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Report Summary

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.

Roof		
Page 11 Item: 1	Roof Condition	• One Cracked/damaged tiles noted. Recommend licensed roofing company for repair.
Attic		
Page 19 Item: 4 Master Bathroom	Insulation Condition	• Missing insulation noted.
Page 27 Item: 7		
	Shower Walls	• Missing grout noted. Recommend all tiles edges and tub/shower walls be caulked and sealed to prevent moisture penetration.
Page 28 Item: 10	Sinks	• Missing sync stopper noted.
Hall Bathroom Page 29		
Item: 5	Plumbing	• Visible leaking noted. Recommend licensed plumber for repair.
Page 30 Item: 7	Shower Walls	• Missing grout noted. Recommend all tiles edges and tub/shower walls be caulked and sealed to prevent moisture penetration.
Kitchen		
Page 38 Item: 3	Dishwasher	• The dishwasher operates normally however when attempting to cancel the cycle the cancel button did not operate properly.

INTRODUCTION:

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. Depending upon the age of the property, some items like GFCI outlets may not be installed; 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 final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

Gro unds

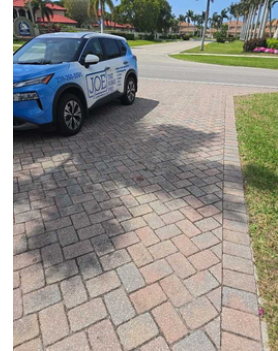
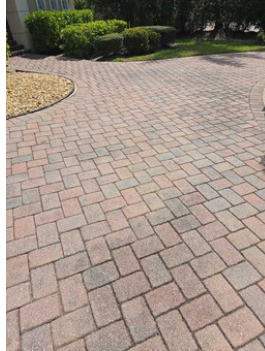
1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Paver driveway noted.

Observations:

- Driveway in good shape. Recommend pressure washing and sealing to extend life.



2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or functional concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

4. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				



5. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.

3. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

4. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- Suggest caulking around doors and windows as necessary.

5. Stucco

Good	Fair	Poor	N/A	None
X				

Pool

1. Filter

Good	Fair	Poor	N/A	None
X				



2. Skimmer and Basket

Good	Fair	Poor	N/A	None
X				

Observations:
• Functional.



3. Pool Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Electric.

Observations:

- The pool heater turned on and operated at the time of the inspection.



4. Lights

Good	Fair	Poor	N/A	None
X				

Observations:
• operated



5. Pumps

Good	Fair	Poor	N/A	None
X				

Observations:
• operated



6. Structure Condition

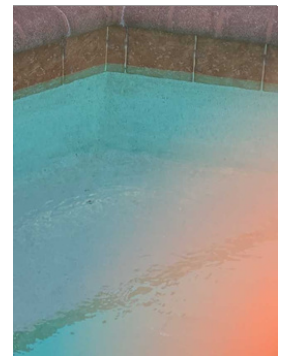
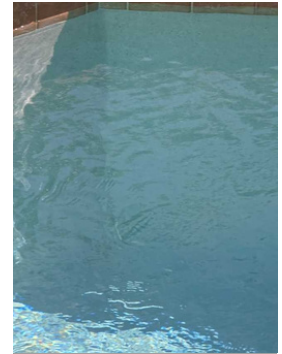
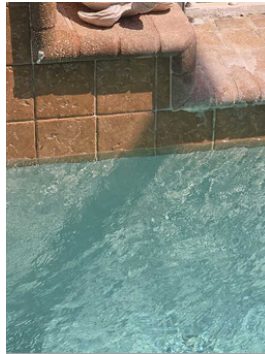
Good	Fair	Poor	N/A	None
X				

Type: below ground



7. Tile

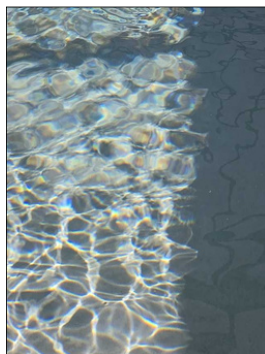
Good	Fair	Poor	N/A	None
X				



8. Water Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• clear



Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete tiles noted.

Observations:

- One Cracked/damaged tiles noted. Recommend licensed roofing company for repair.



2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Vent Caps

Good	Fair	Poor	N/A	None
X				

4. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

Heating/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.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

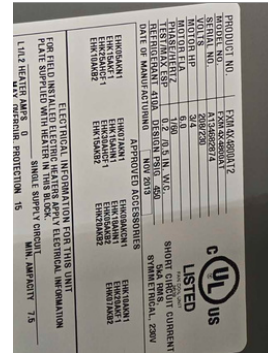
Materials: The furnace is located in the attic

Materials: Electric forced hot air.

Mfg: 2013

Observations:

- Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually.



2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

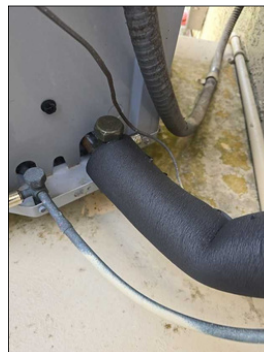
- The heater base appears to be functional.

3. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.



4. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric

Mfg: 2013

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.
- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 15 degrees F.
- Annual HVAC service contract is recommended.



5. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.



6. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.



7. Thermostats

Good Fair Poor N/A None

X				
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Observations:

- Digital - programmable type.
- Functional at the time of inspection.



Gar age

1. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.

2. Floor Condition

Good	Fair	Poor	N/A	None
X				



3. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** in place and operational



4. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional, at time of inspection.

5. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory and functional, at time of inspection.

6. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

7. Garage Door Parts

Good Fair Poor N/A None

X				
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Observations:

- The garage door appeared functional during the inspection.

8. Garage Opener Status

Good Fair Poor N/A None

X				
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Observations:

- The garage door opener is functional, safety features are built in.

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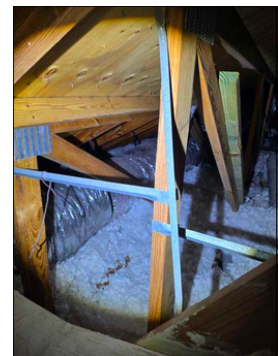
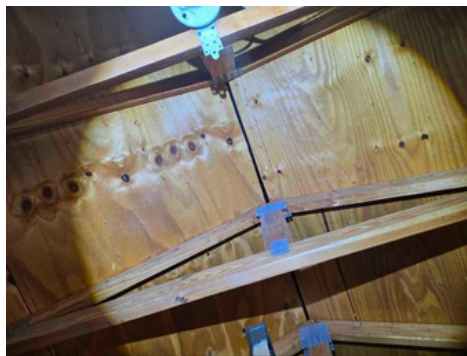
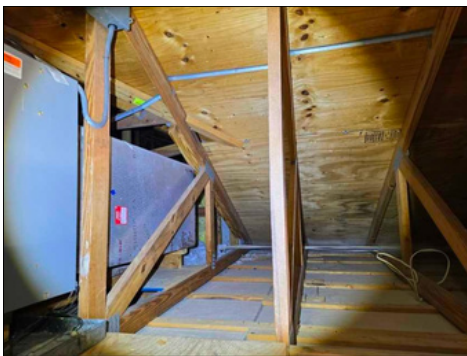
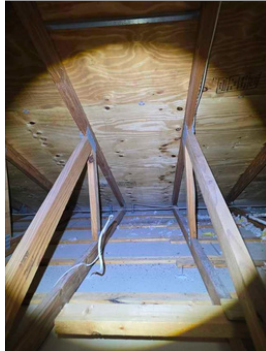
1. Structure

Good Fair Poor N/A None

X				
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Observations:

- Evidence of past or present leaks noted, dry at time of the inspection.





2. Ventilation

Good Fair Poor N/A None

X				
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Observations:
• Under eave soffit inlet vents noted.

3. Duct Work

Good Fair Poor N/A None

X				
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4. Insulation Condition

Good Fair Poor N/A None

	X			
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Observations:
• Missing insulation noted.



Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric

Mfg: 2018

Location: The heater is located in the garage.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- No major system safety or function concerns noted at time of inspection.



2. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

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



3. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 55 gallons

4. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper • PVC

Observations:

- No deficiencies observed at the visible portions of the supply piping.



5. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: PVC



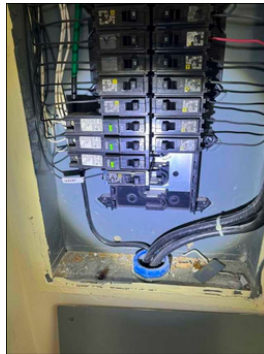
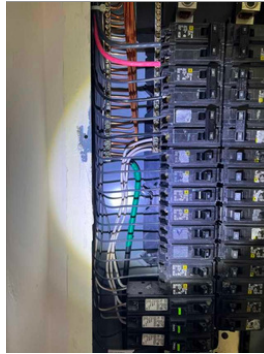
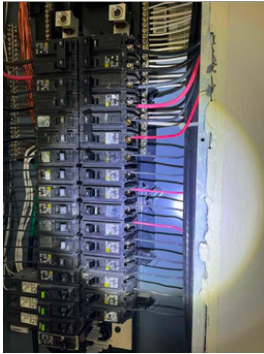
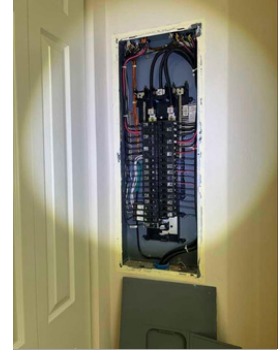
Elec trical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

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. Ceiling Fans

Good Fair Poor N/A None

X				
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Observations:

- Operated normally when tested, at time of inspection.



2. Closets

Good Fair Poor N/A None

X				
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3. Doors

Good Fair Poor N/A None

X				
---	--	--	--	--

Observations:

- Double door entryway.



4. Electrical

Good Fair Poor N/A None

X				
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Observations:

- Some outlets not accessible due to furniture and or stored personal items.

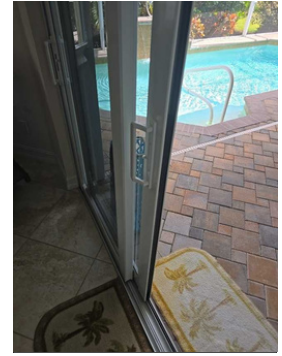
5. Patio Doors

Good Fair Poor N/A None

X				
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Observations:

- The sliding patio door was functional during the inspection.



6. Window Condition

Good	Fair	Poor	N/A	None
X				

Master 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. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

2. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational



3. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

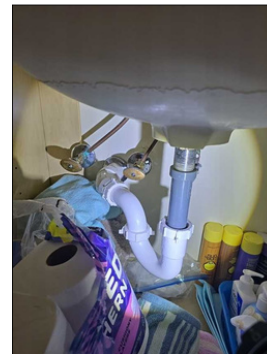
- The bath fan was operated and no issues were found.

4. Mirrors

Good	Fair	Poor	N/A	None
X				

5. Plumbing

Good	Fair	Poor	N/A	None
X				

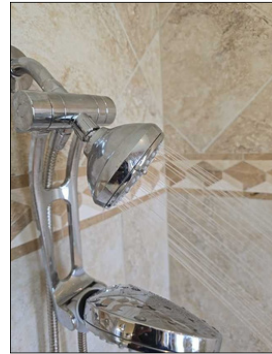


6. Showers

Good Fair Poor N/A None

X				
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Observations:
• functional

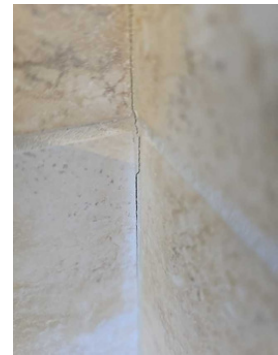
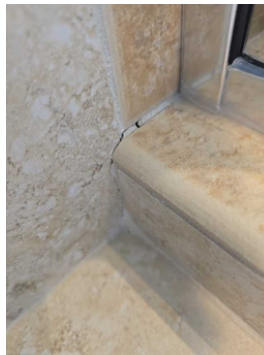
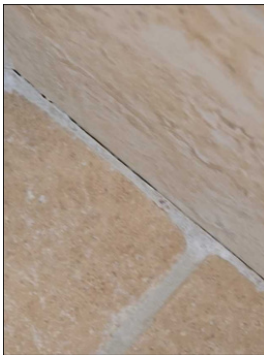


7. Shower Walls

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:
• Missing grout noted. Recommend all tiles edges and tub/shower walls be caulked and sealed to prevent moisture penetration.



8. Bath Tubs

Good Fair Poor N/A None

X				
---	--	--	--	--

Observations:
• Tub



9. Enclosure

Good Fair Poor N/A None

X				
---	--	--	--	--

Observations:
• The shower enclosure was functional at the time of the inspection.

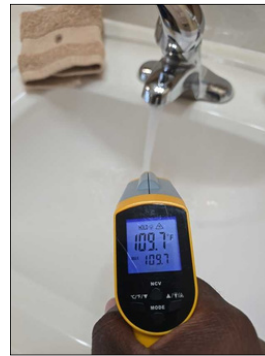
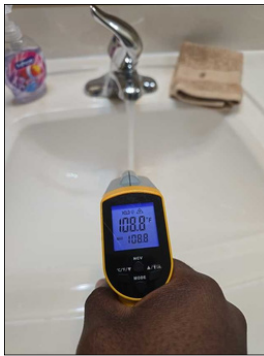


10. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing sync stopper noted.



11. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.

Hall Bathroom

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

2. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational



3. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.

4. Mirrors

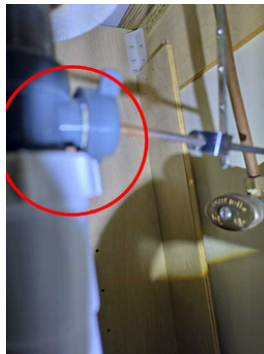
Good	Fair	Poor	N/A	None
X				

5. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Visible leaking noted. Recommend licensed plumber for repair.





6. Showers

Good	Fair	Poor	N/A	None
X				

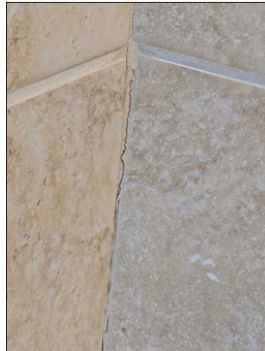
Observations:
 • functional



7. Shower Walls

Good	Fair	Poor	N/A	None
	X			

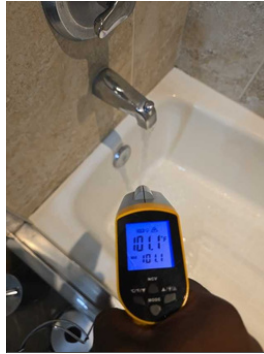
Observations:
 • Missing grout noted. Recommend all tiles edges and tub/shower walls be caulked and sealed to prevent moisture penetration.



8. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
 • Tub

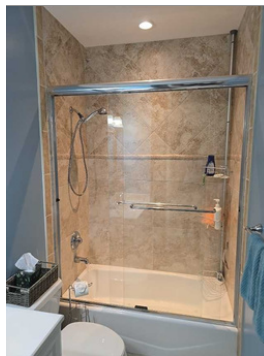


9. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

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

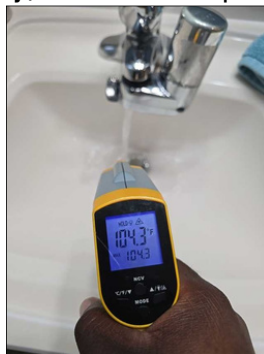


10. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- Operated normally, at time of inspection.



11. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.

Master B edroom

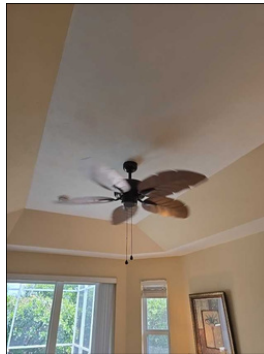
The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will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

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.



2. Closets

Good	Fair	Poor	N/A	None
X				

3. Doors

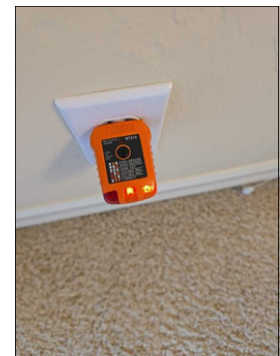
Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

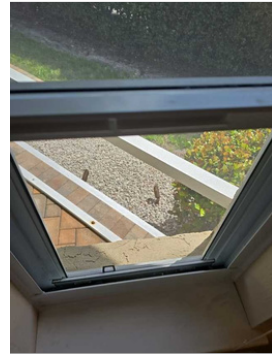
- Some outlets not accessible due to furniture and or stored personal items.



5. Window Condition

Good Fair Poor N/A None

X				
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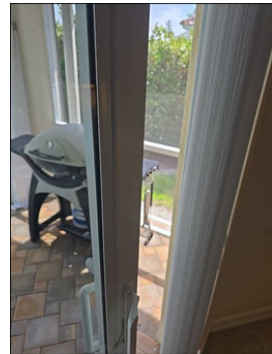
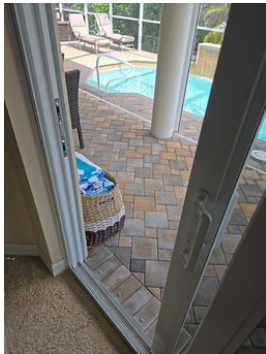
6. Patio Doors

Good Fair Poor N/A None

X				
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Observations:

- The sliding patio door was functional during the inspection.



Bedroom 2

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.



2. Closets

Good	Fair	Poor	N/A	None
X				

3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.



5. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The sliding patio door was functional during the inspection.



Bedroom 3

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.



2. Closets

Good	Fair	Poor	N/A	None
X				

3. Doors

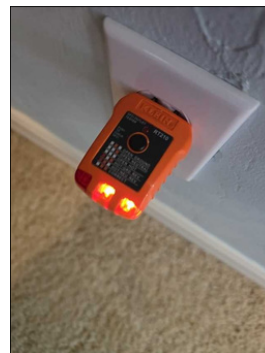
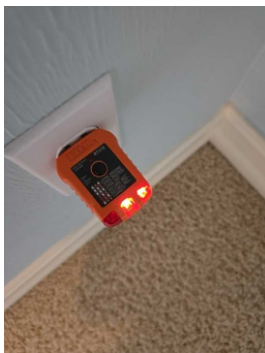
Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

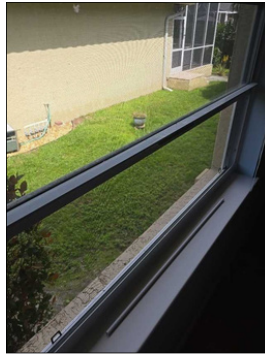
- Some outlets not accessible due to furniture and or stored personal items.



5. Window Condition

Good Fair Poor N/A None

X				
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Kitc hen

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

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

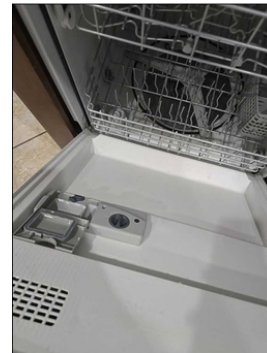
2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The dishwasher operates normally however when attempting to cancel the cycle the cancel button did not operate properly.



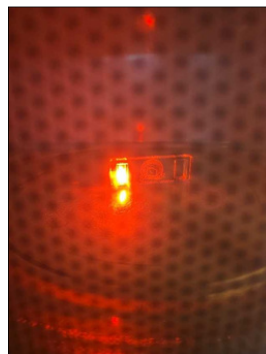
4. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated - appeared functional at time of inspection.

5. Microwave

Good	Fair	Poor	N/A	None
X				



6. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Electric cook top noted.
 • All heating elements operated when tested.



7. Oven & Range

Good	Fair	Poor	N/A	None
X				

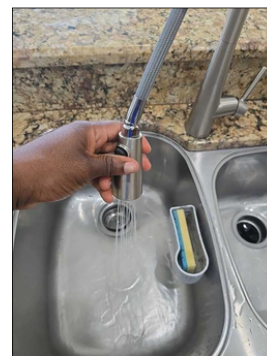
Observations:

- Oven: Electric radiant heating coils or infrared halogen.
- Oven(s) operated when tested.



8. Sinks

Good	Fair	Poor	N/A	None
X				



9. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

10. Plumbing

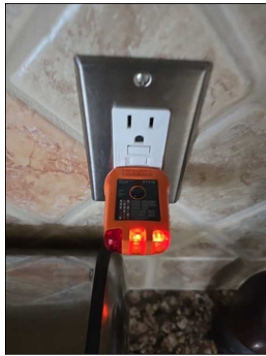
Good	Fair	Poor	N/A	None
X				



11. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational.



Lau ndry

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

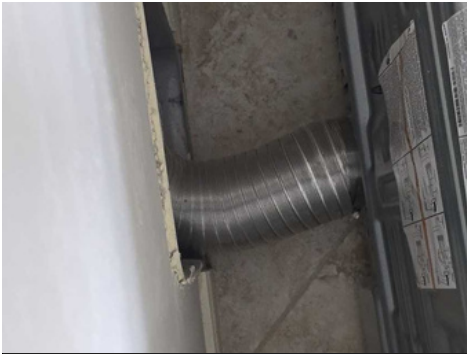
- Appeared functional and in satisfactory condition, at time of inspection.

2. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Recommend yearly cleaning of dryer vent to avoid lint build up



3. GFCI

Good	Fair	Poor	N/A	None
X				

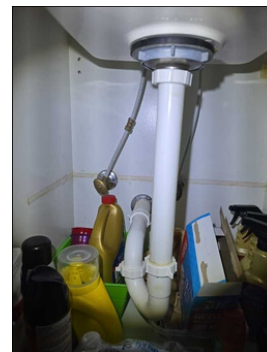
Observations:

- GFCI in place and operational



4. Wash Basin

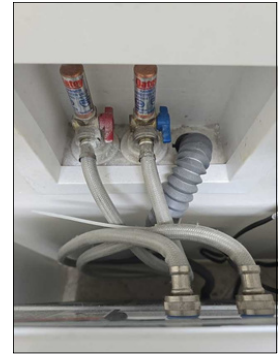
Good	Fair	Poor	N/A	None
X				



5. Plumbing

Good Fair Poor N/A None

X				
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Glossary

Glossary

Term	Definition
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.