panel) must be turned off to turn all power off. These panels are common, but are no longer installed. The client should familiarize themselves with the operation of this panel and the procedure for turning all the power off in the event of an emergency. Consult with an electrician if necessary. Please see any other comments in this report related to the panel's legend.


Plumbing / Fuel Systems

36)  - Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. 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. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Recommend that a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of gray water and potable water, and install an expansion tank at the water heater if missing and necessary. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.


37)  - The cover was crack on the water meter vault. Recommend contacting the local water utility for a replacement cover, or meter vault if necessary.


Water Heater


38)  - The temperature-pressure relief valve drain line . This is a potential safety hazard due to the risk of explosion from restricted flow. A qualified plumber should repair per standard building practices. For more information, visit:
<http://www.reporthost.com/?TPRVALVE>

There is no drain line installed TPR valve

39)  - The temperature-pressure relief valve drain line terminated either too close to or too far above the grade outside. If too high, someone standing next to the water drain line could be scalded if the valve opens. If too low, the drain line's flow can be impeded and the valve may be unable to vent pressure as necessary (an explosion hazard). Recommend that a qualified person repair per standard building practices. For example by grading or removing soil if too low, or by extending the drain line if too high. For more information, visit:
<http://www.reporthost.com/?TPRVALVE>

40)  - No thermal expansion tank was installed at the water heater, and the plumbing system may be "closed" based on the inspector's observation of a pressure-reducing valve installed in this system. Some pressure-reducing valves have an integrated bypass check valve that allows water under high pressure from thermal expansion to flow back to the supply main. However, the inspector was unable to determine if the pressure-reducing valve in this system was equipped with such a bypass check valve. If none is present then the system is "closed," and an expansion tank should be installed to allow room for water in the system to expand. Without one, the water heater's temperature-pressure relief valve can leak or become damaged, or toilets can "run" due to excess pressure overcoming the fill valve. Recommend that a qualified plumber evaluate further and install an expansion tank per standard building practices if necessary.

41)  - The water heater's pilot light was off. The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable. Note that per the standards of practice for various professional home inspection organizations, the inspector does not operate shut-off valves, pilot lights or over-current protection devices, or any controls other than "normal controls."

42)  - Water Heater


Heating, Ventilation and Air Condition (HVAC)

43)   - Air Conditions

44)   - Heating Unit

Kitchen

45)  - Sink was serviceable.

46)  - Disposal was serviceable.

- 47) ✓ - The dishwasher was serviceable.
- 48) ✓ - The cooktop and oven was serviceable.
- 49) ✓ - The cooktop exhaust fan was serviceable.

Bathrooms, Laundry and Sinks

- 51) 🛠️ - The sink drain stopper mechanism at location(s) #A, D, E, F was missing. Recommend that a qualified person repair or replace as necessary.
- 52) ✓ - One or more toilets were installed. These are specialty devices 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. Recommend that a qualified specialist evaluate and repair if necessary.

The toilets were serviceable.

Interior, Doors and Windows

- 53) 🔍 - Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as [Squeeeeeek No More and Counter Snap fasteners](#) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as necessary. For more information, visit:
<http://www.reporthost.com/?SQUEAK>
- 54) 🛠️ - One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.
- 55) 🛠️ - One or more walls were damaged. Recommend that a qualified person repair as necessary.
- 56) ✓ - The main entrance door was serviceable.
- 57) ✓ - Handrails were serviceable.



Access Building Inspection

Website: <http://www.accessbuildinginspection.com>

Email: info@accessbuildinginspection.com

Phone: (909) 282-0817

349 Calle Alcazar

Walnut CA 91789-1615

Inspector: Yale Chen



Property Inspection Report

Client(s): **XXXXXX**

Property address: **14021 Some Road, Anytown, CA90650**

Inspection date: **Sunday, May 12, 2013**

This report published on Monday, October 14, 2013 11:12:36 AM PDT








Dear Client:

At your request, a visual inspection of the above referenced property was conducted on An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area,

descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporthost.com/glossary.asp>

General Information

Report number: 20130512001

Time started: 1:00pm

Time finished: 5:00pm

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Sunny

Temperature during inspection: Warm

Inspection fee: 450

Payment method: Check

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 45~50

Source for main building age: Inspector's estimate

Front of building faces: East

Main entrance faces: East

Occupied: No

Report Limitation 1: This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.



Report Limitation 2: Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

Report Limitation 3: The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Report Limitation 4: We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Report Limitation 5: Should any disagreement or dispute arise as a result of this inspection


or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

1)   Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.reporthost.com/?EPA>

<http://www.reporthost.com/?CPSC>

<http://www.reporthost.com/?CDC>

2)  The water service was turned on during the inspection. The inspector operates only "normal" controls such as faucets, and does not operate shut-off valves to the water meter or house. As a result, plumbing supply, drain waste and vent lines, traps, pumps, fixtures, and some appliances such as water heaters were fully evaluated. The water pressure was determined .

Water Source: City


Water Meter Location: The water meter is located at front side walk.



Photo 41



Photo 42

3)  The natural gas service was turned on during the inspection. The inspector operates only "normal" controls such as thermostats, stove burner knobs, and on/off switches, and does not operate gas shut-off valves or activate pilot lights. As a result, items such as but not limited to the gas supply system, gas-fired water heater(s), gas-fired forced air furnace(s), gas fireplace(s), stove(s), and range(s) weren't fully evaluated. The inspector was unable to test for gas leaks. Recommend that a qualified person make a full evaluation of the gas supply system and gas-fired appliances after the gas supply is turned back on. Any problems

that are found after this evaluation should be repaired by a qualified contractor.

Gas-fired Equipment Installed: Gas Furnaces, Water heater, Stove, Clothes Dryer, (Not present)

Location of Meter: The meter is located on the south exterior

Gas Line Primary Piping Material: The visible gas lines are Black Iron Pipe and Galvanized.

Gas Odors Noted: NO

Vents Noted From Roof View: There is at least one gas-fired vent stack through the roof line. The stacks appear to be installed two feet higher than the adjacent roof line.



Photo 49

4) ✓ Electricity was available during the inspection The inspector operates only "normal controls" such as switches or knobs, and does not reset or turn on/off circuit breakers or remove or install fuses. As a result, branch circuit wiring, receptacles, fixtures such as lights and fans, switches, ground fault circuit interrupter (GFCI) devices, arc fault circuit interrupter (AFCI) devices, and some appliances such as electrically powered water heaters, forced air furnaces, heat pumps, air conditioning units, and kitchen appliances were fully evaluated. Electric Service: Overhead



Photo 33



Photo 34



Photo 38



Photo 77

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of fences and gates: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

Fence and gate material: Wrought iron, Masonry

Site profile: Level

Condition of driveway: The cracks in the driveway need to be sealed to prevent further damage.

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: The sidewalks surface material is in serviceable condition with only normal deterioration noted.

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Front porch cover material and type: Covered (Refer to Roof section)

Porch Slab Materials and Condition: Tiles, The slab is in usable condition.

Rear Patio Slab Materials and Condition: Concrete, The slab is in satisfactory condition.

Site Drainage: Satisfactory. The lot appears to have adequate drainage to prevent water from ponding.

Bushes and Shrubs Condition: Satisfactory. The shrubs and/or bushes have a good appearance.

Trees Condition: Satisfactory. The trees on the site all appear to be alive and in acceptable condition.

Mailbox Noted: Yes - There was a visible mailbox noted within the immediate area of the property.


5)  trip hazards: The water pipe is above the ground, it has a trip hazard.



Photo 39



Photo 48

- 6) 🛠️ Fornt porch: The fixed window has a cracks glass need to replace.



Photo 4

- 7) 🔍 Concrete masonry block walls are installed as fencing. Wrought Iron is installed as fencing. The fencing and / or wall needs to be repaired. Some pointing is needed. There is placing mortar into joints to correct defects or completely fill the joints between bricks or CMU's.



Photo 52



Photo 53



Photo 54



Photo 55

- 8) 🛠️ ⓘ Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the

driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 2



Photo 3

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below) Some holes on exterior wall

Apparent wall structure: Wood frame

Wall covering: Stucco

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Monolithic Slab - Refers to a one-piece slab foundation for a building. Poured in one continuous pour.

Foundation/stem wall material: Poured in place concrete

Footing material (under foundation stem wall): Poured in place concrete

Visible Portions of Exterior Foundation Walls: The exterior view of the foundation is limited to the portions visible above grade. Only about 50% to 75% of the foundation was visible.

Perimeter Foundation Drainage Surface: The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

Anchor bolts or hold downs for seismic reinforcement: None visible

Shear panels for seismic reinforcement: None visible


9)  Untreated wood siding and/or trim was in contact with concrete or masonry at the exterior. Moisture collected between the two materials or wicking up into the wood is a conducive condition for wood-destroying organisms. Wood siding or trim should be installed with a minimum clearance of 1-2 inches between it and concrete or masonry below it at building exteriors. Monitor these areas for rot or infestation in the future and repair if needed. Recommend that a qualified person repair per standard building practices. For example, by trimming siding or trim as needed.



Photo 47



Photo 51


10)  Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. In damp climates, moisture may enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco may become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.



Photo 1



Photo 10



Photo 11



Photo 59

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Underlayment Noted: Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

Condition of exposed flashings: Appeared serviceable. The visible flashings around openings in the roof covering appear to be watertight and caulked as needed.

Roof Gutter / Drainage System: Service recommended. Currently, there is no gutter system. It is recommended that a system be installed to carry run-off water away from the foundation.

Gutter and downspout installation: None

Gutter and downspout material: Not applicable, none installed

Slope: Medium slope is considered to be between 4 in 12 and 6 in 12.


11)  One or more roofing nails weren't fully seated and shingles were lifting or nail heads were protruding through shingle surfaces. The nails may have loosened, or were not pounded in fully when installed. Shingles are likely to be wind damaged, and leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.



Photo 5



Photo 6


12)  Condition of Roof Covering Vent:
Service Recommended. Improperly installed vent boot on roof at Northeast nailed directly to shingles, creating entry points for water and stressing boot. Recommend evaluation by licensed, qualified roofing contractor.



Photo 7



Photo 8



Photo 9


13)  Ridges: The ridge covering material appears to be in serviceable condition.



Photo 82



Photo 85

14)  Valley: The valleys on the roof are open with metal valleys.



Photo 75



Photo 76

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Viewed from hatch(es), Partially traversed

Location of attic access point #A: Bedroom, first floor

Location of attic access point #B: Hallway, first floor

Location of attic access point #C: Hallway, second floor

Attic access points that were opened and viewed, traversed or partially traversed: A, B

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Fiberglass roll or batt, Cellulose loose fill

Approximate attic insulation R value (may vary in areas): Not determined (inaccessible or obscured)

Vermiculite insulation present: Not determined

Vapor retarder: None

Roof ventilation type: Gable end vents, Mechanical vents with turbine

Attic exhaust fan condition: Required repair, replacement and/or evaluation (see comments below)

15) 🔧🔍 Attic exhaust vent: Service recommended. two axhaust vents aren't through roof.



Photo 27



Photo 28

16) 🔧🔍 No vapor retarder was visible in the attic. Such vapor retarders reduce the flow of moisture from living spaces below, up into the attic, and prevent damage from moisture. For example, fungal rot, mold, and ice dams on the roof. Vapor retarders are not a standard recommendation except for very cold regions and in cases where there is high humidity in the


house during the winter. Based on conditions found during this inspection, recommend that a qualified contractor install a vapor barrier.




Photo 26



Photo 29

17)  One or more attic access hatches or doors were not insulated, or had substandard insulation. Recommend installing insulation as necessary and per current standards at hatches or doors for better energy efficiency. For more information, visit:

<http://www.reporthost.com/?ATTACC>

18)  Attic access point(s) #C were inaccessible because ducts or pipes were blocking. These areas were not evaluated and are excluded from this inspection.

19) Attic Insulation: Service Recommended. Some attic area is lack of insulation .



Photo 28



Photo 30

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached, Garage

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Wood

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Glass panel

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Roll


Number of vehicle doors: 1

Condition of garage floor: Appeared serviceable

Condition of garage interior: Required repair or evaluation (see comments below)

Garage ventilation: None

Apparent wall structure: Wood frame

20)  The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

<http://www.reporthost.com/?AGFR>

21)  Interior Wall: Service recommended



Photo 135



Photo 136


22)  The lock mechanism on one or more garage vehicle doors was inoperable or difficult to operate. Recommend that a qualified person repair as necessary so the door(s) can be easily secured.



Photo 122



Photo 123

23) ✓ **i** Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

24) ✓ The garage vehicle doors was serviceable.



Photo 43

25) ✓ The exterior entry doors was serviceable.



Photo 134

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Service voltage (volts): 120/240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): Not applicable, no single main disconnect

System ground: Ground rod(s) in soil, Cold water supply pipes

Condition of main service panel: Appeared serviceable, The power panel, as a container for safely covering circuitry and components, it is in good condition

Legend Available: There is no legend . It is recommended that they be noted as soon as possible.

Condition of sub-panel(s): Appeared serviceable

Location of main service panel #A: Building exterior

Location of sub-panel #C: Mechanical room

Location of main disconnect: No single main disconnect, use all breakers in main service panel

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Copper



Solid strand aluminum branch circuit wiring present: None visible

Ground fault circuit interrupter (GFCI) protection present: Yes

Arc fault circuit interrupter (AFCI) protection present: No

Smoke alarm power source(s): Not determined

Smoke alarms installed: Yes, but not tested

26)   One or more clamps that secure the electric service's grounding electrode conductor(s) to a were corroded. Grounding may be substandard as a result and may be a safety hazard for shock. Recommend that a qualified electrician repair as necessary. For



example, by tightening clamps.



Photo 35





Photo 36

27)   One or more electric receptacles (outlets) at the exterior had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>

28)   One or more circuit breakers in panel(s) #A were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit:

<http://www.reporthost.com/?DBLTAP>

A double tap is observed in main panel.
This may cause the circuit breaker improperly trip.
Recommend repair by a licensed and insured electrical contractor..

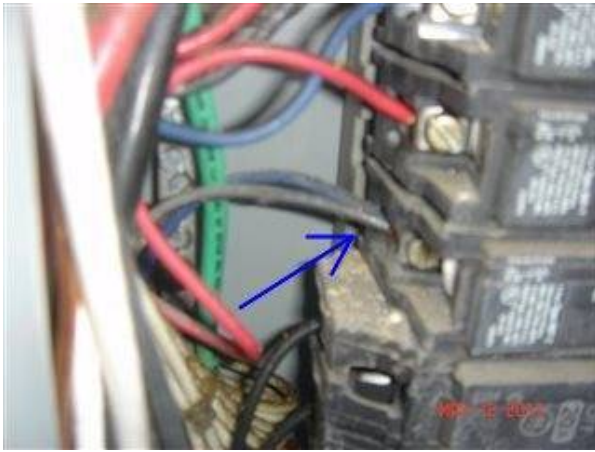


Photo 32



29)  Bare wire ends, or wires with a substandard termination, were found at one or more locations. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.



Photo 13

30)  Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.



Kitchen Cabinet Lighting: Improperly terminated (only capped) hot (assumed) electrical wire in the cabinet. This may cause a shock hazard. Recommend repair by a licensed and insured electrical contractor.







Photo 12



Photo 24

31)   One or more electric receptacles (outlets) were incorrectly wired with "false grounds" where the receptacle's ground screw is connected to the neutral or white wire in the circuit. Such receptacles may appear to be grounded when they aren't. This is a shock hazard, and can damage equipment plugged into such receptacles. Recommend that a qualified electrician repair as necessary. For more information, visit: <http://www.reporthost.com/?FLSGRND>

32)   One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. Three-slot receptacles should have a hot, a neutral and a ground wire connected. Homeowners often install new 3-slot receptacles on older, 2-wire circuits that only have hot and neutral wires. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Where the electric system was installed prior to when grounded circuits were required (1960s), it is permissible to replace 3-slot receptacles with 2-slot receptacles to prevent appliances that require a ground from being plugged in to an ungrounded circuit. However, the client should be aware of this limitation when planning use for various rooms, such as an office. For newer electric systems, circuits should be repaired so grounded, 3-wire cables provide power to 3-slot receptacles. Recommend that a qualified electrician repair per standard building practices.

33)   One receptacle is ground opened on south wall and some receptacle cover is missing. This may cause a shock hazard. One receptacle is ground opened one south wall and some receptacle cover is missing. This may cause a shock hazard. Recommend repair by a licensed and insured electrical contractor. For more information, visit: <http://www.reporthost.com/?RPR>



34)   One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 14



Photo 18



Photo 25

35) ✓ ⓘ A "split bus" panel was installed as a main service panel. On such panels there is no single main disconnect switch to turn the power off. Instead, all breakers labeled "main" or "sub-main" (usually those on the upper half of the panel) must be turned off to turn all power off. These panels are common, but are no longer installed. The client should familiarize themselves with the operation of this panel and the procedure for turning all the power off in the event of an emergency. Consult with an electrician if necessary. Please see any other comments in this report related to the panel's legend.

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Water pressure (psi): 60 PSI

Location of main water meter: By sidewalk in front of house

Location of main water shut-off: Building exterior

Service pipe material: Copper 3/4" Supply Pipe

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper 1/2" Supply Pipe

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Location(s) of plumbing clean-outs: Building exterior

Vent pipe condition: Appeared serviceable


Vent pipe material: Galvanized steel


Sump pump installed: No

Sewage ejector pump installed: No

Condition of fuel system: Appeared serviceable

Location of main fuel shut-off valve: At gas meter, At building exterior

36)  Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. 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. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Recommend that a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of gray water and potable water, and install an expansion tank at the water heater if missing and necessary. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

37)  The cover was crack on the water meter vault. Recommend contacting the local water utility for a replacement cover, or meter vault if necessary.

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Estimated age: 5 years

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Manufacturer: General Electric

Model number: GEUNO108Z10643

Serial number: GG50T06TXK00

Location of water heater: Exterior closet


Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 110

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable


38)  The temperature-pressure relief valve drain line . This is a potential safety hazard due to the risk of explosion from restricted flow. A qualified plumber should repair per standard building practices. For more information, visit:

<http://www.reporthost.com/?TPRVALVE>

There is no drain line installed TPR valve



Photo 64

39)  The temperature-pressure relief valve drain line terminated either too close to or too far above the grade outside. If too high, someone standing next to the water drain line could be scalded if the valve opens. If too low, the drain line's flow can be impeded and the valve may be unable to vent pressure as necessary (an explosion hazard). Recommend that a

qualified person repair per standard building practices. For example by grading or removing soil if too low, or by extending the drain line if too high. For more information, visit:

<http://www.reporthost.com/?TPRVALVE>

40) 🔍 No thermal expansion tank was installed at the water heater, and the plumbing system may be "closed" based on the inspector's observation of a pressure-reducing valve installed in this system. Some pressure-reducing valves have an integrated bypass check valve that allows water under high pressure from thermal expansion to flow back to the supply main. However, the inspector was unable to determine if the pressure-reducing valve in this system was equipped with such a bypass check valve. If none is present then the system is "closed," and an expansion tank should be installed to allow room for water in the system to expand. Without one, the water heater's temperature-pressure relief valve can leak or become damaged, or toilets can "run" due to excess pressure overcoming the fill valve. Recommend that a qualified plumber evaluate further and install an expansion tank per standard building practices if necessary.

41) ⓘ The water heater's pilot light was off. The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable. Note that per the standards of practice for various professional home inspection organizations, the inspector does not operate shut-off valves, pilot lights or over-current protection devices, or any controls other than "normal controls."

42) ⓘ Water Heater



Photo 63



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Furnace

General heating distribution type(s): Ducts and registers

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Forced air heating system manufacturer: Arcoaire, Uardian

Forced air furnace model #: AR51T86TXK08, UR57B06TXK00

Forced air furnace serial number: 80010927856, 1237652761

Location of forced air furnace: Closet, Attic

Forced air system capacity in BTUs or kilowatts: 40000

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): At base of air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Type of combustion air supply: Intake duct

Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Location: Northwest Corner and Southwest Corner.

Type: Split system

Estimated age: 5

Approximate tonnage: 5

Manufacturer: UARDIAN

Condition of controls: Appeared serviceable

Condition of whole house fan: Appeared serviceable

43) ✓  Air Conditions



Photo 56



Photo 72

44) ✓ ⓘ Heating Unit



Photo 31



Photo 37

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Dishwasher, Under-sink food disposal

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Natural gas

Type of ventilation: Hood over range or cooktop

Condition of refrigerator: N/A (none installed)

Condition of built-in microwave oven: N/A (none installed)

Condition of hot water dispenser: N/A (none installed)

Condition of trash compactor: N/A (none installed)

45) ✓ Sink was serviceable.



Photo 95

46) ✓ Disposal was serviceable.



Photo 96

47) ✓ The dishwasher was serviceable.



Photo 97

48) ✓ The cooktop and oven was serviceable.



Photo 98



Photo 99

49) ✓ The cooktop exhaust fan was serviceable.



Photo 93



Photo 94

50) Kitchen



Photo 92

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: 3/4 bath, first floor

Location #B: Full bath, first floor

Location #C: Full bath, Master bath, first floor

Location #D: 3/4 bath, first floor

Location #E: Full bath, second floor

Location #F: Full bath, second floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Windows, Spot exhaust fans

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: No


51)  The sink drain stopper mechanism at location(s) #A, D, E, F was missing. Recommend that a qualified person repair or replace as necessary.



Photo 19



Photo 20



Photo 21



Photo 22

52) ✓ One or more toilets were installed. These are specialty devices 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. Recommend that a qualified specialist evaluate and repair if necessary.

The toilets were serviceable.



Photo 88



Photo 104



Photo 105



Photo 127



Photo 151



Photo 154

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Metal, Multi-pane, Sliding

Condition of walls and ceilings: Required repairs, replacement and/or evaluation (see comments below)

Wall type or covering: Drywall


Ceiling type or covering: Drywall

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Carpet, Laminate

Condition of stairs, handrails and guardrails: Appeared serviceable

53)  Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as [Squeeeeeek No More and Counter Snap fasteners](#) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as necessary. For more information, visit:

<http://www.reporthost.com/?SQUEAK>



Photo 133



Photo 144


54)  One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.



Photo 50



Photo 23


55)  One or more walls were damaged. Recommend that a qualified person repair as necessary.



Photo 15



Photo 16



Photo 17



Photo 143

56) ✓ The main entrance door was serviceable.



Photo 46



Photo 45

57) ✓ Handrails were servieable.



Photo 160

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Yale Chen
Access Building Inspection

Confidential- for client use only. Use by any unauthorized person is prohibited