



BLACKSTONE PROPERTY INSPECTIONS

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<https://www.blackstoneinspect.com>



YOUR HOME INSPECTION REPORT

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Marie Lara
AUGUST 16, 2019



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SUMMARY

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ITEMS INSPECTED

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MAINTENANCE ITEMS

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RECOMMENDATIONS

- 🔧 4.3.1 Kitchen Appliances - Dishwasher: No high loop
- ⚠️ 4.3.2 Kitchen Appliances - Dishwasher: Dishwasher did not work on demand
- 🔧 4.5.1 Kitchen Appliances - Range: Non working or no anti tip device
- 🔧 5.6.1 Kitchen - Valves and Connectors: Corrosion at shut-off valves
- ⚠️ 5.10.1 Kitchen - Windows: Broken hermetic seals
- 🔧 5.14.1 Kitchen - Lights, Wall Switches: Cooktop light not working
- 🔧 7.3.1 Garage(s) - Garage Door & Hardware: Garage door cosmetic damage, dents
- 🔧 7.11.1 Garage(s) - Garage Side Door: Garage side door rubs
- ⚠️ 7.11.2 Garage(s) - Garage Side Door: Water getting in
- ⚠️ 8.1.1 Plumbing - Hot Water System 1: Mineral encrustation on the drain valve
- 🔧 8.1.2 Plumbing - Hot Water System 1: Corrosion on shut-off valve
- 🔧 8.1.3 Plumbing - Hot Water System 1: No drain pan or pipe
- ⚠️ 8.1.4 Plumbing - Hot Water System 1: Past leak
- ⚠️ 8.7.1 Plumbing - Irrigation: Irrigation currently off
- 🔧 8.7.2 Plumbing - Irrigation: Mineral build up on fittings
- 🔧 11.2.1 Exterior - House Wall Finish: Few small damaged siding spots
- ⚠️ 11.9.1 Exterior - Outlets, Electrical: Wires not approved for burial
- 🔧 11.12.1 Exterior - Walkways: Deco-drain
- 🔧 11.15.1 Exterior - Patio: Minor drywall tape seam damage to patio
- ⚠️ 12.5.1 Heating & Cooling - Condensing Coil (outside): Fan Wires Exposed
- ⚠️ 12.5.2 Heating & Cooling - Condensing Coil (outside): Unusual Noise
- ⚠️ 12.9.1 Heating & Cooling - Drip Pan: Rust staining in pan
- 🔧 12.11.1 Heating & Cooling - Return-Air Compartment: The filter's dirty
- ⚠️ 14.3.1 Roof - Concrete Tile Roof: Cracked roof mortar caps service
- ⚠️ 14.3.2 Roof - Concrete Tile Roof: Moved or shifted tiles
- ⚠️ 14.3.3 Roof - Concrete Tile Roof: Exposed Wood
- ⚠️ 14.5.1 Roof - General Observations: Roof needs cleaned of debris
- 🔧 16.3.1 Living Areas - Walls and Ceiling: Typical settlement cracking on walls and/or ceilings

-  18.3.1 Bathrooms - Bathroom Walls and Ceiling: Typical staining/deterioration near shower or tub
-  18.4.1 Bathrooms - Bathroom Windows: Window is cracked
-  18.6.1 Bathrooms - Bathroom Sink and Faucet: Sinks stopper needs work
-  18.12.1 Bathrooms - Bathroom Showers and Tubs: Water Temp Too High (over 120)
-  18.12.2 Bathrooms - Bathroom Showers and Tubs: Hot and Cold reversed
-  18.13.1 Bathrooms - Bathroom Toilet(s): Toilet Tank loose
-  18.15.1 Bathrooms - Lights, Wall Switches: Wall light not working.
-  19.2.1 Bedrooms - Bedroom Flooring: Normal wear and tear or imperfections
-  19.4.1 Bedrooms - Bedroom Windows: A window lock is loose, missing, or does not engage properly
-  19.4.2 Bedrooms - Bedroom Windows: Broken hermetic seals
-  19.4.3 Bedrooms - Bedroom Windows: Missing or damaged window screens
-  19.5.1 Bedrooms - Bedroom Closet: Missing/ broken sliding door guides
-  19.6.1 Bedrooms - Bedroom Ceiling Fan: Wobbly fan
-  19.6.2 Bedrooms - Bedroom Ceiling Fan: A fan light is not working
-  19.7.1 Bedrooms - Bedroom Smoke Detectors: Smoke detector did not respond

1: INSPECTION DETAILS

Information

General: Contact Info and Inspector

Rick Knueppel (51277) Contact Info: Cell (480) 809-5835 Office: Orders or general business needs 480-250-1136 Email: Rick@blackstoneinspect.com "Inspection only questions" Office Address: 3785 W Wayne Lane Anthem AZ 85086

General: In Attendance

Client, Client's agent

General: Style

Single level

General: Weather Conditions

Clear, Dry and hot 100+

General: Occupancy

Furnished, Occupied

General: Type of Building

Single family

General: Utilities

Utilities on

2: GENERAL COMMENTS

Information

General Comments: General Info

This report is the exclusive property of Blackstone Property Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed in this report are those of Blackstone Property Inspections and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the Arizona Board of Technical Registration and those that I do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that I make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the Inspection Company.

General Comments: Scope of work

You have contracted with Blackstone Property Inspections to perform a generalist inspection in accordance with the standards of practice established by the Arizona Board of Technical registration, you can click [HERE](#) or ask request them from us. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which is clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

MOLD is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread in the air then land and feed on organic matter. It has been in existence throughout human history and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxins that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all

of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture, and Your Home," by visiting their website at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

ASBESTOS is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer and is, therefore, a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

POPCORN CEILING- In early formulations, it often contained white asbestos fibers. When asbestos was banned in ceiling treatments by the Clean Air Act of 1978 in the United States,[1] popcorn ceilings fell out of favor in much of the country. However, in order to minimize economic hardship to suppliers and installers, existing inventories of asbestos-bearing texturing materials were exempt from the ban, so it is possible to find asbestos in popcorn ceilings that were applied through the 1980s. According to the EPA, the use of asbestos in textured ceiling paint was banned in 1977. Inhaled in large quantities, asbestos fibers can cause lung disease, scarring of the lungs and lung cancer. However, not all popcorn ceilings contain asbestos. Moreover, if left undisturbed or contained, asbestos is not dangerous.

RADON is a gas that results from the natural decay of radioactive materials in the soil and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their effects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to inquire about any high radon readings that might be prevalent in the general area surrounding your home.

LEAD poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes, it is a definite health hazard. Although rarely found in modern use, the lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

CRACKS AND WINDOWS Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that

may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Many environmental factors come into play when and if hermetic seals have failed and Unfortunately, it is not always apparent, which is [why we disclaim an evaluation of hermetic seals or unnoticed fogging glass](#). Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

FURTHERMORE, you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers, pool etc etc.

All conditions are reported as they existed at the time of the inspection. The information contained in this report may be unreliable beyond the date of the inspection due to changing conditions.

General Comments: Renovations & Additions

NOTE: This property has recently been remodeled, upgraded and/or painted. It is possible for recent work, within the interior or exterior of this house, to hide pre-existing conditions that may have been otherwise noticeable at the time of inspection.

3: WATER METER SCAN UPON ARRIVAL

Information

Water Meter : Water Meter Picture and Video Upon-Arrival

Water Meter Condition

We viewed the water meter upon arrival and no water was running at the beginning of the inspection

We observed it for a short while to see if the meter was not spinning or moving. This would help indicate if there is any water leaking at the property. This is also a good way to locate if there is a possible underground water leak. However, this is not an exact determination and further evaluation from a qualified plumber is recommended, before the close of escrow, especially if you desire more information or are concerned about the possibility of an underground water leak. I recommend getting an emergency water key from a hardware store in case of emergency.



Water Meter : Water Meter Location/Shutoff

Street

4: KITCHEN APPLIANCES

Information

Refrigerator: Fridge Condition and Picture

Kitchen Appliances

Acceptable Condition



Refrigerator: Ice Maker-Condition

Not Present

This is a courtesy check only to see if ice comes out and beyond the scope of a home inspection.

Refrigerator: Water Dispenser-Condition

Not Present

This is a courtesy check only and beyond the scope of a home inspection.

Built in Microwave: Microwave Condition and Picture

Kitchen Appliances

Acceptable Condition



Dishwasher: Dishwasher Condition and Picture

Kitchen Appliances
Needs Attention-see Comments

This is a Limited dishwasher inspection, we turn them on To see if they complete a cycle and drain, beyond that is beyond the scope of a home inspection. You should ask the sellers about its efficiency.



Garbage Disposal: Garbage Disposal-Condition

Kitchen Appliances
Acceptable Condition

Range: Range Condition and Picture

Kitchen Appliances
Needs Attention-see Comments

These are tested momentarily only.



Range: Current Range Energy Source

Electric

Range: Available Hookup Options

Electric
Did not test unused hookups

Recommendations

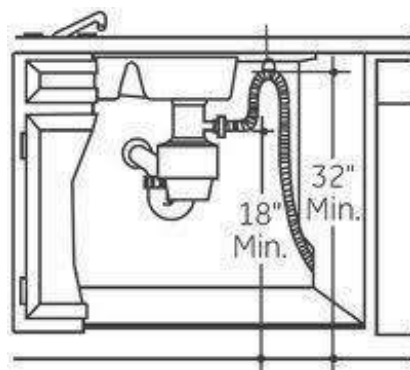
4.3.1 Dishwasher
NO HIGH LOOP
DISHWASHER DISCHARGE

Maintenance Items

Dishwasher drain pipe was installed without a "high loop" to prevent cross-contamination. Recommend a handyman or DIY to repair. This will also prevent smells from accumulating from a low spot.

Recommendation

Contact a handyman or DIY project



4.3.2 Dishwasher

DISHWASHER DID NOT WORK ON DEMAND

KITCHEN, DISHWASHER

The dishwasher was inoperable per seller's family member and repair is recommended

Recommendation

Contact a qualified appliance repair professional.



Recommendations

4.5.1 Range

NON WORKING OR NO ANTI TIP DEVICE

BEHIND STOVE

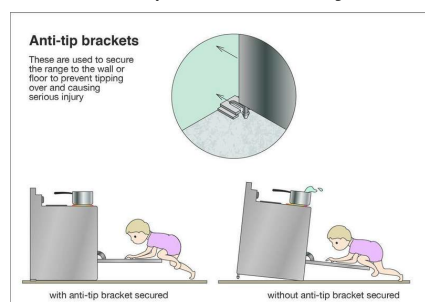
The Anti Tip Device is missing or does not properly work on for the range and one should be installed or corrected for safety.

Recommendation

Contact a qualified handyman.



Maintenance Items



Anti Tip Device

5: KITCHEN

Information

Picture of kitchen: Kitchen-PICTURE



Countertop: Countertop Condition

Kitchen
Acceptable Condition

Sink and Faucet: Sink Condition

Kitchen
Acceptable Condition

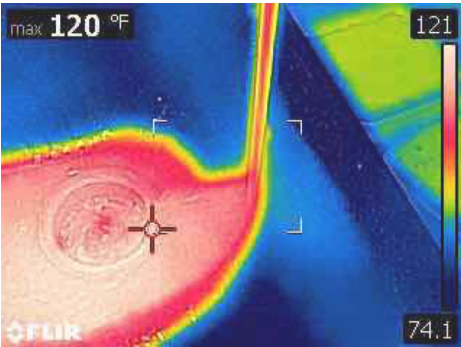
Sink and Faucet: Faucet Condition

Acceptable Condition

Sink and Faucet: Tested Water Temp

Kitchen
120 Degrees

The U.S. Consumer Product Safety Commission (CPSC) urges all users to keep their water heater temps to 120 degrees Fahrenheit for scalding and bacteria prevention reasons.



TEMP (°F)	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec
180	Instant	Instant

Ro System/Filtration System: R/O System Condition

Kitchen
Not Present

This is a very limited courtesy check and not a full inspection of the reverse osmosis system which is beyond the scope of this home inspection. It is recommended to consult with a specialist on maintenance and water quality as these systems can go bad at any time. Especially when they are not being used.

Trap and Drain: Trap and Drain Condition

Kitchen
Acceptable Condition

Valves and Connectors: Valve and Connectors Condition

Kitchen
Mostly Acceptable w/ Areas of Concern see comments

Exhaust Fan or Downdraft: Exhaust Fan Condition

Kitchen
Acceptable Condition

Flooring: Kitchen Floor Condition

Kitchen
Acceptable Condition

Walls and Ceiling: Kitchen Walls and Ceiling Condition

Kitchen
Acceptable Condition

	<div>Windows: Window(s) Type and Condition Kitchen Double Pane, Needs Attention-see Comments</div>	<div>Windows: Window Screen Condition Kitchen Acceptable Condition</div>
<div>Cabinets: Kitchen Cabinet Condition Kitchen Acceptable Condition</div>	<div>Ceiling Fan: Ceiling Fan Condition Kitchen Not Present</div>	<div>Pantry Doors: Kitchen Pantry Door Condition Kitchen Acceptable Condition</div>
<div>Lights, Wall Switches: Cooktop Light Condition Kitchen Needs Attention-see Comments</div>	<div>Lights, Wall Switches: Switches Condition Kitchen Acceptable Condition</div>	<div>Lights, Wall Switches: Light(s) Condition Kitchen Acceptable Condition</div>
		<div>Outlets, Electrical: GFCI Condition Kitchen Acceptable-All Countertop Outlets</div>

Limitations

Windows

WINDOWS BLOCKED

Windows were blocked and not opened.



Recommendations

5.6.1 Valves and Connectors

CORROSION AT SHUT-OFF VALVES

KITCHEN

Corrosion and/or mineral build-up was observed on the kitchen shut-off valve(s). The valve(s) should be monitored or replaced.

Recommendation

Recommend monitoring.

 Maintenance Items



5.10.1 Windows

BROKEN HERMETIC SEALS

KITCHEN

 Recommendations

A window(s) has broken hermetic seals and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirm that the seal has failed. If you are concerned we recommend that you have a professional check out all the windows within the residence.

Recommendation

Contact a qualified window repair/installation contractor.



5.14.1 Lights, Wall Switches

COOKTOP LIGHT NOT WORKING

KITCHEN

The cooktop light did not respond and needs service. Maybe a bad light bulb?

Recommendation

Contact a qualified handyman.



Maintenance Items

6: LAUNDRY

Information

Washer & Dryer: Laundry Equipment Condition and Picture

Laundry Area

Dryer Acceptable, See Limitations



Washer & Dryer: Current Dryer Power Source

Laundry Area

Electric

Washer & Dryer: Available Dryer Hookup Options

Electric

Washer & Dryer: Washer and Dryer Location

Laundry Area

Interior

Doors: Laundry Door Condition

Laundry Room

Acceptable Condition

Flooring: Floor Condition

Laundry Room

Acceptable Condition

Walls & Ceiling: Walls and Ceiling Condition

Laundry Room

Acceptable Condition

Windows: Window(s) Type and Condition

Laundry Area

Not Present

Windows: Window Screen Condition

Laundry Area

Not Present

Cabinets and Shelves: Cabinet and Shelves Condition

Laundry Area

Acceptable Condition

Ceiling Fans: Ceiling Fan Condition

Laundry Area

Not Present

Closets: Closet Condition

Laundry Area

Not Present

Exhaust Fan: Exhaust Fan Condition

Laundry Area

Acceptable Condition

Trap & Drain: Washer Drain Line Condition

Laundry Area

Acceptable Condition

Valves & Connectors: Washer Valves/Connections Condition

Laundry Area

Acceptable Condition

We do not test valves.

Sink: Laundry Room Sink Condition

Laundry Area

Not Present

Gas Valve & Connector: Gas Valve Condition

Laundry Area

Not Present

220 Volt Receptacle: Laundry 220V Connection

Laundry Area

Acceptable Condition

These are tested either by running the dryer or making sure there is power by using a electrical sniffer. Anything beyond that or if it is wired correctly is beyond the scope of a home inspection. You may need to talk to an electrician for proper function.

Dryer Vent: Dryer Vent Condition

Laundry Area

Acceptable Condition

Lights, Wall Switches: Light(s) Condition

Laundry Area

Acceptable Condition

Lights, Wall Switches: Switch(s) Condition

Laundry Area

Acceptable Condition

Outlets, Electrical: GFCI Condition and Location

Laundry Area

Laundry Room, Acceptable

Condition

HVAC: Heating/Cooling Source Present

Laundry Area

Yes

Limitations

Washer & Dryer

CLOTHING IN WASHER

The washer was not inspected due to clothing in it.



7: GARAGE(S)

Information

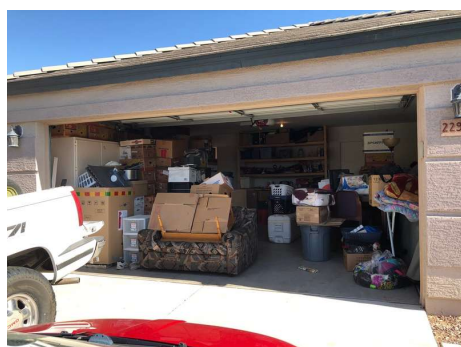
Picture and size of garage:

Picture and size of garage (Garage Open)

Garage

Double Car Garage

The garage and its components were evaluated



Picture and size of garage:

Picture - Exterior of garage door(s) (Garage doors Closed)

Picture



Entry Door Into the House:

Access Door, Condition

Garage

Acceptable Condition

Garage Door & Hardware:

Vehicle Door Condition

Garage

Mostly Acceptable w/ Areas of Concern see comments, Not Present

Garage Door & Hardware: Seal(s) Condition

Garage

Acceptable Condition

Garage Door & Hardware:

Hinges Condition

Garage

Acceptable Condition

Slab Floor: Slab Floor Condition

Garage

See Limitations

Walls and Ceiling: Garage Wall and Ceiling Condition

Garage

See Limitations

Automatic Opener: Automatic Opener Condition

Garage

Acceptable Condition

Automatic Opener: Safety Infrared Light Condition

Garage

Acceptable Condition

Garage Cabinets: Garage Cabinet and Shelf Condition

Garage

Acceptable Condition

Windows: Window(s) Type and Condition

Garage

Double Pane, See Limitations

Windows: Window Screen Condition

Garage

Acceptable Condition

Ventilation Ports: Garage Ventilation Condition

Garage

Not Present

Firewall Separation: Firewall Condition

Garage

Acceptable Condition

Garage Side Door: Side Door Condition

Garage

Mostly Acceptable w/ Areas of Concern see comments

Outlets, Electrical: Garage GFCI Condition, Outlets

Garage

Acceptable Condition, See Limitations

Outlets, Electrical: GFCI reset Location

Garage

If GFCI's present unless noted were functional at the time of inspection

Lights, Wall Switches: Switch(s) Condition

Garage

Acceptable Condition

Lights, Wall Switches: Lights Condition

Garage

Acceptable Condition

Sink and Faucet: Sink and Faucet Condition

Garage

Not Present

Limitations

Slab Floor

FULL OF STORAGE SLAB BLOCKED

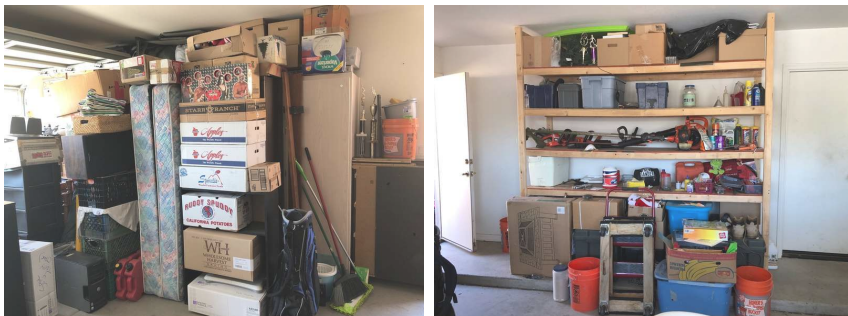
The garage is too full of storage to permit a clear view of the entire slab. I recommend evaluating the floor yourself once the storage is removed.



Walls and Ceiling

BLOCKED

The walls were blocked and not all visible.



Windows

COULD NOT INSPECT WINDOW

The garage window was blocked and therefore we did not inspect it.



Outlets, Electrical

OUTLET BLOCKED

GARAGE

We could not get to a outlet to test it.



Recommendations

7.3.1 Garage Door & Hardware

GARAGE DOOR COSMETIC DAMAGE, DENTS

GARAGE

The garage doors has cosmetic damage. You may want to have this repired.

Recommendation

Contact a qualified garage door contractor.



Maintenance Items



7.11.1 Garage Side Door

GARAGE SIDE DOOR RUBS

GARAGE

The garage side door rubs, and needs to be serviced to work smoothly.

Recommendation

Contact a qualified handyman.



Maintenance Items

7.11.2 Garage Side Door

WATER GETTING IN

GARAGE

It appears water is getting into the side door and service on monitoring is recommended.

Recommendation

Contact a qualified professional.



Recommendations

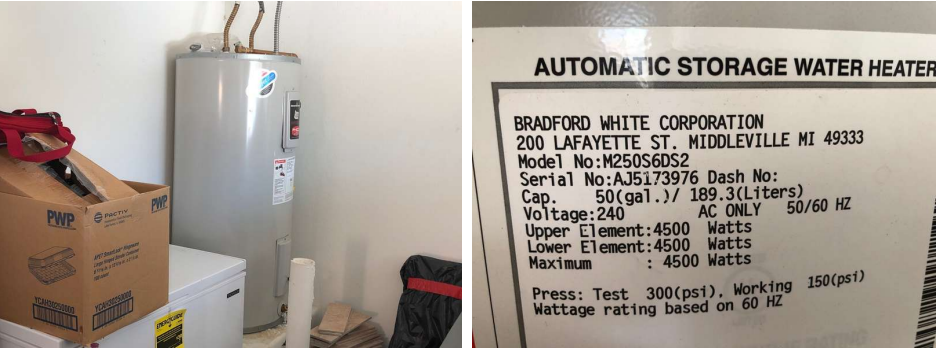


8: PLUMBING

Information

Hot Water System 1: Picture of W/H and Data plate and Condition

Hot Water System
Needs Attention-see Comments



Hot Water System 1: Picture of Top Of Water Heater

Hot Water System
Accessible



Hot Water System 1: Manufacturer

Bradford White

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

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

Hot Water System 1: Power Source/Type	Hot Water System 1: Year	Hot Water System 1: Capacity
Electric	2004	50
	Hot Water System 1: Location	Hot Water System 1: Drain Valve Condition
	Garage	Hot Water System Needs Attention-see Comments
		Drain Valves are visually checked bu not tested

Hot Water System 1: Water Shut Off Condition

Hot Water System

Mostly Acceptable w/ Areas of Concern see comments

Hot Water System 1: Water Connections Condition

Hot Water System

Acceptable Condition

The hot water valve is visually looked at but not tested.

Hot Water System 1: Relief Valve & Discharge Pipe Condition

Hot Water System

Acceptable Condition

Hot Water System 1: Electrical Connections-Acceptable

The electrical connection to the water heater is functional.

Water Softener: Picture and Condition of Soft water

Soft Water System

Not Present

We inspected the soft water system for leaks only you should ask the sellers for documentation and its functionality. If there is a loop you should consult with a plumber if its functionality and usefulness.

Recirculating System: Circulating Pump Condition

Water Heater

Not Present

The components of circulating systems have a shorter design-life than many other components, because their pumps often run continuously and because the abrasive action of moving water causes leaks, and particularly at fittings where the flow changes directions. These are hard to tell if they are working and you should verify with the sellers.

Vacuum Systems: Central Vacuum System

Garage, Central Vacuum

Not Present

If present the Central Vacuum is tested in the garage only to turn on. We did not inspect at any plugs or to see if other components are present. **Please ask the seller if and what accessories are included and the functionality.**

Drain, Waste, & Vent Systems: Picture of Clean Out and Location

Exterior Clean outs

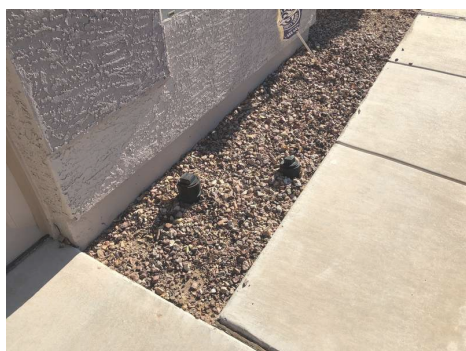
Front

Drain, Waste, & Vent Systems: Main Drain Line Functionality

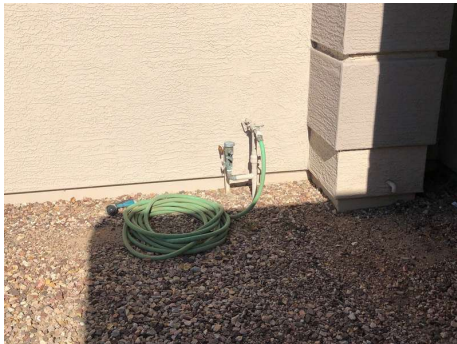

Drain Lines

Acceptable Condition

Based on industry recommended water tests, we test the system. However, only a video-scan of the main drainpipe could confirm its actual condition which is beyond the scope of a general home inspection. Visual capillary drains mentioned in kitchens, bathrooms etc.

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

ABS

			Main Water Shut-Off, Distribution & Supply: Picture of Water Shut off Location and components Front, Ball Valve	Main Water Shut-Off, Distribution & Supply: Picture and Condition of House Pressure Hose Bib Water Pressure Acceptable Condition
				
Main Water Shut-Off, Distribution & Supply: House Pressure Regulators Does not have a regulator	Main Water Shut-Off, Distribution & Supply: Water Supply Material To House Copper			
Main Water Shut-Off, Distribution & Supply: Visible Water Distribution Material Copper				
A representative amount of the plumbing distribution system was observed and found to be in good repair.				
Irrigation: Irrigation System Condition				
Irrigation				
Needs Attention-see Comments				
<p>Irrigation systems are beyond the scope of a home inspection, however, we check these as a courtesy only and disclaim any future issues that for obvious reasons and issues can arise at any time. There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. The quality can range and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. This inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or drip heads. Because the actuators are under pressure, we look for any evidence of damage or leakage but recommend that you have the sellers demonstrate any automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program or changes since the inspections during the final walkthrough. Further review from a qualified landscape professional may be required and is recommended for further review before the close of escrow. If tested at the timer we do not lift irrigation box lids. We typically run each zone for less than 2 minutes.</p>				
Irrigation: Irrigation type, How Tested Sprinkler System, Drip System, Not Tested - System Off	Hose Bibs: Hose Bib Condition(s) Hose Bibs Acceptable Condition	Hose Bibs: Anti Siphon Hose Bibs Present		

Recommendations

8.1.1 Hot Water System 1

MINERAL ENCRUSTATION ON THE DRAIN VALVE
WATER HEATER

 Recommendations

There is mineral encrustation on the drain valve, as a consequence of leaks that have probably sealed themselves. Further evaluation is recommended.

Recommendation

Contact a qualified plumbing contractor.



8.1.2 Hot Water System 1

CORROSION ON SHUT-OFF VALVE

WATER HEATER

Corrosion and/or mineral build-up was observed on the water heater shut-off valve. You may want to have this replaced.

Recommendation

Contact a qualified plumbing contractor.



8.1.3 Hot Water System 1

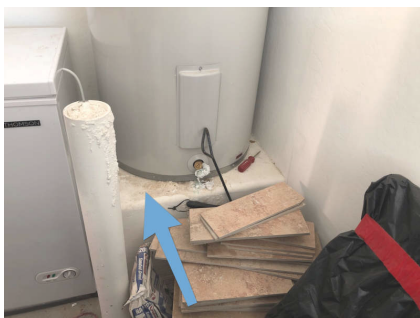
NO DRAIN PAN OR PIPE

WATER HEATER

The water heater is not equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak we recommend having one installed if feasible when the water heater is replaced.

Recommendation

Contact a qualified professional.



Water Heater Pan

8.1.4 Hot Water System 1

PAST LEAK

WATER HEATER



There appears to have been a past leak on the water heater.

Recommendation

Recommend monitoring.



8.7.1 Irrigation

IRRIGATION CURRENTLY OFF

FRONT

The sprinkler system is currently turned off and you may want to make sure the landscaping is being maintained properly.

Recommendation

Recommended DIY Project



8.7.2 Irrigation

MINERAL BUILD UP ON FITTINGS

FRONT

Mineral build up was noted on water lines. This often indicates a leak type issue and should be monitored or repaired.

Recommendation

Recommend monitoring.



9: MAIN ELECTRICAL PANEL

Information

Service Entrance: Main Lines Type and Condition
Underground, Acceptable Condition

Panel Size & Location: Picture, Panel Amps and Location
Right Side, 200 AMP

Panel Size & Location: Panel Manufacturer
Square D



Panel Size & Location: Earth Ground
Grounded to water heater
The panel appears to be grounded to a hose bib
The main panel grounding was observed and found to be in good repair and of adequate function at the time of the inspection.

Panel Cover Observations: Exterior Panel Condition
Electrical Panel
Acceptable Condition

Panel Cover Observations: Interior Panel Condition
Electrical Panel
Acceptable Condition

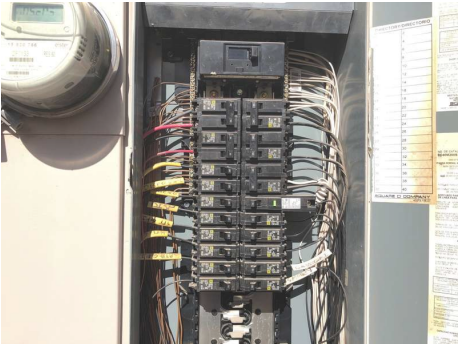
Circuit Breakers/Fuses: Over-Current Type
Circuit Breakers
Circuit Breakers/Fuses: Breaker/Fuse Condition
Electrical Panel
Acceptable Condition

Circuit Breakers/Fuses: Includes arc-faults
The system does include arc-fault circuit interrupters that are mandated by current standards. An AFCI is an electrical safety device installed in new home bedroom circuits, in some jurisdictions, for construction permitted after January 1, 2002. The AFCI's purpose is to prevent fires, which may occur due to faulty electrical appliances connected to a bedroom circuit.

Wiring Observations: Wire Picture and Condition
Electrical Panel
Acceptable Condition

Wiring Observations: Electrical Service Conductors
Copper, 120/240 volt

Wiring Observations: Does it contain aluminum wiring
Electrical Panel
No



Wiring Observations: Wire-Breaker Compatibility
Wires- Breaker size appear acceptable

Other Observations: Acceptable
The panel and its components have no visible deficiencies.

10: FOUNDATIONS, STRUCTURES, CRAWLSPACES, & BASEMENTS

Information

Various Hard Surfaces: Common settling or curing cracks in hard surfaces

There are normal settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant.

Various Hard Surfaces: Hard visible surfaces acceptable

The visible portions of the hard surfaces are in acceptable condition.

Foundation / Stem walls: Inspection Method

Outside along wall

Foundation / Stem walls: Foundation Condition

Foundation
Acceptable Condition

Foundation / Stem walls: Material/Type

Concrete Slab-On-Grade

1st Floor Structure: Identification of Floor Structure

Poured slab

1st Floor Structure: Floor Structure Condition

Floor Structure
Acceptable Condition

Wall Structure: Wall Structure Condition

Wall Structure
Acceptable Condition

Wall Structure: Identification of Wall Structure

The walls are conventionally framed with wooden studs

Roof / Ceiling Structure: Roof Ceiling Structure

The roof structure and components consist of a wood truss type system that should conform to the standards of the year it was built

Roof / Ceiling Structure: Roof Ceiling Structure Condition

structure
Acceptable Condition

Slab Floor (First Floor): Slab Floor Condition

Acceptable Condition

Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

**Slab Floor (First Floor): Method
of Evaluation**

interior slab

Outside along stem walls and
walking interior

11: EXTERIOR

Information

General Comments: Exterior comments

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows and ensure that at least one unobstructed window in every bedroom is operable and facilitates an emergency exit. Just a reminder we unless noted we did not test exterior water features, Docks, low voltage systems, including garage door keypads, Malibu lights, Further evaluation of these systems are recommended if you are concerned.

House Wall Finish: House wall Type	House Wall Finish: House Wall Finish Condition
Stucco	House Wall Finish Needs Attention-see Comments, See Limitations

Site & Other Observations: Renovations & Additions

NOTE: This property has recently been remodeled, upgraded and/or painted. It is possible for recent work, within the interior or exterior of this house, to hide pre-existing conditions that may have been otherwise noticeable at the time of inspection.

Landscaping Observations:

Landscaping Condition
Acceptable Condition

Grading & Drainage: Exterior Grading Around The Home

Grading
Acceptable Condition

The ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade.

Retaining Walls: Retaining Wall Condition

Acceptable Condition

Lights: Exterior House Lights

Exterior
Acceptable Condition

The lights outside the doors of the residence are tested Any sensor or light sensitive fixture lights were not tested.

Lights: Exterior Decorative Malibu Lights

Exterior
Not Present

We do a quick general looked at just a few lights and may not have found all the lights.

Stucco, Acceptable Condition

Stucco, Acceptable Condition

Garage

If GFCI's present unless noted
were functional at the time of
inspection

Acceptable Condition

Mostly Acceptable w/ Areas of Concern see comments

Acceptable Condition

Acceptable Condition

Acceptable Condition

Fences and gates are not part of our state standard and not part of a normal home inspection. However, as a courtesy, we will attempt to make comments if we see anything. But anything arising from the fencing is beyond the scope of a home inspection. And we disclaim any future findings.

Acceptable Condition

Concern see comments

Acceptable Condition

Acceptable Condition

Not Present

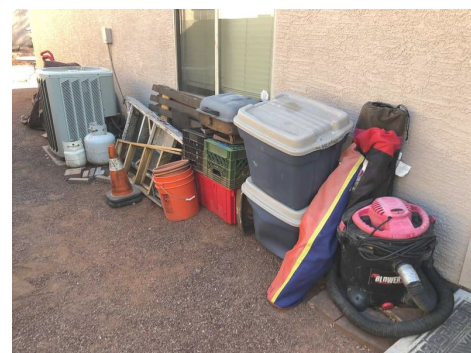
Acceptable Condition

House Wall Finish

THERE WERE AREAS WE WERE NOT ABLE TO SEE

WEST

There were areas that we were not able to view



Recommendations

11.2.1 House Wall Finish

FEW SMALL DAMAGED SIDING SPOTS

GARAGE

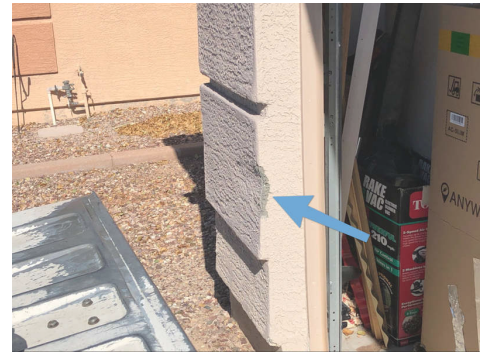
There are a few small maintenance dings in the house finish that need to be patched. In addition any unpictured holes should be repaired.

Recommendation

Contact a qualified handyman.



Maintenance Items



11.9.1 Outlets, Electrical

WIRES NOT APPROVED FOR BURIAL

REAR

The plugged wiring is not approved for burial. Recommend proper wiring that is approved for burial.

Recommendation

Contact a qualified professional.



Recommendations



11.12.1 Walkways

DECO-DRAIN

FRONT

The Deco-drain is cracked this is typical but you may want to have it repaired.

Here's how to fix it yourself. [CLICK HERE](#)

Recommendation

Contact a qualified handyman.



Maintenance Items



11.15.1 Patio

MINOR DRYWALL TAPE SEAM DAMAGE TO PATIO

FRONT, BACK

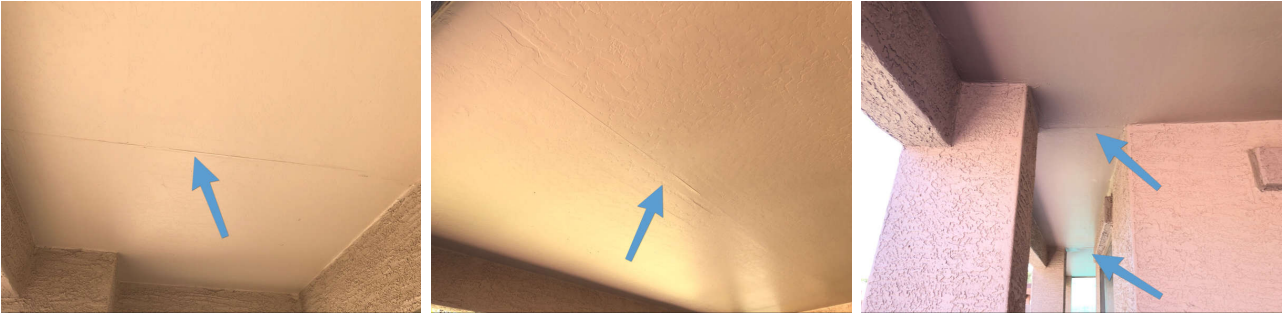
There is minor drywall tape seam damage to the patio ceiling that you may want repaired.

Recommendation

Contact a qualified handyman.



Maintenance Items



12: HEATING & COOLING

Information

Pictures: Picture Condensing unit and Data plate
Split System

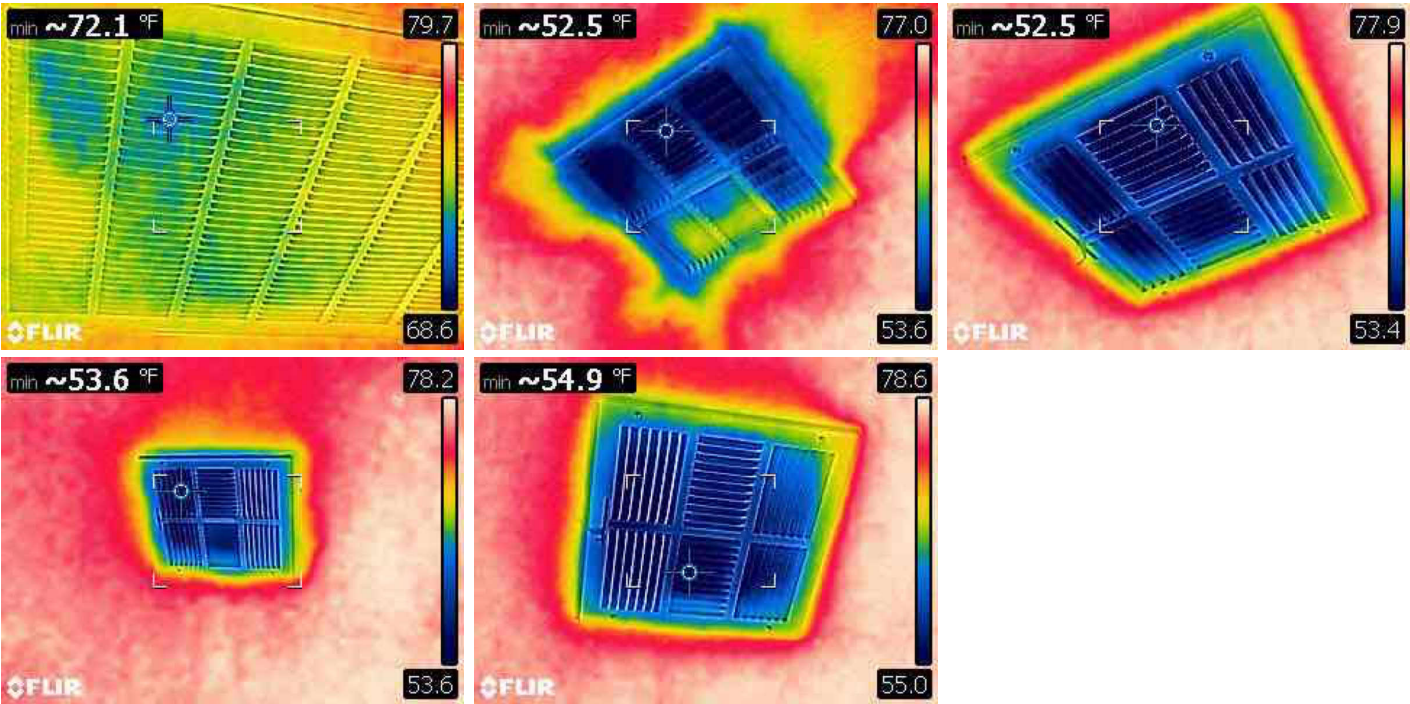


Pictures: Picture of Air handler and components
Picture of air handler



Differential Temperature Readings and Condition: Differential Cooling Split Condition

Acceptable Between 16-24
Differential Cooling Split Condition



Differential Temperature
Readings and Condition: Heater
Split Condition

Not Part Of This Home Inspection
Not Tested Ambient temps above
70'

Differential Temperature Readings and Condition: Heat pump not tested due above 70' to ambient temps

The heat pump was not tested in the heat mode due to high ambient temps. These components work similarly in the air conditioning mode. It was only tested in that mode. But should also work in heat mode. You may want to contact an HVAC professional for more information

Make, Type, Location, Year, Tonnage: Type of unit	Make, Type, Location, Year, Tonnage: HVAC - Brands
Electric Cooling, Heat Pump, Split System, Exterior	Trane

Make, Type, Location, Year, Tonnage: Total Tonnage (of combined units or single)

4 Tons 2000sq'
General rules for HVAC square footages check with an HVAC for specific applications per home. Some homes may be newer or deemed high efficiency and have smaller units.

Make, Type, Location, Year, Tonnage: Year	Make, Type, Location, Year, Tonnage: Number of Units
2004	1

Age Observations: Age Observations

- 14-19

0-7 years old

The HVAC system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.
- 8-13 years old notes

The system is in the 2nd trimester of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months. However, it would also be wise to keep a home protection policy current.
- 14-19 Years old

The HVAC system is in the 3rd trimester of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months. However, it would also be wise to keep a home protection policy current.
- 20 plus Years

The HVAC system is likely beyond its design life. Therefore, it will need to be more closely monitored, they should be serviced bi-annually, and have its filters changed every two to three months. However, it would also be wise to keep a home protection policy current.

Condensing Coil (outside): Coil Fin Condition Mostly Acceptable w/ Areas of Concern see comments	Condensing Coil (outside): Exterior coil Condition Needs Attention-see Comments Condensing Coil Disconnect: Condensing Coil Disconnect Condition Acceptable Condition	Refrigerant Lines: Refrigerant Line Condition Acceptable Condition Condensate Drainpipe: Drain Pipe Condition Acceptable Condition Drip Pan: Drain Pan Condition Needs Attention-see Comments
Air Handler/ (Inside): Air Handler Condition Acceptable Condition	Air Handler/ (Inside): Air Handler Location Attic	Return-Air Compartment: Return Air Condition Needs Attention-see Comments
Thermostats: Thermostat Condition Acceptable Condition This is a limited inspection to see if it turns on the unit, Beyond that is beyond the scope of a home inspection.		
Ducting: Ducting Condition Acceptable Condition	Registers: Register Condition Acceptable Condition	


Recommendations

12.5.1 Condensing Coil (outside)

FAN WIRES EXPOSED

WEST

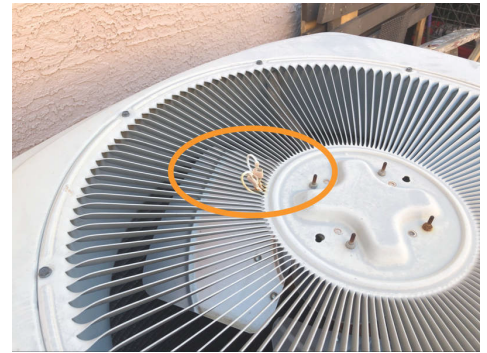
The condenser fan wiring/connectors are exposed and should be rerouted for protection and safety.



Recommendations

Recommendation

Contact a qualified professional.



12.5.2 Condensing Coil (outside)

UNUSUAL NOISE

WEST

The condenser unit has an unusual noise that should be further evaluated.

Recommendation

Contact a qualified professional.



Recommendations



12.9.1 Drip Pan

RUST STAINING IN PAN

ATTIC

The rust colored staining in the drain pan indicates a previous leak issue that may or may not have been corrected; most likely a typical clogged or blocked primary condensation drain line. I recommend further review from a qualified HVAC service to determine if this needs repair or not. Or documentation on a recent service for this.

Recommendation

Contact a qualified HVAC professional.



Recommendations



12.11.1 Return-Air Compartment

THE FILTER'S DIRTY

HALLWAY

The filter(s) in the return air compartment is dirty and should be changed soon and again at least every two or three months.

Recommendation

Contact a handyman or DIY project



Maintenance Items

13: ATTIC

Information

Attic Access Location: Attic Access Location

Garage, Master Bedroom closet

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well and often does obscure water pipes, electrical conduits, junction boxes, exhaust fans, heating, and cooling ducts and other components.

Method of Evaluation: Method of Evaluation and 3 Pictures

Direct access to easily accessible areas, and viewed from easy vantage points near the catwalk if it has one.



Framing: Attic Truss/Support Condition

Acceptable Condition

Roof Decking: Type of Decking

OSB

Roof Decking: Decking Condition

Acceptable Condition

Exhaust Ducts: Exhaust Ducts Condition

Acceptable Condition

Electrical: Attic Electrical Condition

Attic
Acceptable Condition

Ventilation: Ventilation Condition

Acceptable Condition

Water Pipes: Attic Water Pipes

Not Visible

If viewable the visible portions of the water pipes should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until visible damage is evident elsewhere.

Plumbing stacks: Attic Plumbing stack Condition

Acceptable Condition

Insulation: Insulation Type

Blown, Cellulose, Fiberglass, Batt

**Insulation: Insulation Condition
with Picture**

Acceptable Condition

**Other Observations: OK.****Limitations**

Vapor Retarder

NOT VIEWABLE

We were not able to view the vapor retarder. It is most likely a class 3 for warmer climates underneath the exterior cladding

14: ROOF

Information

Method of Evaluation: Method of Evaluation 5 Pictures

Walking on its surface



Types Of Roof(s) On Property:

Types of Roofs on Property

Concrete Tiles, Modified Bitumen

Concrete Tile Roof: Concrete Tile Condition

Mostly Acceptable w/ Areas of Concern see comments

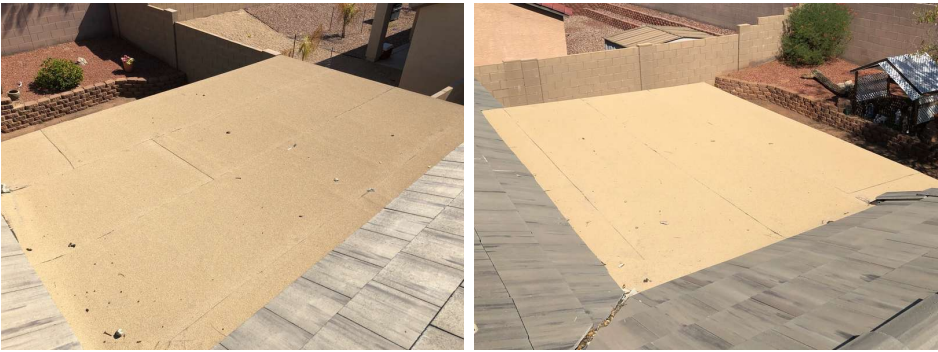
Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination.

Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

- **Not a Guarantee.** This inspection is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.
- **Felt underlayment** lasts 15 to 30 years. If the home is more than 15 years old or there was any exposed underlayment consult a licensed roofer for further evaluation.

With Flat Roofed Sections: Flat Roof sections Condition

Acceptable Condition



Flashings: Roof Flashing Condition

Acceptable Condition

Flashings: Kick-out Flashing Condition

Acceptable Condition

Gutters & Drainage: Roof Gutter Condition

Not Present

Gutters & Drainage: Drainage condition

See General Observations Section

Skylights: Roof Skylight Condition

Not Present

Plumbing Stack(s): Plumbing Stack(s) Condition

Acceptable Condition, See Limitations

Recommendations

14.3.1 Concrete Tile Roof

CRACKED ROOF MORTAR CAPS SERVICE

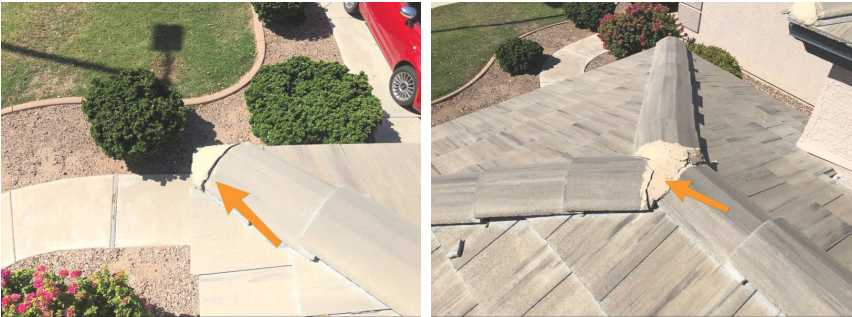
FRONT

I recommended having the few cracked, cracking or missing roof mortar caps evaluated and serviced as necessary, by a qualified roofer, or the roof could leak if moisture passes through these now exposed areas.

Recommendation

Contact a qualified roofing professional.

 Recommendations



14.3.2 Concrete Tile Roof

MOVED OR SHIFTED TILES

FRONT

Viewed at few out of place roof tiles that should be put back and secured in place. These issues should be repaired to help prevent wearing of the protective layer beneath the roof covering or possible moisture intrusion within the residence.

 Recommendations

Recommendation

Contact a qualified handyman.



14.3.3 Concrete Tile Roof

EXPOSED WOOD

BACK

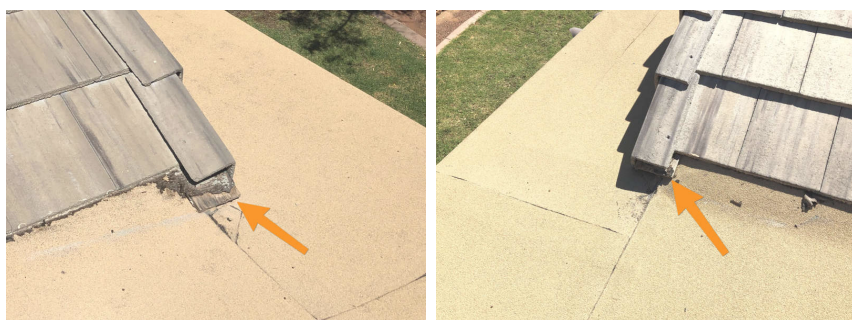
There is some exposed wood where the felt is deteriorated that should be further evaluated.

Recommendation

Contact a qualified professional.



Recommendations



14.5.1 General Observations

ROOF NEEDS CLEANED OF DEBRIS

FRONT, BACK

Parts of the roof needs to be cleaned of debris such as leaves, tile pieces etc. This can restrict drainage and lead to moisture intrusion and moisture damage if not corrected.

Recommendation

Contact a qualified handyman.



Recommendations



15: GENERAL INTERIOR COMMENTS

Information

General: Furnished Residence

The residence is furnished which limits or restricts a thorough evaluation of all wall floor areas windows electrical outlets etc, and in accordance with industry standards, We only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, shower mats, dishes or dish holders nor remove or rearrange items within closets and cabinets. I suggest that you hire us to come back to look over the property when everything is moved out, and all personal items have been removed for an updated report.

16: LIVING AREAS

Information

General: Disclaimer

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow. The hermetic seals

Flooring: Flooring Condition Acceptable Condition	Walls and Ceiling: Wall and Ceiling Condition Mostly Acceptable w/ Areas of Concern see comments	Windows: Window(s) Type and Condition Living Area Double Pane, Acceptable Condition
Windows: Window Screen Condition Living Area Acceptable Condition	Closet: Living area Closet Door Condition Not Present	Closet: Living Area Closet Condition Not Present
	Ceiling Fan: Ceiling Fan Condition Acceptable Condition	Smoke Detectors: Smoke Detector Presence and Condition Present
Lights, Wall Switches: Living Area Light(s) Condition Acceptable Condition	Lights, Wall Switches: Wall Switches Condition Acceptable Condition	Outlets, Electrical: Outlet(s) Condition Acceptable Condition
HVAC: Heating/Cooling Source Present Yes		

Recommendations

16.3.1 Walls and Ceiling
TYPICAL SETTLEMENT CRACKING ON WALLS AND/OR CEILINGS
LIVING ROOM/FAMILY ROOM



Observed typical settlement type cracking on walls and/or ceilings.
Recommendation
Recommend monitoring.



17: HALLWAYS

Information

Hallway Flooring: Hallway Floor(s) Condition Acceptable Condition	Hallway Walls and Ceiling: Walls and Ceiling Condition Acceptable Condition	Hallway Windows: Window(s) Type and Condition Hallways Not Present
Hallway Windows: Window Screen Condition Hallway Not Present	Hallway Closet(s): Hallway Closet Doors Hallway Acceptable Condition	Hallway Closet(s): Hallway Closet Acceptable Condition
Hallway Smoke/CO Detectors: Smoke Detector Presence and Condition Tested and Acceptable	Hallway Lights, Wall Switches: Hallway Light Condition Acceptable Condition	Hallway Ceiling Fan: Hallway Ceiling Fan Condition Not Present
	Hallway Outlets, Electrical: Hallway Outlet(s) Condition Acceptable Condition	Hallway Lights, Wall Switches: Wall Switch Condition Acceptable Condition

18: BATHROOMS

Information

Bathroom Doors: Bathroom Door Condition Acceptable Condition	Bathroom Flooring: Bathroom Floor Condition Acceptable Condition	Bathroom Walls and Ceiling: Walls and Ceiling Condition Acceptable Condition
Bathroom Walls and Ceiling: Shower/Tub adjacent Wall Corners (Typical Moisture) Mostly Acceptable w/ Areas of Concern see comments	Bathroom Windows: Window(s) Type and Condition Bathroom Double Pane, See Limitations, Needs Attention-see Comments	Bathroom Windows: Window Screen Condition Bathroom Not applicable
Bathroom Sink and Faucet: Bathroom(s) Sink and Faucet Condition Mostly Acceptable w/ Areas of Concern see comments Unless noted there was functional Flow to all faucets and showers, etc	Bathroom Countertop: Countertop Condition Acceptable Condition Bathroom Valves and Connectors: Valves and Connectors Condition Acceptable Condition	Bathroom Cabinets: Cabinet Condition Acceptable Condition Bathroom Trap and Drain: Trap and Drain Condition Acceptable Condition Bathroom Closet: Closet Door Condition Not Present Bathroom Closet: Closet Condition Not Present
Bathroom Exhaust Fan: Exhaust Fan Condition Acceptable Condition	Bathroom Showers and Tubs: Tub(s)/Shower(s) Condition Needs Attention-see Comments	Bathroom Showers and Tubs: Caulking Condition(s) Acceptable Condition
Bathroom Toilet(s): Toilet Condition Mostly Acceptable w/ Areas of Concern see comments	Heating and cooling: Heating/Cooling Source Present Yes	Lights, Wall Switches: Light(s) Condition Mostly Acceptable w/ Areas of Concern see comments
Lights, Wall Switches: Wall Switch Condition Acceptable Condition	Outlets, Electrical: GFCI Protection and Reset location No GFCI See Notes Master Bathroom, Acceptable Has modern GFCI protection that were functional during the home inspection.	

Limitations

Bathroom Windows
WINDOWS BLOCKED
MASTER BATHROOM
Some windows are blocked and and were unviewable



Recommendations

18.3.1 Bathroom Walls and Ceiling



Maintenance Items

TYPICAL

STAINING/DETERIORATION NEAR SHOWER OR TUB

MASTER BATHROOM

There is evidence of moisture intrusion on the floor or walls near the shower or tub. This is very common when the water sprays outside of the shower/tub enclosure therefore damaging the drywall or baseboards in the surrounding areas. I recommend monitoring and repairing as needed and keeping splashing, and drips to a minimum.

Recommendation

Contact a qualified handyman.



18.4.1 Bathroom Windows



Recommendations

WINDOW IS CRACKED

HALLWAY BATHROOM

A window is cracked or broken and recommended to be serviced or replaced as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



18.6.1 Bathroom Sink and Faucet



Maintenance Items

SINKS STOPPER NEEDS WORK

MASTER BATHROOM RIGHT SINK

A sink stopper does not work properly and repair is recommended.

Recommendation

Contact a qualified handyman.

18.12.1 Bathroom Showers and Tubs



Maintenance Items

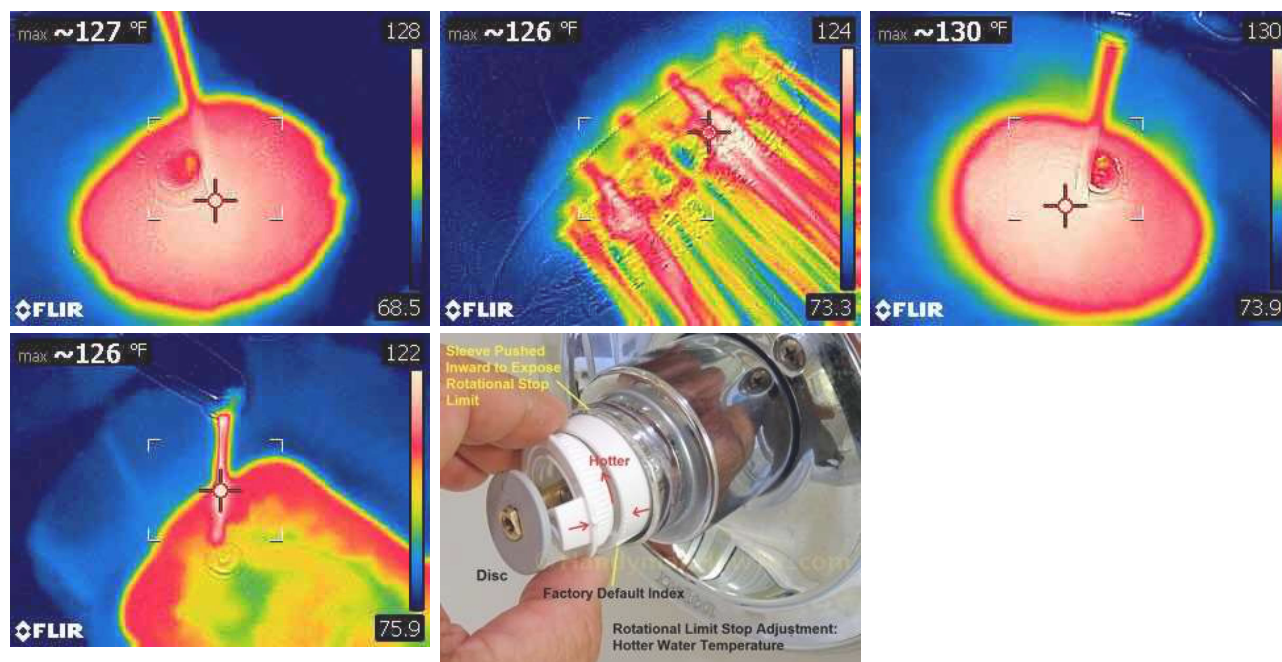
WATER TEMP TOO HIGH (OVER 120)

BATHROOMS

The water temp was too high. Ideally, the water heater should be turned down and then the anti-scald device adjusted for temps between 110-120

Recommendation

Contact a qualified handyman.



18.12.2 Bathroom Showers and Tubs

HOT AND COLD REVERSED

HALLWAY BATHROOM

The tub/shower hot and cold water lines are reversed and should be serviced or correctly labeled as you feel necessary. Hot water is on the right side and cold water is on the left side; this is opposite of the usual set up. I recommend correcting this issue to help prevent the possibility of a scalding type injury. This may be as easy as turning the cartridge 180 degrees but you should consult with a plumber.

Recommendation

Contact a qualified plumbing contractor.



Recommendations

18.13.1 Bathroom Toilet(s)

TOILET TANK LOOSE

BATHROOMS

The toilet tank is loose and should be secured

Recommendation

Contact a qualified handyman.



Recommendations

18.15.1 Lights, Wall Switches

WALL LIGHT NOT WORKING.

MASTER BATHROOM

A wall light does not respond and should be serviced as necessary. Maybe a bad bulb?



Recommendations

Recommendation

Contact a qualified handyman.

19: BEDROOMS

Information

Bedroom Door(s): Door Condition Acceptable Condition	Bedroom Flooring: Floor Condition Mostly Acceptable w/ Areas of Concern see comments	Bedroom Walls and Ceiling: Walls and Ceiling Condition Acceptable Condition
Bedroom Windows: Window Screen Condition Bedroom Mostly Acceptable w/ Areas of Concern see comments	Bedroom Closet: Closet Door Condition Needs Attention-see Comments	Bedroom Windows: Window(s) Type and Condition Bedroom Double Pane, Needs Attention-see Comments
Bedroom Lights, Wall Switches: Ceiling light Condition Not Present	Bedroom Ceiling Fan: Fan Condition Mostly Acceptable w/ Areas of Concern see comments	Bedroom Closet: Closet Condition Acceptable Condition
HVAC: Heating/Cooling Source Present Yes	Bedroom Lights, Wall Switches: Wall Switch Condition Acceptable Condition	Bedroom Smoke Detectors: Smoke Detector Presence and Condition Needs Attention-see Comments
		Outlets, Electrical: Outlet Condition Acceptable Condition

Recommendations

19.2.1 Bedroom Flooring


NORMAL WEAR AND TEAR OR IMPERFECTIONS

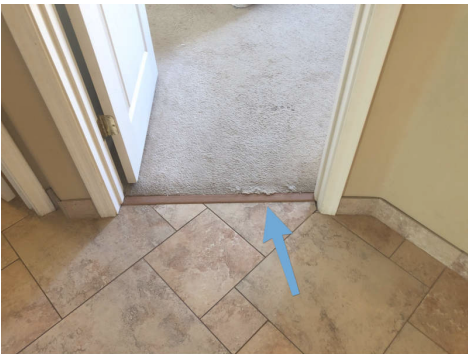
SOUTHWEST BEDROOM

The floor had normal wear or imperfections and tear that you should view for yourself.

Recommendation

Recommend monitoring.

 Maintenance Items




19.4.1 Bedroom Windows

A WINDOW LOCK IS LOOSE, MISSING, OR DOES NOT ENGAGE PROPERLY

MASTER BEDROOM

A window lock is loose, missing, or does not engage properly, and should be serviced.

 Maintenance Items

Recommendation

Contact a qualified window repair/installation contractor.



19.4.2 Bedroom Windows

BROKEN HERMETIC SEALS

MASTER BEDROOM, SOUTHWEST BEDROOM

A window(s) has broken hermetic seals. This is evident from fogging, or condensation forming between the panes of glass, that confirm that the seal has failed. If you are concerned we recommend that you have a professional check out all the windows within the residence.

Recommendation

Contact a qualified window repair/installation contractor.



Recommendations



19.4.3 Bedroom Windows

MISSING OR DAMAGED WINDOW SCREENS

SOUTHWEST BEDROOM

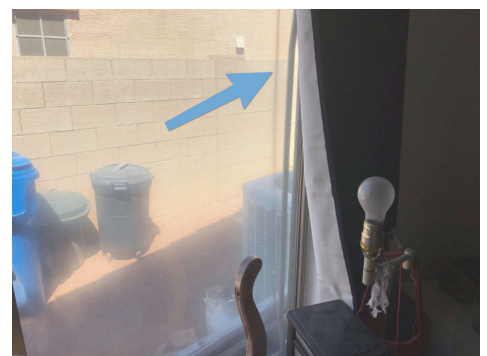
There were damaged or missing window screens that you may want to be replaced.

Recommendation

Contact a qualified window repair/installation contractor.



Maintenance Items



19.5.1 Bedroom Closet

MISSING/ BROKEN SLIDING DOOR GUIDES

MASTER BEDROOM

There are missing or broken closet doors guides that you may want to be installed in the future. These are cheap and at your local hardware store.

Recommendation

Contact a qualified handyman.



Maintenance Items



Sliding door guides

19.6.1 Bedroom Ceiling Fan

WOBBLY FAN

MASTER BEDROOM

The fan is wobbly and you may want it repaired by a licensed contractor.

Recommendation

Contact a qualified handyman.



Maintenance Items

19.6.2 Bedroom Ceiling Fan

A FAN LIGHT IS NOT WORKING

MASTER BEDROOM

A fans light is not working. This may be due to the correct remote control we were unable to locate, or maybe bad bulbs? Recommend it be demonstrated or repaired.

Recommendation

Contact a qualified handyman.



Maintenance Items

19.7.1 Bedroom Smoke Detectors

SMOKE DETECTOR DID NOT RESPOND

SOUTHWEST BEDROOM

The smoke detector did not respond properly, and should be serviced or replaced as necessary.

Recommendation

Contact a qualified handyman.



Recommendations

20: WATER METER DEPARTURE

Information

General: Water Meter Picture and Video-Departchure

We viewed the water meter last when leaving the house and no non-explained water was running at the time of Departure.

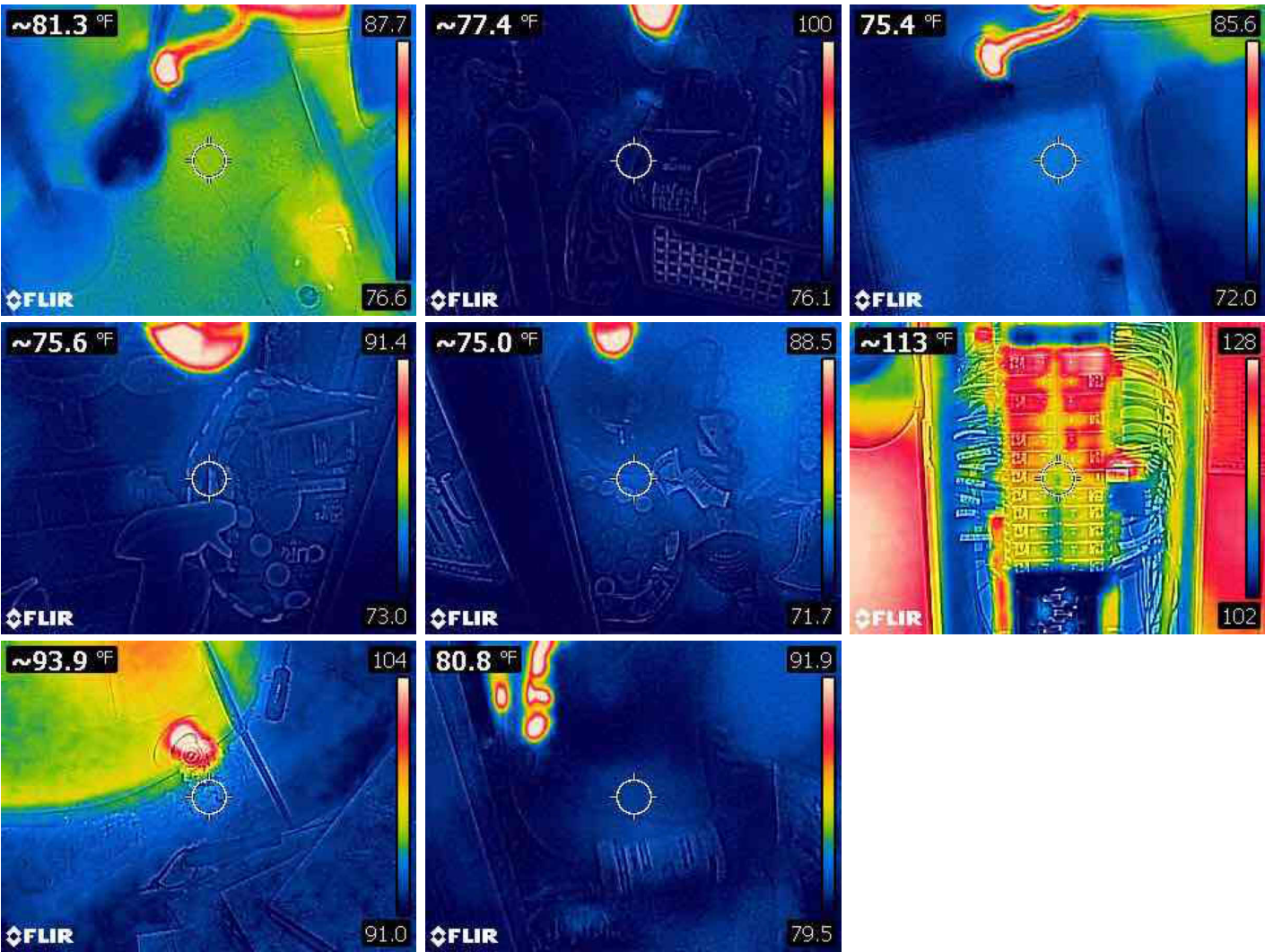


21: THERMAL IMAGING

Information

About Thermal Imaging: Disclaimer Courtesy

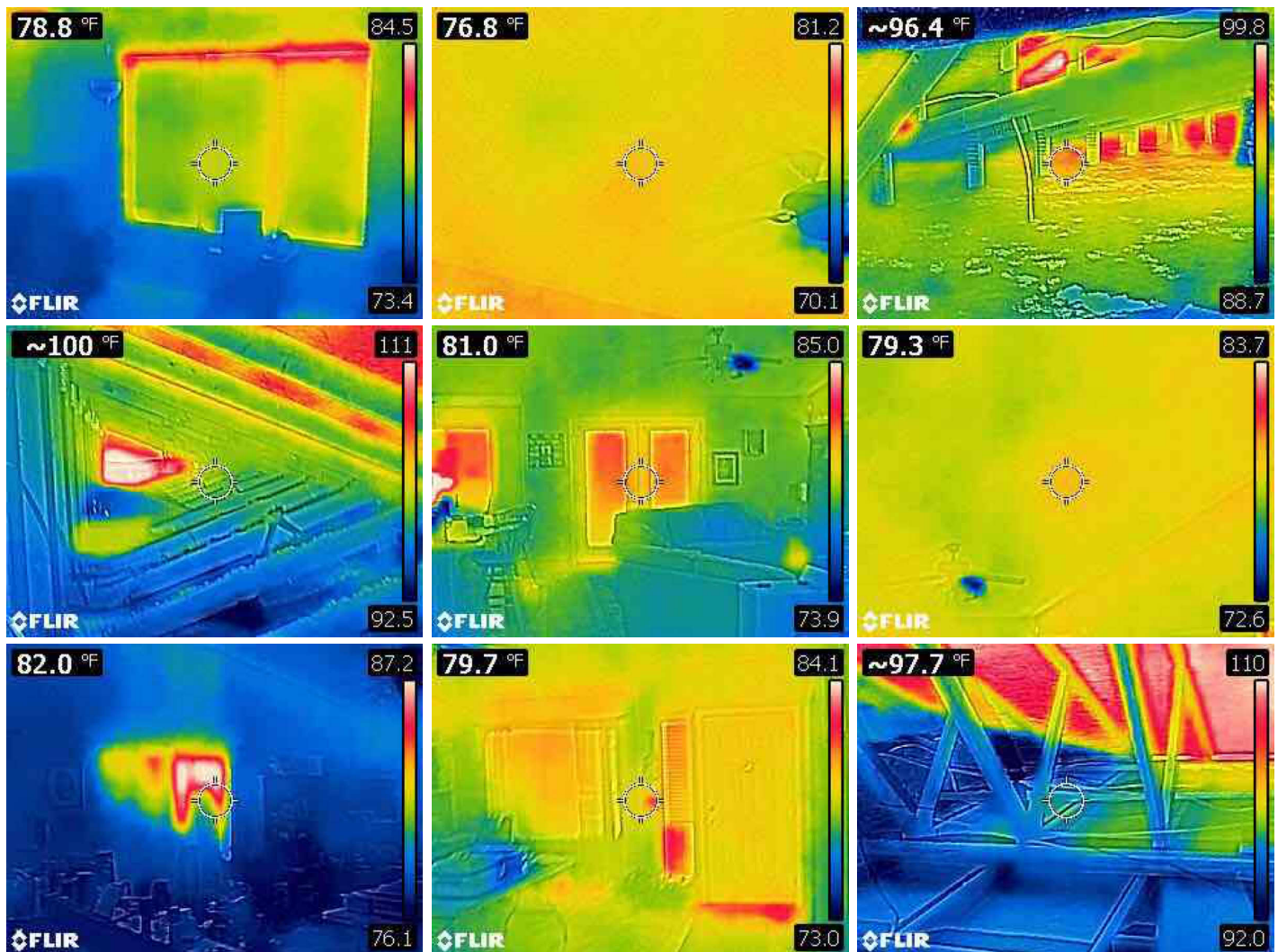
Thermal images included in this inspection report are provided as a courtesy, they are limited to certain portions of the home and should not be considered as part of a full-home thermal imaging inspection. The inspector chooses the portions of the home to be scanned or photographed and photographs are included in the report at the Inspector's sole discretion. Disclaimer: It is important to note that thermal Imaging only reads temperature differences. It can not see through walls. If the surface is the same temperature the image will be one color. A leak can only be detected if the area is wet and a different temperature than the surface around it. Wet areas of the same surrounding areas can not be seen. Thermal Imaging does not guarantee to find every defect that may ever have existed or exist. It is a valuable tool that helps better the chances in finding important defects but not a guarantee.



Interior, Shower/Tub Temps,: Interior, Shower/Tub temps

Pictures

Various places and components in the home were scanned with a thermal camera for plumbing leaks, voids in insulation, etc. Any adverse conditions will be placed within the inspection report.



22: SETTING REASONABLE EXPECTATIONS

Information

Setting Reasonable Expectations

Setting Reasonable Expectations When Things Go Wrong.

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.

Contractors' Advice

The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement when we said that, with some minor repairs, the roof will last a few more years.

Last Man In Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "Last Man In Theory". The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he won't want to do a minor repair with high liability when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best

There is more to the "Last Man In Theory". It suggests that it is human nature for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "First Man In" and consequently it is our advice that is often disbelieved.

Why Didn't We See It

Contractors may say "I can't believe you had this house inspected, and they didn't find this problem". There are several reasons for these apparent oversights:

1. Conditions During Inspection

It is difficult for homeowners to remember the circumstances in the house, at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, et cetera. It's impossible for contractors to know what the circumstances were when the inspection was performed.

2. The Wisdom Of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.

3. A Long Look

If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

4. We're Generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do.

5. An Invasive Look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We hope this is food for thought.

23: REPORT CONCLUSION

Information

Conclusion

Congratulations on the purchase of your new home. Since we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install and monitor smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems (if present) by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service and trust that you will be completely satisfied with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or manufacturers defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

FURTHERMORE, you are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing. Including HVAC professionals, electricians, engineers, window professionals roofers etc.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. I am always attempting to improve the quality of my service and this report, and I will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.