



## Preferred Inspection Services

[jerry@preferredinspects.com](mailto:jerry@preferredinspects.com)

(714) 323-1345

27762 Antonio Parkway L-1 #498

Ladera Ranch, CA 92694

Inspector: Jerry Stonger



### Sample Home Inspection Report

Client(s): **Client Name**

Property address: **123 ABC Street  
Anytown, CA**

Inspection date: **Wednesday, January 2, 2019**









This report published on Thursday, January 3, 2019 10:32:11 AM PST

**This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.**

---

**How to Read this Report**

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a risk of injury or death
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Serviceable</b>	Item or component is in serviceable condition
	<b>Comment</b>	For your information

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

**General Information**

**Report number:** 1391

**Time started:** 9:00

**Time finished:** 12:30

**Present during inspection:** Client, Realtor

**Client present for discussion at end of inspection:** Yes

**Weather conditions during inspection:** Dry (no rain)

**Temperature during inspection:** Warm

**Inspection fee:** 000

**Payment method:** Check

**Type of building:** Single family

**Buildings inspected:** One house

**Number of residential units inspected:** 1

**Age of main building:** 2005

**Source for main building age:** Municipal records or property listing

**Front of building faces:** East

**Main entrance faces:** East

**Occupied:** Yes, Furniture or stored items were present

**Grounds**

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

**Site profile:** Level

**Condition of driveway:** Appeared serviceable

**Driveway material:** Poured in place concrete

**Condition of sidewalks and/or patios:** Appeared serviceable

**Sidewalk material:** Poured in place concrete, Stones

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

**Deck, patio, porch cover material and type:** Covered (Refer to Roof section)

**Condition of decks, porches and/or balconies:** Appeared serviceable

**Deck, porch and/or balcony material:** Waterproof coating or membrane

**Condition of stairs, handrails and guardrails:** Appeared serviceable

**Limitations:** The following items are not included in this inspection: swimming pool bodies; equipment on timers, remote controls or sensors; underground

or concealed piping; motorized covers; waterfalls and related equipment; Ozone generators; ultraviolet light systems; filter backflushing mechanisms. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level.


- 1)  The electronic igniters are inoperable on the BBQ and the side burner. Recommend replacing the battery in each, and if that doesn't work, have a qualified technician evaluate and repair as needed.



Photo 1-1



Photo 1-2


- 2)  Some brick caps are loose at the right side gate. Recommend repair as necessary.



Photo 2-1


- 3)  The outdoor sink faucet is loose. Recommend repair as needed.



Photo 3-1

---


4)  Corrosion was noted at the rear wrought iron fencing. Recommend a qualified contractor repair/replace as needed.



Photo 4-1



Photo 4-2




Photo 4-3



Photo 4-4

---

5)  Some settling is occurring at the outdoor covered patio area. This does not appear to be a major structural issue, but may lead to regular repair of stucco cracking.



**Photo 5-1** Elevation change in concrete slabs due to settling



**Photo 5-2**



**Photo 5-3**

---

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



**Photo 6-1**



**Photo 6-2**

---

7) **i** Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



**Photo 7-1** Grout missing in some areas of the patio flagstone

---

## Exterior and Foundation

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

**Condition of wall exterior covering:** Appeared serviceable

**Apparent wall structure:** Wood frame

**Wall covering:** Stucco


**Condition of foundation and footings:** Appeared serviceable

**Apparent foundation type:** Concrete slab on grade, Concrete garage slab

**Foundation/stem wall material:** Poured in place concrete, Concrete slab on grade

**Footing material (under foundation stem wall):** Poured in place concrete, Concrete slab

---

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



**Photo 8-1**



**Photo 8-2**



Photo 8-3


9)  Minor stucco cracks were noted in one or more areas. These appear to be cosmetic cracks and not the sign of a structural issue. However, the cracks should be patched and painted to prevent moisture from entering the cracks and possibly making them larger.



Photo 9-1



Photo 9-2



Photo 9-3

---

## Roof

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

**Roof inspection method:** Traversed

**Condition of roof surface material:** Required repair, replacement and/or evaluation (see comments below)

**Roof surface material:** Concrete tile

**Roof type:** Gable

**Condition of exposed flashings:** Required repair, replacement and/or evaluation (see comments below)

**Condition of gutters, downspouts and extensions:** Appeared serviceable, Near, at or beyond service life

---


10)  One or more roof flashings were missing. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 10-1


11)  Some concrete roof tiles were broken, missing and/or loose. Leaks may occur as a result. Recommend that a qualified person replace tiles or make repairs as necessary.



Photo 11-1



Photo 11-2





Photo 11-3



Photo 11-4



Photo 11-5



Photo 11-6



Photo 11-7

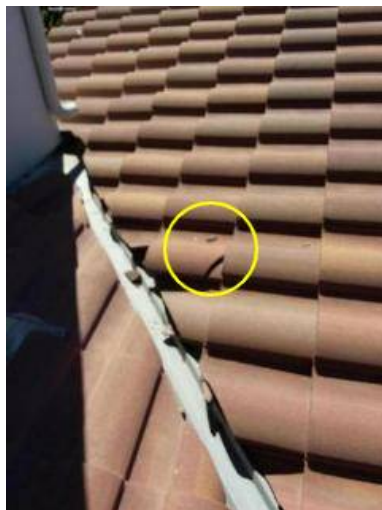


Photo 11-8

---

## **Attic and Roof Structure**

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access;

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

**Attic inspection method:** Traversed

**Condition of roof structure:** Appeared serviceable

**Roof structure type:** Trusses

**Ceiling structure:** Trusses

**Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared serviceable


**Ceiling insulation material:** Fiberglass roll or batt

**Approximate attic insulation R value (may vary in areas):** R-30

**Vapor retarder:** Installed

**Condition of roof ventilation:** Appeared serviceable

**Roof ventilation type:** Box vents (roof jacks)

**12)**  One or more attic access hatches or doors were not insulated, or had substandard insulation. Weatherstripping was also missing or substandard. Recommend installing weatherstripping and insulation per current standards at hatches or doors for better energy efficiency.

3rd floor access



Photo 12-1

## Garage or Carport

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

**Type:** Attached, Garage

**Condition of garage:** Appeared serviceable

**Type of door between garage and house:** Solid core, Wood

**Condition of garage vehicle door(s):** Appeared serviceable

**Type of garage vehicle door:** Sectional

**Number of vehicle doors:** 1

**Condition of automatic opener(s):** Appeared serviceable

**Condition of garage floor:** Appeared serviceable

**Condition of garage interior:** Appeared serviceable

**Garage ventilation:** Exists

## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative

number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Appeared serviceable

**Primary service type:** Underground

**Number of service conductors:** 2

**Service voltage (volts):** 120-240

**Estimated service amperage:** 225

**Primary service overload protection type:** Circuit breakers

**Main disconnect rating (amps):** 225

**System ground:** Concrete encased electrode, Rebar

**Condition of main service panel:** Appeared serviceable

**Condition of sub:** Appeared serviceable

**Location of main service panel #A:** Building exterior

**Location of sub-panel #B:** Garage

**Location of main disconnect:** Breaker at top of main service panel



**Condition of branch circuit wiring:** Serviceable

**Branch circuit wiring type:** Copper

**Solid strand aluminum branch circuit wiring present:** None visible



**Smoke alarms installed:** Yes, but not tested

**Carbon monoxide alarms installed:** Yes, but not tested

**13)  ** One or more electric receptacles (outlets) and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.




**Photo 13-1** Near the wine storage room

**14)  ** Light fixtures with fully or partially exposed incandescent bulbs were installed in one or more closets. This is a fire hazard. Flammable stored items can come into contact with hot bulbs, or hot fragments from broken bulbs can fall on combustible materials. Closet lighting should use fluorescent light fixtures or fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. If globes or covers are missing, they should be replaced. Otherwise recommend that a qualified electrician replace closet lights per standard building practices.



**Photo 14-1** Front right corner bedroom closet

---

15)  One or more cover plates and/or electric boxes installed outside were loose and/or damaged. This is a potential shock and/or fire hazard. Recommend that a qualified electrician repair as necessary.




**Photo 15-1** Outdoor room column - cover missing



**Photo 15-2** Near the BBQ area sink - loose

---

16)  One or more smoke alarms were missing, damaged, or missing components. Smoke alarms should be replaced as necessary.

1st floor, 1st floor, 2nd floor suite #1, 2nd floor master, 2nd floor stairwell,



Photo 16-1

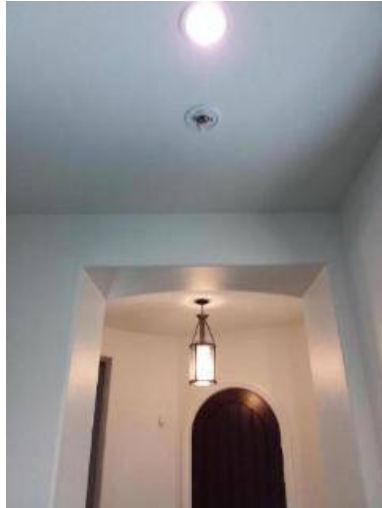


Photo 16-2



Photo 16-3



Photo 16-4



Photo 16-5

---



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



Photo 17-1 Dining room


18)  One or more low voltage landscape light fixtures were damaged or inoperable. Recommend a qualified technician evaluate all bulbs and fixtures and replace as needed.



Photo 18-1



Photo 18-2



Photo 18-3

19) One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 19-1 Stairwell wall lights



Photo 19-2 2nd floor stairwell

20) ✓ The central vacuum system appears to be in good working order. However, these are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist.



Photo 20-1

21) The main electrical panel is located on the right side of the house



Photo 21-1

---

22) **i** The electrical sub panel is located in the garage



Photo 22-1

---

23) **i** The primary GFCI receptacle protecting all the bathroom receptacles is located in the master bathroom.



Photo 23-1



## Plumbing / Fuel Systems

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

**Condition of service and main line:** Appeared serviceable

**Water service:** Public

**Water pressure (psi):** 70

**Location of main water shut-off:** Building exterior

**Condition of supply lines:** Not determined (water service off)

**Supply pipe material:** Copper

**Condition of drain pipes:** Not determined (inaccessible, obscured, or water service off)

**Drain pipe material:** Plastic

**Condition of waste lines:** Not determined (inaccessible, obscured, or water service off)

**Waste pipe material:** Plastic

**Vent pipe condition:** Not determined (inaccessible, obscured, or water service off)

**Vent pipe material:** Plastic

**Sump pump installed:** No

**Sewage ejector pump installed:** No

**Type of irrigation system supply source:** Public

**Condition of fuel system:** Appeared serviceable

**Visible fuel storage systems:** None visible

**Location of main fuel shut-off valve:** At gas meter


**24) ** One or more flexible connectors used for gas supply lines passed through a wall. Flexible connectors passing through walls, floors, ceilings, shelving or cabinets can be damaged, and leaks can occur. This is a potential explosion and/or fire hazard. Recommend that a qualified contractor repair per standard building practices.



Photo 24-1



Photo 24-2


**25) ** Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Recommend that a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of gray water and potable water, and install an expansion tank at the water heater if missing and necessary. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.



Photo 25-1



26)  One or more copper water supply pipes had substandard support or were loose. Leaks can occur as a result. Copper supply pipes should have approved hangers every 6-8 feet. If hangers are in contact with the copper pipe, they should be made of a material that doesn't cause the pipes or hangers to corrode due to contact of dissimilar metals. Recommend that a qualified person install hangers or secure pipes per standard building practices.



Photo 26-1

27)  Steel piping for the gas service located outside was significantly corroded. Gas leaks can result. Recommend evaluation by a qualified contractor to determine if piping needs replacing. If not, then a qualified person should prep and paint lines as necessary with a rust-preventative paint. Very corroded pipes should be replaced by a qualified contractor.

**Photo 27-1**

28) A fire suppression system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. These systems normally require periodic inspection by a specialist to ensure correct operation. For example, checking for possible backflow contamination of the potable water system, or correct operation of valves and gauges. Recommend that a qualified specialist inspect this system in accordance with National Fire Prevention Association (NFPA) 25 standards.

**Photo 28-1****Photo 28-2**

29) The main water shut-off and pressure regulating valves are located on the right side of the house



Photo 29-1

30) **i** The main natural gas shut-off and meter are located on the right side of the house



Photo 30-1

---

## **Water Heater**

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

**Condition of water heater:** Appeared serviceable

**Type:** Tank

**Energy source:** Natural gas

**Estimated age:** 4 yrs

**Capacity (in gallons):** 75

**Temperature-pressure relief valve installed:** Yes

**Location of water heater:** Garage

**Hot water temperature tested:** Yes

**Condition of burners:** Not determined (inaccessible, obscured, or gas service off)

**Condition of venting system:** Appeared serviceable

---

## **Heating, Ventilation and Air Condition (HVAC)**

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems;

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

**General heating system type(s):** Forced air

**General heating distribution type(s):** Ducts and registers

**Last service date of primary heat source:** ?

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

**Forced air heating system fuel type:** Natural gas

**Location of forced air furnace:** Attic

**Condition of furnace filters:** Required replacement

**Location for forced air filter(s):** Behind return air grill(s)

**Condition of forced air ducts and registers:** Appeared serviceable

**Condition of burners:** Appeared serviceable

**Condition of venting system:** Appeared serviceable

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

**Cooling system and/or heat pump fuel type:** Electric

**Location:** Right side

**Type:** Split system

**Condition of controls:** Appeared serviceable

---


**31)**  The return air filter(s) is/are dirty and should be replaced. When the air filter is clogged, the air handler must work harder to compensate for the blockage of air flow. In addition, dirty/clogged air filters increase energy consumption, cause frozen evaporator coils, cause inadequate heating and cooling, contribute to unhealthy air and can cause the furnace to fail. Recommend replacement of all dirty return air filters with appropriately sized new filters.




Photo 31-1



Photo 31-2



Photo 31-3

32)  The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.



33)  One or more ceiling fans appeared to be inoperable, or the inspector was unable to find normal controls with which to operate the fan(s). Recommend asking the property owner about their operation, and if necessary, that a qualified electrician evaluate and repair.




Photo 33-1



Photo 33-2

34)  The existing air conditioning unit is using R-22 refrigerant, which will be phased out and unavailable by January 1st, 2020. The buyer should be aware that older air conditioning units cannot be recharged with refrigerant, if needed, after this date. Converting the compressor to accept newer r-410 refrigerant or replacement of the entire condenser unit may be required.

35)  The heating and air system is set up with multiple "zones" that can be operated individually with one of four thermostats. 3rd floor, master, 2nd floor, 1st floor. This allows the resident to control temperatures in the home efficiently.

Zones - 1st floor, 2nd floor, 3rd floor, and the master suite.

## **Fireplaces, Stoves, Chimneys and Flues**

**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and

any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Condition of wood-burning fireplaces, stoves:** Appeared serviceable

**Wood-burning fireplace type:** Metal pre-fab

**Condition of gas-fired fireplaces or stoves:** Appeared serviceable

**Gas fireplace or stove type:** Metal pre-fab fireplace

**Condition of chimneys and flues:** Appeared serviceable

**Wood-burning chimney type:** Stucco, with metal liner

**Gas-fired flue type:** Direct vent

## Kitchen

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

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Required repair, replacement and/or evaluation (see comments below)

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of under-sink food disposal:** Appeared serviceable

**Condition of dishwasher:** Appeared serviceable

**Condition of range, cooktop:** Appeared serviceable

**Range, cooktop type:** Natural gas, Electric

**Condition of refrigerator:** Appeared serviceable

**Condition of built:** Appeared serviceable


36)  Cabinet hardware such as hinges, latches, closers, magnets or pulls were loose, missing or damaged at one or more cabinet drawers, doors or turntables. Recommend that a qualified person repair as necessary.



Photo 36-1

37)  The Insta hot dispenser appears to be in good working order.



Photo 37-1



Photo 37-2

## **Bathrooms, Laundry and Sinks**

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

**Location #A:** 3/4 bath, first floor, Guest suite

**Location #B:** Half bath, Powder room, first floor

**Location #C:** Full bath, second floor, Suite #1

**Location #D:** Master bath, second floor

**Location #E:** Suite #3

**Location #F:** Full bath, second floor, Suite #4

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of flooring:** Appeared serviceable

**Condition of sinks and related plumbing:** Required repair, replacement and/or evaluation (see comments below)

**Condition of toilets:** Appeared serviceable

**Condition of bathtubs and related plumbing:** Appeared serviceable


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

**Condition of ventilation systems:** Appeared serviceable

**Bathroom ventilation type:** Spot fans

**Gas supply for laundry equipment present:** Yes

**240 volt receptacle for laundry equipment present:** No

**38)**  Significant calcium deposits were found at the water supply lines and/or shut-off valves. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and replace components or make repairs as necessary.

#F





Photo 38-1

---

## Interior, Doors and Windows

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

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Wood

**Condition of interior doors:** Required repair, replacement and/or evaluation (see comments below)

**Condition of windows and skylights:** Required repair, replacement and/or evaluation (see comments below)

**Type(s) of windows:** Vinyl, Multi-pane, Single-hung

**Condition of walls and ceilings:** Appeared serviceable

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Condition of flooring:** Appeared serviceable

**Flooring type or covering:** Carpet, Tile

**Condition of stairs, handrails and guardrails:** Appeared serviceable

---




39)   The sash-side spring mechanisms in one or more windows were broken, loose or disconnected. The window(s) were difficult to operate as a result, and not square in their frames or tracks. Recommend that a qualified contractor or service technician repair as necessary so windows open and close easily, and stay open without support. This is a potential safety hazard as the window can fall down on peoples hands without warning.



Photo 39-1 1st floor den

40)  Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

2nd floor bath #C, master bedroom, 2nd floor suite #4,



Photo 40-1




Photo 40-2



Photo 40-3

---


41)  One or more interior doors were dragging. Recommend that a qualified person replace or repair doors as necessary.

Master bath,



Photo 41-1

---

42)  Some interior door hardware (locksets) were inoperable. Recommend that a qualified person repair or replace as necessary.

2nd floor suite #4



Photo 42-1

---


43)  Door stops were missing from some interior doors. Drywall damage can occur as a result. Recommend that a qualified person repair or replace as necessary.



Photo 43-1

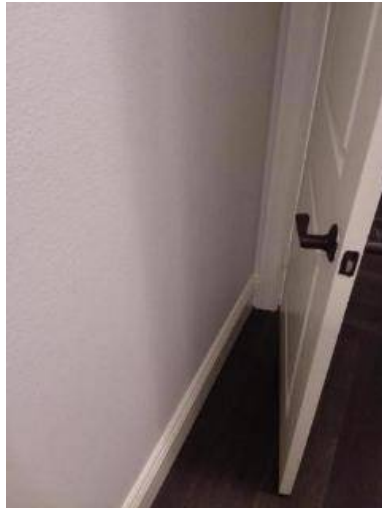


Photo 43-2

---


44)  The mirrored closet doors at bedroom #3 are cracked and should be replaced.



Photo 44-1

---

## **Wood Destroying Organism Findings**

**Limitations:** This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

**Visible evidence of active wood-destroying insects:** No

**Visible evidence of active wood decay fungi:** No

**Visible evidence of past wood-destroying insects:** No

**Visible evidence of past wood decay fungi:** No

**Visible evidence of damage by wood-destroying insects:** No

**Visible evidence of damage by wood decay fungi:** No

**Visible evidence of conditions conducive to wood-destroying organisms:** No

---

Your default report footer here...