

# PROPERTY INSPECTION REPORT



April 20<sup>th</sup> 2023

Inspected by Drz National Home Inspector llc / Lic#HI0093



## ☰ SITE DETAILS

APPROXIMATE HUMIDITY

☑ 23%

APPROXIMATE TEMPERATURE

☑ 58° F

ESTIMATED SQUARE FEET

☑ 2305

IN ATTENDANCE

☑ Client

☑ Home Owner

INSPECTION FEE

☑ \$375

NUMBER OF BATHROOMS

☑ Three

NUMBER OF BEDROOMS

☑ Three

NUMBER OF STORIES

☑ Two

OCCUPANCY

☑ Furnished/ Limited visual Inspection

STYLE

☑ Wood framed house, raised floors, retaining walls

WEATHER CONDITIONS

☑ Partly cloudy.

YEAR BUILT

☑ 1999

# 1 · BUILDING EDITION

## STORAGE BUILDING

### 1.1 · STORAGE BUILDING

Recommending repair





Storage building had one multiple areas with moisture damage / intrusion and a mold like substance, lights that were not operational, signs of past flood damage, substandard electrical installation at panel, stairs missing safety features. This list is not inclusive. For these repairs I would recommend a licensed professional contractor.

## 2 · ROOF

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## GENERAL

## ① INSPECTION METHOD

- ☒ Roof
- ☒ Visual

## ① ROOF TYPE/STYLE

- ☒ Flat
- ☒ Gable

## COVERINGS

### ① MATERIAL

- ☒ Asphalt
- ☒ Modified bitumen

### 2.1 · MATERIAL

Informational



Modified bitumen roof, clay tile and asphalt shingles

## 2.2 · DAMAGED (GENERAL)

Recommending repair



Roof coverings showed multiple areas with damage. Recommend a professional roofing contractor evaluate the roofs and all there components. There was areas inside the homes with moister stains, lifted material, open seals, cracked parapets, improperly installed patches, missing roof material. This list is not inclusive.

## 3 · ATTIC, INSULATION & VENTILATION

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

ATTIC ACCESS

3.1 · ACCES DOOR

Observations



For safety reasons attic was not traversed. This is a flat roof and the crawl space has a limited access. Attic in garage area was blocked by debris and trash. Because garage and main home had signs of past or present leaks it's recommended to have these areas further reviewed by a professional contractor

4 · BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

- I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.
- II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.
- III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.
- IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

## BASEMENTS & CRAWLSPACES

### 4.1 · GENERAL

#### Observations





Here is a general view of the crawl space underneath the home. During the inspection there were foul odors (the crawl space had a lot of animal feces) the vapor barrier appeared to be torn in places. Areas with signs of moisture damage. Damaged sub sheathing, The home appeared to be placed on support walls. Trusses were used for floor structure. I recommend you have a professional contractor further review for repairs

## FOUNDATION

### 4.2 · FOUNDATION CRACKS

#### Observations

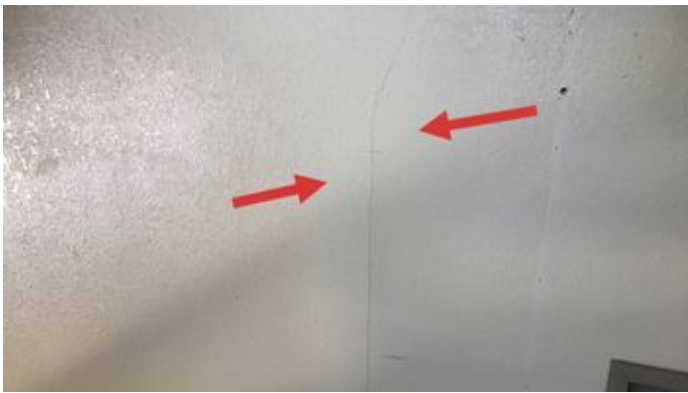


Foundation cracking / shifting was noted on the interior floor of additional garage. Recommending further review and repair by a professional concrete contractor. Depending on his findings you may want to consult a licensed structural engineer for repair ideas.

## WALL STRUCTURE

### 4.3 · CRACKS

#### Observations



Cracking observed in wall structure in garage and interior of the home. Settlement is normally associated with these cracks. Recommend a professional structural engineer evaluate and advise on repairs if any are needed.

## 5 · EXTERIOR

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

### SIDING, FLASHING & TRIM

ⓘ SIDING MATERIAL

☒ Stucco

5.1 · SIDING MATERIAL

Informational



Stucco exterior finish. Maintenance tip When stucco is first applied to your home, it could be sealed. Some products can be a porous material, stucco needs to be protected from any moisture intrusion. Elastomeric is a common sealant used.

## 5.2 · WARPING/BUCKLING/ROTTING

Recommending repair



Warping or buckling of stucco was noted during the inspection at multiple locations around the home/ garage addition. This could be caused by improper installation or moisture intrusion. I recommend you have a professional stucco contractor evaluate and repair.

DECKS, BALCONIES, PORCHES & STEPS

5.3 · PORCH CEILING

Observations



The back porch had cracking. This is often caused by seasonal changes expansion and contraction of the wood beams underneath can cause cracks on the surface of the sheet rock. Recommending repair by a professional Sheetrock contractor.

5.4 · POLES & BEAMS

Recommending repair



Porch support beams were splitting, some sections were warping some areas had missing clips ties or sub standard framing. This is what wood does naturally when dried out. Back porch ceilings had signs of water damage. Recommending review and repair by a professional framing contractor

### 5.5 · DECKS / BALCONY

Recommending repair



One or more areas of the deck support appears unsafe. It's appeared to be rotting in one section and the structure failing in this area. As a result support Columns are shifting. Recommend qualified framing contractor evaluate and repair.

## 5.6 · STAIRS

### Observations



One section of the exterior is missing safety features on stairs. This is a safety concern someone could accidentally fall. I recommend you have this looked at by a professional contractor. One other gate also opens toward stairs. This is not safe

## WALKWAYS, PATIOS & DRIVEWAYS

## 5.7 · DRIVEWAY CRACKING

### Observations



Cracks observed in drive way. This can be common especially since this is we're heavy vehicles come in and out. Recommend concrete contractor evaluate and repair. Located at garage addition and main home

## 5.8 · WALKWAY CRACKING

### Observations



cracks observed on multiple walkways. Recommend monitor and/or patch/seal by a professional concrete contractor.

EXTERIOR DOORS

5.9 · EXTERIOR ENTRY DOOR

Recommending repair



Exterior entry doors showed signs of damage. Rotted wood, doors rubbing on the jambs, latches not working properly. I recommend you have a professional door contractor repair.

VEGETATION, GRADING, DRAINAGE & RETAINING WALLS

5.10 · GRADING

Observations



Grading is sloping towards the home in multiple areas. This could lead to water intrusion and foundation issues. It's recommended to have this repaired to prevent moisture intrusion. A professional landscaping contractor can give you ideas on grading so water flows away or around the home. Since the home is situated on a hill side it's also recommended to keep an eye on these areas to keep them from eroding

Here is a helpful article <http://homeguides.sfgate.com/fix-slope-grading-house-33504.html> discussing negative grading.

## 5.11 · TREE TO CLOSE TO THE HOME

### Observations



Trees too close to the home. This could cause damage to the siding or allow wood destroying organisms to enter the home. The roots can also damage the foundation. Especially in the windy season. Recommend you have a landscaping service evaluate and repair.

# 6 · ELECTRICAL

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

## MAIN & SUBPANELS, SERVICE & GROUNDING, MAIN OVERCURRENT DEVICE

### PANEL CAPACITY

☒ 100 AMP

☒ 200 AMP

### MAIN PANEL LOCATION

☒ Garage

☒ Interior

## ⓘ PANEL TYPE

- ☒ 200 CL / 240V 3 Wire System
- ☒ Circuit Breaker
- ☒ Lateral drop
- ☒ Non metallic sheath cable

## ⓘ PANEL MANUFACTURER

- ☒ Siemens

### 6.1 · PANEL MANUFACTURER

Informational



200 Amp Simeons panel.

### 6.2 · SUB PANEL LOCATION

Informational



100 amp sub panel located at interior

### 6.3 · SUB PANEL LOCATION

Recommending repair



Sub panel located in garage. Recommending review by a licensed electrician. Inspector observed improperly installed conductors which is unsafe. The ground also appeared to be disconnected.

### 6.4 · BREAKERS

Further review is recommended



1 breaker switch was in the jumped position during the inspection. I recommend you have this breaker reviewed by a licensed electrician. Recommending further review by a licensed electrician.

LIGHTING FIXTURES, SWITCHES & RECEPTACLES

6.5 · RECEPTACLES

Recommending repair





Multiple receptacles seemed to be operating incorrectly, some were broken, missing / damaged plates or loose outlets. Other areas had lights that were not operational, switches not operational, moisture intrusion through switch, improper wiring was also noted, improperly terminated electrical conductors. This list is not inclusive. I recommend you have electrical components further reviewed and repaired as needed by a licensed electrician.

SMOKE DETECTORS

6.6 · MISSING

Recommending repair

missing smoke detectors were noted during the inspection it's recommended to have them for safety purposes. I recommend you have them re installed by a licensed electrician.

7 · PLUMBING

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

 WATER SUPPLY MATERIAL

☒ Copper

DRAIN, WASTE, & VENT SYSTEMS

 MATERIAL

☒ Copper

## 7.1 · CLEAN OUT CAP

Recommending repair



Missing clean out cap. It's recommended to replace cap to keep debris from entering the pipes. Recommending repair by a licensed plumber. Located at Additional garage

## 7.2 · DRAIN PIPE

Recommending repair



Missing supports were noted on drain lines. Recommending review by a licensed plumber. Located at garage and basement

## GENERAL SYSTEMS

### ① WATER SOURCE

☒ Unknown

## 7.3 · WATER SOURCE

Observations

You may want to consult the current owner to see if water is well or public

## MAIN WATER SHUT-OFF DEVICE

### 7.4 · LOCATION

#### Observations

The inspector was unable to locate Main water supply shut its recommended to to ask the current owner for its location.

## FUEL STORAGE & DISTRIBUTION SYSTEMS

### ⓘ MAIN GAS SHUT-OFF LOCATION

☒ Gas Meter

### 7.5 · MAIN GAS SHUT-OFF LOCATION

#### Observations

Inspector was unable to find the gas meter. I recommend you ask the current owner for its location. The gas appeared to be on during inspection

### 7.6 · GAS LINES

#### Recommending repair



Gas lines are missing sufficient supports. Located at basement. These help stabilize the gas line and keep it from bending or breaking at joints and elbows. I recommend you have some clamps installed by a licensed plumber.

## HOT WATER SYSTEMS, CONTROLS, FLUES & VENTS

## 📍 LOCATION

☒ Garage

## ⚡ POWER SOURCE/TYPE

☒ Electric

☒ Gas

## 🏭 MANUFACTURER

☒ AO Smith

☒ Rheem

### 7.7 · NO DRIP PAN

#### Observations

No drip pan was present. Recommend installation by a qualified plumber. It is always recommended to have a drip pan in the case of leaking. Located at both water heaters

### 7.8 · MANUFACTURER

#### Informational



Two 40 Gal natural gas / Electric water heaters. Manufactured in 1999 & 2022. These typically have a life span of 12 years with good maintenance. Functional during the inspection.

### 7.9 · PRESSURE RELEASE VALVE

#### Recommending repair

Pressure relief valves improperly installed. Recommending repair by a licensed plumber. Located at both units

## VALVE BOX

### 7.10 · VALVE BOX

Observations



Valve boxes were full of dirt. Typically these boxes house shut off valves for irrigation systems. They provide protection from the elements. I recommend you have them cleaned by a professional handyman or you can DIY.

## FAUCETS

### 7.11 · EXTERIOR FAUCET

Recommending repair



Exterior faucet missing handle. It's recommended to have this repaired by a licensed plumber.

### 7.12 · SINK/TOILET

Recommending repair



Leaking toilet valve. Located at garage bathroom in main home

## 8 · COOLING

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

### COOLING EQUIPMENT

ⓘ BRAND

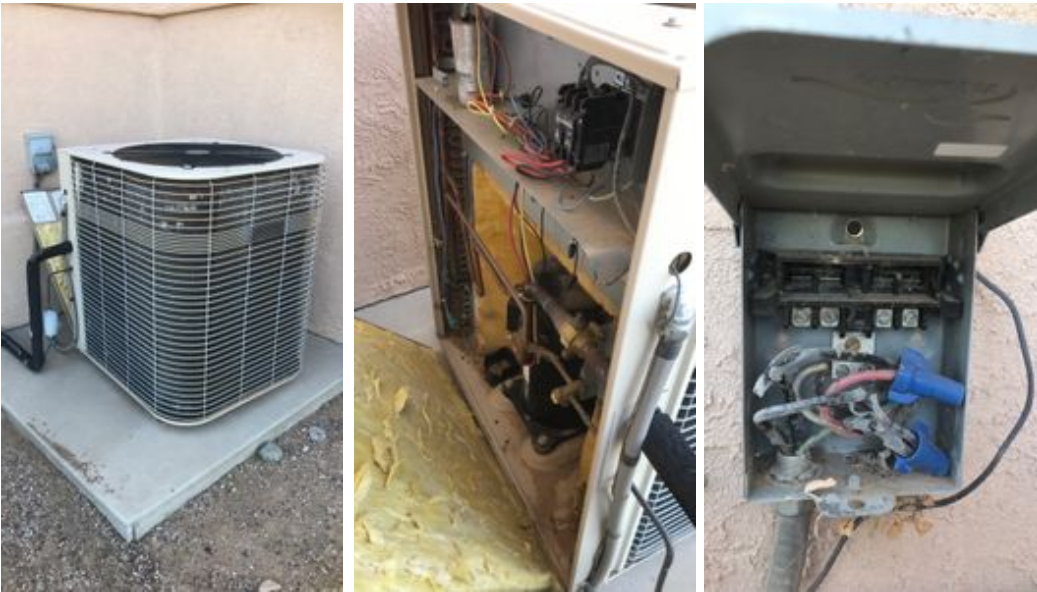
☒ Lennox

ⓘ ENERGY SOURCE/TYPE

☒ Swamp Cooler

8.1 · BRAND

Further review is recommended



Condenser unit. Manufacture date unknown. These typically have a service life span between 8-20 years but can last longer with good maintenance. Not Functional during the inspection. Recommending further review by a licensed HVAC technician

## 8.2 · ENERGY SOURCE/TYPE

Recommending repair



Damaged swamp cooler located at additional garage. Recommending professional heating and cooling contractor repair. And have this hole in the wall properly sealed

## DISTRIBUTION SYSTEM

## 8.3 · REGISTERS

Observations



One register was located on exterior of the home. It's not clear why. This could lead to efficiency loss. Recommending further review by a licensed HVAC technician.

## 9 · HEATING

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

### EQUIPMENT

ⓘ

ENERGY SOURCE

☒ Water

ⓘ

HEAT TYPE

☒ Forced Air

9.1 · BRAND

Further review is recommended



Forced air Water furnace system. This appears to be disconnected or possibly abandon. It was not operational during the inspection.

9.2 · BRAND

Further review is recommended



Heat exchanger located in additional garage. This unit appeared to be shut off and not operational using normal operating controls during The inspection. Recommending licensed HVAC technician further review.

# 10 · GARAGE

## GARAGE DOOR

10.1 · GARAGE DOOR MECHANISM

Recommending repair



Garage door does not function recommending you have this evaluated and repaired by a garage door contractor. Located at additional garage.

WALLS & FIREWALLS

10.2 · DRYWALL

Observations



Garage walls had damaged drywall or open walls. Recommend professional drywall contractor repair. Located at home and additional garage

CEILING

10.3 · CRACKING

Observations



Garage ceiling had long crack. With seasonal changes the trusses tend to expand and contract it could cause long cracks along the seems or joints of sheet rock. Recommending repair by a professional Sheetrock contractor.  
Located at main home and additional garage

## FLOOR

### 10.4 · CRACKING

#### Observations



cracks in the garage floor. This happens over time since the garage is where heavy vehicles drive in and out constantly. Suggesting evaluation by a concrete contractor.

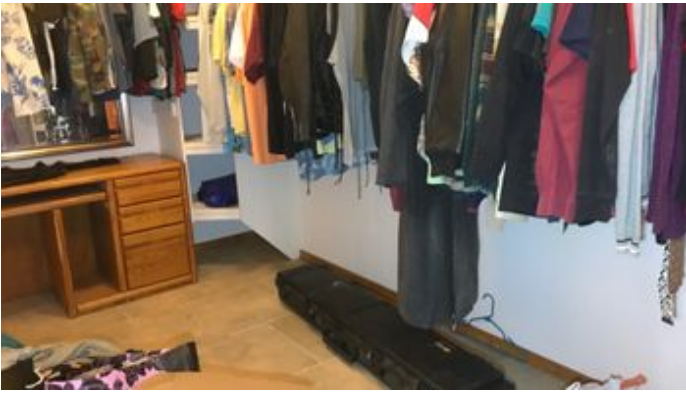
## 11 · DOORS, WINDOWS & INTERIOR

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

GENERAL

11.1 · OBSTRUCTION / UNFINISHED SPACES

Observations



Some areas of the home(s) had the current home owners belongings. This limited the view of the inspector in multiple locations. I was able to check a representative numbers of outlets, floors, walls and windows.

## WALLS

### 11.2 · MOISTURE DAMAGE

Further review is recommended





Moisture damage was located in multiple areas of home and additional garage. Possibly from past or present roof/plumbing leaks. Some of these areas had signs of mold growth. I recommend you have a professional contractor further review and repair.

### 11.3 · ODOR

Recommending repair



Inside of the home had a foul odor. Possibly from fecal matter from cats and dogs. There was also signs of roach infestation. Some areas had heavy urine stains and drywall damage from urine. Recommending review by a professional pest control / contractor and a cleaning company.

## FLOORS

## 11.4 · DAMAGED (GENERAL)

Observations



Cracked/ chipped tiles Recommending evaluation & repair by a professional flooring contractor. Located at front entrance way.

## WINDOWS

### 11.5 · FAILED SEAL

Recommending repair



Observed condensation between the window panes, which indicates a failed seal. Recommend professional window contractor evaluate & repair as needed. Some of the other windows were also hard to operate or damaged. Showing signs of moisture damage at sills

## DOORS

### 11.6 · INTERIOR DOORS

Recommending repair



One or more doors were missing or did not latch properly, out of plumb. I recommend you have a professional door contractor repair.

COUNTERTOPS & CABINETS

11.7 · SHELVES

Recommending repair



Loose vanity in master bathroom. Recommending professional contractor fasten

11.8 · SINKS

Recommending repair





Multiple sinks / cabinets were in need of repair. Some showed signs of leaking, water damage, mold like substance. Sink in additional garage was not operational. I recommend you have a licensed plumber further review and repair.

## SHOWER

### 11.9 · FAUCET / SHOWER HEAD

Recommending repair



During the inspection I could not get the cold water to work in additional garage shower. I tried it in various positions. It only had warm water. I recommend you have a licensed plumber evaluate and repair.

### 11.10 · PAN/TUB

Recommending repair



Slow drain was observed during the inspection. This is located in hallway bathtub. This may be caused by a clogged p trap. The tub/shower surround was also damaged. I recommend you have this repaired by a licensed plumber.

# 12 · BUILT-IN APPLIANCES

## WASHER/DRYER

12.1 · WASHER/DRYER

Recommending repair

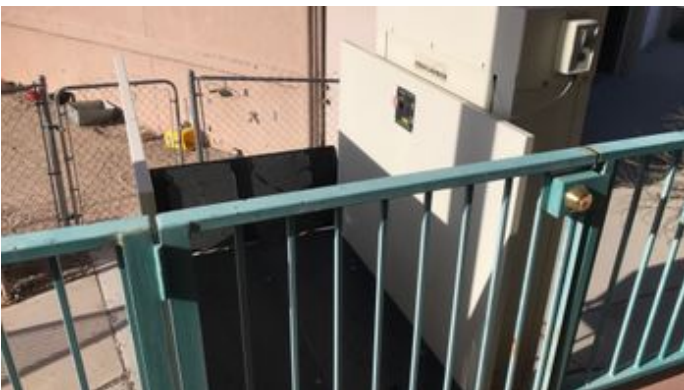


Washer was installed in a substandard way at exterior of home. It's not clear why this was done since there are connections inside. This has been draining on deck and causing water damage to siding. Recommending repair by a professional contractor.

## GENERAL

### 12.2 · APPLIANCES

Recommending repair



Electrical lift was not operational using norma operating controls recommending repair by a professional contractor

## RANGE/OVEN/COOKTOP

### 12.3 · OVEN

#### Observations



Oven button screen was damaged or peeling. Recommending repair by a professional appliance contractor

## 13 · FIREPLACE

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames. II. The inspector shall describe: the type of fireplace. III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material. IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. determine the need for a chimney sweep. operate gas fireplace inserts. light pilot flames. determine the appropriateness of any installation. inspect automatic fuel-fed devices. inspect combustion and/or make-up air devices. inspect heat-distribution assists, whether gravity-controlled or fan-assisted. ignite or extinguish fires. determine the adequacy of drafts or draft characteristics. move fireplace inserts, stoves or firebox contents. perform a smoke test. dismantle or remove any component. perform a National Fire Protection Association (NFPA)-style inspection. perform a Phase I fireplace and chimney inspection.

### GENERAL

 TYPE

☒ Gas

### 13.1 · TYPE

#### Observations



Gas fire place. This home features a gas burning stove. These are considered. Low efficiency. But it looks great. This is manual lighting stove home inspectors typically don't light these for liability reasons. I recommend you have a licensed plumber review for proper function. Or ask the current home owner.

## 14 · WOOD DESTROYING ORGANISMS

### WOOD DESTROYING ORGANISMS

#### 14.1 · HOLLOWED OR DAMAGED WOOD

Further review is recommended



Port h support beam had signs of damaged wood from wood destroying organisms. It's recommended to have this further reviewed by a professional pest control service.