Property Inspection Report

1003 Holly Ave, Imperial Beach, CA 91932
Inspection prepared for: Michelle Barajas
Date of Inspection: 6/2/2020 Time: 2:00 PM
Age of Home: 1959 Size: 1215 sq ft
Weather: Clear

Inspector: Eric Martinez
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Foundation		
Page 14 Item: 3	Foundation Plumbing	3.2. Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.
Exterior Components		
Page 15 Item: 2	Stucco	2.2. We recommend removing or avoid water the planter box to avoid moisture related issues to the stucco and exterior/interior walls.
Roof		
Page 17 Item: 1	Roof Condition	1.1. The rolled roofing material/cap sheet is not properly adhered to the roof and has lifting seams throughout the roof. Conditions are susceptible to moisture intrusion. Seek a qualified licensed roofing contractor for further evaluation and repairs or replacement. 1.2. The roof material appears to be a "peel and stick" roofing material and not a torch down material. Conditions may be susceptible to leaks and moisture intrusion. Seek a qualified licensed roofing contractor for repairs/replacement.
Page 19 Item: 5	Vent Screens	5.1. Vent screens are missing/damaged in some areas, suggest repairing or replacing screens as necessary.
Water Heater		
Page 27 Item: 2	Water Heater Condition	2.2. CAUTION: The water temperature appeared to be too high during the time of inspection. Having the temperature set above 120 degrees is considered a scalding hazard. This is easily adjusted at the water heater. Advise adjustment.
Page 31 Item: 11	Heater Enclosure	11.1. The water heater closet is missing ventilation ports top and bottom one third of the door to allow fresh combustion air to circulate inside the enclosure. Conditions may cause noxious bi products to back draft and leak into the residence. Caution, potential safety hazard. Seek a qualified licensed contractor for further evaluations and repairs.
Garage		
Page 32 Item: 1	Common Observations	1.1. Wood work was still being worked on in the garage during time of inspection Advise re inspection before the close of sale.
Bathroom		

Page 51 Item: 16	Sinks	16.2. The master bathroom and guest bathroom sink appears to be clogged and does not drain. Seek a licensed plumbing contractor for repairs.

Inspection Details

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. This report will focus on safety and function, not current code. **This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair**. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a thorough final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. **The inspection is performed in accordance with the InterNachi standards of practice in effect at the time of the inspection. These standards are available at the link provided https://www.nachi.org/sop.htm.** Sections &Items highlighted in **BLUE** needs further evaluations and/or repairs by a qualified licensed tradesman. Sections &Items highlighted in **RED** are conditions the inspector considers to be a potential safety hazard and/or items that need immediate attention. Words highlighted in YELLOW are construction terminology. Refer to glossary section at the end of the report for definitions

1. Attendance

No parties present at inspection.

2. Property Type

Detached

Single Family Home

Single Level

3. Occupancy

Vacant - Furnished

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

Grounds Continued

1. Grounds & Other Observations

Observations:

1.1. 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. If the windows are original to the home they should be closely monitored for condensation. 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 window in every bedroom is operable and facilitates an emergency exit.

2. Exterior Areas

Informational Conditions

2.1. With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grounds Continued

3. Plumbing

Materials: Water is supplied to the property by copper water piping.

Observations:

3.1. The main water meter and water shut off are located at the exterior of the property near the street.

3.2. The secondary water shutoff is located at the front of the residence.

4. Water Pressure

Observations:

4.1. 80 psi

Grounds Continued

5. Pressure Regulator

Observations:

5.1. A functional pressure regulator is in place on the plumbing system.

6. Main gas Valve Condition

Observations:

6.1. The main gas meter appears to be in acceptable condition.

Grounds Continued

7. Grading

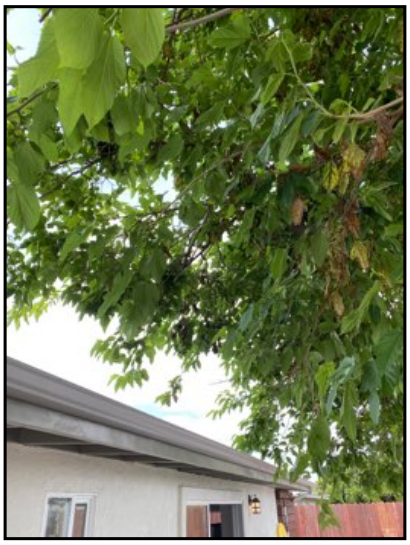
7.1. At points around the residence, there are similar elevations between the exterior grade and the interior floors. Such conditions are obviously not ideal, and moisture intrusion could result. The door thresholds must be kept sealed and the base of the walls monitored, and particularly during prolonged rains.

8. Vegetation Observations

Observations:

8.1. Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.

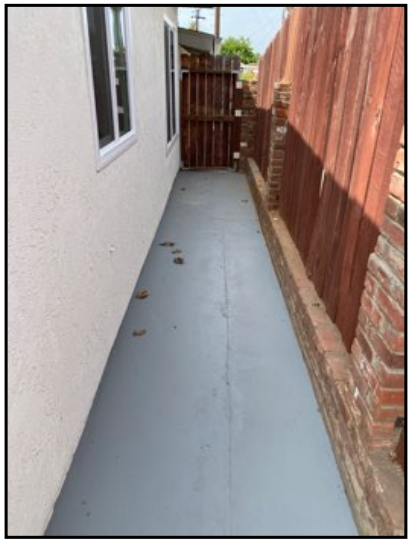
Grounds Continued



9. Driveway and Walkway Condition

Observations:

9.1. Typical cracking from settlement was observed at the concrete walkways/driveway surfaces in various locations. Monitor conditions.



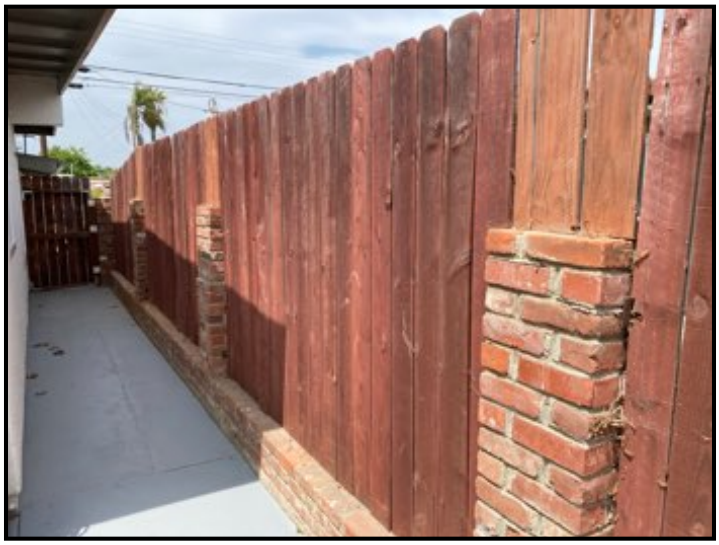
10. Fence Condition

Materials: Wood fences.

Observations:

10.1. The fences appeared serviceable at time of inspection.

Grounds Continued



11. Gate Condition

Observations:

11.1. The properties wood gates are functional.

Grounds Continued

12. GFCI

Observations:

12.1. Exterior outlet did not respond to test during the time of inspection. Unable to determine the exact cause. Recommend correcting advise repair by licensed electrical contractor.

Grounds Continued

13. Patio and Porch Deck

Observations:

13.1. Appeared functional at time of inspection.

14. Showers

Observations:

14.1. Shower was functional.

Grounds Continued

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

Foundation Continued

1. Slab Foundation

Observations:

1.1. This residence has a slab foundation. 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, and we would be happy to refer one.

1.2. We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

1.3. Concrete slab not visible due to floor coverings.

Foundation Continued

2. Foundation Perimeter

Observations:

2.1. There are areas around the property that impede the inspectors full view of the concrete stem wall due to stucco, exterior decking, exterior paving and/or grading and vegetation covering the slab. Monitor conditions.

3. Foundation Plumbing

Observations:

3.1. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

3.2. Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Exterior Components

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Siding Condition

Observations:

1.1. Caulk and seal all gaps, cracks and openings to prevent moisture intrusion and damages. Seek a qualified licensed contractor for repairs.

Exterior Components Continued

2. Stucco

Observations:

2.1. No major system or safety concerns noted.

2.2. We recommend removing or avoid water the planter box to avoid moisture related issues to the stucco and exterior/interior walls.

3. Doors

Observations:

3.1. The exterior doors are functional and in acceptable condition.

Exterior Components Continued

4. Window Condition

Observations:

4.1. A variety of windows that were unrestricted by stored items and furniture were opened and closed for performance.

4.2. We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

4.3. Most of the windows appear to have been replaced. You should request documentation from the sellers , which would confirm a professional installation, and could include a transferable warranty, etc. Refer to the sellers disclosures to advise.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Roof Continued

1. Roof Condition

We evaluated the roof and its components from walking on its surface.

Materials:

Rolled roofing noted.

Flat/low slope roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains/gutters. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive that other roofs, they can end up costing more if they are not maintained.

Observations:

1.1. The rolled roofing material/cap sheet is not properly adhered to the roof and has lifting seams throughout the roof. Conditions are susceptible to moisture intrusion. Seek a qualified licensed roofing contractor for further evaluation and repairs or replacement.

1.2. The roof material appears to be a "peel and stick" roofing material and not a torch down material. Conditions may be susceptible to leaks and moisture intrusion. Seek a qualified licensed roofing contractor for repairs/replacement.

Roof Continued






Roof Continued

2. Vent Caps

Observations:

2.1. The vent caps are functional.

3. Gutter

Observations:

3.1. There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

4. Ventilation

Observations:

4.1. Under eave soffit inlet vents noted.

5. Vent Screens

Observations:

5.1. Vent screens are missing/damaged in some areas, suggest repairing or replacing screens as necessary.

Roof Continued

6. Eaves & Facia

Observations:

6.1. The eaves and facia boards that were inspected appear to be in serviceable condition.

Roof Continued

Attic/Crawlspace

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

1.1. There is no attic access.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

Electrical Continued

1. General Comments

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. They should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

2. Electrical Panel

Location:

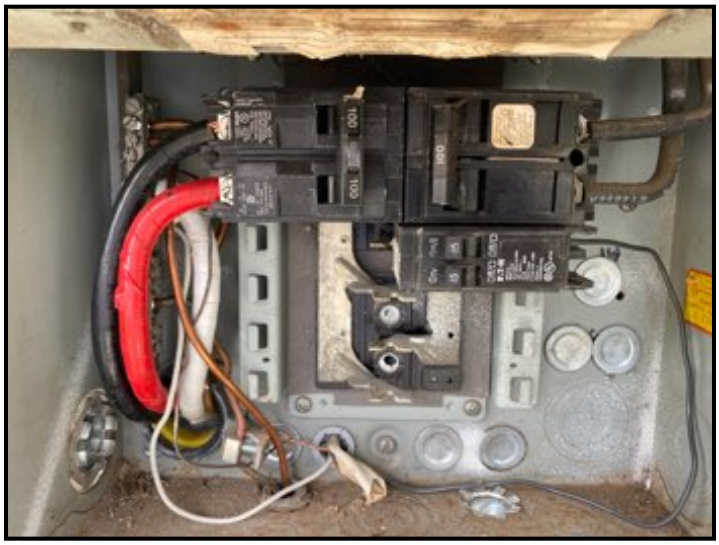
The main electrical panel is located at the exterior of the garage.

Location:

Sub-panels are often located inside residences, but they should not be located inside clothe closets and cabinets where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weather-proof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

The sub panel is located in the garage.

Electrical Continued

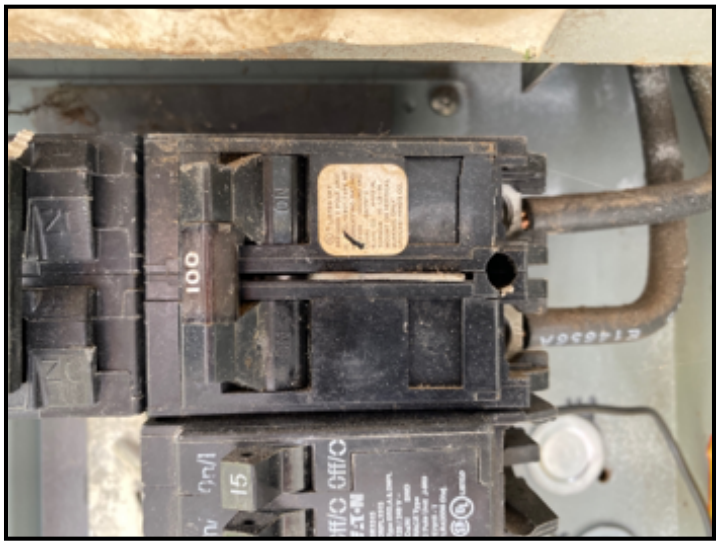


3. Main Amp Breaker/Main Disc

Observations:

3.1. 100 AMP

Electrical Continued



4. Cable Feeds

Observations:

4.1. The service entrance, mast weather head, and cleat are in acceptable condition.

5. Breakers

Materials: The residence is wired predominantly with a modern vinyl conduit known as non-metallic sheathing (Romex).

Observations:

5.1. All of the circuit breakers appeared serviceable.

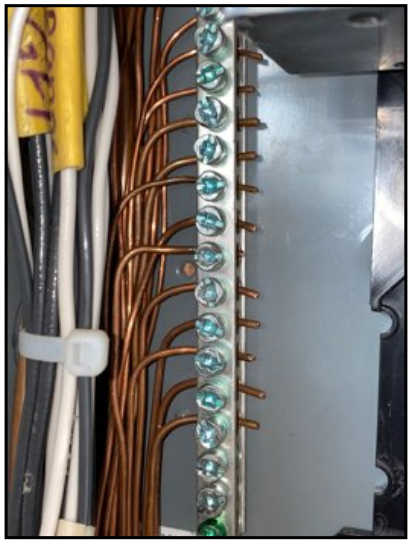
Electrical Continued

6. Wiring Observations

Observations:

6.1. The visible portions of the wiring has no visible deficiencies.

Electrical Continued



7. Grounding

Observations:

7.1. The panel ground appears to be correct.

Water Heater

Water Heater Continued

1. General Comments

1.1. There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of much water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

2. Water Heater Condition

Heater Type:

Gas

Age-2020

Location:

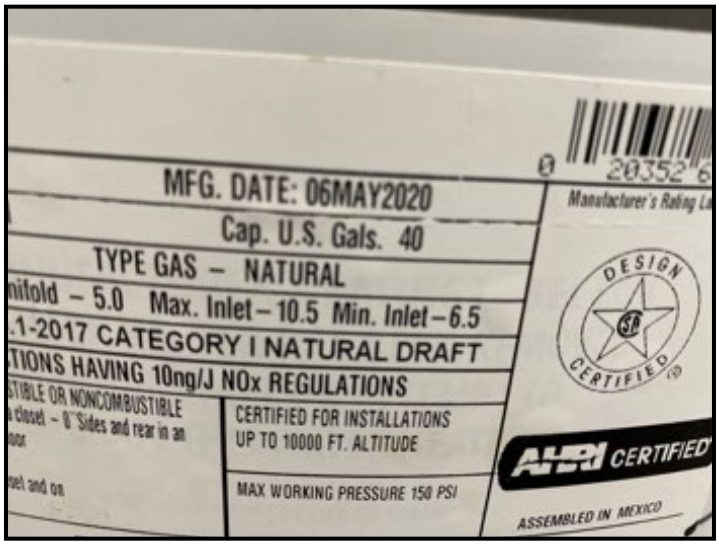
The heater is located in the laundry room.

Observations:

2.1. The water heater is functional.

2.2. CAUTION: The water temperature appeared to be too high during the time of inspection. Having the temperature set above 120 degrees is considered a scalding hazard. This is easily adjusted at the water heater. Advise adjustment.

Water Heater Continued



3. Number Of Gallons

Observations:

3.1. 40 Gallons

4. Venting

Observations:

4.1. Appears functional during the time of inspection.

5. TPRV

Observations:

5.1. The gas water heater temperature relieve valve is present and in satisfactory condition.

Water Heater Continued

6. Strapping

Observations:

6.1. The water heater appears to have the approved / correct seismic strapping at the top and bottom 1/3 section of water heater tank.

7. Gas Valve

Observations:

7.1. Appears functional.

Water Heater Continued

8. Plumbing

Materials:

Copper water lines noted.

Braided metal lines noted.

Observations:

8.1. The water heaters water shut off valve appears functional.

9. Overflow Condition

Observations:

9.1. Appears to be in satisfactory condition -- no concerns.

Water Heater Continued

10. Base

Observations:

10.1. The water heater base is functional.

11. Heater Enclosure

Observations:

11.1. The water heater closet is missing ventilation ports top and bottom one third of the door to allow fresh combustion air to circulate inside the enclosure. Conditions may cause noxious bi products to back draft and leak into the residence. Caution, potential safety hazard. Seek a qualified licensed contractor for further evaluations and repairs.

Water Heater Continued

Garage

1. Common Observations

Observations:

1.1. Wood work was still being worked on in the garage during time of inspection Advise re inspection before the close of sale.

2. Fire Door

Observations:

2.1. The garage fire door is self closing and functional.

Garage Continued

3. Garage Opener Status

Observations:

3.1. The garage door opener and its components were functional at the time of inspection.

4. Garage Door's Reverse Status

Observations:

4.1. Garage vehicle door auto-reverse impact feature was functional at the time of inspection.

4.2. Eye beam system present and operating.

Garage Continued

5. Garage Door Condition

Materials: Roll-up door noted.

Observations:

5.1. The garage door was in acceptable condition at time of inspection.

6. Garage Door Parts

Observations:

6.1. The garage door and opener appeared functional during the inspection.

7. Walls

Observations:

7.1. Appeared satisfactory, at time of inspection.

Garage Continued

8. Rafters & Ceiling

Observations:

8.1. The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

9. Floor Condition

Materials: The garage floors are bare concrete floors.

Observations:

9.1. The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

10. Window Observations

Observations:

10.1. Fixed windows noted.

11. Electrical

Observations:

11.1. The outlets that were tested are functional, and include ground-fault protection.

Living Space

1. Environmental Comments/observations

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Interior Areas

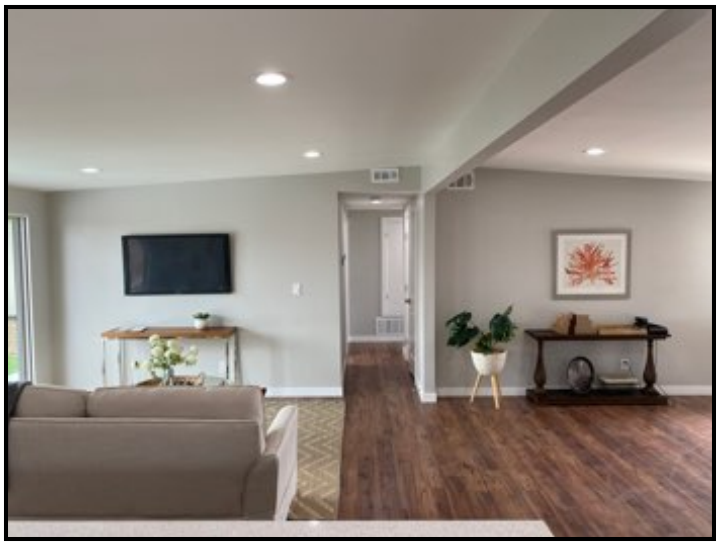
The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

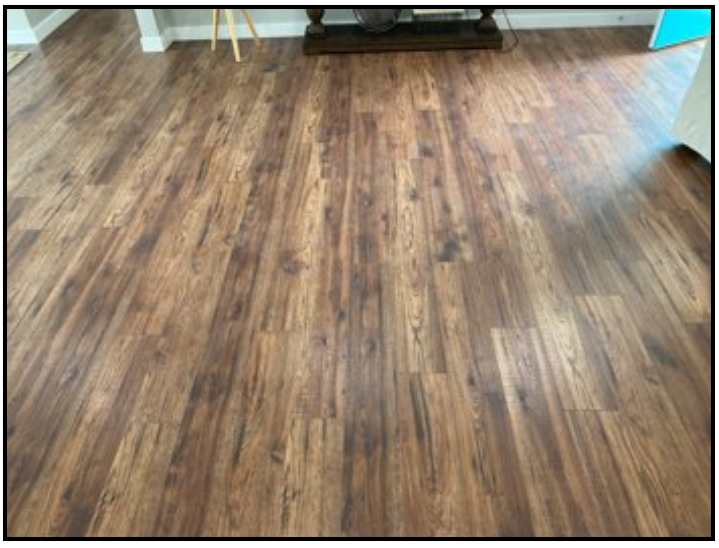
The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Observations

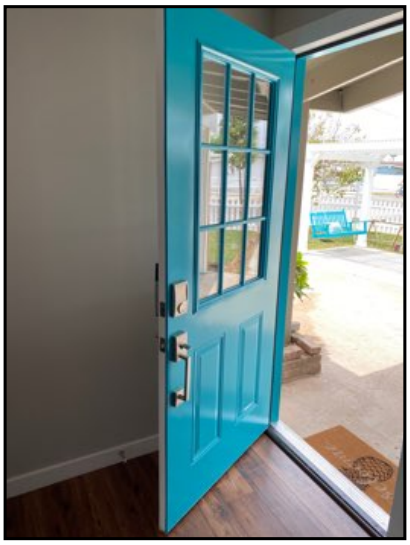
Observations:

1.1. The general condition of the interior floor, walls, ceiling, windows, outlets are functional and in satisfactory condition.





Interior Areas Continued



2. Wall Condition

Observations:

2.1. The interior walls are in acceptable condition.

2.2. Some areas not accessible due to stored personal items and furniture.

3. Ceiling Condition

Observations:

3.1. The ceilings are in acceptable condition.

4. Floors Condition

Observations:

4.1. The interior floors are in acceptable condition.

4.2. Some areas not accessible due to stored personal items and furniture.

Interior Areas Continued

5. Doors

Observations:

5.1. The main entry door was functional.

6. Window Condition

Observations:

6.1. A variety of windows that were unrestricted by stored items and furniture were opened and closed for performance.

6.2. We do not evaluate window screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

7. Electrical

Observations:

7.1. The outlets that were tested are functional.

8. Smoke Detectors

Observations:

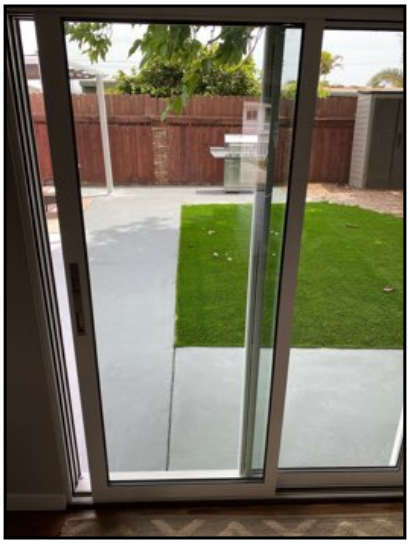
8.1. Smoke detector is present during time of inspection.

8.2. Carbon Monoxide detector is present in all required areas during time of inspection.

9. Patio Doors

Observations:

9.1. The sliding patio door was functional during the inspection.



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

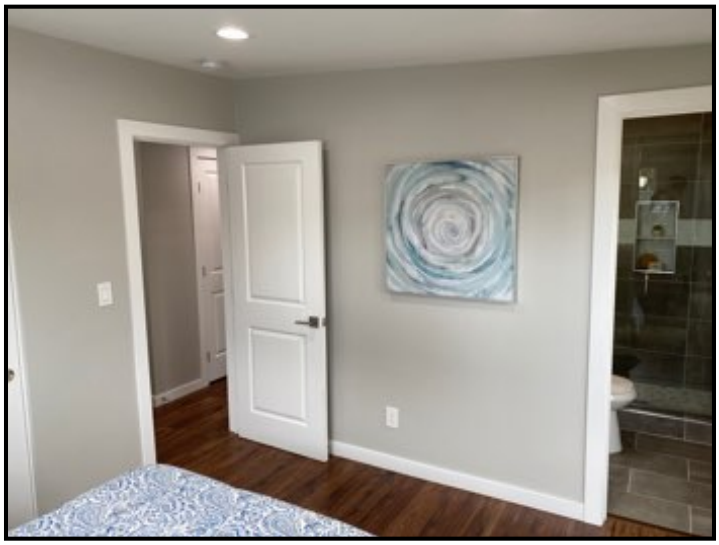
1. General Comments/Observations

Observations:

1.1. The general condition of the bedroom floor, walls, ceiling, windows, outlets are functional and in satisfactory condition.




Bedrooms Continued



2. Wall Condition

Observations:

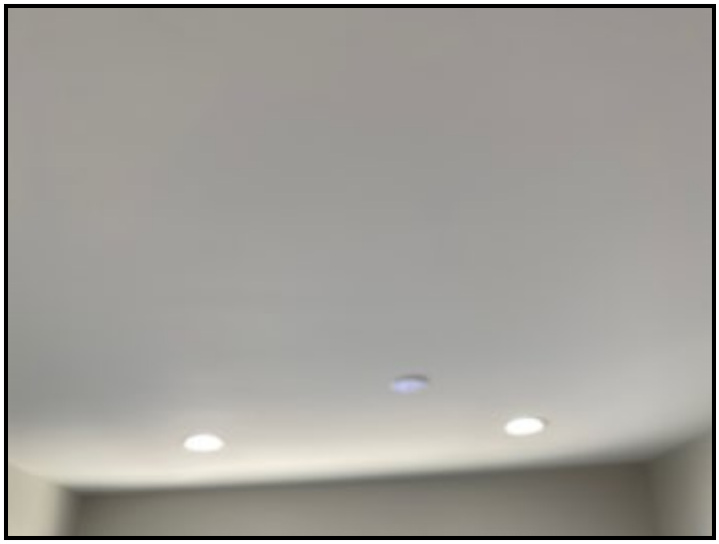
2.1. The walls are in acceptable condition.

2.2. Some areas not accessible due to furniture. This impedes the inspectors full view.

3. Ceiling Condition

Observations:

3.1. The bedroom ceilings are in acceptable condition.



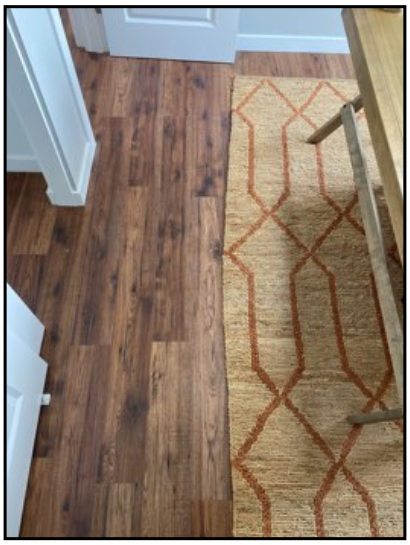
4. Floor Condition

Observations:

4.1. The floor has no significant defects.

4.2. Some of the flooring was not visible due to stored items and furniture.

Bedrooms Continued



5. Doors

Observations:

5.1. The bedroom doors were functional.

6. Window Condition

Observations:

6.1. The bedroom windows that were not obstructed were opened and closed and functional at the time of inspection.

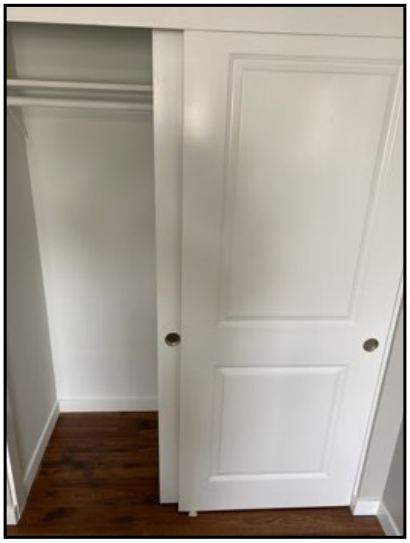
6.2. We do not evaluate screens, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

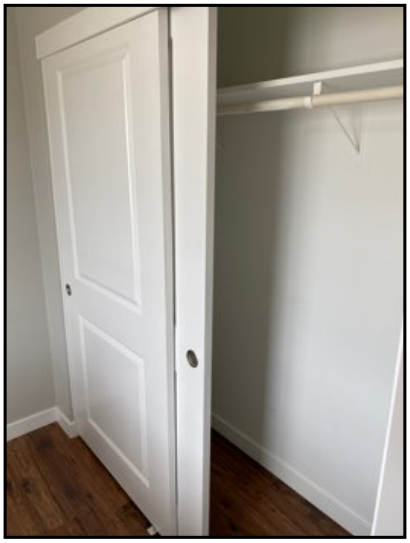
Bedrooms Continued

7. Closets

Observations:

7.1. The bedroom closets are in serviceable condition.





8. Electrical

Observations:

8.1. The outlets that were unobstructed and able to be tested are functional.

9. Ceiling Fans

Observations:

9.1. Operated normally when tested, at time of inspection.

Bedrooms Continued

10. Smoke Detectors

Observations:

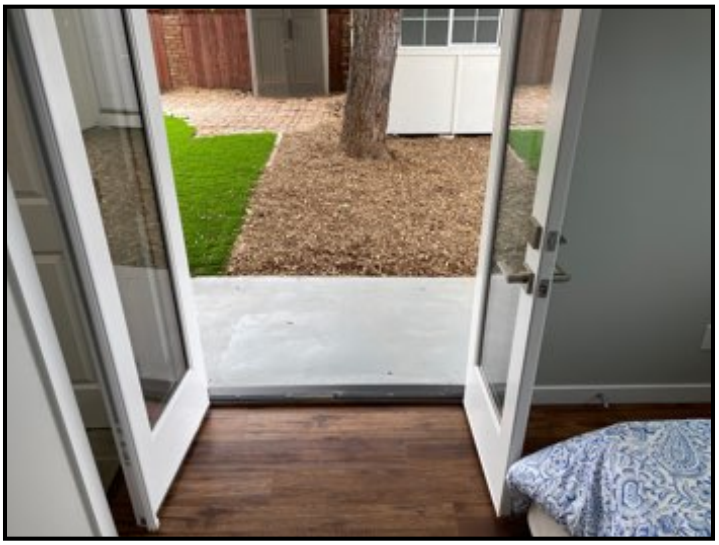
10.1. Smoke detectors present during time of inspection.

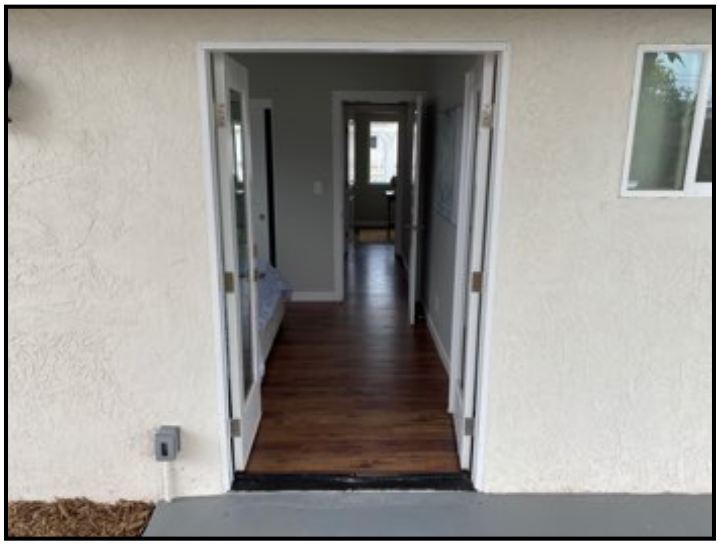
11. Patio Doors

Observations:

11.1. The master bedroom hinged patio door was functional during the inspection.

Bedrooms Continued





Bathroom

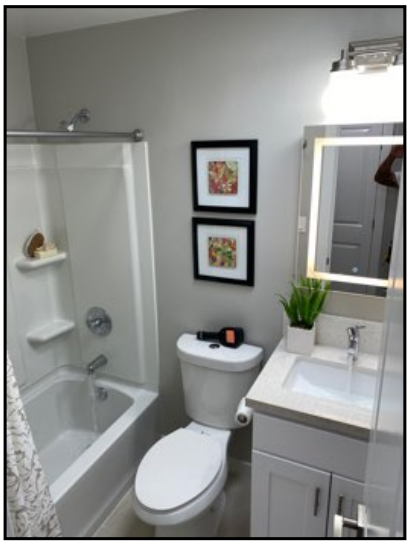
Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Walls

Observations:

1.1. The bathroom walls are in acceptable condition.

Bathroom Continued



2. Ceiling Condition

Observations:

2.1. The properties bathroom ceilings are in acceptable condition.

3. Cabinets

Observations:

3.1. Appeared functional and in satisfactory condition, at time of inspection.

4. Counters

Observations:

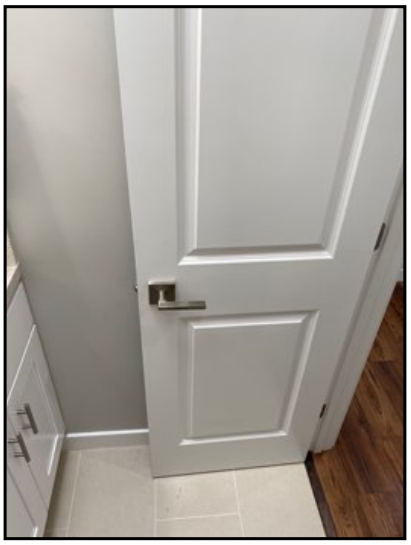
4.1. The bathroom(s) counter tops are in acceptable condition.

5. Doors

Observations:

5.1. The bathroom doors were functional.

Bathroom Continued



6. Window Condition

Observations:

6.1. The bathroom(s) windows were functional at the time of the inspection.

7. GFCI

Observations:

7.1. GFCI in place and operational.

8. Exhaust Fan

Observations:

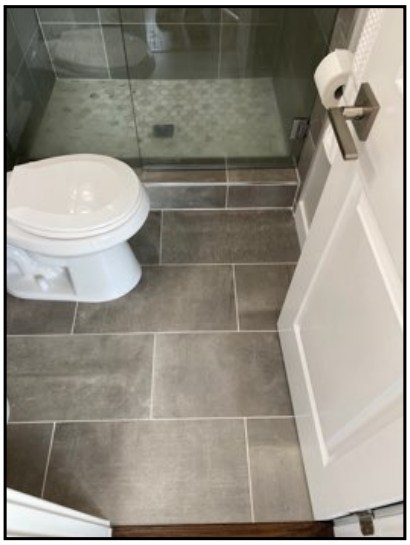
8.1. The bathroom exhaust fan operated when tested at the time of inspection.

9. Floor Condition

Observations:

9.1. The bathroom floors have no significant defects.

Bathroom Continued



10. Mirrors

Observations:

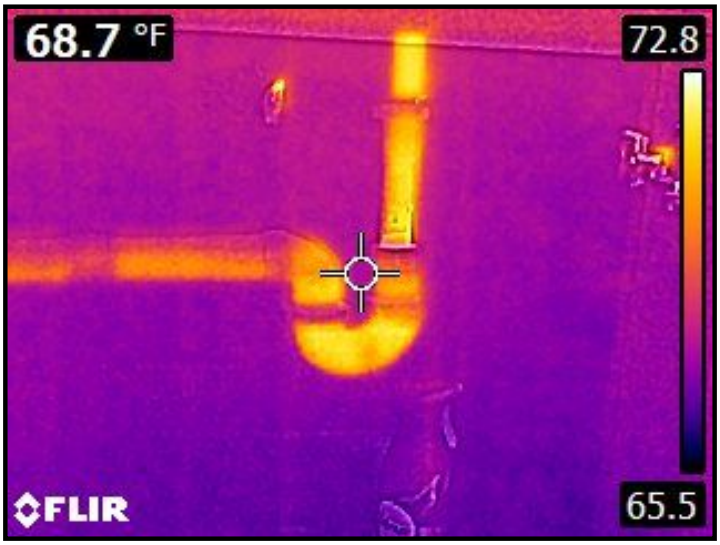
10.1. The bathroom mirrors are in acceptable condition.

11. Plumbing

Observations:

11.1. The sink drain P- trap and drain are functional.

Bathroom Continued



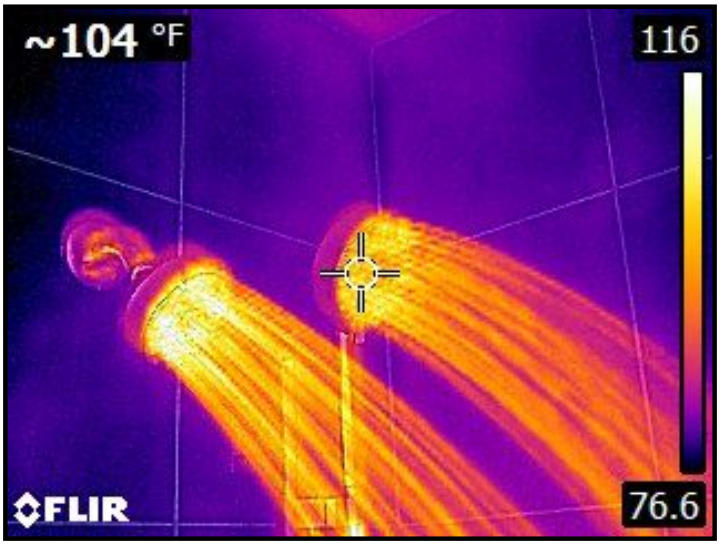
12. Showers

Observations:

12.1. The bathroom showers was functional.

Bathroom Continued



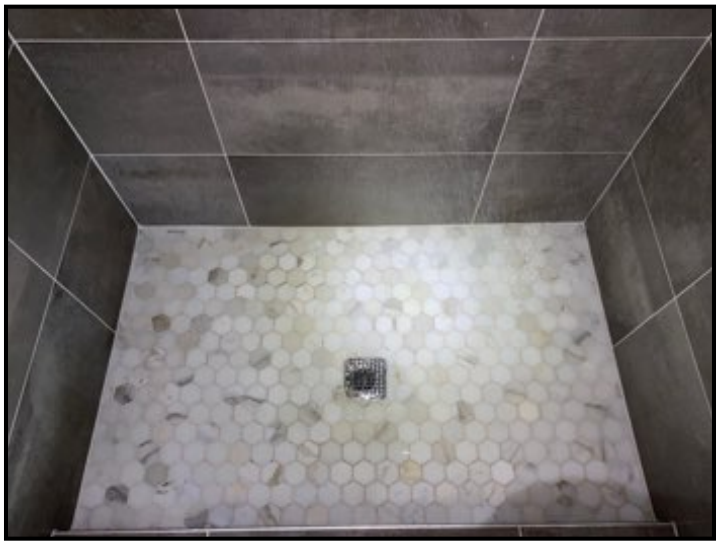



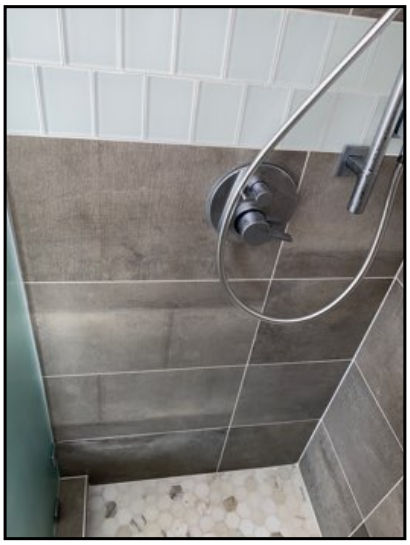
13. Shower Walls

Observations:

13.1. The bathroom shower walls were functional and in acceptable condition.

Bathroom Continued



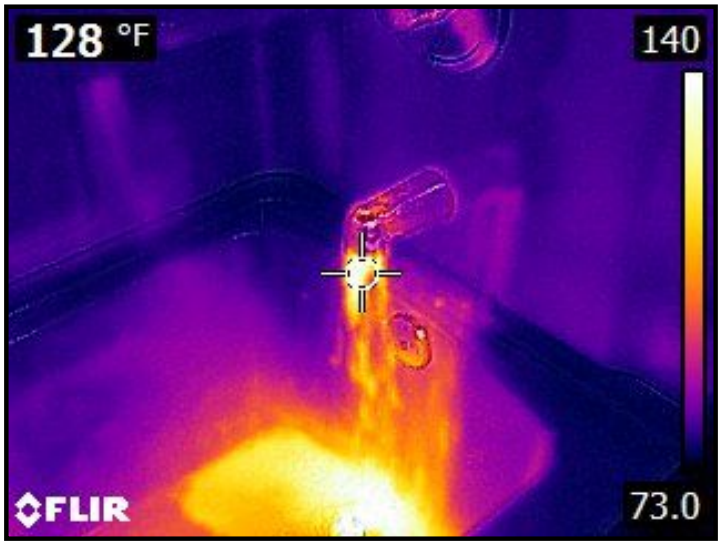


14. Bath Tubs

Observations:

14.1. The bathroom tub is functional.

Bathroom Continued



15. Enclosure

Observations:

15.1. The shower enclosure was functional at the time of the inspection.

16. Sinks

Observations:

16.1. The bathroom sink and its components were functional.

16.2. The master bathroom and guest bathroom sink appears to be clogged and does not drain. Seek a licensed plumbing contractor for repairs.

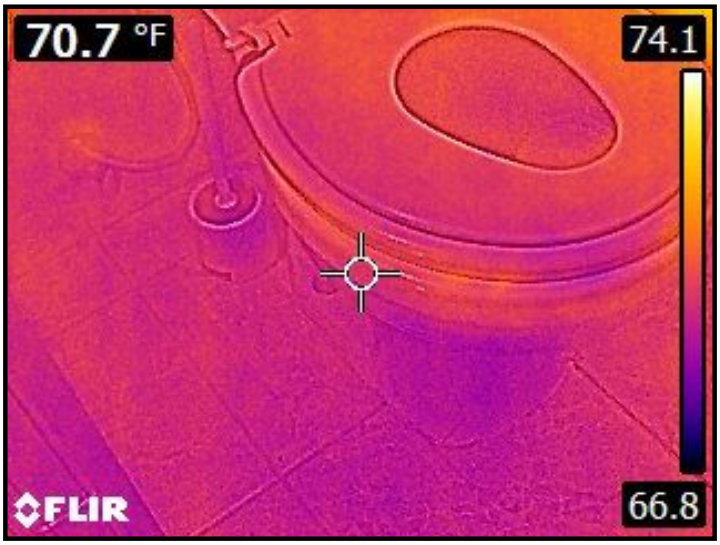
Bathroom Continued

17. Toilets

Observations:

17.1. Toilets are functional and in good visual condition.

Bathroom Continued



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Wall Condition

Observations:

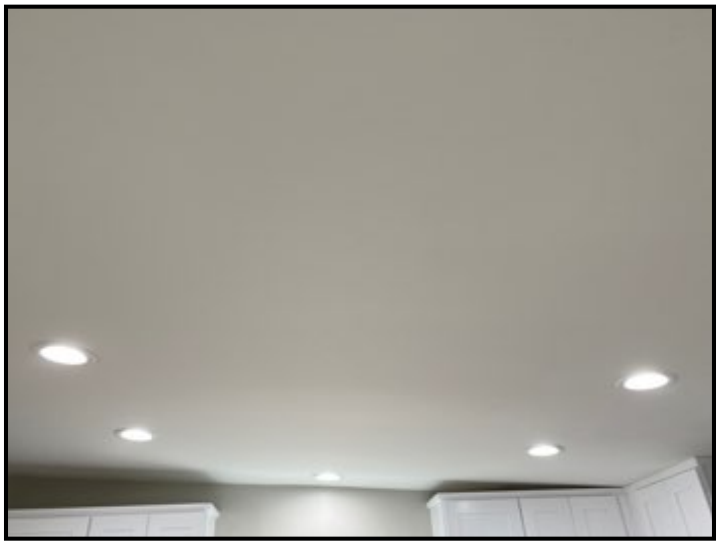
1.1. The kitchen walls were in acceptable condition.

2. Ceiling Condition

Observations:

2.1. The kitchen ceiling appeared to be in acceptable condition.

Kitchen Continued



3. Floor Condition

Observations:

3.1. The kitchen floors are in acceptable condition.

4. Window Condition

Observations:

4.1. The kitchen windows are functional.

Kitchen Continued

5. Cabinets

Observations:

5.1. The cabinets are functional, and do not have any significant damage.

Kitchen Continued

6. Counters

Observations:

6.1. The kitchen counter tops are in acceptable condition.

Kitchen Continued

7. GFCI

Observations:

7.1. GFCI in place and operational at some outlets.

8. Sinks

Observations:

8.1. The kitchen sink valves and connector were functional at the time of inspection.

Kitchen Continued

9. Dishwasher

Observations:

9.1. The dishwasher turned on and was functional.

10. Garbage Disposal

Observations:

10.1. The garbage disposal operated and appeared functional at time of inspection.

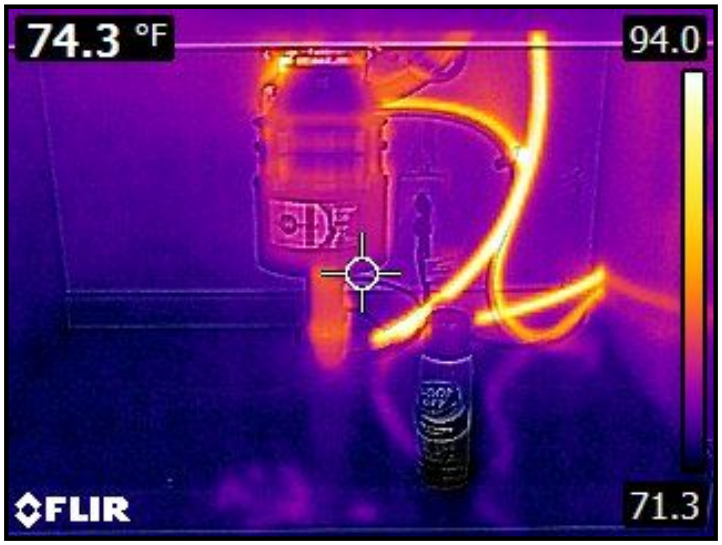
Kitchen Continued

11. Plumbing

Observations:

11.1. The sink drain P- trap and drain are functional.

Kitchen Continued

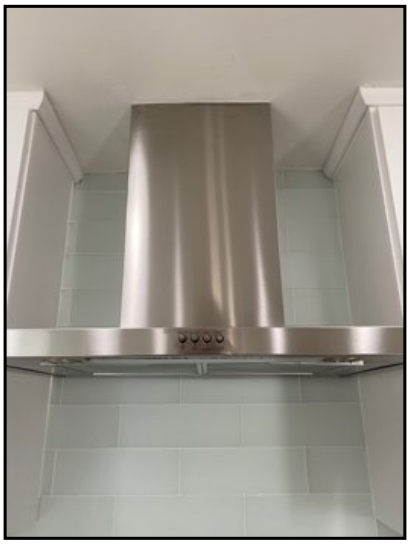


12. Vent Condition

Materials: Exterior Vented

Observations:

12.1. The exhaust fan and lighting was functional at the time of inspection.



13. Cook top condition

Observations:

13.1. The cook top operated and was functional.

Kitchen Continued

14. Oven & Range

Observations:

14.1. Oven(s) operated when tested.

Kitchen Continued

15. Wine Cooler & Refrigerator

Observations:

15.1. It is beyond the scope of a home inspection to test refrigerators. If concerned about serviceability and functionality we recommend further evaluation by a licensed appliance contractor prior to the end of your contingency period.

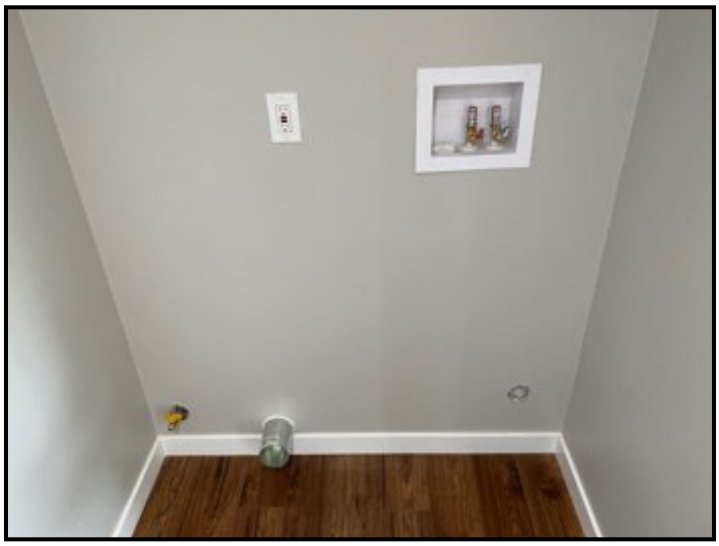
Laundry

Laundry Continued

1. Comments/Observations

1.1. Our inspection did not include the laundry room and/or appliance. We do not remove / pull appliance away from the wall surface this can cause moisture damages. Also we do not test or evaluate the 240-volt electrical outlet and gas connections. Refer to the sellers disclosure to advise.

1.2. In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

Heat/AC Continued

1. Heater Condition

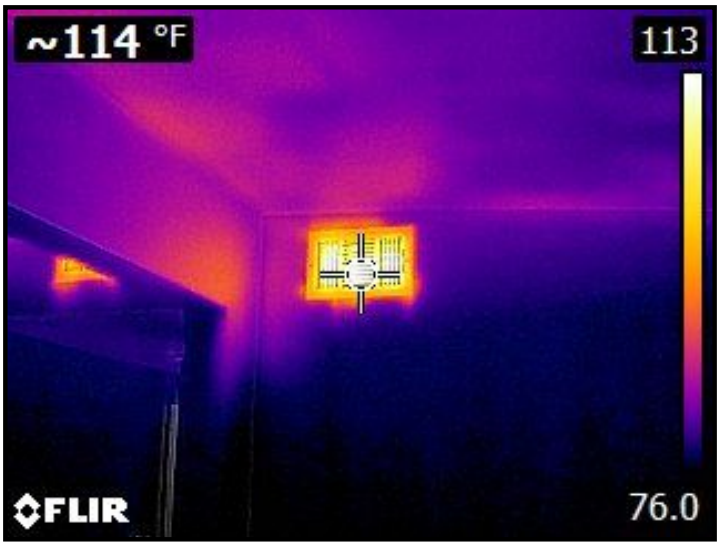
The furnace is located in the hallway in a closet/enclosure.

Materials:

Gas fired forced hot air.

Observations:

1.1. The heating unit is functional at the time of the inspection. Manufacturing date 2020



2. Heater Base

Observations:

2.1. The furnaces base appears to be functional.

Heat/AC Continued

3. Enclosure

Observations:

3.1. The furnace enclosure was functional at the time of inspection.

4. Venting

Observations:

4.1. The visible portions of the vent pipes appeared functional.

5. Gas Valves

Observations:

5.1. Gas shut off valves were present and functional.

6. Thermostats

Observations:

6.1. Functional at the time of inspection.

Heat/AC Continued

7. Registers

Observations:

7.1. The air supply registers are functional.

8. Air Supply

Observations:

8.1. The return air supply system appears to be functional.

Heat/AC Continued

9. Filters

Location: Located inside heater cabinet.

Observations:

9.1. MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

10. Duct Work

Observations:

10.1. The physical condition of the air ducts could not be inspected. They are concealed behind the wall cavity which impedes the inspectors full view. Note: The air supply from the air ducts appeared functional at the time of inspection.

Heat/AC Continued

Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.